



**TROY CITY COUNCIL
COMMITTEE MEETING
COUNCIL CHAMBERS, CITY HALL
100 S. Market Street, Troy, Ohio**

MONDAY, AUGUST 3, 2026, 6:15 PM

Community & Economic Development Committee

(Snee [Chm.], Hickman, Twiss)

1. Provide a recommendation to Council regarding the annexation for 162.720 acres, more or less, from Concord Twp., the Nashville Acres LLC Annexation, 2674 Swailes Road:
 - A. Statement of municipal services to be provided to the area proposed for annexation,
 - B. Statement of buffering related to incompatible uses,
 - C. Acceptance

Consideration of emergency legislation will be requested based on the time frame that the City must provide the above to the County after the annexation is filed with the County.

Other Committees/items may be added

7-31-2026

cc: Council
Mayor
Mr. Titterington, Mr. Kerber
Mr. Frigge, Departments, Media



MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Patrick E. J. Titterington

DATE: July 31, 2026

SUBJECT: ANNEXATION FROM CONCORD TOWNSHIP, NASHVILLE ACRES, LLC, 162.720 ACRES, MORE OR LESS, AT 2674 SWAILES ROAD

Council enacted Ordinance No. O-17-2026 on April 6, 2026, authorizing the Director of Law to assist the property owners with the filing of this annexation. Having this property annexed will create a cleaner demarcation of future service responsibilities between the City and Concord Township.

This annexation will be filed with the County early next week under the Type 2 Expedited Procedure, which has requirements of:

1. Twenty days from the date of filing with the County, the City is required to approve a statement of what municipal services will be provided to the area proposed for annexation and a time frame for providing those services.
2. Twenty days from the date of filing with the County, the City is required to approve legislation that the City will require buffering of any incompatible uses developed on the newly annexed territory from existing uses on land remaining in the Township.
3. Twenty-five days from the date of filing with the County, the City is to enact legislation consenting to or objecting to the annexation. Failure to do so shall be considered consent by the City when reviewing the annexation petition.

Based on the Statutory time frame, we ask for consideration of emergency legislation.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of the NASHVILLE ACRES, LLC Annexation. Copies of the appropriate statements are attached.

encl.

MUNICIPAL SERVICES

ANNEXATION OF: 162.720 ACRES, MORE OR LESS, CONCORD TOWNSHIP
NASHVILLE ACRES, LLC ANNEXATION
2674 Swailes Road
Troy, Ohio 45373

PETITIONERS: NASHVILLE ACRES, LLC
2674 Swailes Road
Troy, Ohio 45373

AGENT FOR PETITIONERS: Grant D. Kerber
Attorney
215 W. Water Street
Troy, Ohio 45373

The Ohio Revised Code requires that a municipal corporation shall adopt, by ordinance or resolution, a statement indicating what services the municipal corporation will provide, and an approximate date by which it will provide them, to the territory proposed for annexation, upon annexation. Under the ORC Section that the NASHVILLE ACRES, LLC Annexation was filed, the statement of services must be approved by Council and filed with the County not later than 20 days after the annexation petition was filed with the County.

Such statement is as follows:

That immediately upon the effective date of the annexation of the 162.720 acre territory, the City of Troy, Ohio will provide to the entire annexed territory such services as are otherwise provided to incorporated areas under the Code of Ordinances of the City of Troy, Ohio in accordance with applicable contemporary law, practice, custom, regulation, rates and resources. The services of the City of Troy currently include, but are not limited to, police, fire, emergency medical service, refuse collection, repair and maintenance of publicly dedicated streets, access to existing municipal sewer and water lines, municipal zoning, municipal parks, municipal recreation, and general municipal government.

7/2026

MUNICIPAL ZONING REQUIRING BUFFERING

ANNEXATION OF: 162.720 ACRES, MORE OR LESS, CONCORD TOWNSHIP
 NASHVILLE ACRES, LLC ANNEXATION
 2674 Swailes Road
 Troy, Ohio 45373

PETITIONERS: NASHVILLE ACRES, LLC
 2674 Swailes Road
 Troy, Ohio 45373

AGENT FOR PETITIONERS: Grant D. Kerber
 Attorney
 215 W. Water Street
 Troy, Ohio 45373

The Ohio Revised Code requires that a municipal corporation shall adopt, by ordinance or resolution, a statement indicating that the municipal corporation shall require buffering of any incompatible uses developed on the newly annexed territory from existing uses on land remaining in the township. Under the ORC Section that the NASHVILLE ACRES, LLC Annexation was filed, this statement must be approved by City Council not later than 20 days after the annexation petition was filed with the County.

Such statement is as follows:

If the 162.720 acres known as the NASHVILLE ACRES, LLC Annexation is annexed and becomes subject to zoning by the City of Troy and that City of Troy zoning permits uses in the annexed area that the City of Troy determines are clearly incompatible with the uses permitted under current Miami County or Concord Township Zoning Regulations in the adjacent land remaining within Concord Township from which the territory was annexed, the Troy City Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within the township. For the purposes of this statement, "buffer" shall include open spaces, landscaping, fences, walls, and other structured elements; streets and street rights-of-way; and bicycle and pedestrian paths and sidewalks.

7/2026

