City of Greensboro
Meeting Agenda
City Council

Tuesday, October 15, 2024, 4:00 p.m.

Katie Dorsett Council Chamber

300 West Washington Street, Greensboro, NC 27401

The City Council Chamber is open to the public; however, residents are encouraged to continue to participate in the meeting virtually. To submit a comment or to request to speak to agenda items, please complete the City Council Virtual Comments Form (jotform.com). Please confirm if you wish to appear via zoom or in-person. *Residents requesting to participate via zoom must submit the request by 5:00 P.M. the day prior to the Council meeting and will receive an email invitation to register with instructions on how to participate, including a unique password that cannot be used by other individuals. Zoom participants will be removed from the call following the conclusion of their item and are invited to observe the remainder of the meeting on the Greensboro Television Network (GTN).* Residents may also register in-person on the night of the meeting using an on-site Qminder kiosk. On-Site speaker requests must be entered by 6 p.m. A Qcode is available for scanning onto personal cell phone devices should residents prefer. *All comments received are subject to the public records law and will be posted on the City of Greensboro website.*

The first regular meeting of the month is for Council consideration of public forum comments, ceremonial/presentational, consent, public hearing, and business items as needed.

The second regular meeting of the month is for Council consideration of consent, public hearing, and business items.

The zoning application hearing process allows proponents and opponents a total of fifteen (15) minutes notwithstanding the number of persons desiring to be heard. Proponents shall be heard first followed by comments from opponents. Each side may speak a total of five (5) minutes rebuttal.

Greensboro City Council meetings are available via https://www.greensboro-nc.gov/government/city-council/council-meetings, a *live stream will be on the city's YouTube page, at https://www.youtube.com/user/CityofGreensboroNC, the Greensboro Television Network (GTN) live on Spectrum channel 13 with a digital cable box, Lumos channel 31, AT&T U-verse channel 99. GTN is also available on the Roku streaming platform by going to "add channels" and searching for Greensboro Television Network. Lastly, GTN can be streamed live on the City's website.*

Any individual with a disability who needs additional information or assistance, please contact Gary Canapinno, ADA Coordinator, 336-373-2723 or gary.canapinno@greensboro-nc.gov.

The next regular meeting of City Council will be Monday November 4,2024.

Pages

A. CALL TO ORDER

B. MOMENT OF SILENCE

C. PLEDGE OF ALLEGIANCE
Introduction of Youth Courier

D. COUNCIL PROCEDURE FOR CONDUCT OF THE MEETING

E. CEREMONIAL AND/OR PRESENTATION ITEMS

F. PUBLIC COMMENT PERIOD
Public Comment Period is held at the first meeting of the month.

G. CONSENT AGENDA (One Vote)

G.1 2024 – 672 Resolution Calling a Public Hearing for November 19, 2024 to Receive Public Comments for the 2024 Justice Assistance Grant (JAG) - $261,523 1

G.2 2024-694 Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of Hermanos Lira, LLC located at 3833 W. Gate City Blvd. in Connection with the Farmington Drive Sidewalk Project 4

G.3 2024-693 Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Real Estate of Siu C. Lam and Katie K. Lam, located at 4202 Whippoorwill Drive in Connection with the Whippoorwill Drive Sidewalk Project 10

G.4 2024 -678 Resolution Amending the Authorized Legal Entity for an Economic Development Incentive from Impact Data, LLC to Dream Center GSO1, LLC 16

G.5 2024-712 Resolution to Approve Declaring City Property Listed as Surplus and Conveyance of Surplus to Guilford County Schools 19

G.6 2024-713 Resolution Authorizing an Encroachment Agreement between the City of Greensboro and Starmount Club Properties, Inc. on Monmouth Drive and St. Lauren Drive 23

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G.8 2024 - 717 Ordinance Amending North Carolina Department of Transportation Funding Agreement for Project EL-5101DJ in the Amount of $470,000 35

G.9 2024-743 Resolution Authorizing Agreement in the Amount 302,102 with North Carolina Department of Transportation FY 2025 FTA Section 5303 Planning Assistance Grant 38

G.10 2024 -744 Ordinance Authorizing Agreement in the Amount of $302,102 FY 25 FTA Section 5303 Planning Grant 41

G.11 2024-692 Resolution Approving a Change Order in the Amount of $105,000 for Contract 2018-019 with Yates Construction Company, Inc. for the Burnt Poplar Road Culvert Project 44

G.12 2024-640 Budget Adjustments Requiring Council Approval 9/24/24 through 10/7/24 51

G.13 2024-639 Budget Adjustments Approved by Budget Officer 9/24/24 through 10/7/24 55

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I.7 2024-683 Resolution Approving Bid in the Amount of $886,000 and Authorizing Execution of Contract 2021-040A with Breece Enterprises, Inc. for the Distribution System Sample Station Improvements Project 354

I.8 2024-707 Resolution Approving Bid in the Amount of $999,500 and Authorizing Execution of Contract 2020-031D with Utility Service Co., Inc. for the 2024-2025 Fall Protection System Improvements Project 360

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K. MATTERS TO BE PRESENTED BY THE CITY MANAGER (If time permits)

L. MATTERS TO BE PRESENTED BY THE CITY ATTORNEY (If time permits)

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City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-672

Agenda Item# G.1.

Agenda Date: 10/15/2024. **Department:** Police
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2024 – 672 Resolution Calling a Public Hearing for November 19, 2024 to Receive Public Comments for the 2024 Justice Assistance Grant (JAG) - $261,523

Council Priority: Place an 'x' in the box.

☒Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: All

Public Hearing: No
Advertising Date/By: NA

Contact 1 and Phone: John Thompson, Ext. 2085
Contact 2 and Phone: Stephanie Moore, Ext.2352

PURPOSE:
City Council is requested to hold a public hearing on November 19, 2024 to receive public comments on the award of the 2024 Justice Assistance Grant (JAG) funds in the total amount of $261,523 to be administered by the Greensboro Police Department. The funding will be divided between the Greensboro Police Department, Guilford County Sheriff's Department, and the High Point Police Department. This public hearing is a requirement of the administration of the JAG Grant pursuant to applicable Federal law. The allocations for each jurisdiction are:

- Guilford County: $ 66,547
- City of Greensboro: $ 154,860.80
- City of High Point: $ 40,115.20

BACKGROUND:
Edward Byrne Memorial Justice Assistance Grant (JAG) Program awards are direct to local jurisdictions. The allocation is from a formula-based, non-competitive federal criminal justice funds which does not require a match. A wide range of activities that support justice based programs are eligible for funding. The grant award is calculated by the Bureau of Justice Statistics, based upon a specific formula and involves the state's share of the national population and the state's share of the country's Part 1 violent crime statistics.

City Council authorized the application for the Justice Assistance Grant on October 1, 2024; however, the funder requires the City to provide an opportunity for public comment. Greensboro, High Point and Guilford County projects will be included in the public hearing agenda item on November 19, 2024.

BUDGET IMPACT:
The resolution calling a public hearing will have no budget impact.

ACCOUNT NUMBER:
NA

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council City Council is requested to approve the resolution calling a public hearing for November 19, 2024.

RESOLUTION CALLING A PUBLIC HEARING FOR NOVEMBER 5, 2024 TO RECEIVE PUBLIC COMMENTS ON THE 2024 JUSTICE ASSISTANCE GRANT APPLICATION IN THE AMOUNT OF $261,523

WHEREAS, in accordance with public safety funding federal regulation, 42 U.S.C. § 3751(a)., the City of Greensboro wishes to apply for a formula based grant allocation through the Edward Byrne Memorial Justice Assistance Grant (JAG), CFDA#16.738;

WHEREAS, the City is required to conduct a public hearing for the governing body to consider public;

WHEREAS, the Greensboro Police Department, High Point Police Department and Guilford County Sheriff's Department will propose the following grant allocation based on the grant solicitation requirements and formula that allows Cities to receive a higher allocation than Counties, even when Counties have the greater financial obligation;

WHEREAS, the allocation totals $261,523 and the allocations for each jurisdiction are:

- Guilford County: $ 66,547
- City of Greensboro: $ 154,860.80
- City of High Point: $ 40,115.20;

WHEREAS, the City of Greensboro's Police Department is to serve as the lead/fiscal agent for the grant in FY 2024; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the request to conduct a public hearing for November 5, 2024 to receive public comments on the proposed 2024 Edward Byrne Memorial Justice Assistance Grant application in the total amount of $261,523 to be divided between the Greensboro Police Department ($154,860.80); Guilford County Sheriff's Department ($66,547); and the High Point Police Department ($40,115.20).

Agenda Item# G.2.

Agenda Date: 10/15/2024. **Department:** Legal
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2024-694 Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of Hermanos Lira, LLC located at 3833 W. Gate City Blvd. in Connection with the Farmington Drive Sidewalk Project

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☒Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: 5

Public Hearing: N/A
Advertising Date/By: N/A

Contact 1 and Phone: Kenney McDowell Ext. 4578
Contact 2 and Phone: Anthony Baker, Ext. 7797

PURPOSE:
The City seeks to acquire land designated as proposed temporary construction easement tract, designated as TCE TRACT 0003E-C for the construction of City of Greensboro, Engineering Division Project Number P05173 titled "Farmington Drive Sidewalks – From W Gate City Blvd to Wintergarden Lane and on the north side from Wintergarden Lane to Holden Road", containing an area of 1,832 square feet, is to exist during the period of construction only, to construct, install, improve, repair, inspect, and replace, including, but not limited to: slopes, landscaping, erosion control devices, utility structures and lines of underground pipe and other improvements required by design, of the real estate owned by Hermanos Lira, LLC located at 3833 W. Gate City Blvd., identified as Parcel Number 53039 in the Morehead/ Gilmer Township for the Farmington Drive Sidewalk Project.

BACKGROUND:
In order to complete the Farmington Drive Sidewalk Project, which will further enhance community safety and walkability, the City must undertake certain construction which will temporarily and/or permanently enter onto and/or permanently occupy the tracts aforementioned. In order to do so, Council must (1) approve a resolution authorizing the City Attorney to institute proceedings to condemn a portion of the real estate of Hermanos Lira, LLC,

in connection with the Farmington Drive Sidewalk Project, and (2) approve a resolution that the Director of Finance be authorized to issue a draft to the Guilford County Clerk of Court as compensation to the owner(s) in the amount of $12,850.00. This will allow the City to take possession, which is required before work for this Project can commence on the property.

Following City Council's approval, the City Attorney's Office will send a letter to the owner giving them at least thirty (30) days' notice of the City's intent to file an eminent domain lawsuit. After the lawsuit is filed and discovery is completed, a mediation or Commissioner's Hearing, or both, are held to try to resolve the matter with the property owner before trial. Additionally, the parties are free to continue negotiations through the date of trial.

The property is zoned C-M, Commercial Medium District.

City staff further recommends that the City Council authorize the Director of Finance to draft the minimum amount of $12,850.00 as compensation to the owner(s), in addition to any litigation costs and settlement costs.

BUDGET IMPACT:
The funding for this eminent domain action is budgeted in Account Number 401-45-4599050.6012. A minimum of $12,850.00 will be expended to acquire this real estate, in addition to any litigation costs and/or settlement agreements.

ACCOUNT NUMBER:
401-45-4599050.6012

RECOMMENDATION / ACTION REQUESTED:
City Council approval of a resolution authorizing the City Attorney to institute proceedings to condemn a portion of the real estate of Hermanos Lira, LLC, in connection with the Farmington Drive Sidewalk Project.

Report Approval Details

Document Title:	2023-516 Res Condemn Parcels 53066, 54023, 54022, and 54020 with Farmington Dr Sidewalk Project .docx
Attachments:	- 2023-516 Site Map.pdf - 2023-516 Vicinity Map.pdf - 2023-516 Resolution for Stonesthrow at 3604, 3532, 3508 Farmington Drive and 2432 S Holden Rd.docx
Final Approval Date:	Jul 3, 2023

This report and all of its attachments were approved and signed as outlined below:

Tony Baker

Anita Wilson

Jon Decker

Site Map 1706

Project #: P05173 - Farmington Drive Sidewalk
Owner: Hermanos Lira, LLC, a NC LLC
Address: 3833 West Gate City Boulevard
Parcel #: 0053039

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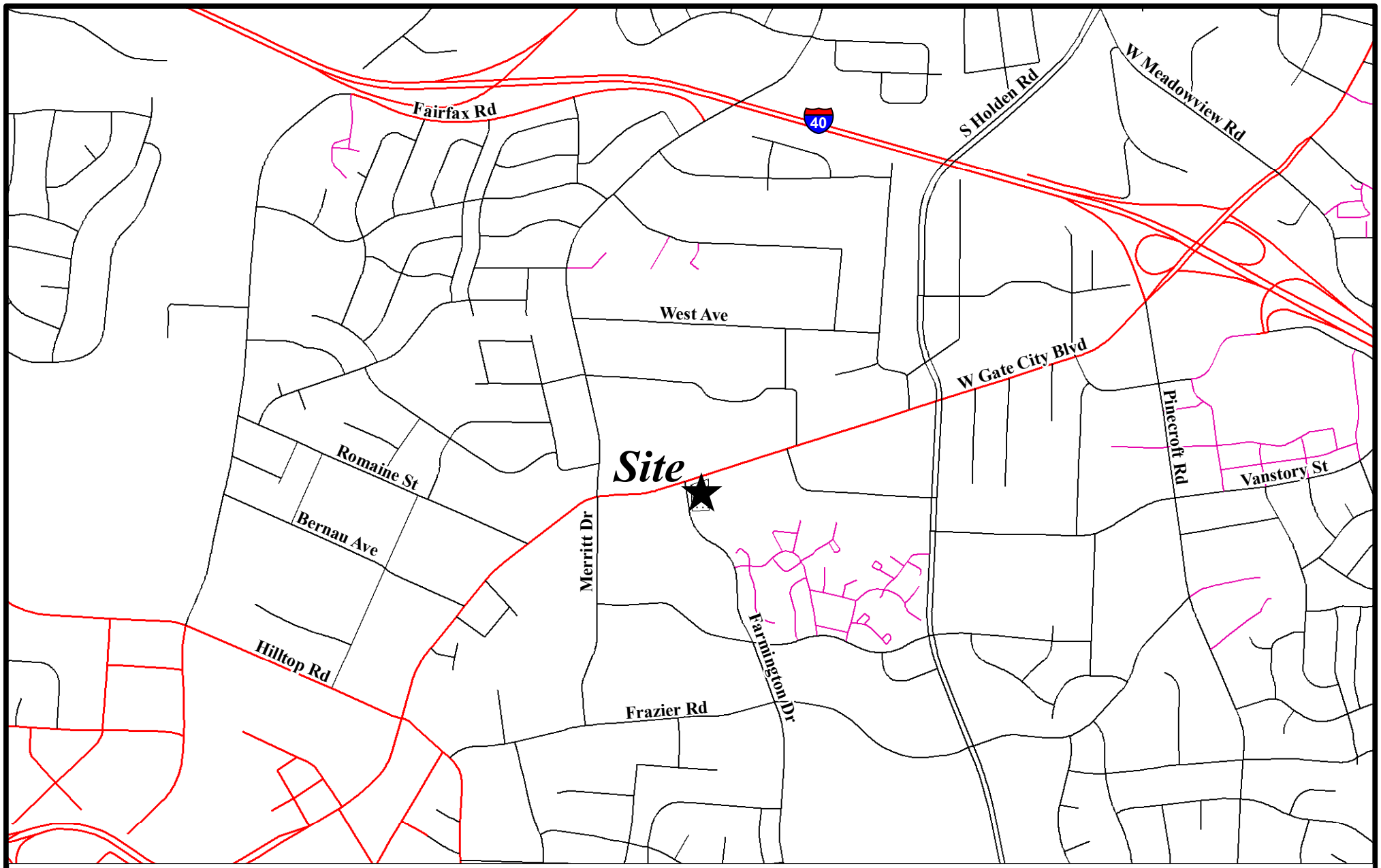
GREENSBORO

Engineering Records Map 1706

Compiled By: Brian J. Gillies
3-8-2023



Vicinity Map 1706

Project #: P05173 - Farmington Drive Sidewalk
Owner: Hermanos Lira, LLC, a NC LLC
Address: 3833 West Gate City Boulevard
Parcel #: 0053039

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GREENSBORO

Engineering Records Map 1706

Compiled By: Brian J. Gillies
3-8-2023

RESOLUTION AUTHORIZING THE CITY ATTORNEY TO INSTITUTE PROCEEDINGS TO CONDEMN A PORTION OF THE PROPERTY LOCATED 3833 W. GATE CITY BLVD. IN CONNECTION WITH THE FARMINGTON DRIVE SIDEWALK PROJECT

WHEREAS, Hermanos Lira, LLC is the owner of certain real estate located at 3833 W. Gate City Blvd., designated as Parcel No. 53039, said property being as shown on the attached map;

WHEREAS, a portion of said properties is required by the City in connection with the Farmington Drive Sidewalk Project;

WHEREAS, negotiations with the owner at the appraised value of $12,850.00 have been unsuccessful and said portions of the properties are necessary for said project;

WHEREAS, it is deemed necessary and in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said portions of the properties and that the Director of Finance be authorized to issue a draft to the Guilford County Clerk of Court as compensation to the owner(s) in the amount of $12,850.00; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO**:**

That, pursuant to Chapter 40A of the North Carolina General Statutes, the City Attorney is hereby authorized to institute condemnation proceedings to acquire said portions of the properties, and the Director of Finance is hereby authorized to issue a draft in the amount of $12,850.00 to the Clerk of Superior Court as compensation to the owner(s).

Agenda Item# G.3.

Agenda Date: 10/15/2024. **Department:** Legal
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2024-693 Resolution Authorizing City Attorney to Institute Proceedings to Condemn a Portion of the Real Estate of Siu C. Lam and Katie K. Lam, located at 4202 Whippoorwill Drive in Connection with the Whippoorwill Drive Sidewalk Project

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☒Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: 5

Public Hearing: N/A
Advertising Date/By: N/A

Contact 1 and Phone: Kenney McDowell, ext. 4578
Contact 2 and Phone: Anthony Baker, ext. 7797

PURPOSE:
The City seeks to acquire land designated as Temporary Construction Easement, tracts designated as TCE Tract 0011N-C containing an area of 451 sq. ft., of the real estate owned by Siu C. Lam and Katie K. Lam located at 4204 Whippoorwill Drive and designated as Parcel No. 37842 in the Morehead/ Gilmer Township for the Whippoorwill Drive Sidewalk Project. The Property Management Section of the Engineering and Inspections Department (PM) requests Council to authorize the City Attorney's Office to initiate condemnation proceedings because it has been unable to negotiate a purchase price with the property owner.

BACKGROUND:
In order to complete the Whippoorwill Drive Sidewalk Project, which will further enhance community safety and walkability, the City must undertake certain construction which will temporarily and/or permanently enter onto and/or permanently occupy the tracts aforementioned. In order to do so, Council must (1) approve a resolution authorizing the City Attorney to institute proceedings to condemn a portion of the real estate of Siu C. Lam and Katie K. Lam, in connection with the Whippoorwill Drive Sidewalk Project, and (2) approve a resolution that the Director of Finance be authorized to issue a draft to the Guilford County Clerk

of Court as compensation to the owner(s) in the amount of $450.00. This will allow the City to take possession, which is required before work for this Project can commence on the property.

Following City Council's approval, the City Attorney's Office will send a letter to the owner giving them at least thirty (30) days' notice of the City's intent to file an eminent domain lawsuit. After the lawsuit is filed and discovery is completed, a mediation or Commissioner's Hearing, or both, are held to try to resolve the matter with the property owner before trial. Additionally, the parties are free to continue negotiations through the date of trial.

The property is zoned RS-9 (Residential Single-Family 9).

City staff further recommends that the City Council authorize payment of the estimated amount of the value of the property to the Clerk of Superior Court for disbursement to the owner. This will allow the City to take possession, which is required before work for this Project can commence on the property.

BUDGET IMPACT:
The funding for this eminent domain action is budgeted in Account Number 471-45-4599106.6012. A minimum of $450.00 will be expended to acquire this real estate, in addition to any litigation costs and/or settlement agreements.

ACCOUNT NUMBER:
471-45-4599106.6012.

RECOMMENDATION / ACTION REQUESTED:
City Council approval of a resolution authorizing the City Attorney to institute proceedings to condemn a portion of the real estate of Siu C. Lam and Katie K. Lam, in connection with the Whippoorwill Drive Sidewalk Project.

Report Approval Details

Document Title:	2023-510 Res Condemn 4204 Whippoorwill Dr in the amount of $425 for the Whippoorwill Dr Sidewalk Project.docx
Attachments:	- 2023-510 Site Map.pdf - 2023-510 Vicinity Map .pdf - 2023-510 Resolution for Fatima Echeverria at 4204 Whippoorwill Drive.docx
Final Approval Date:	Jul 3, 2023

This report and all of its attachments were approved and signed as outlined below:

Tony Baker

Anita Wilson

Jon Decker

Site Map 1759

Project #: P05925-04 - Whippoorwill Drive Sidewalk
Owner: Siu & Katie Lam
Address: 4202 Whippoorwill Drive
Parcel #: 0037842

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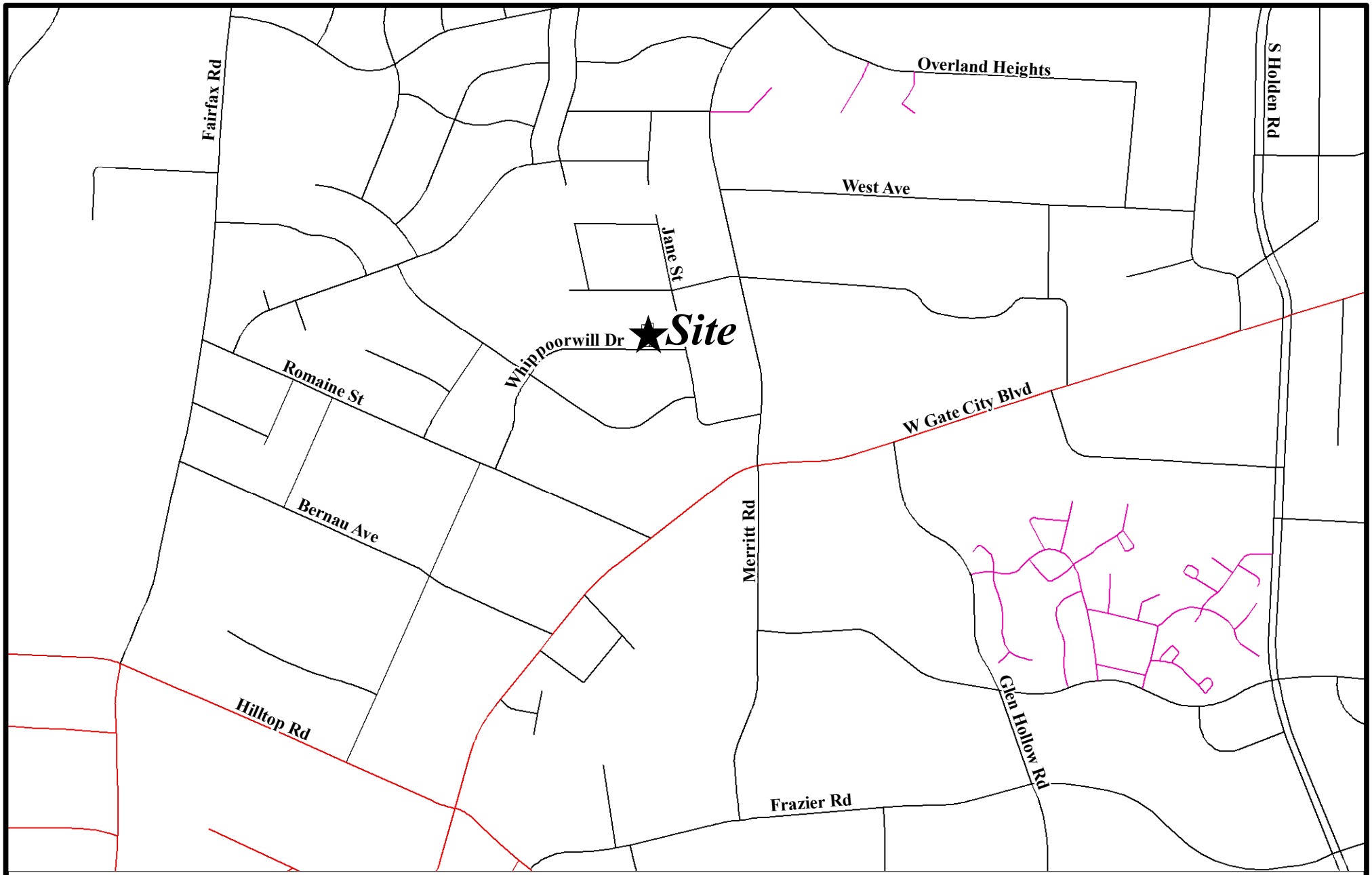
GREENSBORO

Engineering Records Map 1759

Compiled By: Brian J. Gillies
7-24-2024



Vicinity Map 1759

Project #: P05925-04 - Whippoorwill Drive Sidewalk
Owner: Siu & Katie Lam
Address: 4202 Whippoorwill Drive
Parcel #: 0037842

N W E S

GREENSBORO

Engineering Records Map 1759

Compiled By: Brian J. Gillies
7-24-2024

RESOLUTION AUTHORIZING THE CITY ATTORNEY TO INSTITUTE PROCEEDINGS TO CONDEMN A PORTION OF THE PROPERTY OF SIU C. LAM AND KATIE K. LAM, IN CONNECTION WITH THE WHIPPOORWILL DRIVE SIDEWALK PROJECT

WHEREAS, Siu C. Lam and Katie K. Lam, are the owners of a certain property located at 4202 Whippoorwill Drive designated as Parcel No. 37842, said property being as shown on the attached map;

WHEREAS, a portion of said properties is required by the City in connection with the Whippoorwill Drive Sidewalk Project;

WHEREAS, negotiations with the owner at the appraised value of $450.00 have been unsuccessful and said portions of the properties are necessary for said project;

WHEREAS, it is deemed necessary and in the best interest of the City that the City Attorney be authorized to institute civil proceedings to condemn said portions of the properties and that the Director of Finance be authorized to issue a draft to the Guilford County Clerk of Court as compensation to the owner(s) in the amount of $450.00; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO**:**

That, pursuant to Chapter 40A of the North Carolina General Statutes, the City Attorney is hereby authorized to institute condemnation proceedings to acquire said portions of the properties, and the Director of Finance is hereby authorized to issue a draft in the amount of $450.00 to the Clerk of Superior Court as compensation to the owner(s).

Agenda Item# G.4.

Agenda Date: 10/15/2024. **Department:** Economic Development
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2024 -678 Resolution Amending the Authorized Legal Entity for an Economic Development Incentive from Impact Data, LLC to Dream Center GSO1, LLC

Council Priority: Place an 'x' in the box.

☐Safest City	☒Most Skilled Workforce
☒Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: 1

Public Hearing: No
Advertising Date/By: N/A

Contact 1 and Phone: Chris Wilson, Ext. 2002
Contact 2 and Phone: Marshall Yandle, Ext 2434

PURPOSE:
The City of Greensboro has been requested to approve a change to the authorized legal recipient of an economic development incentive grant in an amount not to exceed $530,359 from ImpactData, LLC to Dream Center GSO1, LLC

BACKGROUND:
On August 16, 2022 City Council held a public hearing and approved a request for an economic development grant to ImpactData, LLC in an amount not to exceed $530,359. The City Manager was authorized to enter into a performance agreement between the City of Greensboro and ImpactData, LLC to invest $108,500,811 in the company's flagship product, the Dream Center, and create 28 new jobs with an average wage of $60,714 by December 31, 2026 at Gateway Research Park.

The ownership of ImpactData, LLC have since created a new legal entity, Dream Center GSO1, LLC, to build and operate the Dream Center at the selected Greensboro location. If approved Dream Center GSO1, LLC would become the entity receiving payments and performing according to the benchmarks and conditions of the resolution approved by City Council on August 16, 2022.

ImpactData is a minority owned digital infrastructure firm that delivers mission critical infrastructure to underserved communities in select national markets. The planned Dream Center is to be a 115,000 square foot mixed-use data center/higher education innovation center/community workforce development co-working flex space.

BUDGET IMPACT:
No budget impact

ACCOUNT NUMBER:
101-02-0205001.5933

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the request to authorize the City Manager to execute a performance agreement between the City of Greensboro and Dream Center GSO1, LLC in accordance with the same performance terms and conditions approved in resolution 279-22: Resolution Authorizing an Economic Development Incentive to ImpactData, LLC in an Amount Not to Exceed $530,359.

RESOLUTION AMEDING THE AUTHORIZED LEGAL ENTITY FOR AN ECONOMIC DEVELOPMENT INCENTIVE FROM IMPACTDATA, LLC TO DREAM CENTER GSO1, LLC

WHEREAS, on August 16, 2022 the City Council held a public hearing and approved a request for an economic development grant to ImpactData, LLC in an amount not to exceed $530,359 and authorized the City Manager to enter into a performance agreement between the City of Greensboro and ImpactData, LLC to invest $108,500,811 in the company's flagship product, the Dream Center, and create 28 new jobs with an average wage of $60,714 by December 31, 2026 at Gateway Research Park;

WHEREAS, the ownership of ImpactData, LLC created a new legal entity, Dream Center GSO1, LLC, (the Company) to build and operate the Dream Center at the selected Greensboro location;

WHEREAS, the Company will perform according to the same benchmarks and conditions of the economic development incentive approved by resolution to ImpactData, LLC on August 16, 2022; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO;

1. That in accordance with the City's Economic Development Incentive Program Guidelines, and pursuant to N.C.G.S. 158-7.1, a grant reimbursement and participatory agreement between the City of Greensboro and the Company as grantee in an amount not to exceed $530,359 for the creation of 28 jobs paying not below $15.00 per hour with an average annual wage of $60,714 and investment made or caused to be made by the Company of approximately $108,500,811 in real and personal property at a facility located at Gateway Research Park on East Gate City Blvd. within the City of Greensboro on or before December 31, 2026.

2. The City Manager is hereby authorized to execute, on behalf of the City of Greensboro, the proper agreement to effectuate the incentive grant and any other related documentation.

3. The incentive grant shall be paid in installments after investment has been made, whether by the Company directly or caused to be made by the Company, and provided new jobs are created according to the benchmarks and confirmed by the City.

4. The project shall comply with the City's Minority/Women Business Enterprise Program Plan as it applies to Economic Development Project M/WBE Subcontracting Goals.

5. In accordance with NCGS 158-7.1(h), the agreement shall include provisions approved by the City Attorney to recapture the incentive in the event the jobs are not retained through the payment installment period.

Agenda Report

File Number: 2024-712

Agenda Item# G.5.

Agenda Date: 10/15/2024. **Department:** Executive/City Manager
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2024-712 Resolution to Approve Declaring City Property Listed as Surplus and Conveyance of Surplus to Guilford County Schools

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☒Other/Admin Conveyance of Surplus

Council District: All

Public Hearing: No
Advertising Date/By: October 7 through 15, 2024/by City Clerk

This item does not require advertisement and notice was posted on Chamber Entrance doors October 7-15.

Contact 1 and Phone: Jocquelyn Boone, Ext. 7998
Contact 2 and Phone: Meredith Gornto, Ext. 2547

PURPOSE:
To have Greensboro City Council approve declaring City property listed as surplus and conveyance of surplus to Guilford County Schools.

BACKGROUND:
N/A

BUDGET IMPACT:
N/A

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve declaring City property listed as surplus and conveyance of surplus to Guilford County Schools.

PUBLIC NOTICE

PURSUANT to NC General Statute § 160A-280, the Greensboro City Council hereby posts this notice on October 7, 2024, announcing that City Council will consider adopting a resolution declaring City property, Xylophone valued at $1000, as surplus property and conveyance of surplus property to Guilford County Schools.

Posted: October 7, 2024; City Council Chamber Entrance

GREENSBORO
NORTH CAROLINA

FINANCIAL & ADMINISTRATIVE SERVICES

DATE: September 26, 2024

TO: Nasha McCray, Assistant City Manager

FROM: Angelique Garst, Contracts Specialist

DEPARTMENT: Financial & Administrative Services
Procurement Services Division

SUBJECT: Requesting approval to declare a xylophone listed as city property for the Office of Arts & Cultural Affairs as surplus property to Guilford County Schools

Background:
Guilford County Schools has asked Creative Greensboro for donations of surplus items that may be used by music departments in the school system. Creative Greensboro identified that a xylophone valued at $1,000 meets the needs of Guilford County Schools. North Carolina General Statute 160A-280, allows a city to donate property to another governmental unit with posting a public notice at least five days prior to the approving the donation.

Recommendation:
The Office of Arts & Cultural Affairs declares the xylophone as surplus property to donate to Guilford County Schools for their music department.

Outreach:
- A public notice will be posted approving the donation

Financial information:
- Xylophone to be donated to Guilford County Schools
- Escribe Effective Date: October 15, 2024
- FY25
- Total Value: $1,000

RESOLUTION DECLARING THE CITY PROPERTY LISTED BELOW AS SURPLUS PROPERTY AND CONVEYANCE OF SURPLUS PROPERTY TO GUILFORD COUNTY SCHOOLS

WHEREAS, A government organization, pursuant to NC General Statue 160A-280;

WHEREAS, Guilford County Schools is a government entity for the purposes of educating students;

WHEREAS, Guilford County Schools has asked Creative Greensboro for donations of surplus items that may be used by music departments in the school system;

WHEREAS, Creative Greensboro has identified the following equipment that meets the needs of Guilford County Schools:

Xylophone valued at $1000; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the resolution declaring the listed City property, as surplus property and conveyance of the surplus property to Guilford County Schools, a government organization, pursuant to NC General Statute 160A-280.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-713

Agenda Item# G.6.

Agenda Date: 10/15/2024. **Department:** Engineering & Inspections
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2024-713 Resolution Authorizing an Encroachment Agreement between the City of Greensboro and Starmount Club Properties, Inc. on Monmouth Drive and St. Lauren Drive

Council Priority: Place an 'x' in the box.

☒Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: 4

Public Hearing: No
Advertising Date/By: N/A

Contact 1 and Phone: Kenney McDowell, Ext. 2302
Contact 2 and Phone: Jason Geary, Ext. 2302

PURPOSE:
To grant an Encroachment Agreement in City right-of-way for the installation irrigation lines and encasements. When public or private entities request to use City right-of-way, it is required that they secure approval by City Council.

BACKGROUND:
Starmount Club Properties, Inc. approached the City in order to request placement of irrigation lines and encasements in City right-of-way. The purpose of the installation is to provide upgraded irrigation lines for the Starmount Forest Country Club golf course.

The proposed utilities will bored under the road and will be located so that they do not unreasonably interfere with the use of the streets or sidewalks in their existing conditions, nor will they interfere with the streets, sidewalks or vehicle sight distances.

BUDGET IMPACT:
There is no budget impact. All associated costs will be incurred by Starmount Club Properties, Inc.

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
The Department of Engineering & Inspections recommends that City Council grant Starmount Club Properties, Inc. an Encroachment Agreement for the use of installing these irrigation lines and encasements in City right-of-way.

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Business Corporation

Legal Name
Starmount Club Properties, Inc.

Information

SosId: 0140099
Status: Current-Active ⓘ
Date Formed: 12/3/1984
Citizenship: Domestic
Fiscal Month: December
Annual Report Due Date: April 15th
Current **Annual Report Status:**
Registered Agent: Vaughn, Tonia

Addresses

Mailing
1 Sam Snead Dr
Greensboro, NC 27410

Principal Office
1 Sam Snead Dr
Greensboro, NC 27410

Reg Office
1 Sam Snead Dr
Greensboro, NC 27410

Reg Mailing
1 Sam Snead Dr
Greensboro, NC 27410

Officers

Vice President
Mike Boger
1 Sam Snead Drive
Greensboro NC 27410

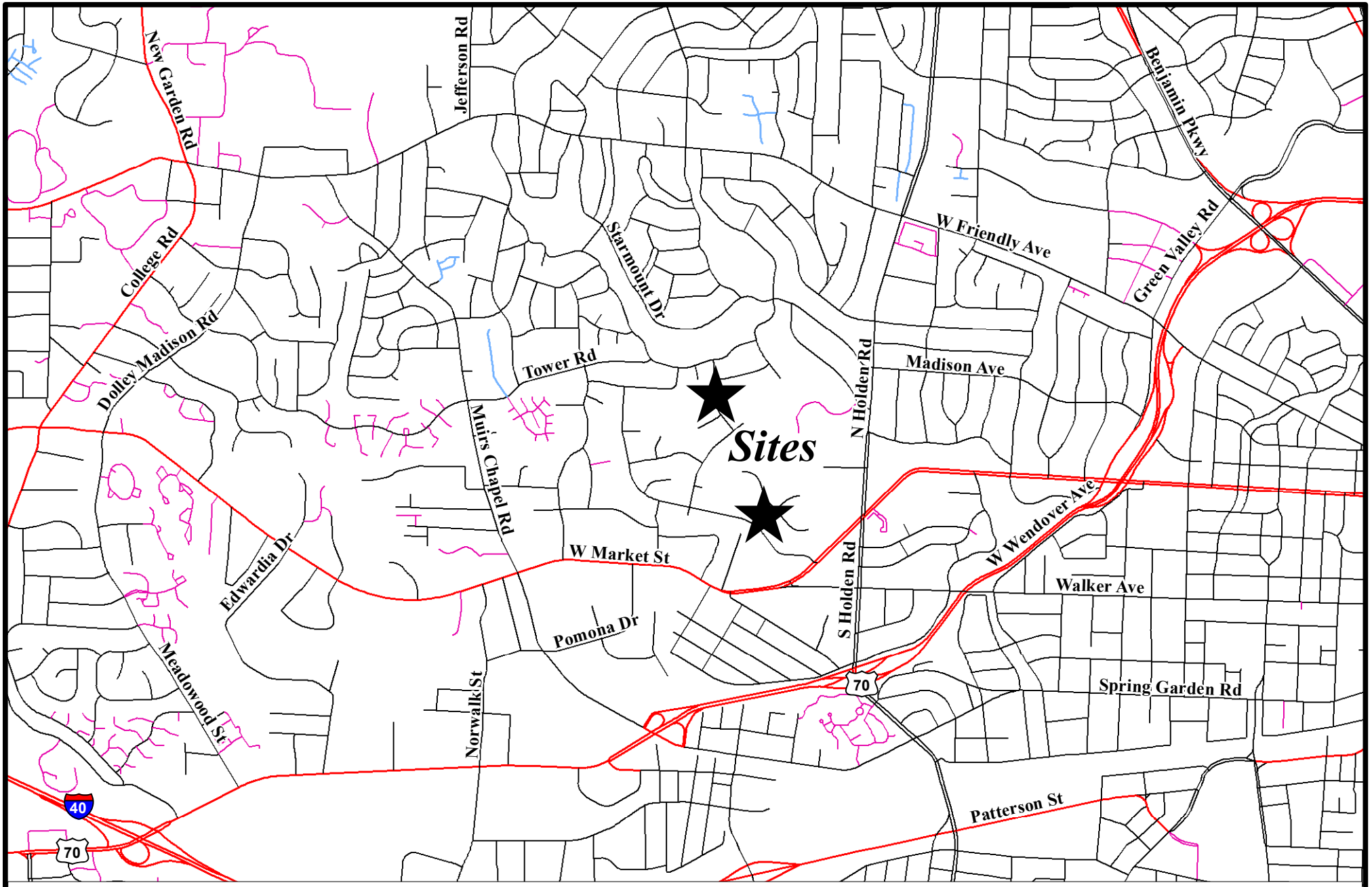
Secretary
Brian Dancy
1 Sam Snead Drive
Greensboro NC 27410

President
Michael Spohn
1 Sam Snead Drive
Greensboro NC 27410

Chief Financial Officer
Tonia Vaughn
1 Sam Snead Drive
Greensboro NC 27410

Stock

Class: Common Class A Voting
Shares: 5000
Par Value 10
Class: Common Class B Non Voting
Shares: 5000
Par Value 10
Class: Common Class C
Shares: 5000
Par Value 10



Vicinity Map 1761

Project: Encroachment Agreement at Starmount Country Club

N W E S

GREENSBORO

Engineering Records Map 1761

Compiled By: Brian J. Gillies
9-25-2024

Starmount Forest

Parcel Number	25090	Total Out Building Value	1947500
PIN	7844872741	Total Land Value	1840200
Owner	STARMOUNT CLUB PROPERTIES INC	Total Deferred Value	0
Mail Address	1 SAM SNEAD DR	Bldg Card	1
Mail City	GREENSBORO	Appraisal Model Code	1
Mail State	NC	Deed Data	10/29/1987
Mail Zip	27410	Neighborhood	7832C03
Property Address	1 A SAM SNEAD DR	Property Type	GOLF COURSE
Legal Description	STARMOUNT COUNTRY CLUB	Structure Size	
Deed	003423-01204	Lot Size	152.08
Plat	75-144	Year Built	1957
Condo		Bedrooms	
Total Assessed	6003100	Bathrooms	
Total Building Value	2215400	Grade	Average

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 667 feet
9/23/2024

Guilford County, NC

Parcel Number	55103	Total Out Building Value	800
PIN	7844687923	Total Land Value	125000
Owner	LEHMAN, MELISSA P;LEHMAN, PATRICK W	Total Deferred Value	0
Mail Address	609 MONMOUTH DR	Bldg Card	1
Mail City	GREENSBORO	Appraisal Model Code	1
Mail State	NC	Deed Data	2/19/2021
Mail Zip	27410	Neighborhood	7844B14
Property Address	609 MONMOUTH DR	Property Type	RESIDENTIAL
Legal Description	2 BF SEC6 PB54-92999-0583 453 MONMOUTH PL:54-9299	Structure Size	3682
Deed	008407-00636	Lot Size	0.44
Plat	54-9299	Year Built	1979
Condo		Bedrooms	5
Total Assessed	559500	Bathrooms	3
Total Building Value	433700	Grade	B+25 150%

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 83 feet
8/19/2024

Guilford County, NC

Parcel Number	55103	Total Out Building Value	800
PIN	7844687923	Total Land Value	125000
Owner	LEHMAN, MELISSA P;LEHMAN, PATRICK W	Total Deferred Value	0
Mail Address	609 MONMOUTH DR	Bldg Card	1
Mail City	GREENSBORO	Appraisal Model Code	1
Mail State	NC	Deed Data	2/19/2021
Mail Zip	27410	Neighborhood	7844B14
Property Address	609 MONMOUTH DR	Property Type	RESIDENTIAL
Legal Description	2 BF SEC6 PB54-92999-0583 453 MONMOUTH PL:54-9299	Structure Size	3682
Deed	008407-00636	Lot Size	0.44
Plat	54-9299	Year Built	1979
Condo		Bedrooms	5
Total Assessed	559500	Bathrooms	3
Total Building Value	433700	Grade	B+25 150%

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 125 feet
8/19/2024

RESOLUTION AUTHORIZING AN ENCROACHMENT AGREEMENT BETWEEN THE CITY OF GREENSBORO AND STARMOUNT CLUB PROPERTIES, INC. ON MONMOUTH DRIVE AND ST. LAUREN DRIVE

WHEREAS, Starmount Club Properties, Inc. has requested that the City permit the installation of irrigation lines and encasements within City right-of-way. Starmount Club Properties, Inc. is requesting that the Encroachment Agreement be approved;

WHEREAS, Starmount Club Properties, Inc. has agreed to enter into this Encroachment Agreement with the City, which, among other things, will indemnify the City from any claim or damages that may occur due to the installation, operation, and maintenance of the installation irrigation lines and encasements;

WHEREAS, it is deemed in the best interest of the City to permit the Encroachment of said art monument by entering into the Encroachment Agreement presented herewith this day; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the City Manager is hereby authorized to execute on behalf of the City of Greensboro an appropriate Encroachment Agreement with Starmount Club Properties, Inc. for the installation of installation irrigation lines and encasements within City right of way.

Agenda Item# G.7.

Agenda Date: 10/15/2024. **Department:** Transportation
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2024-719 Resolution Authorizing Supplemental Agreement with North Carolina Department of Transportation for EL-5101 DJ-DR for Downtown Greenway Project

Council Priority: Place an 'x' in the box.

☒Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☒Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: 2

Public Hearing: No
Advertising Date/By: NA

Contact 1 and Phone: Hanna Cockburn, Ext. 2861
Contact 2 and Phone: Tyler Meyer, Ext 2254

PURPOSE:
A resolution needs to be approved to authorize Supplemental Agreement #10 with NCDOT for EL-5101DJ (DR) Downtown Greenway Project.

BACKGROUND:
Project EL-5101DJ (DR) is a NCDOT sidewalk project to construct sidewalk along Murrow Boulevard and Fisher Avenue as part of the Downtown Greenway. Additional funding is needed to complete remaining construction and cover contracted engineering and inspections services associated with the bridge deck repairs and pedestrian improvements to the bridge over Church Street.

NCDOT has agreed to provide additional federal funding to cover 80% of the remaining project costs, estimated to be $470,000. The city will pay the remaining 20% of the costs. Another supplemental agreement may be needed to closeout the project.

BUDGET IMPACT:
The supplemental agreement and associated budget ordinance will increase the budget as follows:

$376,000 (80%) Federal Funds
$ 94,000 (20%) Local Bond Funds
$470,000

ACCOUNT NUMBER:
Funding for the local match will come from 2022 Transportation Bond Fund 492-45-4599160.6401.

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the attached resolution authorizing the supplemental agreement with NCDOT for EL 5101 DJ-DR.

RESOLUTION AUTHORIZING SUPPLEMENTAL AGREEMENT WITH NC DEPARTMENT OF TRANSPORTATION FOR EL-5101 DJ-DR FOR DOWNTOWN GREENWAY PROJECT

WHEREAS, project EL-5101 DJ is constructing greenway and roadway improvements along Murrow Boulevard as the final component of the Downtown Greenway Phase 4;

WHEREAS, additional funding is needed to complete construction and contracted engineering and inspections work associated with the Murrow Boulevard bridge repairs over Church Street;

WHEREAS, NCDOT has agreed to provide additional funding to reimburse the costs required to complete the project;

WHEREAS, the additional funding provided by the amended agreement will enable 80% reimbursement for eligible costs on the project; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the City Manager is hereby empowered to sign and execute the amended agreement with the NCDOT for the Downtown Greenway Phase 2 Project EL-5101 DJ-DR.

Agenda Item# G.8.

Agenda Date: 10/15/2024. **Department:** Transportation
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2024 - 717 Ordinance Amending North Carolina Department of Transportation Funding Agreement for Project EL-5101DJ in the Amount of $470,000

Council Priority: Place an 'x' in the box.

☒Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☒Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: 2

Public Hearing: No
Advertising Date/By: NA

Contact 1 and Phone: Hanna Cockburn, Ext. 2861
Contact 2 and Phone: Tyler Meyer, Ext. 2254

PURPOSE:
A budget ordinance needs to be approved to increase the budget for EL-5101DJ (DR) Downtown Greenway Project.

BACKGROUND:
Project EL-5101DJ (DR) is a NCDOT sidewalk project to construct sidewalk along Murrow Boulevard and Fisher Avenue as part of the Downtown Greenway. Additional funding is needed to complete remaining construction and cover contracted engineering and inspections services associated with the bridge deck repairs and pedestrian improvements to the bridge over Church Street.

NCDOT has agreed to provide additional federal funding to cover 80% of the remaining project costs, estimated to be $470,000. The city will pay the remaining 20% of the costs. Another supplemental agreement may be needed to closeout the project.

BUDGET IMPACT:
The supplemental agreement and associated budget ordinance will increase the budget as follows:

$376,000 (80%) Federal Funds
$ 94,000 (20%) Local Bond Funds
$470,000

ACCOUNT NUMBER:
Funding for the local match will come from 2022 Transportation Bond Fund 492-45-4599160.6401.

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the attached budget ordinance increasing the budget for EL-5101 DJ (DR).

ORDINANCE AMENDING THE BUDGET FOR NCDOT FUNDING AGREEMENT EL-5101 DJ DOWNTOWN GREENWAY PROJECT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1:

That the appropriation for project EL-5101 DJ/DR Downtown Greenway Project Budget be increased as follows:

Account	Description	Amount
401-45-4599019.6014	Street Construction & Paving	$470,000

And, that this increase be financed by increasing the following revenues:

Account	Description	Amount
401-45-4599019.7100	Federal Grant	$376,000
401-45-4599019.9492	Transfer from 2022 Bond Fund	$ 94,000
Total		$470,000

Section 2

And, that this amended ordinance should become effective upon adoption.

Agenda Item# G.9.

Agenda Date: 10/15/2024. **Department:** Transit
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2024-743 Resolution Authorizing Agreement in the Amount 302,102 with North Carolina Department of Transportation FY 2025 FTA Section 5303 Planning Assistance Grant

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☒Other/Admin Fiscal Stewardship

Council District: Citywide

Public Hearing: No
Advertising Date/By: N/A

Contact 1 and Phone: Reginald A. Mason Ext. 2093
Contact 2 and Phone: Sherria D. High Ext. 7843

PURPOSE:
The City of Greensboro Metropolitan Planning Organization (through the City) received a grant award from the Federal Transit Administration (FTA) and North Carolina Department of Transportation (NCDOT) to support long and short-range service planning activities for the Greensboro Transit Agency (GTA). A resolution must be adopted to authorize the City Manager to enter into this agreement.

BACKGROUND:
The Greensboro Urban Area Metropolitan Area Planning Organization (GUAMPO) adopted a resolution authorizing GTA's FY 24-25 Program of Projects, including the FY 2025 FTA Section 5303 Planning Assistance grant for $302,102 on June 5, 2024. This grant allows the City (through the Transit Department) to manage and analyze data and study ridership trends on fixed routes as well as boarding and alighting by stop to support short-term service needs in coordination with Mobility Greensboro 2045 recommendations. The grant also supports one full-time Transit Planner positon, and costs associated with the purchase of transit planning based computer software that will assist with overarching transit-based performance metrics to identify performance goals, peer comparisons, and transit planning needs and trends for the Greensboro Transit Agency.

BUDGET IMPACT:
The City will be required to provide local matching funds of 10% of the project cost. Funding for this project will be as follows:

City of Greensboro Project	$241,681	Federal (80%)
	$ 30,210	State (10%)
	$ 30,211	Local (10%)
	$302,102	Total (100%)

ACCOUNT NUMBER:
Matching funds are budgeted in Transit Operations Account 564-47-4731001.

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the attached resolution the City of Greensboro to enter into an agreement with North Carolina Department of Transportation for FY 2025 FTA Section 5303 Planning Assistance Grant.

RESOLUTION AUTHORIZING AGREEMENT IN THE AMOUNT OF $302,102 WITH NC DEPARTMENT OF TRANSPORTATION FOR FY 2025 FTA SECTION 5303 PLANNING ASSISTANCE GRANT

WHEREAS, GTA intends to fund long and short-range planning service activities using FY 2025 FTA Section 5303 Planning Assistance Grant funding, administered by the North Carolina Department of Transportation;

WHEREAS, the City of Greensboro has requested the North Carolina Department of Transportation to assist in the funding of this project in the amount of 10% of the project cost;

WHEREAS, the City of Greensboro will provide a local match in the amount of 10% of project cost; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

The City Manager is hereby authorized to enter into agreement with the Department of Transportation and execute all necessary documents for the FY 2025 FTA Section 5303 Planning Assistance Grant.

Agenda Item# G.10.

Agenda Date: 10/15/2024. **Department:** Transit
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2024 -744 Ordinance Authorizing Agreement in the Amount of $302,102 FY 25 FTA Section 5303 Planning Grant

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☒Other/Admin Fiscal Stewardship

Council District: Citywide

Public Hearing: No
Advertising Date/By: NA

Contact 1 and Phone: Reginald A. Mason Ext. 2093
Contact 2 and Phone: Sherria D. High Ext. 7843

PURPOSE:
The City of Greensboro Metropolitan Planning Organization (through the City) received a grant award from the Federal Transit Administration (FTA) and North Carolina Department of Transportation (NCDOT) to support long and short-range service planning activities for the Greensboro Transit Agency (GTA). A budget ordinance must be adopted to authorize the City Manager to enter into this agreement.

BACKGROUND:
The Greensboro Urban Area Metropolitan Area Planning Organization (GUAMPO) adopted a resolution authorizing GTA's FY 24-25 Program of Projects, including the FY 2025 FTA Section 5303 Planning Assistance grant for $302,102 on June 5, 2024. This grant allows the City (through the Transit Department) to manage and analyze data and study ridership trends on fixed routes as well as boarding and alighting by stop to support short-term service needs in coordination with Mobility Greensboro 2045 recommendations. The grant also supports one full-time Transit Planner positon, and costs associated with the purchase of transit planning based computer software that will assist with overarching transit-based performance metrics to identify performance goals, peer comparisons, and transit planning needs and trends for the Greensboro Transit Agency.

BUDGET IMPACT:
The City will be required to provide local matching funds of 10% of the project cost. Funding for this project will be as follows:

City of Greensboro Project	$241,681	Federal (80%)
	$ 30,210	State (10%)
	$ 30,211	Local (10%)
	$302,102	Total (100%)

ACCOUNT NUMBER:
Matching funds are budgeted in Transit Operations Account 564-47-4731001.

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the attached Ordinance the City of Greensboro to enter into an agreement with North Carolina Department of Transportation for FY 2025 FTA Section 5303 Planning Assistance Grant.

ORDINANCE IN THE AMOUNT OF $302,102 APPROPRIATING THE FY 24-25 STATE, FEDERAL, AND OTHER GRANTS FUND BUDGET FOR FISCAL YEAR 2025 FTA SECTION 5303 PLANNING ASSISTANCE GRANT

BE IT ORDAINED BY THE CITY COUNTIL OF GREENSBORO:

Section 1

That the appropriation for the FY 24-25 State, Federal, and Other Grants Fund Budget for the FY 2025 FTA Section 5303 Planning Assistance Grant be increased as follows:

Account	Description	Amount
220-47-4798020.4110	Salaries and Wages	$ 19,843
220-47-4798020.4510	FICA Contribution	$ 1,849
220-47-4798020.4520	Retirement Contribution	$ 1,980
220-47-4798020.4610	Health Coverage-Active	$ 1,961
220-47-4798020.4650	Dental Coverage-Active	$ 216
220-47-4798020.4710	Life Insurance-Active	$ 151
220-47-4798020.5212	Computer Software	$ 91,000
220-47-4798020.5413	Consultant Services	$185,102
Total		$302,102

And, that this increase be financed by increasing the following revenues:

Account	Description	Amount
220-47-4798020.7100	Federal Grant	$241,681
220-47-4798020.7110	State Grant	$ 30,210
220-47-4798020.9564	Transfer from Transit Fund	$ 30,211
Total		$302,102

Section 2

And, that this ordinance should become effective upon adoption.

Agenda Item# G.11.

Agenda Date: 10/15/2024. **Department:** Water Resources
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2024-692 Resolution Approving a Change Order in the Amount of $105,000 for Contract 2018-019 with Yates Construction Company, Inc. for the Burnt Poplar Road Culvert Project

Council Priority: Place an 'x' in the box.

☒Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: Click here to enter text

Public Hearing: No
Advertising Date/By: N/A

Contact 1 and Phone: Mike Borchers, Ext.2494
Contact 2 and Phone: Jason Geary, Ext. 2302

PURPOSE:
City Council approval is requested for a change order to Contract 2018-019 for the Burnt Poplar Road Culvert Project. This change order for $105,000 is to account for additional work and contract overruns.

BACKGROUND:
This change order is necessary to cover contract unit overruns as well as additional utility relocations that were required and not included in the original contract. This change order will also allow for a final payment to be issued to close out this contract.

City Council originally approved a contract award in the amount of $3,938,724.76 to Yates Construction Company, Inc. on July 19, 2022. The MBWE utilization goal for this contract was a combined 10.0%, and the contractor committed to a MWBE goal of 10.02%. This change order increases the total contract award to $4,043,724.76 and increases MWBE participation to a combined total of 11.87%.

Combined MWBE goals were approved by the Goal Setting Committee at the time when this original contract was presented. Combined goals are no longer allowed to be utilized for new contracts.

BUDGET IMPACT:
Funds in the amount of $105,000 are budgeted in the Water Resources Stormwater Capital Improvements account #506-70-7022103.6018.

ACCOUNT NUMBER:
#506-70-7022103.6018 Stormwater Capital Improvements $105,000

RECOMMENDATION / ACTION REQUESTED:
It is recommended by the Departments of Engineering & Inspections and Water Resources that City Council approve this change order in the amount of $105,000 for Contract 2018-019 with Yates Construction Company, Inc.

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Business Corporation

Legal Name
Yates Construction Co., Inc.
Prev Legal Name
Yates & Garrison, Incorporated

Information

SosId: 0165559
Status: Current-Active ⓘ
Date Formed: 6/9/1976
Citizenship: Domestic
Fiscal Month: December
Annual Report Due Date: April 15th
Current **Annual Report Status:**
Registered Agent: Ramsey, H Vaughn

Addresses

Reg Office
400 Bellemeade Street, Suite 800
Greensboro, NC 27401

Reg Mailing
400 Bellemeade Street, Suite 800
Greensboro, NC 27401

Mailing
9220 NC 65
Stokesdale, NC 27357-8469

Principal Office
9220 NC 65
Stokesdale, NC 27357-8469

Officers

Vice President
Bret Arnold
9220 NC 65

President
Robert G. Yates , Sr
9220 NC 65

Stokesdale NC 27357 Stokesdale NC 27357

Stock

Class: Common Class A Voting
Shares: 5000
Par Value 1
Class: Common Class B Non Voting
Shares: 95000
Par Value 1

GREENSBORO

DATE: October 3, 2024

TO: Jason Geary, Engineering & Inspections Deputy Director

FROM: Marjorie Manzanares, M/WBE Construction Project Coordinator

SUBJECT: M/WBE Memo for Contract# 2018-019 – Burnt Poplar Rd Culvert Replacement – Change Order #1

The M/WBE Office reviewed the change order request for Contract# 2018-019 Burnt Poplar Rd Culvert Replacement to determine continued compliance with the M/WBE Program Plan. The goal for the project was a 10% combined goal, which was established at a time when goals were being combined.

Yates Construction Co, Inc. was awarded a contract for $3,938,724, with a MBE utilization of 0.61% ($23,998.65) and a WBE utilization of 7.41% ($370,595.87), for a total combined utilization of 10.02% ($394,594.52). Change Order #1, for $105,000.00 will increase the total contract amount to $4,043,724.76. MBE utilization will increase to 0.67% ($27,198.65) and WBE to 11.20% ($453,105.90), for a total combined utilization of 11.87% ($480,304.55). The firm continues to comply with the M/WBE Program Plan, utilizing the following firms:

ID	Firm Name	Description of Work	Original Contract Amount	Change Order Amount	New Contract Amount	Total Contract %
MBE	Harris Concrete**	Curb & Gutter	$0.00	$3,200.00	$3,200.00	0.08%
MBE	Cinda Corporation	Curb & Manholes	$23,998.65	$0.00	$23,998.65	0.59%
WBE	Triad Road Maintenance	Pavement Markings	$5,625.00	$0.00	$5,625.00	0.14%
WBE	P&S Grading	Asphalt Paving	$97,240.00	$0.00	$97,240.00	2.40%
WBE	State Construction	Seeding & Erosion	$15,841.55	$0.00	$15,841.55	0.39%
WBE	Jessie Lane's Landscaping & Trucking	Additional Trucking	$251,889.32	$82,510.03	$334,399.35	8.27%

**New subcontractor

GREENSBORO

Please be reminded that during the performance of the contract, if there are any changes, including subcontractor replacement, the Department and Prime Contractor must contact the M/WBE Office for approval before making any such changes or substitutions.

MM

Cc: Allison Staton, M/WBE Compliance Officer
Eric Eley, M/WBE Sr. Manager
Shadi Zeidan, Interim M/WBE Coordinator
Jay Guffey, Water Resources Engineering Supervisor

RESOLUTION AUTHORIZING A CHANGE ORDER IN THE AMOUNT OF $105,000 FOR CONTRACT 2018-019 WITH YATES CONSTRUCTION COMPANY, INC. FOR THE BURNT POPLAR ROAD CULVERT PROJECT

WHEREAS, Contract 2018-019 with Yates Construction Company, Inc. provides for the Burnt Poplar Road Culvert Project;

WHEREAS, this change order is needed in the amount of $105,000 for additional work and unforeseen costs needed to complete this project; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the City Manager is hereby authorized to execute on behalf of the City of Greensboro a change order in the above mentioned contract with Yates Construction Company, Inc.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-640

Agenda Item# G.12.

Agenda Date: 10/15/2024. **Department:** Budget & Evaluation
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2024-640 Budget Adjustments Requiring Council Approval 9/24/24 through 10/7/24

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☒Other/Admin Budget Report

Council District: All

Public Hearing: No
Advertising Date/By: N/A

Contact 1 and Phone: Jon Decker, Ext 2291
Contact 2 and Phone: Ketesha Little-Cofield, Ext 2291

PURPOSE:
In compliance with the resolution adopted February 15, 2011 which requires Council approval for budget adjustments over $50,000. The following budget adjustments are submitted for your approval.

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the attached budget adjustment list request in order to process the requested adjustments.

