



Legislation Text

File #: ID 19-0660, **Version:** 1

Ordinance Annexing Territory into the Corporate Limits for Property Located at 3617 and 3635 McConnell Road - 34.93-Acres (William and Jennifer Causey)

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 1

Public Hearing: Yes

Advertising Date/By: October 3rd/City Clerk

Contact 1 and Phone: Sue Schwartz at 373-2149

Contact 2 and Phone: Steve Galanti at 373-2918

PURPOSE:

William and Jennifer Causey have has petitioned for annexation of their property located at 3617 and 3635 McConnell 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 proposed use for this site is residential.

City water will be available by extending and connecting to the 16-inch line located in 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 extending and connecting to the 8-inch sewer line located on the south side of McConnell Road. 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 contracted reciprocal response, and upon annexation will continue to be served, by City Station #56.

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 east, west and south.

Although it has been determined that city services can be provided to this site in accordance with the North Carolina General Statutes and the site can be annexed, staff is not recommending the requested zoning district and land use as proposed by the applicant. Following best practices for these types of cases, it would be advisable to deny the annexation portion of the case if it is determined that the associated original zoning cases are not to be approved by City Council.

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 August meeting on a vote of 6-0-1.

Accordingly, it is recommended that on October 15, 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.