

BOARD OF COMMISSIONERS POLICY NO. 10-C

INVESTIGATION OF ANNEXATION PETITIONS AND INCENTIVES

Purpose

The purpose of this policy is to expedite the consideration of voluntary petitions for annexation and incentives.

Incentives: This policy will allow a developer or property owner who intends to construct one or more residences in the Town's Extraterritorial Jurisdiction ("ETJ") to have some or all development related permit fees and fees related to the annexation process waived by applying and receiving Board approval for voluntary annexation into the Town's limits. This incentive policy gives the Town of Swansboro an economic development tool to motivate those undertaking developments near the Town to become part of the Town through annexation to take advantage of this policy.

The policy will assist the Town in expanding its number of citizens, land area, property tax base, and infrastructure capacity.

The incentive to the Town is a re-imbusement plan made possible by increased property tax revenues from increased property values. The plan makes possible a sustainable revenue stream to carry out services of benefit to property owners living in the ETJ.

Any developer or property owner undertaking a project that includes at least 1 home and lies within the ETJ is encouraged to contact the Town during the planning stage to initiate the waiver and annexation process. To qualify for waiver of permit related activity fees and fees related to the annexation process, a request for a waiver indicating a desire to voluntarily annex must be approved by a resolution passed by the Board at a regularly-scheduled meeting.

Recognizing all voluntary annexation petitions would not be a good fit for the town, a cost benefit schedule must be included with the annexation petition clearly outlining the full recouping of fees waived by the Town in exchange for annexation to the benefit of the Town.

Policy

The Board hereby authorizes the Town Clerk to investigate the sufficiency of all petitions for annexations and incentives that are submitted pursuant to the requirements of this Policy.

Adopted this 16th day of September 2008.
Modified this 22nd day of August 2017.
Modified this 24th day of July 2018.



John Davis, Mayor