Budget Adjustments for Council Approval

09/24/2024 thru 10/08/2024
In compliance with G.S. 159-15 and Resolution passed by Council on February 15, 2011, the following budget adjustments are submitted for your information

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
1834	**Water Resources**				**1,489,112**	
FROM	Water Lines	503-70-7059103.6016		1,489,112		4,594,888
TO	Water Lines		503-70-7032101.6016		1,489,112	130,740
	The purpose of this budget adjustment is to fund year three of water rehabilitation contract number 2022-0290					
1836	**Water Resources**				**499,500**	
FROM	Water Lines	503-70-7059102.6016		499,500		500,500
TO	Other Improvements		503-70-7059109.6019		499,500	999,500
	The purpose of this budget adjustment is to fund fall protection contract for FY25.					
1838	**Transportation**				**118,000**	
FROM	Professional Svcs-Capital Projects	492-45-4599160.5410		118,000		11,526,460
TO	Transfer To St & Sidewalk Cap Project Fd		492-45-4599160.6401		118,000	138,000
	A budget adjustment is needed to set up the local match for an amended agreement with NCDOT for EL-5101 DJ/DR Downtown Greenway Project.					
9200	**Water Resources**				**1,780,051**	
FROM	Stormwater Capital Improvements	506-70-7022103.6018		670,308		145,000
FROM	Professional Svcs-Capital Projects	506-70-7022104.5410		75,685		1
FROM	Professional Svcs-Capital Projects	506-70-7022105.5410		10,232		2,390
FROM	Stormwater Capital Improvements	506-70-7193601.6018		940,000		0
FROM	Professional Svcs-Capital Projects	506-70-7194602.5410		83,826		166,524
TO	Professional Svcs-Capital Projects		506-70-7053101.5410		83,826	208,826
TO	Stormwater Capital Improvements		506-70-7053102.6018		670,308	870,308
TO	Professional Svcs-Capital Projects		506-70-7053103.5410		75,685	275,685
TO	Stormwater Capital Improvements		506-70-7053104.6018		940,000	2,040,000
TO	Professional Svcs-Capital Projects		506-70-7053105.5410		10,232	85,232
	The purpose of this budget adjustment is to remove funding from older accounts and move the remaining funds to FY25 accounts to prepare the older accounts for closure.					
24258	**Planning**				**1,456,125**	
FROM	Ad Valorem Taxes - Current Year	210-22-2002001.7000		8,000		-16,000
FROM	RMV Taxes - Current Year	210-22-2002001.7010		600		-1,200
FROM	Appropriated Fund Balance	210-22-2002001.8900		1,400		-2,800
FROM	Ad Valorem Taxes - Current Year	210-22-2003001.7000		1,100,000		-2,200,000
FROM	Ad Valorem Taxes - Prior Years	210-22-2003001.7001		2,000		-4,000

Budget Adjustments for Council Approval

09/24/2024 thru 10/08/2024
In compliance with G.S. 159-15 and Resolution passed by Council on February 15, 2011, the following budget adjustments are submitted for your information

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
FROM	Ad Valorem Taxes - Interest	210-22-2003001.7008		1,000		-2,000
FROM	RMV Taxes - Current Year	210-22-2003001.7010		19,125		-38,250
FROM	Local Option Sales Tax 1% Art 39	210-22-2003001.7021		104,000		-208,000
FROM	Local Option Sales Tax 1/2% Art 40	210-22-2003001.7022		45,000		-90,000
FROM	Local Option Sales Tax 1/2% Art 42	210-22-2003001.7023		50,000		-100,000
FROM	Ad Valorem Taxes - Current Year	210-22-2021001.7000		30,000		-60,000
FROM	RMV Taxes - Current Year	210-22-2021001.7010		1,000		-2,000
FROM	Appropriated Fund Balance	210-22-2021001.8900		94,000		-188,000
TO	Ad Valorem Taxes - Current Year		210-20-2002001.7000		8,000	14,023
TO	RMV Taxes - Current Year		210-20-2002001.7010		600	712
TO	Appropriated Fund Balance		210-20-2002001.8900		1,400	2,800
TO	Ad Valorem Taxes - Current Year		210-20-2003001.7000		1,100,000	1,916,012
TO	Ad Valorem Taxes - Prior Years		210-20-2003001.7001		2,000	2,891
TO	Ad Valorem Taxes - Interest		210-20-2003001.7008		1,000	1,026
TO	RMV Taxes - Current Year		210-20-2003001.7010		19,125	23,030
TO	Local Option Sales Tax 1% Art 39		210-20-2003001.7021		104,000	104,000
TO	Local Option Sales Tax 1/2% Art 40		210-20-2003001.7022		45,000	45,000
TO	Local Option Sales Tax 1/2% Art 42		210-20-2003001.7023		50,000	50,000
TO	Ad Valorem Taxes - Current Year		210-20-2021001.7000		30,000	46,759
TO	RMV Taxes - Current Year		210-20-2021001.7010		1,000	1,271
TO	Appropriated Fund Balance		210-20-2021001.8900		94,000	188,000
	A BA is needed to move funds to the correct account in Fund 210					
9340	**Planning**				**1,456,125**	
FROM	Contracted Construction	210-22-2002001.5427		10,000		0
FROM	Contracted Collections	210-22-2003001.5425		5,000		0
FROM	Maintenance & Repair - Other	210-22-2003001.5627		125,000		0
FROM	Contrib To Nongovmntal Agencies	210-22-2003001.5931		1,191,125		0
FROM	Consultant Services	210-22-2021001.5413		125,000		0
TO	Contracted Construction		210-20-2002001.5427		10,000	10,000
TO	Contracted Collections		210-20-2003001.5425		5,000	4,950
TO	Maintenance & Repair - Other		210-20-2003001.5627		125,000	125,000
TO	Contrib To Nongovmntal Agencies		210-20-2003001.5931		1,191,125	0
TO	Consultant Services		210-20-2021001.5413		125,000	125,000

Budget Adjustments for Council Approval

09/24/2024 thru 10/08/2024
In compliance with G.S. 159-15 and Resolution passed by Council on February 15, 2011, the following budget adjustments are submitted for your information

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
	A BA is needed to move funds to the correct account in Fund 210.					

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-639

Agenda Item# G.13.

Agenda Date: 10/15/2024. **Department:** Budget & Evaluation
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2024-639 Budget Adjustments Approved by Budget Officer 9/24/24 through 10/7/24

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☒Other/Admin Budget Report

Council District: All

Public Hearing: No
Advertising Date/By: N/A

Contact 1 and Phone: Jon Decker, Ext 2291
Contact 2 and Phone: Ketesha Little-Cofield, Ext 2291

PURPOSE:
In compliance with G.S 159-15 and Resolution passed by City Council on July 2, 1973, the following budget adjustments are submitted for your information.

RECOMMENDATION / ACTION REQUESTED:
This information is being provided to Council for informational purposes only.

Budget Adjustments Approved by Budget Officer

09/24/2024 thru 10/07/2024
In compliance with G.S. 159-15 and Resolution passed by Council on February 15, 2011, the following budget adjustments are submitted for your information

Date Run:10/8/2024 8:15:50 AM

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
1846	**Solid Waste & Recycling**				**5,000**	
FROM	Business And Meeting Expenses	551-43-4306008.5510		5,000		-5,000
TO	Seminar/Training Expenses		551-43-4306001.5520		5,000	16,709
	To move funds in the Solid Waste Disposal Fund from the section for the Solid Waste Management Commission to Administration due to the Solid Waste Mgt Commission being disbanded.					
1852	**Non-Departmental**				**20,000**	
FROM	Overtime - Public Safety Sworn	101-95-9550001.4211		20,000		460,000
TO	**Roster Wages**		101-22-2201001.4140		20,000	70,870
	A BA is needed to move funds to support a roster position that is being transferred to the Planning Department.					
1854	**Neighborhood Development**				**12,305**	
FROM	Program Supplies	211-21-2121001.5237		12,305		75,697
TO	Contracted Demolition		211-21-2107001.5426		12,305	56,674
	Funds are needed for the demolition of a building on Cypress Park Road					
1862	**Police**				**10,353**	
FROM	Maintenance & Repair - Buildings	101-35-3545001.5613		10,353		-2,346
TO	Consultant Services		101-35-3520002.5413		10,353	10,353
	The department contracts for a youth advocate for its Family Victim Unit located at the FJC. The contract cost increased this year and an adjustment is necessary.					

Agenda Item# H.1.

Agenda Date: 10/15/2024. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2024-695 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property located at 9206 W Market St and Portion of 118 Kidd Rd – 20.94 Acres (Marc Isaacson for Shelly Scanion of Colfax Realty LLC and others)

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☒Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: Proximate to District 5

Public Hearing: Yes
Advertising Date/By: N/A

Note: This item was continued from the September 24, 2024 City Council meeting to the October 15, 2024 City Council meeting without further advertising

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Mike Kirkman, Ext. 4649

PURPOSE:
Marc Isaacson, for Shelly Scanion of Colfax Realty LLC and Phyllis Kidd individually and for the Estate of Henry L. Kidd Jr, is requesting annexation of the properties located at 9206 W Market St and a portion of 118 Kidd Road, generally described as northeast of West Market Street and south of Kidd Road.

As this request is a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **October 15, 2024** meeting.

BACKGROUND:

This property is located within the Tier 3 Growth Area on the Growth Strategies Map in the Comprehensive Plan.

City water is available by connecting to the eight inch water line at the intersection of Kidd Road and West Market Street. There is also a 12-inch water line on West Market Street.

City sewer is available by connecting to the 24-inch sewer line located approximately 15,922 linear feet northeast of the request.

The City's Fire Department notes that this site is currently served by Kernersville (Colfax) Station 16 on West Market Street (west of the request). Upon annexation, Kernersville (Colfax) Station 16 will continue to serve the property based on a longstanding contract Kernersville (Colfax) Fire Department and Greensboro Fire Department. The department can meet the standard of cover with existing stations, contract stations (specifically Kernersville Fire Department), and personnel.

The Police Department can provide service to the site with no effect. 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.

City Solid Waste can provide collection services to this location.

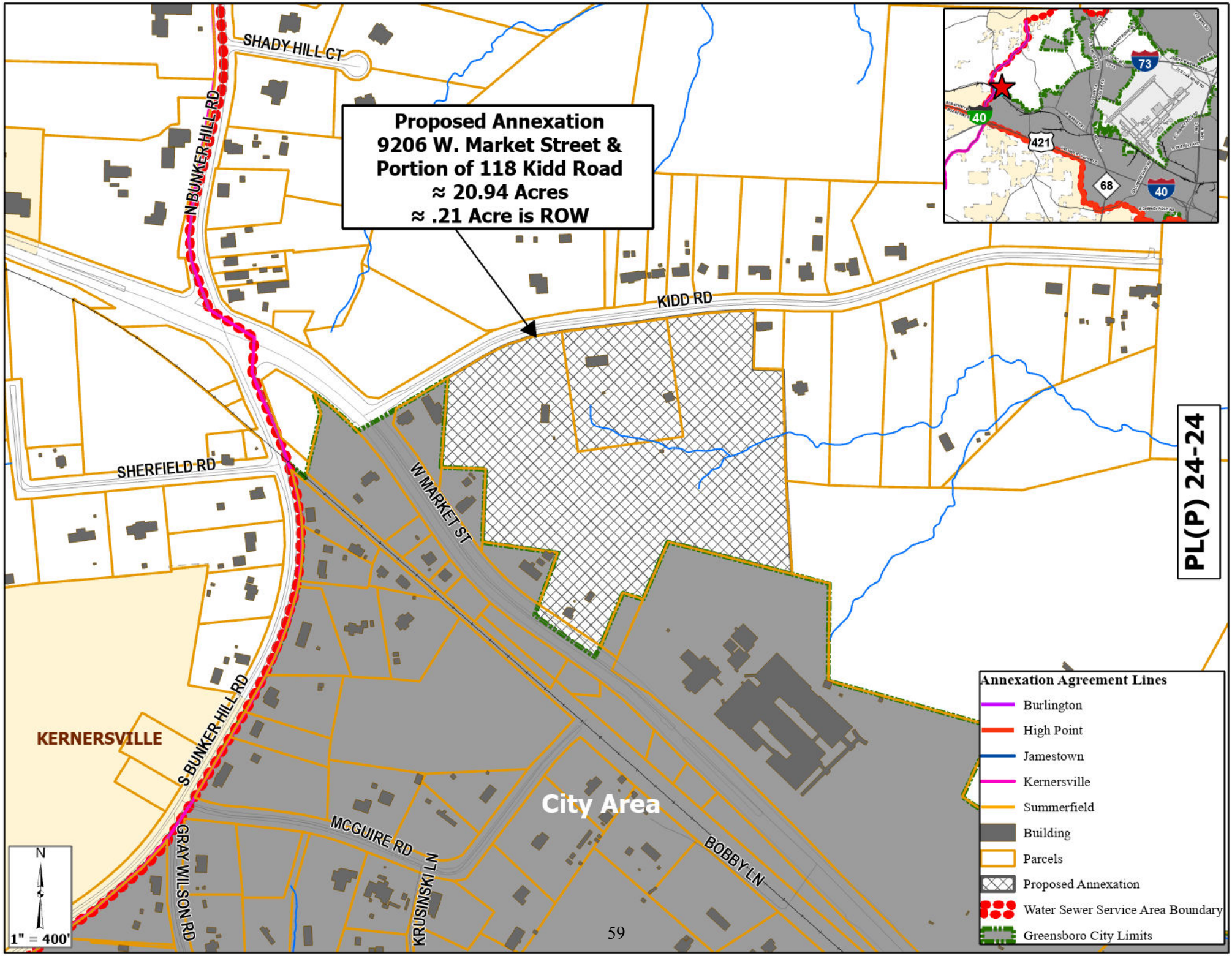
BUDGET IMPACT:
Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

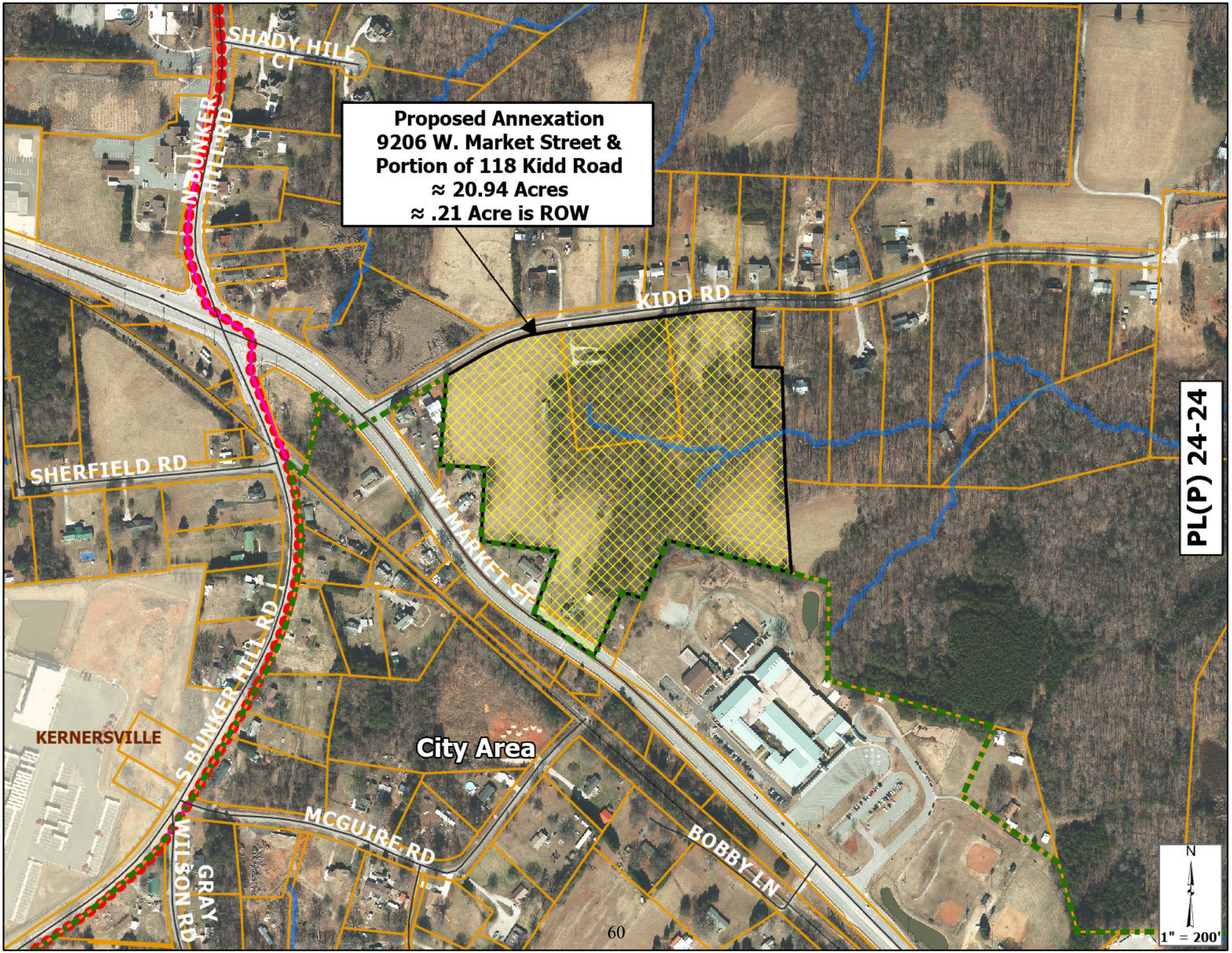
ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to City Council at its July 31, 2024 meeting.

The Planning and Zoning Commission recommended approval of this annexation at its August 19, 2024 meeting on a vote of 8-0 and the meeting minutes are included with the associated zoning item.

Accordingly, it is recommended that 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.


Proposed Annexation
9206 W. Market Street &
Portion of 118 Kidd Road
≈ 20.94 Acres
≈ .21 Acre is ROW
SHADY HILL CT
N BUNKER HILL RD
KIDD RD
SHERFIELD RD
W MARKET ST
S BUNKER HILL RD
GRAY WILSON RD
MCGUIRE RD
KRUSINSKI LN
BOBBY LN
KERNERSVILLE
City Area
PL(P) 24-24
N
1" = 400'
Annexation Agreement Lines
Burlington
High Point
Jamestown
Kernersville
Summerfield
Building
Parcels
Proposed Annexation
Water Sewer Service Area Boundary
Greensboro City Limits
73
40
421
68
40


Proposed Annexation
9206 W. Market Street &
Portion of 118 Kidd Road
≈ 20.94 Acres
≈ .21 Acre is ROW
SHADY HILL CT
N BUNKER HILL RD
KIDD RD
SHERFIELD RD
W MARKET ST
S BUNKER HILL RD
KERNERSVILLE
City Area
MCGUIRE RD
GRAY WILSON RD
BOBBY LN
PL(P) 24-24
N
1" = 200'

PLANNING

GREENSBORO ANNEXATION PETITION

Date _____

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

☒ **CONTIGUOUS**: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:

☐ **NON-CONTIGUOUS**: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1.The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

9206 W. Market St. (170513) & portion of 118 Kidd Road (170530)

Legal description attached

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Phyllis Kidd, individually and as Executrix of the Estate of Henry L. Kidd, Jr. 118 Kidd Road, Colfax, NC 27235	no	☒ Phyllis Kidd
2.			
3.			

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 7/5/24 Received By: L.Carter

DESCRIPTION OF PROPERTY FOR ANNEXATION
Henry L. Kidd Jr. 9206 W. Market Street, Guilford County, NC.
PIN # 7806107941 and a Portion of PIN # 7806223375

BEGINNING at an iron pipe found in the East line of Casey and Amber Belangia, deed book 8463, page 2217, said iron pipe being located S 69°50'00" E a distance of 2,829.68' from NGS Monument "ROY" ; thence with two lines of Casey and Amber Belangia, N 05°25'00" E a distance of 79.77' to a set iron rebar; thence N 03°24'20" E a distance of 196.92' to a found iron pipe in the southern right of way of Kidd Road, State Route 2004; thence with the said southern right of way for the following courses and distances N 56°30'05" E a distance of 153.40' to a found iron pipe; thence with a curve turning to the right with an arc length of 222.29', with a radius of 571.56', with a chord bearing of N 69°34'49" E, and a chord length of 220.89 to a found iron pipe; thence N 82°50'25" E a distance of 62.54' to a found iron pipe; thence N 82°48'49" E a distance of 259.98' to a found iron pipe; thence N 82°48'49" E a distance of 100.00' to a found iron pipe; thence N 81°07'30" E a distance of 101.49' to a set iron rebar; thence N 83°34'29" E a distance of 99.99' to a set iron rebar; thence N 86°34'15" E a distance of 99.80' to a found iron pipe being the northwest corner of Timothy L. Griffey, deed book 5793, page 530; thence leaving the said southern right of way and with two lines of Timothy L. Griffey S 02°05'01" W a distance of 199.64' to a found iron pipe; thence S 88°01'47" E a distance of 99.86' to a found iron pipe being a common corner to Timothy L. Griffey and Timothy and Lynn Davis, deed book 3975 page 316; thence with a line of said Timothy and Lynn Davis S 01°05'22" E a distance of 379.51' to a found iron pipe being a common corner to Timothy and Lynn Davis and Patrica J. Bull, deed book 1206 page 554; thence with a line of said Patricia J. Bull S 03°07'01" E a distance of 333.12' to a found iron pipe in a line of Guilford County Board of Education, deed book 4560 page 443; thence with two lines of said Guilford County Board of Education, N 73°21'48" W a distance of 440.07' to a found iron pipe; thence S 23°51'02" W a distance of 209.38' to a found iron pipe being a corner to NC Department of Transportation. Deed book 7059, page 1064; thence with two lines of said NC Department of Transportation N 72°53'56" W a distance of 71.09' to a found iron pipe; thence S 23°20'53" W a distance of 195.74' to a set iron rebar in the northern right of way of West Market Street; thence with the said northern right of way N 56°09'36" W a distance of 248.80' to a set iron rebar; thence with a curve turning to the right with an arc length of 4.90', with a radius of 876.00', with a chord bearing of N 55°59'59" W, and a chord length of 4.90' to a found concrete right of way monument being a corner to Brian and Natalie Atkins, deed book 4949 page 166; thence with two lines of said Brian and Natalie Atkins N 20°41'46" E a distance of 179.38' to a found iron rebar; thence N 81°49'20" W a distance of 257.07' to a found iron pipe in a line of Kenia M. Rivas, deed book 8543 page 2615; thence with two lines of said Kenia M. Rivas N 03°09'02" E a distance of 262.32' to a found iron pipe; thence N 86°49'48" W a distance of 151.54' to a found iron pipe which is the point of BEGINNING, having an area of 20.73 acres more or less.

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name
Colfax Realty, LLC

Information

SosId: 2708597
Status: Current-Active ⓘ
Date Formed: 9/19/2023
Citizenship: Domestic
Annual Report Due Date: April 15th
Current **Annual Report Status:**
Registered Agent: Scanlon, Shelley D.

Addresses

Mailing
130 Edinburgh South Drive, Suite 208
Cary, NC 27511-7902

Principal Office
130 Edinburgh South Drive, Suite 208
Cary, NC 27511-7902

Reg Office
130 Edinburgh South Drive, Suite 208
Cary, NC 27511-7902

Reg Mailing
130 Edinburgh South Drive, Suite 208
Cary, NC 27511-7902

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 9206 WEST MARKET STREET AND PORTION OF 118 KIDD ROAD – 20.94 ACRES)

Section 1. Pursuant to G.S. 160A-31 (contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at an iron pipe on the Greensboro city limit line (as of June 30, 2024), said iron pipe being in the eastern line of Casey and Amber Belangia, as recorded in Deed Book 8463, Page 2217, said iron pipe being located S 69° 50' 00" E 2,829.68 feet from NGS Monument "ROY"; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with Belangia's eastern line the following two (2) courses and distances: 1) N 05° 25' 00" E 79.77 feet to a set iron rebar, and 2) N 03° 24' 20" E 196.92 feet to a found iron pipe in the southern right-of-way line of Kidd Road (NCSR #2004); THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said right-of-way line the following eight (8) courses and distances: 1) N 56° 30' 05" E 153.40 feet to a found iron pipe, 2) with a curve to the right having an arc length of 222.29 feet, a radius of 571.56 feet, and a chord bearing and distance of N 69° 34' 49" E 220.89 feet to a found iron pipe, 3) N 82° 50' 25" E 62.54 feet to a found iron pipe, 4) N 82° 48' 49" E 259.98 feet to a found iron pipe, 5) N 82° 48' 49" E 100.00 feet to a found iron pipe, 6) N 81° 07' 30" E 101.49 feet to a set iron rebar, 7) N 83° 34' 29" E 99.99 feet to a set iron rebar, and 8) N 86° 34' 15" E 99.80 feet to a found iron pipe at the northwest corner of Timothy L. Griffey, as recorded in Deed Book 5793, Page 530; thence with Griffey's western line S 02° 05' 01" W 199.64 feet to a found iron pipe; thence with Griffey's southern line S 88° 01' 47" E 99.86 feet to a found iron pipe; thence with the western line of Lot 1 of Property of Roy L. Hendrix & Wife Hazel M. Hendrix, as recorded in Plat Book 56, Page 50, S 01° 05' 22" E 379.51 feet to a found iron pipe at the southwest corner of said Lot 1, also being the northwest corner of Patricia J. Bull, as recorded in Deed Book1206, Page 554; thence with Bull's western line S 03° 07' 01" E 333.12 feet to a found iron pipe in the northern line of Colfax Elementary School, as recorded in Plat Book 99, Page 75, said iron pipe being on the city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the northern line of said School N 73° 21' 48" W 440.07 feet to a found iron pipe; thence with the western line of said School S 23° 51' 02" W 209.38 feet to a found iron pipe at the northeast corner of the NC Department of Transportation, as recorded in Deed Book 7059, Page 1064; thence with NCDOT's northern line N 72° 53' 56" W 71.09 feet to a found iron pipe at NCDOT's northwest corner; thence with NCDOT's western line S 23° 20' 53" W 195.74 feet to a set iron rebar on the northern right-of-way line of West Market Street; thence continuing S 23° 20' 53" W approximately 48 feet
with the projection of said western line to the former northern right-of-way line of West Market Street; thence in a westerly direction with said former right-of-way line approximately 250 feet to its intersection with the former eastern line of Brian K. and Natalie L. Atkins, as recorded in Deed Book 4949, Page 166; thence with said former eastern line N 20° 41' 46" E approximately 26 feet to a found concrete right-of-way monument on the northern right-of-way line of West Market Street; thence with the

current eastern line of Atkins N 20° 41’ 46” E 179.38 feet to a found iron rebar at the northeast corner of Atkins; thence with the northern line of Atkins N 81° 49’ 20” W 257.07 feet to a found iron pipe in the eastern line of Kenia M. Rivas, as recorded in Deed Book 8543, Page 2615; thence with the eastern line of Rivas N 03° 09’ 02” E 262.32 feet to a found iron pipe at the northeast corner of Rivas; thence with the northern line of Rivas N 86° 49’ 48” W 151.54 feet to the point and place of BEGINNING, and containing approximately 20.94 acres, of which approximately 20.73 acres lies outside of street right-of-way.

Section 2. Any utility line assessments, which may have been levied by the County, shall be collected either by voluntary payment or through foreclosure of same by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located inside the corporate limits of the City of Greensboro.

Section 3. The owner shall be fully responsible for extending water and sewer service to the property at said owner’s expense.

Section 4. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above. The above-described territory shall also be subject to all municipal taxes according to the provisions of G.S 160A-58.10.

Section 6. That this ordinance shall become effective upon adoption.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-696

Agenda Item# H.2.

Agenda Date: 10/15/2024. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2024-696 Public Hearing for an Ordinance for Original Zoning for 9206 West Market Street and 118 Kidd Road – Marc Isaacson for Shelly Scanlon of Colfax Realty LLC and others)

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☒Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: Proximate to District 5

Public Hearing: Yes
Advertising Date/By: N/A/by City Clerk

Note: This item was continued from the September 24, 2024 City Council meeting to the October 15, 2024 City Council meeting without further advertising.

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:
Marc Isaacson, for Shelley Scanlon of Colfax Realty LLC and Phyllis Kidd, individually and for the Estate of Henry L. Kidd, Jr. is requesting original zoning from **County RS-40** (Residential Single Family), **County LB** (Limited Business) and **County AG** (Agricultural) to **City CD-O** (Conditional District Office) for 9206 West Market Street and 118 Kidd Road, generally described as northeast of West Market Street and south of Kidd Road.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **October 15, 2024** meeting.

BACKGROUND:
Following a public hearing on August 19, 2024, the Planning and Zoning Commission voted 8-0 to recommend approval of this request. There was one speaker in favor and three in opposition for this item. (See minutes of the August 19, 2024 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access services to facilitate future development of the property.

This request includes the following conditions:

1. Permitted uses shall be limited to: Assisted Living Facility; Nursing Home.
2. No more than 125 dwelling or rooming units shall be permitted.
3. Building height shall not exceed 50 feet.
4. **Vehicular access to Kidd Road shall be limited to emergency vehicles only.**

Note: The condition shown in bold was added at the August 19, 2024 Planning and Zoning Commission meeting.

BUDGET IMPACT:
This item will have no budget impact

ACCOUNT NUMBER:
N/A

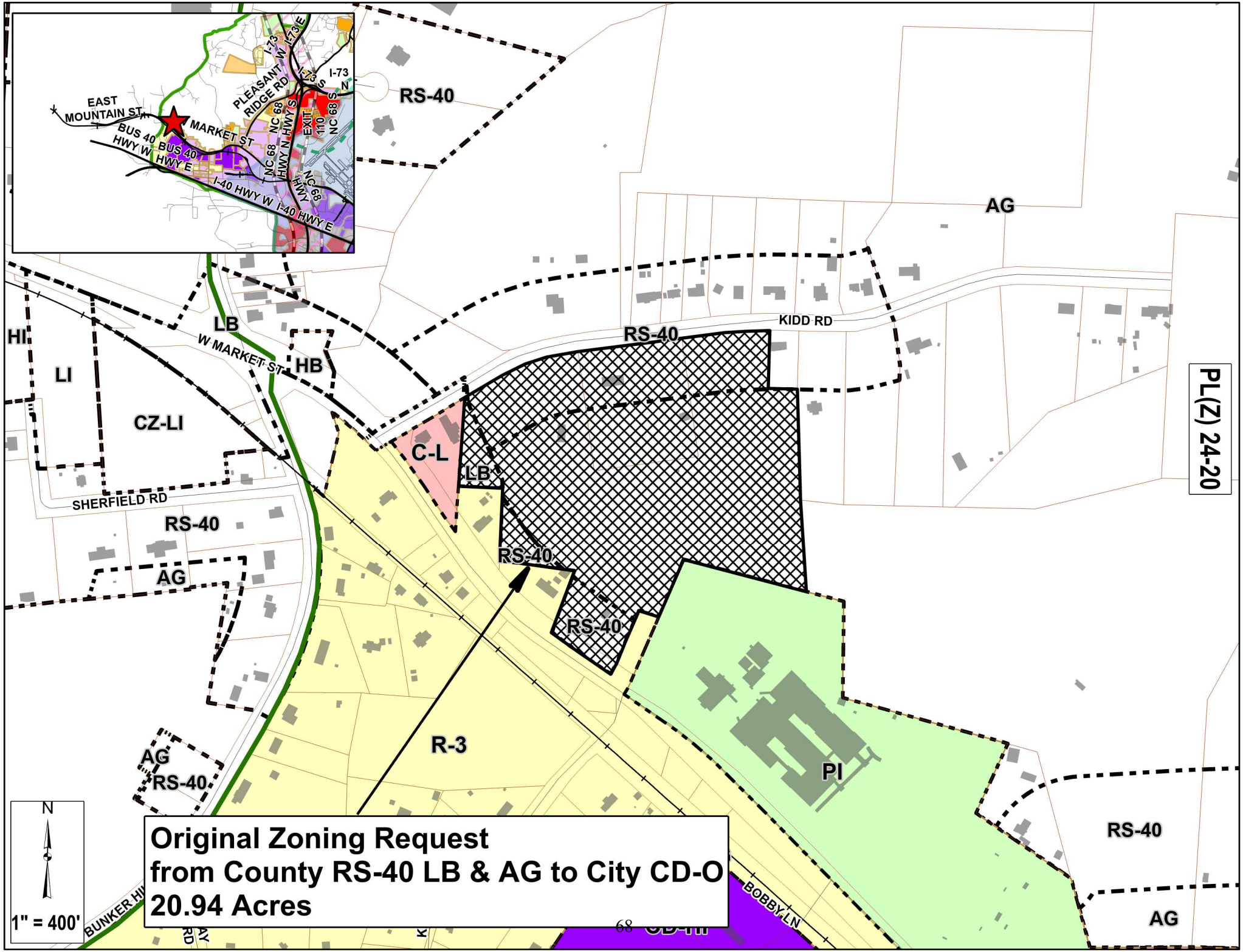
RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request 8-0.

Planning recommends **approval** of the **CD-O** zoning request based on:

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.

- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.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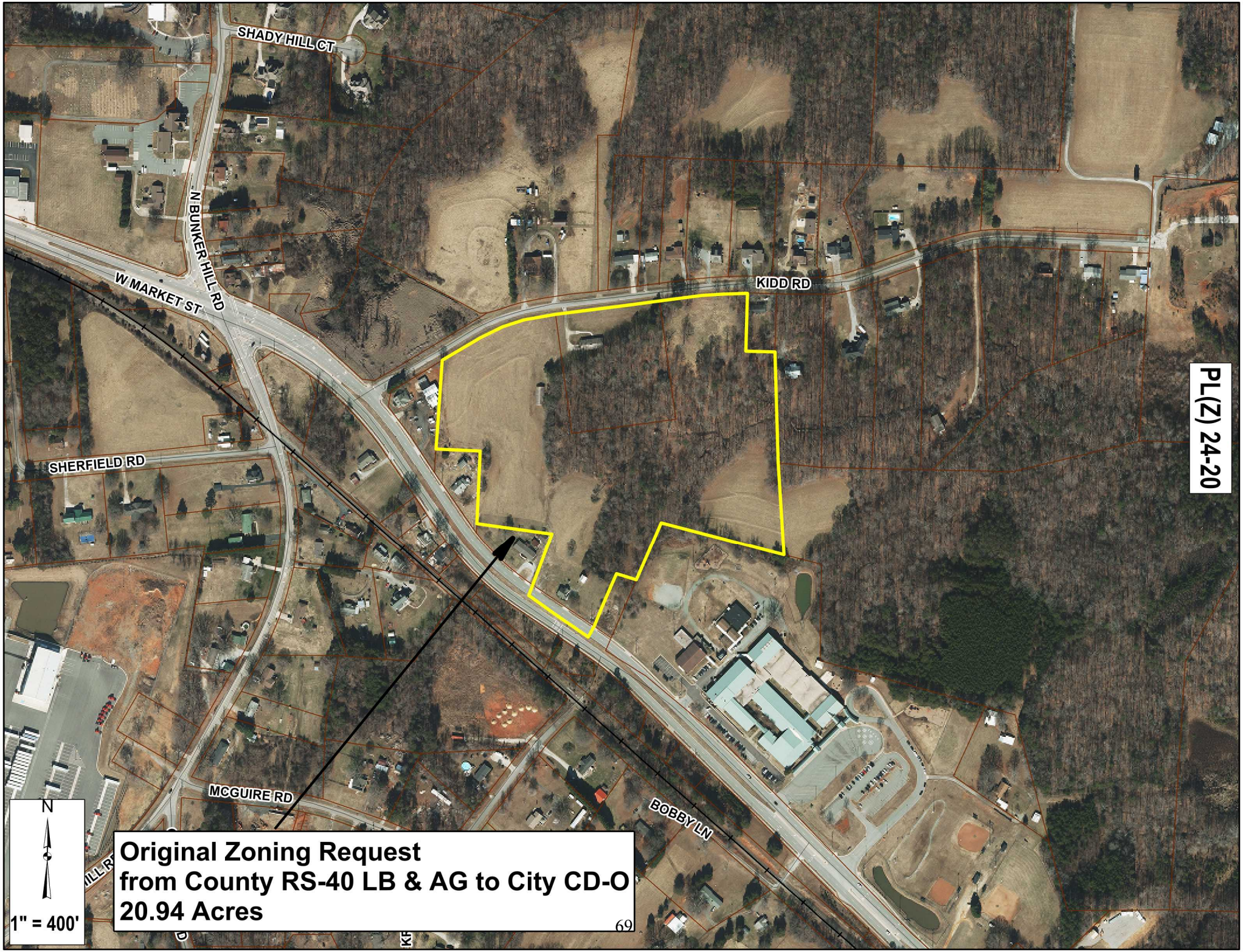
1" = 400'
Original Zoning Request
from County RS-40 LB & AG to City CD-O
20.94 Acres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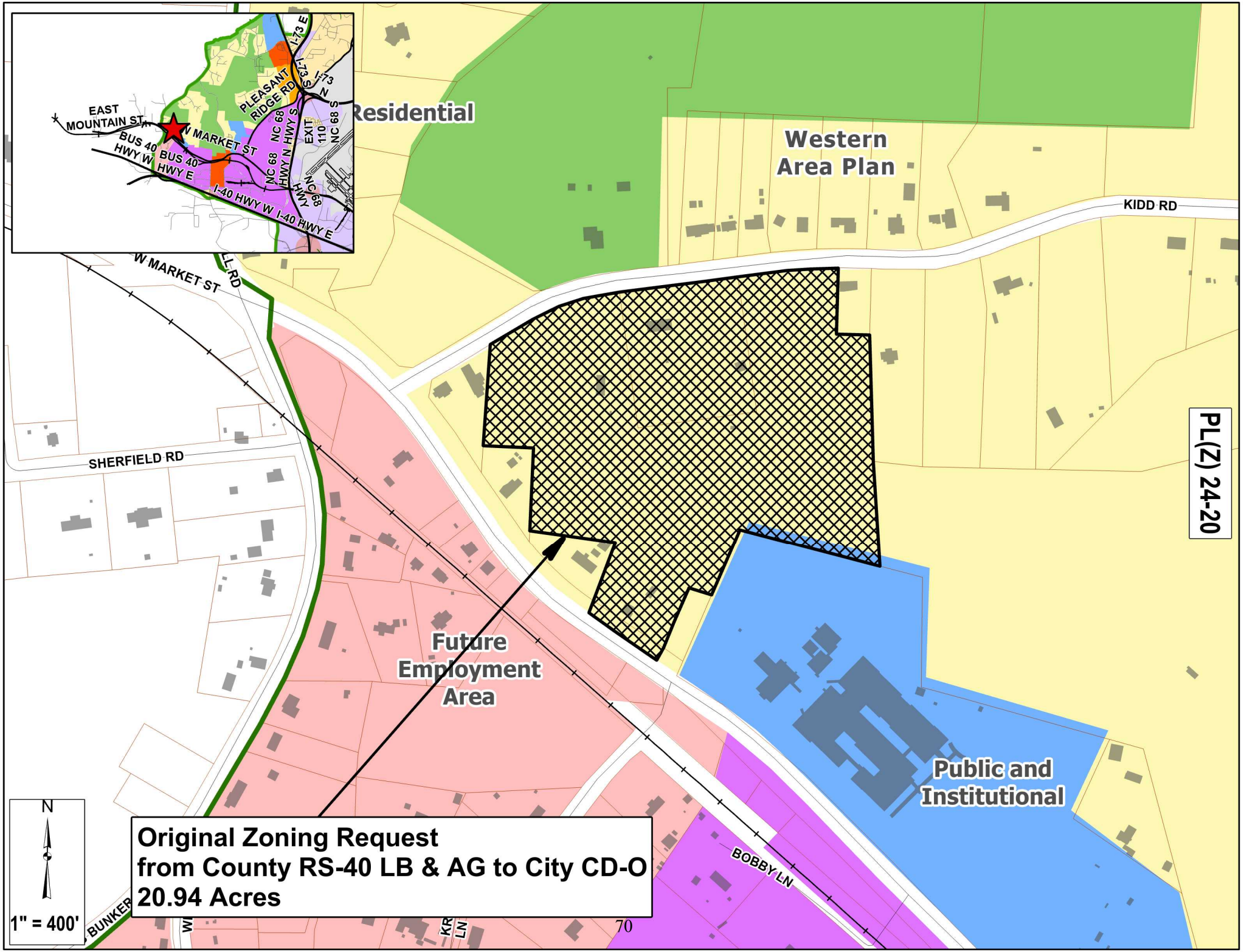
Original Zoning Request
from County RS-40 LB & AG to City CD-O
20.94 Acres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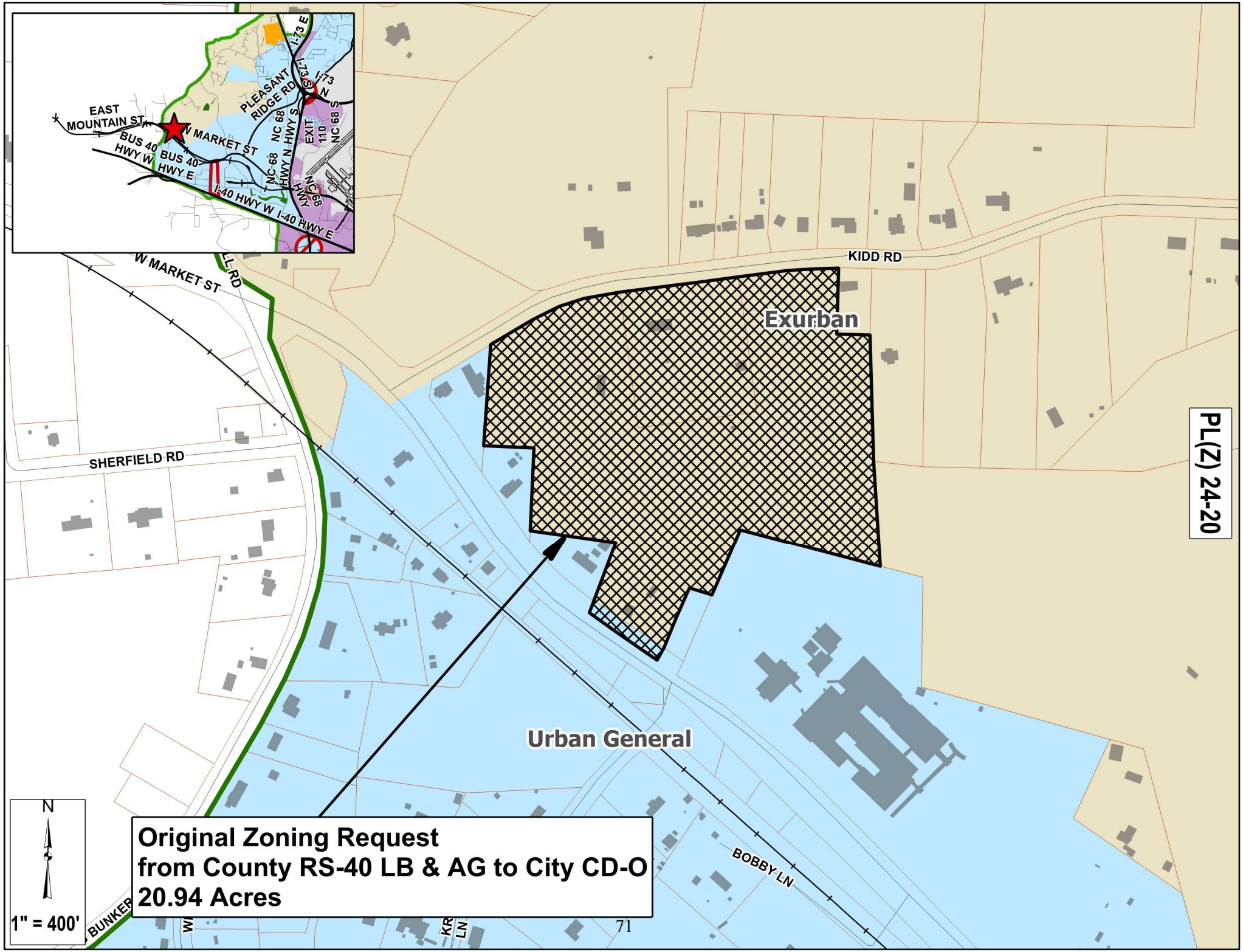
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BOBBY LN
PL(Z) 24-20
N
1" = 400'
Original Zoning Request
from County RS-40 LB & AG to City CD-O
20.94 Acres

PL(P)24-20

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: October 15, 2024

GENERAL INFORMATION

APPLICANT	Marc Isaacson for Shelley Scanlon of Colfax Realty, LLC and Phyllis Kidd individually and for the Estate of Henry L. Kidd, Jr.
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County RS-40 (Residential Single-family), County LB (Limited Business), and County AG (Agricultural) to City CD-O (Conditional District - Office)
CONDITIONS	1. Permitted uses shall be limited to: Assisted Living Facility; Nursing Home. 2. No more than 125 dwelling or rooming units shall be permitted. 3. Building height shall not exceed 50 feet. 4. Vehicular access to Kidd Road shall be limited to emergency vehicles only.
LOCATION	9206 West Market Street and a portion of 118 Kidd Road
PARCEL ID NUMBER(S)	7806107941 and a portion of 7806223375
PUBLIC NOTIFICATION	The notification area for this public hearing was 750 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). **75** notices were mailed to those property owners in the mailing area.
TRACT SIZE	20.73 acres
TOPOGRAPHY	Slopes toward the stream in the middle of the property.
VEGETATION	Wooded with large grassy areas

SITE DATA

Existing Use	Single-family dwellings

Adjacent Zoning	**Adjacent Land Uses**

N	County RS-40 (Residential Single-family)	Undeveloped land and single-family dwellings
E	County RS-40 (Residential Single-family) and County AG (Agricultural)	Single-family dwellings
S	City R-3 (Residential Single-family – 3) and City PI (Public and Institutional)	Single-family dwellings, undeveloped land, and Colfax Elementary School
W	County RS-40 (Residential Single-family), County LB (Limited Business), City R-3 (Residential Single-family – 3) and City C-L (Commercial – Low)	Single-family dwellings, undeveloped land, and a residential office conversion use

Zoning History

Case #	Effective Date	Request Summary
N/A	N/A	The subject property is not currently located in the City's jurisdiction.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing **County RS-40**	Existing **County LB**	Requested **(City CD-O)**
Max. Density:	1.1 dwelling per acre	N/A	N/A
Typical Uses	Typical uses in the County RS-40 district include single-family dwellings with a density of not less than 1.1 units per acre.	Primarily intended to accommodate low intensity office and retail services in a rural setting, typically located at the intersection of local collectors or thoroughfares.	Permitted uses shall be limited to: Assisted Living Facility; and Nursing Home.

***These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation
The subject site is not located within an overlay district.

The subject site is not:
- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed	Site drains South to Upper Randleman Lake WS-IV, West Fork Deep River sub-basin and to the North to Greensboro Watersupply Watershed, Upper Reedy Fork Creek sub-basin
Floodplains	N/A
Streams	Blue Line stream/pond are onsite and possible Non-Blue Line Stream features onsite. Non-Blue Line Stream features must be identified for possible stream buffers. If site drains to the South to West Fork Deep River Perennial streams require a 100' stream buffer measured from top of bank on each side and Intermittent streams require a 50' stream buffer measured from top of bank on each side. Show and label top of stream bank. Label zones with dimensions and restrictions within the buffer. "No BUA is allowed in the entire buffer" (see section LDO 30-12-3.9 for buffer restrictions). Show and label the different zones within the buffer (see LDO 30-12-3.9F for information about the different zones). Intermittent and Perennial streams that have no special flood hazard area must shall apply a non-encroachment area to the stream. Please show & label non-encroachment area (measured 30ft from top of bank or 5x's the width of the channel) for intermittent & perennial streams. See the Land Development Ordinance (LDO) Flood Damage Prevention, Chp.30-12-2.3F for description of requirements.
Other:	Site must meet current watershed requirements, Water Quality and Water Quantity control must be addressed. Maximum BUA for High Density Development for both watersheds is 70% with sewer. The 1yr, 2yr and 10yr 24hr storms must be reduced to Pre-Development conditions. State / Corps permits are required for any stream or wetland disturbance or crossing. All BUA must be treated by a State approved water quality BMP/SCM. Site is located within the PTI 5 mile statue radius. No BMP/SCM is allowed that holds a normal pool elevation without engineer's documentation.

Utilities (Availability)

Water is available on Kidd Rd Sewer is available to the Northwest near 7908 Leabourne Rd Private Developer will need to extend water and sewer to City of Greensboro's Water and Sewer Design Standards.

Airport Overlay District & Noise Cone

N/A

Landscaping & Tree Conservation Requirements
Street Yards:

Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

Buffer Yards:

Adjacent to single family uses: Type B buffer yard, with an average width of 25', a minimum width of 20', and a planting rate of 3 canopy trees, 5 understory trees, and 25 shrubs per 100 l.f.

Adjacent to vacant property/same land class use: 5' wide Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line.

Parking Lots:

When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line. This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet.

Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

Tree Conservation:

For 20.73 acres, 10% of parcel size to be dedicated in critical root zone for Tree Conservation.

Transportation

Street Classification:	West Market Street – Major Thoroughfare. Kidd Road – Local.
Site Access:	All access(es) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	West Market Street AADT = 12,500 vpd (NCDOT, 2019).
Trip Generation:	N/A.
Sidewalks:	Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does exist along the West Market Street frontage of this property.
Transit in Vicinity:	No.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **City CD-O (Conditional District - Office)** zoning district would allow land uses that are compatible with the general character of the area.

GSO2040 Comprehensive Plan Policies

The ***GSO****2040* Future Land Use Map points to the Western Area Plan, which designates this location as **Residential.** The requested **City CD-O (Conditional District - Office)** zoning district as conditioned would allow uses that are generally consistent with described in the **Residential** future land use designation. The ***GSO****2040* Future Built Form Map designates this location as **Exurban**. The subject property is located in **Growth Tier 3** of the Growth Tiers Map.

GSO2040 Written Policies:

Filling In Our Framework – How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

Goal C – People choose to live in Greensboro because every neighborhood is safe and has convenient access to first-rate schools, services, shopping, parks, and community facilities.

Strategy 2 – Invest in building and maintaining quality, accessible public recreation centers, libraries, neighborhood park facilities and other services to sustain livable neighborhoods.

Creating Great Places – Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.

Goal A – Greensboro's citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices.

Strategy 2 – Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

GSO2040 Map Policies:

Future Land Use Map

The properties in question are located in the Western Area Plan. The future land use recommendations from that plan are described below.

Future Built Form

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Exurban Includes areas outside of Greensboro city limits, but within Growth Tiers 2 and 3. These areas are generally undeveloped or are developed in a form that reflects a rural context. When such sites designated as Exurban are annexed into the City of Greensboro, they are considered to be re-designated to one of the other Place Types, as appropriate, to reflect an urban context.

Growth Tiers Map

Growth Tiers: areas outside Greensboro's city limits but inside the area in which the City can legally annex property and extend water and sewer services; this is called the Water Sewer Service Area (WSSA). Three tiers are delineated based on the cost to extend City services to

the area, primarily water and sewer, solid waste collection, and Police and Fire protection, as well as long-term maintenance of City facilities. In Growth Tier 1, due to the nearby presence of existing City infrastructure, the City is able to extend services currently, if an annexation is requested; Tiers 2 and 3 will require significant City investment to serve.

Growth Tier 3: This is the area where growth, annexation, and the extension of public facilities is anticipated beyond 12 years, and where premature, fragmented, leapfrog, or inefficient development shall be discouraged by the City and County. Annexations will be discouraged until the full complement of City services can be efficiently provided, which is currently projected beyond the 12-year horizon.

CONFORMITY WITH OTHER PLANS

City Plans

Western Area Plan

Residential Area (R) Recommendations

R 1: New housing development should continue in a development pattern that is respectful of existing neighborhoods as well as natural, agricultural, historic, and cultural resources

R 2: Continue a less intense development pattern in the rural areas.

"New development should be compatible to existing residential neighborhoods and respectful of existing agricultural and historic properties. Less intense development patterns, similar to what exists today in the Western Area, are appropriate in the rural residential areas of the plan. Conservation subdivisions are one common method developers can use to preserve critical resources while providing a home product demanded by the market."

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Other Plans

N/A

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed original zoning and development with the surrounding community.

Staff Annexation Analysis

The subject property is currently located in the County. On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing annexation petitions and making a recommendation to City Council regarding annexation requests. Upon submittal of a valid annexation petition, Planning staff forwards annexation requests to City services providers. These service providers include Water Resources (water and sewer), Fire Marshal's Office, Police Department, and Solid Waste (trash and recycling services). Each service provider has stated that infrastructure is in place or will be in place to provide City services to this location. The Technical Review Committee also recommended approval of this annexation request at its August 2, 2024 meeting. This property is located within the Tier 3 Growth Area on the Growth Strategy map in the Comprehensive Plan but because the extension of City utilities addresses a

need to complete an end of the line under the adopted City Water-Sewer policy it can be treated as if the property is in Growth Tier 1.

Staff Original Zoning Analysis

The combined acreage for the subject properties is approximately 20.73 acres and contains Single-family dwellings. North of the request contains undeveloped land and single-family dwellings, zoned County RS-40 (Residential Single-family). East of the request contains single-family dwellings, zoned County RS-40 (Residential Single-family) and County AG (Agricultural). South of the request contains single-family dwellings, undeveloped land and Colfax Elementary School, zoned City R-3 (Residential Single-family – 3) and City PI (Public and Institutional). West of the request contains single-family dwellings, undeveloped land, and a residential office conversion use, zoned County RS-40 (Residential Single-family), County LB (Limited Business), City R-3 (Residential Single-family – 3) and City C-L (Commercial – Low).

The proposed original zoning request supports both the Comprehensive Plan's Filling In Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro and Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices.

The Comprehensive Plan's Future Land Use Map points to the Western Area Plan, which designates this property as Residential. The Residential designation makes the following recommendations:

R 1: New housing development should continue in a development pattern that is respectful of existing neighborhoods as well as natural, agricultural, historic, and cultural resources

R 2: Continue a less intense development pattern in the rural areas.

"New development should be compatible to existing residential neighborhoods and respectful of existing agricultural and historic properties. Less intense development patterns, similar to what exists today in the Western Area, are appropriate in the rural residential areas of the plan. Conservation subdivisions are one common method developers can use to preserve critical resources while providing a home product demanded by the market."

The Comprehensive Plan's Future Built Form Map currently designates this property as Exurban. The Exurban designation includes areas outside of Greensboro city limits, but within Growth Tiers 2 and 3. These areas are generally undeveloped or are developed in a form that reflects a rural context. When such sites designated as Exurban are annexed into the City of Greensboro, they are considered to be re-designated to one of the other Place Types, as appropriate, to reflect an urban context.

The proposed City CD-O (Conditional District – Office) zoning district would allow land uses that are compatible with the general character of the area.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040), and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation
Staff recommends **approval** of the requested **City CD-O (Conditional District – Office)** zoning district.

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name
Colfax Realty, LLC

Information

SosId: 2708597
Status: Current-Active ⓘ
Date Formed: 9/19/2023
Citizenship: Domestic
Annual Report Due Date: April 15th
Current **Annual Report Status:**
Registered Agent: Scanlon, Shelley D.

Addresses

Mailing
130 Edinburgh South Drive, Suite 208
Cary, NC 27511-7902

Principal Office
130 Edinburgh South Drive, Suite 208
Cary, NC 27511-7902

Reg Office
130 Edinburgh South Drive, Suite 208
Cary, NC 27511-7902

Reg Mailing
130 Edinburgh South Drive, Suite 208
Cary, NC 27511-7902

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

PL(P) 24-24 & Z-24-08-005: An annexation and original zoning request from County RS-40 (Residential Single-family), County LB (Limited Business), and County AG (Agricultural) to City CD-O (Conditional District - Office) for the properties identified as 9206 West Market Street and a portion of 118 Kidd Road, generally described as northeast of West Market Street and south of Kidd Road (20.73 acres). (RECOMMENDED APPROVAL)

Mr. Carter reviewed the summary information for the subject properties and surrounding properties. Mr. Carter said the applicant proposed an additional condition and advised that the applicant had proposed the following conditions:

1) Permitted uses shall be limited to: Assisted Living Facility; Nursing Home.
2) No more than 125 dwelling or rooming units shall be permitted.
3) Building height shall not exceed 50 feet.
4) **Vehicular access to Kidd Road shall be limited to emergency vehicles only.**

Ms. Skenes made a motion to accept the additional condition, **vehicular access to Kidd Road shall be limited to emergency vehicles only**, seconded by Chair O'Connor. The Commission voted 8-0, (Ayes: Chair Sandra O'Connor, Vice-Chair Catherine Magid, Skenes, Engle, Downing, Gilmer Sr., Turner and Glass). Nays: (None).

Mr. Carter then stated the GSO2040 Comprehensive Plan designates this property as Exurban on the Future Built Form Map. If this original zoning request is approved, the Future Built Form designation for the subject site is considered to be amended to Urban General in order to ensure an appropriate fit between future land use designation and zoning. The Western Area Plan's Future Land Use Map designates the property as Residential. Staff determined the proposed original zoning request supports both the Comprehensive Plan's Filling In Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro and Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices. The proposed City CD-O (Conditional District – Office) zoning district would allow land uses that are compatible with the general character of the area. Staff recommended approval of the request.

Mr. Carter added that as conditioned the request limits negative impacts on the surrounding land uses.

Vice-Chair Magid asked the applicant to come forward to the podium.

Ms. Skenes reminded the speakers that each side has a total of ten minutes to speak.

Marc Isaacson, 804 Green Valley Road, said he was speaking on behalf of Colfax Reality LLC and introduced members of the company and the Engineer working on the project. He gave background information on the company and said that they are family owned based in Cary and operated several nursing and rehabilitation facilities throughout the United States. He mentioned

that the at the current location in Greensboro the lease would soon expire and would not be renewed, hence the request. He stated that the applicant evaluated several locations for replacing the nursing home and rehabilitation facilities. He said that the subject property amongst other sites went through an extensive "certificate of need" review process and the subject property met all the criteria. He stated some of the site selection criteria as follows: 1) should be in Guilford County; and 2) should be located on a major thoroughfare with access to other major throughfare and highways. He said that the subject site is located on West Market which is a major thoroughfare and is less than 2 miles from Interstate 40, less than 3 miles from Highway 68, and less than 3 miles from Highway 150.

Mr. Isaacson showed an aerial photograph of the area and talked about the uses in the area. He noted the request is conditional office zoning, however, they limit the proposed use to nursing home and related uses and would not include no other commercial uses. He stated that the proposed number of units did not trigger the need for a Traffic Impact Analysis. He mentioned the building height restrictions is 50fteet which is the same as the low density single family residential zone district. He displayed zoning maps for the surrounding areas and emphasized that there are numerous industrial uses present. He noted the schools adjacent to the request is zoned City Public and Institutional. He also displayed a sketch plan for the proposed site which was designed according to the "certificate of need". On the sketch plan he pointed out the stormwater control mechanism, landscape buffers along the perimeter of the property, and one access along West Market Street. He stated after the community outreach process the site plan was revised to remove access from Kidd Road allowing access only for emergency vehicles based on staff recommendation. He noted that the access would only change if required by the TRC. He showed rendering illustrations and photographs of existing facilities operated by the applicant. Mr. Isaacson stated that the one and half story and other architectural features allowed for a residential tone.

Mr. Isaacson said letters were mailed to residents within the city's 750 ft notification buffer. He said a Zoom meeting was held, in addition to another meeting held with few residents at his office, and in person meeting at the Kernersville Public Library. He noted the main concerns raised were access along Kidd Road and access to city sewer line. He said city water supply was available but no sewer line in the area. He said to extend the sewer line would cost approximately 9 million dollars which would not be cost effective. He noted that the only option was to approach the Guilford County Schools and propose share use agreement while offering to upgrade the school's existing lift station.

Vice Chair Magid asked for any questions or comments from the Commissioners. Hearing none, she asked for the speakers in opposition to come forward to the podium.

John Naylor, 133 Kidd Road, noted he was representing most of the residents on Kidd Road and asked for the rezoning request to be denied. He said that the request is spot zoning which would be improper and illegal. He said the request does not fit with the existing low density residential neighborhood. He noted concerns as follows: devaluation of property value; high stormwater runoff; pollution of aquifer; and massive tree removal all adding to environmental destabilization. He said the staff report indicated sewer services were available in the area and is not the case. Mr. Naylor referenced Water Resources policy and noted that private lift stations should serve only one property. He stated that the staff report noted that area is governed under the Western Area

Plan and the area slated for residential uses. He said in accordance with the LDO medical facilities such as the proposed nursing home is not allowed in residential districts. He referenced a similar request for 22 townhomes development in the city, and noted the same Commissioner's final vote remarks stated that townhomes should be close to downtown or shopping centers and not within single-family zoning districts. He said nursing homes as defined by the North Carolina General Status and North Carolina DHHS regulations should be near hospital or medical zoned areas and not within single-family zoned districts.

Jeffrey Kidd, 139 Kidd Road, asked the Commissioners to support the low-density residential community and not to support the request on the basis that the city could not provide sewer services. He pointed out that the GSO2040 Comprehensive Plan identified the Western Area as Growth Tier 3 where the extension of public utilities primarily water and sewer are anticipated beyond 12 years. He stated that annexation should only be considered if full utilities could be provided and noted that sewer services could not be provided for the request. He agreed with Mr. Naylor and said that private lift station is intended to serve the entity that it is owned by, and the city had policy against sharing lift stations.

Amber Belangia, 9226 West Market Street did not oppose to the request however noted there would not be sufficient land for the widening of Kidd Road in needed. She wanted to know about more about the landscape separation buffer.

Vice-Chair Magid inquired if the applicant would like to speak further to the residents' concerns.

Marc Isaacson, 804 Green Valley Road, stated spot zoning would not apply to the request and noted that Public and Institutional zoning was adjacent to the property. He said that West Market a major thoroughfare with mixed uses. He suggested the Commission should consult with legal staff on the definition for spot zoning. He considered the request to be low impact use and therefore suitable to the surrounding areas. He said that the stormwater concerns would be addressed during the TRC extensive review process. He noted the proposed development would be connected to the city water supply and there should be no impact on the aquifer or wells. He said that tree buffers would be provided along the perimeter of the subject properties. He pointed out that with single-family zoning districts tree buffers would not be required. He said he would allow the staff to talk about Growth Tier 3 and the sewer services. Mr. Isaacson restated the request is for conditional zoning district limited to only one use, nursing home and rehabilitation facilities which are needed for the aging population.

