

**Date:** March 8, 2012

**To:** Thomas J. Bonfield, City Manager  
**Through:** Wanda Page, Deputy City Manager  
**From:** Bertha Johnson, Director of Budget & Management Services  
Roberta E. Bibby, Corporate Sr. Budget & Management Services Analyst

**Subject:** Voluntary Annexation Petition Received by October 1, 2011

### **Executive Summary**

A voluntary annexation petition has been received and reviewed for the Autozone commercial development located at 4991 Wake Forest Highway in eastern Durham. The Administration is requesting a public hearing on Monday, March 19, 2012 to hear citizen comments concerning the petitioned annexation and to adopt an ordinance annexing this area into the City.

### **Recommendation**

The Administration recommends the City Council adopt an ordinance annexing the Autozone commercial development into the City of Durham effective March 31, 2012, and authorize the City Manager to make a one-time debt payment to Bethesda VFD in connection with Autozone.

### **Background**

The Administration is requesting the Council set Monday, March 19, 2012 as the public hearing date for this area requesting to be annexed into the City. The public hearing will be held in compliance with N.C. General Statute 160A-58.1(b). The area under review has estimated revenues exceeding estimated expenditures at build out in FY2011-12.

### **Alternative(s)**

The Council can choose not to annex the area, which would result in the City providing water and/or sewer services to the petitioned area outside the City limits. In the future, the City could decide to pursue annexation through the City-initiated process. The City-initiated annexation process is much more costly and contentious than the petition process. Staff investigation of qualification criteria, education of citizens, and writing of extensive reports results in considerable administrative expense. Statutes require lengthy delays and numerous public hearings. In addition, citizens opposing the City-initiated annexations frequently challenge the City's action in court, resulting in delays, uncertain start dates for the annexation, and additional legal costs.

**Financial Impact***Requested Zoning (Autozone):*

The estimated General Fund revenues generated from this one annexation area under current zoning at build out in FY2011-12 would be \$19,038. The total estimated expenditures associated with providing City services at build out in FY2011-12 would be \$936. The annual estimated net gain to the City at build out in FY2011-12 would be \$18,072. The cumulative estimated net gain to the City at build out in FY2011-12 would be \$18,072.

A cost benefit analysis is attached that provides additional details through FY2019-20.

**SDBE Summary**

Not applicable; no service is being provided.

**Attachments**

- Annexation Summary Table
- Ordinance
- Clerk Certification
- Legal Description
- Context Map
- Cost / Benefit Analysis