



Legislation Details (With Text)

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Title: Ordinance Annexing Territory into the Corporate Limits for Property Located at 3712, 3724 AND 3742-R1 McConnell Road - 31.86-Acres (CPT Farm, LLC and J. Boyd Clapp Revocable Trust of 2005)

Sponsors: Planning

Indexes:

Code sections:

Attachments: 1. PLP19-08_3712-24-42McConnell_Annex.pdf, 2. PLP19-08_3712-24-42McConnell_Aerial.pdf, 3. CPT Farm SOS.pdf, 4. Planning Board Minutes (Feb 2019).pdf, 5. J Boyd Clapp Trust.pdf, 6. Mcconnell rd petition.pdf, 7. 19-0293 mcconnell annex ord.pdf

Date	Ver.	Action By	Action	Result
5/21/2019	1	City Council	adopt	Pass

Ordinance Annexing Territory into the Corporate Limits for Property Located at 3712, 3724 AND 3742-R1 McConnell Road - 31.86-Acres (CPT Farm, LLC and J. Boyd Clapp Revocable Trust of 2005)

Department: Planning
Council District: Nearest to District #1

Public Hearing: Yes
Advertising Date/By: May 2, 2019/City Clerk

Contact 1 and Phone: Sue Schwartz, 373-2149
Contact 2 and Phone: Steve Galanti, 373-2918

PURPOSE:

CPT Farm, LLC and J. Boyd Clapp Revocable Trust of 2005 have petitioned for annexation of their property located at 3712, 3724 AND 3742-R1 McConnell Road. The portion of interstate highway right-of-way is located between the McConnell Road property and Greensboro’s current city limits and is annexed as part of the request. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

This property is within the Tier 1 Growth Area (2013-2019) on the Growth Strategy Map in the Comprehensive Plan. The proposed use for this site is to be developed as Truck Sales, Service and Storage.

City water will be available by either connecting to the 16-inch water line within McConnell Road. In order for this site to be served with water, the owner would be responsible for all costs associated with extending and connecting to the public line.

City sanitary sewer service will be available by connecting to the 8-inch outfall located along the west side of

the site. In order for this site to be served with sanitary sewer, the owner would be responsible for all costs associated with extending and connecting to the public line.

The City's Fire Department notes that this site is currently served and upon annexation will continue to be served by City Station #56, and service to the site will remain the same.

The Police Department estimates that they can provide service with little difficulty.

Provision of other City services will involve a travel distance almost equal to that necessary to provide service to the previously annexed property located to the south and west.

BUDGET IMPACT:

Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning Board and to City Council. The Planning Board recommended this annexation at its February meeting on a vote of 7-0-1.

Accordingly, it is recommended that on May 21, 2019, the City Council hold a public hearing to receive public comment and to consider adoption of an ordinance annexing the above-mentioned property into the City of Greensboro.