Vice-Chair Magid inquired if there was anyone else wishing to speak in opposition.

John Naylor, 133 Kidd Road reiterated that the request was spot zoning and was against the will of the people. He noted that the surrounding properties are low density residential zones. He said the request offered no benefits for the surrounding neighborhood, and pointed out the proposed development would be sharing the school's lift station. He noted that the biggest concern is the lack of the sewer line. He mentioned that there should be separation buffer between commercial and residential zones and should not be just few trees. He stated that trees usually take about 5 years to grow and during that period the lighting from the proposed development would affect the neighborhood along Kidd Road. He noted the proposed development is a 24 hour operating use

and expressed concerns with vehicles specifically emergency vehicles. He noted he had concerns with the stormwater runoff.

Vice-Chair Magid closed the public hearing.

Vice-Chair Magid asked staff to address concerns raised by the residents.

Mr. Ducharme advised that spot zoning occurs when small tracks of land are rezoned to distinctly different zoning district from surrounding large piece of land uniformly zoned. He stated if small tracks of land are surrounded by larger land zoned for residential use, the impact on the surround properties should be considered. Mr. Ducharme said based on earlier presentations showing the subject properties and the surrounding land uses the Commission could make their own determination. He noted that spot zoning was a review process used by the Courts. He told the Commissioners that for each rezoning request the reasonableness of the request should be considered. He explained that the reasonableness factors are laid out in state laws which is part of the motion zoning statements.

Mr. Kirkman explained use definition under the LDO permitted use table and stated that Assisted Living Facilities and Nursing Facilities are considered part of group living uses and ultimately part of the residential use group. He noted that these facilities are allowed within residential zoning districts with specific development standards.

Mr. Engle asked staff about the contrast between the County AG (Agricultural District) and the City AG (Agricultural District) designation in terms of the permitted use table.

Mr. Kirkman said there are similarities and stated that the City AG was recently added to the latest City Policy.

Mr. Engle pointed out there are uncomplimentary uses within the City AG such as go-cart raceways. He stated that there are uses found within the permitted use table if not limited could become obnoxious to residential development.

Jana Stewart, Water Resource Engineering Manager said that the proposed development had two options for sewer services. She said one option would be to provide a gravity extension north which would be the 9 to 10 million dollar investment mentioned earlier by the applicant. She stated the other option would be the shared agreement for private lift station with the property south of the proposed site, owned by the Guilford County Schools. She said she was aware of such shared agreements between two non-single-family residential developments sharing one lift station. Ms. Stewart stated shared agreements between single-family residential developments would not be allowed by the City. She mentioned shared agreements would be allowed in challenging situations, such as a site bounded by interstates or railways making it difficult to service by gravity. Ms. Stewart addressed concerns regarding water and sewer services for properties located within Growth Tiers and noted that the proposed site is in a strategic location. She stated the proposed site is located at the end of one of the city's waterlines, and ample supply is available. She then inquired if the Commissioners had questions.

Vice-Chair Magid asked for any questions or comments from the Commissioners.

Ms. Skenes directed question to Mr. Kirkman regarding the required separation buffer between residential and commercial zones..

Mr. Kirkman advised type B buffer would be required which is 25ft landscape buffer including trees and shrubbery, street planting yards, and tree conservation. He said the tree conservation requirements are usually incentivized counting towards the buffer requirements.

Ms. Skenes stated that during the presentations, there were mention that no trees would be provided, and the lighting would disturb surrounding residential developments. She looked at the proposed site plan and asked if landscape buffer would be required along the road boundary.

Mr. Kirkman advised the minimum width for street planting yard is 10ft and would include variety of plantings.

Ms. Skenes asked if there would also be 25ft landscape buffer on all sides of the proposed site.

Mr. Kirkman said landscape buffer would be provided in addition to screening of the parking areas. He noted that the landscaping buffer would protect the neighbors from the lighting. Mr. Kirkman also pointed out that the Ordinance required outdoor lighting oriented downward and shielded keeping all the lighting on the property.

Ms. Skenes asked if TRC approved the annexation provided that all the utilities, fire and safety were met.

Mr. Kirkman confirmed TRC recommended approval of the annexation.

Ms. Skenes then made a motion to annex the property, seconded by Mr. Downing. The Commission voted 8-0, (Ayes: Chair Sandra O'Connor, Vice-Chair Catherine Magid, Skenes, Engle, Downing, Gilmer Sr., Turner and Glass). Nays: (None).

Mr. Downing then stated regarding agenda item Z-24-08-005, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties at 9206 West Market Street and a portion of 118 Kidd Road from County RS-40 (Residential Single-family), County LB (Limited Business), and County AG (Agricultural) to City CD-O (Conditional District - Office) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed City R-3 zoning district permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. Vice-Chair Magid seconded the motion.

The Commission voted 8-0, (Ayes: Chair Sandra O'Connor, Vice-Chair Catherine Magid, Skenes, Engle, Downing, Gilmer Sr., Turner and Glass). Nays: (None).

Vice Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, September 17, 2024 City Council Meeting.

Item: 9206 West Market Street and portion of 118 Kidd Road

Original Zoning

Date: October 15, 2024

Zoning Amendment Statement by City Council on Consistency with Adopted Comprehensive Plan and Reasonableness

The **Greensboro City Council** believes that its action to **approve/deny** the original zoning request for the properties at **9206 West Market Street** and **a portion of 118 Kidd Road** from **County RS-40 (Residential Single-family)**, **County LB (Limited Business)**, and **County AG (Agricultural)** to **City CD-O (Conditional District - Office)** to be **consistent** with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support **approval** of the rezoning request:	Factors that support **denial** of the rezoning request:
1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.	1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.
2. The proposed City CD-O zoning district, as conditioned, permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties.	2. The proposed City CD-O zoning district, even as conditioned, does not limit negative impacts on the adjacent properties nor does it permit uses that fit the context of surrounding area.
3. The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest.	3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest.
4. **Other factors raised at the public hearing, if applicable (describe)**	4. **Other factors raised at the public hearing, if applicable (describe)**

AMENDING OFFICIAL ZONING MAP

9206 WEST MARKET STREET AND A PORTION OF 118 KIDD ROAD, GENERALLY DESCRIBED AS NORTHEAST OF WEST MARKET STREET AND SOUTH OF KIDD ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by original zoning from **County RS-40 (**Residential Single Family), **County LB** (Limited Business) and **County AG** (Agricultural) to **City CD-O** (Conditional District Office)

The area is described as follows:

BEGINNING at an iron pipe on the Greensboro city limit line (as of June 30, 2024), said iron pipe being in the eastern line of Casey and Amber Belangia, as recorded in Deed Book 8463, Page 2217, said iron pipe being located S 69° 50' 00" E 2,829.68 feet from NGS Monument "ROY"; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with Belangia's eastern line the following two (2) courses and distances: 1) N 05° 25' 00" E 79.77 feet to a set iron rebar, and 2) N 03° 24' 20" E 196.92 feet to a found iron pipe in the southern right-of-way line of Kidd Road (NCSR #2004); THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said right-of-way line the following eight (8) courses and distances: 1) N 56° 30' 05" E 153.40 feet to a found iron pipe, 2) with a curve to the right having an arc length of 222.29 feet, a radius of 571.56 feet, and a chord bearing and distance of N 69° 34' 49" E 220.89 feet to a found iron pipe, 3) N 82° 50' 25" E 62.54 feet to a found iron pipe, 4) N 82° 48' 49" E 259.98 feet to a found iron pipe, 5) N 82° 48' 49" E 100.00 feet to a found iron pipe, 6) N 81° 07' 30" E 101.49 feet to a set iron rebar, 7) N 83° 34' 29" E 99.99 feet to a set iron rebar, and 8) N 86° 34' 15" E 99.80 feet to a found iron pipe at the northwest corner of Timothy L. Griffey, as recorded in Deed Book 5793, Page 530; thence with Griffey's western line S 02° 05' 01" W 199.64 feet to a found iron pipe; thence with Griffey's southern line S 88° 01' 47" E 99.86 feet to a found iron pipe; thence with the western line of Lot 1 of Property of Roy L. Hendrix & Wife Hazel M. Hendrix, as recorded in Plat Book 56, Page 50, S 01° 05' 22" E 379.51 feet to a found iron pipe at the southwest corner of said Lot 1, also being the northwest corner of Patricia J. Bull, as recorded in Deed Book1206, Page 554; thence with Bull's western line S 03° 07' 01" E 333.12 feet to a found iron pipe in the northern line of Colfax Elementary School, as recorded in Plat Book 99, Page 75, said iron pipe being on the city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the northern line of said School N 73° 21' 48" W 440.07 feet to a found iron pipe; thence with the western line of said School S 23° 51' 02" W 209.38 feet to a found iron pipe at the northeast corner of the NC Department of Transportation, as recorded in Deed Book 7059, Page 1064; thence with NCDOT's northern line N 72° 53' 56" W 71.09 feet to a found iron pipe at NCDOT's northwest corner; thence with NCDOT's western line S 23° 20' 53" W 195.74 feet to a set iron rebar on the northern right-of-way line of West Market Street; thence continuing S 23° 20' 53" W approximately 48 feet
with the projection of said western line to the former northern right-of-way line of West Market Street; thence in a westerly direction with said former right-of-way line approximately 250 feet to its intersection with the former eastern line of Brian K. and Natalie L. Atkins, as recorded in Deed Book 4949, Page 166;

thence with said former eastern line N 20° 41’ 46” E approximately 26 feet to a found concrete right-of-way monument on the northern right-of-way line of West Market Street; thence with the current eastern line of Atkins N 20° 41’ 46” E 179.38 feet to a found iron rebar at the northeast corner of Atkins; thence with the northern line of Atkins N 81° 49’ 20” W 257.07 feet to a found iron pipe in the eastern line of Kenia M. Rivas, as recorded in Deed Book 8543, Page 2615; thence with the eastern line of Rivas N 03° 09’ 02” E 262.32 feet to a found iron pipe at the northeast corner of Rivas; thence with the northern line of Rivas N 86° 49’ 48” W 151.54 feet to the point and place of BEGINNING, and containing approximately 20.94 acres, of which approximately 20.73 acres lies outside of street right-of-way.

Section 2. That the zoning amendment from County RS-40 (Residential Single Family), County LB (Limited Business) and County AG (Agricultural) to City CD-O (Conditional District Office) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to: Assisted Living Facility; Nursing Home

2. No more than 125 dwelling or rooming units shall be permitted.

3. Building height shall not exceed 50 feet.

4. Vehicular access to Kidd Road shall be limited to emergency vehicles only.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-O (Conditional District Office)** zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on October 15, 2024.

Agenda Item# H.3.

Agenda Date: 10/15/2024. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2024-697 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Properties located at 4616, 4620, 4628 and 4634 S Holden Rd – 37.66 Acres (Amanda Hodierne for Clarice Forsyth Collins and others)

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☒Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: Proximate to District 1

Public Hearing: Yes
Advertising Date/By: N/A/by City Clerk

Note: This item was continued from the September 24, 2024 City Council meeting to the October 15, 2024 City Council meeting without further advertising.

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:
Amanda Hodierne, for Clarice Forsyth Collins and Patricia and Dustin Cockerham of Penn Oak Farm, LLC, is requesting annexation of the properties located at 4616, 4620, 4628 and 4634 South Holden Road, generally described as west of South Holden Road and south of Bishop Road.

As this request is a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **October 15, 2024** meeting.

BACKGROUND:

This property is located within the Tier 2 Growth Area on the Growth Strategies Map in the Comprehensive Plan.

City water is available by connecting to the 30-inch water line that fronts the property on South Holden Road.

City sewer is available by connecting to the eight inch sewer line located on the southwest side of 4634 South Holden Road.

The City's Fire Department notes that this site is currently served by Pinecroft Sedgefield Fire Department Station 24 on Bishop Road (west of the request). Upon annexation, Pinecroft Sedgefield Fire Department Station 24 through an ongoing monetary contract for automatic aid between Greensboro Fire Department and Pinecroft Sedgefield Fire. The department can meet the standard of cover with existing stations and personnel. However, building Station 62 (Short Farm Rd) would improve overall GFD response times.

The Police Department can provide service to the site with no effect. 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.

City Solid Waste can provide collection services to this location.

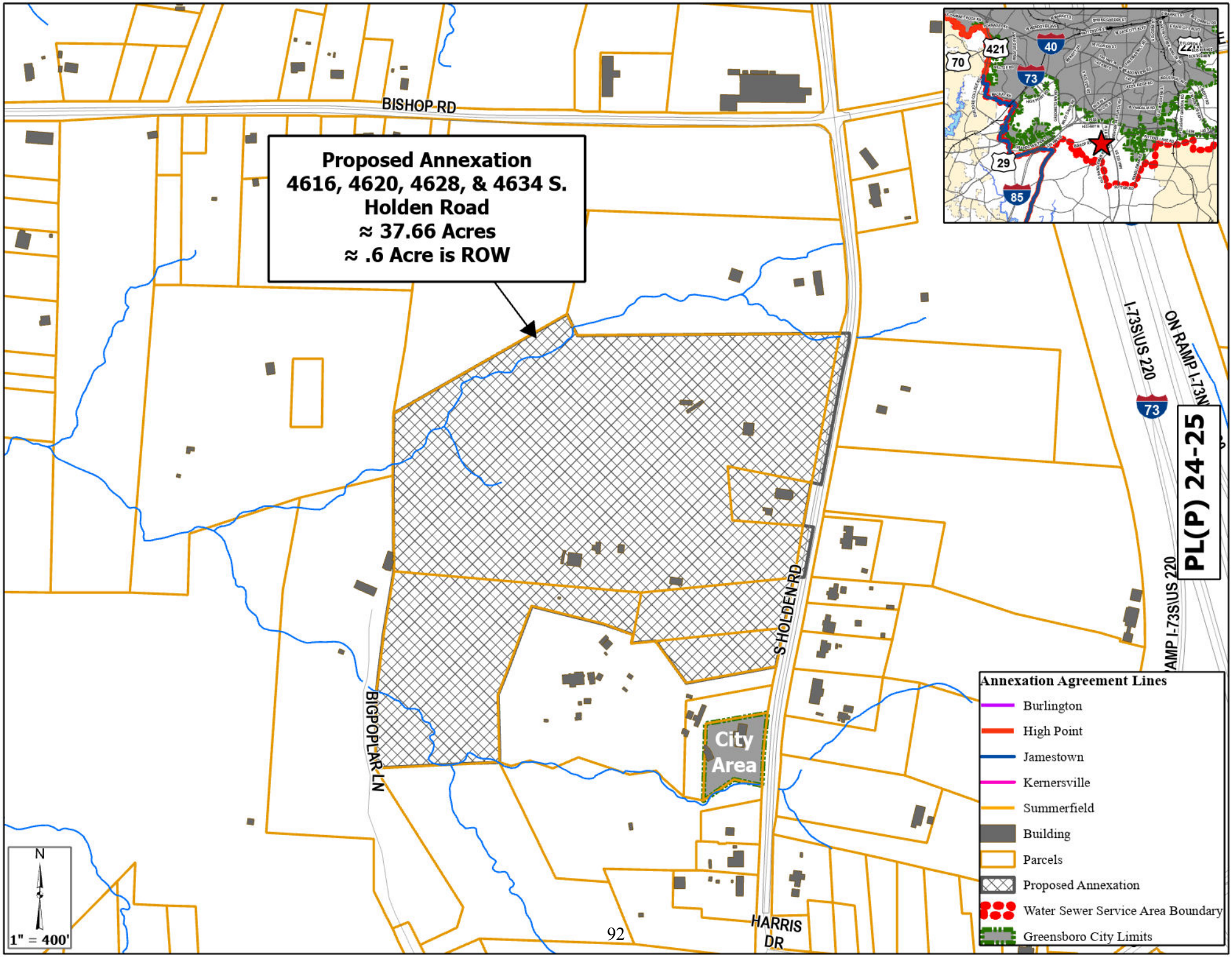
BUDGET IMPACT:
Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to City Council at its July 31, 2024 meeting.

The Planning and Zoning Commission recommended approval of this annexation at its August 19, 2024 meeting on a vote of 8-0 and the meeting minutes are included with the associated zoning item.

Accordingly, it is recommended that 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
.


Proposed Annexation
4616, 4620, 4628, & 4634 S. Holden Road
≈ 37.66 Acres
≈ .6 Acre is ROW
BISHOP RD
S HOLDEN RD
BIGPOPLAR LN
HARRIS DR
I-73\US 220
ON RAMP I-73N
AMP I-73S\US 220
City Area
PL(P) 24-25
N
1" = 400'
Annexation Agreement Lines
Burlington
High Point
Jamestown
Kernersville
Summerfield
Building
Parcels
Proposed Annexation
Water Sewer Service Area Boundary
Greensboro City Limits

BISHOP RD
Proposed Annexation
4616, 4620, 4628, & 4634
S. Holden Road
≈ 37.66 Acres
≈ .6 Acre is ROW
I-73N\US 220
220
73
I-73S\US 220
OFF RAMP I-73S\US 220
S HOLDEN RD
BIGPOPLAR LN
City
Area
N
1" = 400'
PL(P) 24-25

PLANNING

GREENSBORO ANNEXATION PETITION

Date July 5, 2024

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

☐ **CONTIGUOUS**: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:

X **NON-CONTIGUOUS**: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1.The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

See Attached.

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Penn Oak Farm, LLC 4616 S. Holden Road	No	By: Clarice Forsyth Collina, Manager
2.	Penn Oak Farm, LLC 4620 S. Holden Road	No	By Clarice Forsyth Collina, Manager
3.	Penn Oak Farm, LLC 4628 S. Holden Road	No	By Clarice Forsyth Collina, Manager
4.	Dustin Joe and Paidcia May Cockerham 4634 S. Holden Road	No	

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 7/5/24 Received By: L. Carter

ANNEXATION AND REZONING DECSRIPTION
OF TAX PARCELS 141807, 141867, 141853,141855
SUMNER TOWNSHIP~GUILFORD COUNTY
NORTH CAROLINA

BEGINNING AT AN EXISTING CONCRETE MONUMENT WITH IRON ROD AT THE BASE OF A CEDAR POST AND BEING THE SOUTHWEST CORNER OF DUSTIN JOE COCKERHAM AND WIFE PATRICIA MAY COCKERHAM AS DESCRIBED IN DEED BOOK 8833 PAGE 1594 ALSO SHOWN BEING THE SOUTHWEST CORNER OF LOT 1 AS SHOWN RECORDED IN PLAT BOOK 68 PAGE 82, SAID EXISTING CONCRETE MONUMENT WITH IRON ROD AT THE BASE OF A CEDAR POST ALSO HAVING N.A.D. 83 (NCGS 2011) GRID COORDINATES BEING NORTH 815,491.9589' FEET AND EASTING BEING 1,752,713.8853' FEET, THENCE WITH THE WESTERN LINE OF HEREIN DESCRIBED AND ALONG AN EASTERN LINE OF ROBERT L. MOCK AND WIFE ANGEL F. MOCK AS DESCRIBED IN DEED BOOK 8404 PAGE 1955 NORTH 00 DEG. 19 MIN. 53 SEC. EAST DISTANCE BEING 224.70 FEET TO AN EXISTING 3/4 INCH IRON PIPE, THENCE WITH THE SAME NORTH 00 DEG. 19 MIN. 53 SEC. EAST DISTANCE BEING 35.31 FEET TO AN NEW IRON PIPE 3 FEET SOUTH OF A BRANCH, THENCE WITH THE SAME AND CROSSING SAID BRANCH NORTH 08 DEG. 24 MIN. 28 SEC. EAST DISTANCE BEING 49.63 FEET TO AN EXISTING 3/4 INCH IRON PIPE, THENCE WITH THE WESTERN LINE OF DUSTIN JOE COCKERHAM AND WIFE PATRICIA MAY COCKERHAM AS DESCRIBED IN DEED BOOK 8245 PAGE 2765 AND THE EASTERN LINE OF AFORESAID ROBERT L. MOCK AND WIFE ANGEL F. MOCK NORTH 07 DEG. 14 MIN. 06 SEC. EAST DISTANCE BEING 152.85 FEET TO AN EXISTING 1 1/4 INCH IRON PIPE, THENCE WITH THE SAME NORTH 09 DEG. 15 MIN. 34 SEC. EAST DISTANCE BEING 210.44 FEET TO AN EXISTING AXLE, SAID EXISTING AXLE BEING THE NORTHWEST CORNER OF LOT 2 AS SHOWN RECORDED IN PLAT BOOK 68 PAGE 82, THENCE WITH THE WESTERN LINE OF PENN OAK FARM, LLC AS DESCRIBED IN DEED BOOK 7663 PAGE 1645 AND THE WESTERN LINE OF THE AFORESAID ROBERT L. MOCK AND WIFE ANGEL F. MOCK NORTH 00 DEG. 27 MIN. 01 SEC. WEST DISTANCE BEING 322.18 FEET TO A 2 FOOT TALL 2 INCH IRON PIPE, SAID 2 FOOT TALL 2 INCH IRON PIPE ALSO BEING THE NORTHEASTERN MOST CORNER OF SAID ROBERT L. MOCK AND WIFE ANGEL F. MOCK AS DESCRIBED IN DEED BOOK 8404 PAGE 1955 ALSO BEING THE NORTHEASTERN MOST CORNER OF LOT 3 AS SHOWN RECORDED IN PLAT BOOK 77 PAGE 18, THENCE WITH THE EASTERN LINE OF JOSE SAUL B. HERNANDEZ AS DESCRIBED IN DEED BOOK 7776 PAGE 2316 NORTH 00 DEG. 45 MIN. 25 SEC. EAST DISTANCE BEING 211.92 FEET TO AN NGLE IRON, THENCE WITH THE SOUTHERN LINE OF DUKE POWER SUBSTATION LOT AS DESCRIBED IN DEED BOOK 2567 PAGE 0916 ALSO ALONG THE SOUTHERN 68 FOOT WIDE TRANSMISSION RIGHT OF WAY AS DESCRIBED IN DEED BOOK 897 PAGE 71 NORTH 60 DEG. 15 MIN. 56 SEC. EAST DISTANCE BEING 679.64 FEET TO AN EXISTING REBAR, THENCE WITH A SOUTHWESTERN LINE OF CHRISLYNN, LLC AS DESCRIBED IN DEED BOOK 8686 PAGE 2168 TRACT 1 SOUTH 25 DEG. 19 MIN. 04 SEC. EAST DISTANCE BEING 80.36 FEET TO AN EXISTING 3/4 INCH IRON PIPE, THENCE WITH THE SOUTHERN LINE OF THE SAME ALSO WITH THE CENTER OF A 20 FOOT WIDE DUKE POWER EASEMENT AS

DESCRIBED IN DEED BOOK 2568 PAGE 41 AND DEED BOOK 2578 PAGE 960 NORTH 89 DEG. 30 MIN. 48 SEC. EAST DISTANCE BEING 260.88 FEET TO AN EXISTING 3/4 INCH IRON PIPE AT THE BASE OF A 4 INCH POST, THENCE WITH THE SAME NORTH 89 DEG. 32 MIN. 50 SEC. EAST DISTANCE BEING 631.61 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE SAME NORTH 89 DEG. 32 MIN. 50 SEC. EAST DISTANCE BEING 29.19 FEET TO A COMPUTED POINT IN THE CENTERLINE OF SOUTH HOLDEN ROAD (SR#1117) (FKA DRUMMOND ROAD AND PINECROFT ROAD), THENCE WITH THE CENTERLINE OF SAID SOUTH HOLDEN ROAD BEING A CURVE TO THE RIGHT A CHORD BEARING OF SOUTH 09 DEG. 08 MIN. 34 SEC. WEST CHORD DISTANCE BEING 3.12 FEET ARCLENGTH BEING 3.12 FEET AND HAVING A RADIUS OF 929.30 FEET TO A COMPUTED POINT IN THE CENTERLINE OF SAID SOUTH HOLDEN ROAD, THENCE WITH THE SAME BEING A CURVE TO THE RIGHT A CHORD BEARING OF S 10 DEG. 05 MIN. 08 SEC. WEST CHORD DISTANCE BEING 113.22 FEET ARCLENGTH BEING 113.22 FEET AND HAVING A RADIUS OF 4,153.21 FEET TO A COMPUTED POINT IN THE CENTERLINE OF SAID SOUTH HOLDEN ROAD, THENCE WITH THE SAME SOUTH 10 DEG. 52 MIN. 00 SEC. WEST DISTANCE BEING 404.38 FEET TO A COMPUTED POINT IN THE CENTERLINE OF SAID SOUTH HOLDEN ROAD, THENCE LEAVING THE CENTERLINE OF SAID SOUTH HOLDEN ROAD NORTH 79 DEG. 18 MIN. 31 SEC. WEST DISTANCE BEING 30.00 FEET TO A NEW IRON PIPE ON THE WESTERN 60 FOOT WIDE RIGHT OF WAY FOR SAID SOUTH HOLDEN ROAD AS SHOWN DEDICATED ON PLAT BOOK 102 PAGE 121, THENCE WITH THE WESTERN 60 FOOT WIDE RIGHT OF WAY FOR SAID SOUTH HOLDEN ROAD SOUTH 10 DEG. 52 MIN. 00 SEC. WEST DISTANCE BEING 19.58 FEET TO A COMPUTED POINT, THENCE WITH THE SAME BEING A CURVE TO THE LEFT A CHORD BEARING OF SOUTH 10 DEG. 30 MIN. 24 SEC. WEST CHORD DISTANCE BEING 64.37 FEET ARC LENGTH BEING 64.37 FEET AND HAVING A RADIUS OF 5,121.21 FEET TO A COMPUTED POINT, THENCE WITH THE SAME BEING A CURVE TO THE RIGHT A CHORD BEARING OF SOUTH 10 DEG. 53 MIN. 42 SEC. WEST CHORD DISTANCE BEING 66.65 FEET ARCLENGTH BEING 66.65 FEET AND HAVING A RADIUS OF 24,074.76 FEET TO A NEW IRON PIPE, THENCE LEAVING THE 60 FOOT WIDE RIGHT OF WAY FOR SAID SOUTH HOLDEN ROAD SOUTH 85 DEG. 33 MIN. 51 SEC. EAST DISTANCE BEING 30.59 FEET TO A COMPUTED POINT IN THE CENTERLINE OF SAID SOUTH HOLDEN ROAD, THENCE WITH THE CENTERLINE OF SAID SOUTH HOLDEN ROAD BEING A CURVE TO THE RIGHT A CHORD BEARING OF SOUTH 10 DEG. 48 MIN. 51 SEC. WEST CHORD DISTANCE BEING 168.66 FEET ARCLENGTH BEING 168.66 FEET AND HAVING A RADIUS OF 24,104.76 FEET TO A COMPUTED POINT IN THE CENTERLINE OF SAID SOUTH HOLDEN ROAD, THENCE WITH AND EASTERN LINE OF PENN OAK FARM, LLC AS DESCRIBED IN DEED BOOK 8722 PAGE 1499 AND THE CENTERLINE OF SOUTH HOLDEN ROAD BEING A CURVE TO THE RIGHT A CHORD BEARING OF SOUTH 11 DEG. 13 MIN. 21 SEC. WEST CHORD DISTANCE BEING 174.92 FEET ARCLENGTH BEING 174.92 FEET AND HAVING A RADIUS OF 24,104.76 FEET TO A COMPUTED POINT IN THE CENTERLINE OF SOUTH HOLDEN ROAD, THENCE LEAVING THE CENTERLINE OF SAID SOUTH HOLDEN ROAD AND ALONG THE SOUTHERN LINE OF SAID PENN OAK FARM,

LLC AS DESCRIBED IN DEED BOOK 8722 PAGE 1499 SOUTH 84 DEG. 11 MIN. 42 SEC. WEST DISTANCE BEING 31.42 FEET TO A NEW IRON PIPE ON THE WESTERN 60 FOOT WIDE RIGHT OF WAY FOR SOUTH HOLDEN ROAD, THENCE WITH THE WESTERN 60 FOOT WIDE RIGHT OF WAY FOR SAID SOUTH HOLDEN ROAD AS DESCRIBED RECORDED ON PLAT BOOK 215 PAGE 64 ALSO BEING THE WESTERN LINE OF DUSTIN JOE COCKERHAM AND WIFE PATRICIA MAY COCKERHAM AS DESCRIBED IN DEED BOOK 8245 PAGE 2765 SOUTH 11 DEG. 45 MIN. 01 SEC. WEST DISTANCE BEING 135.12 FEET TO A NEW IRON PIPE, THENCE WITH A NORTHERN LINE OF CHARLES R. COCKERHAM AND WIFE VICKY FIELDS COCKERHAM AS DESCRIBED IN DEED BOOK 3058 PAGE 0309 ALSO BEING LOT 1 AS SHOWN DESCRIBED ON PLAT BOOK 215 PAGE 64 SOUTH 79 DEG. 45 MIN. 21 SEC. WEST DISTANCE BEING 309.36 FEET TO AN EXISTING 1 INCH IRON PIPE, THENCE WITH THE NORTHERN LINE OF SAID CHARLES R. COCKERHAM AND WIFE VICKY FIELDS COCKERHAM AS DESCRIBED IN DEED BOOK 8833 PAGE 1591 NORTH 36 DEG. 41 MIN. 06 SEC. WEST DISTANCE BEING 166.62 FEET TO A NEW IRON ROD, THENCE WITH THE SAME NORTH 36 DEG. 41 MIN. 06 SEC. WEST DISTANCE BEING 10.23 FEET TO A NEW IRON ROD, THENCE WITH THE SAME SOUTH 84 DEG. 11 MIN. 42 SEC. WEST DISTANCE BEING 81.89 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME NORTH 11 DEG. 10 MIN. 45 SEC. EAST DISTANCE BEING 30.74 FEET TO A NEW IRON PIPE, THENCE WITH THE SAME NORTH 69 DEG. 46 MIN. 18 SEC. WEST DISTANCE BEING 103.95 FEET TO A NEW #5 REBAR, THENCE WITH THE SAME NORTH 76 DEG. 03 MIN. 19 SEC. WEST DISTANCE BEING 253.79 FEET TO A NEW IRON ROD, THENCE WITH THE SAME SOUTH 20 DEG. 48 MIN. 06 SEC. WEST DISTANCE BEING 323.05 FEET TO A NEW #5 REBAR, THENCE WITH THE WESTERN LINE OF SAID WESTERN LINE OF CHARLES R. COCKERHAM AND WIFE VICKY FIELDS COCKERHAM AS DESCRIBED IN DEED BOOK 3058 PAGE 0309 ALSO BEING LOT 1 AS SHOWN DESCRIBED ON PLAT BOOK 215 PAGE 64 SOUTH 01 DEG. 16 MIN. 42 SEC. EAST DISTANCE BEING 203.07 FEET TO A NEW #5 REBAR, THENCE WITH THE SAME SOUTH 01 DEG. 16 MIN. 39 SEC. EAST DISTANCE BEING 25.26 FEET TO AN EXISTING CROSS ON A ROCK LEDGE AT THE NORTH EDGE OF A BRANCH AS SHOWN DESCRIBED RECORDED ON PLAT BOOK 68 PAGE 82 ALSO SHOWN RECORDED ON PLAT BOOK 215 PAGE 64, THENCE WITH A NORTHER LINE OF HILLTOP HOLDINGS II, LLC AS DESCRIBED IN DEED BOOK 8379 PGE 2262 SOUTH 87 DEG. 10 MIN. 42 SEC. WEST DISTANCE BEING 92.06 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH THE SAME AND CROSSING A 30 FOOT WIDE SANITARY SEWER EASEMENT AS DESCRIBED IN DEED BOOK 5375 PAGE 0804 SOUTH 87 DEG. 10 MIN. 55 SEC. WEST DISTANCE BEING 326.63 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 37.66 ACRES AS DETERMINED BY LEAST SQUARES METHOD.

Evans Engineering, Inc.
4609 Dundas Drive
Greensboro, NC 27407
Phone: 336-854-8877
License # C-0168

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name
Penn Oak Farm LLC

Information

SosId: 1355479
Status: Current-Active ⓘ
Date Formed: 1/1/2014
Citizenship: Domestic
Annual Report Due Date: April 15th
Current **Annual Report Status:**
Registered Agent: Collins, Clarice Forsyth

Addresses

Mailing
5088 Crackling Woods Lane
Randleman, NC 27317-8309

Principal Office
5088 Crackling Woods Lane
Randleman, NC 27317-8309

Reg Office
5088 Crackling Woods Lane
Randleman, NC 27317-8309

Reg Mailing
5088 Crackling Woods Lane
Randleman, NC 27317-8309

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

General Manager
Clarice Forsyth Collins
5088 Crackling Woods Lane
Randleman NC 27317

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTIES LOCATED AT 4616, 4620, 4628 AND 4634 SOUTH HOLDEN ROAD – 37.66 ACRES)

Section 1. Pursuant to G.S. Chapter 160A, Section 58.2 (noncontiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at an existing concrete monument with iron rod at the base of a cedar post, being the southwest corner of Lot 2 of Cockerham Recombination, as recorded in Plat Book 215, Page 64, said monument having N.A.D. 83 (NCGS 2011) grid coordinates being North 815,491.9589 feet and Easting being 1,752,713.8853 feet; thence with the western line of said Lot 2, also being the eastern line of Lot 2 of Fred P. Cook, as recorded in Plat Book 77, Page 18, the following four (4) courses and distances: 1) N 00°19'53" E 224.70 feet to an existing ¾ inch iron pipe, 2) N 00°19'53" E 35.31 feet to a new iron pipe 3 feet south of a branch; 3) N 08°24'28" E 49.63 feet to an existing ¾ inch iron pipe, and 4) N 07°14'06" E 152.85 feet to an existing 1 1/4 inch iron pipe; thence continuing with said western line, also being the eastern line of Lot 3 of Fred P. Cook, N 09°15'34" E 210.44 feet to an existing axle at the northwest corner of Lot 2 of Cockerham Recombination; thence with the western line of Penn Oak Farm, LLC, as recorded in Deed Book 7663, Page 1645, N 00°27'01" W 322.18 feet to a 2 foot tall existing 2 inch iron pipe at the northeast corner of said Lot 3; thence continuing with said western line, also being the eastern line of Saul B. Hernandez, as recorded in Deed Book 7776, Page 2316, N 00°45'25" E 211.92 feet to an angle iron at the northwest corner of Penn Oak Farm, LLC; thence with the southern line of a Duke Power Substation lot, as recorded in Deed Book 2567, Page 916, also being the southern line of a 68 foot wide transmission right-of-way, as described in Deed Book 897, Page 71, N 60°15'56" E 679.64 feet to an existing rebar; thence with the southwestern line of Tract #1 of Chrislynn, LLC, as recorded in Deed Book 8686, Page 2168, S 25°19'04" E 80.36 feet to an existing ¾ inch iron pipe; thence with the southern line of Chrislynn, LLC, also being the centerline of a 20 foot wide Duke Power easement, as described in Deed Book 2568, Page 41 and Deed Book 2578, Page 960, N 89°30'48" E 260.88 feet to an existing ¾ inch iron pipe at the base of a 4 inch post; thence continuing with said line N 89°32'50" E 631.61 feet to an existing ½ inch iron pipe; thence continuing with said line N 89°32'50" E 29.19 feet to a computed point in the centerline of South Holden Road (NCSR #1117); thence with said centerline the following three (3) courses and distances: 1) with a curve to the right having a radius of 929.30 feet, an arc length of 3.12 feet, and a chord bearing and distance of S 09°08'34" W 3.12 feet to a computed point, 2) with a curve to the right having a radius of 4,153.21 feet, an arc length of 113.22 feet, and a chord bearing and distance of S 10°05'08" W 113.22 feet to a computed point, and 3) S 10°52'00" W 404.38 feet to a computed point in said centerline; thence leaving said centerline N 79°18'31" W 30.00 feet to a new iron pipe on the western right-of-way line of S. Holden Road at the northeast corner of Lot 1 of W. A. Stone Estate, as recorded in Plat Book 102, Page 121; thence with said western right-of-way line the following three (3) courses and distances: 1) S 10°52'00" W 19.58 feet to a computed point, 2) with a curve to the left having a radius of 5,121.21 feet, an arc length of 64.37 feet, and a chord bearing and distance of S 10°30'24" W 64.37 feet to a computed point, and 3) with a curve to the right having a

radius of 24,074.76 feet, an arc length of 66.65 feet, and a chord bearing and distance of S 10°53'42" W 66.65 feet to a new iron pipe; thence S 85°33'51" E 30.59 feet to a computed point in the centerline of said road; thence with said centerline the following two (2) courses and distances: 1) with a curve to the right having a radius of 24,104.76 feet, an arc length of 168.66 feet, and a chord bearing and distance of S 10°48'51" W 168.66 feet to a computed point, and 2) with a curve to the right having a radius of 24,104.76 feet, an arc length of 174.92 feet, and a chord bearing and distance of S 11°13'21" W 174.92 feet to a computed point; thence leaving said centerline along the southern line of Penn Oak Farm, LLC, as recorded in Deed Book 8722, Page 1499, S 84°11'42" W 31.42 feet to a new iron pipe on the western right-of-way line of said road, said pipe being at the northeast corner of Lot 2 of Cockerham Recombination; thence with said right-of-way line S 11°45'01" W 135.12 feet to a new iron pipe at the southeast corner of said Lot 2; thence with the northern line of Lot 1 of Cockerham Recombination the following seven (7) courses and distances: 1) S 79°45'21" W 309.36 feet to an existing 1 inch iron pipe, 2) N 36°41'06" W 166.62 feet to a new iron rod, 3) N 36°41'06" W 10.23 feet to a new iron rod, 4) S 84°11'42" W 81.89 feet to a new iron pipe, 5) N 11°10'45" E 30.74 feet to a new iron pipe, 6) N 69°46'18" W 103.95 feet to a new #5 rebar, and 7) N 76°03'19" W 253.79 feet to a new iron rod; thence with the western line of said Lot 1 the following three (3) courses and distances: 1) S 20°48'06" W 323.05 feet to a new #5 rebar, 2) S 01°16'42" E 203.07 feet to a new #5 rebar, and 3) S 01°16'39" E 25.26 feet to an existing cross on a rock ledge at the northern edge of a branch, said cross being at the southwest corner of said Lot 1; thence with the southern line of said Lot 2, also being the northern line of Hilltop Holdings II, LLC,as recorded in Deed Book 8379, Page 2262, the following two (2) courses and distances: 1) S 87°10'42" W 92.06 feet to an existing ½ inch iron pipe, and 2) S 87°10'55" W 329.63 feet to the point and place of BEGINNING, containing approximately 37.66 acres, of which approximately 37.06 acres lies outside of street right-of-way. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. Any utility line assessments, which may have been levied by the County, shall be collected either by voluntary payment or through foreclosure of same by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located inside the corporate limits of the City of Greensboro.

Section 3. The owner shall be fully responsible for extending water and sewer service to the property at said owner's expense.

Section 4. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof,

subject to the provisions in Sections 2 and 3 above. The above-described territory shall also be subject to all municipal taxes according to the provisions of G.S 160A-58.10.

Section 6. That this ordinance shall become effective upon adoption.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-698

Agenda Item# H.4.

Agenda Date: 10/15/2024. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2024-698 Public Hearing for an Ordinance for Original Zoning 4616, 4620, 4628 and 4634 S Holden Road – Amanda Hodierne for Clarice Collins and others

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☒Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: Proximate to District 1

Public Hearing: Yes
Advertising Date/By: N/A/by City Clerk

Note: This item was continued from the September 24, 2024 City Council meeting to the October 15, 2024 City Council meeting without further advertising.

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:
Amanda Hodierne, for Clarice Forsyth Collins and Patricia and Dustin Cockerham of Penn Oak Farm LLC, is requesting original zoning from **County RS-40** (Residential Single Family) and **County AG** (Agricultural) to **City PUD** (Planned Unit Development) for 4616, 4620, 4628 and 4634 South Holden Road, generally described as west of South Holden Road and south of Bishop Road.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **October 15, 2024** meeting.

BACKGROUND:
Following a public hearing on August 19, 2024, the Planning and Zoning Commission voted 6-2 to recommend approval of this request. There was speaker in favor and four in opposition for this item. (See minutes of the August 19, 2024 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new residential development.

This request includes the following conditions:

1. Permitted uses shall be limited to a maximum of 118 single-family dwellings.

2. Maximum building height shall not exceed forty-five 45 feet.

BUDGET IMPACT:
This item will have no budget impact.

ACCOUNT NUMBER:
N/A

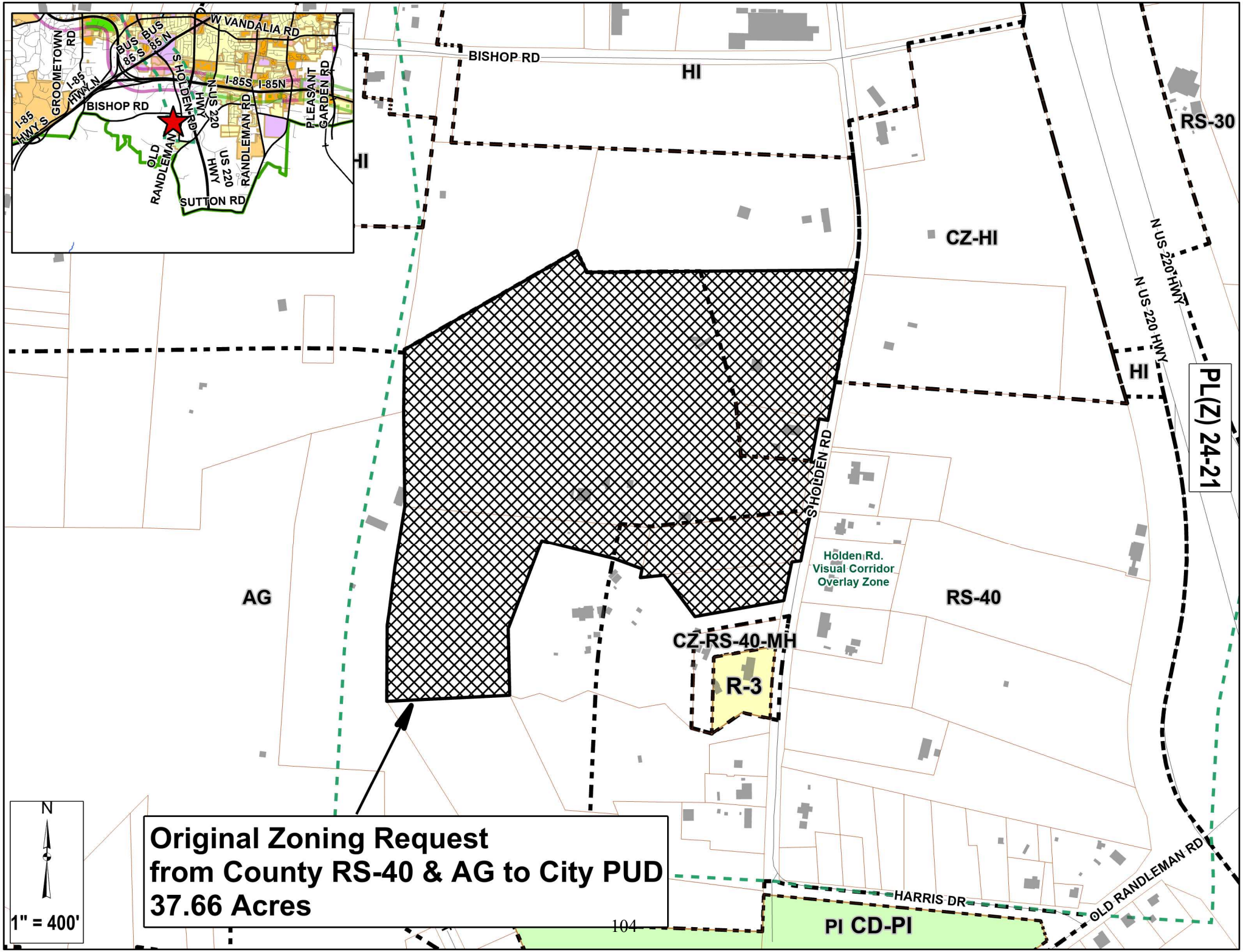
RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request at its August 19, 2024 meeting.

Planning recommends **approval** of the **City PUD** zoning request based on:

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.

- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.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GROOMETOWN RD
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PLEASANT GARDEN RD
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Original Zoning Request
from County RS-40 & AG to City PUD
37.66 Acres
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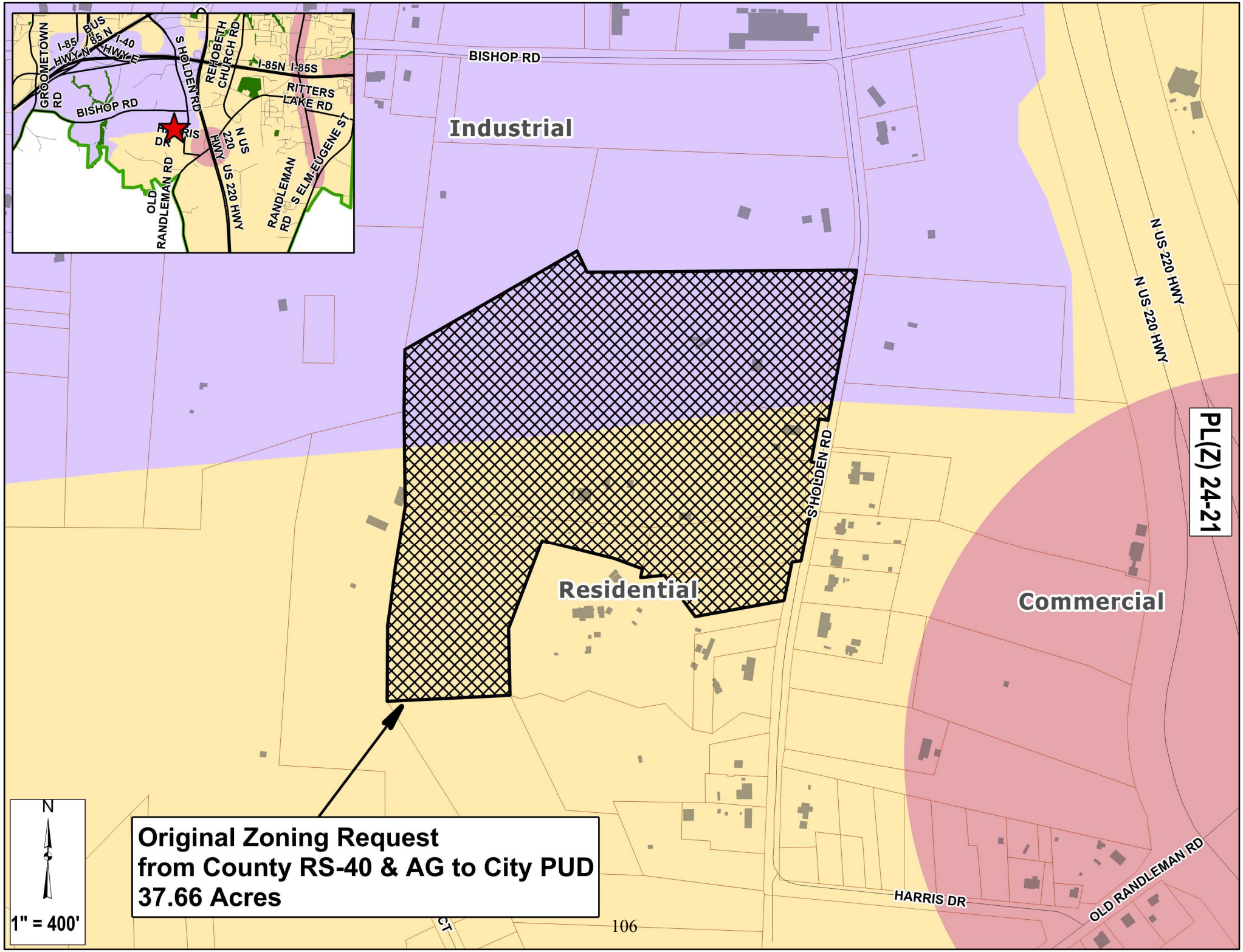
Original Zoning Request
from County RS-40 & AG to City PUD
37.66 Acres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Original Zoning Request
from County RS-40 & AG to City PUD
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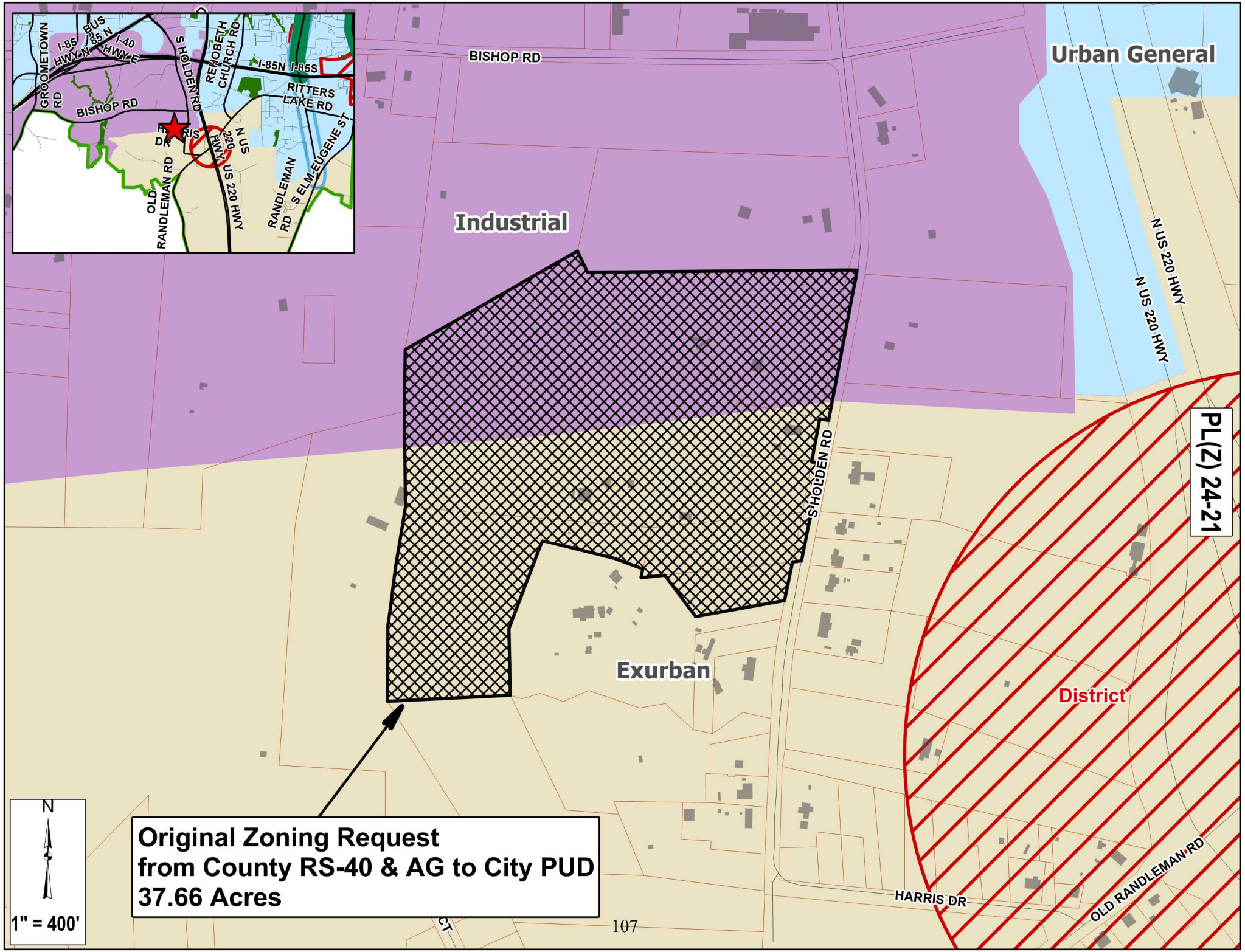
BISHOP RD
Urban General
Industrial
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District
HARRIS DR
OLD RANDLEMAN RD
Original Zoning Request
from County RS-40 & AG to City PUD
37.66 Acres
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GROOMETOWN RD
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HWY N
HWY E
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I-85N I-85S
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BISHOP RD
HARRIS DR
N US 220 HWY
OLD RANDLEMAN RD
US 220 HWY
RANDLEMAN RD
S ELM-EUGENE ST

PL(Z)24-21

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: October 15, 2024

GENERAL INFORMATION

APPLICANT	Amanda Hodierne for Clarice Forsyth Collins and Patricia and Dustin Cockerham of Penn Oak Farm, LLC
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County RS-40 (Residential Single-family) and County AG (Agricultural) to City PUD (Planned Unit Development)
CONDITIONS	1. Permitted uses shall be limited to a maximum of 118 single-family dwellings. 2. Maximum building height shall not exceed forty-five 45 feet.
LOCATION	4616, 4620, 4628, and 4634 South Holden Road
PARCEL ID NUMBER(S)	7851365552, 7851460366, 7851368073, and 7851351836
PUBLIC NOTIFICATION	The notification area for this public hearing was 750 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). **33** notices were mailed to those property owners in the mailing area.
TRACT SIZE	37.66 acres
TOPOGRAPHY	Undulating
VEGETATION	Mostly wooded

SITE DATA

Existing Use Single-family dwellings

	Adjacent Zoning	Adjacent Land Uses
N	County RS-40 (Residential Single-family)	Single-family dwellings and an electrical substation

Zoning History

E	County RS-40 (Residential Single-family) and CZ-HI (Conditional Zoning - Heavy Industrial)	Single-family dwellings and undeveloped land
S	County RS-40 (Residential Single-family) and County AG (Agricultural)	Single-family dwellings and undeveloped land
W	County AG (Agricultural)	Single-family dwellings and undeveloped land

Case #	Effective Date	Request Summary
N/A	N/A	The subject property is not currently located in the City's jurisdiction.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing **County RS-40**	Existing **County AG**	Requested **City PUD**
Max. Density:	1.1 dwelling per acre	1 dwelling unit/acre	N/A
Typical Uses	Typical uses in the County RS-40 district include single-family dwellings with a density of not less than 1.1 units per acre.	Typical uses in the County AG district include agricultural uses as well as supporting facilities that can include limited residential uses.	Permitted uses shall be limited to: the Educational Facilities Use Group .

***These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation
The subject site is located within the Holden Road Visual Corridor Overlay Zone, which prohibits establishment of new outdoor advertising signs therein.

The subject site is not:
- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed	Site drains Lower Randleman Lake WS-IV to the West, Watersupply Watershed, Hickory Creek sub-basin
Floodplains	N/A

Streams Blue Line stream/pond are onsite and possible Non-Blue Line Stream features onsite. Non-Blue Line Stream features must be identified for possible stream buffers. If site drains to the South to West Fork Deep River Perennial streams require a 100' stream buffer measured from top of bank on each side and Intermittent streams require a 50' stream buffer measured from top of bank on each side. Show and label top of stream bank. Label zones with dimensions and restrictions within the buffer. "No BUA is allowed in the entire buffer" (see section LDO 30-12-3.9 for buffer restrictions). Show and label the different zones within the buffer (see LDO 30-12-3.9F for information about the different zones). Intermittent and Perennial streams that have no special flood hazard area must shall apply a non-encroachment area to the stream. Please show & label non-encroachment area (measured 30ft from top of bank or 5x's the width of the channel) for intermittent & perennial streams. See the Land Development Ordinance (LDO) Flood Damage Prevention, Chp.30-12-2.3F for description of requirements.

Other: Site must meet current watershed requirements, Water Quality and Water Quantity control must be addressed. Maximum BUA for High Density Development is 50% with sewer. The 2yr and 10yr 24hr storms must be reduced to Pre-Development conditions. State / Corps permits are required for any stream or wetland disturbance or crossing. All BUA must be treated by a State approved water quality BMP/SCM.

Utilities (Availability)

Water is available on S Holden Rd. Sewer is available on the west side of 4634 s Holden Rd. Private Developer will need to extend water and sewer to City of Greensboro's Water and Sewer Design Standards.

Airport Overlay District & Noise Cone

N/A

Landscaping & Tree Conservation Requirements

There are no Landscaping or Tree Conservation requirements for single-family residential uses.

Transportation

Street Classification: Holden Road – Major Thoroughfare.
Bishop Road – Major Thoroughfare.

Site Access: All access(es) must be designed and constructed to the City of Greensboro standards.

Traffic Counts: None Available.

Trip Generation: 24 Hour = 1,175, AM Peak Hour = 87, PM Peak Hour = 116.

Sidewalks: Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does not exist along the frontage of this property.

Transit in Vicinity: No.

Traffic Impact Study: (TIS)	Yes, required per TIS Ordinance. Please see the end of this staff report for the Executive Summary of the **DRAFT** TIS..
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **City PUD (Planned Unit Development)** zoning district would allow land uses that are compatible with the general character of the area.

***GSO**2040* **Comprehensive Plan Policies**

The ***GSO**2040* Future Land Use Map designates this location as **Residential** and **Industrial**. The requested **City PUD (Planned Unit Development)** zoning district would allow uses that are generally consistent with those future land use designations. The ***GSO**2040* Future Built Form Map designates this location as **Exurban**. The subject property is located in **Growth Tier 2** of the Growth Tiers Map.

***GSO**2040* **Written Policies:**

Filling In Our Framework – How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

Goal C – People choose to live in Greensboro because every neighborhood is safe and has convenient access to first-rate schools, services, shopping, parks, and community facilities.

Strategy 2 – Invest in building and maintaining quality, accessible public recreation centers, libraries, neighborhood park facilities and other services to sustain livable neighborhoods.

Creating Great Places – Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.

Goal A – Greensboro's citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices.

Strategy 2 – Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

***GSO**2040* **Map Policies:**

Future Land Use Map

Future Land Uses: Broad areas based on the main character of land uses that we want to see in the future. These are not intended to be exclusive; it is assumed that there are a variety of uses in each area, but the designation reflects the area's predominant character.

Residential: Includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these

corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

Industrial: includes light and heavy manufacturing, assembly and fabrication, and warehousing, logistics and distribution centers. Greensboro has seen a loss of land suitable for and attractive to industrial development, and it is critical that these areas be protected for larger industrial development opportunities.

Future Built Form

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Exurban Includes areas outside of Greensboro city limits, but within Growth Tiers 2 and 3. These areas are generally undeveloped or are developed in a form that reflects a rural context. When such sites designated as Exurban are annexed into the City of Greensboro, they are considered to be re-designated to one of the other Place Types, as appropriate, to reflect an urban context.

Growth Tiers Map

Growth Tiers: areas outside Greensboro's city limits but inside the area in which the City can legally annex property and extend water and sewer services; this is called the Water Sewer Service Area (WSSA). Three tiers are delineated based on the cost to extend City services to the area, primarily water and sewer, solid waste collection, and Police and Fire protection, as well as long-term maintenance of City facilities. In Growth Tier 1, due to the nearby presence of existing City infrastructure, the City is able to extend services currently, if an annexation is requested; Tiers 2 and 3 will require significant City investment to serve.

Growth Tier 2: This is the area where growth, annexation, and the extension of public facilities is anticipated in 6 to 12 years, and where premature, fragmented, leapfrog, or inefficient development shall be discouraged by the City and County. Annexations will be discouraged until the full complement of City services can be efficiently provided, which is currently projected beyond the 6-year horizon.

CONFORMITY WITH OTHER PLANS

City Plans

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Other Plans

N/A

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed original zoning and development with the surrounding community.

Staff Annexation Analysis
The subject property is currently located in the County. On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing annexation petitions and making a recommendation to City Council regarding annexation requests. Upon submittal of a valid annexation petition, Planning staff forwards annexation requests to City services providers. These service providers include Water Resources (water and sewer), Fire Marshal's Office, Police Department, and Solid Waste (trash and recycling services). Each service provider stated that infrastructure is in place to provide City services to this location. The Technical Review Committee recommended approval of this annexation request at its August 2, 2024 meeting. The subject property is located within the Tier 2 Growth Area on the Growth Strategy map in the Comprehensive Plan. The subject property is located within the Holden Road Visual Corridor Overlay Zone, which prohibits establishment of new outdoor advertising signs therein. Since this property can be served by City utility providers, it is the City of Greensboro's policy to annex the property pending approval of the associated original zoning.

Staff Unified Development Plan (UDP) Analysis
On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing Unified Development Plans in conjunction with rezoning requests to a Planned Unit Development zoning district.

There are three main purposes for a Unified Development Plan (UDP). One is to specify the type of development and dimensional standards that will govern the development in various sections of the property. The second is to make sure that City of Greensboro service providers can adequately serve the proposed development. Finally, the Unified Development Plan puts the development standards into a form recordable at the Guilford County Register of Deeds Office so there will be notice of these requirements to future owners and occupants.

When making the determination to approve a Unified Development Plan (UDP), the Planning and Zoning Commission must review the UDP for consistency with the approved Planned Unit Development (PUD) Concept Plan and zoning conditions. The Technical Review Committee recommended approval of this UDP request at its August 1, 2024 meeting.

Staff Original Zoning Analysis
The combined acreage for the subject properties is approximately 37.66 acres and contains single-family dwellings. North of the request contains single-family dwellings and an electrical substation, zoned County RS-40 (Residential Single-family). East of the request contains single-family dwellings and undeveloped land, zoned County RS-40 (Residential Single-family) and CZ-HI (Conditional Zoning - Heavy Industrial). South of the request contains single-family dwellings and undeveloped land, zoned County RS-40 (Residential Single-family) and County AG (Agricultural). West of the request contains single-family dwellings and undeveloped land, zoned County AG (Agricultural).

