



Legislation Details (With Text)

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Title: Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at A Portion of 107 Marshall Smith Road and 120 Marshall Smith Road - 37.329-Acres (Ashley, Alan, and Glenn Atkins)

Sponsors: Planning

Indexes:

Code sections:

Attachments: 1. PLP20-15Part107-120MarshallSmith.pdf, 2. PLP20-15MarshallSmithAerial.pdf, 3. anx petition Marshall-Smith.pdf, 4. 07 JULY PB Minutes 2020.pdf, 5. 20-0615 ORD Marshall Smith.pdf

Date	Ver.	Action By	Action	Result
9/15/2020	1	City Council	postponed	Pass

Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at A Portion of 107 Marshall Smith Road and 120 Marshall Smith Road - 37.329-Acres (Ashley, Alan, and Glenn Atkins)

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 #5

Public Hearing: Yes
Advertising Date/By: September 3, 2020 / City Clerk

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

PURPOSE:

Ashley, Alan, and Glenn Atkins have petitioned for annexation of their property located at a portion of 107 Marshall Smith Road and 120 Marshall Smith Road. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

This contiguous annexation is within the Tier 1 Growth Area on the Growth Strategy Map in the Comprehensive Plan.

City water will be available by connecting to the 12-inch water line located in the middle of West Market Street. A 12-inch main will need to be extended from the existing water line going north along the east side of Marshall Smith Road across the property frontage. 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 currently available to the east of the property as an existing 8-inch sewer line along the west side of Frances Daily Ct. An 8-inch sewer line will need to be extended from the existing manhole going west across the property frontage. 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 Colfax Fire Department Station #16 on West Market Street (west of the request). Upon annexation, the property will be served by City Station #20. The response time will improve to approximately a 2.5 minute travel time. Service to this location should improve, based on city station proximity and staffing levels on Greensboro Fire Department units.

The Police Department can provide comparable response service to the property under consideration 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 Planning Board and to City Council. The Planning Board recommended this annexation at its July meeting on a vote of 7-0-1.

Accordingly, it is recommended that on September 15, 2020, 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.