



Legislation Details (With Text)

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Title: Ordinance Annexing Territory into the Corporate Limits for Property Located at 4209 Burlington Road and 109-115 Flemingfield Road - 3.4-Acres (Bryant Properties)

Sponsors: Planning

Indexes:

Code sections:

Attachments: 1. 1Business_Registrat.pdf, 2. 1DOC122817-12282017112645.pdf, 3. 1PLP17-22_BurlingtonFlemingfield_AerialAnnex.pdf, 4. 1PLP17-22_BurlingtonFlemingfield_Annex.pdf, 5. 12 PB 2017 Dec minutes.pdf, 6. 18-0106 ord burlington anx.pdf

Date	Ver.	Action By	Action	Result
3/20/2018	1	City Council	adopt	Pass

Ordinance Annexing Territory into the Corporate Limits for Property Located at 4209 Burlington Road and 109-115 Flemingfield Road - 3.4-Acres (Bryant Properties)

Department: Planning

Council District: Nearest to District #2

Public Hearing: Yes

Advertising Date/By: March 8 and 15, 2018/ City Clerk

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Contact 2 and Phone: Steve Galanti at 373-2918

PURPOSE:

Bryant Properties have petitioned for annexation of their property located at 4209 Burlington Road and 109-115 Flemingfield Road. 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 and is contiguous to the City's primary corporate limits. The proposed use for this site is to be developed as commercial / retail.

City water will be available by connecting to the 12-inch line within Flemingfield Road and/or the 12-inch line within Burlington Road. Due to the topography of the site, an engineer will need to demonstrate that adequate water pressure can be obtained by connecting to these lines. If adequate pressure cannot be obtained, then a new water line will need be installed within Elsielee 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 and extending the public

line.

City sewer will be available by connecting to the 8-inch line located within Elsielee Road. An 8-inch sewer line will need to be extended from the existing manhole on the east side of Elsielee Road across the property frontage. The developer will be responsible for obtaining the easements for the sewer outfalls that crosses private property. These easements will be dedicated exclusively to the City of Greensboro. 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 City Station #7 on Gatewood Avenue (west of the site). Upon annexation, the site will continue to be served by City Station #7 until Future City Station #63 is completed in the summer of 2018. Future City Station #63 is located across Burlington Road from the proposed annexation. Service will improve to this location once the new station is completed.

The Police Department 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 north, 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 December meeting on a vote of 6-0. Accordingly, it is recommended that on March 20, 2018, 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.