The proposed original zoning request supports the Comprehensive Plan's Filling In Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro. The request also supports the Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents all walks of life a variety of quality housing choices.

The Comprehensive Plan's Future Land Use Map designates this property as Residential and Industrial. The Residential designation includes both single-and multi-family residential. Other

uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences. The Industrial designation includes light and heavy manufacturing, assembly and fabrication, and warehousing, logistics and distribution centers. Greensboro has seen a loss of land suitable for and attractive to industrial development, and it is critical that these areas be protected for larger industrial development opportunities.

The Comprehensive Plan's Future Built Form Map currently designates this property as Exurban. The Exurban designation includes areas outside of Greensboro city limits, but within Growth Tiers 2 and 3. These areas are generally undeveloped or are developed in a form that reflects a rural context. When such sites designated as Exurban are annexed into the City of Greensboro, they are considered to be re-designated to one of the other Place Types, as appropriate, to reflect an urban context.

The proposed PUD, as conditioned, primarily intended to accommodate single-family detached residential development. The proposed original zoning request allows uses that are similar to existing uses in the surrounding area.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040), and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation
Staff recommends **approval** of the requested **City PUD (Planned Unit Development)** zoning district.

TRAFFIC IMPACT STUDY - *DRAFT*
EXECUTIVE SUMMARY

The South Holden Road proposed development is located on the 4600 block on the west side of South Holden Road in Guilford County, NC. It will consist of 118 single family detached homes. Two full movement access points are proposed on South Holden Road. The expected build-out year for this development is 2027. Per Greensboro Department of Transportation (GDOT) guidelines, the development will be analyzed as build plus one year (2028). Information regarding the property was provided by DR Horton.

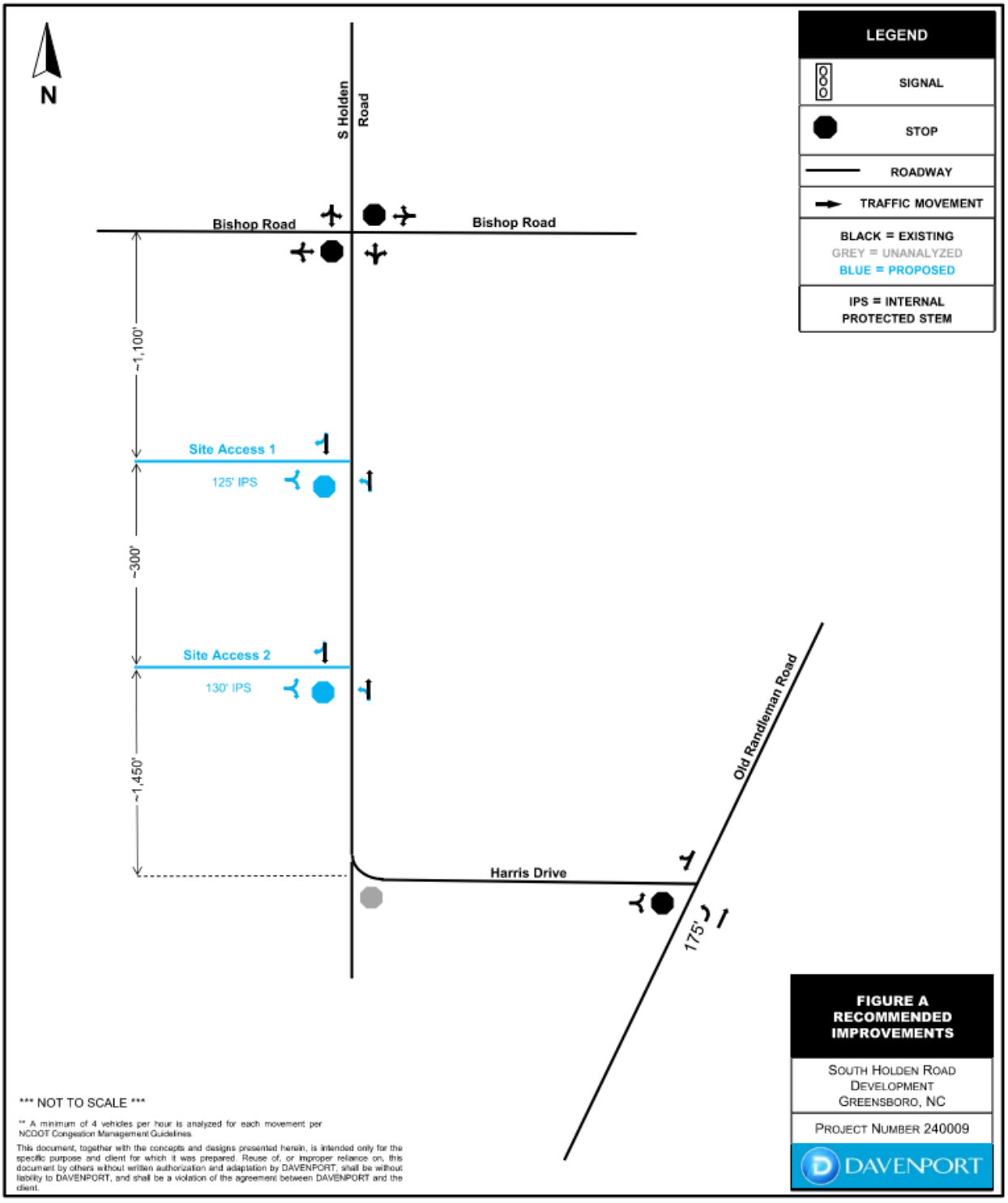
DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of the new development traffic.

The Transportation Impact Analysis (TIA) was performed based on the scope agreed upon with GDOT and NCDOT. This site has a trip generation potential of 1,175 daily trips, 87 trips in the AM peak hour, and 116 trips in the PM peak hour.

In conclusion, this study has determined the potential traffic impacts of this development and determined that no improvements are necessary to mitigate the impacts of future traffic. The proposed site is not expected to have a detrimental effect on transportation capacity and mobility in the study area. The site access recommendations summarized in Figure A and in Table A should be constructed to comply with applicable NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and/or local standards.

Table A – Recommended Improvements

INTERSECTION	RECOMMENDATIONS
South Holden Road at Bishop Road	• No improvements recommended.
South Holden Road at Old Randleman Road	• No improvements recommended.
South Holden Road at Site Access 1	• Design site drive according to applicable NCDOT and local standards. • No additional improvements are recommended.
South Holden Road at Site Access 2	• Design site drive according to applicable NCDOT and local standards. • No additional improvements are recommended.


N
S Holden Road
Bishop Road
Bishop Road
LEGEND
SIGNAL
STOP
ROADWAY
TRAFFIC MOVEMENT
BLACK = EXISTING
GREY = UNANALYZED
BLUE = PROPOSED
IPS = INTERNAL PROTECTED STEM
~1,100'
Site Access 1
125' IPS
~300'
Site Access 2
130' IPS
~1,450'
Harris Drive
Old Randleman Road
175'
*** NOT TO SCALE ***
** A minimum of 4 vehicles per hour is analyzed for each movement per NCDOT Congestion Management Guidelines.
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of, or improper reliance on, this document by others without written authorization and adaptation by DAVENPORT, shall be without liability to DAVENPORT, and shall be a violation of the agreement between DAVENPORT and the client.
FIGURE A
RECOMMENDED IMPROVEMENTS
SOUTH HOLDEN ROAD DEVELOPMENT
GREENSBORO, NC
PROJECT NUMBER 240009
DAVENPORT

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name
Penn Oak Farm LLC

Information

SosId: 1355479
Status: Current-Active ⓘ
Date Formed: 1/1/2014
Citizenship: Domestic
Annual Report Due Date: April 15th
Current **Annual Report Status:**
Registered Agent: Collins, Clarice Forsyth

Addresses

Mailing
5088 Crackling Woods Lane
Randleman, NC 27317-8309

Principal Office
5088 Crackling Woods Lane
Randleman, NC 27317-8309

Reg Office
5088 Crackling Woods Lane
Randleman, NC 27317-8309

Reg Mailing
5088 Crackling Woods Lane
Randleman, NC 27317-8309

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

General Manager
Clarice Forsyth Collins
5088 Crackling Woods Lane
Randleman NC 27317

PL(P) 24-25 and Z24-08-009 An annexation and original zoning request from County RS-40 (Residential Single-family) and County AG (Agricultural) to City PUD (Planned Unit Development) for the properties identified as 4616, 4620, 4628, and 4634 South Holden Road, generally described as west of South Holden Road and south of Bishop Road (37.66 acres). (APPROVED)

Mr. Carter reviewed the summary information for the subject properties and surrounding properties. He advised there is a Unified Development Plan (UDP) associated with the request, and that the applicant had proposed the following conditions:

1) Permitted uses shall be limited to a maximum of 118 single-family dwellings.
2) Maximum building height shall not exceed forty-five 45 feet.

Mr. Carter stated GSO2040 Comprehensive Plan designates this property as Exurban on the Future Built Form Map. If this original zoning request is approved, the Future Built Form designation for the subject site is considered to be amended to Urban General in order to ensure an appropriate fit between future land use designation and zoning. The GSO2040 Comprehensive Plan's Future Land Use Map designates the property as Residential and Industrial. Staff determined the proposed original zoning request supports the Comprehensive Plan's Filling In Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro. The request also supports the Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents all walks of life a variety of quality housing choices. The proposed PUD, as conditioned, is primarily intended to accommodate single-family detached residential development. The proposed original zoning request allows uses that are similar to existing uses in the surrounding area. Staff recommended approval of the request.

Vice-Chair Magid asked staff if the annexation and rezoning request should be considered before the UDP.

Mr. Kirkman advised that the order of consideration to be the annexation, rezoning and then the UDP.

Vice-Chair Magid invited the applicant to the podium.

Amanda Hodierne, 804 Green Valley Road, said she was representing the applicant and gave a summary of the subject properties and noted that the site is just under 38 acres. She noted that the request is a single use PUD zoning district for a maximum of 118 single family dwellings. She said that the proposed density is equivalent that of R-3 single family residential zoning district. She noted the request is consistent with the GSO 2024 Future Designation Map designation of Residential. She stated water and sewer service are in proximity to the site which made the site suitable for growth.

Ms. Hodierne highlighted the existing conditions of the area and pointed out the subject properties are just south of the Interstate 85 corridor, the industrial uses north and southwest with residential neighborhood west of the request. She noted that the immediate surroundings is rural in nature with farmlands and single family homes. She pointed out the existence of another Interstate west of the properties created easy access and movements to and from the site. She stated the UPD is the governing document for the request. She said that the aim was to preserve the wooded areas, stormwater ponds and streams while keeping the dwellings concentrated in one area. She noted that there two access to the proposed site, both located on South Holden Road.

Ms. Hodierne spoke on the neighborhood outreach and stated that letters were mailed to property owners with the city's 750ft notification buffer. She said a meeting was Zoom meeting was held with roughly 8 persons attending. She mentioned that the top concern raised was traffic generation and said that a Traffic Impact Analysis (TIA) was conducted for the request and submitted to the city for review. She informed the Commissioners that civil engineer for the project was present to answer any site design questions.

Vice-Chair Magid asked for any questions or comments from the Commissioners.

Mr. Downing asked for clarification when the Zoom meeting was held.

Ms. Hodierne informed the meeting was held on August 5th.

Vice-Chair Magid invited the speakers wishing to speak in opposition to the podium.

Jimmy Clark, 4514 South Holden Road, said he is the owner of Guy M Turner Inc. and owned several properties in the area and one just north of the request. He stated the request was not compatible with the area. He mentioned Guilford County envisioned the subject properties to be heavy industrial. He said the current uses in the area are heavy industrial. He spoke of future industrial activities for his properties which would surround the proposed site. He listed other industrial uses in the area and noted that a landfill was also in the area. He said he has large fleet of 19 axle tractors trailers, he stated the trailers are the length of a football field. He explained the only way to get to his property is via Highway 220, exit Randleman Road, via Harris Street, via South Holden Road. He said that the trailers are escorted in and out of the area and traffic are at a standstill for approximately 45 to 1 hour.

Mr. Engle asked Mr. Clark if Interstate 40 and South Holden could be another option.

Mr. Clark said it was not an option. He said most of the traffic in the area are heavy duty trucks. He noted the prevailing wind in the area moved west to east and an asphalt plant is west of the request.

Vice-Chair Magid asked if the applicant wished to speak further in favor of the request.

Amanda Hodierne, 804 Green Valley Road, said she understood the concerns to be compatibility between industrial and residential. She stated that the GSO2040 Plan encourages mixed uses in a compatible manner to accommodate all the uses in demand such as housing. She acknowledged the success of the existing uses in the area and stated that the applicant has extensive experience

in residential site selections. She said that the applicant believed the subject properties are suitable for residential development and is aware of the land uses and activities in the area. She mentioned the request is reasonable and pointed out the that a school is south of the request. She stated that there are other areas with similar mix of uses mentioning residential neighborhoods close to the airport, to the coliseum which are intense uses bringing a lot of intense traffic, noise and visual impacts. She said that a variety of housing choices are necessary. Ms. Hodierne talked about recent redevelopment of a factory in another residential neighborhood and stated that the city has always put uses next to each other and continue to do so.

Vice-Chair Magid asked for anyone wishing to speak in opposition to come forward to the podium.

Lynn Clark, 4514 South Holden Road, said the applicant's attorney stating that the GSO2040 Future designation residential zone for the area was incorrect. He said the proposed site was designated heavy industrial. He referenced the staff report and said the importance of having the character, existing development and trend in the area be as is, which is heavy industrial. He pointed out that the area has always been heavy industrial and would continue to be so. He said the request was not viable.

Robert Mock, 4600 Big Poplar Lane, noted his wife sent a letter to the Commissioners expressing concerns. He said he moved to the area to escape the crowded neighborhoods. He stated the proposed site abutted his property and would change the single-family character. He pointed out that the surrounding industrial uses protected his farm. He asked the Commissioners to support him in protecting the single family character.

Derek Carson, 5340 Old Randleman Road, said that the request is inconsistent with the GSO2040 Comprehensive Plan noting that the existing land use in the area is industrial and the request being residential. He referenced the GSO2040 Comprehensive Plan and said that industrial lands should be protected for industrial opportunities. He stated should the request be approved the industrial lands in the area would be lost. He noted that the staff report stated the area future uses are residential and industrial and felt that both could not co-exist. He said industrial uses exist on all sides of the proposed site and repeated that the request is not suitable for the area.

Patrick Short, 4617 South Holden Road, stated he owned other lands surrounding the proposed site and he would like to use his properties for industrial development. He said he agreed with the presenters before him and stated the request is a satellite annexation. He asked if anyone visited the proposed site and experienced the heavy traffic in the area.

Mr. Engle said he flew over the site, and he got a feel for the traffic situation.

Mr. Short said he should be on the ground to experience the heavy traffic. He said the potential residents would not be able to get in and out of the site safely. He said the request does not fit in the area and asked the Commissioners not to support the request.

Vice-Chair Magid inquired if there was anyone wishing to speak further in opposition. Hearing none, she closed the public hearing. Vice-Chair Magid then asked for any questions or comments from the Commissioners.

Ms. Skenes noted that she sat on the County Zoning Board when Bishop Road experienced industrial growth including the expansion of the landfill. She stated she did site visit on the weekend and agreed with Mr. Clark that heavy industrial use exist in the area. However, she noted that almost half of the area is designated residential. She said most of the industrial uses are along Bishop Road. She mentioned that residential developments also exist in the area and pointed out Mr. Short living adjacent to the proposed site. She stated that despite having industrial uses in the area and more so on Bishop Road, having a school nearby on Harris Street, she was not convinced that the area should remain solely for industrial uses. She noted her consideration should be based on the guidelines of the GSO2040 Comprehensive Plan and stated the future designation for the area is residential.

Mr. Engle stated that the area falls within the mix of Exurban and Industrial, and noted that the school influenced his decision. He described the existing land uses in the area and noted the request would be compatible with the surrounding use. He said the aim of the GSO2040 Comprehensive Plan is to encourage complementary uses. He supported the request and encouraged continued discussion between the applicant and the residents.

Mr. Gilmer, Sr supported the request and noted that the GSO2040 Comprehensive Plan future designation for the area is residential.

Mr. Downing did not support the request and said that he understood the presence of the residential and industrial dynamics. However, he is not convinced that the residential use would be suitable given the anticipated industrial use in the area. He said that the applicant and the residents should continue working together.

Chair O'Connor concurred with Ms. Skenes, Mr. Engle and Mr. Gilmer, Sr and supported the request.

Mr. Engle made a motion to annex the property, seconded by Vice-Chair Magid. The Commission voted 6-2, (Ayes: Chair Sandra O'Connor, Vice-Chair Catherine Magid, Skenes, Engle, Gilmer Sr. and Turner). Nays: (Downing and Glass).

Ms. Turner then stated regarding agenda item Z-24-08-009, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties at 4616, 4620, 4628, and 4634 South Holden Road from County RS-40 (Residential Single-family) and County AG (Agricultural) to City PUD (Planned Unit Development) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed City PUD zoning district, as conditioned, permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. Mr. Gilmer, Sr seconded the motion.

The Commission voted 6-2, (Ayes: Chair Sandra O'Connor, Vice-Chair Catherine Magid, Skenes, Engle, Gilmer Sr. and Turner). Nays: (Downing and Glass).

Vice-Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, September 17, 2024 City Council Meeting.

Ms. Skenes made a motion to approve the UDP as submitted, seconded by Chair O'Connor. The Commission voted 6-2, (Ayes: Chair Sandra O'Connor, Vice-Chair Catherine Magid, Skenes, Engle, Gilmer Sr. and Turner). Nays: (Downing and Glass).

Item: 4616, 4620, 4628 and 4634 South Holden Road

Original Zoning

Date: October 24, 2024

Zoning Amendment Statement by City Council on Consistency with Adopted Comprehensive Plan and Reasonableness

The **Greensboro City Council** believes its action to a**pprove/deny** the original zoning request for the properties at **4616, 4620, 4628**, and **4634 South Holden Road** from **County RS-40 (Residential Single-family)** and **County AG (Agricultural)** to **City PUD (Planned Unit Development)** to be **consistent** with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support **approval** of the rezoning request:	Factors that support **denial** of the rezoning request:
1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.	1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.
2. The proposed City PUD zoning district, as conditioned, permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties.	2. The proposed City PUD zoning district, even as conditioned, does not limit negative impacts on the adjacent properties nor does it permit uses that fit the context of surrounding area.
3. The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest.	3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest.
4. **Other factors raised at the public hearing, if applicable (describe)**	4. **Other factors raised at the public hearing, if applicable (describe)**

AMENDING OFFICIAL ZONING MAP

4616, 4620, 4628 AND 4634 SOUTH HOLDEN ROAD, GENERALLY DESCRIBED AS WEST OF SOUTH HOLDEN ROAD AND SOUTH OF BISHOP ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by original zoning from **County RS-40 (**Residential Single Family) and **County AG** (Agricultural) to **City PUD** (Planned Unit Development)

The area is described as follows:

BEGINNING at an existing concrete monument with iron rod at the base of a cedar post, being the southwest corner of Lot 2 of Cockerham Recombination, as recorded in Plat Book 215, Page 64, said monument having N.A.D. 83 (NCGS 2011) grid coordinates being North 815,491.9589 feet and Easting being 1,752,713.8853 feet; thence with the western line of said Lot 2, also being the eastern line of Lot 2 of Fred P. Cook, as recorded in Plat Book 77, Page 18, the following four (4) courses and distances: 1) N 00°19'53" E 224.70 feet to an existing ¾ inch iron pipe, 2) N 00°19'53" E 35.31 feet to a new iron pipe 3 feet south of a branch; 3) N 08°24'28" E 49.63 feet to an existing ¾ inch iron pipe, and 4) N 07°14'06" E 152.85 feet to an existing 1 1/4 inch iron pipe; thence continuing with said western line, also being the eastern line of Lot 3 of Fred P. Cook, N 09°15'34" E 210.44 feet to an existing axle at the northwest corner of Lot 2 of Cockerham Recombination; thence with the western line of Penn Oak Farm, LLC, as recorded in Deed Book 7663, Page 1645, N 00°27'01" W 322.18 feet to a 2 foot tall existing 2 inch iron pipe at the northeast corner of said Lot 3; thence continuing with said western line, also being the eastern line of Saul B. Hernandez, as recorded in Deed Book 7776, Page 2316, N 00°45'25" E 211.92 feet to an angle iron at the northwest corner of Penn Oak Farm, LLC; thence with the southern line of a Duke Power Substation lot, as recorded in Deed Book 2567, Page 916, also being the southern line of a 68 foot wide transmission right-of-way, as described in Deed Book 897, Page 71, N 60°15'56" E 679.64 feet to an existing rebar; thence with the southwestern line of Tract #1 of Chrislynn, LLC, as recorded in Deed Book 8686, Page 2168, S 25°19'04" E 80.36 feet to an existing ¾ inch iron pipe; thence with the southern line of Chrislynn, LLC, also being the centerline of a 20 foot wide Duke Power easement, as described in Deed Book 2568, Page 41 and Deed Book 2578, Page 960, N 89°30'48" E 260.88 feet to an existing ¾ inch iron pipe at the base of a 4 inch post; thence continuing with said line N 89°32'50" E 631.61 feet to an existing ½ inch iron pipe; thence continuing with said line N 89°32'50" E 29.19 feet to a computed point in the centerline of South Holden Road (NCSR #1117); thence with said centerline the following three (3) courses and distances: 1) with a curve to the right having a radius of 929.30 feet, an arc length of 3.12 feet, and a chord bearing and distance of S 09°08'34" W 3.12 feet to a computed point, 2) with a curve to the right having a radius of 4,153.21 feet, an arc length of 113.22 feet, and a chord bearing and

distance of S 10°05'08" W 113.22 feet to a computed point, and 3) S 10°52'00" W 404.38 feet to a computed point in said centerline; thence leaving said centerline N 79°18'31" W 30.00 feet to a new iron pipe on the western right-of-way line of S. Holden Road at the northeast corner of Lot 1 of W. A. Stone Estate, as recorded in Plat Book 102, Page 121; thence with said western right-of-way line the following three (3) courses and distances: 1) S 10°52'00" W 19.58 feet to a computed point, 2) with a curve to the left having a radius of 5,121.21 feet, an arc length of 64.37 feet, and a chord bearing and distance of S 10°30'24" W 64.37 feet to a computed point, and 3) with a curve to the right having a radius of 24,074.76 feet, an arc length of 66.65 feet, and a chord bearing and distance of S 10°53'42" W 66.65 feet to a new iron pipe; thence S 85°33'51" E 30.59 feet to a computed point in the centerline of said road; thence with said centerline the following two (2) courses and distances: 1) with a curve to the right having a radius of 24,104.76 feet, an arc length of 168.66 feet, and a chord bearing and distance of S 10°48'51" W 168.66 feet to a computed point, and 2) with a curve to the right having a radius of 24,104.76 feet, an arc length of 174.92 feet, and a chord bearing and distance of S 11°13'21" W 174.92 feet to a computed point; thence leaving said centerline along the southern line of Penn Oak Farm, LLC, as recorded in Deed Book 8722, Page 1499, S 84°11'42" W 31.42 feet to a new iron pipe on the western right-of-way line of said road, said pipe being at the northeast corner of Lot 2 of Cockerham Recombination; thence with said right-of-way line S 11°45'01" W 135.12 feet to a new iron pipe at the southeast corner of said Lot 2; thence with the northern line of Lot 1 of Cockerham Recombination the following seven (7) courses and distances: 1) S 79°45'21" W 309.36 feet to an existing 1 inch iron pipe, 2) N 36°41'06" W 166.62 feet to a new iron rod, 3) N 36°41'06" W 10.23 feet to a new iron rod, 4) S 84°11'42" W 81.89 feet to a new iron pipe, 5) N 11°10'45" E 30.74 feet to a new iron pipe, 6) N 69°46'18" W 103.95 feet to a new #5 rebar, and 7) N 76°03'19" W 253.79 feet to a new iron rod; thence with the western line of said Lot 1 the following three (3) courses and distances: 1) S 20°48'06" W 323.05 feet to a new #5 rebar, 2) S 01°16'42" E 203.07 feet to a new #5 rebar, and 3) S 01°16'39" E 25.26 feet to an existing cross on a rock ledge at the northern edge of a branch, said cross being at the southwest corner of said Lot 1; thence with the southern line of said Lot 2, also being the northern line of Hilltop Holdings II, LLC,as recorded in Deed Book 8379, Page 2262, the following two (2) courses and distances: 1) S 87°10'42" W 92.06 feet to an existing ½ inch iron pipe, and 2) S 87°10'55" W 329.63 feet to the point and place of BEGINNING, containing approximately 37.66 acres, of which approximately 37.06 acres lies outside of street right-of-way. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County RS-40 (Residential Single Family) and County AG (Agricultural) to City PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to a maximum of 118 single-family dwellings.
2. Maximum building height shall not exceed forty-five (45) feet.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **PUD (Planned Unit Development)** zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on October 15, 2024.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-699

Agenda Item# H.5.

Agenda Date: 10/15/2024. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2024-699 Public Hearing for an Ordinance for Rezoning for 1741, 1763 and 1765 Mt Hope Church Rd, 558 Old Birch Creek Rd and 928 Near and 930 Knox Rd – Amanda Hodierne on behalf of Christopher Dunbar and Wilfred Yearns for various LLCs

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☒Abundance of Attainable Housing	☒Other/Admin Promote Economic Development

Council District: District 2

Public Hearing: Yes
Advertising Date/By: N/A/by City Clerk

Note: This item was continued from the September 24, 2024 City Council meeting to the October 15, 2024 City Council meeting without further advertising.

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:
Amanda Hodierne, on behalf of Christopher Dunbar and Wilfred Yearns for BRC Mt. Hope LLC, BRC Knox Road LLC, and Stoney Creek Medical Properties, LLC is requesting rezoning from **C-M** (Commercial Medium) **PUD** (Planned Unit Development) to **PUD** (Planned Unit Development) for 1741, 1763 and 1765 Mt Hope Church Road, 558 Old Birch Creek Road and 928 Near and 930 Knox Road, generally described as east of Mount Hope Church Road and north of Knox Road.

Because the Planning and Zoning Commission's decision to approve this request was appealed, the City Council will conduct a public hearing to consider and take action on this request at its **October 15, 2024** meeting**.**

BACKGROUND:
Following a public hearing on August 19, 2024, the Planning and Zoning Commission voted 8-0 to recommend approval of this request. There was one speaker in favor and six in opposition for this item. (See minutes of the August 19, 2024 Planning and Zoning Commission meeting).

This request includes the following conditions:

1. The permitted uses in Site Area #1 as labeled on the UDP shall be limited to: Residential uses; not to exceed 375 dwelling units.
2. The permitted uses in Site Area #2 as labeled on the UDP shall be limited to: Residential uses; not to exceed 110 dwelling units.
3. The permitted uses in Site Area #3 as labeled on the UDP shall be limited to: Office, Retail and Commercial Use Groups; The total square footage of all uses shall not exceed 90,000.
4. The permitted uses in Site Area #4 as labeled on the UDP shall be limited to: Office, Retail and Commercial Use Groups: The total square footage of all uses shall not exceed 30,000.
5. The permitted uses in Site Area #5 as labeled on the UDP shall be limited to: Office, Retail and Commercial Use Groups; The total square footage of all uses shall not exceed 38,800

Since the decision of the Planning and Zoning Commission to approve this request was appealed within the required 10 day appeal period, the City Council must hold an additional public hearing and take final action.

BUDGET IMPACT:
This item will have no budget impact.

ACCOUNT NUMBER:
N/A

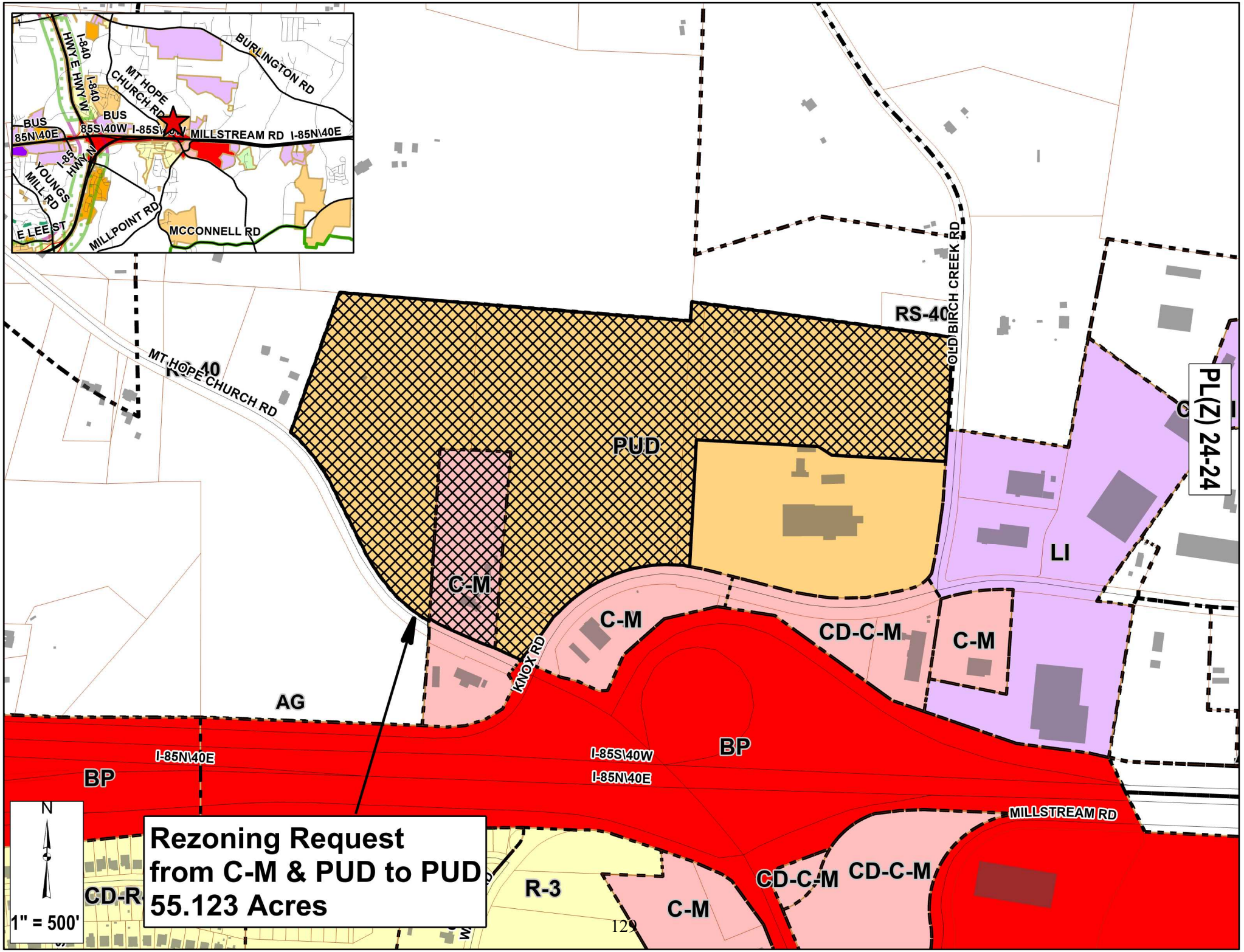
RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request 8-0.

Planning recommends **approval** of the **PUD** zoning request based on:

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.

- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.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Rezoning Request
from C-M & PUD to PUD
55.123 Acres

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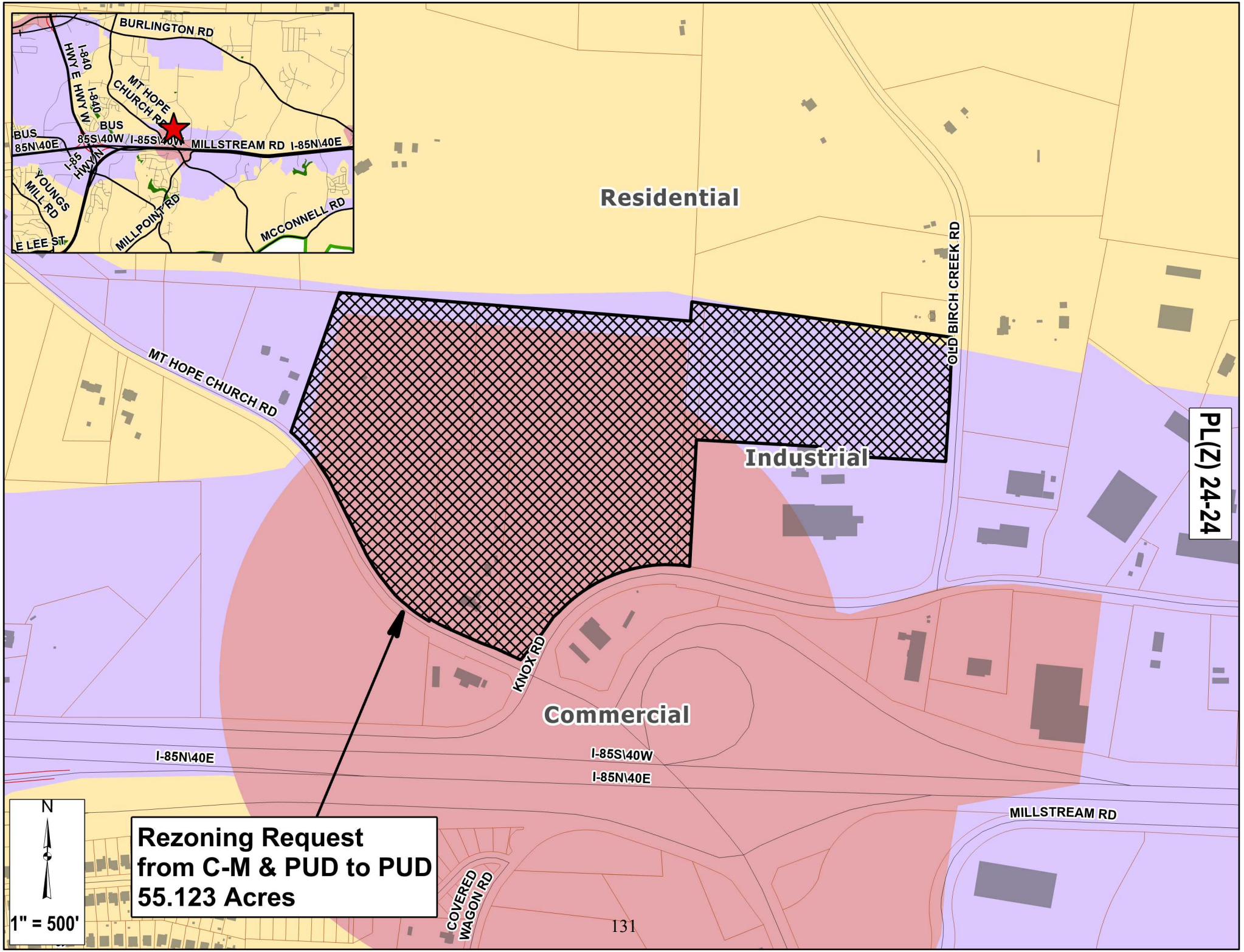
Rezoning Request
from C-M & PUD to PUD
55.123 Acres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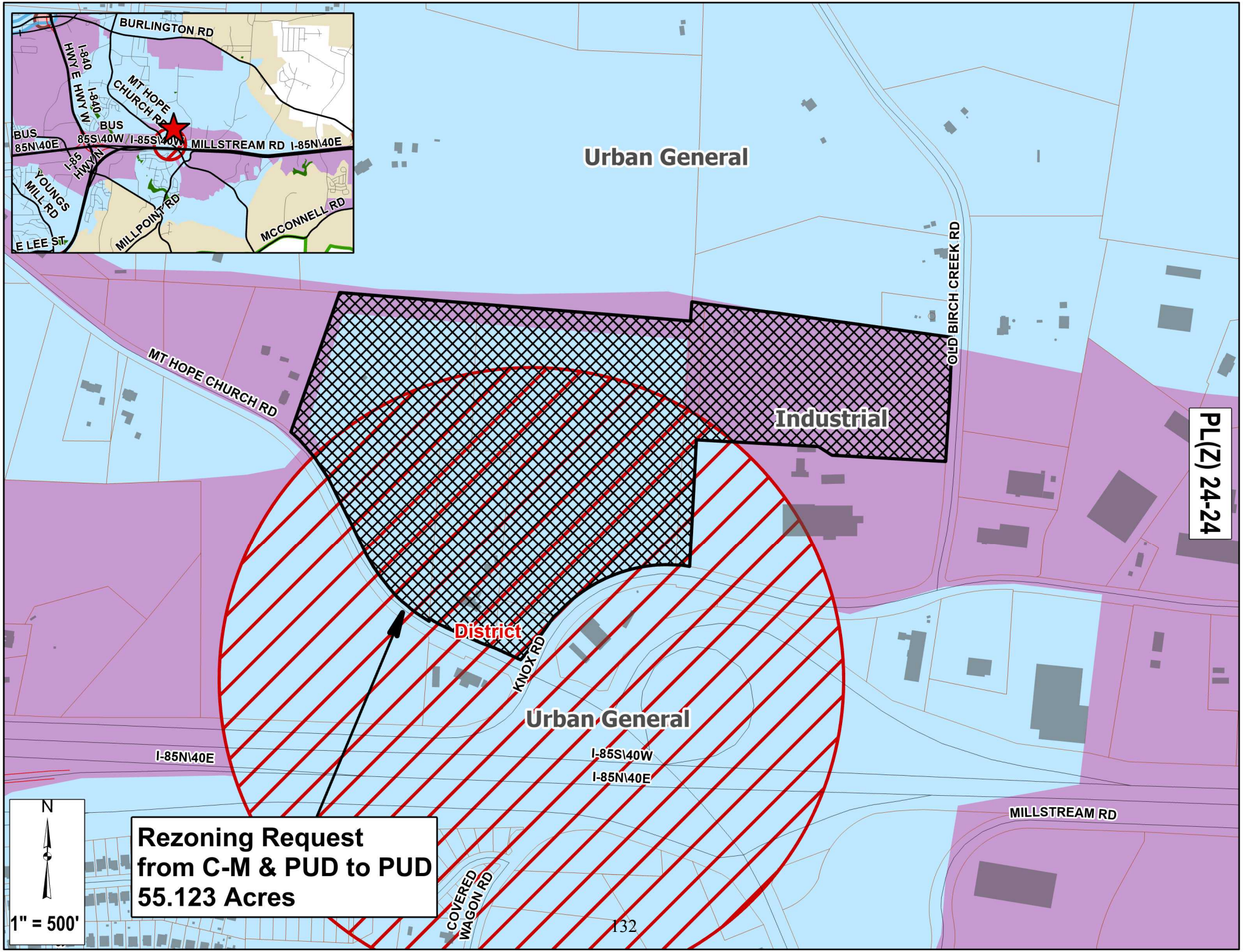
Rezoning Request
from C-M & PUD to PUD
55.123 Acres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I-85N\40E
MILLSTREAM RD
COVERED WAGON RD
N
1" = 500'
Rezoning Request
from C-M & PUD to PUD
55.123 Acres

PLZ-24-24

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: October 15, 2024

GENERAL INFORMATION

APPLICANT	Amanda Hodierne on behalf of Christopher Dunbar and Wilfred Yearns for BRC Mt. Hope, LLC, BRC Knox Road, LLC, and Stoney Creek Medical Properties, LLC
HEARING TYPE	Rezoning Request
REQUEST	C-M (Commercial – Medium) and PUD (Planned Unit Development) to PUD (Planned Unit Development)
CONDITIONS	1. The permitted uses in Site Area #1 as labeled on the UDP shall be limited to: Residential uses; not to exceed 375 dwelling units. 2. The permitted uses in Site Area #2 as labeled on the UDP shall be limited to: Residential uses; not to exceed 110 dwelling units. 3. The permitted uses in Site Area #3 as labeled on the UDP shall be limited to: All uses permitted in the Office, Retail and Commercial Use Groups; the total square footage of all uses shall not exceed 90,000. 4. The permitted uses in Site Area #4 as labeled on the UDP shall be limited to: All uses permitted in the Office, Retail and Commercial Use Groups; the total square footage of all uses shall not exceed 30,000. 5. The permitted uses in Site Area #5 as labeled on the UDP shall be limited to: All uses permitted in the Office, Retail and Commercial Use Groups; the total square footage of all uses shall not exceed 38,800.
LOCATION	1741, 1763, and 1765 Mt. Hope Church Road, 558 Old Birch Creek Road, and 928 Near and 930 Knox Road
PARCEL NUMBER	8804323564, 8804327039, 8804319762, 8804522747, 8804426575, and 8804422408
PUBLIC NOTIFICATION	The notification area for this public hearing was 750 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). **58** notices were mailed to those property owners in the mailing area.

TRACT SIZE 55.123 Acres

TOPOGRAPHY Undulating

VEGETATION Wooded

SITE DATA

Existing Use Undeveloped

	Adjacent Zoning	Adjacent Land Uses
N	County AG (Agricultural)	Single-family dwellings, agricultural land, and undeveloped land
E	County AG (Agricultural), City PUD (Planned Unit Development), and City LI (Light Industrial)	US Army Armory facility, single-family dwelling, and manufacturing and warehouse uses.
S	County AG (Agricultural), City C-M (Commercial – Medium), City CD-C-M (Conditional District - Commercial – Medium), City PUD (Planned Unit Development), and City BP (Business Park)	US Army Armory Facility, truck stop, convenience store with fuel pumps, automobile service shop, undeveloped land, and Interstate 40/85 Concurrency
W	County AG (Agricultural)	A single-family dwelling and undeveloped land

Zoning History

Case #	Date	Request Summary
2008-9	June 30, 2008	A portion of the subject property is currently zoned C-M (Commercial – Medium). This has been the zoning on the property since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the adoption of the LDO, the property was zoned CD-HB (Conditional District - Highway Business).
CD3668	March 30, 2018	A portion of the subject property was annexed and rezoned from County CU-PDM (Conditional Use - Planned Development – Mixed) to City CD-PDM (Conditional District - Planned Development – Mixed) with the following conditions: 1. All uses permitted in CD-PD-M 2. Developer will work with PART (Piedmont Authority for Regional Transportation) to establish a “park and ride” facility on the subject property The zoning designation on the property changed to PUD (Planned Unit Development) with the adoption of the Land Development Ordinance (LDO) in July 2010.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing **(C-M)**	Existing **(PUD)**	Requested **(PUD)**
Max. Density:	N/A	N/A	16.5 dwelling units/acre in Site Area 1 and 7.2 dwelling units/acre in Site Area 2 per the UDP
Typical Uses	Typical uses in the C-M district may include various retail, restaurant, office and service uses.	Uses limited to: All uses permitted in CD-PD-M	Uses limited to: Residential uses and all uses permitted in the Office, Retail and Commercial Use Groups.

***These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation
The subject site is not located within any overlay district.

The subject site is not:
- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed: Site drains Lake Mackintosh WS-IV, Watersupply Watershed, Little Alamance Creek Sub-basin

Floodplains: N/A

Streams: Blue Line stream is onsite possible Non-Blue Line streams. Non-blue Line streams must be identified for possible stream buffers. Blue Line streams require a 50ft stream buffer measured from top of bank on each side. A Non-Encroachment area measure 30ft from top of bank on each or 5x's the channel width, whichever it greater, is required. Any structures within the Non-Encroachment area will require an Engineers 'No Rise' certification. Refer to the City's LDO Chapter 30-12-3.9 for stream buffer requirements. State and Corps permits are required for any stream/wetland disturbance and or crossing.

Other: Site must address current watershed requirements, Water Quality and Water Quantity Control for Phase 2 must be addressed for the entire site. Maximum High Density is 70% with sewer, Low Density if 24%. Water Quality must treat the first 1" of rainfall. Water Quantity Control must reduce the 1yr, 2yr & 10yr

24hr storms to pre-development levels. All BUA must be treated by a State approved water quality BMP/SCM.

Utilities (Availability)
Water and sewer front the property on Mt Hope Church Rd and Knox Rd. Private developer will need to extend water and sewer to City of Greensboro's Water and Sewer Design Standards.

Airport Overlay District & Noise Cone
n/a

Landscaping & Tree Conservation Requirements
The landscaping requirements of the PUD are established within the Unified Development Plan. The minimum requirements are those set out in Section 30-10 of the Land Development Ordinance, as noted below.

Street Yards:
Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

Buffer Yards:
Adjacent to single-family residential uses: Type C buffer yard, with an average width of 15', a minimum width of 10', and a planting rate of 2 canopy trees, 3 understory trees, and 17 shrubs per 100 linear feet.

Adjacent to vacant property: 5' wide Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line.

Parking Lots:
When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line. This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet.

Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

Tree Conservation: For 55.123 acres, 10% of lot size in critical root zone preserved for Tree Conservation.

Transportation

Street Classification:	Mt. Hope Church Road – Major Thoroughfare. Knox Road – Minor Thoroughfare. Old Birch Creek Road – Collector Street.
Site Access:	All access(es) must be designed and constructed to the City of Greensboro standards.

Traffic Counts:	Mt. Hope Church Road AADT = 4,900 (NCDOT, 2019). Knox Road AADT = 3,400 (NCDOT, 2019).
Trip Generation:	24 Hour = 18,510, AM Peak Hour = 1,316, PM Peak Hour = 1,747.
Sidewalks:	Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk currently does not exist along the frontage of this property.
Transit in Vicinity:	No.
Traffic Impact Study: (TIS)	Yes, required per TIS Ordinance. Please see the end of this staff report for the Executive Summary of the **DRAFT** TIS.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **PUD (Planned Unit Development)** district, as conditioned, would allow land uses that are generally compatible with the character of the area.

***GSO**2040* **Comprehensive Plan Policies**

The ***GSO**2040* Future Land Use Map designates this location as **Commercial**. The ***GSO**2040* Future Built Form Map designates this location as **Urban General** and within a **District Scaled Activity Center**.

GSO 2040 Written Policies

Filling In Our Framework – How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

Goal B – Greensboro attracts world-class development to transform underutilized sites and buildings into valued assets that complement their surroundings.

Strategy 2 – Establish infill development guidelines that ensure revitalized sites will be of high quality and complement existing neighborhood character.

Creating Great Places – Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.

Goal A – Greensboro's citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices.

Strategy 1 – Protect and enhance the unique character of every neighborhood.

***GSO**2040* **Map Policies**

Future Land Use Map

Future Land Uses: Broad areas based on the main character of land uses that we want to see in the future. These are not intended to be exclusive; it is assumed that there are a variety of uses in each area, but the designation reflects the area's predominant character.

Commercial: includes retail sales, wholesale sales, personal service businesses, professional service businesses, restaurants, entertainment, hotels and hospitality, commercial assembly halls, and event spaces. These can be either linear commercial corridors or larger centers of commercial development or a combination of both. Some include residential uses as well, and represent an opportunity for denser development, particularly in conjunction with enhanced transit service and mobility hubs.

Future Built Form Map

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Urban General should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

Activity Centers: Ranging in size from a corner business at the intersection of two collector roads to regional shopping centers, activity centers attract people and are often the focus of community, civic, and social or commercial activity. Location, accessibility, size, and the extent and diversity of activities within an activity center influence the nature of economic development opportunities, potential impacts on nearby uses, and the way in which it is enjoyed by the community.

Neighborhood and District Scaled Activity Centers should reflect these characteristics:

1. Development (site and buildings) is properly scaled to the needs of residents in the appropriate market area. The scale and types of activities accommodated match the service area. A District Scaled Activity Center is physically larger, serves a wider market area, and has a greater breadth of businesses, services, and activities than a Neighborhood Activity Center, and draws vehicular traffic from a larger area, requiring more space for parking, loading, and greater spacing between vehicular access driveways.
2. Development adjacent to residential neighborhoods, parks, or other low intensity uses gives consideration to light, traffic, noise, and other potential impacts of the development.
3. Buildings and uses are easy to access on foot or by bike. These Centers include safe paths, bike racks, benches and other amenities for non-motorized travelers.

4. These Centers coordinate adjacent site designs and public improvements to provide comfortable sidewalk space for pedestrian movement, curb "bump-out" extensions, street trees/lighting/furniture, sidewalk cafés, and an active pedestrian-friendly environment.

CONFORMITY WITH OTHER PLANS

City Plans
Sustainability Action Plan
Element 1) Transportation and Land Use:
Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Other Plans
N/A

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach
Applicants are strongly encouraged to discuss this proposed rezoning and development with the surrounding community.

Staff Unified Development Plan (UDP) Analysis
On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing Unified Development Plans in conjunction with rezoning requests to a Planned Unit Development zoning district.

There are three main purposes for a Unified Development Plan (UDP). One is to specify the type of development and dimensional standards that will govern the development in various sections of the property. The second is to make sure that City of Greensboro service providers can adequately serve the proposed development. Finally, the Unified Development Plan puts the development standards into a form recordable at the Guilford County Register of Deeds Office so there will be notice of these requirements to future owners and occupants.

When making the determination to approve a Unified Development Plan (UDP), the Planning and Zoning Commission must review the UDP for consistency with the approved Planned Unit Development (PUD) Concept Plan and zoning conditions. The Technical Review Committee recommended approval of this UDP request at its August 1, 2024 meeting.

Staff Analysis
The combined acreage for the subject properties is approximately 55.123 acres and is currently undeveloped. North of the subject property contains single-family dwellings, agricultural land, and undeveloped land, zoned County AG (Agricultural). East of the subject property contains a US Army armory facility, single-family dwellings, and manufacturing and warehouse uses, zoned County AG (Agricultural), City PUD (Planned Unit Development), and City LI (Light Industrial). South of the subject property contains a US Army armory facility, truck stop, convenience store with fuel pumps, an automobile service shop, undeveloped land, and Interstate 40/85 concurrency, zoned County AG (Agricultural), City C-M (Commercial – Medium), City CD-C-M (Conditional District - Commercial – Medium), City PUD (Planned Unit Development), and City BP (Business Park). West of the subject property contains single-family dwellings and undeveloped land, zoned County AG (Agricultural).

The proposed rezoning request supports the Comprehensive Plan's Filling in Our Framework goal to arrange land uses for a more vibrant and livable Greensboro and the Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices.

The GSO 2040 Comprehensive Plan's Future Land Use Map designates this property as Commercial. The Commercial designation includes retail sales, wholesale sales, personal service businesses, professional service businesses, restaurants, entertainment, hotels and hospitality, commercial assembly halls, and event spaces. These can be either linear commercial corridors or larger centers of commercial development or a combination of both. Some include residential uses as well, and represent an opportunity for denser development, particularly in conjunction with enhanced transit service and mobility hubs.

The Comprehensive Plan's Future Built Form Map currently designates this property as Urban General. Applicable characteristics of the Urban Central classification include, but are not limited the following:

Urban General should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

The proposed PUD zoning district, as conditioned, would allow residential and other supportive uses that are generally compatible with the surrounding area. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on adjacent properties.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (***GSO****2040*) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation
Staff recommends **approval** of the requested **PUD (Planned Unit Development)** zoning district.

TRAFFIC IMPACT STUDY – DRAFT

EXECUTIVE SUMMARY

The Mt. Hope Church Road proposed development is located in the northern quadrant of Mt. Hope Church Road and Knox Road in Guilford County, NC. The development will be studied as three phases. Phase 1 includes 173 townhomes, Phase 2 adds 312 multifamily apartment units, and Phase 3 adds 11,000 square feet of restaurants, 90,800 square feet of retail land uses plus a 42,000 square-foot supermarket, and 57,000 square feet of office space. Access to Mt. Hope Church Road is proposed via the existing Knox Road and two new access points. The expected build-out years for this development are 2025 (Phase 1), 2027 (Phase 2), and 2030 (Full Build) with build plus one analysis years of 2026 (Phase 1), 2028 (Phase 2), and 2031 (Full Build). Information regarding the property was provided by Blue Ridge Companies.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of the new development traffic.

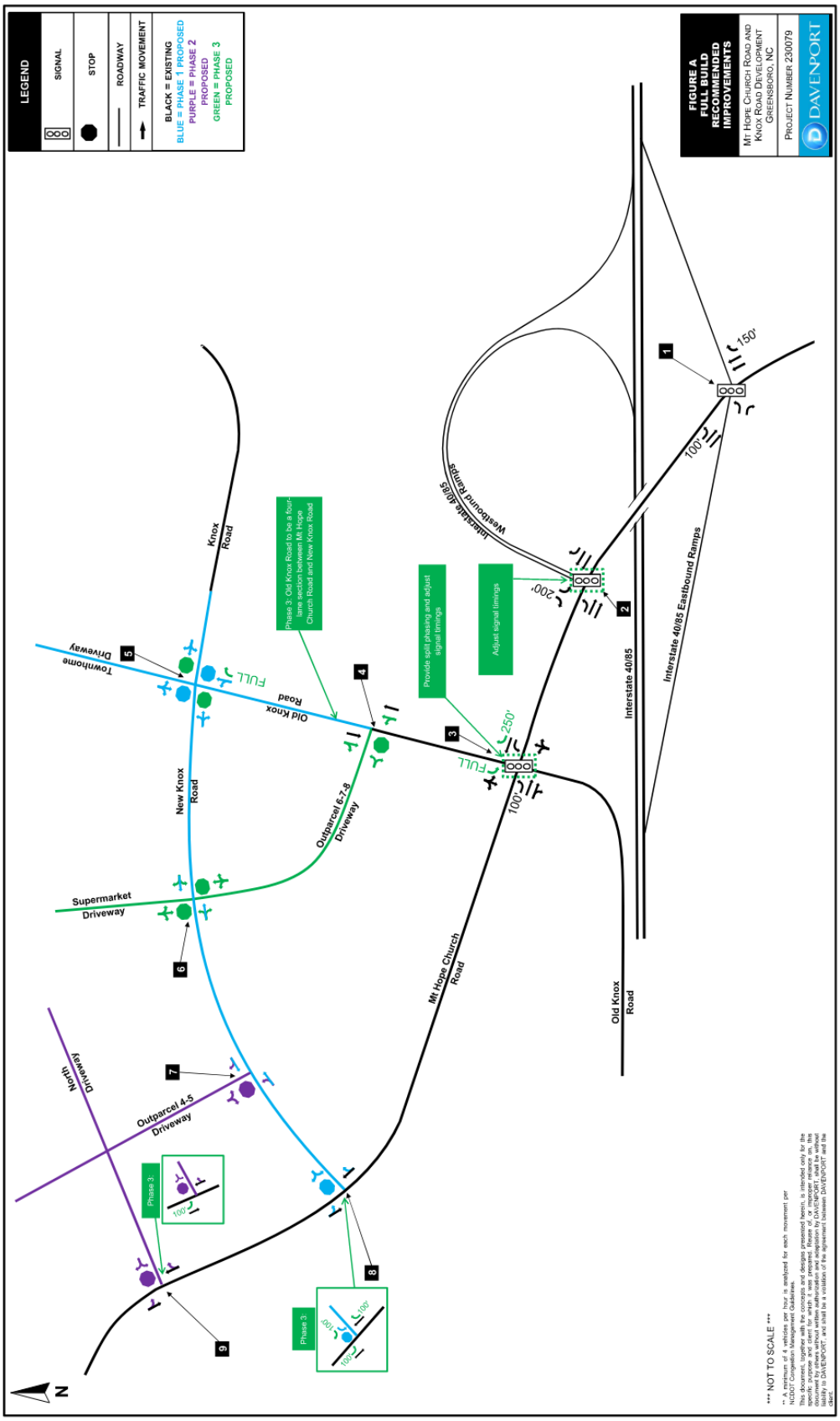
The Transportation Impact Analysis (TIA) was performed based on the scope agreed upon with NCDOT and GDOT. This site has a trip generation potential of 18,510 daily trips, 871 trips in the AM peak hour, and 1,205 trips in the PM peak hour.

In conclusion, this study has determined the potential traffic impacts of this development and recommendations have been given where necessary to mitigate the impacts of future traffic. Key recommendations include widening/constructing Knox Road as a four-lane roadway between Mt. Hope Church Road and the realigned Knox Road/townhome driveway. An all-way stop will eventually be needed with the addition of commercial traffic at the new intersection of Old Knox Road and New Knox Road, when warranted. Signal timings should be adjusted along the corridor in conjunction with the noted improvements. Other improvements are described in more detail in the recommendations table and figure.

The analysis indicates that with the recommended improvements in place, the proposed site is not expected to have a detrimental effect on transportation capacity and mobility in the study area. The recommendations summarized in Figure A and in Table A should be constructed to comply with applicable NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and local standards.

Table A – Summary of Recommended Improvements		
INTERSECTION		**RECOMMENDATIONS BY PHASE**
1	Mt. Hope Church Road at I-40 EB Ramps	• No improvements
2	Mt. Hope Church Road at I-40 WB Ramps	Phase 3 • Adjust signal timings and offsets for the coordinated corridor with the addition of the turn lanes at Knox Road.
3	Mt. Hope Church Road at Knox Road	Phase 3 • Construct northbound right turn lane on Mt. Hope Church Road with 250 feet of storage plus appropriate deceleration and taper, if constructable. • Widen/construct Old Knox Road with four lanes between Mt. Hope Church Road and New Knox Road/townhome driveway. ○ The westbound Knox Road approach should be striped for an exclusive left turn lane and a shared left/through/right turn lane. • Provide split phasing for east/west Knox Road approaches. • Adjust signal timings and offsets for the coordinated corridor.
4	Old Knox Road at Outparcel 6-7-8 Driveway	Phase 3 • Construct/design site drive according to applicable NCDOT/ local standards.
5	New Knox Road at Old Knox Road	Phase 1 • Realign Knox Road to create a four-legged intersection with New Knox Road. • Provide stop control for north and south legs. • Construct/design site drive according to applicable NCDOT/ local standards. Phase 2: No improvements Phase 3 • Provide all-way stop control (when warranted). • Construct northbound right-turn lane with full length storage with Knox Road widened to four lanes.
6	New Knox Road at Supermarket Driveway	Phase 3 • Construct/design site drive according to applicable NCDOT/ local standards. • Provide stop control for the supermarket and outparcel driveways.

7	New Knox Road at Outparcel 4-5 Driveway	Phase 2 • Construct/design site drive according to applicable NCDOT/ local standards. • Provide stop control for the outparcel driveway.
8	Mt. Hope Church Road at New Knox Road	Phase 1 • Realign Knox Road to create a new four-legged intersection with Mt. Hope Church Road. Phase 2: No improvements Phase 3 • Construct southbound left turn lane on Mt. Hope Church Road with 100 feet of storage plus appropriate deceleration and taper. • Construct northbound right turn lane on Mt. Hope Church Road with 100 feet of storage plus appropriate deceleration and taper. • Construct westbound right turn lane on New Knox Road with 100 feet of storage plus appropriate deceleration and taper.
9	Mt. Hope Church Road at North Driveway	Phase 2 • Construct/design site drive according to applicable NCDOT/ local standards. • Provide stop control for the driveway. Phase 3 • Construct southbound left turn lane on Mt. Hope Church Road with 100 feet of storage plus appropriate deceleration and taper.


LEGEND
SIGNAL
STOP
ROADWAY
TRAFFIC MOVEMENT
BLACK = EXISTING
BLUE = PHASE 1 PROPOSED
PURPLE = PHASE 2 PROPOSED
GREEN = PHASE 3 PROPOSED
FIGURE A
FULL BUILD RECOMMENDED IMPROVEMENTS
MT HOPE CHURCH ROAD AND KNOX ROAD DEVELOPMENT
GREENSBORO, NC
PROJECT NUMBER 230079
DAVENPORT
Interstate 40/85 Westbound Ramps
Interstate 40/85 Eastbound Ramps
Interstate 40/85
Old Knox Road
Mt Hope Church Road
Knox Road
New Knox Road
Old Knox Road
Townhome Driveway
Supermarket Driveway
Outparcel 6,7,8 Driveway
Outparcel 4-5 Driveway
North Driveway
Phase 3: Old Knox Road to be a four-lane section between Mt Hope Church Road and New Knox Road
Provide split phasing and adjust signal timings
Adjust signal timings
Phase 3
Phase 3
FULL
FULL
150'
100'
200'
250'
100'
100'
100'
100'
1
2
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N
*** NOT TO SCALE ***

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Limited Liability Company

Legal Name
BRC Knox Road, LLC

Information

SosId: 0832218
Status: Current-Active ⓘ
Date Formed: 3/3/2006
Citizenship: Domestic
Annual Report Due Date: April 15th
Current **Annual Report Status:**
Registered Agent: Dunbar, Christopher T.

Addresses

Mailing
5826 Samet Drive, Suite 105
High Point, NC 27265

Principal Office
5826 Samet Drive, Suite 105
High Point, NC 27265

Reg Office
5826 Samet Drive, Suite 105
High Point, NC 27265

Reg Mailing
5826 Samet Drive, Suite 105
High Point, NC 27265

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager
Christopher T. Dunbar
5826 Samet Drive Suite 105
High Point NC 27265

Manager
David F. Couch
5826 Samet Drive Suite 105
High Point NC 27265

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Limited Liability Company

Legal Name
BRC MT. HOPE, LLC

Information

SosId: 0803742
Status: Current-Active ⓘ
Date Formed: 9/21/2005
Citizenship: Domestic
Annual Report Due Date: April 15th
Current **Annual Report Status:**
Registered Agent: Sheridan, Desmond G

Addresses

Mailing
5826 Samet Drive, Suite 105
High Point, NC 27265

Principal Office
5826 Samet Drive, Suite 105
High Point, NC 27265

Reg Office
804 Green Valley Road, Suite 200
Greensboro, NC 27408

Reg Mailing
804 Green Valley Road, Suite 200
Greensboro, NC 27408

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager
Christopher T. Dunbar
5826 Samet Drive Suite 105
High Point NC 27265

Manager
David F. Couch
5826 Samet Drive Suite 105
High Point NC 27265

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Limited Liability Company

Legal Name
Stoney Creek Medical Properties, LLC.

