



Legislation Details (With Text)

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On agenda:	4/16/2019	Final action:		4/16/2019	
Title:	Resolution Calling a Public Hearing for May 21, 2019, on the Annexation of Territory into the Corporate Limits for the Property at 3712, 3724 and 3742-R1 McConnell Road - 31.86-Acres (CPT Farm, LLC and J. Boyd Clapp Revocable Trust of 2005)				
Sponsors:	Planning				
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Code sections:					
Attachments:	1. CPT Farm SOS.pdf, 2. J Boyd Clapp Trust.pdf, 3. McConnell rd petition.pdf, 4. PLP19-08_3712-24-42McConnell_Aerial.pdf, 5. PLP19-08_3712-24-42McConnell_Annex.pdf, 6. Planning Board Minutes, 7. 19-0201 mcconnell annex res				

Date	Ver.	Action By	Action	Result
4/16/2019	1	City Council	adopt	Pass

Resolution Calling a Public Hearing for May 21, 2019, on the Annexation of Territory into the Corporate Limits for the Property 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: 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:

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. 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 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 April 16, 2019, the City Council adopt a resolution calling a public hearing for May 21, 2019, on the annexation of the above-mentioned property to the City of Greensboro.