

# St. James North Questions and Answers

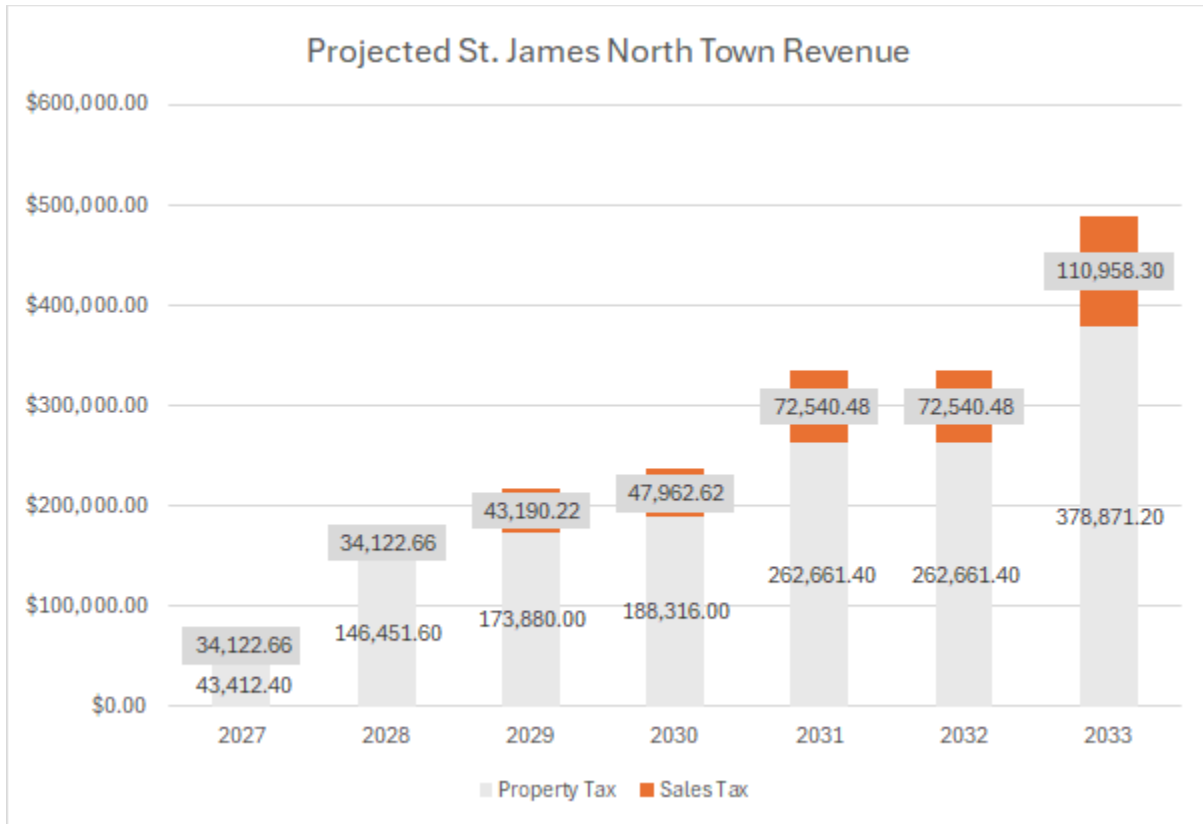
## Financial Analysis

Harbor Development Corporation, Canal Associates, LLC and D.R. Development Corporation (“developers”) in their information submitted to the Town has projected a 2026-2032 phased development. Based on the chart below the Town has estimated when a specific area will be developed. The developers have estimated a low of 630 dwelling units and a high of 1,871. For the purposes of this analysis the Town is estimating an average of 1,250 dwelling units and a population increase of 2,563 at full build out.

	Development Year	Dwelling Units	Est. Population
CN1	2027		
CN2	2027		
CN3	2027		
CN4	2028		
CN5	2029		
R1	2033	386	792
R2	2030	48	98
R3	2029	91	187
R4	2027	134	276
R5	2031	247	507
MF	2028	343	704
Totals		1,250	2,563

## Revenue

The Town would expect revenue from two sources, ad valorem property tax revenue and state shared sales tax revenue which is based on the Town’s population. Since development will occur over a period of years, the revenue will increase each year as construction proceeds. The Town used \$ 505,000 as an estimate for the assessed value of a dwelling unit and based commercial values from existing market properties that exist along NC 211 today. Population estimates were based on 2.05 individuals per dwelling unit which is the figure for St. James today. The Town in FY 2026 is receiving about \$ 49.50 per person in state-shared sales tax revenue based on 8,249 population.



At full build-out the development is projected to produce annually around \$ 524,000 in additional Town revenue in today’s dollars.

