Memo

TO: Mayor and Council

FROM: Dina Rimi,

DATE: October 16, 2020

RE: Review for application to apply for an Annexation

Annexation Property Tax Id # 156 1214 003

Brent Coweta LLC.

**FACTS**

Annexation is governed by O.C.G.A. Title 36, Chapter 36 (§ 36-36-1 et seq.) That chapter describes three main types of annexation: the 100 percent method, the 60 percent method, and annexation by resolution and referendum. O.C.G.A. § 36-36-20 permits municipal corporations to annex unincorporated areas contiguous to the existing corporate limits--"contiguous" means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state.

Brent Coweta LLC, the owners of the property, wish to apply for a full annexation and appropriate rezoning within the city limits, the owners of 45.64 acres of land contiguous to the existing city limits of Senoia as defined by O.C.G.A. § 36-36-20. Said land is in one parcels located on the north side of GA Hwy 16 west of the Senoia city limits. The property is boarded to the east by properties within the city limits of the city of Senoia. This tract is zoned by Coweta County as Rural Conservation, allowing primarily single-family development on 1.6 acre lots. This property is located adjacent to the Senoia Baseball Complex and just north of the Charter School. The owners of the subject property desire for it to be annexed into the City of Senoia using the 100% method.

**Proposal**

Richard Ferry on behalf of the applicant has submitted a conceptual land use proposal for the parcels to be annexed into the city. The proposal is for the parcel to be divided into three different areas. One area consists of 10 parcels ranging from 1.02 acres to 1.37 acres, this is consistent with the city’s General Commercial zoning category; one tract being 28.59 acres and the third tract is 17.53 acres. The proposal shows a curb cut onto Hwy 16, which would have to have the approval of the GA Department of Transportation. The proposal also show an easement access point to the ballfields, this will allow a separate traffic flow area that will feed into the proposed traffic circle on Hwy 16.

All acreages and densities shown are approximate. The developer will have to submit engineered plans to determine actual lot dimensions and density.

**Annexation Policy**

In 2006, the city created an annexation policy to assist with evaluating annexations in the city. The following are items in support of this proposed annexation:

1. *Property being considered for annexation shall be located within the planned developed areas on the Future Development Map. Annexation of the “Rural/Open” areas should be avoided.* This boundary shall be reviewed and revised accordingly on a regular basis. The future development map indicates the extent of future annexations by the city. This map shows the western boundary of the city extending past this property. The annexation of this property would move the city boundary further west on Highway 16.
2. *Annexed land should be served by City services. The City should only annex land where it has the ability, or can commit, to provide services.* Many of the services that the city provides can be easily extended to cover the parcels proposed for annexation, however, it will be necessary to have the City Engineer review the plan to determine if water and sewer improvements need to be made accommodate the plan. This cost should fall on the developer. The Police already patrol areas on the east and south side of GA Hwy 16, but the annexation of this development would require that the Police patrol an additional area of 45.64
3. *Annexed land should have a positive financial impact on the City. Areas of the County that are considered a liability should be avoided, unless they are of strategic priority or they benefit the City in some way that mitigates the financial impact.* As development occurs, the increase in tax revenues and connection fees will benefit the city. If this area can be served by Senoia’s water and sewer system, additional customers would help with those funds. GA Hwy 16 west of the city is one of the primary entrances into town and if the owner desires development, the city should make all attempts to influence the project. The best way to do this is to annex the property.
4. *Annexed land should promote a compact and contiguous City. Unincorporated islands, enclaves, and peninsulas should be annexed*. The annexation of this property would be contiguous to the city, due to the adjacent property to the east being located in the current city limits. The property south of this property, on the other side of GA Hwy 16, is not currently within the city limits.
5. *Annexations of areas larger than 5 acres are strongly encouraged to avoid the smaller, piecemeal annexations of individual lots.* This property is larger than 5 acres and would be a single parcel annexation.
6. *Annexation should be considered where, without annexation, potential development activity is likely to have an adverse fiscal or environmental impact on the City.* This parcel is currently adjacent to a portion of the western boundary of the city. GA Hwy 16 is a major thoroughfare through the city limits and to limit growth along this route could be crippling to the city later.

The following items are contrary to the annexation policy:

1. *All annexations should prove that they would contribute to services that are needed for development.* The applicant has shown to be working with the city by having road connectivity to the baseball fields, this will allow a safer egress into and out of the baseball fields. Currently anyone exiting the fields and traveling east will need to cross over a lane of traffic the connection to the traffic circle creates a safer traffic path.
2. *All annexations should provide connectivity to other areas of the city*. The conceptual plat for this annexation would provide connectivity to other areas of the city.

**Staff Review**

The staff has noted the following items that would either need to be complied with or need to be taken into consideration;

* 1. The proposed use of a transfer station on the 17.53 acres tract is a suitable use for the property, if the applicant request an Industrial zoning.
  2. The owner will need to obtain different permits and studies completed before the development would be able to move on the planning process. These permits would have to be obtained by the developer though the Department of Transportation for the access points for GA. Hwy 16.

