

Vote on Request to
Repeal Section 2 of
SL 2007-43

May 6, 2024 - Chatham County BOC Work Session

Session Law 2007-43

- In 2007, SL 2007-43 was adopted.
- Section 2 of Session Law 2007-43 states:
 - "The City of Sanford shall not annex any areas pursuant to Part 4 of Article 4A of Chapter 160A of the General Statutes that are located within Chatham County."
- In 2011, the General Assembly removed the ability of municipalities to engage in involuntary annexation.
- Since SL 2007-43 was passed before the annexation reforms, much of the perceived impact of annexation has been mitigated.

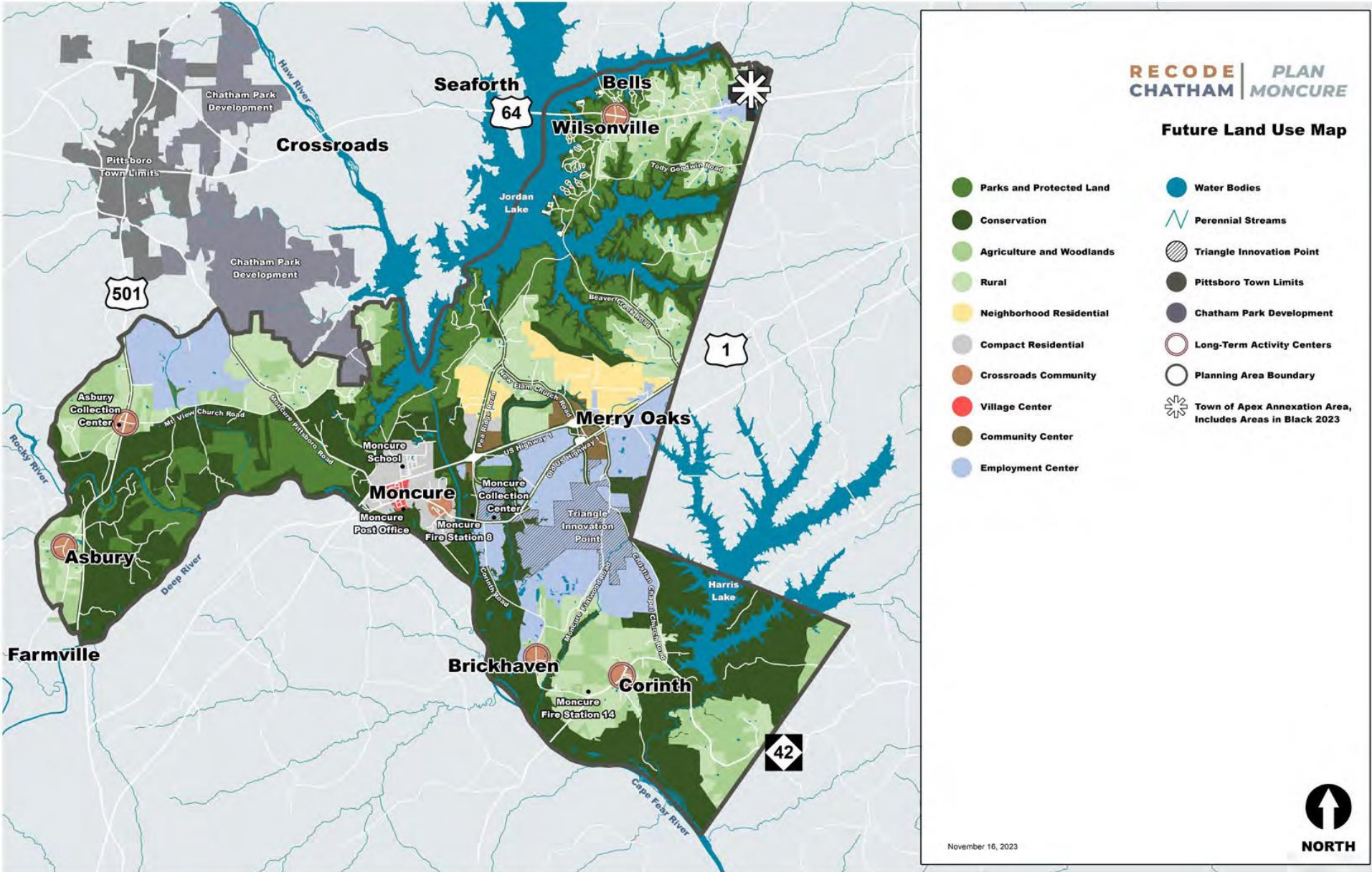
Background on Request

1. The City of Sanford currently serves the TIP Site and surrounding areas with water and wastewater under an inter-local agreement.
2. To achieve the density of development in Plan Moncure as adopted, water and wastewater will need to be provided.
3. SL 2007-43, as it stands, restricts the City of Sanford's ability to annex into Chatham County and provide these services.
4. Due to annexation reform starting in 2011, if allowed to annex into Chatham County, Sanford must only engage in voluntary annexation to provide services.
5. Chatham County has developed an excellent working relationship with the City of Sanford and the city has been working cooperatively with Towns of Pittsboro and Siler City to merge utility systems to produce growth

Voluntary Annexation

- Due to 2011 annexation reforms, involuntary annexation of property is not possible for municipal jurisdictions.
- To voluntarily annex, the owner of the real property must sign a valid petition that meets all General Assembly required standards.
- Removal of language in section 2 of 2007-43 does not change this petition requirement but allows Sanford to annex if petition is received.

Moncure Small Area Plan Map



Relation to Plan Chatham

- Plan Moncure
 - Calls for municipal-like higher density and mixed-use centers.
- Preservation of rural character and lifestyle.
 - By providing municipal services market demand for development can be concentrated into incorporated areas.
- Diversification of tax-base and increases in in-county jobs.
 - Additional municipal services would create job opportunities for residents.
 - Additional municipal services would help produce additional tax base diversity.
- Provide infrastructure to support development and support economic objectives.
 - Enabling municipal annexation would enable further developing of infrastructure to accommodate this development.
- Providing equitable access to high-quality housing for residents.
 - The adopted Moncure small area plan increases density, and enabling municipal annexation would support more affordable housing options.

Budgetary Impact

- Increase in amount of property tax collected because of city level services being offered in Moncure area.
- Provision of wastewater services would encourage increase in commercial development (increase in tax-base).
- If Sanford were to annex into the area, there would no longer be sharing of 20% of tax revenue pursuant to the current Inter-Local Agreement.

Questions?

Requested Motion

Motion to approve the request for repeal of SL 2007-43 Section 2.