



Legislation Details (With Text)

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Title: Resolution Calling a Public Hearing for October 16, 2018 on the Annexation of Territory into the Corporate Limits for the Property Located at 3819 - 3825 McConnell Road and 4802 Clover Road - 4.4 Acres (Shiv Sumungala, LLC)

Sponsors: Planning

Indexes:

Code sections:

Attachments: 1. sos for shiv, 2. clover and mcconnell petition, 3. PLP18-12_4802Clover3819-3825McC_Annex, 4. PLP18-12_4802Clover3819-3825McC_Aerial, 5. aug 2018 pb minutes.pdf, 6. 18-0488 clover and mcconnell res

Date	Ver.	Action By	Action	Result
9/25/2018	1	City Council	adopt	Pass

Resolution Calling a Public Hearing for October 16, 2018 on the Annexation of Territory into the Corporate Limits for the Property Located at 3819 - 3825 McConnell Road and 4802 Clover Road - 4.4 Acres (Shiv Sumungala, LLC)

Department: Planning
Council District: Nearest to District #1

Public Hearing: No
Advertising Date/By: N/A

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

PURPOSE:

Shiv Sumungala, LLC has petitioned for annexation of their property located at 3819 - 3825 McConnell Road and 4802 Clover Road. In order to consider the annexation covered by this petition, the City Council must set a public hearing.

BACKGROUND:

This property is within the Tier 1 Growth Area (2013-2019) on the Growth Strategy Map in the Comprehensive Plan. The proposal is to develop the site with commercial / retail uses.

City water will be available by connecting to the 12-inch line located on the west side of 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 manhole (8-inch line) located at the property

line between 3819 and 385 McConnell Road. The applicant is advised that the extension of a public line will be required across the site to provide service to the upstream properties. 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 #57 on Mount Hope Church Road (northeast), upon annexation the site will continue to be served by City Station #57 and service to the site should remain the same.

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, west and east.

BUDGET IMPACT:

Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets. The Police Department can provide service with an estimated cost of \$13,734 dollars per year for police personnel and equipment upon full build-out.

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 August meeting on a vote of 9-0.

Accordingly, it is recommended that on September 19, 2018, the City Council adopt a resolution calling a public hearing for October 16, 2018, on the annexation of the above-mentioned property to the City of Greensboro.