



Legislation Text

File #: ID 18-0601, **Version:** 1

Ordinance Annexing Territory into the Corporate Limits for 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: Yes
Advertising Date/By: October 4 and 11, 2018/City Clerk

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PURPOSE:

Shiv Sumungala, LLC has petitioned for annexation of their property located at 3819 - 3825 McConnell Road and 4802 Clover 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. 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 October 16, 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.