## Expenditures

The development will receive the same existing services, such as street lighting, yard debris collection, etc., as provided to the residents of St. James. Water and sewer will be provided by Brunswick County Utilities and residential garbage collection will be provide by GFL via their contract with Brunswick County. As is the case currently, the Town will be responsible for review and issuance of zoning permits. The Brunswick County Sheriff’s Office will provide police protection. Via interlocal agreements with Brunswick County storm water management review and issuance of building permits and certificates of occupancy will not require any increase in Town staff.

## Public Roads

The Town will be accepting, upon completion, approximately two (2) miles of 24’ wide public roads. The roads will be built to standards exceeding those required by NC Department of Transportation the Town will be responsible for ongoing maintenance.

The Town will also seek state shared revenue in the form of “Powell Bill” funds which are funds generated from the state gas tax for maintenance of public roads. The Town’s population base and number of public road miles are used to determine the annual allocation to a municipality. Since

these will be the first public roads for the Town, an estimate of the annual revenue to be anticipated is not known at this time. The Town Council will have several options to provide additional funding for road maintenance ranging from creation of a special taxing district to using general fund dollars generated by the development to further fund maintenance costs.

## Recreation

The developers have proposed initially to set aside 1.7 acres of land for the construction of a private club house and other recreational amenities (pickle ball courts, etc.) for the use of residents of this development. These will be private facilities funded by newly created homeowners' associations that have ***no affiliation*** with the St. James Property Owners Association. The developers have also stated additional recreational facilities may be created within residential areas yet to be designed for serve specific HOA's needs.

## Miscellaneous Items

### Previous County Approval

In January 2018, the developers received planned unit development (PUD) approval for this project from Brunswick County. They were authorized for 1,902 multi-family units in that approval with a similar number of acres for commercial development. According to Brunswick County Planning Department that approval is still active, and the developers would proceed with development under the county if the Town Council denied the annexation and conditional zoning approval.

### Affiliation with Clubs of St. James/Troon

It has been implied by many online that there is some form of relationship between the proposed development that involves membership with the clubs. The Town can state that there is no connection involving the Town and its potential approval of the annexation and development and memberships with the clubs. The Town has not and will not be involved in any discussions that may have or will transpire between the developers and the Clubs.

Troon is a private business and whatever the clubs or Troon decide to do with any offer of membership to individuals residing in any area outside the plantation, if in fact that is even what they may be considering, has nothing to do with the Town's potential annexation and development of this project. This development which was approved by Brunswick County in 2018 is going to be built, whether in the Town or county. The Town Council will continue to consider the advantages throughout this process to determine if it is in the best interests of the Town's residents to have this development in our Town limits and this document is an attempt to provide information that the Town council is using to consider this project.

### St. James Fire Department, Inc. (SJFD)

The Town and SJFD entered into an agreement in 1999 for the department to provide fire and emergency services to the residents. The Town agreed to be the primary funding source via property taxes therefore county levied fire fees would not be levied on properties within the Town boundaries. Properties outside the Town limits but within the SJFD fire district do pay fire fees based on heated square footage for both residential and commercial structures. Typically, a

residential structure will see a fire fee ranging from \$ 137.50 to \$ 275.00 for structures of 1,000-3,000 square feet. A residential property with a value of \$ 505,000 within the Town limits will generate \$ 400 in property taxes and sales tax revenue.

Both the SJFD and the Town have met with the developers and have had discussions regarding donated land for a future third fire station, if needed, for the SJFD. Those discussions are ongoing.

## Tentative Schedule

The schedule below is subject to change as conditions warrant but does provide a timetable for your information.

- November 7, 2025 – Applicant
  - Submittal of Proposed Development Agreement to Town Council (*submitted on November 5, 2025*)
- November 12, 2025 – Planning Commission Meeting
  - Consideration and Recommendation to Town Council on Conditional Zoning
- November 19, 2025 – Town Staff
  - Notice of Annexation Public Hearing (First and Only)
- December 3, 2025- **Town Council Public Meeting**
  - **Town Council public hearing.**
- December 24, 2025 – Town Staff
  - Notice of Conditional Zoning Ordinance (First)
  - Notice of Development Agreement (First)
- December 31, 2025
  - Notice of Conditional Zoning Ordinance (Second)
  - Notice of Development Agreement (Second)
- January 7, 2026 – **Town Council Public Meeting**
  - Town Council consideration of the resolution of annexation.
  - **Town Council public hearing** and consideration of Conditional Zoning Request, subject to Planning Board providing a recommendation at their November meeting.
  - **Town Council public hearing** for consideration of development agreement.