



CITY OF DURHAM | DURHAM COUNTY  
NORTH CAROLINA



**Date:** June 3, 2013

**To:** Thomas J. Bonfield, City Manager

**Through:** Keith Chadwell, Deputy City Manager

**From:** Steven L. Medlin, AICP, Planning Director

**Subject:** Coordinated Annexation Agenda Item: 751 South

**Executive Summary.** A request for utility extension agreement (EA) and voluntary annexation has been received from Southern Durham Development, LLC to provide water and sewer service to a mixed use development and single-family residential development outside of the City limits. The proposed effective date of the annexation is June 3, 2023, pending changes to the City Charter that are being considered by the General Assembly in its 2013 session.

One motion with two separate actions from Council is required by law to approve the utility extension agreement and voluntary annexation petition.

**Alternatives and Recommendation.** Staff recommends that the Council conduct a public hearing on this item and take action it deems appropriate. Staff has identified two alternatives:

Alternative 1) Approve the EA and voluntary annexation petition.

Alternative 2) Deny the EA and voluntary annexation petition.

**Issues and Analysis.** This request involves two separate applications: utility extension agreement (EA) and voluntary annexation.

Utility Extension Agreement

The applicant proposes to connect to City water and sewer to serve two adjacent developments comprising a total of approximately 254-acres of land (See Attachment 1). Existing City water and sewer lines are adjacent to the site, within the NC 751 right-of-way (See Attachment 2).

Voluntary Annexation Petition

The proposed annexation is for 253.822 acres of unincorporated land in Durham County, including adjacent right-of-way, located on the west side of NC 751, south of

Memorandum  
2710 East Geer Street

Stage Coach Road. The Administration is requesting the Council conduct a public hearing and consider annexation of the subject property with an effective date of June 3, 2023. The public hearing will be held in compliance with N.C. General Statute 160A-58.2.

**Financial Impact.** A cost-benefit analysis was performed for the MU-zoned portion of this site in 2011 (Attachment 4). Due to time constraints associated with this request, an updated cost-benefit analysis was not prepared.

Please note that this analysis does not reflect any of the additional roadway improvements proposed by the developer in the EA, nor does it include the 173 additional single-family units proposed for the southernmost development that is proposed for annexation.

**SDBE Summary.** This item has no known SDBE impact.

### **Attachments**

Attachment 1:	Context Map
Attachment 2:	Utility Map
Attachment 3:	Utility Extension Agreement
Attachment 4:	Cost/Benefit Analysis
Attachment 5:	Clerk Certification
Attachment 6:	Legal Description
Attachment 7:	Annexation Ordinance