



Legislation Text

File #: ID 19-0454, **Version:** 1

Ordinance Annexing Territory into the Corporate Limits for Property Located at 4501 Old Burlington Road - 4.7-Acres (Mid-state Petroleum Realty, 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 2

Public Hearing: Yes

Advertising Date/By: August 8, 2019/ City Clerk

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PURPOSE:

Mid-state Petroleum Realty, LLC has petitioned for annexation of their property located at 4501 Old Burlington Road. 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 and is contiguous to the City's primary corporate limits. The proposed use is a convenience store with gas pumps.

City water will be available by extending and connecting to the 8-inch water line located to the north in the intersection of Willowlake Road and Burlington 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 extending and connecting to the 8-inch sewer line located to the north in the intersection of Willowlake Road and Burlington Road. The applicant has been advised that due to the topography of the site, the entire property could not be served with a gravity system and a pump station may be required to provide service to this 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 # 63, upon annexation the site will continue to be served by City Station #63, and service to the site should remain the same.

The Police Department can provide service to the site 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 north and east.

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 June meeting on a vote of 6-0.

Accordingly, it is recommended that on August 20, 2019 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.