



Legislation Text

File #: ID 20-0323, **Version:** 1

Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 1812, 1814, and 1818 Youngs Mill Road and 3921 Presbyterian Road - 188.2-Acres (S & S Properties, Youngs Mill Industrial Partners LLC, Tommy and Rebecca Morrison, and Joe and Jan Morrison)

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: May 7, 2020 / City Clerk

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PURPOSE:

S & S Properties, Youngs Mill Industrial Partners LLC, Tommy and Rebecca Morrison, and Joe and Jan Morrison have petitioned for annexation of their property located at 1812, 1814, and 1818 Youngs Mill Road and 3921 Presbyterian Road. The City Council is required to hold a public hearing on this petition before considering its approval.

BACKGROUND:

This contiguous annexation is within the Tier 2 Growth Area (2019-2025) on the Growth Strategy Map in the Comprehensive Plan.

City water will be available by connecting to the 12-inch main located approximately 3,000 feet to the north of the property along Youngs Mill Road. The city has plans to install a 12-inch main along Youngs Mill Road, Millpoint Road and Presbyterian Road. This project could take a year or more once it is bid and would extend a waterline across the Youngs Mill Road frontage of the site. 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 24-inch sewer outfall that crosses the site. The applicant is advised that as part of the site development, the extension of sewer to the upstream properties would be required. 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 Alamance Fire District #54 and upon annexation the site will to be served by City Station #53. Service to this location would only improve if we implemented a contract with Alamance Fire District. This would consist of ensuring that there would be three people responding on Engine #54 for all responses. This would cost the city approximately \$450,000 a year.

Also, if we were to enter into a contract with Alamance FD this could allow for future growth in the Southeast area of the county.

The Police Department can provide comparable response service to the property under consideration 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.

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 City Council. Due to COVID-19, the April Planning Board meeting was canceled. Therefore, the Planning Board was unable to make a recommendation on this annexation.

Accordingly, it is recommended that on May 19, 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.