Information

SosId: 0554913
Status: Current-Active ⓘ
Date Formed: 6/22/2000
Citizenship: Domestic
Annual Report Due Date: April 15th
Current **Annual Report Status:**
Registered Agent: Yearns, Wilfred B, III

Addresses

Mailing
5400 Foxwood Drive
Greensboro, NC 27410

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Greensboro, NC 27410

Reg Office
5400 Foxwood Drive
Greensboro, NC 27410

Reg Mailing
5400 Foxwood Drive
Greensboro, NC 27410

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager
Wilfred B Yearns , III
5400 Foxwood Drive
Greensboro NC 27410

Z24-07-004: A rezoning request from C-M (Commercial – Medium) and PUD (Planned Unit Development) to PUD (Planned Unit Development) for the properties identified as 1741, 1763, and 1765 Mt. Hope Church Road, 558 Old Birch Creek Road, and 900 and 930 Knox Road, generally described as east of Mount Hope Church Road and north of Knox Road (55.123 acres). (APPROVED)

Mr. Carter reviewed the summary information for the subject properties and surrounding properties. He then advised that the applicant had proposed the following conditions:

1) The permitted uses in Site Area #1 as labeled on the UDP shall be limited to: Residential uses; not to exceed 375 dwelling units.
2) The permitted uses in Site Area #2 as labeled on the UDP shall be limited to: Residential uses; not to exceed 110 dwelling units.
3) The permitted uses in Site Area #3 as labeled on the UDP shall be limited to: Office, Retail and Commercial Use Groups; The total square footage of all uses shall not exceed 90,000.
4) The permitted uses in Site Area #4 as labeled on the UDP shall be limited to: Office, Retail and Commercial Use Groups: The total square footage of all uses shall not exceed 30,000.
5) The permitted uses in Site Area #5 as labeled on the UDP shall be limited to: Office, Retail and Commercial Use Groups; The total square footage of all uses shall not exceed 38,800.

Mr. Carter stated that the GSO 2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map and Commercial on the Future Land Use Map. Staff determined the proposed rezoning request supports the Comprehensive Plan's Filling in Our Framework strategy to ensure mixed-use projects both strengthen and add value to the community and the Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices. The proposed PUD zoning district, as conditioned, would allow residential and other supportive uses that are generally compatible with the surrounding area. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on adjacent properties. Staff recommended approval of the request.

Mr. Engle asked staff to clarify the proposed PUD. He noted that there were no industrial uses proposed for the request.

Mr. Carter agreed with Mr. Engle that the industrial uses were eliminated. He stated that the proposed PUD has additional residential zones and noted the distinction is adding a new property and the realignment of Knox Road.

Vice-Chair Magid invited the applicant to the podium.

Amanda Hodierne, 804 Green Valley Road noted she was present on behalf of the subject properties' owners. She said the properties were annexed into the City in 2008 and assigned the City PUD designation. She mentioned the applicant hoped to use the properties to the highest and best use. She summarized the request and stated that the total area is approximately 55 acres, and a PUD revision. She noted the land has been zoned as PUD for decades in the county and was brought into the City as City PUD. She stated that the current PUD allowed for commercial and industrial uses and a small amount of residential uses. She pointed out that the proposed PUD removed all industrial uses, increased residential uses and relocated the commercial zones to more appropriate locations given the Knox Road realignment. Ms. Hodierne noted that the Knox Road realignment was NCDOT project, which created opportunities for growth since the early 2000's. She presented the land use summary and zoning pattern for the subject properties and surrounding areas.

Ms. Hodierne also presented the proposed Unified Development Plan (UDP) which displayed the transportation network, accesses and placements of the different land uses. She specifically pointed out the interstate adjacent to the southern property boundaries, the realignment of Knox Road and the internal road network for the PUD. Ms. Hodierne demonstrated that traffic leaving the interstate could easily access the site and internally distributed. She noted there are two residential locations comprised of multiple-family development with maximum of 375 units close to Mt Hope Church Road. She noted that east of the new spine road would be single-family development with maximum of 110 units. She stated that the south-eastern section of the site remained commercial zone, and the area surrounding the Knox Road realignment created space for retail and office uses such as grocery stores, medical office to name a few uses which would benefit the residents of East Greensboro. Ms. Hodierne noted that the request is not just a PUD revision but downzoning as the proposal eliminated the industrial areas. She said that the current PUD did not focus on goods and services which is much needed for the surrounding residential communities. She noted that the current PUD focus was envisioned as an employment center and business park type of environment.

Ms. Hodierne stated they had extensive community outreach to inform residents on the proposed and existing PUD. She said letters were mailed to property owners within the city's 750 ft. notification radius; Zoom meeting held; and emails and phone calls made outside of the meeting. She also noted that the main concerns raised during the neighborhood outreach were trespassing and stormwater runoff. She said they discussed how the concerns would be address during the Technical Review process. She noted that the applicants were open to continued dialogue.

Vice-Chair Magid asked for any questions or comments from the Commissioners.

Ms. Skenes asked the applicant to talk about the changes in the land uses. She highlighted that there were no proposed industrial uses and stated that proposal was more conducive to the area.

Ms. Hodierne agreed with Ms. Skenes and said that the request allowed for better distribution of uses using the realigned road network; better representation of the current LDO; and incorporated much needed residential and commercial uses.

Vice-Chair Magid then called the persons speaking in opposition to the podium. She reminded the group they had total 10 minutes to speak.

Valerie Dolgos, 5328 Shoffner Road said that she and her family owned land adjacent to the northern boundary of the subject properties. She stated her concerns were not fully answered during the neighborhood outreaching and listed concerns as follows: access to farmlands; separation buffers around the proposed site; protection of water flow and quality of surrounding springs and streams; traffic generation, noise and congestion; and neighborhood security and safety. She noted some better suited uses for the proposed site such as parks, school or senior living community.

Wallace Andrews, 510 Old Birch Creek Road expressed concerns for his tenant's access to farmland. He also noted the need for separation buffers. He asked if the widening of Knox Road included sidewalks and bicycle lanes. He wanted to know about the stormwater control measures and if a retention pond would be in place.

Paula Andrews Murphy, 3416 Owls Roost Road, noted that the proposed UDP only showed access from Knox Road which already is negatively impacting the farms and residential neighborhood. She questioned whether the request would exacerbate the negative impacts. She noted the land use changes around the farmlands and said that they wanted to protect the farms. She needed to know the measures that would be in place to protect the farmlands ensuring the safe access to the farms and for the surrounding single-family neighborhoods. Ms. Andrews Murphy suggested separation buffers such as higher fences and natural barriers. She listed other concerns: impacts on public infrastructures; traffic and safety; protection of existing trees and water bodies in the area and noted the replanting trees would not suffice for the loss of native and established trees.

Mr. Nelson informed that Dale Kanterman signed up to speak online and requested that one of the neighbors in the Chambers speak on his behalf.

Vice-Chair Magid then asked the next resident to come forward to the podium.

Sheila Newman, 5205 Shoffner Road stated she would prefer the natural habitat to stay intact and the area remain as existing. She expressed concerns about stormwater runoff and the protection of the ponds. She stated if the request should be approved she would prefer single family dwellings and town homes instead of apartments. She also talked about controlling traffic for safety reason preventing them from entering the surrounding single family neighborhood.

Justin Webb, 5310 Land Castle Lane said that his property abuts the proposed site. He said he opposed the request and had concerns: the traffic is currently heavy and would worsen; and traffic safety. He noted that too much is happening in the area and felt that soon the City limits would expand into the surrounding neighborhood. He expressed concerns about paying city taxes and the economic impacts of being in the city. He said he lived on a private road and feared for his children's safety.

Faye Robinson, 3915 Chilton Drive, Winston-Salem said she and her brother owned properties adjacent to the proposed site. She pointed out that the area has family and historical significance.

Vice-Chair then called on the applicant for rebuttal to the opponents' concerns.

Amanda Hodierne, 804 Green Valley Road noted that North Carolina does not allow involuntary annexation therefore the request would not lead to the further annexation of the area or the expansion of the city limits. She talked about the existing traffic situation, and said with Knox Road proximity to the interstate and the surrounding industrial uses heavy trucking would be in the area. She pointed out the Traffic Study addressed trip generation for the request. She noted that the Study outlined traffic improvements such as having proposed traffic signal synchronized with the existing signals at Knox Road and Mt Hope Church Road; and adding turning and deceleration lanes. Ms. Hodierne said there would be no access from Birch Creek Road aiming to contain traffic within the proposed site. She stated tree conservation areas, landscaping separation buffer and wetland protection would be provided as part of the LDO requirements. She addressed pedestrian connectivity and said that sidewalks would be provided, and the plan is to create walkable communities where people could walk to the grocery stores and other services. She noted that the existing easement granting access to the farmlands would remain.

Mr. Gilmer, Sr asked Ms. Hodierne about the number of persons attending the community outreach Zoom meeting.

Ms. Hodierne said there were about eight to nine people at the meeting.

Mr. Gilmer, Sr asked if the same concerns were raised at the Zoom meeting.

Ms. Hodierne state she was aware of the concerns and that at the meeting they talked about access to the farmland; the buffer and tree conservation areas; and stormwater runoff. She noted that these concerns would be addressed during the technical review process. She stated she would continue talking with the residents.

Vice-Chair Magid asked the applicant to speak on the concerns raised of having single family dwellings instead of apartments.

Ms. Hodierne said that the proposal provided residential options which is in accordance with the GSO2040. She stated multi-family residential is not currently in the area and she stated it was most needed.

Vice-Chair Magid asked Ms. Hodierne to talk on the widening of the roads.

Ms. Hodierne pointed to the proposed UDP and said that at the intersection of Mt Hope Church Road and Knox Road the roads would be widened to accommodate the turning and deceleration lanes.

Ms. Skenes asked if the subject properties are located within the city limits.

Ms. Hodierne confirmed the subject properties are in the city limits and was annexed in 2008.

Ms. Skenes asked if the existing UDP was in effect since 2008.

Ms. Hodierne confirmed that the existing UDP was done in conjunction with the 2008 rezoning.

Ms. Skenes noted that the concerns with taxes and other impacts from the annexation would have been in place since 2008.

Ms. Hodierne concurred with Ms. Skenes.

Vice-Chair Magid inquired if there was anyone wishing to speak in opposition to the request and noted they had total five minutes for rebuttal.

Faye Robinson, 3915 Chilton Drive, Winston-Salem restated that her family owned land adjacent to the subject properties. She wanted to know whether studies were done to determine how the request would affect the adjacent property values.

Mr. Engle responded that the Commission could not consider not property values zoning matters. He noted that the focus would be on land use.

Faye Robinson said her question is for the developers and again asked the question if they considered how the proposal would affect the adjacent properties. She noted that the area has historic significance since the early 18th century. She stated that the residents who spoke have roots running from generations and so they wanted to protect their farmlands.

Paula Andrews Murphy, 3416 Owls Roost Road asked about the measures that would be in place to separate the county and city limits. She wanted to know the conditions that would be added to protect the agricultural lands and the existing residential neighborhood. She said the UDP did not show how close the proposed development would be to the existing trees and to the water sources. She mentioned that there would be safety concerns.

Mr. Engle explained that prior to year 2010 properties could be annexed without the consent of property owners. He said that the Legislation has changed, and properties are only annexed if the property owners make this choice. He made it clear that the City cannot require properties in the county to be annexed.

Vice-Chair Magid explained to the resident that the request is only for the subject properties. Vice-Chair Magid assured the residents that the Commissioners recognized their concerns. She then asked staff to talk more on the annexation concerns.

Mr. Kirkman agreed with the Commissioners and said that annexation is not city initiated and is voluntary. He stated that usually annexation would be requested to gain access to city services. Mr. Kirkman explained that stormwater concerns and tree conservation would be addressed during the TRC process. He noted that the Transportation Department would review the traffic safety and accesses to the proposed site.

Vice-Chair Magid asked for any questions or comments from the Commissioners. Hearing none she inquired if there was anyone wishing to speak further in opposition to the request. Hearing none she closed the public hearing.

Vice-Chair Magid again asked the Commissioners if they had comments.

Mr. Gilmer Sr. noted that the City needed affordable housing. He said apartments and multi-family developments are part of this solution. He pointed out that apartment is affordable and not everyone could afford single-family housing. He said that multi-family is home option for some people.

Mr. Ducharme advised that there could not be differentiation between owner occupied or rental, townhomes versus apartments considered by the Commission. He noted land use does not include what or who.

Chair O'Connor said she was pleased with the request and noted that the request is considered downzoning. She noted that the industrial uses were eliminated and increased much needed housing. She mentioned the retail and office facilities were much needed to support the surrounding neighborhoods. She pointed out that the subject properties are already part of the city, and the new plan was excellent. She supported the request and said she was sensitive to the residents' concerns. She said there are mechanisms in place to protect the residents and the proposal was appropriate.

Mr. Engle said that removing the industrial use would protect the agricultural lands. He stated that the applicant should continue working with the residents on defining the landscape buffers. He assured the residents that the easement allowing access to the farms would remain.

Mr. Gilmer Sr. supported the request as presented.

Ms. Skenes agreed with Chair O'Connor and said the request is downzoning. She stated that the intense use was removed and the residential and office uses allowed for less intense zone. She supported the request and said the uses would be beneficial.

Mr. Downing acknowledged the residents' concerns: access to the farms; noise; and water flow to name a few. He felt all the concerns were addressed but the applicant should continue working with the residents. He noted the request is "forward thinking". He mentioned that there would be more housing in the area and agreed that buffers should be implemented. Mr. Downing stated the request is consistent with the GSO2040 Plan and that it supported economic competitiveness.

Vice-Chair Magid asked if there were further comments from the Commissioners.

Ms. Skenes made a motion to approve the UDP as submitted, seconded by Mr. Gilmer, Sr. The Commission voted 8-0, (Ayes: Chair Sandra O'Connor, Vice-Chair Catherine Magid, Skenes, Engle, Downing, Gilmer Sr., Turner and Glass). Nays: (None).

Mr. Downing then stated regarding agenda item Z-24-07-004, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the properties at 1741, 1763 and 1765 Mt. Hope Church Road, 558 Old Birch Creek Road, and 928 Near and 930 Knox Road from C-M (Commercial – Medium) and PUD (Planned Unit Development) to PUD (Planned Unit Development) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed PUD zoning district, as conditioned,

permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. Mr. Gilmer, Sr seconded the motion.

The Commission voted 8-0, (Ayes: Chair Sandra O'Connor, Vice-Chair Catherine Magid, Skenes, Engle, Downing, Gilmer Sr., Turner and Glass). Nays: (None).

Vice-Chair Magid advised the vote constituted a final action, unless appealed in writing and the appeal fee paid within 10 days. Anyone may file such an appeal. All such appeals would be subject to a public hearing at the Tuesday, September 17, 2024 City Council Meeting. All adjoining property owners will be notified of any such appeal.

Deliver or Pick-Up : City of Greensboro

Plat Book_____ Page_____

UNIFIED DEVELOPMENT PLAN CERTIFICATION

This is not a subdivision as defined by the City of Greensboro Subdivision Ordinance.

Planning Director — Date
City of Greensboro

This plan was not prepared in accordance with 47-30 since it is for illustrative and notice purposes only, all areas and boundaries shown are approximate. This map shall not be used to convey or define specific property lines or areas.

JEFFERY L. CAISON — L-4403
Professional Land Surveyor — Registration No.

NORTH CAROLINA PROFESSIONAL SEAL L-4403 LAND SURVEYOR JEFFERY L. CAISON

SITE INFORMATION:

SOILS: ApB, CcB, EnC, HeC, WkE

WATERSHED: THE PROPERTY IS LOCATED WITHIN THE LAKE MACKINTOSH (BIG ALAMANCE CREEK), WS-IV, GWA DESIGNATED WATERSHED AREA

THE SITE IS IS LOCATED IN THE HAW RIVER BASIN.

SUBJECT PROPERTY IS NOT SUBJECT TO A 100 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. #3710880400J, REV. 6/18/2007.

MAXIMUM BUILDING HEIGHT: APARTMENTS: 60 FEET
COMMERCIAL: 95 FEET (7-Story Hotel)

NOTE: WITHIN 50 FEET OF ANY R-DISTRICT, THE MAXIMUM HEIGHT OF A BUILDING MAY NOT EXCEED 50 FEET OR 3 STORIES EXCEPT ALONG THE RIGHT OF WAY OF A RAILROAD OR A STREET RIGHT OF WAY THAT IS ALREADY CONSTRUCTED OR IS BEING CONSTRUCTED AS PART OF THE PLANNED UNIT DEVELOPMENT. PROVISIONS GOVERNING MAXIMUM HEIGHT ARE ESTABLISHED BY THE UNIFIED DEVELOPMENT PLAN FOR ALL OTHER PORTIONS OF THE DEVELOPMENT.

CERTIFICATION FOR UDP

This is not a subdivision as defined by the City of Greensboro subdivision ordinance.

The plan was not prepared in accordance with 47-30 since it is for illustrative and notice purposes only, all areas and boundaries shown are approximate. This map shall not be used to convey or define specific property lines or areas. This is not a subdivision as defined by the City of Greensboro subdivision ordinance.

Planning Director — Date
City of Greensboro

UNIFIED DEVELOPMENT PLAN NOTES:

LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 30-10-2 OF THE LAND DEVELOPMENT ORDINANCE.

EASEMENT ENCROACHMENTS SHALL BE GOVERNED BY THE CITY OF GREENSBORO ZONING REQUIREMENTS AS FOUND IN THE LAND DEVELOPMENT ORDINANCE SECTION 30-7-1.6.

ACCESSORY FREESTANDING SIGN SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE SECTION 30-7-1.2 (E)(12) & 30-14.

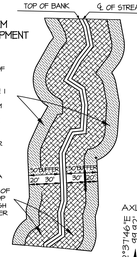
STREAM BUFFER SECTION DETAIL:

(SEE STREAM BUFFER DETAILS IN THE ILLUSTRATIONS AND DETAILS APPENDIX)

ZONE 1 - UNDISTURBED AREA OF VEGETATION EXTENDING A MINIMUM OF 30 FEET FROM TOP OF STREAM BANK (SEC. 30-12-3.9(F)1).

ZONE 2 - UNDISTURBED AREA OF VEGETATION BEGINNING AT THE OUTER EDGE OF ZONE 1 AND EXTENDING LANDWARD A MINIMUM OF 20 FEET. EXCEPTIONS MUST BE APPROVED BY THE WATERSHED REVIEW COMMITTEE (WRC) PER SEC. 30-12-3.9(F)2).

PERENNIAL STREAM
HIGH DENSITY DEVELOPMENT
Not to Scale



ZONE 2
UNDISTURBED AREA OF VEGETATION BEGINNING AT THE OUTER EDGE OF ZONE 1 AND EXTENDING LANDWARD A MINIMUM OF 20 FEET. EXCEPTIONS MUST BE APPROVED BY THE WATERSHED REVIEW COMMITTEE (WRC) PER SEC. 30-12-3.9.

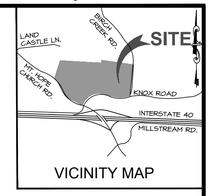
ZONE 1
AN UNDISTURBED AREA OF VEGETATION EXTENDING A MINIMUM OF 30 FEET FROM THE TOP OF BANK OR MEAN HIGH WATER LEVEL OF OTHER WATER BODIES.

Stream Identification reports and wetland delineation reports are required for review and approval upon submission of Development plans for permitting, and are not approved with any rezoning decisions/Unified Development Plans. Stream buffers will apply if there are any Perennial or Intermittent stream features on site. All applicable state and USACE permits must be obtained prior to development.

NOTES:
- AREA DETERMINED BY COORDINATE METHOD.
- SURVEY(S) PERFORMED CPT ENGINEERING & SURVEYING, INC.
- ALL DISTANCES ARE HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.

UNIFIED DEVELOPMENT PLAN (UDP) NOTE

COMPLIANCE WITH PUD DISTRICT STANDARDS OF SECTION 30-7-1.2 WILL BE REQUIRED. COMPLIANCE WITH ALL OTHER LAND DEVELOPMENT ORDINANCE STANDARDS IS ALSO REQUIRED, INCLUDING BUT NOT LIMITED TO THE FENCE AND WALL STANDARDS OF SECTION 30-4-4, LANDSCAPING IN ACCORDANCE WITH ARTICLE 30-10, EASEMENT ENCROACHMENTS IN ACCORDANCE WITH SECTION 30-7-1.6, AND SIGNAGE IN ACCORDANCE WITH SECTION 30-7-1.2(E) (12) AND ARTICLE 14.



VICINITY MAP

OPEN SPACE NOTE

30-12-8.2 (B)
OPEN SPACE SHALL BE PROVIDED AS FOLLOWS:

MULTI-FAMILY DEVELOPMENTS SHALL BE A MINIMUM OF 15% OF SITE AREA. (5-17 UNITS/ACRE) LOTS 2 & 3

MULTI-FAMILY DEVELOPMENTS SHALL BE A MINIMUM OF 10% OF SITE AREA. (17.01-35 UNITS/ACRE) LOT 2

NON-RESIDENTIAL SHALL BE A MINIMUM OF 10% OF GROSS FLOOR AREA. LOTS 1 & 2

EASEMENT NOTE:

EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-8.1 (B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.

COMMON SIGNAGE NOTE

A COMMON SIGNAGE PLAN SHALL BE APPROVED PRIOR TO OR AT THE TIME OF THE FIRST SIGN PERMIT.

SETBACK INFORMATION

PRIVATE STREET SETBACKS FOR TOWNHOMES ARE AS FOLLOWS:

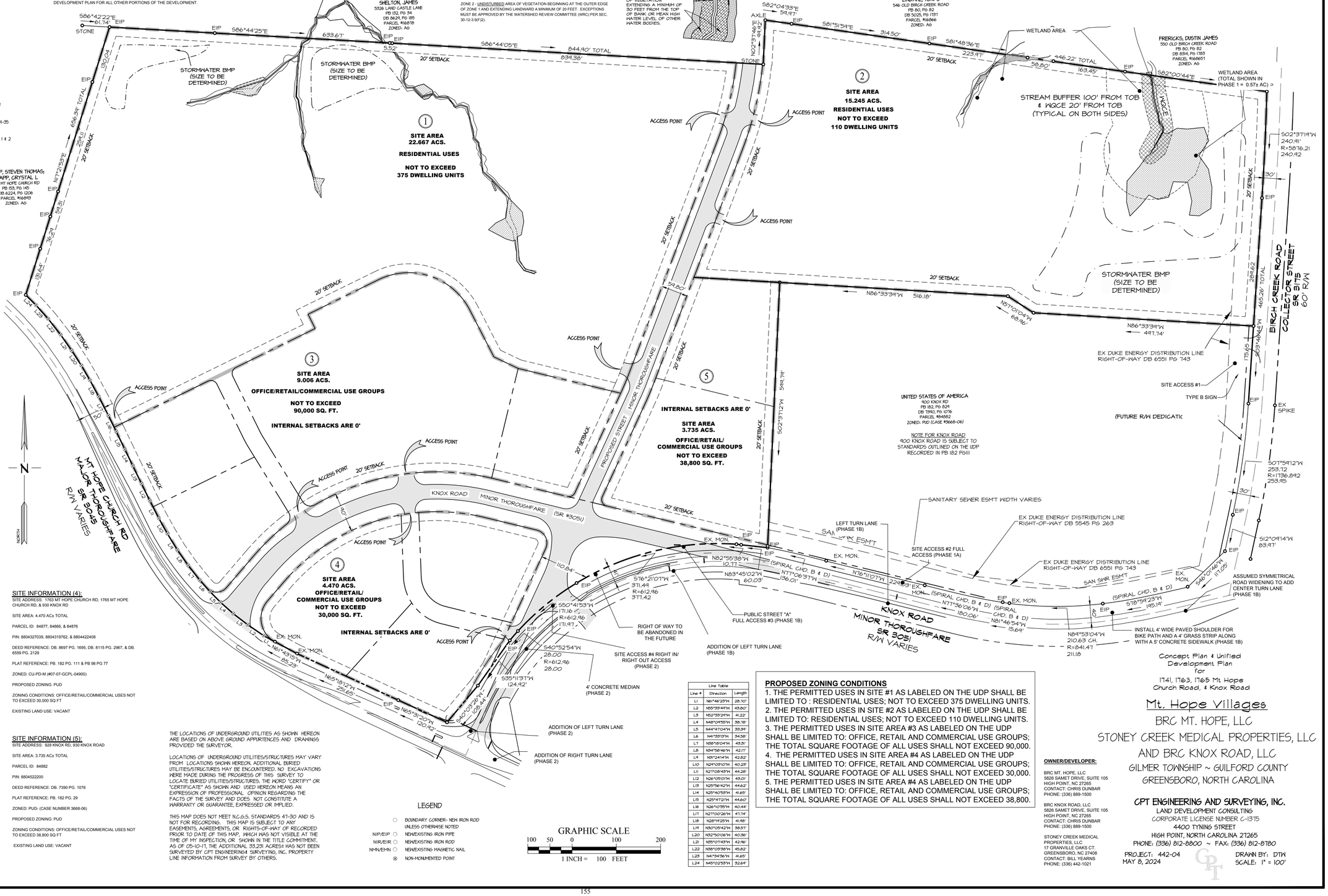
BUILDING SETBACKS MUST SAFELY ACCOMMODATE VEHICULAR MOVEMENTS ON PRIVATE DRIVES, PRIVATE DRIVEWAYS AND PEDESTRIAN MOVEMENTS ON SIDEWALKS. BUILDINGS MUST ALSO BE SETBACK FROM THE TRAVELWAY AND SIDEWALK IN A MANNER THAT ACCOMMODATES PARKING. THE REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

WHEN A SIDEWALK IS NOT PROVIDED ALONG A PRIVATE DRIVE OR PRIVATE DRIVEWAY, AND THE GARAGE IS FRONT-LOADED, THE GARAGE DOOR MUST BE SET BACK AT LEAST 20 FEET FROM THE BACK OF THE CURB OR, IF NO CURB AND GUTTER IS PROVIDED, FROM THE EDGE OF THE TRAVELWAY.

WHEN A SIDEWALK IS PROVIDED ALONG A PRIVATE DRIVE OR PRIVATE DRIVEWAY, AND THE GARAGE IS FRONT-LOADED, THE GARAGE DOOR MUST BE SET BACK AT LEAST 24 FEET FROM THE BACK OF THE CURB OR, IF NO CURB AND GUTTER IS PROVIDED, FROM THE EDGE OF THE TRAVELWAY.

EXCEPT AS PROVIDED IN (I) AND (II) ABOVE, OR STATED ELSEWHERE IN THIS ORDINANCE, BUILDINGS MUST BE SET BACK FROM PRIVATE DRIVES, PRIVATE DRIVEWAYS AND PARKING LOTS BY A DISTANCE OF AT LEAST 10 FEET, AS MEASURED FROM THE BACK OF THE CURB OR, IF NO CURB AND GUTTER IS PROVIDED, FROM THE EDGE OF THE PAVEMENT.

PUBLIC STREET SETBACKS FOR TOWNHOMES SHALL MEET THE REQUIREMENTS OF THE RM-12 ZONING DISTRICT. SINGLE FAMILY RESIDENTIAL SETBACKS SHALL MEET THE REQUIREMENTS OF THE R-7 ZONING DISTRICT.



SITE INFORMATION (1):

SITE ADDRESS: 1741 MT HOPE CHURCH RD, 1763 MT HOPE CHURCH RD , & 930 KNOX RD

SITE AREA: 22.667 ACs TOTAL

PARCEL ID: 84888, 84877, & 84876

PIN: 8804323564, 8804327039, & 8804422408

DEED REFERENCE: DB. 6503 PG. 1548, & DB. 8697 PG. 1695, & DB. 6559 PG. 2129

PLAT REFERENCE: PB. 182 PG. 111

ZONED: CU-PD-M (#07-07-GCPL-04900)

PROPOSED ZONING: PUD

ZONING CONDITIONS: RESIDENTIAL AREA- NOT TO EXCEED 375 UNITS

EXISTING LAND USE: VACANT

SITE INFORMATION (2):

SITE ADDRESS: 558 OLD BIRCH CREEK RD

SITE AREA: 15.245 ACs TOTAL

PARCEL ID: 84885

PIN: 8804522747

DEED REFERENCE: DB. 6551 PG. 743

PLAT REFERENCE: PB. 182 PG. 29

ZONED: CU-PD-M (#07-07-GCPL-04900)

PROPOSED ZONING: PUD

ZONING CONDITIONS: RESIDENTIAL AREA- NOT TO EXCEED 110 UNITS

EXISTING LAND USE: VACANT

SITE INFORMATION (3):

SITE ADDRESS: 1741 MT HOPE CHURCH RD, 1763 MT HOPE CHURCH RD , & 930 KNOX RD

SITE AREA: 9.006 ACs TOTAL

PARCEL ID: 84888, 84877, & 84876

PIN: 8804323564, 8804327039, & 8804422408

DEED REFERENCE: DB. 6503 PG. 1548, & DB. 8697 PG. 1695, & DB. 6559 PG. 2129

PLAT REFERENCE: PB. 182 PG. 111

ZONED: CU-PD-M (#07-07-GCPL-04900)

PROPOSED ZONING: PUD

ZONING CONDITIONS: OFFICE/RETAIL/COMMERCIAL USES NOT TO EXCEED 90,000 SQ FT

EXISTING LAND USE: VACANT

SITE INFORMATION (4):

SITE ADDRESS: 1763 MT HOPE CHURCH RD, 1765 MT HOPE CHURCH RD, & 930 KNOX RD

SITE AREA: 4.470 ACs TOTAL

PARCEL ID: 84877, 84866, & 84876

PIN: 8804327039, 8804319762, & 8804422408

DEED REFERENCE: DB. 8697 PG. 1695, DB. 8115 PG. 2967, & DB. 6559 PG. 2129

PLAT REFERENCE: PB. 182 PG. 111 & PB 98 PG 77

ZONED: CU-PD-M (#07-07-GCPL-04900)

PROPOSED ZONING: PUD

ZONING CONDITIONS: OFFICE/RETAIL/COMMERCIAL USES NOT TO EXCEED 30,000 SQ FT

EXISTING LAND USE: VACANT

SITE INFORMATION (5):

SITE ADDRESS: 928 KNOX RD, 930 KNOX ROAD

SITE AREA: 3.735 ACs TOTAL

PARCEL ID: 84882

PIN: 8804522200

DEED REFERENCE: DB. 7390 PG. 1076

PLAT REFERENCE: PB. 182 PG. 29

ZONED: PUD- (CASE NUMBER 3668-06)

PROPOSED ZONING: PUD

ZONING CONDITIONS: OFFICE/RETAIL/COMMERCIAL USES NOT TO EXCEED 38,800 SQ FT

EXISTING LAND USE: VACANT

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENCES AND DRAWINGS PROVIDED THE SURVEYOR.

LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS MAP DOES NOT MEET N.C.G.S. STANDARDS 47-30 AND IS NOT FOR RECORDING. THIS MAP IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORDED PRIOR TO DATE OF THIS MAP, WHICH WAS NOT VISIBLE AT THE TIME OF MY INSPECTION, OR SHOWN IN THE TITLE COMMITMENT, AS OF 05-10-11, THE ADDITIONAL 33.23± ACRES± HAS NOT BEEN SURVEYED BY CPT ENGINEERING & SURVEYING, INC. PROPERTY LINE INFORMATION FROM SURVEY BY OTHERS.

LEGEND

○	BOUNDARY CORNER- NEW IRON ROD UNLESS OTHERWISE NOTED
NIP/EIP ○	NEW/EXISTING IRON PIPE
NIR/EIR ○	NEW/EXISTING IRON ROD
NMN/EMN ○	NEW/EXISTING MAGNETIC NAIL
⊗	NON-MONUMENTED POINT

GRAPHIC SCALE
100 50 0 100 200
1 INCH = 100 FEET

Line Table		
Line #	Direction	Length
L1	N61°46'25"E	26.70'
L2	N55°33'49"E	43.80'
L3	N52°33'29"E	41.22'
L4	N48°04'55"E	36.18'
L5	N44°47'04"E	33.34'
L6	N41°33'37"E	34.56'
L7	N38°18'04"E	43.31'
L8	N34°58'46"E	42.17'
L9	N31°24'14"E	42.82'
L10	N24°05'07"E	40.23'
L11	N21°08'43"E	44.28'
L12	N26°05'01"E	43.01'
L13	N25°56'42"E	44.62'
L14	N25°40'59"E	41.65'
L15	N25°47'21"E	44.60'
L16	N26°10'35"E	40.44'
L17	N21°05'26"E	41.74'
L18	N28°11'25"E	41.48'
L19	N30°25'42"E	38.57'
L20	N32°50'06"E	40.36'
L21	N35°07'45"E	42.96'
L22	N38°09'38"E	45.82'
L23	N41°34'36"E	41.65'
L24	N45°02'59"E	32.64'

PROPOSED ZONING CONDITIONS

1. THE PERMITTED USES IN SITE #1 AS LABELED ON THE UDP SHALL BE LIMITED TO : RESIDENTIAL USES; NOT TO EXCEED 375 DWELLING UNITS.
2. THE PERMITTED USES IN SITE #2 AS LABELED ON THE UDP SHALL BE LIMITED TO: RESIDENTIAL USES; NOT TO EXCEED 110 DWELLING UNITS.
3. THE PERMITTED USES IN SITE AREA #3 AS LABELED ON THE UDP SHALL BE LIMITED TO: OFFICE, RETAIL AND COMMERCIAL USE GROUPS; THE TOTAL SQUARE FOOTAGE OF ALL USES SHALL NOT EXCEED 90,000.
4. THE PERMITTED USES IN SITE AREA #4 AS LABELED ON THE UDP SHALL BE LIMITED TO: OFFICE, RETAIL AND COMMERCIAL USE GROUPS; THE TOTAL SQUARE FOOTAGE OF ALL USES SHALL NOT EXCEED 30,000.
5. THE PERMITTED USES IN SITE AREA #4 AS LABELED ON THE UDP SHALL BE LIMITED TO: OFFICE, RETAIL AND COMMERCIAL USE GROUPS; THE TOTAL SQUARE FOOTAGE OF ALL USES SHALL NOT EXCEED 38,800.

OWNER/DEVELOPER:

BRC MT. HOPE, LLC
5826 SAMET DRIVE, SUITE 105
HIGH POINT, NC 27265
CONTACT: CHRIS DUNBAR
PHONE: (336) 889-1500

BRC KNOX ROAD, LLC
5826 SAMET DRIVE, SUITE 105
HIGH POINT, NC 27265
CONTACT: CHRIS DUNBAR
PHONE: (336) 889-1500

STONEY CREEK MEDICAL PROPERTIES, LLC
17 GRANVILLE OAKS CT.
GREENSBORO, NC 27408
CONTACT: BILL YEARNS
PHONE: (336) 442-1021

Concept Plan & Unified Development Plan
for
1741, 1763, 1765 Mt Hope Church Road, & Knox Road

Mt. Hope Villages

BRC MT. HOPE, LLC
STONEY CREEK MEDICAL PROPERTIES, LLC
AND BRC KNOX ROAD, LLC
GILMER TOWNSHIP ~ GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA

CPT ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
CORPORATE LICENSE NUMBER C-1375
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8800 ~ FAX: (336) 812-8780

PROJECT: 442-04
MAY 8, 2024

DRAWN BY: DTN
SCALE: 1" = 100'

Item: 1741, 1763 and 1765 Mount Hope Church Road, 558 Old Birch Creek Road and 928 Near and 930 Knox Road

Rezoning

Date: October 15, 2024

Zoning Amendment Statement by City Council on Consistency with Adopted Comprehensive Plan and Reasonableness

The **Greensboro City Council** believes that its action to recommend **[approval/denial]** of the rezoning request for the properties at **1741, 1763 and 1765 Mt. Hope Church Road, 558 Old Birch Creek Road, and 928 Near and 930 Knox Road** from **C-M (Commercial – Medium)** and **PUD (Planned Unit Development)** to **PUD (Planned Unit Development)** to be **consistent** with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support **approval** of the rezoning request:	Factors that support **denial** of the rezoning request:
1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. 2. The proposed PUD zoning district, as conditioned, permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties. 3. The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. 4. **Other factors raised at the public hearing, if applicable (describe)**	1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. 2. The proposed PUD zoning district, even as conditioned, does not limit negative impacts on the adjacent properties, nor does it permit uses that fit the context of surrounding area. 3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest. 4. **Other factors raised at the public hearing, if applicable (describe)**

AMENDING OFFICIAL ZONING MAP

1741, 1763 AND 1765 MOUNT HOPE CHURCH ROAD, 558 OLD BIRCH CREEK ROAD AND 928 NEAR AND 930 KNOX ROAD, GENERALLY DESCRIBED AS EAST OF MOUNT HOPE CHURCH ROAD AND NORTH OF KNOX ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from **C-M (Commercial Medium)** and **PUD (Planned Unit Development)** to **PUD (Planned Unit Development).**

The area is described as follows:

1741 Mount Hope Church Road

Beginning at an existing iron pipe in the northern right of way line of Mt. Hope Church Road (R/W varies), said pipe also being the southeast corner of Mildred H. Paisley as recorded in Deed Book 1320, Pg. 578, and Deed Book 4481, Page 1950, of the Guilford County Registry; Thence leaving said right of way line and along the eastern line of said Mildred Paisley the following five (5) courses and distances: (1) North 17degrees 21'53" East, a distance of 131.64 feet to an existing iron pipe, (2) North 17 degrees 21'53" East, a distance of 76.29 feet to an existing iron pipe, (3) North 17 degrees 21'53" East, a distance of 59.31 feet to an existing iron pipe, (4) North 17 degrees 21'53" East, a distance of 259.11 feet to an existing iron pipe, (5) North 17 degrees 21'53" East, a distance of 130.04 feet to an existing iron pipe in the southern line of Landcastle Farm Inc., as recorded in Deed Book 5481, Page 1277 of the Guilford County Registry, said pipe also being the northwest corner of said Mildred H Paisley; Thence leaving said east line and along the southern line of said Landcastle Farm Inc., South 86 degrees 44'25" East a distance of 633.67 feet to an existing iron pipe; Thence leaving said southern line, South 03 degrees 51'43" West, a distance of 609.97 feet to an existing iron rod in the northern line of Jean F. Lashmit, as recorded in Deed Book 4515, Page 287 of the Guilford County Registry; Thence along the northern line of Lashmit, North 86 degrees 46'06" West, of 197.90 feet to an existing iron pipe in the northwest corner of Lashmit; Thence along the western line of Lashmit, South 03 degrees 31'21" West, a distance of 742.85 feet to an existing R/W monument in the northern line of Mt. Hope Church Road (R/W varies); Thence along the northern line of said road the following nine (9) courses and distances: (1) South 03 degrees 31'21" West, a distance of 21.79 feet to an existing R/W monument, (2) North 54 degrees 18'58" West, a distance of 26.93 feet to a point, (3) North 52 degrees 20'28" West, a distance of 96.27 feet to a point, (4) North 43 degrees 29"15" West a distance of95.64 feet to a point, (5) North 35 degrees 41'56" West a distance of96.28 feet, (6) North 29 degrees 17'20" West, a distance of 97.52 feet to a point, (7) North 26 degrees 14'10" West a distance of269.51 feet to a point, (8) North 30 degrees 38'30" West, a distance of 127.08 feet to a point, (9) North 39 degrees 09'46" West, a distance of144.40 feet to the principle point of beginning and containing 15.715 acres more or less.

1763 Mount Hope Church Road

Beginning at an iron stake in the center of Mt. Hope Church Road in the eastern boundary of the property Robert A. Huckabee (see Book 2656, Page 78): thence from said beginning point and running with the center of Mt. Hope Church Road, South 63 degrees 50' East 340 feet to a stake; thence North 05 degrees 30' East 914.76 feet to an iron stake; thence North 85 degrees West 318 feet to a stake; thence South 05 degrees 30' West 792 feet to the point and place of beginning, containing 6.230 acres, more or less.

Lest and except the Right of Way for Mount Hope Church Road

1765 Mount Hope Church Road

Being all of Lot 1, of Mt. Hope Texaco Subdivision as per plat thereof recorded in Plat Bood 98 at Page 77 in the Office of the Register of Deeds of Guilford County, North Carolina.

930 Knox Road

Beginning at an existing iron pin on the northern right-of-way of Knox Road (SR 3051) at the northeast corner of the W. L. Shuler property as described in Deed Book 4298 at Page 2158 of the Guilford County Registry; Thence with the northern line of the W.L. Shuler property North 71 degrees 18'50" West for a distance of 250.11 feet to an existing iron pin in the eastern line of the Jean F. Lashmit property as described in Deed Book 4514 at Page 0287; Thence with the eastern line of the Jean F. Lashmit property North 03 degrees 53'14 East for a distance of 655.43 feet to the northeast corner of the Jean F. Lashmit property; Thence with the northern line of the Jean F Lashmit property North 86 degrees 46'06" West for a distance of 120.01 feet to a new iron pin at the southeast corner of the Robert Arnold Huckabee property as described in Deed Book 5173 at Page 0964; Thence with the eastern line of the Robert Arnold Huckabee property North 03 degrees 51' 43" East for a distance of 609.97 feet to an existing iron pin in the southern line of the Landcastle Farm, Inc. property as described in Deed Book 5481 at Page 1277; Thence with the southern line of the Landcastle Farm Inc. property south 86 degrees 44' 05" East crossing an existing iron pin at 5.52 feet an continuing an additional 839.38 feet for a total distance of 844.90 to an existing stone; Thence with the western line of the Landcastle Farm, Inc. property South 02 degrees 37' 46" West for a distance of 1086.51 feet to an existing iron pin on the northern right-of-way of Knox Rd. (SR 3051); Thence with the northern right-of-way of Knox Road North 82 degree 55' 38" West for a distance of10.77 feet to an existing concrete monument; Thence continuing along said right-of-way along a curve to the left, having a arc length of 171.73 feet, a radius of 612.96 feet, with a chord bearing of South 50 degrees 41' 53" West, a chord distance of 171.16 feet to an existing iron pipe; Thence continuing along said right-of-way along a curve to the left, having a arc length of 28.00 feet, a radius of 612.96 feet, with a chord bearing of South 40 degrees 52'34" West, a chord distance of 28.00 feet to the point of beginning containing 22.047 acres more or less.

928 Near Knox Road

Beginning at an existing iron pipe located in the northern right of way of Knox Road (NCSR 3051), said iron pipe being located at the southwestern corner of the property now or formerly owned by BV Proprieties, LLC, as described in Deed Book 5545 at Page 0263, Guilford County Registry, running thence North 83 deg. 45 min. 02 sec. West 60.03 feet to an existing iron pipe located in the eastern line of the property now or formerly owned by Calvary Baptist Church, as described in Deed Book 3363 at Page 852, Guilford County Registry; thence North 02 deg. 37 min. 46 sec. East 1086.51 feet to a stone located in the northeastern corner of the Calvary Baptist Church property; thence North 02 deg. 37 min. 46 sec. East 99.92 feet to an axle; thence South 82 deg. 04 min. 33 sec. East 59.97 feet to an existing iron pipe located in the northwestern corner of the BV Properties, LLC South 02 deg. 37 min. 12 sec. West 1184.68 feet to the point and place of BEGINNING as shown on a survey entitled "Boundary Survey, Blue Ridge Properties, prepared by CPT Engineering and Surveying, Inc., High Point, NC, dated 09/06/05 and designated Project 442-04.

558 Old Birch Creek Road

Beginning at an existing iron pin at the southeast corner of the property of Ruth M. Frericks as recorded in Plat Book 80 at Page 82, said iron being on the west right-of-way of Birch Creek Road; Thence South 82 deg.-00'-44" East for a distance of 28.14 feet to a point within the right-of-way of Birch Creek Road; Thence along Birch Creek Road four (4) calls as follows: South 03 deg -15' -16" West for a distance of 738.32 feet to an existing spike; Thence South 07 deg.-16'-30" West for a distance of 138.60 feet to a point; Thence S 10 deg -31' -17" West for a distance of 68.78 feet to a point; Thence South 12 deg -08'-21" West for a distance of195.81 feet to an existing nail at the intersection of Birch Creek Road and Knox Road; Thence along Knox Road four (4) calls as follows: South 76 deg. -35'-40" West for a distance of 86.53 feet to a point; Thence along a spiral curve to the right chord bearing of South 78 deg -47' – 00" W for a chord distance of 199.88 feet; Thence along an arc to the right with a radius of 881.47 feet, a chord bearing of N 89 deg.-40'-59" West and a chord distance of 220.96 feet; Thence along a spiral curve to the right a chord bearing of North 82 deg. -06'-28" West and a chord distance of 11.95 feet to a point; Thence North 02 deg.-37'-14" East for a distance of 39.57 feet to a point on the north right-of-way of Knox Road; Thence with the east line of the BV Properties, LLC parcel North 02 deg. – 37'-14" East for a distance of 1231.36 feet to an existing iron pin; Thence with the south line of the property Frank J. Frerick as recorded in Plat Book 80 at Page 82 South 81 deg.-48'-36" East for a distance of 222.25 feet to an existing iron pin; Thence with the south line of the property of Ruth M. Frericks as recorded in Plat Book 80 Page 82 South 82 deg. -00'-44" East for a distance of 323.44 feet to the Point and Place of Beginning and containing 15.598 acres more or less, of which 1.233 acres more or less lies within the right-of-way pf Birch Creek Road and Knox Road.

Section 2. That the zoning amendment from C-M (Commercial Medium) and PUD (Planned Unit Development) to PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. The permitted uses in Site Area #1 as labeled on the UDP shall be limited to: Residential uses; not to exceed 375 dwelling units.
2. The permitted uses in Site Area #2 as labeled on the UDP shall be limited to: Residential uses; not to exceed 110 dwelling units.
3. The permitted uses in Site Area #3 as labeled on the UDP shall be limited to: Office, Retail and Commercial Use Groups; The total square footage of all uses shall not exceed 90,000.
4. The permitted uses in Site Area #4 as labeled on the UDP shall be limited to: Office, Retail and Commercial Use Groups: The total square footage of all uses shall not exceed 30,000.
5. The permitted uses in Site Area #5 as labeled on the UDP shall be limited to: Office, Retail and Commercial Use Groups; The total square footage of all uses shall not exceed 38,800.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **PUD (Planned Unit Development)** zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on October 15, 2024.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-708

Agenda Item# H.6.

Agenda Date: 10/15/2024. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2024–708 Public Hearing to Consider Adoption of the West Friendly Neighborhood Conservation Overlay

Council Priority: Place an 'x' in the box.

☐Safest City
☐Easiest Place to Do Business
☐Youth Sports Capital
☒Abundance of Attainable Housing
☐Most Skilled Workforce
☐Most Connected City
☐Hub of Recreation and Entertainment
☐Other/Admin Briefly Explain 3 word maximum

Council District: City Council District 4

Public Hearing: Yes
Advertising Date/By: N/A

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Russ Clegg, Ext. 2211

PURPOSE:
Hold a public hearing and consider the adoption of the West Friendly Avenue Neighborhood Conservation Overlay as a text amendment to the Land Development Ordinance.

BACKGROUND:
Staff is asking City Council to hold a public hearing and make a recommendation on the adoption of the West Friendly Avenue Neighborhood Conservation Overlay (NCO) for a portion of West Friendly Avenue between Holden Road and Westridge Road. Property owners along West Friendly Avenue initiated a process to develop a Neighborhood Conversation Overlay (NCO) in the fall of 2023 following rezoning requests on the avenue. City staff has worked with these residents to develop an NCO that addresses five standards in the Land Development Ordinance, applicable at the time of new construction on properties within the overlay. As the NCO is based on the existing character of the area, all existing homes are considered to be in conformance with the standards. The proposed NCO seeks to maintain the visual appearance of the corridor from the street and sidewalk, which includes relatively large front yards and the presence of many trees.

A Neighborhood Conservation Overlay is a zoning tool that helps maintain the existing character of a neighborhood when new development or rezonings occur. The overlay adjusts specific elements of zoning dimensional standards (i.e. setbacks, height, etc.) to better match the existing built form of a neighborhood. As an overlay zoning district, the underlying zoning use rights of the area is not changed with the adoption of an NCO. If a rezoning occurs, the dimensional standards included in the NCO stay the same.

The timeline for the creation of the draft NCO is as follows:

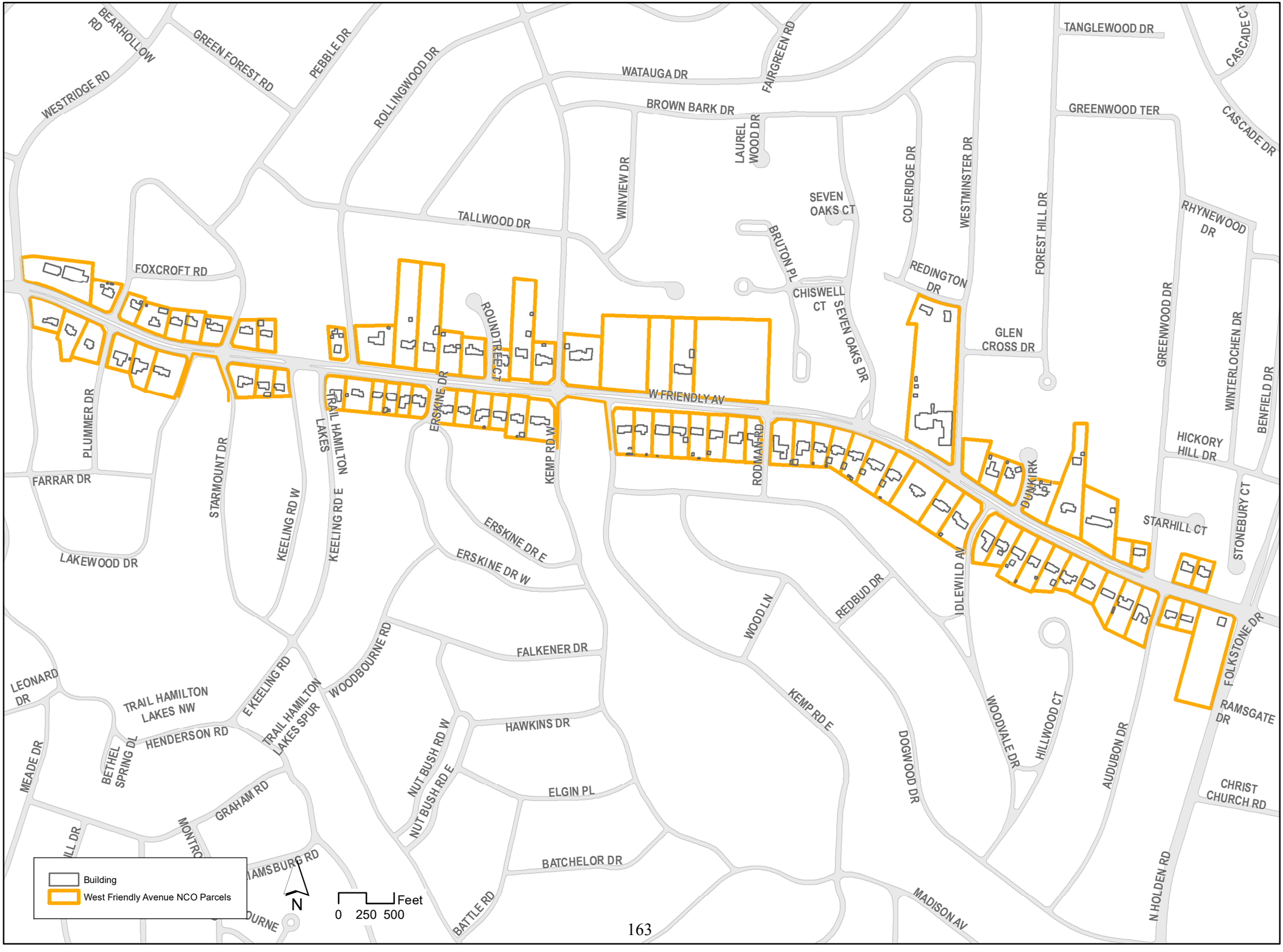
- In the summer of 2023, residents along the West Friendly expressed interest in creating a Neighborhood Conservation Overlay for properties facing the Avenue.
- The neighborhood submitted the initial petition and application in the fall of 2023. The petition met the requirement that 25% of the area property owners sign in support of starting the overlay process.
- City staff worked with area residents in two public meetings on January 11 and April 9 of 2024, and several small group meetings, to create the draft standards. The standards cover
    - front and side setbacks,
    - building height,
    - orientation of principle structure, and
    - Tree preservation.
- A second petition is required to move into the public hearing process. Residents completed this second petition over the summer, collecting signature from close to 80% of the owners of parcels in the area to be covered by the proposed overlay. The ordinance requires a minimum of 50%.

The Planning and Zoning Commission held a public hearing and voted in favor of a motion recommending that City Council adopt the proposed NCO by a vote of five to four.

BUDGET IMPACT:
The adoption of the West Friendly Avenue Neighborhood Conservation Overlay will have no impact on the budget.

ACCOUNT NUMBER:
Not Applicable

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and adopt ordinance amending the Land Development Ordinance to include the West Friendly Avenue Neighborhood Conservation Overlay.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PL(P) 24-28: Zoning, Planning and Development Text Amendment: Amending Section 30-7-8.8 (Neighborhood Conservation Overlay Districts) of the Land Development Ordinance to add a West Friendly Avenue Neighborhood Conservation Overlay District and West Friendly Avenue Design Manual. (RECOMMENDED APPROVAL)

Mr. Clegg introduced himself as the Division Manager, Long Range Planning. He highlighted the action to be taken by the commission: 1) Hold a public hearing; and 2) Make a recommendation including changes to the City Council. He noted subsequent action would be for the City Council to hold a public hearing and consider adoption of the plan which was tentatively scheduled for the October 15th City Council meeting. He stated the plan was initiated by residents petitioning for the Overlay District.

Mr. Clegg outlined the project area which included properties fronting West Friendly Avenue from North Holden Road to Westridge Road. He said notification was mailed to residents within the 750 feet buffer. He gave a brief presentation defining the Neighborhood Conservation Overlay (NCO) and the process. He stressed that the NCO would apply to new developments and would not affect the existing or those development currently under review along the corridor. Mr. Clegg reviewed the existing land uses, standards and regulations within the study boundaries. He talked about the proposed standards including front setbacks, side setback, height, building orientation and tree conservation.

Chair O'Connor asked for any questions from the Commissioners, and said she would have comments after the public hearing.

Ms. Skenes asked for clarification on the tree preservation and wanted to know about the 50 feet tree conservation setbacks mentioned in the plan. She stated that on the southern section of Friendly Avenue 50 feet would consist of the entire front yard. She cross referenced the definition of tree conservation in the LDO. She pointed out that Mr. Clegg's presentation said it would apply for new development but was not indicated in the plan. She wanted to know how the NCO would impact property owners landscaping front yard and removing trees.

Mr. Clegg explained the plan stated, "in the case of new construction", so the NCO would be applied to new construction.

Ms. Skenes emphasized that the plan should say the tree conservation would not be applied to "existing" development.

Mr. Clegg said the language could be revised.

Mr. Engle further clarified and said that 50 feet would be the conservation area. He continued and said in cases of new construction or redevelopment 75% of the vegetation in the front yard with trunks of 4 inches or larger diameter breast size would be considered under the tree conservation.

Ms. Skenes felt that the standard was not clear. She said since the tree conservation would be applied to new construction it should be clearly stated in the plan.

Ms. Skenes had another question about the nonconformities. She mentioned that the plan stated that dwellings destroyed or damaged by fire could rebuild in the same footprint. She pointed out the plan did not address "tear down".

Mr. Clegg explained the intent of the NCO and said it would allow for exceptions in the event of occurrence such as fire.

Ms. Skenes mentioned staff previously explained that a variance would be required if rebuilding did not meet the NCO standards. She felt seeking variances would be additional work for the applicant.

Mr. Clegg continued to address Ms. Skenes questions explaining when variances would be required.

Mr. Kirkman also explained that what was proposed in the NCO is consistent with the nonconforming standards in the LDO. He stated that rebuilding could occur in the existing footprint but once expanded or additions outside a variance would be required.

Ms. Skenes expressed the language was not clear, specific to "tear down" given the age of residence in the subject area. She also mentioned that the rebuilding would also need to adhere to the tree conservation standards.

Ms. Skenes stated at 3701 Friendly Avenue at the corner of North Holden Avenue the dwelling was close to the street due to widening of the road. She wanted to know if the NCO would restrict future development as an illegal taking. She noted the taking was a concerned raised by an attorney outside of the city. She expressed concerns for the redevelopment of this particular property. She felt that the neighborhood would have control over development of the area.

Mr. Clegg advised that the NCO was not to stop new development but to allow in context of the plan and the surrounding area.

Vice Chair Magid asked about the Planning Director deciding on the tree conservation process.

Mr. Kirkman explained the Planning Director is general term referring to staff. He advised there is an arborist on staff who would review any such plans and work with the developers.

Chair O'Connor asked for any questions from the Commissioners. Hearing none, she asked for the speakers for the NCO to come to the podium indicating they had 3 minutes per speaker.

Nikki Kohut, 3921 West Friendly Avenue, stated she supported the West Friendly Avenue NCO. She mentioned the NCO would preserve, revitalize, protect and enhance older neighborhoods beyond the LDO. She said the request was to protect the uniqueness of the West Friendly Avenue neighborhood. She stated the subject area is one of the historical focal points and established residential neighborhood of Greensboro attracting visitors and families. Ms. Kohut said the neighborhood slightly changed since the 1950's, and the architectural designs are mostly ranch style, classic colonial and cape cod. She mentioned that there were significant support from the residents within the subject area and outside for the NCO and to preserve the area. She noted the process started more than a year and several community meetings held.

Stephen Freyaldenhoven, 4003 West Friendly Avenue, emphasized the importance of the residents' recognition and participation to preserve the unique character of the area. He stated

the residents would have liked to present the NCO earlier, but the process took longer time because they wanted a broad consensus of the proposal. He noted that care was taken not to hold public meetings during holidays, or during the summer months when some residents were away. He commended the staff for working with the residents in preparing the NCO. He asked the commissioners to support the NCO.

John Drinkard, 4020 W Friendly Avenue, said he lived at this address for 30 years, and really enjoyed living in the area. He said he was present to support the NCO and mentioned that a previous rezoning request in the neighborhood initiated the Plan. He stated the rezoning request ignored the uniqueness of the area and likened the process as a battle to protect the neighborhood. He said the NCO would prevent such proposals from happening again. He told the Commissioners the community needed their help and said that the NCO would provide guidance for future proposal in fitting into the neighborhood. He noted the neighborhood was not against development. Mr. Drinkard said being an architect he could visualize the impact development designs would have on a community. He stated the NCO would provide the context in which development should follow to fit in the neighborhood. He mentioned the NCO provides the overlay to promote the unique characteristics of the neighborhood. He asked the Commissioners to support the NCO.

Chair O'Connor asked if there was anyone else wished to speak on the NCO.

Arthur Close, 715 Kemp Road West, clarified the diameter measurements for the tree conservation.

Mr. Engle noted that he reviewed the NCO and specifically wanted to understand the tree conservation. He said he empathized with the residents and wanted to know what the impact of the tree conservation on the residents would be. He stated that working with staff he understood that the tree conservation would apply to new development and not existing ones. He mentioned that maintaining yard sometimes involve removing unsafe trees. He felt that with the tree conservation there would be an extra step of contacting the city's arborist before removing the unsafe trees, however, it would not apply to existing dwellings.

Arthur Close, commended staff and said that there were extensive discussions amongst the residents and staff in formulating the policies for the NCO. He stated the residents were reasonable with the proposed standards. He mentioned they wanted to protect the neighborhood, and at the same time cognizant of property rights.

John White, 4601 West Friendly Avenue, said he appreciated Ms. Skenes questions and concerns and noted he had the same questions. He said including himself some of the residents did not receive notification of the hearing. He noted that the County records was incorrect hence he did not receive the notice. Mr. White mentioned community outreach is crucial and noted that when he bought his property in 2021 it did not include the proposed standards. He pointed out that the residents should make more effort in communicating with the neighborhood. He said he did not oppose the NCO but required additional community outreach. He noted some of the residents who worked on the NCO are not directly impacted by the plan.

Jenny Kaiser, 201 Erskine Drive West, said the process started 18 months ago and bonded with the neighbors. She stated some residents may not have received notification of the hearing but wanted to note the methods used for community outreach. She noted there were public meetings which were publicized through email list of residents in the neighborhood; interactive updated public website; Facebook page; and text messaging service. She felt the communication

was sufficient to reach as many residents as possible. She said all these methods were regularly updated with meeting dates and time, even for the hearing. She asked the Commissioners to support the NCO.

Candida Yoshikai, 5306 West Friendly Avenue, noted she once received a variance from the city for portion of building outside of the required setbacks. She said Friendly Avenue is the "prettiest" street and the NCO is designed to preserve it.

Chair O'Connor asked if there was anyone else wished to speak on the NCO. Hearing none, she closed the public hearing.

Chair O'Connor asked for comments from the Commissioners.

Ms. Skenes asked for clarification and said, should an owner of an existing dwelling wanted to remove all the trees in the front of the property, it could be done without any permission.

Mr. Clegg consented with Ms. Skenes.

Ms. Skenes restated that the 50 feet tree conservation area referred to new construction but not clear in the NCO.

Mr. Clegg said staff would revise the language to address her concerns.

Mr. Kirkman suggested that one of the recommendations could be to modify the language to address the new construction.

Ms. Skenes noted that the tree conservation and modifying the language was part of her concerns. She mentioned an email they received from a resident who compared the NCO to a neighborhood association. She felt the restrictions are extreme.

