

Annexation of the Dexter Property Located at the Northeast Corner of Milton-Ellendale Highway and Union Street Extended into the Town of Milton

On March 2, 2020 by Resolution 2020-006, the Mayor and Town Council referred an annexation request to the Special Review Committee to investigate the feasibility of annexing contiguous territory from Stephen C. and Lynn S. Dexter for a parcel identified as 235-14.15-67.00 (100 Milton-Ellendale Highway) and located at the Northeast corner of Milton-Ellendale Highway and Union Street Extended, and further bounded on the North by Cedar Creek Road and on the West by Mulberry Street Extended and further to amend the Zoning Map, Zoning Ordinance and the Comprehensive Plan of the Town of Milton to include said territory in the growth area, as defined by the 2018 Comprehensive Plan of the Town of Milton.

Advantages to the Town of Milton

1. Increased revenues to the town of Milton through property taxes, water rents, and license fees.
2. Revenues would be received by the Town to provide additional services to the property businesses, funds to sustain public works, municipal park and buildings, and economic development.
3. Increased small business opportunities within the Town as per a stated goal in the Town's 2018 Comprehensive Plan.
4. Control the future of the Town's development.
5. Promote Town growth.
6. This commercial site would fall under the Zoning Ordinance of the Town.
7. This commercial site would fall under the Town's other ordinances, including those governing the general welfare of the Town's residents.
8. Demonstration to other areas eligible for annexation for the Town's potential for growth.
9. Current Milton Water System (reference attached report from Town's Public Works Department and committee minutes of July 9, 2020) has the capacity to support the proposed water requirements to the commercial site for consumption and emergency systems.
10. Town's waste water service provider, Tidewater Environmental Services, Inc., has indicated sufficient capacity in its existing system to support the requirements of the commercial site (reference committee minutes of July 9, 2020). Additional capacity would be available when Tidewater's new Waste Water Treatment Plant on Sam Lucas Road is completed.
11. Town's emergency services, including Fire, Police, and EMS, have indicated sufficient capacity to support the scope of the commercial site (reference committee minutes of July 9, 2020).

12. Creation of a safer and more accessible gas station business complex within the Town for its residents and visitors.

Disadvantages to the Town of Milton

1. No significant disadvantages to the Town, although there will necessarily be some amount of the Town's employees time dedicated to both the development of the area and then attention to the area following completion.
2. Potential traffic issues as the site is bounded by two of the busiest streets in the Town. However, support from the Milton Police Department and the Milton Fire Department have indicated this will not be an issue.

Advantages to the Proposed Property to be Annexed

1. Use of Town facilities exclusive to Milton residents.
2. Easy availability of vital services, including among others: Police, Fire, EMS, Water, Parks and Recreation, and Public Works to ensure success of the commercial site.
3. This commercial site is ideally located to provide walking access to the many Town services and recreation centers.

Disadvantages to the Proposed Property to be Annexed

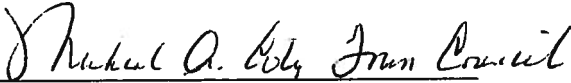
1. A requirement to pay Town taxes, although the current Town taxes are very low in comparison to other municipalities.

Findings


1. The advantages to the Town support annexation.
2. The advantages to the property to be annexed outweigh the few disadvantages.

Recommendation

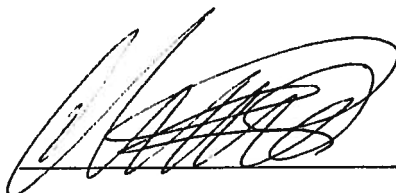
For the reasons stated above and on the record at the Special Review Meetings on July XX, 2020 the Special Review Committee recommends to the Mayor and Town Council to proceed with the proposed annexation.



Town Councilman Mike Cote'



Town Vice Mayor Kevin Kelly


_____ 07/30/2020

Planning and Zoning Chair Richard Trask