Legislation Details (With Text)

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File created:	1/23/2020			**In control:**	City Council
On agenda:	2/18/2020			**Final action:**	2/18/2020
Title:	Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 2117 and 2119 Sprucewood Drive - .6-Acres (Sedgefield Investment Partners, LLC)				
Sponsors:	Planning				
Indexes:					
Code sections:					
Attachments:	1. PLP19-31-2117-2119SprucewoodDr_Annex.pdf, 2. PLP19-31-2117-2119SprucewoodDr_Aerial.pdf, 3. Planning Baord Minutes, 4. Sedgefield SOS.pdf, 5. sprucewood anx petition.pdf, 6. 20-0102 ORD Sprucewood Anx				

Date	Ver.	Action By	Action	Result
2/18/2020	1	City Council	adopt	Pass

Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 2117 and 2119 Sprucewood Drive - .6-Acres (Sedgefield Investment Partners, LLC)

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: February 6, 2020/City Clerk

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

PURPOSE:
Sedgefield Investment Partners, LLC have petitioned for annexation of their property located at 2117 and 2119 Sprucewood Drive. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:
This property is located within the Tier 1 Growth Area (2013-2019) on the Growth Strategy map in the Comprehensive Plan. The property is not contiguous to the City's primary corporate limits.

City water will be available by connecting to the eight-inch water line located within Sprucewood Drive. 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 will be available by connecting to the existing eight-inch sewer outfall located near the property corner of 2115 and 2117 Sprucewood Drive. 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 Pinecroft-Sedgefield Fire Station #23 on Mackay Road. Upon annexation, the property will continue to be served by Pinecroft-Sedgefield Fire Station #23. However, Greensboro Station #10 will also respond to this site. The response time will remain the same or slightly improve for this property.

The Police Department can provide service to the site with minimal 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 north 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 5-0.

Accordingly, it is recommended that on February 18, 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.