Ms. Turner expressed concerns and stated they are beyond the details of the NCO. She felt the provisions of the NCO are restrictive. She stated the NCO was inconsistent with the 2040 Comprehensive Plan, specific to "filling in our framework goal". She noted, in general, it would not support responsible growth which the Plan promoted. Mr. Turner said the NCO would not be an example for embracing growth but rather stifling it. She felt that "piecemeal" changes to the Plan would not cure the deficiencies if changes were inconsistent with the 2040 Comprehensive Plan.

Vice Chair Magid pointed to an existing NCO, Westridge Road, which she thought to be similar to the West Friendly Avenue NCO. She asked staff when the Westridge Road NCO was adopted.

Mr. Clegg replied around 2008 or 2009.

Vice Chair Magid further asked staff about the community outreach for the Westridge Road NCO and what percentage of the residents supported the plan.

Mr. Clegg explained that 25% of property owners in the area were required to initiate the petition process. He stated that support of least 50% of the property owners was needed for the second stage. He said about 80% of the property owners supported the Westridge Road NCO.

Mr. Engle sought clarification and said that the NCO would typically be a matter for the Planning Board and not directly zoning matter.

Mr. Kirkman advised that the NCO would have an associated map zoning amendment, and that portion would be presented to the prior Zoning Commission to establish the boundary of the overlay district.

Mr. Engle stated he was considering what is asked of the commission and wanted to know if there were provisions in the LDO to create NCO.

Mr. Kirkman responded there were such provisions.

Mr. Engle wanted to know if the overlay district would require the commission to examine the development standards; and the history as it related to the standards to maintain the neighborhood. He felt that the changes in the setbacks and building heights were insignificant and stated that properties could be rezoned. He noted that if properties are not redeveloped the owners could make changes and not be impacted by the NCO. He pointed out that the West Friendly neighborhood was able to achieve 90% support for the overlay district. He supported the NCO and added that he felt the staff provided a plan that met the required standards. He thanked Jenny Kaiser and the staff for addressing his question and concerns about the West Friendly NCO.

Mr. Peterson asked staff whether the NCO was the best manner to preserve the unique characteristics of the West Friendly Avenue neighborhood.

Mr. Clegg stated the NCO addressed the residents' concerns in terms of the façade of the street, while allowing for rezoning.

Mr. Kirkman concurred with Mr. Clegg and said the NCO would preserve the character of the neighborhood without getting into the details of use of properties and such issues. He mentioned that the NCO is a planning tool which allowed for the base to remain as is while being developed in the context of the surrounding. He stated that for the effectiveness of the tool the staff supported the NCO.

Chair O'Connor asked for additional comments from the Commissioners. Hearing none, she concurred with Ms. Turner and Ms. Skenes. She stated that some of the requirements are overwhelming restrictive, and did not address potential questions. She did not see the need for the NCO and stated that the Planning and Zoning Commission would address requests as they relates to the vision for growth as outlined in the 2040 Comprehensive Plan. She noted that the City was growing, and the commission needed to find ways for infilling empty spaces rather than promoting sprawl. She said finding the way would be a challenge, however, the 2040 Plan provide the guidance. She mentioned that residents would want to preserve neighborhood and that single family neighborhoods would not be inclined to have multi-family development. She felt that the 2040 Comprehensive Plan allowed for thoughtful growth. She stated that the proposed West Friendly NCO conflicted with the 2040 Comprehensive Plan. She said her vote would be with the 2040 Plan and not in favor with the West Friendly NCO as proposed.

Ms. Skenes concurred with Chair O'Connor and Ms. Turner and said the West Friendly NCO restricted the ability to "Infill" encouraged by the 2040 Comprehensive Plan. She noted few properties that would be affected by NCO and again stated the NCO was beyond the scope of

the 2040 Plan. She mentioned that she understood the need to preserve the neighborhood, but it should be done in a manner that encourage growth.

Mr. Engle made a motion to recommend the West Friendly NCO, seconded by Mr. Peterson. The Commission voted 5-4, (Ayes: Vice Chair Catherine Magid, Downing, Peterson, Engle and Glass). Nays: (Chair Sandra O'Connor, Skenes, Turner and Gilmer Sr).

Chair O'Connor advised the votes constituted a favorable recommendation and were subject to a public hearing at the Tuesday, October 15, 2024 City Council Meeting.

AMENDING CHAPTER 30 (LDO)

AN ORDINANCE AMENDING THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT

(Editor's Note: Added text shown with underline.)

Section 1. That Section 30-7-8.8, NCO, Neighborhood Conservation Overlay Districts, subsection B is amended as follows:

B. **Conformance with District Design Guidelines**

Development and construction activity within a Neighborhood Conservation overlay district must conform to the adopted design guidelines for the subject district, as follows

1. Westridge Road Design Manual

2. **West Friendly Avenue Design Manual**

Section 2. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 3. This ordinance shall be effective as of October 15, 2024.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-736

Agenda Item# H.7.

Agenda Date: 10/15/2024. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2024 – 736 Public Hearing to Consider West Friendly Overlay Zoning Map Amendment

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☒Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: District 4

Public Hearing: Yes
Advertising Date/By: N/A

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Russ Clegg, Ext 2211

PURPOSE:
Hold a Public Hearing and consider the adoption of the West Friendly Avenue Neighborhood Conservation Overlay Zoning Map Amendment.

BACKGROUND:

Staff is asking City Council to hold a public hearing and make a final decision on the zoning map amendment required for the West Friendly Avenue Neighborhood Conservation Overlay (NCO) for a portion of West Friendly Avenue between Holden Road and Westridge Road. Property owners along West Friendly Avenue initiated a process to develop a Neighborhood Conversation Overlay (NCO) in the fall of 2023 following rezoning requests on the avenue. City staff has worked with these residents to develop an NCO that addresses five standards in the Land Development Ordinance, applicable at the time of new construction on properties within the overlay. As the NCO is based on the existing character of the area, all existing homes are considered to be in conformance with the standards. The proposed NCO seeks to maintain the visual appearance of the corridor from the street and sidewalk, which includes relatively large front yards and the presence of many trees.

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The timeline for the creation of the draft NCO is as follows:

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    - front and side setbacks,
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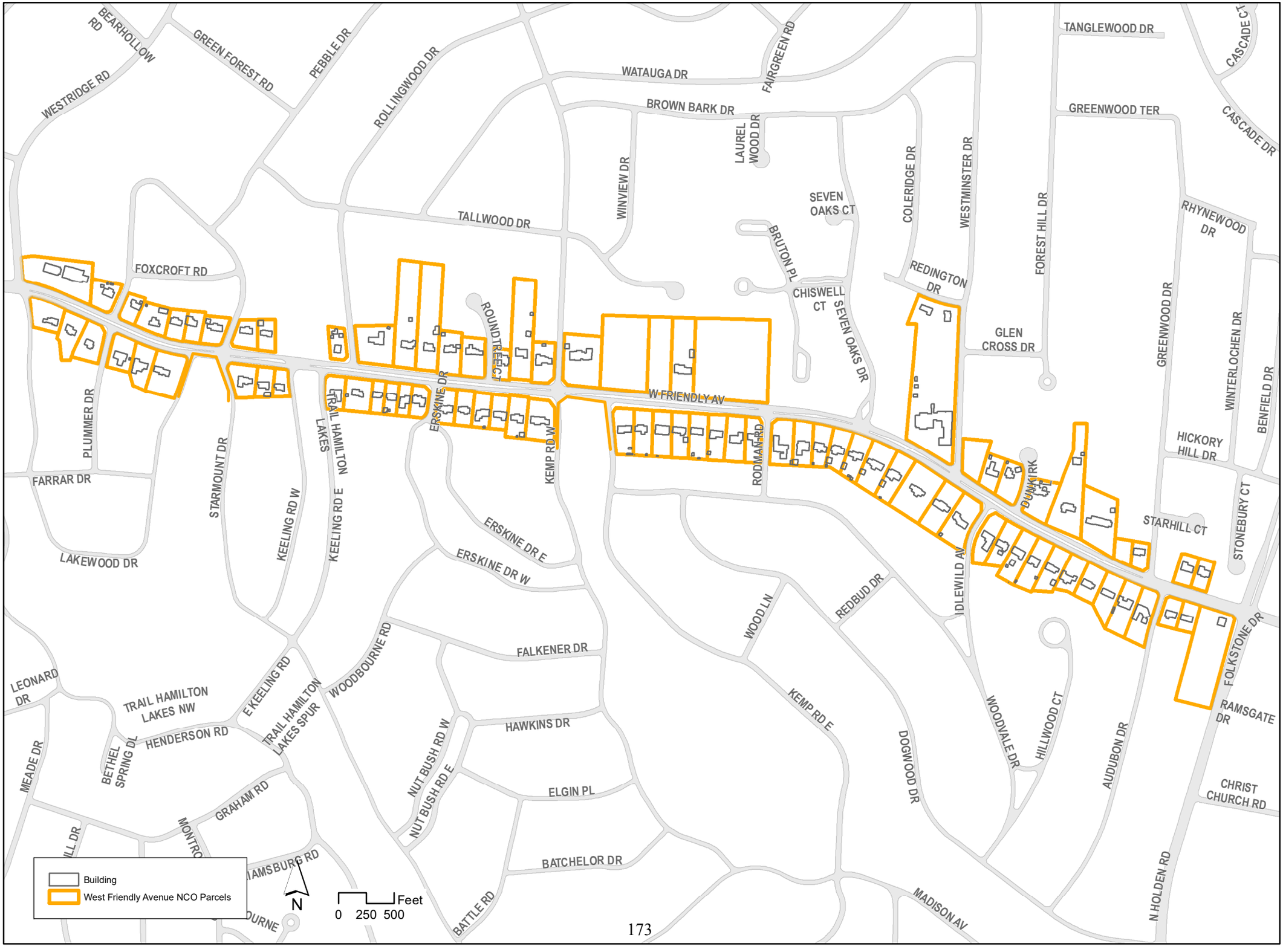
- A second petition is required to move into the public hearing process. Residents completed this second petition over the summer, collecting signature from close to 80% of the owners of parcels in the area to be covered by the proposed overlay. The ordinance requires a minimum of 50%.

The Planning and Zoning Commission held a public hearing and voted in favor of a motion recommending that City Council adopt the proposed NCO by a vote of five to four.

BUDGET IMPACT:
The adoption of the West Friendly Avenue Neighborhood Conservation Overlay will have no impact on the budget.

ACCOUNT NUMBER:
Not applicable.

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and approve the ordinance amending the zoning map to include the West Friendly Avenue Neighborhood Conservation Overlay.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John Drinkard, 4020 W Friendly Avenue, said he lived at this address for 30 years, and really enjoyed living in the area. He said he was present to support the NCO and mentioned that a previous rezoning request in the neighborhood initiated the Plan. He stated the rezoning request ignored the uniqueness of the area and likened the process as a battle to protect the neighborhood. He said the NCO would prevent such proposals from happening again. He told the Commissioners the community needed their help and said that the NCO would provide guidance for future proposal in fitting into the neighborhood. He noted the neighborhood was not against development. Mr. Drinkard said being an architect he could visualize the impact development designs would have on a community. He stated the NCO would provide the context in which development should follow to fit in the neighborhood. He mentioned the NCO provides the overlay to promote the unique characteristics of the neighborhood. He asked the Commissioners to support the NCO.

Chair O'Connor asked if there was anyone else wished to speak on the NCO.

Arthur Close, 715 Kemp Road West, clarified the diameter measurements for the tree conservation.

Mr. Engle noted that he reviewed the NCO and specifically wanted to understand the tree conservation. He said he empathized with the residents and wanted to know what the impact of the tree conservation on the residents would be. He stated that working with staff he understood that the tree conservation would apply to new development and not existing ones. He mentioned that maintaining yard sometimes involve removing unsafe trees. He felt that with the tree conservation there would be an extra step of contacting the city's arborist before removing the unsafe trees, however, it would not apply to existing dwellings.

Arthur Close, commended staff and said that there were extensive discussions amongst the residents and staff in formulating the policies for the NCO. He stated the residents were reasonable with the proposed standards. He mentioned they wanted to protect the neighborhood, and at the same time cognizant of property rights.

John White, 4601 West Friendly Avenue, said he appreciated Ms. Skenes questions and concerns and noted he had the same questions. He said including himself some of the residents did not receive notification of the hearing. He noted that the County records was incorrect hence he did not receive the notice. Mr. White mentioned community outreach is crucial and noted that when he bought his property in 2021 it did not include the proposed standards. He pointed out that the residents should make more effort in communicating with the neighborhood. He said he did not oppose the NCO but required additional community outreach. He noted some of the residents who worked on the NCO are not directly impacted by the plan.

Jenny Kaiser, 201 Erskine Drive West, said the process started 18 months ago and bonded with the neighbors. She stated some residents may not have received notification of the hearing but wanted to note the methods used for community outreach. She noted there were public meetings which were publicized through email list of residents in the neighborhood; interactive updated public website; Facebook page; and text messaging service. She felt the communication

was sufficient to reach as many residents as possible. She said all these methods were regularly updated with meeting dates and time, even for the hearing. She asked the Commissioners to support the NCO.

Candida Yoshikai, 5306 West Friendly Avenue, noted she once received a variance from the city for portion of building outside of the required setbacks. She said Friendly Avenue is the "prettiest" street and the NCO is designed to preserve it.

Chair O'Connor asked if there was anyone else wished to speak on the NCO. Hearing none, she closed the public hearing.

Chair O'Connor asked for comments from the Commissioners.

Ms. Skenes asked for clarification and said, should an owner of an existing dwelling wanted to remove all the trees in the front of the property, it could be done without any permission.

Mr. Clegg consented with Ms. Skenes.

Ms. Skenes restated that the 50 feet tree conservation area referred to new construction but not clear in the NCO.

Mr. Clegg said staff would revise the language to address her concerns.

Mr. Kirkman suggested that one of the recommendations could be to modify the language to address the new construction.

Ms. Skenes noted that the tree conservation and modifying the language was part of her concerns. She mentioned an email they received from a resident who compared the NCO to a neighborhood association. She felt the restrictions are extreme.

Ms. Turner expressed concerns and stated they are beyond the details of the NCO. She felt the provisions of the NCO are restrictive. She stated the NCO was inconsistent with the 2040 Comprehensive Plan, specific to "filling in our framework goal". She noted, in general, it would not support responsible growth which the Plan promoted. Mr. Turner said the NCO would not be an example for embracing growth but rather stifling it. She felt that "piecemeal" changes to the Plan would not cure the deficiencies if changes were inconsistent with the 2040 Comprehensive Plan.

Vice Chair Magid pointed to an existing NCO, Westridge Road, which she thought to be similar to the West Friendly Avenue NCO. She asked staff when the Westridge Road NCO was adopted.

Mr. Clegg replied around 2008 or 2009.

Vice Chair Magid further asked staff about the community outreach for the Westridge Road NCO and what percentage of the residents supported the plan.

Mr. Clegg explained that 25% of property owners in the area were required to initiate the petition process. He stated that support of least 50% of the property owners was needed for the second stage. He said about 80% of the property owners supported the Westridge Road NCO.

Mr. Engle sought clarification and said that the NCO would typically be a matter for the Planning Board and not directly zoning matter.

Mr. Kirkman advised that the NCO would have an associated map zoning amendment, and that portion would be presented to the prior Zoning Commission to establish the boundary of the overlay district.

Mr. Engle stated he was considering what is asked of the commission and wanted to know if there were provisions in the LDO to create NCO.

Mr. Kirkman responded there were such provisions.

Mr. Engle wanted to know if the overlay district would require the commission to examine the development standards; and the history as it related to the standards to maintain the neighborhood. He felt that the changes in the setbacks and building heights were insignificant and stated that properties could be rezoned. He noted that if properties are not redeveloped the owners could make changes and not be impacted by the NCO. He pointed out that the West Friendly neighborhood was able to achieve 90% support for the overlay district. He supported the NCO and added that he felt the staff provided a plan that met the required standards. He thanked Jenny Kaiser and the staff for addressing his question and concerns about the West Friendly NCO.

Mr. Peterson asked staff whether the NCO was the best manner to preserve the unique characteristics of the West Friendly Avenue neighborhood.

Mr. Clegg stated the NCO addressed the residents' concerns in terms of the façade of the street, while allowing for rezoning.

Mr. Kirkman concurred with Mr. Clegg and said the NCO would preserve the character of the neighborhood without getting into the details of use of properties and such issues. He mentioned that the NCO is a planning tool which allowed for the base to remain as is while being developed in the context of the surrounding. He stated that for the effectiveness of the tool the staff supported the NCO.

Chair O'Connor asked for additional comments from the Commissioners. Hearing none, she concurred with Ms. Turner and Ms. Skenes. She stated that some of the requirements are overwhelming restrictive, and did not address potential questions. She did not see the need for the NCO and stated that the Planning and Zoning Commission would address requests as they relates to the vision for growth as outlined in the 2040 Comprehensive Plan. She noted that the City was growing, and the commission needed to find ways for infilling empty spaces rather than promoting sprawl. She said finding the way would be a challenge, however, the 2040 Plan provide the guidance. She mentioned that residents would want to preserve neighborhood and that single family neighborhoods would not be inclined to have multi-family development. She felt that the 2040 Comprehensive Plan allowed for thoughtful growth. She stated that the proposed West Friendly NCO conflicted with the 2040 Comprehensive Plan. She said her vote would be with the 2040 Plan and not in favor with the West Friendly NCO as proposed.

Ms. Skenes concurred with Chair O'Connor and Ms. Turner and said the West Friendly NCO restricted the ability to "Infill" encouraged by the 2040 Comprehensive Plan. She noted few properties that would be affected by NCO and again stated the NCO was beyond the scope of

the 2040 Plan. She mentioned that she understood the need to preserve the neighborhood, but it should be done in a manner that encourage growth.

Mr. Engle made a motion to recommend the West Friendly NCO, seconded by Mr. Peterson. The Commission voted 5-4, (Ayes: Vice Chair Catherine Magid, Downing, Peterson, Engle and Glass). Nays: (Chair Sandra O'Connor, Skenes, Turner and Gilmer Sr).

Chair O'Connor advised the votes constituted a favorable recommendation and were subject to a public hearing at the Tuesday, October 15, 2024 City Council Meeting.

AMENDING OFFICIAL ZONING MAP

ESTABLISHING THE WEST FRIENDLY AVENUE NEIGHBORHOOD CONSERVATION OVERLAY, GENERALLY DESCRIBED AS PROPERTIES FRONTING WEST FRIENDLY AVENUE BETWEEN NORTH HOLDEN ROAD AND WESTRIDGE ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by adding a new Neighborhood Conservation Overlay (NCO) along a portion of West Friendly Avenue, between North Holden Road and Westridge Road.

The area is more fully described as follows:

Beginning at the intersection of the western right-of-way line of North Holden Road and the southern line of Glenda P. Johnson, as recorded in Deed Book 3132, Page 695, also being the northern line of Duke Power Company, as recorded in Deed Book 1334, Page 524; thence in a westerly direction with said northern line N 75º 59' W approximately 190 feet to a corner on the eastern line of Lot 19 in Block 3 of Section No. 5 of Starmount Forest, as recorded in Plat Book 20, Page 71; thence with said eastern line N 75º 50' W 15.80 feet to a corner; thence with the eastern lines of Lots 19 through 15 in said Block 3 N 14º 40' E 386.14 feet to the northeast corner of said Lot 15; thence with the northern line of said Lot 15 N 76º 16' W 204.56 feet to the southwest corner of said Lot 15; thence in a westerly direction, crossing Audubon Drive, approximately 50 feet to a point on the western right-of-way line of Audubon Drive, said point being at the northern end of a curve; thence with said right-of-way line along a curve to the left having a radius of 1,006.97 feet and a chord bearing and distance of S 13º 29' W 106.03 feet to the southern end of said curve; thence continuing with said right-of-way line S 10º 28' W 22.95 feet to the northeast corner of Lot 6 in Block 4 of said Section No. 5; thence with the northern line of said Lot 6 N 67º 03' W 242.74 feet to the southwest corner of Lot 2 in Block 4 of
Section 5 of Starmount Forest, as recorded in Plat Book 21, Page 6; thence with the southwestern line of Lot 3 in said Block 4 N 27º 21' W 156.70 feet to the southeast corner of Lot 4 in said Block 4; thence with the southern line of said Lot 4 N 63º 54' W 121.00 feet to the southwest corner of said Lot 4; thence with the southern line of Sandy J. and Rita I. Wilson, as recorded in Deed Book 6513, Page 1556, N 69º 51'26" W 45.71 feet to a new iron pin; thence N 79º 21'46" W 72.08 feet to a new iron pin
at the northwest corner of Stephen L. and Sarah Roach, as recorded in Deed Book 8836, Page 2502; thence with Roach's western line S 26º 07'01" W 19.50 feet to the southeast corner of Lot 1 in Block 5 of said Section 5; thence with the southern line of said Lot 1 N 85º 37' W 100.91 feet to a point on the eastern line of Lot 2 in said Block 5; thence with said eastern line S 25º 48' W 10.00 feet to the southeast corner of said Lot 2; thence with the southern line of said Lot 2 N 68º 24' W 112.00 feet to the southeast corner of Lot 3 in said Block 5; thence with the southern line

of said Lot 3 N 62º 22' W 112.00 feet to the southwest corner of said Lot 3; thence with the eastern line of Lot 4 in said Block 5 N 28º 24' E 59.21 feet to the southeast corner of Lot 4 in said Block 5; thence with the southern lines of Lots 4 and 5 in said Block 5 N 83º 10' W 167.06 feet to the southwest corner of said Lot 5; thence in a westerly direction, crossing Idlewild Avenue, approximately 50 feet to the southeast corner of Lot 1 in Block 6 of said Section 5; thence with the southern lines of Lots 1 through 5 in said Block 6 and Lots 1 through 3A in Block 8 N 57º 44' W 883.34 feet to a point in the southern line of said Lot 3A; thence with the southern lines of Lots 3A, 4, 5, and 3 in said Block 8 N 86º 53' W 337.47 feet to the southwest corner of said Lot 3; thence in a westerly direction, crossing Rodman Road, approximately 50 feet to the southeast corner of Lot 1 in Block 11 of said Section 5; thence with the southern lines of Lots 1 through 8 in said Block 11 N 85º 24' W 821.45 feet to the southwest corner of said Lot 8; thence with the eastern right-of-way line of Kemp Road East and its northerly projection N 05º 51' W approximately 260 feet to its intersection with the southern right-of-way line of West Friendly Avenue; thence in a westerly direction with said southern right-of-way line approximately 320 feet to its intersection with the projection of the western right-of-way line of Kemp Road West; thence with said projection and said right-of-way line S 02º 08' E approximately 100 feet to a point; thence continuing with said right-of-way line S 00º 57' W 99.86 feet to a point at or near the northeast corner of Lot 241, as recorded in "Town of Hamilton Lakes" Plat Book 1, Page 3; thence continuing with said right-of-way line S 04º 02' W 25 feet to a point at or near the southeast corner of said Lot 241, also being the southeast corner of Charles M. and Stephanie A. Neese, as recorded in Deed Book 7227, Page 1422; thence with Neese's southern line N 85º 11' W 170.88 feet to Neese's southwest corner; thence continuing with the southern line of said Lot 241 N 85º 11' W approximately 100 feet to the southwest corner of said Lot 241; thence with the western line of said Lot 241 N 04º 44' E 27.85 feet to the southeast corner of Lot 232 on said plat; thence with the southern lines of Lots 232 through 219 on said plat N 84º 35' W 378.74 feet to the southwest corner of said Lot 219; thence in a westerly direction, crossing Erskine Road, approximately 100 feet to the southeast corner of Lot 114, as recorded in "Town of Hamilton Lakes" Plat Book 1, Page 2; thence with the southern lines of Lots 114 through 95 on said plat N 85º 00' W 539.64 feet to the southwest corner of said Lot 95; thence with the eastern right-of-way line of Keeling Road East along a curve to the right 99.76 feet to a point; thence continuing with said right-of-way line and its northward projection N 00º 14' W approximately 90 feet to its intersection with the southern right-of-way line of West Friendly Avenue; thence in a westerly direction with said southern right-of-way line approximately 210 feet to its intersection with the northward projection of the western right-of-way line of Keeling Road West; thence in a southerly direction with said projection and said right-of-way line approximately 150 feet to the southeast corner of Lot 11, as recorded in "Town of Hamilton Lakes" Plat Book 1, Page 1; thence with the southern lines of Lots 11 through 1 on said plat S 86º00' W 298.7 feet to the southwest corner of said Lot 1; thence in a northerly direction with the eastern right-of-way line of Starmount Drive along a curve to the left 78.25 feet to a point; thence continuing with said right-of-way line and its northwardly projection N 19º 39' W approximately 140 feet to its intersection with the southern right-of-way line of West Friendly

Avenue; thence in a westerly direction with said southern right-of-way line approximately 210 feet to its intersection with the northward projection of the western right-of-way line of Lakewood Drive; thence in a southerly direction with said projection and said right-of-way line S 18°13' W approximately 190 feet to a point at or near the southeast corner of Lot 347, as recorded in "Town of Hamilton Lakes" Plat Book 1, Page 4; thence continuing with said right-of-way line S 21°24' W 44.31 feet to an iron stake at the southeast corner of Lindsay R. C. and John D. White, II, as recorded in Deed Book 8450, Page 2736, also being the northeast corner of Michael and Rhonda Kay Dowdall, as recorded in Deed Book 8825, Page 2164; thence with Dowdall's northern line N 75° 06'48" W 170.14 feet to a new nail; thence continuing with said northern line N 65°50'13" W 61.34 feet to an existing iron pin; thence continuing with said northern line N 79°24'58" W 10.22 feet to a new iron pin at Dowdell's northwest corner, also being a point in the eastern line of Van D. and Saundra D. Westervelt, as recorded in Deed Book 4703, Page 1989; thence with Westervelt's eastern line N 14° 19" W 77.84 feet to Westervelt's northeast corner, also being the southwest corner of Lot 339 on said plat; thence with Westervelt's northern line N 76° 46' 31" W 136.5 feet to Westervelt's northwest corner; thence in a westerly direction, crossing Plummer Drive, approximately 50 feet to the southeast corner of Lot 441, as recorded in "Town of Hamilton Lakes" Plat Book 1, Page 6; thence with the southern lines of Lots 441 through 439 on said plat N 76° 44' W 158.0 feet to an existing iron pin at the southwest corner of said Lot 439, also being a point in the eastern line of The Marie M. Flowers Irrevocable Inter Vivos Trust, as recorded in Deed Book8124, Page 1227; thence with said eastern line S 16° 47'31" W 26.80 feet to an existing iron pin; thence with said Trust's southern line N 76° 59'27" W 42.95 feet to an iron pin at said Trust's southwest corner; thence with said Trust's western line the following four (4) courses and distances: 1) N 05° 54'04" W 3.12 feet to an existing iron pin, 2) N 07° 10'38" W 88.10 feet to an existing iron pin, 3) N 45° 12'41" W 25.90 feet to an existing iron pin, and 4) N 15° 15'05" E 11.78 feet to an existing iron pin at the southeast corner of Judith Kastner, as recorded in Deed Book 8217, Page 1931; thence with Kastner's southern line N 79° 35'30" W 128.08 feet to a pipe in the eastern right-of-way line of Lakewood Drive; thence with said right-of-way line and the northwardly projection thereof the following three (3) courses and distances: 1) N 01° 34' E 12.50 feet to an iron pipe, 2) with a curve to the left having a chord bearing and distance of N 04° 40' W 104.84 feet, and 3) N 10° 54' W approximately 60 feet to its intersection with the southern right-of-way line of West Friendly Avenue; thence in a northerly direction, crossing West Friendly Avenue, approximately 90 feet to the intersection of the northern right-of-way line of said avenue and the eastern right-of-way line of Westridge Road; thence in a northerly direction with said eastern right-of-way line approximately 140 feet to its intersection with the northern line of Lot 2 of Property of Wilson Mitchell, as recorded in Plat Book 42, Page 61; thence with the northern line of said Lot 2 N 74° 00' E approximately 75 feet to an existing iron pipe; thence with the northern lines of Lots 2 through 5 on said plat S 86°30' E 356.13 feet to an existing iron pipe at the northeast corner of said Lot 5; thence with the western lines of Lots 3 and 2 in Block A of Property of Fidelity Construction Co., as recorded in Plat Book 25, Page 60, S 04°47' W approximately 107 feet to the southwest corner of said Lot 2; thence with the southern line of said

Lot 2 S 88º13’ E 152.71 feet to the northeast corner of said Lot 2; thence in a southeasterly direction, crossing Plummer Drive, approximately 60 feet to the southwest corner of Lot 2 in Block C on said plat; thence with the southern lines of Lots 2 through 4 in said Block C the following three (3) courses and distances: 1) S 71º17’ E 100.38 feet to a corner, 2) S 23º40’ W 20.0 feet to a corner, and 3) S 76º27’ E 150.59 feet to the northwest corner of Lot 11 in said Block C; thence with the northern lines of Lots 11 and 10 in said Block C S 84º11’ E 195.76 feet to the northeast corner of said Lot 10; thence with the eastern line of said Lot 10 S 10º20’ W 10.00 feet to the northwest corner of Lot 9 in said Block C; thence with the northern line of said Lot 9 S 76º27’ E 150.59 feet to the northwest corner of Lot 11 in said Block C; thence with the northern lines of Lots 11 and 10 in said Block C S 84º11’ E 195.76 feet to the northeast corner of said Lot 10; thence with the eastern line of said Lot 10 S 10º20’ W 18.0 feet to the northwest corner of Lot 9 in said Block C; thence with the northern line of said Lot 9 S 84º47’30” E 150.61 feet to the northeast corner of said Lot 9; thence in an easterly direction, crossing Starmount Drive, approximately 50 feet to the northwest corner of Lot 1 in Block D on said plat; thence with the northern lines of Lots 1 and 2 in said Block D N 88º50’ E 197.54 feet to the northeast corner of said Lot 2; thence with the eastern line of said Lot 2 S 01º10’ E approximately 190 feet to its intersection with the northern right-of-way line of West Friendly Avenue; thence in an easterly direction with said right-of-way line approximately 310 feet to its intersection with the western line of Phillip H. Wilson and Jacqueline A. Wilson, as recorded in Deed Book 8543, Page 3069; thence with said western line N 05º51’49” W approximately 190 feet to an existing iron pipe at Wilson’s northwest corner; thence with Wilson’s northern line S 82º52’24” E 119.99 feet to its intersection with the western right-of-way line of Rollingwood Drive; thence in an easterly direction, crossing Rollingwood Drive, approximately 60 feet to an existing iron pipe at the northwest corner of Lot 1 of Clara A. Ridder, as recorded in Plat Book 94, Page 140; thence with the northern line of said Lot 1 S 88º59’30” E 238.46 feet to the northeast corner of said Lot 1; thence with the western line of Mark P. Abee, as recorded in Deed Book 8445, Page 756, N 02º06’10” E approximately 369 feet to an iron pin at Abee’s northwest corner, thence with Abee’s northern line S 83º33’00” E 124.80 feet to an iron pin at the northwest corner of Michael E. and H. Katherine Norins, as recorded at Deed Book 8776, Page 2765; thence with Norins’ northern line S 83º33’ E 125.00 feet to the northwest corner of Lot 7 of Roundtree Court, as recorded in Plat Book 132, Page 23; thence with the western lines of Lots 7 through 9 on said plat S 02º01’04” W 370.00 feet to the southwest corner of said Lot 9; thence with the southern lines of Lots 9 and 10 on said plat the following three (3) courses and distances: 1) S 83º31’29” E 125.03 feet to an iron pin, 2) S 02º00’42” W 21.68 feet to an iron pin, and 3) S 84º53’19” E 130.72 feet to the southeast corner of said Lot 10; thence in a southeasterly direction, crossing Roundtree Court, approximately 70 feet to the southwest corner of Lot 2 on said plat; thence with the southern line of said Lot 2 S 85º26’46” E 90.03 feet to the southeast corner of said Lot 2; thence with the eastern lines of Lots 2 through 5 on said plat N 01º58’47” E 402.83 feet to an existing iron pin in the southern line of James B. and Maria R. Cropper, as recorded in Deed Book 8050, Page 3086; thence with Cropper’s southern line S 83º31’47” E 50.15 feet to an existing iron pin at Cropper’s southeast corner; thence with the

southern line of Arthur C. and Nancy M. Close, as recorded in Deed Book 6329, Page 1676, S 83º32'03" E 74.86 feet to a point in the western line of Lot 4 of Jack K. and Dorothy S. Statham, as recorded in Plat Book 62, Page 131; thence with the western lines of Lots 4 through 2 on said plat S 01º59'30" W 344.75 feet to the southwest corner of said Lot 2; thence with the northern line of said Lot 2 S 88º01' E 124.85 feet to the southeast corner of said Lot 2; thence in a northeasterly direction, crossing Kemp Road West, approximately 70 feet to the northwest corner of Lot 1 of Property of Mrs. L. P. McLendon, Sr., as recorded in Plat Book 50, Page 48; thence with the northern line of said Lot 1 S 85º33'30" E 212.19 feet to the northeast corner of said Lot 1; thence with the eastern line of Lot 2 on said plat N 01º59' E 120.00 feet to the northeast corner of said Lot 2; thence with the northern lines of Lots 6 through 3 of Estate of Mrs. Alice Wolff, as recorded in Plat Book 12, Page 116, S 86º22' E 523.03 feet to a 1 inch iron pipe at the northeast corner of said Lot 3, said pipe also being in the southern line of Lot 9 on Map 16 of Hamilton Forest, as recorded in Plat Book 84, Page 109; thence with the southern line of said Lot 9 and the southern lines of Lots 18, 19, and 20 of Section 1, Map 1 of The Village at Windsor Park, as recorded in Plat Book 80, Page 127, S 88º24'15" E 419.38 feet to a 2 inch angle iron; thence with the western lines of Lots 12 through 16 of Section 1, Map 2 of the Village at Windsor Park, as recorded in Plat Book 80, Page 128, S 01º56'04" W 468.70 feet to a point in the northern right-of-way line of West Friendly Avenue; thence with said right-of-way line in an easterly direction approximately 800 feet to its intersection with the western line of Westminster Presbyterian Church Corporation of Greensboro, NC, said line being the eastern line of Lot 2 of Friendly Park, as recorded in Plat Book 8, Page 10; thence with said eastern line N 06º 11' 15" E 654.03 feet to a point in the southern line of Lot 3 in Block X of Map 15 of Hamilton Forest, as recorded in Plat Book 57, Page 143; thence with the southern line of said Lot 3 N 89º05' 38" W 53.46 feet to the southwest corner of said Lot 3; thence with the western line of said Lot 3 N 20º 34' 16" E 177.27 feet to the northwest corner of said Lot 3; thence with the southern right-of-way line of Redington Drive the following four (4) courses and distances: 1) S 67º 29' 08" E 37.00 feet to a point, 2) with a curve to the left having a radius of 839.51feet and a chord bearing and distance of S 69º 50' 35" E 69.11 feet to a point, 3) with a curve to the left having a radius of 839.58 feet and a chord bearing and distance of S 76º 51' 14" E 135.85 feet to a point, and 4) S 81º29'40" E 0.53 feet to a point in the western right-of-way line of Westminster Drive; thence with said western right-of-way line along a curve to the left having a radius of 967.41 feet and a chord bearing and distance of S 03º47'34" W 101.48 feet to a point; thence continuing with said right-of-way line S 00º 46'08" W 0.29 feet to the southeast corner of Lot 4 in Block X on Map 9 of Hamilton Forest, as recorded in Plat Book 43, Page 71; thence continuing in a southerly direction with said right-of-way line S 02º 53' W
approximately 630 feet to its intersection with the westwardly projection of the northern line of Lot 1 of Nancy DeSanto Property, as recorded in Plat Book 50, Page 61; thence with said projection, crossing Westminster Drive, S 84º16'10" E approximately 50 feet to the northwest corner of said Lot 1; thence with said northern line S 84º16'10" E 155.85 feet to the northeast corner of said Lot 1, also being a point in the eastern line of Lot 3 of Section 4-A of Friendly Acres, as recorded in Plat Book 87, Page 99; thence with the western line of said Lot 3 S 16º49' W 68.23

feet to the southwest corner of said Lot 3; thence with the southern line of said Lot 3 S 70º00' E 209.75 feet to the southeast corner of said Lot 3; thence in a southeasterly direction, crossing Dunkirk Place, approximately 90 feet to the southwest corner of Lot 7 of said Section 4-A; thence with the southern line of said Lot 7 the following two (2) courses and distances: 1) S 77º11' E 117.73 feet to a point, and S 82º54' E 45.23 feet to the southeast corner of said Lot 7; thence with the eastern lines of Lots 7 and 6 of said Section 4-A the following two (2) courses and distances: 1) N 20º58' E 149.78 feet, and 2) N 02º24' E 150.57 feet to an iron pipe at the northernmost corner of said Lot 6, also being the northwest corner of Robert T. and Margaret F. Lanier, as recorded in Deed Book 8417, Page 2602; thence with Lanier's northern line S 88º36' E 71.89 feet to an iron pipe at Lanier's northeast corner; thence with Lanier's eastern line S 02º23' W approximately 340 feet to the northwest corner of The Chrystal N. Flynn Living Trust, as recorded in Deed Book 8014, Page 2673; thence with the northern line of said Trust S 66º24' E 205.78 feet to said Trust's northeast corner; thence with the eastern line of said Trust S 05º08'32" W approximately 217 feet to the northwest corner of Lot 1 of Windsor's Greenwood Corner, as recorded in Plat Book 83, Page 108; thence with the northern lines of Lots 1 and 2 on said plat S 79º20'33" E 196.76 feet to the northeast corner of said Lot 2; thence S 05º56' W with the western right-of-way line of Greenwood Drive and its southwardly projection approximately 169 feet to its intersection with the northern right-of-way line of West Friendly Avenue; thence in an easterly direction with said northern right-of-way line approximately 150 feet to its intersection with the western line of Lot 3 in Block A of Greenwood Park Subdivision, as recorded in Plat Book 34, Page 72; thence with the western line of said Lot 3 N 18º14'30" E approximately 160 feet to the northwest corner of said Lot 3; thence with the northern lines of said Lot 3 and Lot 2 in said Block A the following two (2) courses and distances: 1) S 83º59'26" E 24.02 feet, and 2) S 71º45'30" E 176.55 feet to the northeast corner of said Lot 2; thence with the eastern line of said Lot 2 S 18º14'30" W approximately 170 feet to its intersection with the northern right-of-way line of West Friendly Avenue; thence in a southerly direction, crossing West Friendly Avenue, approximately 80 feet to the intersection of the southern right-of-way line of West Friendly Avenue and the western line of Glenda P. Johnson; thence in an easterly direction with said right-of-way line approximately 200 feet to its intersection with the western right-of-way line of North Holden Road; thence in a southerly direction with said western right-of-way line approximately 540 feet to the point and place of beginning, containing approximately 90 acres.

All Deeds and Plats to which this description refers are kept in the records of the Register of Deeds of Guilford County, North Carolina.

Section 2. The properties described above will be perpetually bound to the standards of the **Neighborhood Conservation Overlay** unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 3. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 4. This ordinance shall be effective on October 15, 2024.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-724

Agenda Item# H.8.

Agenda Date: 10/15/2024. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2024-724 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property located at 5508 Hilltop Road and a Portion of Hilltop Road – 1.41 Acres (Zynzulu Osyjwewe and Yvella S. Bradshaw and the City of Greensboro

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☒Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: Proximate to District 5

Public Hearing: Yes
Advertising Date/By: 10/5/2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:
Zynzulu Osyjwewe and Yvella S. Bradshaw and the City of Greensboro are requesting annexation of the property located at 5508 Hilltop Road and a portion of Hilltop Road right of way, generally described as north of Hilltop Road and east of Chelsea Acres Court.

As this request is a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **October 15, 2024** meeting.

BACKGROUND:
This property is located within the Tier 1 Growth Area on the Growth Strategies Map in the Comprehensive Plan.

City water is available by connecting to the 12-inch water that fronts the property on Hilltop Road.

City sewer is available by connecting to the eight inch sewer line located at the intersection of Chelsea Acres and Hilltop Road.

The City's Fire Department notes that this site is currently served by Pinecroft Sedgefield Station 23 on Mackay Road (southeast of the request). Upon annexation, High Point Fire City Station 11 on Gordon Street (west of the request) will serve the property. Once High Point Fire Station 11 is added to the responding stations, Greensboro Fire Department will be able to meet the Standard of Cover to this location.

The Police Department can provide service to the site with no effect. 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.

City Solid Waste can provide collection services to this location.

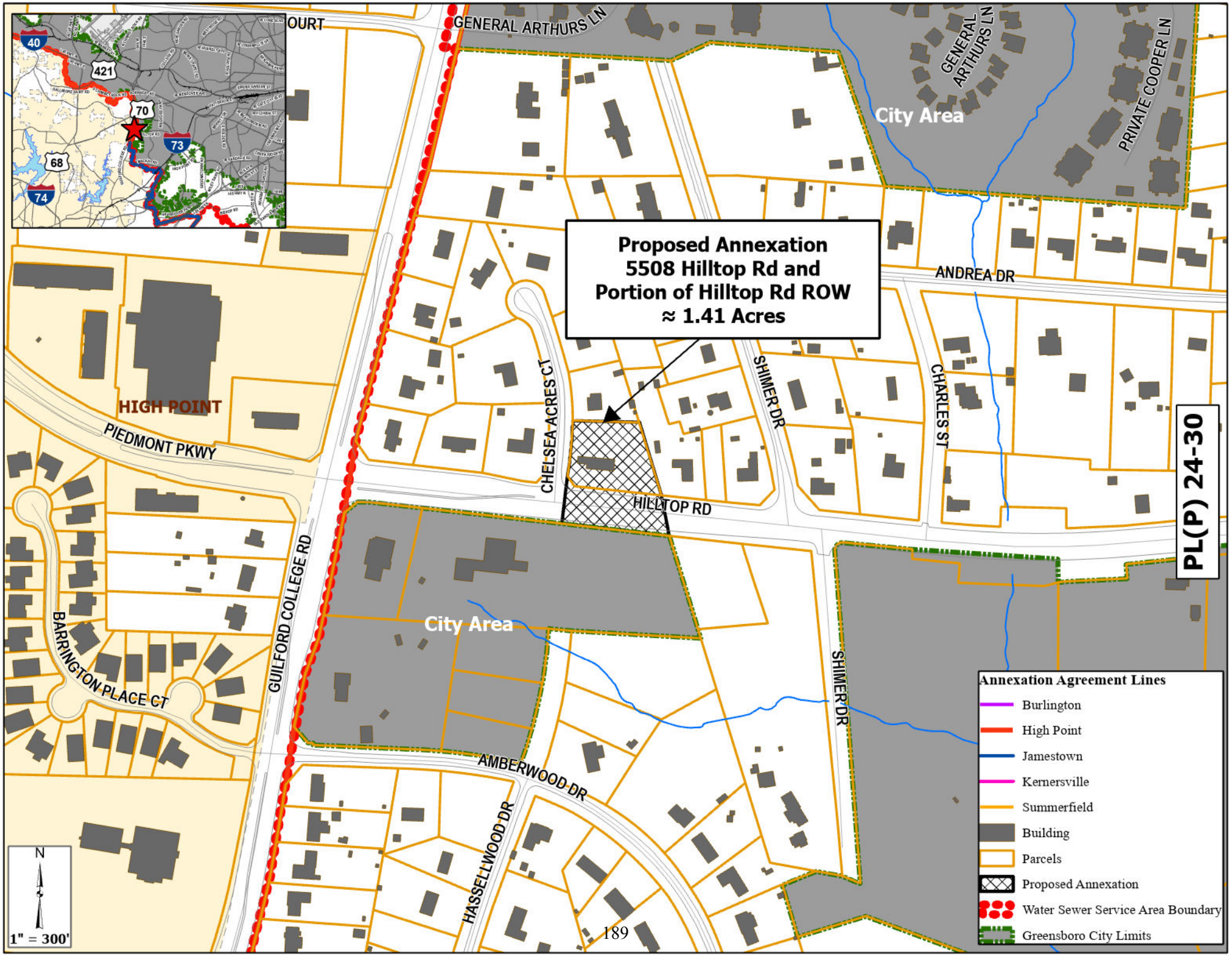
BUDGET IMPACT:
Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to City Council at its August 30, 2024 meeting.

The Planning and Zoning Commission recommended approval of this annexation at its September 16, 2024 meeting on a vote of 9-0 and the meeting minutes are included with the associated zoning item.

Accordingly, it is recommended that 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.


Proposed Annexation
5508 Hilltop Rd and
Portion of Hilltop Rd ROW
≈ 1.41 Acres
PL(P) 24-30
City Area
City Area
HIGH POINT
PIEDMONT PKWY
GENERAL ARTHURS LN
GENERAL ARTHURS LN
PRIVATE COOPER LN
ANDREA DR
CHELSEA ACRES CT
SHIMER DR
CHARLES ST
HILLTOP RD
GUILFORD COLLEGE RD
BARRINGTON PLACE CT
AMBERWOOD DR
HASSELLWOOD DR
SHIMER DR
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1" = 300'
Annexation Agreement Lines
Burlington
High Point
Jamestown
Kernersville
Summerfield
Building
Parcels
Proposed Annexation
Water Sewer Service Area Boundary
Greensboro City Limits

DEVONCOURT PL
GENERAL ARTHURS LN
City Area
PRIVATE
COOPER LN
GUILFORD COLLEGE RD
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SHIMER DR
CHARLES ST
HILLTOP RD
PL(P) 24-30
City Area
BARRINGTON PLACE CT
AMBERWOOD DR
HASSELLWOOD DR
SHIMER DR
City Area
N
1" = 300'

GREENSBORO NORTH CAROLINA PLANNING

GREENSBORO ANNEXATION PETITION

Date 8/2/24

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

- ☐ **CONTIGUOUS**: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:

- ☐ **NON-CONTIGUOUS**: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1.The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160D-108.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Zynyula Osyjuwana 5508 Hilltop Rd Jamestown 27282		Zynyula Osyjuwana
2.	Yvella S. Bradshaw 5508 Hilltop Rd Jamestown, NC 27282		Yvella S. Bradshaw
3.			

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 8/2/24 Received By: Carla Harrison.

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 5508 HILLTOP ROAD AND PORTION OF HILLTOP ROAD RIGHT OF WAY – 1.41 ACRES)

Section 1. Pursuant to G.S. Chapter 160A, Section 58.2 (noncontiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

Beginning at a point in the existing Greensboro corporate limits (as of July 31, 2024), said point being the northeast corner of that annexation approved by Ordinance #2011-16 and shown on City of Greensboro Annexation Drawing D-3019; THENCE PROCEEEDING WITH THE EXISTING CITY LIMITS along the (now or formerly) southern right-of-way line of Hilltop Road (S.R. #1424) N 84° 14' 15" W 275 feet to a point; THENCE DEPARTING FROM THE EXISTING CITY LIMITS and proceeding in a northerly direction across Hilltop Road approximately 120 feet to the northern end of the corner right-of-way line at the northeast corner of Hilltop Road and Chelsea Court; thence with the eastern right-of-way line of Chelsea Court, as recorded in Chelsea Acres in Plat Book 57, Page 17, N 09° 30' 36" E approximately 75 feet to a point; thence continuing with said right-of-way line along a curve to the left having a radius of 615.919 feet, an arc length of 48.00 feet, and a chord bearing and distance of N 07° 16' 39" E 47.99 feet to an iron pipe at the northwest corner of Lot 12 of Chelsea Acres; thence with the northern line of said Lot 12 S 84° 57' 19" E 177.15 feet to an iron pipe at the northeast corner of said Lot 12; thence with the eastern line of said Lot 12 S 13° 38' 13" E approximately 195 feet to a point on the northern right-of-way line of Hilltop Road; thence in a southerly direction, crossing Hilltop Road, approximately 105 feet to the POINT AND PLACE OF BEGINNING, containing approximately 1.41 acres. The plat referred to hereinabove is recorded in the Guilford County Register of Deeds Office.

Section 2. Any utility line assessments, which may have been levied by the County, shall be collected either by voluntary payment or through foreclosure of same by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located inside the corporate limits of the City of Greensboro.

Section 3. The owner shall be fully responsible for extending water and sewer service to the property at said owner's expense.

Section 4. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above. The above-described territory shall also be subject to all municipal taxes according to the provisions of G.S 160A-58.10.

Section 6. That this ordinance shall become effective upon adoption.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-725

Agenda Item# H.9.

Agenda Date: 10/15/2024. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2024-725 Public Hearing for an Ordinance for Original Zoning for 5508 Hilltop Road and portion of Hilltop Road Right of Way – Zynzulu Osyjwewe and Yvella S. Bradshaw and City of Greensboro

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☒Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: Proximate to District 5

Public Hearing: Yes
Advertising Date/By: October 3 and 10, 2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:
Zynzulu Osyjwewe and Yvella S. Bradshaw and City of Greensboro are requesting original zoning from **County RS-40** (Residential Single Family) to **City R-3** (Residential Single Family - 3) for 5508 Hilltop Road a portion of Hilltop Road right of way, generally described as north of Hilltop Road and east of Chelsea Acres Court.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **October 15, 2024** meeting.

BACKGROUND:
Following a public hearing on September 16, 2024, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There were no speakers for this item. (See minutes of the September 16, 2024 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for an existing residential dwelling.

BUDGET IMPACT:
This item will have no budget impact.

ACCOUNT NUMBER:
N/A

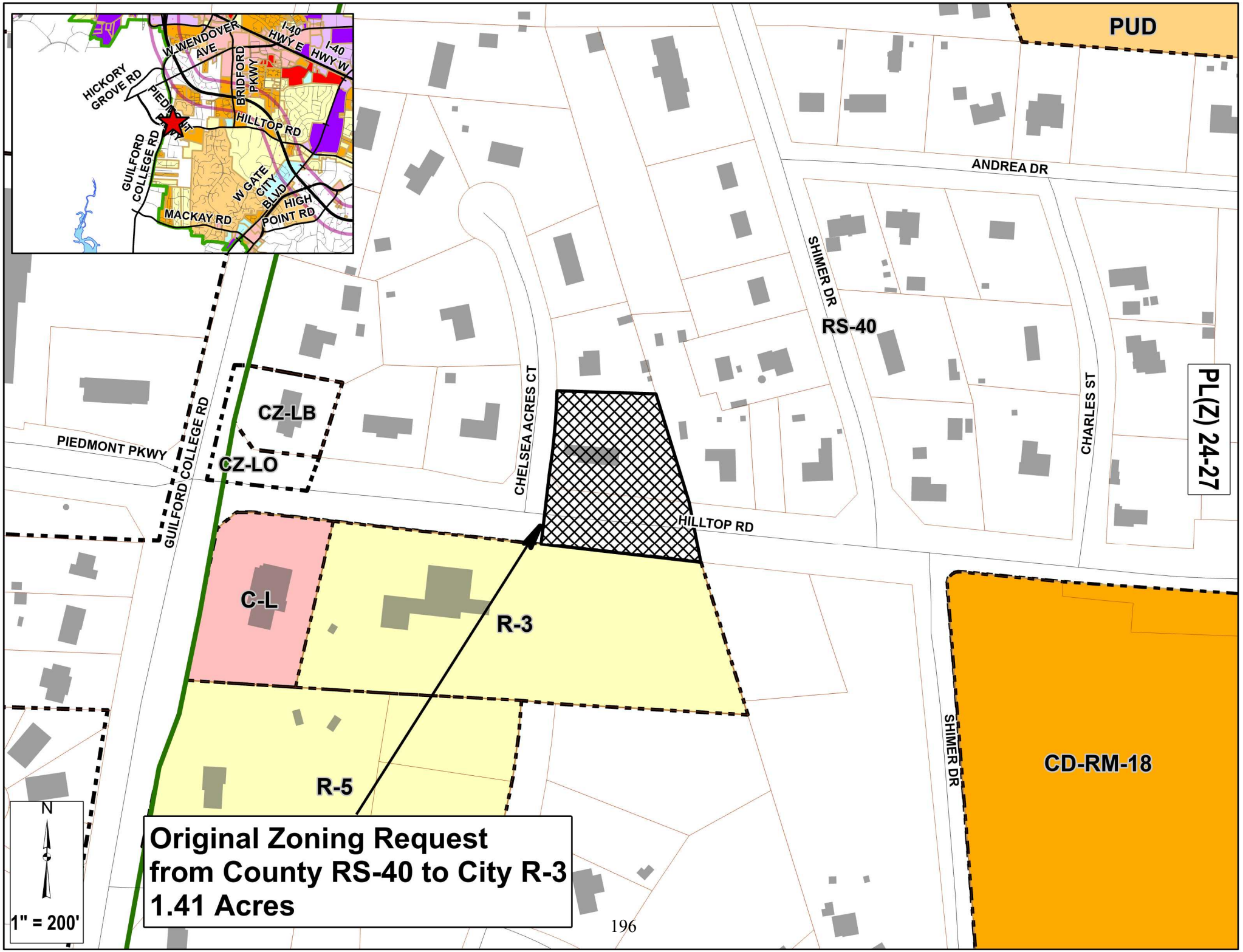
RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request 9-0.

Planning recommends **approval** of the **R-3** zoning request based on:

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.

- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.


PUD
ANDREA DR
SHIMER DR
RS-40
CHARLES ST
PL(Z) 24-27
CHELSEA ACRES CT
HILLTOP RD
PIEDMONT PKWY
GUILFORD COLLEGE RD
CZ-LB
CZ-LO
C-L
R-3
R-5
CD-RM-18
SHIMER DR
W WENDOVER AVE
I-40 HWY E
I-40 HWY W
BRIDFORD PKWY
HICKORY GROVE RD
PIEDMONT PKWY
HILLTOP RD
GUILFORD COLLEGE RD
W GATE CITY BLVD
HIGH POINT RD
MACKAY RD
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1" = 200'
Original Zoning Request
from County RS-40 to City R-3
1.41 Acres

ANDREA DR
SHIMER DR
CHARLES ST
PIEDMONT PKWY
GUILFORD COLLEGE RD
CHELSEA ACRES CT
HILLTOP RD
SHIMER DR
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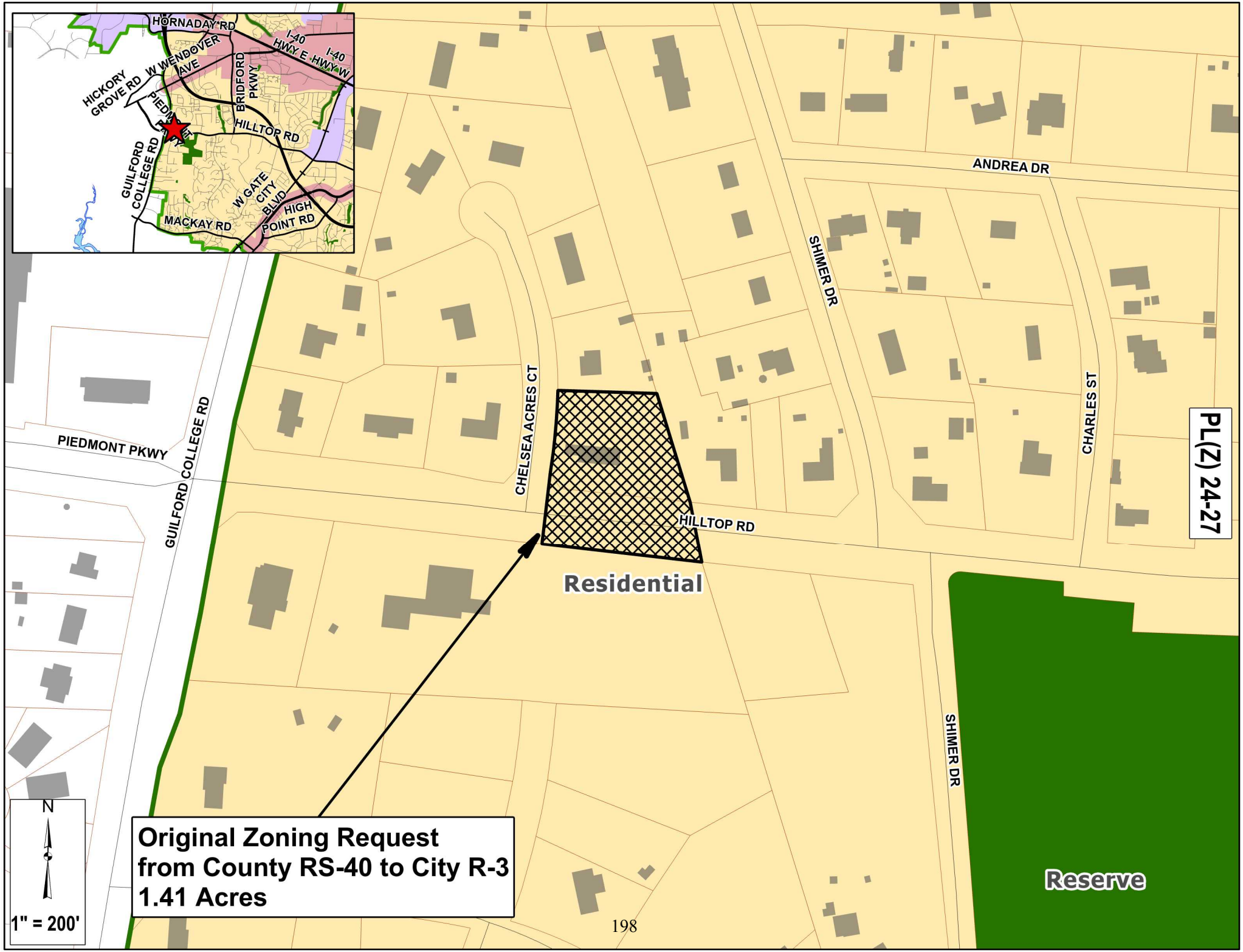
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BRIDFORD PKWY
PIEDMONT PKWY
HILLTOP RD
GUILFORD COLLEGE RD
W GATE CITY BLVD
HIGH POINT RD
MACKAY RD
ANDREA DR
SHIMER DR
CHELSEA ACRES CT
CHARLES ST
PIEDMONT PKWY
GUILFORD COLLEGE RD
HILLTOP RD
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Residential
SHIMER DR
Reserve
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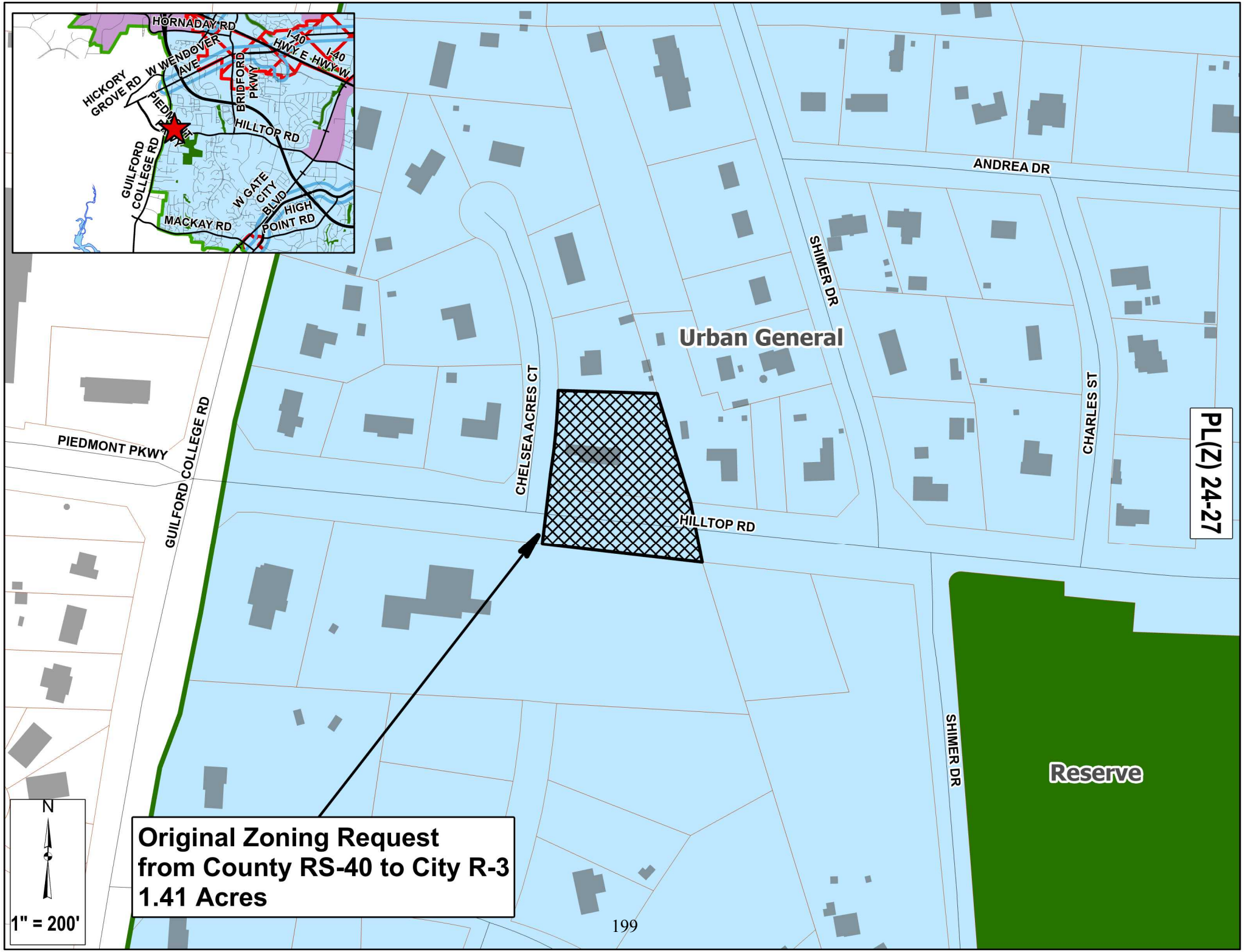
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HWY E
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BRIDFORD PKWY
HICKORY GROVE RD
PIEDMONT PKWY
HILLTOP RD
GUILFORD COLLEGE RD
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MACKAY RD
ANDREA DR
SHIMER DR
Urban General
CHELSEA ACRES CT
CHARLES ST
PL(Z) 24-27
PIEDMONT PKWY
GUILFORD COLLEGE RD
HILLTOP RD
SHIMER DR
Reserve
N
1" = 200'
Original Zoning Request
from County RS-40 to City R-3
1.41 Acres

PL(Z) 24-27

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: October 15, 2024

GENERAL INFORMATION

APPLICANT	Zynzulu Osyjwewe and Yvella S. Bradshaw
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County RS-40 (Residential Single-family) to City R-3 (Residential Single-family – 3)
CONDITIONS	N/A
LOCATION	5508 Hilltop Road
PARCEL ID NUMBER(S)	7823848506
PUBLIC NOTIFICATION	The notification area for this public hearing was 750 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). **46** notices were mailed to those property owners in the mailing area.
TRACT SIZE	1.41 acres
TOPOGRAPHY	Mostly flat
VEGETATION	Wooded northeast behind the principal structure

SITE DATA

Existing Use Single-family dwelling

	Adjacent Zoning	Adjacent Land Uses
N	County RS-40 (Residential Single-family)	Single-family dwellings
E	County RS-40 (Residential Single-family)	Single-family dwellings
S	City R-3 (Residential Single-family – 3)	Religious assembly

W	County RS-40 (Residential Single-family)	Single-family dwellings

Zoning History

Case #	Effective Date	Request Summary
N/A	N/A	The subject property is not currently within the City's corporate limits.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing **(County RS-40)**	Requested **(R-3)**
Max. Density:	1 dwelling per acre	Up to 3 dwellings per acre
Typical Uses	Typical uses in the County RS-40 district include single-family dwellings with a density of not less than 1.0 unit per acre.	Typical uses in the R-3 district include single family residential of up to 3 dwelling units per acre

***These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

The subject site is not located within an overlay district.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed	Site drains to Lower Randleman Watersupply Watershed WS-IV, Bull Run
Floodplains	N/A
Streams	N/A
Other:	If the site continues to remain single-family, then site does not need to address Water Quality or Water Quantity Control. If the site is developed as multi-family or commercial, both Water Quality and Water Quantity Control must be addressed to meet current watershed requirements. If developed, all new BUA must be treated by a State approved water quality BMP/SCM and any existing BUA that would drain to the BMP/SCM to the maximum extent

practicable. Maximum BUA for High Density is 50% with sewer, Low Density is 24%. Site is located within the PTI 5 mile statue radius. No BMP/SCM is allowed that holds a normal pool elevation without engineer's documentation.

