



Legislation Details (With Text)

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Title: Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 257 Willowlake Road - 21.9-Acres (Theresa G. Hamlett Family Irrevocable Trust)

Sponsors: Planning

Indexes:

Code sections:

Attachments: 1. PLP21-03_257Willowlake.pdf, 2. PLP21-03_257WillowlakeAerial.pdf, 3. willow lake petition.pdf, 4. Zoning Minutes for PL(Z) 21-06 (257 Willowlake Rd).pdf, 5. 21-0146 ORD Willowlake Rd.pdf

Date	Ver.	Action By	Action	Result
3/16/2021	1	City Council	adopt	Pass

Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 257 Willowlake Road - 21.9-Acres (Theresa G. Hamlett Family Irrevocable Trust)

Council Priority: Create an Environment to Promote Economic Development Opportunities and Job Creation / Maintain Infrastructure and Provide Sustainable Growth Opportunities

Department: Planning
Council District: Proximate to District #2

Public Hearing: Yes
Advertising Date/By: March 4, 2021 / City Clerk

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

PURPOSE:

Theresa G. Hamlett Family Irrevocable Trust has petitioned for annexation of their property located at 257 Willowlake Road. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

This noncontiguous annexation is within the boundary of Growth Tier 1 on the Anticipated Growth Maps in the Comprehensive Plan.

City water is available by extending and connecting to the existing 12-inch line located approximately 734 feet to the south of the property within Willowlake 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 Sewer is available by extending and connecting to the 8-inch line located approximately 543 feet to the south of the property within Willowlake Road. 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 by McLeansville Fire Station #47 on Frieden Church Road (northeast of the request). Upon annexation, City Station #63 on Burlington Road (southwest of the request) will serve the property. Service to this location will improve if annexed.

The Police Department can provide service to the site with no effect. The Police Department can provide response service to the property under consideration as comparable to existing service as of the date of annexation. Additional resources may be required as development on the subject property and/or additional annexation in the general area occurs.

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 east and south.

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 Zoning Commission and to City Council. The Zoning Commission recommended approval of this annexation at its February meeting on a vote of 7-0.

Accordingly, it is recommended that 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.