



Legislation Text

File #: ID 18-0489, **Version:** 1

Resolution Calling a Public Hearing for October 16, 2018 on the Annexation of Territory into the Corporate Limits for the Property Located at 3321 Old McConnell Loop, a Portion of 4220 Holts Chapel Road and 742-754 JFH Dairy Road - 72.5 Acres (EHL Development, 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:

EHL Development, LLC has petitioned for annexation of their property located at 3321 Old McConnell Loop. In order to consider the annexation covered by this petition, the City Council must set a public hearing.

BACKGROUND:

The portion of 4220 Holts Chapel Road, owned by the State of North Carolina, is located between 3321 Old McConnell Loop and Greensboro's current city limits and is annexed as part of the request.

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 residential uses.

City water will be available by either connecting to the 8-inch water line along the south side of Holts Chapel Road or the 30-inch line located on the east side of JFH Dairy Road. The applicant is advised that a 12-inch water line extension along the Old McConnell Loop frontage of the site may be required. 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 15-inch outfall located approximately 1,400 feet to the east of the site. The applicant is advised that a public sewer extension may be required across the site to eliminate the need for the pump station currently located at the terminus of Reverend Williams Drive. Sewer service is also available by connecting to either the 8-inch line in Holts Chapel Road or the 8-inch outfall that cross the southern part 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 by City Station #56 on Franklin Boulevard (west), upon annexation the site will continue to be served by City Station #56, 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 and west.

BUDGET IMPACT:

Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets. The Police Department estimates that they can provide service with an estimated cost of \$164,351 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.