Utilities (Availability)
Water and sewer are available on Hilltop Rd. Private Developer will need to extend water and sewer to City of Greensboro's Water and Sewer Design Standards.

Airport Overlay District & Noise Cone
N/A

Landscaping & Tree Conservation Requirements
There are no Landscaping or Tree Conservation requirements for single-family residential uses.

Transportation

Street Classification:	Hilltop Road – Major Thoroughfare. Chelsea Acres Court – Local Street.
Site Access:	All access(es) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Hilltop Road AADT = 13,500 vpd (NCDOT, 2019).
Trip Generation:	N/A.
Sidewalks:	Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does not exist along the frontage of this property.
Transit in Vicinity:	No.
Traffic Impact Study: (TIS)	No TIS required per Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS
Land Use Compatibility
The proposed **City R-3 (Residential Single-family – 3)** zoning district would allow land uses that are compatible with the general character of the area.

GSO*2040* **Comprehensive Plan Policies**
The subject property is designated as **Residential** on the Future Land Use Map. The requested **City R-3 (Residential Single-family – 3)** zoning district would allow uses that are generally consistent with those described in the **Residential** future land use designation. The ***GSO****2040* Future Built Form Map designates this location as **Urban General**. The subject property is located in **Growth Tier 1** of the Growth Tiers Map.

***GSO**2040* **Written Policies:**

Filling In Our Framework – How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

Goal C – People choose to live in Greensboro because every neighborhood is safe and has convenient access to first-rate schools, services, shopping, parks, and community facilities.

Strategy 2 – Invest in building and maintaining quality, accessible public recreation centers, libraries, neighborhood park facilities and other services to sustain livable neighborhoods.

Creating Great Places – Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.

Goal A – Greensboro's citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices.

Strategy 2 – Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

***GSO**2040* **Map Policies:**

Future Land Use Map

Future Land Uses: The future land uses from that that plan are described below.

Residential: Includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

Future Built Form

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Urban General should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Active Centers and along Mixed-Use corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

Growth Tiers Map

Growth Tiers: areas outside Greensboro's city limits but inside the area in which the City can legally annex property and extend water and sewer services; this is called the Water Sewer Service Area (WSSA). Three tiers are delineated based on the cost to extend City services to the area, primarily water and sewer, solid waste collection, and Police and Fire protection, as well as long-term maintenance of City facilities. In Growth Tier 1, due to the nearby presence of existing City infrastructure, the City is able to extend services currently, if an annexation is requested; Tiers 2 and 3 will require significant City investment to serve.

> **Growth Tier 1:** This is the area where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

CONFORMITY WITH OTHER PLANS

City Plans

Sustainability Action Plan

Element 1) Transportation and Land Use:

> **Policy 1)** Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Other Plans

N/A

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed original zoning and development with the surrounding community.

Staff Annexation Analysis

The subject property is currently located in the County. On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing annexation petitions and making a recommendation to City Council regarding annexation requests. Upon submittal of a valid annexation petition, Planning staff forwards annexation requests to City services providers. These service providers include Water Resources (water and sewer), Fire Marshal's Office, Police Department, and Solid Waste (trash and recycling services). Each service provider stated that infrastructure is in place to provide City services to this location. The Technical Review Committee recommended approval of this annexation request at its August 30, 2024 meeting. The subject property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan. Since this property can be served by City utility providers, it is the City of Greensboro's policy to annex the property pending approval of the associated original zoning.

Staff Original Zoning Analysis

The subject property is approximately 1.41 acres and contains a single-family dwelling. North, east, and west of the request contain single-family dwellings, zoned County RS-40 (Residential Single-family). South of the request contains a religious assembly use, zoned City R-3 (Residential Single-family – 3).

The proposed original zoning request supports both the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and the Filling in Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro.

The Comprehensive Plan's Future Land Use Map designates this property as Residential. The Residential designation includes both single-and multi-family residential uses. Other uses should generally be in the scale of a Neighborhood or a Community Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

The Comprehensive Plan's Future Built Form Map currently designates this property as Urban General. Applicable characteristics of the Urban General classification include, but are not limited to the following:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

The proposed R-3 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre. The proposed original zoning request allows uses that are similar to existing uses in the surrounding area.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040), and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation
Staff recommends **approval** of the requested **R-3 (Residential Single-family – 3)** zoning district.

Item: 5508 Hilltop Road

Original Zoning

Date: October 15, 2024

Zoning Amendment Statement by City Council on Consistency with Adopted Comprehensive Plan and Reasonableness

The **Greensboro City Council** believes that its action to **approve/deny** the original zoning request for the property at **5508 Hilltop Road and a portion of Hilltop Road right of way** from **County RS-40 (Residential Single-family)** to **City R-3 (Residential Single-family – 3)** to be **consistent** with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support **approval** of the rezoning request:	Factors that support **denial** of the rezoning request:
1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. 2. The proposed City R-3 zoning district permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties. 3. The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. 4. **Other factors raised at the public hearing, if applicable (describe)**	1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. 2. The proposed City R-3 zoning district does not limit negative impacts on the adjacent properties nor does it permit uses that fit the context of surrounding area. 3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest. 4. **Other factors raised at the public hearing, if applicable (describe)**

PL(P) 24-30 & Z-24-09-003: An annexation and original zoning request from County RS-40 (Residential Single-family) to City R-3 (Residential Single-family – 3) for the property identified as 5508 Hilltop Road and a portion of the Hilltop Road right-of-way, generally described as north of Hilltop Road and east of Chelsea Acres Court (1.41 acres). (RECOMMENDED APPROVAL)

Mr. Carter reviewed the summary information for the subject property and surrounding properties.

Mr. Carter stated that the GSO2040 Comprehensive Plan currently designates the subject property as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. Staff determined the proposed original zoning request supports both the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and the Filling in Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro. The proposed R-3 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre. The proposed original zoning request allows uses that are similar to existing uses in the surrounding area. Staff recommended approval of the request.

Chair O'Connor asked for any questions or comments from the Commissioners. Hearing none, she asked if the applicant or anyone else wished to speak in favor of the request. Chair O'Connor having no opposition to the request closed the public hearing.

Mr. Peterson made a motion to annex the property, seconded by Ms. Skenes. The Commission voted 9-0, (Ayes: Chair Sandra O'Connor, Vice Chair Catherine Magid, Skenes, Downing, Gilmer Sr., Turner, Peterson, Engle and Glass). Nays: (None).

Ms. Glass then stated regarding agenda item Z-24-09-003, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 5508 Hilltop Road from County RS-40 (Residential Single-family) to City R-3 (Residential Single-family – 3) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed City R-3 zoning district permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. Ms. Turner seconded the motion.

The Commission voted 9-0, (Ayes: Chair Sandra O'Connor, Vice Chair Catherine Magid, Skenes, Downing, Gilmer Sr., Turner, Peterson, Engle and Glass). Nays: (None).

Chair O'Connor advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, October 15, 2024 City Council Meeting.

AMENDING OFFICIAL ZONING MAP

5508 HILLTOP ROAD AND PORTION OF HILLTOP ROAD RIGHT OF WAY, GENERALLY DESCRIBED AS NORTH OF HILLTOP ROAD AND EAST OF CHELSEA ACRES COURT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by original zoning from **County RS-40 (**Residential Single Family) to **City R-3** (Residential Single Family – 3)

The area is described as follows:

Beginning at a point in the existing Greensboro corporate limits (as of July 31, 2024), said point being the northeast corner of that annexation approved by Ordinance #2011-16 and shown on City of Greensboro Annexation Drawing D-3019; THENCE PROCEEEDING WITH THE EXISTING CITY LIMITS along the (now or formerly) southern right-of-way line of Hilltop Road (S.R. #1424) N 84° 14' 15" W 275 feet to a point; THENCE DEPARTING FROM THE EXISTING CITY LIMITS and proceeding in a northerly direction across Hilltop Road approximately 120 feet to the northern end of the corner right-of-way line at the northeast corner of Hilltop Road and Chelsea Court; thence with the eastern right-of-way line of Chelsea Court, as recorded in Chelsea Acres in Plat Book 57, Page 17, N 09° 30' 36" E approximately 75 feet to a point; thence continuing with said right-of-way line along a curve to the left having a radius of 615.919 feet, an arc length of 48.00 feet, and a chord bearing and distance of N 07° 16' 39" E 47.99 feet to an iron pipe at the northwest corner of Lot 12 of Chelsea Acres; thence with the northern line of said Lot 12 S 84° 57' 19" E 177.15 feet to an iron pipe at the northeast corner of said Lot 12; thence with the eastern line of said Lot 12 S 13° 38' 13" E approximately 195 feet to a point on the northern right-of-way line of Hilltop Road; thence in a southerly direction, crossing Hilltop Road, approximately 105 feet to the POINT AND PLACE OF BEGINNING, containing approximately 1.41 acres. The plat referred to hereinabove is recorded in the Guilford County Register of Deeds Office.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-3 (Residential Single Family - 3)** zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 3. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 4. This ordinance shall be effective on October 15, 2024.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-726

Agenda Item# H.10.

Agenda Date: 10/15/2024. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2024-726 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Properties Located at 5936 Burlington Rd and 626 Knox Rd – 71.08 Acres (Tom Terrell on behalf of Chris Raughley for Pulte Home Company and others

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☒Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: Proximate to District 1

Public Hearing: Yes
Advertising Date/By: 10/5/2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:
Tom Terrell, on behalf of Chris Raughley for Pulte Home Company, Lois R. Miles for the Estate of Daphne R. Miles, Janet L. Dees for Dees Real Estate Holdings, LLC, is requesting annexation of the properties located at 5936 Burlington Road and 626 Knox Road, generally described as west of Knox Road and south of Burlington Road.

As this request is a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **October 15, 2024** meeting.

BACKGROUND:
This property is located within the Tier 1 Growth Area on the Growth Strategies Map in the Comprehensive Plan.

City water is available by connecting to the 12-inch water line on Knox Road and the 16-in water line on Burlington Road.

City sewer is available by connecting to the sewer outfall located approximately 980 linear feet west of the request.

The City's Fire Department notes that this site is currently served by McLeansville Fire District Station 37 on Knox Road (east of the request). Upon annexation, City Station 57 on Mount Hope Church Road (west of the request) will serve the property. The City Fire Department can meet the Standard of Cover to this location with existing stations and personnel.

The Police Department can provide service to the site with no effect. 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.

City Solid Waste can provide collection services to this location.

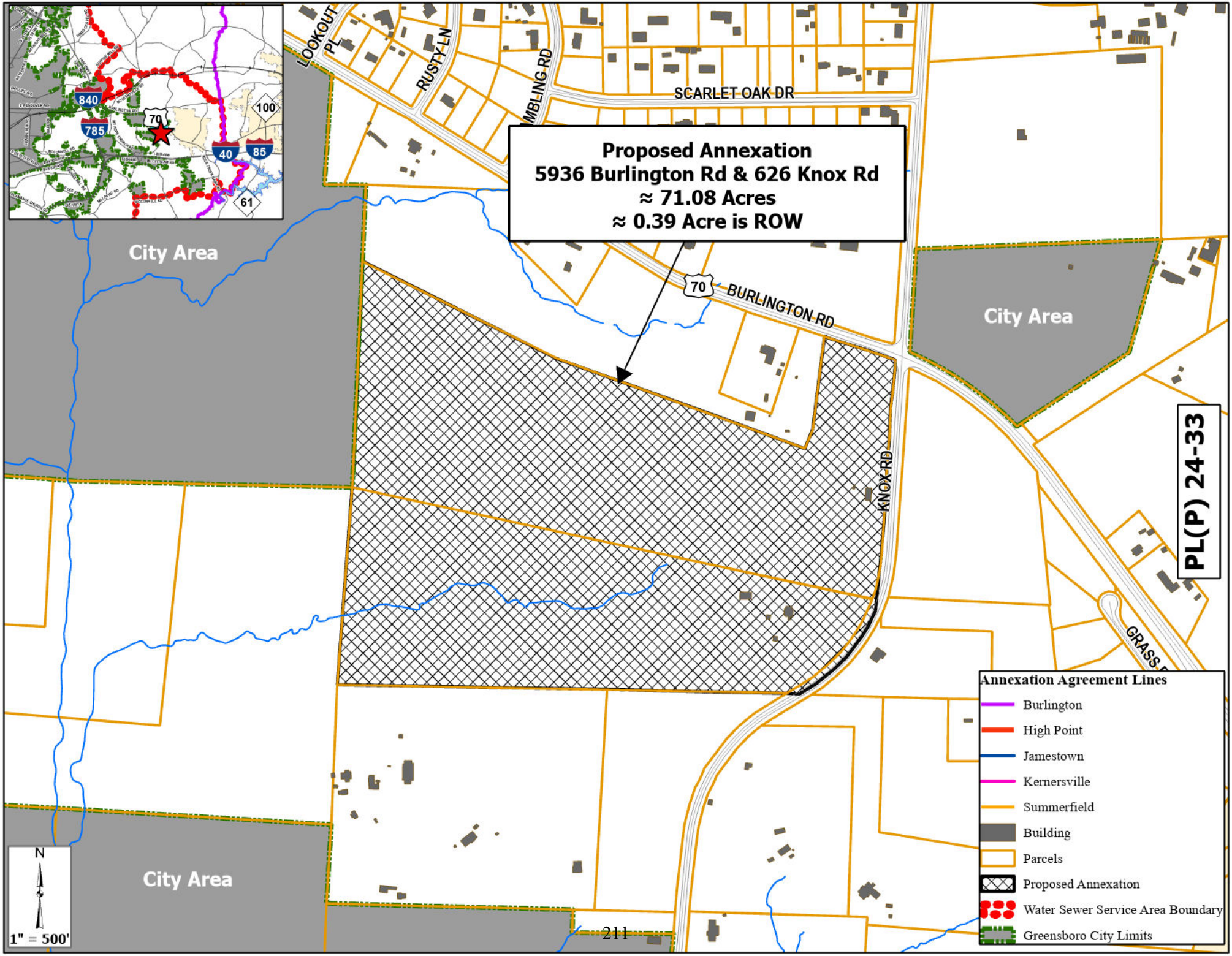
BUDGET IMPACT:
Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

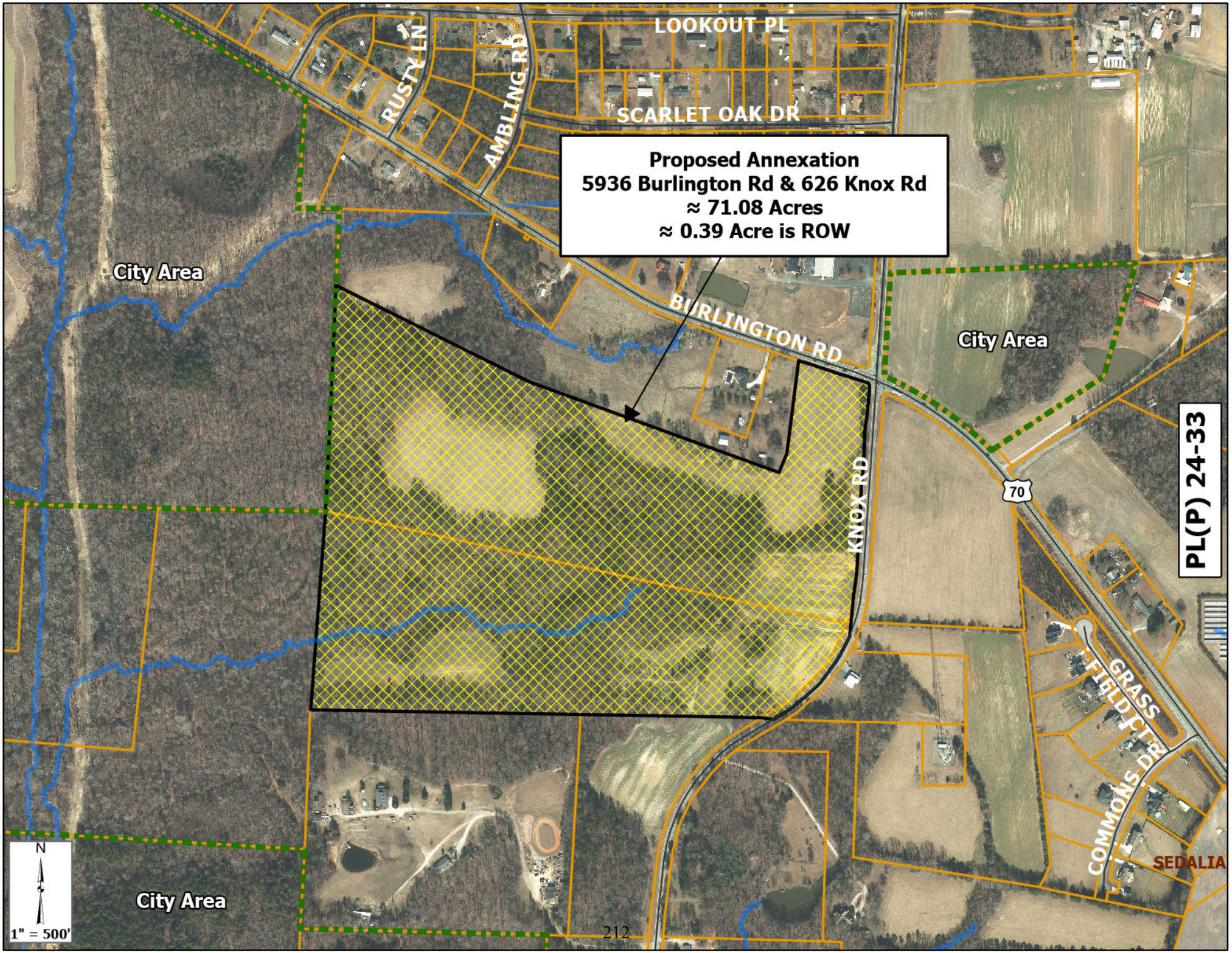
ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to City Council at its August 30, 2024 meeting.

The Planning and Zoning Commission recommended approval of this annexation at its September 16, 2024 meeting on a vote of 9-0 and the meeting minutes are included with the associated zoning item.

Accordingly, it is recommended that 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.


Proposed Annexation
5936 Burlington Rd & 626 Knox Rd
≈ 71.08 Acres
≈ 0.39 Acre is ROW
City Area
City Area
City Area
LOOKOUT PL
RUSTY LN
MBLING RD
SCARLET OAK DR
70
BURLINGTON RD
KNOX RD
GRASS
PL(P) 24-33
840
785
70
100
40
85
61
N
1" = 500'
Annexation Agreement Lines
Burlington
High Point
Jamestown
Kernersville
Summerfield
Building
Parcels
Proposed Annexation
Water Sewer Service Area Boundary
Greensboro City Limits


LOOKOUT PL
RUSTY LN
AMBLING RD
SCARLET OAK DR
Proposed Annexation
5936 Burlington Rd & 626 Knox Rd
≈ 71.08 Acres
≈ 0.39 Acre is ROW
City Area
BURLINGTON RD
City Area
KNOX RD
70
PL(P) 24-33
GRASS FIELD CT
COMMONS DR
SEDALIA
City Area
N
1" = 500'

Docusign Envelope ID: 9FEAA642-C28C-41B8-B747-D6FF37D52083

GREENSBORO NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 8-1-2024

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

☐ **CONTIGUOUS**: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:

☒ **NON-CONTIGUOUS**: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1.The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

See attached

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Estate of Daphne R. Miles c/o J. Ben Miles, Administrator 5936 Burlington Road, McLeansville NC 27301	No	Lois R. Miles, Successor by intestate succession as the sole heir of J. Ben Miles, Sr., deceased
2.	Dees Real Estate Holdings, LLC 626 Knox Road, McLeansville, NC 27301	No	
3.			

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 8/2/24 Received By: Andrew Nelson

P/L TIMMONS GROUP

BOOK 198 PAGE 85

BK: P 198
PG: 85-86
RECORDED
10-19-2018
09:37:49 AM
BY: DEBORAH CITTY
DEPUTY-GB

2018055255
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE $42.00

CERTIFICATE OF LOCAL JURISDICTION APPROVAL FOR RECORDATION:

APPROVED BY THE PLANNING DEPARTMENT OF GUILFORD COUNTY, NORTH CAROLINA ON THE 19th DAY OF Oct, 2018 PURSUANT TO ARTICLE V OF THE GUILFORD COUNTY DEVELOPMENT ORDINANCE.

PLANNING DIRECTOR

PA

THIS PLAT DOES NOT REQUIRED CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS PROVIDED IN N.C.G.S. 136-102.6, SUBSECTION (G).

SIGNED _____ *DATE* 10/19/18
PLANNING DIRECTOR

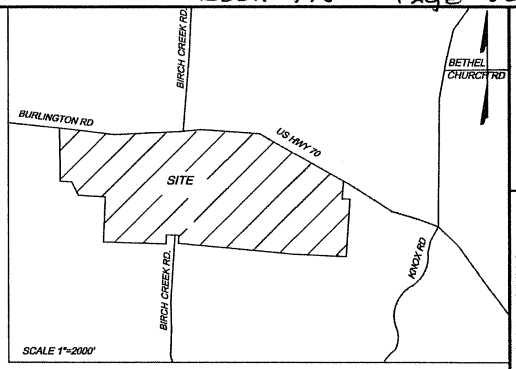
OWNERSHIP AND DEDICATION CERTIFICATION

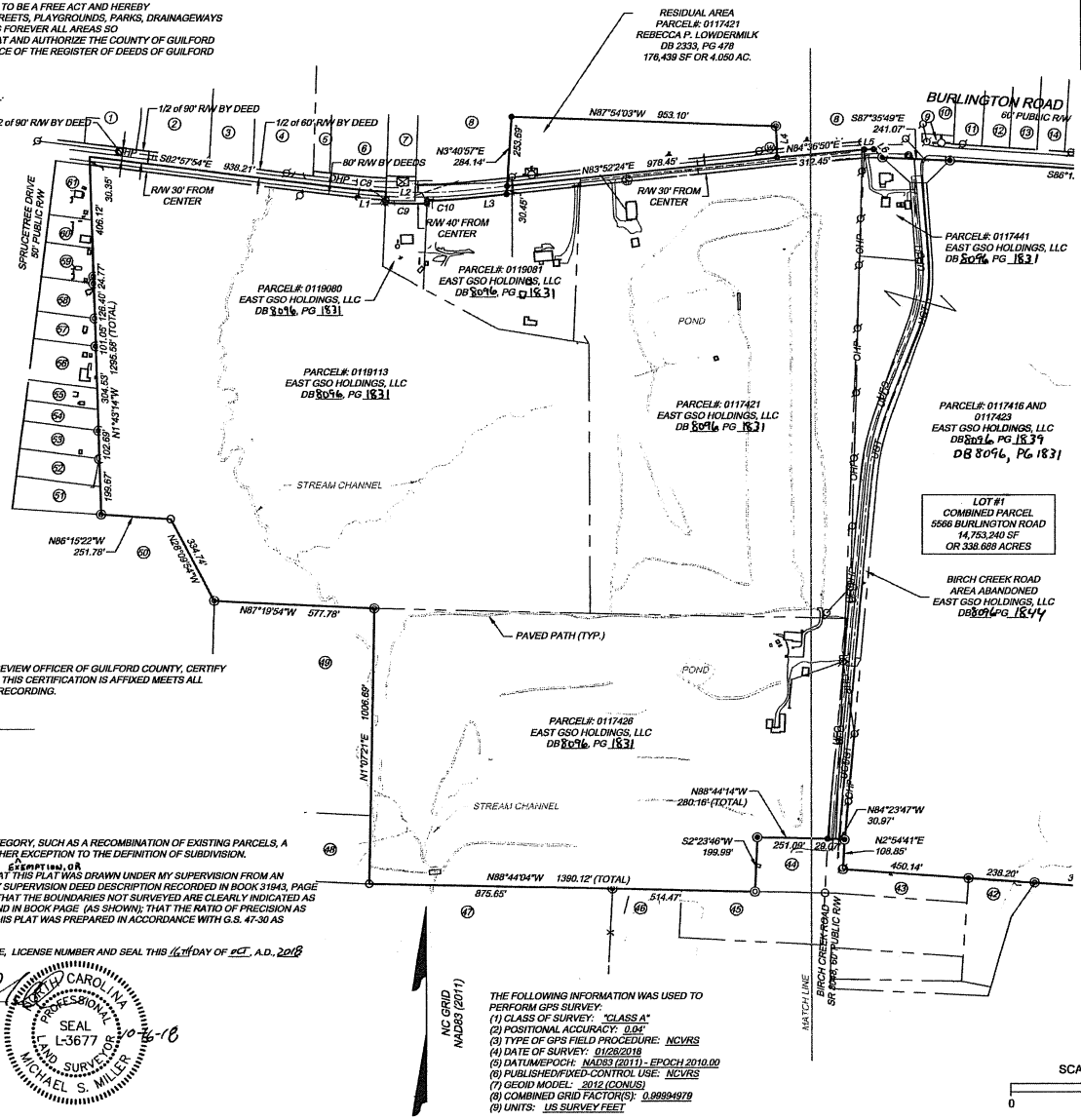
WE THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT AND ALLOTMENT TO BE A FREE ACT AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS, PLAYGROUNDS, PARKS, DRAINAGEWAYS AND OPEN SPACE AND EASEMENTS FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT AND AUTHORIZE THE COUNTY OF GUILFORD TO RECORD THIS PLAT IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA.

EAST GSO HOLDINGS, LLC

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C8	2050.00'	138.00'	69.03'	3°51'25"	S84°53'36"E	137.97'
C9	1994.85'	150.10'	75.09'	4°18'40"	S89°04'52"E	150.06'
C10	1984.86'	168.19'	83.14'	4°47'50"	N86°21'40"E	168.14'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S2°34'15"W	40.63'
L2	N2°34'15"E	9.99'
L3	N83°57'44"E	120.64'
L4	S2°04'03"E	113.91'
L5	N88°32'32"E	33.71'
L6	S46°34'26"E	42.55'





Adjoining Properties					
Key #	PARCEL #	Owner Name	Db-Pg	Pb-Pg	Zoning
1	0119092	Fred E & Kathy M Burgin, et ux	5168-129	139-91	AG
2	0119092	Triad Worship Center Church of God	R7215-1959	139-91	AG
3	0119098	Gloria Poole	3207-975	70-53	AG
4	0119691	Pierre A & Carolyn E Goris	3750-749		LI
5	0119090	Mary T Weddington	4391-1150	101-8	AG
6	0119096	David T Turner & Mary T Weddington	R7355-452	101-8	AG
7	0117464	NSR Company	R7079-711		GO-M
8	0117452	Calvary Baptist Church Inc Of McLeansville	5726-196		AG
9	0117465	Southern Net, Inc	3442-815	21-15	RS-40
10	0117452	Morris E & Barbara G Carter	4713-515		RS-40
11	0117466	Southern Net, Inc	3442-815	21-15	RS-40
12	0117467	Morris P Allison & Sara Lyn Szostak	R7928-2602	21-15	RS-40
13	0117468	Morris P Allison & Sara Lyn Szostak	R7928-2602	21-15	RS-40
14	0117469	Morris P Allison & Sara Lyn Szostak	R7928-2602	21-15	RS-40
15	0117470	Morris P Allison & Sara Lyn Szostak	R7928-2602	21-15	RS-40
16	0117472	Morris P Allison & Sara Lyn Szostak	R7928-2602	21-15	RS-40
17	0117471	Morris P Allison & Sara Lyn Szostak	R7928-2602	21-15	RS-40
18	0117490	Ahmad H Hamze	R7661-3026	20-59	RS-40
19	0117491	Gladys Barrera Flores	R7741-1802	20-59	RS-40
20	0117492	William S Hodgin	2242-305	20-59	RS-40
21	0117493	Thomas W & Carol J Miles	R7142-968	20-59	RS-40
22	0117498	Paul J & Chanisty H Mitchell	R6980-2339	20-59	RS-40
23	0117495	Leroy A Harper	3850-453	20-59	RS-40
24	0117496	Roger B & Donna G Gannon	5036-1364	20-59	RS-40
25	0117497	Danielle Lehman & Joshua Mann	R7704-2220	20-59	RS-40
26	0117480	Roger B & Donna G Gannon	5036-1364	20-59	RS-40
27	0117481	Caillout Living Trust, Les Caillout Trustee	R6997-1189	20-59	RS-40
28	0117482	Caillout Living Trust, Les Caillout Trustee	R6997-1189	20-60	RS-40
29	0117450	Eddie Gene & Laura Newsome	R7524-1019		RS-40 / AG
30	0117342	Lamarr Living Trust, C Jack Lamarr Trustee	5107-568		AG
31	0117570	Lamarr Living Trust, C Jack Lamarr Trustee	5107-562	29-37	RS-40
32	0117597	Walter Lee Jr & Deborah S Chambers	4346-1603	29-37	RS-40
33	0117570	Julien T & Linda W Parham	2653-552	29-37	RS-40
34	0117302	Joseph W Willien	R7204-2019		AG
35	0117364	Della I Willien	R7202-1703 1787-535		AG
36	0117374	James & Reita Tuttle Living Trust	R7784-1422		AG
37	0117370	Daphne R Miles, Estates	3048-78		AG
38	0117371	Dees Real Estate Holdings, LLC	6105-27		AG
39	0117433	C Paisley Gordon Living Trust	5462-1205		AG
40	0117417	Martha Bateman	R7660-1677		AG
41	0117432	Bernard F Gabriel	2800-768		AG
42	0117425	Norma S Bolejack	6183-1917		AG
43	0117424	Alma Miles fahty	5735-359		AG
44	0117431	Lowdermilk Family Irrevocable Trust of 2013	R7551-979		AG
45	0117420	Bennie S Bradley	R7837-2143	190-30	AG
46	0117427	Daphne L & Wayne Wagonar	1553-274		AG
47	0119106	Family Trust of Roger Wayne Smith	R7759-882 6495-292		AG
48	0119114	Andrea Gail Williams	R7185-2736		AG
49	0119107	Tanya L H & Tommy M Jr Ingle	R7800-1435		AG
50	0119116	CM & DR Clapp, LLC	R6586-2171		RS-40
51	0119464	Norman Lee Bridges, Jr	R7398-46	17-94	RS-40
52	0119463	Moses Jr & Brenda F Ortiz	6084-2363	17-94	RS-40
53	0119462	Joshua S Ness & Sarah C Gulley	R7778-776	17-94	RS-40
54	0119461	Dolly R Pope	2720-349	17-94	RS-40
55	0119460	Dolly R Pope	2720-349	17-94	RS-40
56	0119459	Claude V & Pamela W Harvell	3040-582	17-94	RS-40
57	0119458	Gary L & Stephie B Roberts	2891-396	17-94	RS-40
58	0119457	Deborah H Coley	4901-1222	17-94	RS-40
59	0119456	Brian & Patricia Kelly	R7941-859	17-94	RS-40
60	0119455	Roy A Jr & Martha F Wilson	2579-733	17-94	RS-40
61	0119414	Gerald D & Hazel J Powell	3002-126	17-94	RS-40

REFERENCES:

DB 2153, PG 286
DB 2333, PG 478
DB 2333 PG 484
DB 2958, PG 595
DB 3572, PG 4
DB 3576 PG 1230
DB 3697, PG 550
DB 6205, PG 896
DB 6226, PG 1416
PB 92, PG 94

STATE OF NORTH CAROLINA
COUNTY OF

I, Paul Lowe, *REVIEW OFFICER OF GUILFORD COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.*

REVIEW OFFICER

DATE 10-19-18

SURVEYOR CERTIFICATION

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS A RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Exemption, OR

I, MICHAEL S. MILLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK 31943, PAGE 512 AND MAP BOOK 51 PAGE 169, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 16TH DAY OF OCT, A.D., 2018

PROFESSIONAL LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-3677 LAND SURVEYOR MICHAEL S. MILLER 10-16-18

THE FOLLOWING INFORMATION WAS USED TO PERFORM GPS SURVEY:
(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: NCVRS
(4) DATE OF SURVEY: 01/26/2018
(5) DATUM/EPOCH: NAD83 (2011) - EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.99994979
(9) UNITS: US SURVEY FEET

NC GRID NAD83 (2011)

SCALE 1" = 300'
0 300' 600'

RECOMBINATION PLAT FOR PUBLIX SUPER MARKETS, INC.

338.688 ACRES
CASE # 18-08-GCPL-05162
MCLEANSVILLE, NORTH CAROLINA
OWNER: EAST GSO HOLDINGS, LLC

JEFFERSON TOWNSHIP	Guilford County
DATE: Oct 16, 2018	SCALE: 1"= 300'
SHEET 1 OF 2	J.N.:41010
DRAWN BY: M. Miller	CHECK BY: M. Miller

THIS DRAWING PREPARED AT THE FOLLOWING ADDRESS
615 S. MCDOWELL STREET, SUITE 300 | CHARLOTTE, NC 28202
TEL: 704.376.1073 FAX: 704.376.1076 www.timmons.com
NORTH CAROLINA LICENSE NUMBER: C-1652

YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP

R:\902\41040-RoyCarroll_Project\DWG\41040-902V-XPSURV-PLAT.dwg | Plotted on 10/16/2018 5:25 PM | by Mike Miller

GREENSBORO
NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 8/2/24

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

☐ **CONTIGUOUS**: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:

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(You may print "See Attached" and attach the description.)

See attached

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	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
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2.	Dees Real Estate Holdings, LLC 626 Knox Road, McLeansville, NC 27301	No	Janet L Dees
3.			

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 8/2/24 Received By: Andrew Nelson

Annexation Description-To The City of Greensboro- -Guilford County, NC

626 Knox Road and 5936 Burlington Road

All that certain piece, parcel or tract of land lying and being in the Jefferson Township, Guilford County, North Carolina and being the portion of land described as the following.

Commencing at a North Carolina Geodetic Monument "Weeping", having published NC NAD83/2011 State Plane Coordinates of: Northing: 851599.48 (sft) Easting: 1798057.41 (sft), thence South 74°40'33" East grid distance of 10864.64 feet to a 1.25" rebar, having NCNAD83/2011 State Plane Coordinates of: (Northing: 848728.20 (sft) Easting: 1808535.82 (sft) said corner being the place and point of beginning, said corner being the south western point of James and Reita Tuttle Living Trust, either now or formerly known as in instrument recorded in Deed Book 7784, Page 1422, said corner also being the northeastern point of Publix Super Markets Inc, either now or formerly known as in instrument recorded in Deed Book 8097, Page 812, thence along the eastern property line of Publix Super Markets Inc for the following two bearings and distances: (I) South 02°30'22" West a distance of 513.19 feet to a ¾" iron pipe, (II) South 02°29'05" West a distance of 452.76 feet to an axle, said corner being the northeastern point of C Paisley Gordon Living Trust, either now or formerly known as in instrument recorded in Deed Book 7489, Page 1740, thence along the eastern line of said tract for the following two bearings and distances: (I) South 02°31'46" West a distance of 137.66 feet to a ¾" iron pipe, said corner being the northwestern point of Dees Real Estate Holdings LLC, either now or formerly known as in instrument recorded in Deed Book 318, Page 458, (II) South 02°28'03" West a distance of 699.92 feet to stone with a dead cedar witness, said corner being the northwestern point of James C. Hamilton, either now or formerly known as in instrument recorded in Deed Book 3638, Page 2072, thence along the northern line of James C. Hamilton, South 89°52'36" NW East a distance of 1136.09 feet to a ¾" iron pipe, said corner being the northeastern point of Frog Holler Properties, LLC, either now or formerly known as in instrument recorded in Deed Book 8181, Page 2195, thence along the northern line of Frog Holler Properties, LLC for the following two bearings and distances: (I) South 89°55'32" East a distance of 393.83 feet to an old Oak Stump, (II) South 87°46'19" East a distance of 454.28 feet to a 5/8" rebar in asphalt, said corner being located in the centerline of Knox Road, thence along the centerline of Knox Road for the following five bearings and distances: (I) North 52°58'53" East a distance of 105.75 feet to a 3/8" rebar in asphalt, (II) North 45°28'51" East a distance of 99.96 to a 5/8" rebar in asphalt, (III) North 37°29'34" East a distance of 100.00 feet to a 3/8" rebar in asphalt, (IV) North 29°09'39" East a distance of 99.90 feet to a 3/8" rebar in asphalt, (V) North 21°31'02" East a distance of 100.04 feet to a 5/8" rebar in asphalt, thence leaving said centerline and traveling along Knox Road for the following three bearings and distances: (I) North 01°12'53" East a distance of 295.06 feet to a ¾" iron pipe, (II) North 04°11'21" East a distance of 634.13 feet to a new iron pipe, (III) North 03°38'36" East a distance of 70.33 feet to a new iron pipe, to the southwestern intersection of Knox Road and Burlington Road, thence along the southern sixty foot public right of way of Burlington Road for the following two bearings and distances: (I) North 70°18'26" West a distance of 103.84 feet to a new iron pipe, (II) North 71°44'39" West a distance of 220.17 feet to a 1.25" rebar, said corner being the northeastern point of James and

Reita Tuttle Living Trust, either now or formerly known as in instrument recorded in Deed Book 7784, Page 1422, thence leaving said right of way along the southern line of said tract for the following four bearings and distances: (I) South 05°44'21" West a distance of 362.35 feet to a 1" iron pipe, (II) South 17°47'07" West a distance of 88.48 feet to a new iron pipe, (III) North 71°57'09" West a distance of 1124.25 to a 1.25" rebar, (IV) North 62°48'59" West a distance of 928.01 feet to a 1.25" rebar, said corner being the place and Point of Beginning.

The metes and bounds description above contains 71.08 acres more or less as shown of that certain Annexation to the City of Greensboro for Pulte Homes, LLC, being prepared by Sgroi Geomatics, PLLC dated August 1st, 2024

Exhibit "A" to Special Warranty Deed
from Ellen Ireland Dees to Dees Real Estate Holdings, LLC

000029

Parcel One

All of Lots 1, 3 and 4 as shown on the plat entitled "Property of Julius Dees, Jr." which appears of record in the Office of the Register of Deeds of Guilford County, North Carolina, in Plat Book 73, Page 285.

Parcel Two

All of Lots 1, 3 and 4 as shown on the plat entitled "Recombination Plat Property of Ellen Ireland Dees and Douglas A. Gilmer" which appears of record in the Office of the Register of Deeds of Guilford County, North Carolina, in Plat Book 140, Page 124.

Parcel Three

BEGINNING at a stone 1 foot South of a cedar in W. H. Paisley's line, a corner with H. Buck Reese (formerly a corner of Charlie Day's); thence with the line of H. Buck Reese (formerly Charlie Day's line) South 87° 39' 40" East 1529.31 feet to a post oak; thence with A. Lee Forbis' line (formerly A. A. Shaw's line) South 85° 32' 50" East 748.41 feet to a stone in J. R. Andrews' line (formerly E. P. Huffines' line); thence North 3° 34' 30" East, crossing a public road 700.03 feet to a new iron post; thence North 86° 58' 20" West with O. H. Reese's line 2263.99 feet to a new iron post in W. H. Paisley's line (formerly J. W. Paisley's line); thence South 4° 39' 50" West 700 feet to the point of beginning, containing 35.997 acres, more or less, and as shown by a plat of survey made by Hollowell & Associates, Inc., dated September 10, 1963; subject, however, to the right of way of the public road across the eastern and southeastern portions of the above described tract, and also subject to the right of way of Duke Power Company, which is recorded in the Office of the Register of Deeds of Guilford County in Book 794, at Page 499.

SAVE AND EXCEPT that certain 1.05 acres more or less tract as conveyed to McLeansville Fire Department, Inc. by Deed recorded in Book 2714, Page 544, Guilford County Registry.

Parcel Four

BEGINNING at the nail in the center line of S. R. #2109 known as the Eversfield Road, being the northeast most corner of a tract of land owned by George S. Ferrell and being a common corner with the southeastern corner of a certain tract of land owned by C. H. Darden and wife, C. H. Darden, Jr., and J. D. Porter, and also being a nail in the bridge

where S. R. #2109 crosses the Haw River, and running thence in a southerly direction with the center line of S. R. #2109 the following courses and distances: South 11° 41' 30" West 1100.00 feet; South 10° 59' 30" West 100.00 feet; South 08° 06' 30" West 100.00 feet; South 03° 13' West 100.00 feet; South 02° 04' 30" East 100.00 feet; South 07° 38' 30" East 100.00 feet; South 11° 43' 30" East 100.00 feet; South 13° 16' 30" East 866.74 feet to a nail in the center line of S. R. #2109, a corner with George Hoff; thence with George Hoff South 62° 45' 30" West 273.31 feet to an existing iron pipe in the line with George Hoff; thence still with Hoff's line, South 62° 45' 30" West 357.17 feet to an existing iron pipe, a corner with George Hoff; thence still with Hoff's line, South 19° 23' East 258.52 feet to an existing iron pipe, a corner with Hoff; thence still with Hoff's line North 88° 34' West 1390.87 feet to an existing iron pipe in Clarence W. Browning's line; thence with Browning's line North 02° 55' East 2215.60 feet to a point in a Beaver Pond in the Haw River, said point being in C. H. Darden and wife, C. H. Darden, Jr., and J. D. Porter's line; thence with said line with the Haw River North 63° 09' East 517.73 feet to a point in the Haw River; thence still with said line and with the Haw River North 67° 23' East 978.00 feet to a point in the Haw River; thence with said line and with the Haw River North 65° 20' East 454.68 feet to the point and place of BEGINNING, being 97.178 acres, more or less, as surveyed by Norman R. Underwood for Carolyn Evans in March of 1978.

000030

SURVEYORS CERTIFICATION

I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book SEE, page REF or other reference SEE REF); that the boundaries not surveyed are indicated as drawn from information in Book SEE, page REF or other reference source SEE REF; that the ratio of precision or positional accuracy is over 1 in 15,000 +/-; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)."

Samuel S. Sgroi
Registration No. L-5478

Signature
7/31/2024
DATE

NORTH CAROLINA PROFESSIONAL SEAL L-5478 LAND SURVEYOR SAMUEL S. SGROI

LEAST SQUARES REPORT

Passed the Chi-Square test at the 95.00 significance level
0.831 <= 3.450 <= 12.833

SITE DATA

TOTAL SITE AREA

71.08 ACRES +/-

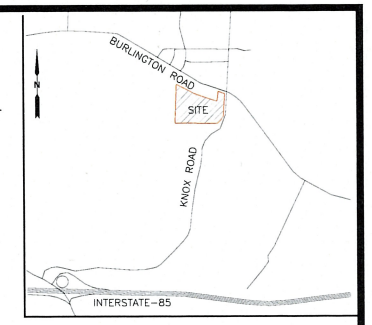
ANNEXED TO THE CITY OF GREENSBORO

PIN: 8804975261
DEES REAL ESTATE HOLDINGS LLC
626 KNOX ROAD
DB: 6105 PG: 27
DB: 318 PG: 458
(OUT FROM ORIGINAL 126 ACRE TRACT)
1521879 Sq. Feet +/-
34.9375 Acres +/-

8804976826
DAPHNE R MILES ESTATES
5936 BURLINGTON ROAD
DB: 3048 PG: 7
PARCELS DEEDED OUT:
DB: 3483 PG: 1426
DB: 3659 PG: 2159
1574355 Sq. Feet +/-
36.142 Acres +/-

SITE REFERENCES:

ORIGINAL DEED TO HENRY REESE: DB 87, PG 657 & 658
OUT TO SOUTHERN ADJOINER: DB 318, PG 458
REMAINDER: O.H. REES / REECE – DB 679, PG 167 & 168
DB: 2714 PG: 544 (SAVE AND EXCEPT TO McLEANSVILLE FIRE DEP.



VICINITY MAP
NTS

P.O.C.
NC NAD 83/2011
NCGS MONUMENT "WEEPING"
N: 851599.48 (ft)
E: 1798057.41 (ft)

N 74°40'33" W
1068.84' (GRID DISTANCE)

P.O.B
1.25" REBAR
N:848728.20
E:1808535.82

NC GRID TIE

I, Samuel S. Sgroi, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey
Class of survey: Class A
Positional accuracy: 0.10'
Type of GPS (or GNSS) field procedure: NC VRS/RTK
Date(s) of survey :7/1/24
Datum/Epoch : NAD 83 (2011)
Published/fixed control: NC VRS
Geoid model: (18)
Combined grid factor: 0.99998083
Units : U.S. Feet

SURVEYOR'S NOTES:

1. SITE IS SUBJECT TO ALL EASEMENTS, R/W AND AGREEMENTS OF RECORD PRIOR TO THE DATE OF THE SURVEY.
2. ALL DISTANCES ARE HORIZONTAL GROUND, UNLESS OTHERWISE NOTED
3. ALL BEARINGS ARE GRID BEARINGS.
4. AREA COMPUTED BY COORDINATE GEOMETRY.
5. THE INFORMATION SHOWN HEREON IS FOR ANNEXATION AND REZONING PURPOSES ONLY.

PROPOSED ZONING:

PUD(GREENSBORO)

SPECIFIC ZONING BOUNDARIES TO BE DECIDED AT A LATER DATE. THIS IS A FUTURE RESIDENTIAL DEVELOPMENT.

PIN: 8804983177
PUBLIX SUPER MARKETS INC
5566 BURLINGTON ROAD
DB: 8097 PG: 812
PB 126 PG: 85

3/4" EIP
N 02°51'12" E 320.98'
S 02°30'22" W 513.18'
S 02°29'05" W 452.76'
CITY OF GREENSBORO (CURRENT LIMITS) (IN)
(OUT)
3/4" EIP

3/4" EIP
N 88°41'46" W
707.01' (TIE)
AXLE
S 02°31'46" W 137.88'
3/4" EIP
S 02°29'03" W 698.92'

PIN: 8804975261
DEES REAL ESTATE HOLDINGS LLC
626 KNOX ROAD
DB: 6105 PG: 27
DB: 318 PG: 458
(OUT FROM ORIGINAL 126 ACRE TRACT)
1521879 Sq. Feet +/-
34.9375 Acres +/-

N 62°46'59" W 928.01'
1.25" REBAR
PIN: 8804984483
JAMES TUTTLE AND REITA TUTTLE LIVING TRUST
5914 BURLINGTON ROAD
DB: 7784 PG: 1422
PREVIOUS LOT LINE
N 71°57'09" W 1124.25'

8804976826
DAPHNE R MILES ESTATES
5936 BURLINGTON ROAD
DB: 3048 PG: 7
PARCELS DEEDED OUT:
DB: 3483 PG: 1426
DB: 3659 PG: 2159
1574355 Sq. Feet +/-
36.142 Acres +/-

N 89°12'09" W 2262.14' (PROPERTY LINE TO BE REMOVED)
(PROPERTY LINE REFERENCE DB: 318 PG: 458)

PIN: 8804965671
C PAISLEY DARDEN LIVING TRUST
5406 PAISLEY FARM ROAD
DB: 7485 PG: 1740

PIN: 8804969484
JAMES C HAMILTON
610 KNOX ROAD
DB: 3638 PG: 2072

PIN: 8814002374
FROG HOLLER PROPERTIES LLC
641 KNOX ROAD
DB: 8181 PG: 2195

"CHARLIE DAY'S CORNER"
ORIGINAL MONUMENTATION
STONE WITH CEDAR WITNESS

CHARLIE DAY'S INSTRUMENT
DB: 366 PG: 85 TRACT 2 (REF. REESE'S LINE)
REESE'S DEED REFERENCES CHARLIE DAY AS WELL.

STONE
S 89°52'36" E 1136.09'
3/4" EIP
S 89°55'32" E 363.83'
OAK STUMP
S 87°46'19" E 454.28'

BURLINGTON ROAD
60' PUBLIC RIGHT OF WAY S.R. 3163
(BASED ON DB 3048 PG: 841 CENTERLINE)
100' PUBLIC FUTURE DEDICATION LINE)
PROJECT U-2581-HMS NOT REACHED SITE EXTENTS

HATCHED AREA SHOWN: BASED ON FUTURE 100' PUBLIC RIGHT OF WAY

N 71°44'38" W 110.32' (TIE)
60.0'
1.25" REBAR
N 71°44'38" W 220.17'
NIP
N 70°18'26" W 103.84'
NIP
N 03°38'36" E 70.33'
NIP
S 05°44'21" W 382.35'
EIP
S 17°47'07" W 88.46'
NIP
N 04°11'21" E 634.13'

DEED AREA WITHIN PUBLIC RIGHT OF WAY
16818 Sq. Feet
0.3861 Acres

3/4" EIP
N 01°12'33" E 295.08'
60.0'
5/8" REBAR IN ASPHALT
5/8" REBAR IN ASPHALT
3/8" REBAR IN ASPHALT
5/8" REBAR IN ASPHALT
3/8" REBAR IN ASPHALT
5/8" REBAR IN ASPHALT
L1
L2
L3
L4
L5

KNOX ROAD
60' PUBLIC RIGHT OF WAY S.R. 3051
BASED ON CURRENT CENTERLINE DATA

PIN: 8814082926
MCLEANSVILLE FIRE DEPT INC
626 KNOX ROAD
DB: 2714 PG: 545
PB: 117 PG: 124

LINE CHART

LINE	BEARING	DISTANCE
L1	N 52°58'53" E	105.75'
L2	N 45°28'51" E	99.96'
L3	N 37°29'34" E	100.00'
L4	N 29°09'39" E	99.90'
L5	N 21°31'02" E	100.04'

GRAPHIC SCALE

0 80 160 240
1" = 80'
(IN FEET)

N
SPSC NC NAD 83/2011

LEGEND

- CONCRETE MONUMENT
- AXLE
- STONE
- NEW IRON PIPE
- EXISTING IRON PIPE
- REBAR
- LOT LINE TO BE REMOVED
- ADJOINING PROPERTY
- CURRENT CITY LIMITS
- SANITARY SEWER
- ANNEXATION BOUNDARY
- PUBLIC RIGHT OF WAY

ANNEXATION EXHIBIT

PULTE HOMES, LLC
626 KNOX ROAD AND 5936 BURLINGTON ROAD
ANNEXATION TO:
THE CITY OF GREENSBORO
GUILFORD COUNTY, NORTH CAROLINA

7/31/2024 PROJECT NO: 24-20 DRAWN BY: SSS

SGROI GEOMATICS, PLLC
P: (919)
1405-A NC 66, SOUTH STATESVILLE, NC 27281
336-626-3032

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name
Dees Real Estate Holdings, LLC

Information

SosId: 0725377
Status: Current-Active ⓘ
Date Formed: 5/12/2004
Citizenship: Domestic
Annual Report Due Date: April 15th
Current **Annual Report Status:**
Registered Agent: Dees, Janet L.

Addresses

Mailing
3905 Katie Drive
Greensboro, NC 27410

Principal Office
3905 Katie Drive
Greensboro, NC 27410

Reg Office
3905 Katie Drive
Greensboro, NC 27410

Reg Mailing
3905 Katie Drive
Greensboro, NC 27410

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager
Janet L. Dees
3905 Katie Drive
Greensboro NC 27410

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 5936 BURLINGTON ROAD AND 626 KNOX ROAD – 71.08 ACRES)

Section 1. Pursuant to G.S. Chapter 160A, Section 58.2 (noncontiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at a 1.25" rebar in the existing Greensboro satellite city limits (as of July 31, 2024), having NC NAD83/2011 State Plane Coordinates of: Northing: 848728.20 (sft) Easting: 1808535.82 (sft), said rebar being at the southwest corner of James and Reita Tuttle Living Trust, recorded in Deed Book 7784, Page 1422, said rebar also being in the eastern line of Lot #1 on Recombination Plat for Publix Super Markets, Inc., as recorded at Plat Book 198, Page 86; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the eastern line of said Lot #1 the following two (2) bearings and distances: 1) S 02° 30' 22" W 513.19 feet to a ¾" existing iron pipe, and 2) S 02° 29' 05" W 452.76 feet to an axle at the southeast corner of said Lot #1, also being the northeast corner of C. Paisley Gordon Living Trust, as recorded in Deed Book 7489, Page 1740; THENCE DEPARTING FROM THE EXISTING CITY LIMITS
with the eastern line of said Gordon Living Trust the following two (2) bearings and distances: 1) S 02° 31' 46" W 137.66 feet to a ¾" existing iron pipe at the northwest corner of Parcel Three of Dees Real Estate Holdings, LLC, as recorded in Deed Book 6105, Page 27, and 2) S 02° 28' 03" W 699.92 feet to a stone with a dead cedar witness at the northwest corner of James C. Hamilton, as recorded in Deed Book 3638, Page 2072; thence with Hamilton's northern line S 89° 52' 36" E 1,136.09 feet to a 3/4" existing iron pipe at the northwest corner of Frog Holler Properties, LLC, as recorded in Deed Book 8181, Page 2195; thence with the northern line of Frog Holler Properties, LLC the following two (2) bearings and distances: 1) S 89° 55' 32" E 393.83 feet to an old oak stump, and 2) S 87° 46' 19" E 454.28 feet to a 5/8" rebar in asphalt in the centerline of Knox Road (NCSR #3051); thence with said centerline the following five (5) bearings and distances: 1) N 52° 58' 53" E 105.75 feet to a 3/8" rebar in asphalt, 2) N 45° 28' 51" E 99.96 feet to a 5/8" rebar in asphalt, 3) N 37° 29' 34" E 100.00 feet to a 3/8" rebar in asphalt, 4) N 29° 09' 39" E 99.90 feet to a 5/8" rebar in asphalt, and 5) N 21° 31' 02" E 100.04 feet to a 5/8" rebar in asphalt; thence leaving said centerline and traveling along Knox Road N 01° 12' 53" E 295.06 feet to a ¾" existing iron pipe in the western right-of-way line of said road; thence with said right-of-way line the following two (2) bearings and distances: 1) N 04° 11' 21" E 634.13 feet to a new iron pipe, and 2) N 03° 38' 36" E 70.33 feet to a new iron pipe at the intersection of said right-of-way line and the southern right-of-way line of Burlington Road (NCSR # 3163); thence along the southern right-of-way line (60-foot right-of-way) of Burlington Road the following two (2) bearings and distances: 1) N 70° 18' 26" W 103.84 feet to a new iron pipe, and 2) N 71° 44' 39" W 220.17 feet to a 1.25" rebar at the northeast corner of James and Reita Tuttle Living Trust; thence with the eastern line of said Trust the following two (2) bearings and distances: 1) S 05° 44' 21" W 362.35 feet to a 1" existing iron pipe, and 2) S 17° 47' 07" W 88.48 feet to a new iron pipe; thence with the southern line of said Trust the following two (2) bearings and distances: 1) N 71° 57' 09" W 1,124.25 feet to a 1.25"

rebar, and 2) N 62° 48’ 59” W 928.01 feet to the point and place of BEGINNING, and containing approximately 71.08 acres, of which approximately 70.69 acres lies outside of street right-of-way. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. Any utility line assessments, which may have been levied by the County, shall be collected either by voluntary payment or through foreclosure of same by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located inside the corporate limits of the City of Greensboro.

Section 3. The owner shall be fully responsible for extending water and sewer service to the property at said owner’s expense.

Section 4. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above. The above-described territory shall also be subject to all municipal taxes according to the provisions of G.S 160A-58.10.

Section 6. That this ordinance shall become effective upon adoption.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-727

Agenda Item# H.11.

Agenda Date: 10/15/2024. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2024-727 Public Hearing for an Ordinance for Original Zoning for 5936 Burlington Road and 626 Knox Road – Tom Terrell on behalf of Chris Raughley for Pulte Home Company

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☒Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: Proximate to District 1

Public Hearing: Yes
Advertising Date/By: October 3 and 10, 2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:
Tom Terrell, on behalf of Chris Raughley for Pulte Home Company, Lois R. Miles for the Estate of Daphne R. Miles, Janet L. Dees for Dees Real Estate Holdings, LLC, is requesting original zoning from **County AG** (Agricultural) to **City PUD** (Planned Unit Development) for 5936 Burlington Road and 626 Knox Road, generally described as west of Knox Road and south of Burlington Road.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **October 15, 2024** meeting.

BACKGROUND:
Following a public hearing on September 16, 2024, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There were two speakers in favor and one in opposition for this item. (See minutes of the September 16, 2024 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new residential development.

This request includes the following condition:

1. Permitted uses shall be limited to: Single-Family Homes, Townhomes and Accessory Uses.

BUDGET IMPACT:
This item will have no budget impact.

ACCOUNT NUMBER:
N/A

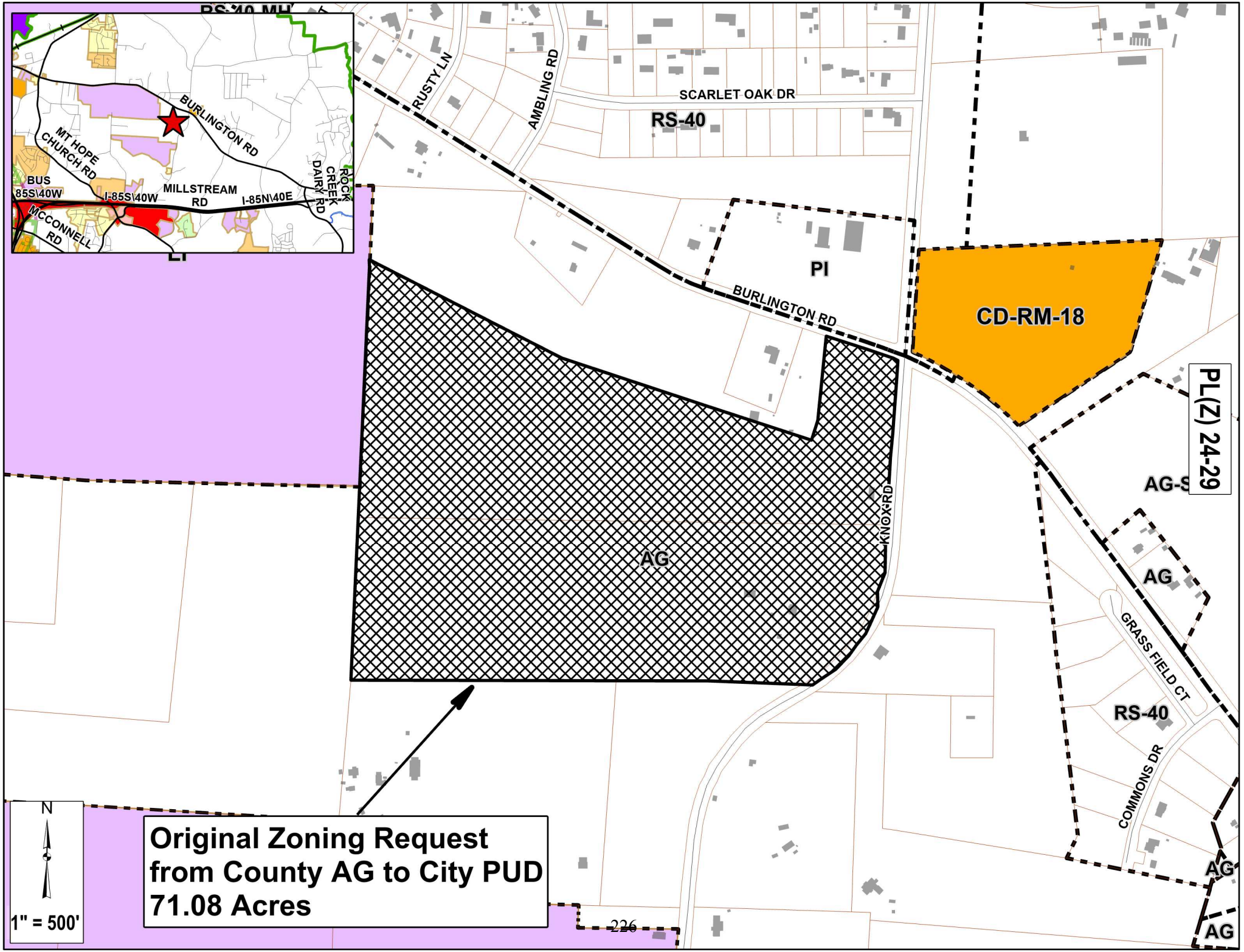
RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and approve this request.

