

**Summary of the Annexation Area Services Plan  
For the Village of Pinehurst, North Carolina  
Annexation Area: Pinewild Country Club of Pinehurst  
Annexation Effective Date: June 30, 2008**



The Pinehurst Village Council passed a motion adopting the Annexation Area Services Plan for the area known as Pinewild Country Club of Pinehurst at its meeting on January 23, 2007. This document contains a summary of the information included in the Annexation Area Services Plan, which is filed in the Village Clerk's office and can be found on the Village's website at <http://www.villageofpinehurst.org/PinewildAnnexation>. The services plan outlines primarily:

1. How the area meets the statutory standards for annexation,
2. The Village's plan for the extension of services to the annexation area, and
3. The financial impact of the annexation.

### **Statutory Standards**

There are several requirements outlined in the North Carolina General Statutes (N.C.G.S. 160A-48), that indicate when an area can be annexed by a municipality. These requirements include:

1. The area to be annexed is adjacent and contiguous to the Village's municipal boundaries.
2. At least one-eighth of the external boundary of the annexed area is contiguous to, or coincides with, the Village's municipal boundaries.
3. No part of the annexation area is included within the boundaries of another incorporated municipality.
4. The annexed area is developed for urban purposes when more than 60% of the total lots are used for residential, commercial, industrial, institutional, or governmental purposes and more than 60% of the total residential and undeveloped acreage consists of lots or tracts three acres or less in size.

Each of these requirements has been met for the Pinewild area, thus the area qualifies for annexation.

### **Plan for the Extension of Services**

On the effective date of annexation, all residents, businesses and property owners in Pinewild will be provided Village services on substantially the same basis and in the same manner as such services are provided within the rest of the Village before the annexation. A summary of those services outlined in the approved Annexation Area Services Plan are as follows:

- Police protection will be extended to Pinewild, which should result in the addition of 4 patrol officers and two patrol vehicles.
- Fire protection is currently provided to Pinewild property owners by the Pinehurst Fire Department and this service will continue.
- The Village will extend solid waste services to Pinewild, with the method of collection remaining consistent with the current method. Household refuse will be collected twice per week, recycling collection will occur every other week, and yard debris collection will be twice a week during the months of March through December and once a week the remainder

of the year. The Village expects to hire two additional staff and to purchase a compactor and two trucks in order to serve the annexed area.

- Should the Pinewild Property Owners Association dedicate the private streets to the Village, the Village would assume the responsibility of maintaining those streets.
- Water and sewer services that are currently provided to Pinewild residents will continue to be provided by Moore County after the annexation.
- Recreation services will be offered to Pinewild residents at the resident rate as opposed to the non-resident rate that is currently being charged.
- Should Pinewild erect street lights, the Village would assume the associated utility costs.
- Planning and Inspection services will continue to be provided by the Village and will be extended to the portion of Pinewild that is currently located outside of the Village’s extraterritorial jurisdiction.
- Property owners in Pinewild will have access to and be served by the administrative staff of the Village.

**Financial Impact**

The anticipated increase in revenues for the Village, as a result of the annexation, is indicated in the table below:

Revenue Type	Annual Revenue
Ad Valorem Tax	\$1,031,404
Utility Franchise Tax	53,416
Local Sales & Use Tax	307,892
Powell Bill (I)	33,396
Fire District Tax	(332,711)
Total	\$1,093,397

(I) Should the annexed area elect to remain a gated community and not dedicate its streets, the Village would receive only the per capita portion of the Powell Bill Distribution or \$33,396. If the streets were dedicated and the Village assumed the responsibility of maintenance, the Village would receive an estimated additional \$36,658 in annual revenue.

The impact on the Village’s expenditures, as a result of the annexation, is indicated in the table below:

Department	Startup Capital Costs	One-Time Economic Loss Payment	Annual Personnel and Operating Costs	Total Costs
Police	\$ 64,000	\$ -	\$ 251,374	\$ 315,374
Fire	-	-	-	-
Solid Waste	337,968	254,880	117,188	710,036
Street Maintenance (I)	-	-	-	-
Total	\$ 401,968	\$ 254,880	\$ 368,562	\$1,025,410

(I) Should the annexed area elect to remain a gated community and not dedicate its streets, the Village would not incur any costs for street maintenance. If the streets were dedicated and the Village assumed the responsibility of maintenance, the Village would incur an estimated additional \$246,632 in annual costs.