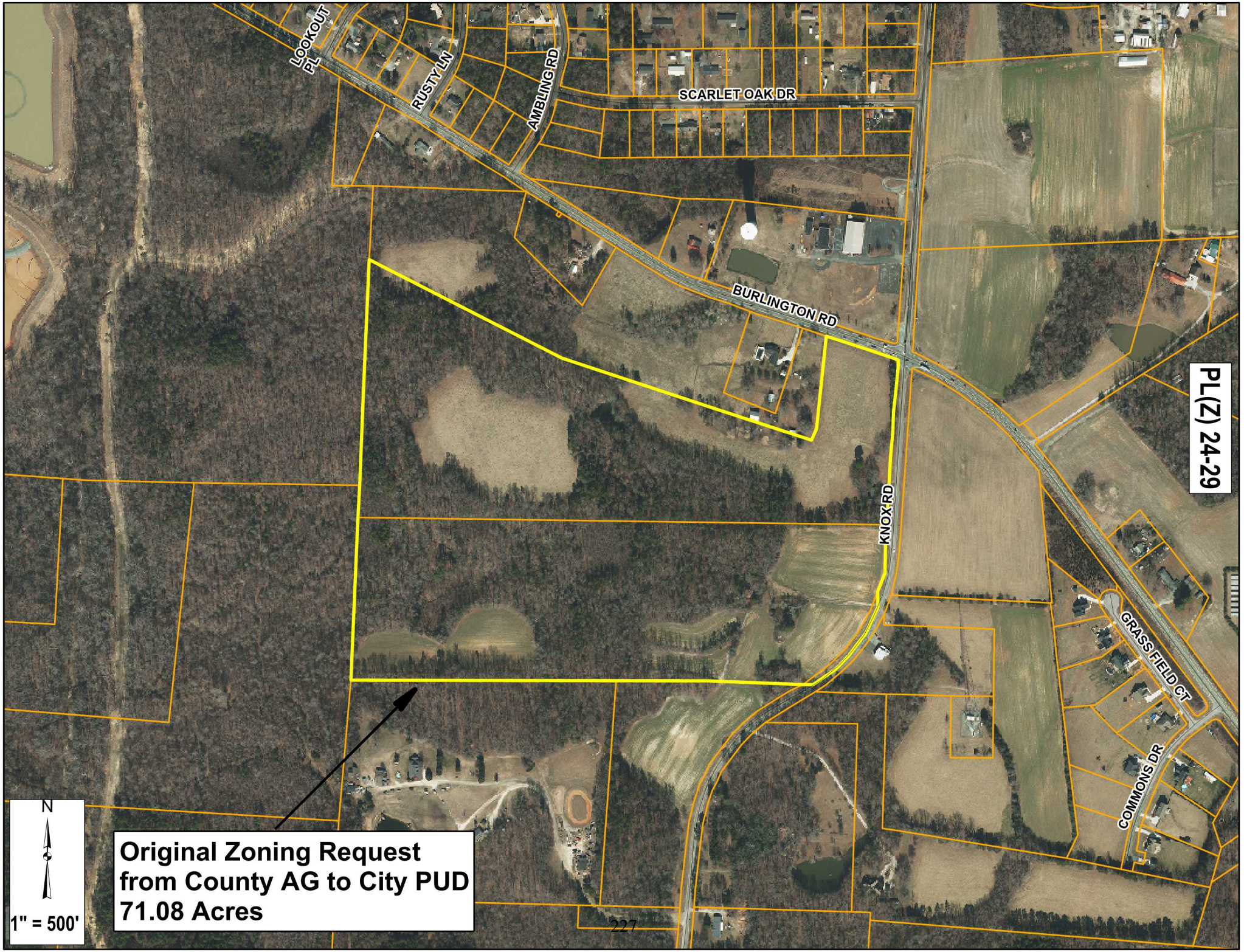
The Planning and Zoning Commission recommended **approval** of this request 9-0.

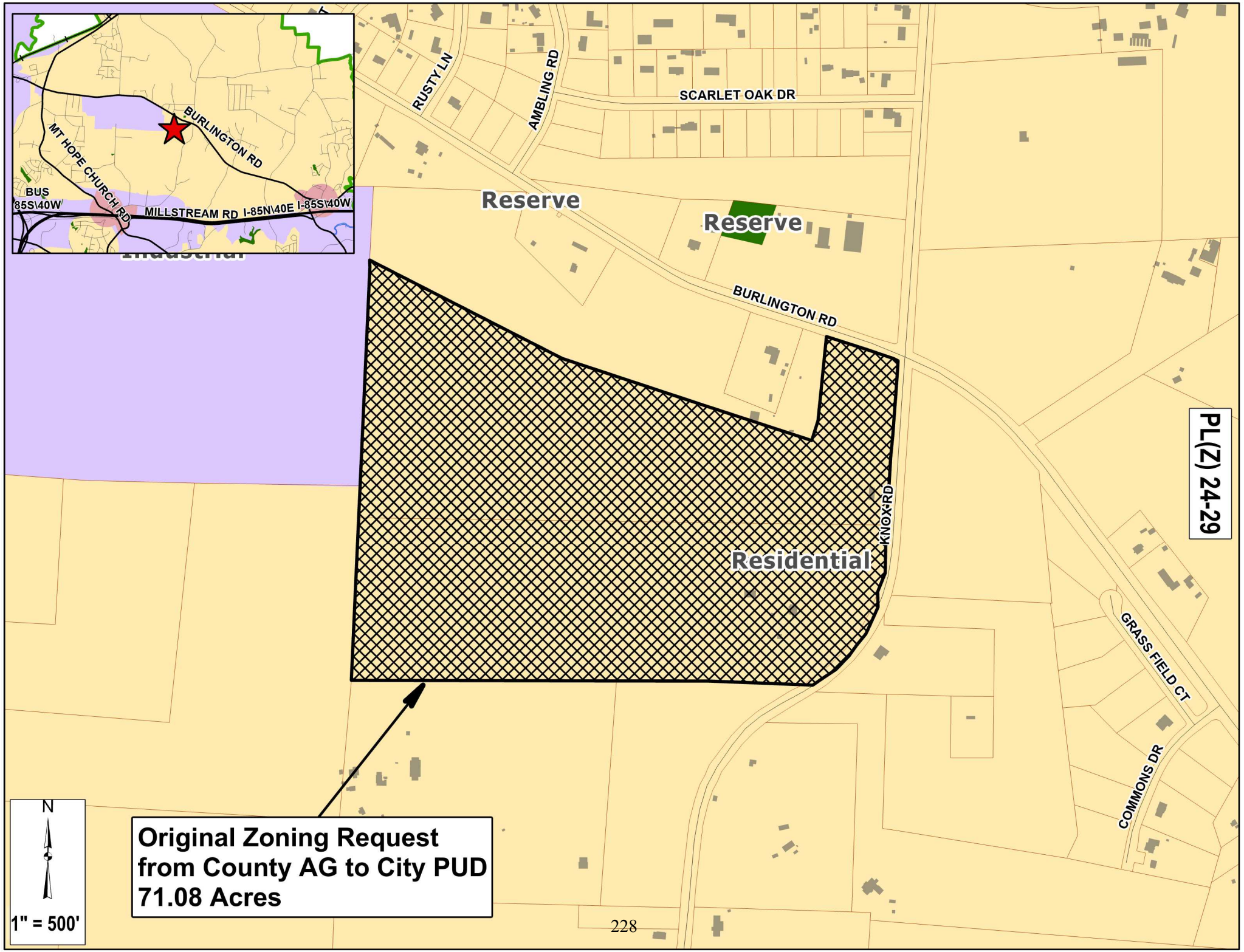
Planning recommends **approval** of the **City PUD** zoning request based on:

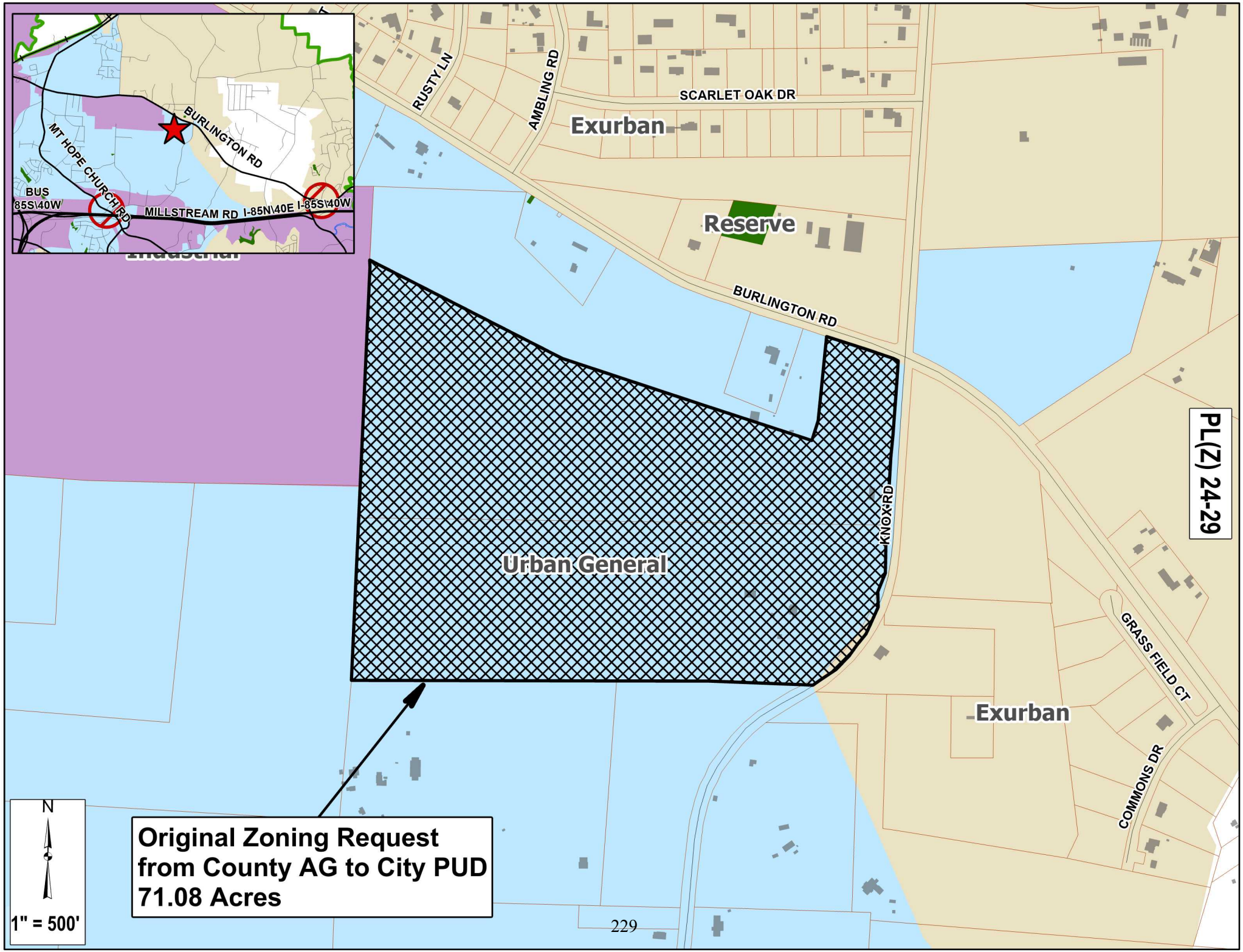
- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.

- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.


BURLINGTON RD
MT HOPE CHURCH RD
BUS 85S\40W
I-85S\40W
MILLSTREAM RD
I-85N\40E
ROCK CREEK DAIRY RD
MCCONNELL RD
RUSTY LN
AMBLING RD
SCARLET OAK DR
RS-40
PI
BURLINGTON RD
CD-RM-18
PL(Z) 24-29
AG-S
AG
KNOX RD
AG
GRASS FIELD CT
RS-40
COMMONS DR
AG
AG
N
1" = 500'
Original Zoning Request
from County AG to City PUD
71.08 Acres


LOOKOUT PL
RUSTY LN
AMBLING RD
SCARLET OAK DR
BURLINGTON RD
KNOX RD
GRASS FIELD CT
COMMONS DR
PL(Z) 24-29
N
1" = 500'
Original Zoning Request
from County AG to City PUD
71.08 Acres


BURLINGTON RD
MT HOPE CHURCH RD
BUS 85S\40W
MILLSTREAM RD
I-85N\40E I-85S\40W
RUSTY LN
AMBLING RD
SCARLET OAK DR
Reserve
Reserve
BURLINGTON RD
KNOX RD
Residential
GRASS FIELD CT
COMMONS DR
PL(Z) 24-29
N
1" = 500'
Original Zoning Request
from County AG to City PUD
71.08 Acres


BURLINGTON RD
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RUSTY LN
AMBLING RD
SCARLET OAK DR
Exurban
Reserve
BURLINGTON RD
KNOX RD
Urban General
Exurban
GRASS FIELD CT
COMMONS DR
PL(Z) 24-29
N
1" = 500'
Original Zoning Request
from County AG to City PUD
71.08 Acres

PL(Z) 24-29

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: October 15, 2024

GENERAL INFORMATION

APPLICANT	Tom Terrell on behalf of Chris Raughley for Pulte Home Company, Lois R. Miles for the Estate of Daphne R. Miles, Janet L. Dees for Dees Real Estate Holdings, LLC
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County AG (Agricultural) to City PUD (Planned Unit Development) and consideration of the associated Unified Development Plan
CONDITIONS	1. Permitted uses shall be limited to: Single-family homes, Townhomes, and Accessory Uses.
LOCATION	5936 Burlington Road and 626 Knox Road
PARCEL ID NUMBER(S)	8804976826 and 8804975261
PUBLIC NOTIFICATION	The notification area for this public hearing was 750 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). **26** notices were mailed to those property owners in the mailing area.
TRACT SIZE	71.08 acres
TOPOGRAPHY	Undulating
VEGETATION	Mostly wooded

SITE DATA

Existing Use Agricultural uses and undeveloped land

	Adjacent Zoning	Adjacent Land Uses
N	County AG (Agricultural) and County PI (Public and Institutional)	Single-family dwellings, undeveloped land, and religious assembly

Zoning History

E	County AG (Agricultural) and City CD-RM-18 (Conditional District – Residential Multi-family - 18)	Agricultural land, single-family dwellings, and undeveloped land
S	County AG (Agricultural)	Single-family dwellings and agricultural land
W	County AG (Agricultural) and City LI (Light Industrial)	Single-family dwellings, undeveloped land/agricultural land, and a warehouse and distribution facility

Case #	Effective Date	Request Summary
N/A	N/A	The subject property is not currently located in the City's jurisdiction.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing **County AG**	Requested **City PUD**
Max. Density:	1.1 dwellings per acre	4.95 dwelling per acre (Per the UDP)
Typical Uses	Typical uses in the County AG district include agricultural uses as well as supporting facilities that can include limited residential uses.	Permitted uses shall be limited to: Single-family homes, Townhomes, and Accessory Uses.

***These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation
The subject site is not located within an overlay district.

The subject site is not:
- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed	Site drains Lake MackIntosh WS-IV, Watersupply Watershed, Little Alamance Creek sub-basin
Floodplains	N/A
Streams	Blue Line streams and possible Non-Blue Line Stream features onsite. Non-Blue Line Stream features must be identified for possible stream buffers. Perennial and Intermittent streams require a 50' stream buffer measured from top of bank on each side. Show and label top of stream bank. Label zones with dimensions

and restrictions within the buffer. “No BUA is allowed in the entire buffer” (see section LDO 30-12-3.9 for buffer restrictions). Show and label the different zones within the buffer (see LDO 30-12-3.9F for information about the different zones). Intermittent and Perennial streams that have no special flood hazard area must shall apply a non-encroachment area to the stream. Please show & label non-encroachment area (measured 30ft from top of bank or 5x’s the width of the channel) for intermittent & perennial streams. See the Land Development Ordinance (LDO) Flood Damage Prevention, Chp.30-12-2.3F for description of requirements.

Other: Site must meet current watershed requirements, Water Quality and Water Quantity control must be addressed. Maximum BUA for High Density Development is 70% with sewer, Low Denisty is 24% with sewer. Water Quality must treat the first 1” of rainfall. Water Quantity Control must reduce the 1yr, 2yr & 10yr 24hr storms to pre-development levels. State / Corps permits are required for any stream or wetland disturbance or crossing. All BUA must be treated by a State approved water quality BMP/SCM.

Utilities (Availability)
Water is available on Knox Rd and Burlington Rd. Sewer is available on the west side of properties on an outfall. Private Developer will need to extend water and sewer to City of Greensboro’s Water and Sewer Design Standards.

Airport Overlay District & Noise Cone
N/A

Landscaping & Tree Conservation Requirements
The landscaping requirements of the PUD are established within the Unified Development Plan. The minimum requirements are those set out in Section 30-10 of the Land Development Ordinance, as noted below.

Landscaping:
Street Yards:
Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

Buffer Yards:
There are no Landscaping or Tree Conservation requirements for single-family residential uses.

Adjacent to Single-family: Type C buffer yard, with an average width of 15’, a minimum width of 10’, and a planting rate of 2 canopy trees, 3 understory trees, and 17 shrubs per 100 linear feet.

Parking Lots:
Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

Tree Conservation:
For 71.08 acres, 10% of parcel size in critical root zone to be dedicated for Tree Conservation

Transportation

Street Classification:	Burlington Road – Major Thoroughfare. Knox Road – Minor Thoroughfare.
Site Access:	All access(es) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Burlington Road AADT = 9,200 (NCDOT, 2019). Knox Road AADT = 1,300 (2021).
Trip Generation:	24 Hour = 3,006, AM Peak Hour = 214, PM Peak Hour = 279.
Sidewalks:	Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does not exist along the frontage of this property.
Transit in Vicinity:	No.
Traffic Impact Study: (TIS)	Yes, required per TIS Ordinance. Please see the end of this staff report for the Executive Summary of the **DRAFT** TIS.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **City PUD (Planned Unit Development)** zoning district would allow land uses that are compatible with the general character of the area.

***GSO**2040* **Comprehensive Plan Policies**

The ***GSO**2040* Future Land Use Map designates this location as **Residential** and adjacent to **Industrial**. The requested **City PUD (Planned Unit Development)** zoning district would allow uses that are generally consistent with those future land use designations. The ***GSO**2040* Future Built Form Map designates this location as **Urban General**. The subject property is located in **Growth Tier 1** of the Growth Tiers Map.

***GSO**2040* **Written Policies:**

Filling In Our Framework – How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

Goal C – People choose to live in Greensboro because every neighborhood is safe and has convenient access to first-rate schools, services, shopping, parks, and community facilities.

Strategy 2 – Invest in building and maintaining quality, accessible public recreation centers, libraries, neighborhood park facilities and other services to sustain livable neighborhoods.

Creating Great Places – Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.
Goal A – Greensboro's citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices.
Strategy 2 – Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

***GSO**2040* **Map Policies:**

Future Land Use Map
Future Land Uses: Broad areas based on the main character of land uses that we want to see in the future. These are not intended to be exclusive; it is assumed that there are a variety of uses in each area, but the designation reflects the area's predominant character.

Residential: Includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

Industrial: includes light and heavy manufacturing, assembly and fabrication, and warehousing, logistics and distribution centers. Greensboro has seen a loss of land suitable for and attractive to industrial development, and it is critical that these areas be protected for larger industrial development opportunities.

Future Built Form
Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Urban General should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

Growth Tiers Map

Growth Tiers: areas outside Greensboro's city limits but inside the area in which the City can legally annex property and extend water and sewer services; this is called the Water Sewer Service Area (WSSA). Three tiers are delineated based on the cost to extend City services to the area, primarily water and sewer, solid waste collection, and Police and Fire protection, as well as long-term maintenance of City facilities. In Growth Tier 1, due to the nearby presence of existing City infrastructure, the City is able to extend services currently, if an annexation is requested; Tiers 2 and 3 will require significant City investment to serve.

Growth Tier 1: This is the area where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

CONFORMITY WITH OTHER PLANS

City Plans

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Other Plans

N/A

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach Applicant is strongly encouraged to discuss this proposed original zoning and development with the surrounding community.

Staff Annexation Analysis

The subject property is currently located in the County. On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing annexation petitions and making a recommendation to City Council regarding annexation requests. Upon submittal of a valid annexation petition, Planning staff forwards annexation requests to City services providers. These service providers include Water Resources (water and sewer), Fire Marshal's Office, Police Department, and Solid Waste (trash and recycling services). Each service provider stated that infrastructure is in place to provide City services to this location. The Technical Review Committee recommended approval of this annexation request at its August 30, 2024 meeting. The subject property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan. Since this property can be served by City utility providers, it is the City of Greensboro's policy to annex the property pending approval of the associated original zoning.

Staff Unified Development Plan (UDP) Analysis

On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing Unified Development Plans in conjunction with rezoning requests to a Planned Unit Development zoning district.

There are three main purposes for a Unified Development Plan (UDP). One is to specify the type of development and dimensional standards that will govern the development in various sections of the property. The second is to make sure that City of Greensboro service providers

can adequately serve the proposed development. Finally, the Unified Development Plan puts the development standards into a form recordable at the Guilford County Register of Deeds Office so there will be notice of these requirements to future owners and occupants.

When making the determination to approve a Unified Development Plan (UDP), the Planning and Zoning Commission must review the UDP for consistency with the approved Planned Unit Development (PUD) Concept Plan and zoning conditions. The Technical Review Committee recommended approval of this UDP request at its September 5, 2024 meeting.

Staff Original Zoning Analysis
The combined acreage for the subject properties is approximately 71.08 acres and they contain agricultural uses and undeveloped land. North of the request contains single-family dwellings, undeveloped land, and religious assembly, zoned County AG (Agricultural) and County PI (Public and Institutional). East of the request contains Agricultural land, single-family dwellings, and undeveloped land, zoned County AG (Agricultural) and City CD-RM-18 (Conditional District – Residential Multi-family - 18). South of the request contains single-family dwellings, undeveloped land/agricultural land, and a warehouse and distribution facility, zoned County AG (Agricultural). West of the request contains single-family dwellings and undeveloped land, zoned County AG (Agricultural) and City LI (Light Industrial).

The proposed original zoning request supports the Comprehensive Plan's Filling In Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro. The request also supports the Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents all walks of life a variety of quality housing choices.

The Comprehensive Plan's Future Land Use Map designates this property as Residential and Industrial. The Residential designation includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

The Industrial designation includes light and heavy manufacturing, assembly and fabrication, and warehousing, logistics and distribution centers. Greensboro has seen a loss of land suitable for and attractive to industrial development, and it is critical that these areas be protected for larger industrial development opportunities.

The Comprehensive Plan's Future Built Form Map currently designates this property as Urban General. The Urban General should reflect the following characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.

5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

The proposed PUD, as conditioned, is primarily intended to accommodate Single-family homes, Townhomes, and Accessory Uses. The proposed original zoning request allows uses that are compatible with existing uses in the surrounding area. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on adjacent properties.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040), and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation
Staff recommends **approval** of the requested **City PUD (Planned Unit Development)** zoning district.

Traffic Impact Study – *DRAFT*

EXECUTIVE SUMMARY

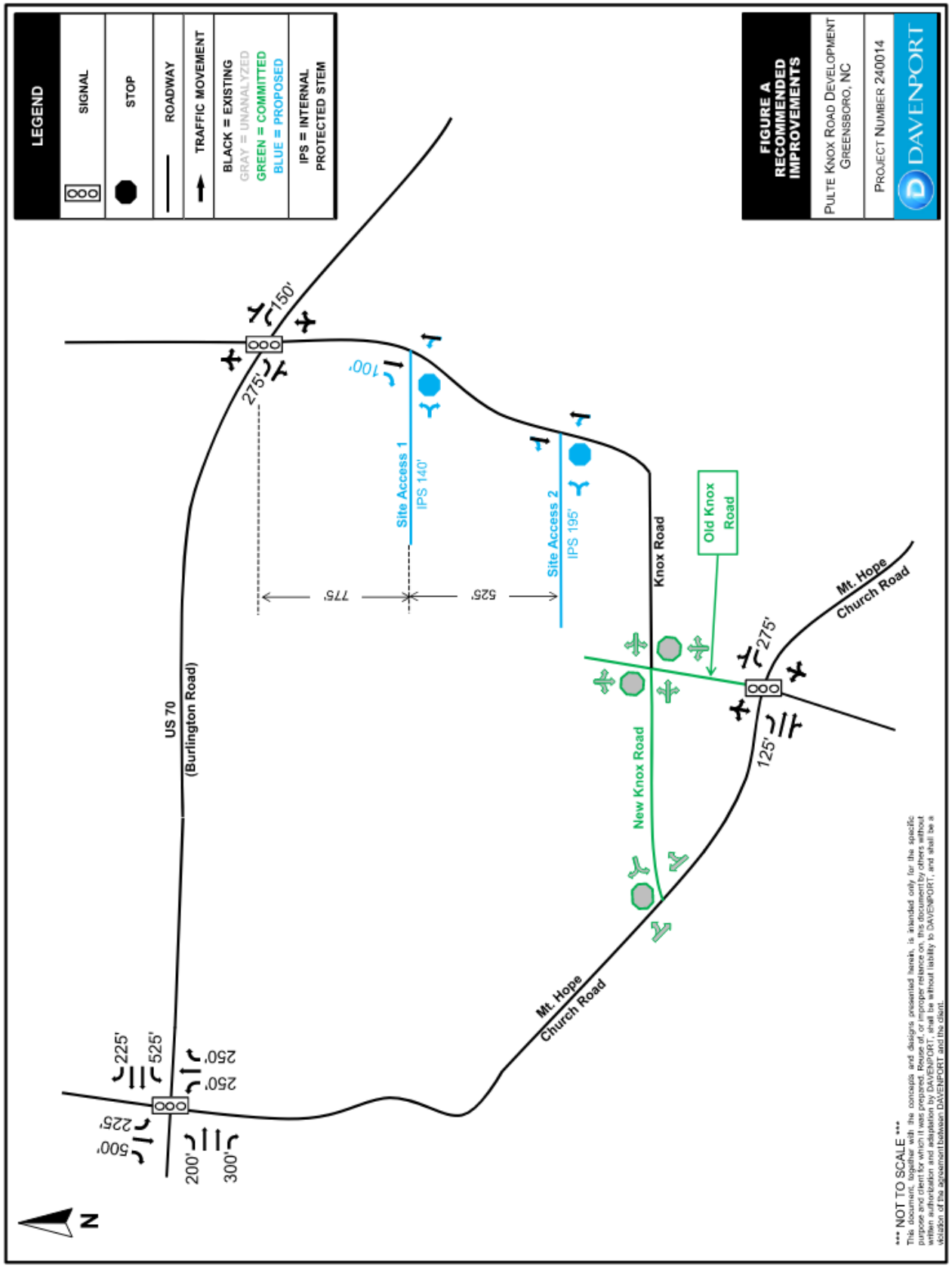
The Pulte Knox Road proposed development is located at 5936 Burlington Road in Greensboro, NC. It will consist of up to 210 single family homes and 139 townhomes. Two full movement access points are proposed on Knox Road. The expected build-out year for this development is 2028; per Greensboro Department of Transportation (GDOT) guidelines the development will be analyzed as build plus one year, 2029. Information regarding the property was provided by Pulte Homes.

DAVENPORT was retained to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to accommodate the impacts of the new development traffic.

The Transportation Impact Analysis (TIA) was performed based on the scope agreed upon with GDOT and NCDOT. This site has a trip generation potential of 3,006 daily trips, 214 trips in the AM peak hour, and 279 trips in the PM peak hour.

In conclusion, this study has determined the potential traffic impacts of this development and recommendations have been given where necessary to mitigate the impacts of future traffic. The analysis indicates that with the recommended improvements in place, the proposed site is not expected to have a detrimental effect on transportation capacity and mobility in the study area. The recommendations summarized in Figure A and in Table A should be constructed to comply with applicable NCDOT *Policy on Street and Driveway Access to North Carolina Highways* and local standards.

Table A – Recommended Improvements		
	INTERSECTION	**RECOMMENDATIONS**
1	US 70 (Burlington Road) at Knox Road	• No improvements are recommended.
2	US 70 (Burlington Road) at Mt. Hope Church Road	• No improvements are recommended.
3	Knox Road at Mt. Hope Church Road	• Committed improvements associated with Approved Background Development are expected to adequately accommodate future traffic volumes. • No additional improvements are recommended.
4	Knox Road at Site Access 1	• Construct a southbound right turn lane with 100 feet of storage and appropriate deceleration and taper. • Design site drive according to applicable NCDOT and/or local standards.
5	Knox Road at Site Access 2	• Design site drive according to applicable NCDOT and/or local standards.


LEGEND
SIGNAL
STOP
ROADWAY
TRAFFIC MOVEMENT
BLACK = EXISTING
GRAY = UNANALYZED
GREEN = COMMITTED
BLUE = PROPOSED
IPS = INTERNAL PROTECTED STEM
FIGURE A
RECOMMENDED IMPROVEMENTS
PULTE KNOX ROAD DEVELOPMENT
GREENSBORO, NC
PROJECT NUMBER 240014
DAVENPORT
US 70
(Burlington Road)
Knox Road
Old Knox Road
New Knox Road
Mt. Hope Church Road
Mt. Hope Church Road
Site Access 1
IPS 140'
Site Access 2
IPS 195'
150'
275'
100'
775'
525'
275'
125'
225'
525'
250'
250'
225'
500'
200'
300'
N
*** NOT TO SCALE ***
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• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name
Dees Real Estate Holdings, LLC

Information

SosId: 0725377
Status: Current-Active ⓘ
Date Formed: 5/12/2004
Citizenship: Domestic
Annual Report Due Date: April 15th
Current **Annual Report Status:**
Registered Agent: Dees, Janet L.

Addresses

Mailing	Principal Office	Reg Office
3905 Katie Drive Greensboro, NC 27410	3905 Katie Drive Greensboro, NC 27410	3905 Katie Drive Greensboro, NC 27410

Reg Mailing
3905 Katie Drive
Greensboro, NC 27410

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager
Janet L. Dees
3905 Katie Drive
Greensboro NC 27410

Item: 5936 Burlington Road and 626 Knox Road

Original Zoning

Date: October 15, 2024

Zoning Amendment Statement by City Council on Consistency with Adopted Comprehensive Plan and Reasonableness

The **Greensboro City Council** believes that its action to **approve/deny** the original zoning request for the properties at **5936 Burlington Road** and **626 Knox Road** from **County AG (Agricultural)** to **City PUD (Planned Unit Development)** to be **consistent** with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support **approval** of the rezoning request:	Factors that support **denial** of the rezoning request:
1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.	1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.
2. The proposed City PUD zoning district, as conditioned, permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties.	2. The proposed City PUD zoning district, even as conditioned, does not limit negative impacts on the adjacent properties nor does it permit uses that fit the context of surrounding area.
3. The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest.	3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest.
4. **Other factors raised at the public hearing, if applicable (describe)**	4. **Other factors raised at the public hearing, if applicable (describe)**

PL(P) 24-33 and Z-24-09-008: An annexation and original zoning request from County AG (Agricultural) to City PUD (Planned Unit Development) and consideration of the associated Unified Development Plan for the properties identified as 5936 Burlington Road and 626 Knox Road, generally described as west of Knox Road and south of Burlington Road (71.08 acres). (RECOMMENDED APPROVAL)

Mr. Carter reviewed the summary information for the subject properties and surrounding properties. He noted there was a Unified Development Plan (UDP) associated with the request and stated the Technical Review Committee recommended conditional approval of the plan.

Mr. Carter advised that the applicant had proposed the following condition:

1) Permitted uses shall be limited to: Single-family homes, Townhomes, and Accessory Uses.

Mr. Carter stated the GSO2040 Comprehensive Plan designates this property as Urban General on the Future Built Form Map and Residential and Industrial on the Future Land Use Map. Staff determined the proposed original zoning request supports the Comprehensive Plan's Filling In Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro. The request also supports the Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents all walks of life a variety of quality housing choices. The proposed PUD, as conditioned, is primarily intended to accommodate Single-family homes, Townhomes, and Accessory Uses. The proposed original zoning request allows uses that are compatible with existing uses in the surrounding area. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on adjacent properties. Staff recommended approval of the request.

Chair O'Connor asked for any questions or comments from the Commissioners. Hearing none, she asked the applicant to come to the podium.

Tom Terrell, 230 N Elm Street, said he was representing Pulte Home Company and introduced his colleagues Mr. Kenneth Blinkley and Dionne Brown. He also introduced the applicant Ms. Lois Miles. He said the subject properties were family owned for approximately 132 years since 1892. Mr. Terrell stated the request is in Eastern Greensboro in proximity to the employment area, and filling in growth gaps. He mentioned the request is consistent with the City's adopted plan and displayed a proposed site plan. He said the request is an unusual one supported by multi-generation property owners, TRC, Department Staff, Neighbors at meeting and Land Use Plans/Policies. Mr. Terrell pointed out that the proposal is in Growth Tier 1, where annexation should be encouraged. He showed a land use map highlighting the extensive Publix distribution center and other industrial uses west of the proposed site and a residential subdivision north of the proposal. He said the area is growing. He then called on Ms. Lois Miles to speak further on the proposal.

Lois Miles, 5045 Harvest Road, McLeansville, supported the proposal. She said the proposed residential use would be best suited than industrial or commercial use. She agreed with Mr.

Terrell that the area was growing and mentioned that the properties are adjacent to Publix distribution center and the Stoney Creek commercial area.

Chair O'Connor asked if anyone else wished to speak in favor of the request. Hearing none, she asked for anyone wishing to speak in opposition to the request.

Cheryl Lowe, 662 Knox Road, said she owned property at 661 Knox Road. She expressed concerns about traffic in the area. She mentioned that Knox Road is a narrow and bending country road. She stated there was no speed limit in the vicinity, only two street signs indicating approaching curve road. She spoke of a fatal accident involving a Guilford county student along the Knox Road. She stated Eastern Guilford Middle and High school are in proximity to the proposed site and noted that school traffic is in the area. She mentioned that there were three recently approved requests on big tracts of land in the area. She stressed her support for economic development and meeting housing needs; however, the support roads should be improved. She noted she does not oppose the request, however, urged the Commissioners to consider conditioning the request to ensure the safety of the community noting some measures like posting speed limits and hidden driveways.

Chair O'Connor asked if the applicant or anyone else wished to speak further in favor of the request.

Mr. Terrell, thanked Ms. Lowe for her comments. He notified the Commissioners that his colleague Ms. Brown was present to address questions or concerns regarding traffic concerns and the associated Traffic Impact Analysis (TIA).

Ms. Skenes asked Mr. Terrell whether the TIA was shared at the community outreach meetings.

Mr. Terrell said the summary of the TIA recommendations were presented at the community meeting.

Chair O'Connor asked if anyone else wished to speak in favor of the request. Hearing none, she inquired if there was anyone wishing to speak in opposition to the request. Hearing none, she closed the public hearing.

Ms. Glass asked for clarification on the community outreach and asked for the applicant's summary of neighborhood communications. Other members shared the summary with her.

Ms. Skenes made a motion to annex the property, seconded by Mr. Gilmer, Sr. The Commission voted 9-0, (Ayes: Chair Sandra O'Connor, Vice Chair Catherine Magid, Skenes, Downing, Gilmer Sr., Turner, Peterson, Engle and Glass). Nays: (None).

Mr. Engle then stated regarding agenda item Z-24-09-008, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties at 5936 Burlington Road and 626 Knox Road from County AG (Agricultural) to City PUD (Planned Unit Development) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed City PUD zoning district, as conditioned, permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area, it

will benefit the property owner and surrounding community, and approval is in the public interest. Vice Chair Magid seconded the motion.

The Commission voted 9-0, (Ayes: Chair Sandra O'Connor, Vice Chair Catherine Magid, Skenes, Downing, Gilmer Sr., Turner, Peterson, Engle and Glass). Nays: (None).

Mr. Engle made a motion to approve the UDP with the added conditions, seconded by Mr. Gilmer, Sr. The Commission voted 9-0, (Ayes: Chair Sandra O'Connor, Vice Chair Catherine Magid, Skenes, Downing, Gilmer Sr., Turner, Peterson, Engle and Glass). Nays: (None).

Chair O'Connor advised the votes constituted a favorable recommendation and were subject to a public hearing at the Tuesday, October 15, 2024 City Council Meeting.

AMENDING OFFICIAL ZONING MAP

5936 BURLINGTON ROAD AND 626 KNOX ROAD, GENERALLY DESCRIBED AS WEST OF KNOX ROAD AND SOUTH OF BURLINGTON ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by original zoning from **County AG** (Agricultural) to **City PUD** (Planned Unit Development)

The area is described as follows:

BEGINNING at a 1.25" rebar in the existing Greensboro satellite city limits (as of July 31, 2024), having NC NAD83/2011 State Plane Coordinates of: Northing: 848728.20 (sft) Easting: 1808535.82 (sft), said rebar being at the southwest corner of James and Reita Tuttle Living Trust, recorded in Deed Book 7784, Page 1422, said rebar also being in the eastern line of Lot #1 on Recombination Plat for Publix Super Markets, Inc., as recorded at Plat Book 198, Page 86; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the eastern line of said Lot #1 the following two (2) bearings and distances: 1) S 02° 30' 22" W 513.19 feet to a ¾" existing iron pipe, and 2) S 02° 29' 05" W 452.76 feet to an axle at the southeast corner of said Lot #1, also being the northeast corner of C. Paisley Gordon Living Trust, as recorded in Deed Book 7489, Page 1740; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of said Gordon Living Trust the following two (2) bearings and distances: 1) S 02° 31' 46" W 137.66 feet to a ¾" existing iron pipe at the northwest corner of Parcel Three of Dees Real Estate Holdings, LLC, as recorded in Deed Book 6105, Page 27, and 2) S 02° 28' 03" W 699.92 feet to a stone with a dead cedar witness at the northwest corner of James C. Hamilton, as recorded in Deed Book 3638, Page 2072; thence with Hamilton's northern line S 89° 52' 36" E 1,136.09 feet to a 3/4" existing iron pipe at the northwest corner of Frog Holler Properties, LLC, as recorded in Deed Book 8181, Page 2195; thence with the northern line of Frog Holler Properties, LLC the following two (2) bearings and distances: 1) S 89° 55' 32" E 393.83 feet to an old oak stump, and 2) S 87° 46' 19" E 454.28 feet to a 5/8" rebar in asphalt in the centerline of Knox Road (NCSR #3051); thence with said centerline the following five (5) bearings and distances: 1) N 52° 58' 53" E 105.75 feet to a 3/8" rebar in asphalt, 2) N 45° 28' 51" E 99.96 feet to a 5/8" rebar in asphalt, 3) N 37° 29' 34" E 100.00 feet to a 3/8" rebar in asphalt, 4) N 29° 09' 39" E 99.90 feet to a 5/8" rebar in asphalt, and 5) N 21° 31' 02" E 100.04 feet to a 5/8" rebar in asphalt; thence leaving said centerline and traveling along Knox Road N 01° 12' 53" E 295.06 feet to a ¾" existing iron pipe in the western right-of-way line of said road; thence with said right-of-way line the following two (2) bearings and distances: 1) N 04° 11' 21" E 634.13 feet to a new iron pipe, and 2) N 03° 38' 36" E 70.33 feet to a new iron pipe at the intersection of said right-of-way line and the southern right-of-way line of Burlington Road (NCSR # 3163); thence along the southern right-of-way line

(60-foot right-of-way) of Burlington Road the following two (2) bearings and distances: 1) N 70° 18’ 26” W 103.84 feet to a new iron pipe, and 2) N 71° 44’ 39” W 220.17 feet to a 1.25” rebar at the northeast corner of James and Reita Tuttle Living Trust; thence with the eastern line of said Trust the following two (2) bearings and distances: 1) S 05° 44’ 21” W 362.35 feet to a 1” existing iron pipe, and 2) S 17° 47’ 07” W 88.48 feet to a new iron pipe; thence with the southern line of said Trust the following two (2) bearings and distances: 1) N 71° 57’ 09” W 1,124.25 feet to a 1.25” rebar, and 2) N 62° 48’ 59” W 928.01 feet to the point and place of BEGINNING, and containing approximately 71.08 acres, of which approximately 70.69 acres lies outside of street right-of-way. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County AG (Agricultural) to City PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to Single family homes, townhomes and accessory uses.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **PUD (Planned Unit Development)** zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on October 15, 2024.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-728

Agenda Item# H.12.

Agenda Date: 10/15/2024. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2024-728 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property located at a portion of 4544 Jessup Grove Road – 3.08 Acres (Marc Isaacson on behalf of James Hale for HAT Ventures LLC

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☒Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: Proximate to District 3

Public Hearing: Yes
Advertising Date/By: 10/5/2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:
Marc Isaacson, on behalf of James Hale for HAT Ventures LLC, is requesting annexation of the property located at a portion of 4544 Jessup Grove Road Drive, generally described as north of Jessup Grove Road and east of Lewiston Road.

As this request is a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **October 15, 2024** meeting.

BACKGROUND:
This property is located within the Tier 1 Growth Area on the Growth Strategies Map in the Comprehensive Plan.

City water is available by connecting to the 16-inch water line on Jessup Grove Road.

City sewer is available by connecting to the eight inch sewer line located at the intersection of Lewiston Road and Jessup Grove Road.

The City's Fire Department notes that this site is currently served by Summerfield Fire District Station 09 on Summerfield Road (north of the request). Upon annexation, City Station 21 on Horse Pen Creek Road (southeast of the request) will serve the property. The City Fire Department can meet the Standard of Cover to this location with existing stations and personnel.

The Police Department can provide service to the site with no effect. 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.

City Solid Waste can provide collection services to this location.

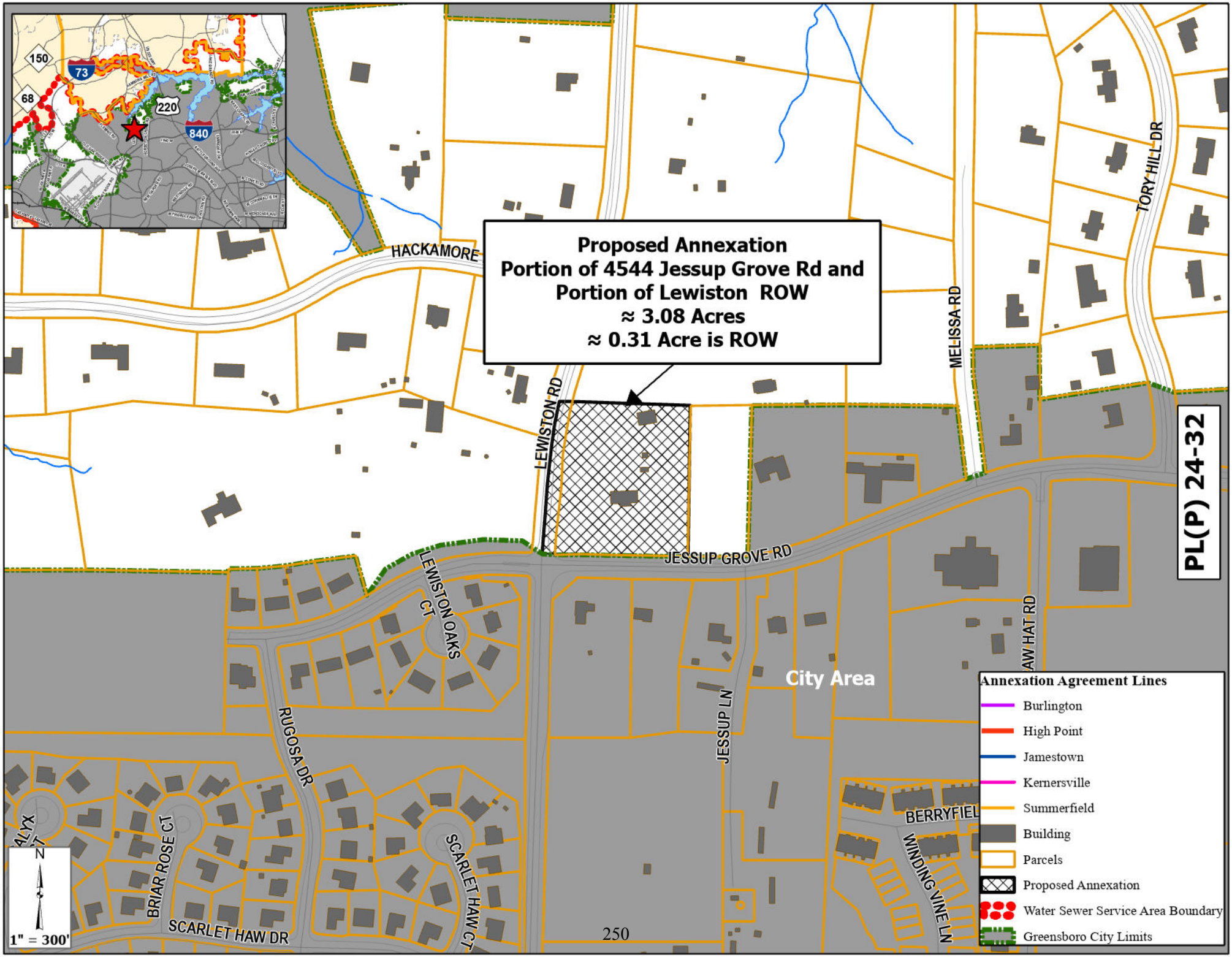
BUDGET IMPACT:
Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to City Council at its August 30, 2024 meeting.

The Planning and Zoning Commission recommended approval of this annexation at its September 16, 2024 meeting on a vote of 9-0 and the meeting minutes are included with the associated zoning item.

Accordingly, it is recommended that 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.


Proposed Annexation
Portion of 4544 Jessup Grove Rd and
Portion of Lewiston ROW
≈ 3.08 Acres
≈ 0.31 Acre is ROW
PL(P) 24-32
HACKAMORE
LEWISTON RD
MELISSA RD
TORY HILL DR
JESSUP GROVE RD
LEWISTON OAKS CT
RUGOSA DR
JESSUP LN
City Area
BRIAR ROSE CT
SCARLET HAW DR
SCARLET HAW CT
WINDING VINE LN
1" = 300'
Annexation Agreement Lines
Burlington
High Point
Jamestown
Kernersville
Summerfield
Building
Parcels
Proposed Annexation
Water Sewer Service Area Boundary
Greensboro City Limits

Proposed Annexation
Portion of 4544 Jessup Grove Rd and
Portion of Lewiston ROW
≈ 3.08 Acres
≈ 0.31 Acre is ROW
HACKAMORE RD
LEWISTON R
MELISSA RD
TORY HILL DR
JESSUP GROVE RD
PL(P) 24-32
LEWISTON OAKS CT
RUGOSA DR
JESSUP LN
STRAW HAT RD
City Area
BERRYFIELD DR
WENDING VINE LN
ROSE CT
SCARLET HAW DR
SCARLET HAW CT
N
1" = 300'

GREENSBORO NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 8/2/24

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

X **CONTIGUOUS**: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:

☐ **NON-CONTIGUOUS**: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1.The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

Portion of 4544 Jessup Grove Road (Parcel # 150969)

Legal description attached

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	HAT Ventures, LLC 1101 Norwalk St Greensboro, NC 27407	no	By: James Hale, Member-Manager
2.			
3.			

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 8/2/24 Received By: Andrew Nelson

Property Description Jessup Grove Road-Greensboro

ALL that certain piece, parcel or tract of land lying and being in the City of Greensboro, Bruce Township, Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe in the northern margin of Jessup Grove Road, a 60' public right-of-way, said point being the southwest corner of Pathway Community Church, Inc., either now or formerly, as described in instrument recorded in Deed Book 8015, Page 2833, in the Guilford County Registry, and having parcel pin no. 7837610418 ("The Pathway Community Church Property"), said point also being South 83 deg. 59 min. 57 sec. East 362.35 feet from a published NCGS monument "170 W 201", having NAD 83\2011 coordinates of, Northing = 871,335.86 and Easting = 1,735,547.25; thence from the **Point of Beginning,** leaving the northern margin of Jessup Grove Road and into the margin of Jessup Grove Road, the following two (2) courses and distances: **(i) South 00 deg. 40 min. 44 sec. West 38.46 feet to a computed point; (ii) North 89 deg. 49 min. 45 sec. West 349.24 feet to a computed point** near the intersection of the aforementioned Jessup Grove Road and Lewiston Road, a 60' public right-of-way; thence within the margin of Lewiston Road, **(i) North 05 deg. 03 min. 15 sec. East 330.50 feet to a computed point; (ii) North 14 deg. 41 min. 59 sec. East 151.52 feet to a computed point;** thence along a new line within the margin of Lewiston Road and the southern line of Hat Ventures, LLC, either now or formerly, as described in instrument recorded in Deed Book 8733, Page 674, in the Guilford County Registry, and having parcel pin no. 7837519868 ("The Hat Ventures Property"), **South 78 deg. 59 min. 44 sec. East 292.03 feet to an existing iron pipe** in the western line of The Pathway Community Church Property; thence with the western line of The Pathway Community Church Property, **South 00 deg. 40 min. 44 sec. West 382.62 feet to** the **Point and Place of Beginning** and containing 3.393 acres, more or less,

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name
HAT Ventures, LLC

Information

SosId: 2627635
Status: Current-Active ⓘ
Date Formed: 5/8/2023
Citizenship: Domestic
Annual Report Due Date: April 15th
Current **Annual Report Status:**
Registered Agent: Hale, James Alex

Addresses

Mailing	Principal Office	Reg Office
1101 Norwalk Street Greensboro, NC 27407	1101 Norwalk Street Greensboro, NC 27407	1101 Norwalk Street Greensboro, NC 27407-2022

Reg Mailing
1101 Norwalk Street
Greensboro, NC 27407-2022

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Member	Member
James David Buckler 1101 Norwalk Street Greensboro NC 27407-2022	James Alex Hale 1101 Norwalk Street Greensboro NC 27407-2022

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT PORTION OF 4544 JESSUP GROVE ROAD – 3.08 ACRES)

Section 1. Pursuant to G.S. 160A-31 (contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at a point in the existing Greensboro city limits (as of July 31, 2024), said point being the southwest corner of Lot 2 of Joseph F. Taillon & Wife Ruth O. Taillon, as recorded in Plat Book 82, Page 91; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a westerly direction along the northern right-of-way line of Jessup Grove Road (NCSR #2187) approximately 350 feet to a point in the centerline of Lewiston Road (NCSR #2124); THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said centerline N 05° 03' 15" E approximately 292 feet to a computed point; thence continuing with said centerline N 14° 41' 59" E 151.52 feet to a computed point; thence with a proposed new property line S 78° 59' 44" E 292.03 feet to an existing iron pipe at the northwest corner of said Lot 2; thence with the western line of said Lot 2 S 00° 40' 44" W 382.62 feet to the point and place of BEGINNING, and containing approximately 3.08 acres, of which approximately 2.77 acres lies outside street right-of-way. The plat referred to hereinabove is recorded in the Office of the Register of Deeds of Guilford County.

Section 2. Any utility line assessments, which may have been levied by the County, shall be collected either by voluntary payment or through foreclosure of same by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located inside the corporate limits of the City of Greensboro.

Section 3. The owner shall be fully responsible for extending water and sewer service to the property at said owner's expense.

Section 4. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above. The above-described territory shall also be subject to all municipal taxes according to the provisions of G.S 160A-58.10.

Section 6. That this ordinance shall become effective upon adoption.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-729

Agenda Item# H.13.

Agenda Date: 10/15/2024. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2024-729 Public Hearing for an Ordinance for Original Zoning for a portion of 4544 Jessup Grove Road – Marc Isaacson on behalf of James Hale for HAT Ventures LLC

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☒Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: Proximate to District 3

Public Hearing: Yes
Advertising Date/By: October 3 and 10, 2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:
Marc Isaacson, on behalf of James Hale for HAT Ventures LLC, is requesting original zoning from **County RS-40** (Residential Single Family) to **City CD-RM-5** (Conditional District Residential Multifamily - 5) for a portion of 4544 Jessup Grove Road, generally described as north of Jessup Grove Road and east of Lewiston Road.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **October 15, 2024** meeting.

BACKGROUND:
Following a public hearing on September 16, 2024, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There were no speakers for this item. (See minutes of the September 16, 2024 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new residential development.

This request includes the following condition:

1. Permitted uses shall be limited to: Duplexes, Townhouses and Twinhomes.

BUDGET IMPACT:
This item will have no budget impact.

ACCOUNT NUMBER:
N/A

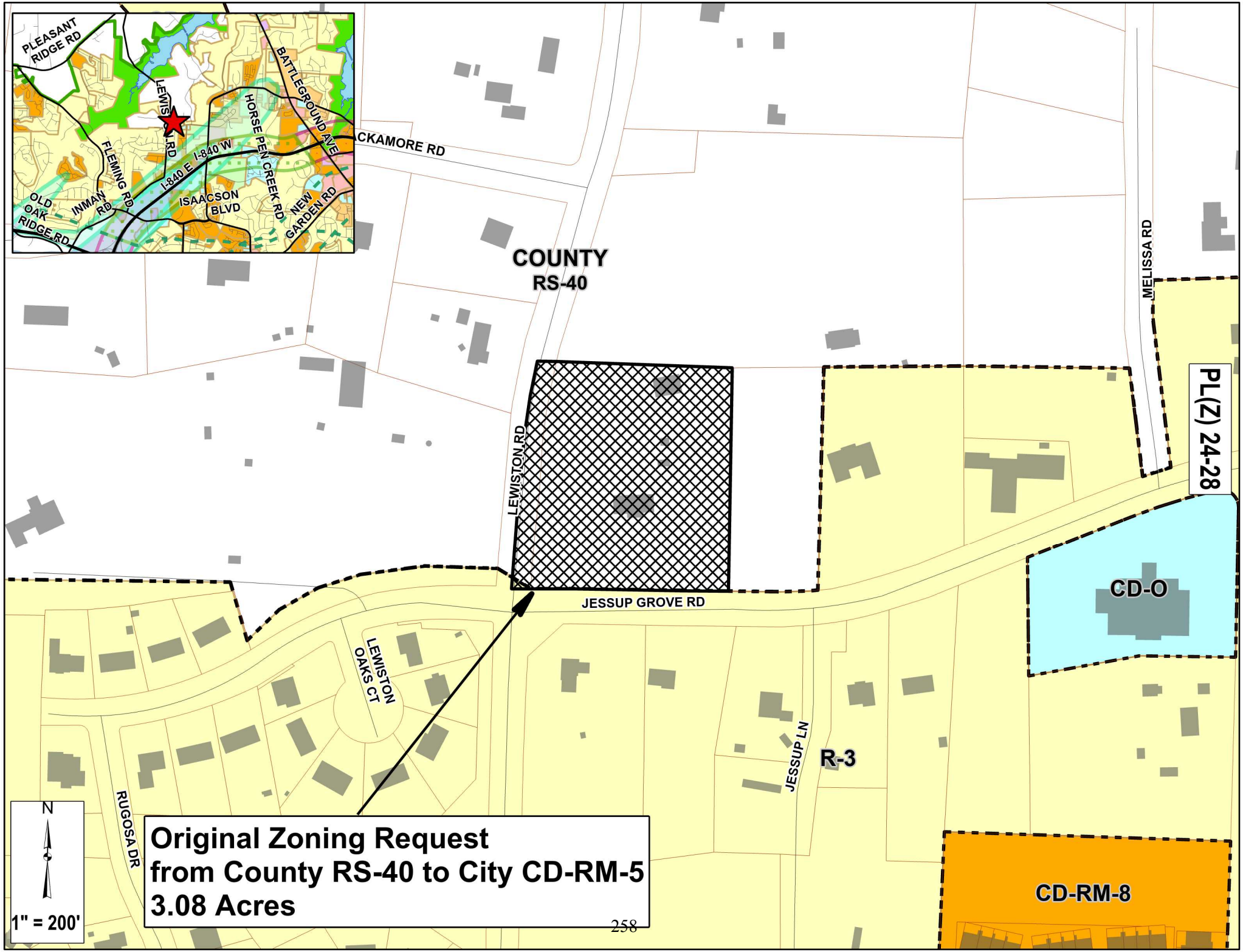
RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request 9-0.

Planning recommends **approval** of the **CM-RM-5** zoning request based on:

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.

- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.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BATTLEGROUND AVE
HORSE PEN CREEK RD
I-840 W
I-840 E
FLEMING RD
INMAN RD
ISAACSON BLVD
NEW GARDEN RD
OLD OAK RIDGE RD
CKAMORE RD
COUNTY
RS-40
MELISSA RD
PL(Z) 24-28
LEWISTON RD
JESSUP GROVE RD
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LEWISTON OAKS CT
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R-3
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1" = 200'
Original Zoning Request
from County RS-40 to City CD-RM-5
3.08 Acres

HACKAMORE RD
LEWISTON RD
MELISSA RD
PL(Z) 24-28
JESSUP GROVE RD
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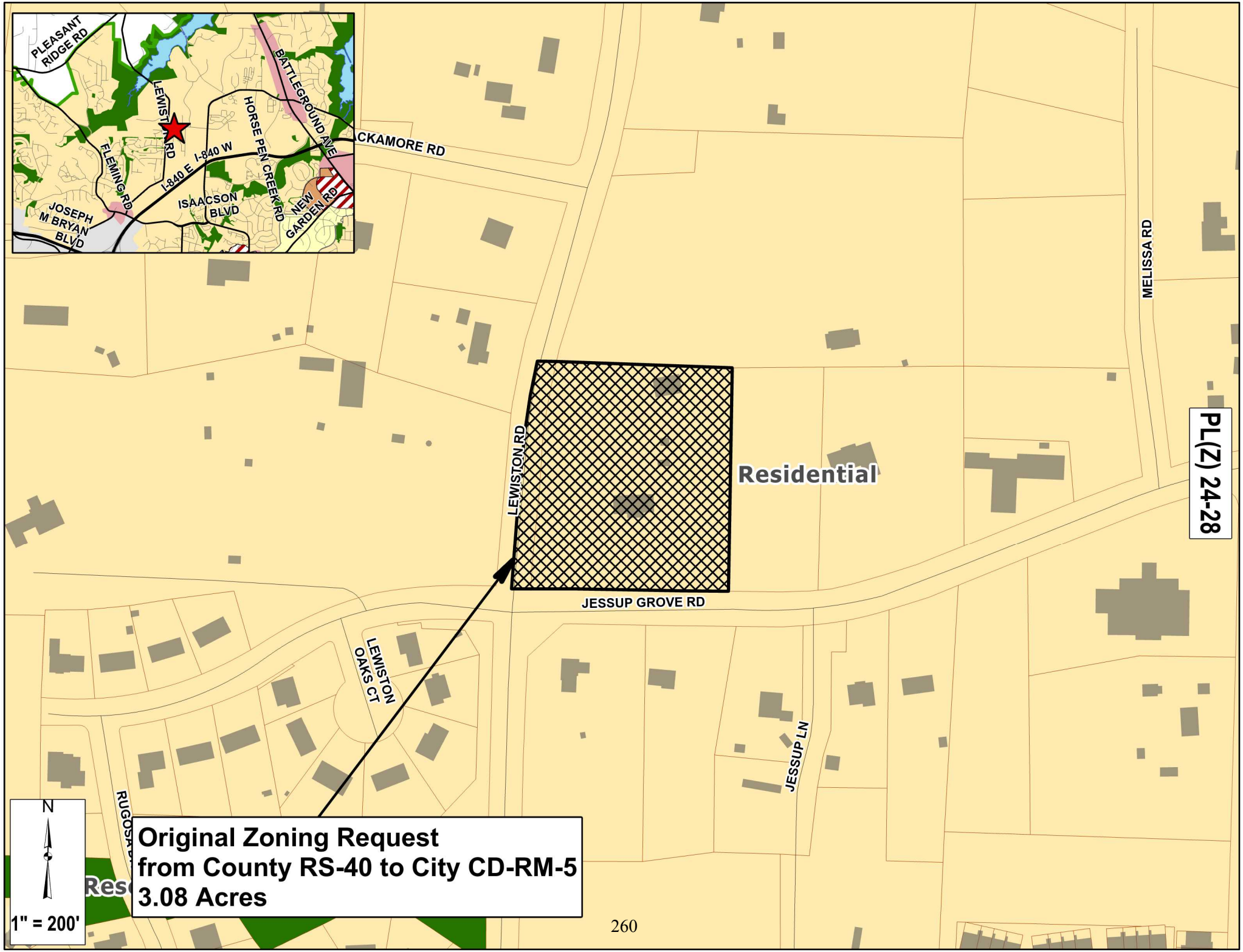
Original Zoning Request
from County RS-40 to City CD-RM-5
3.08 Acres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CKAMORE RD
FLEMING RD
I-840 E
I-840 W
ISAACSON BLVD
NEW GARDEN RD
JOSEPH M BRYAN BLVD
MELISSA RD
LEWISTON RD
Residential
PL(Z) 24-28
JESSUP GROVE RD
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JESSUP LN
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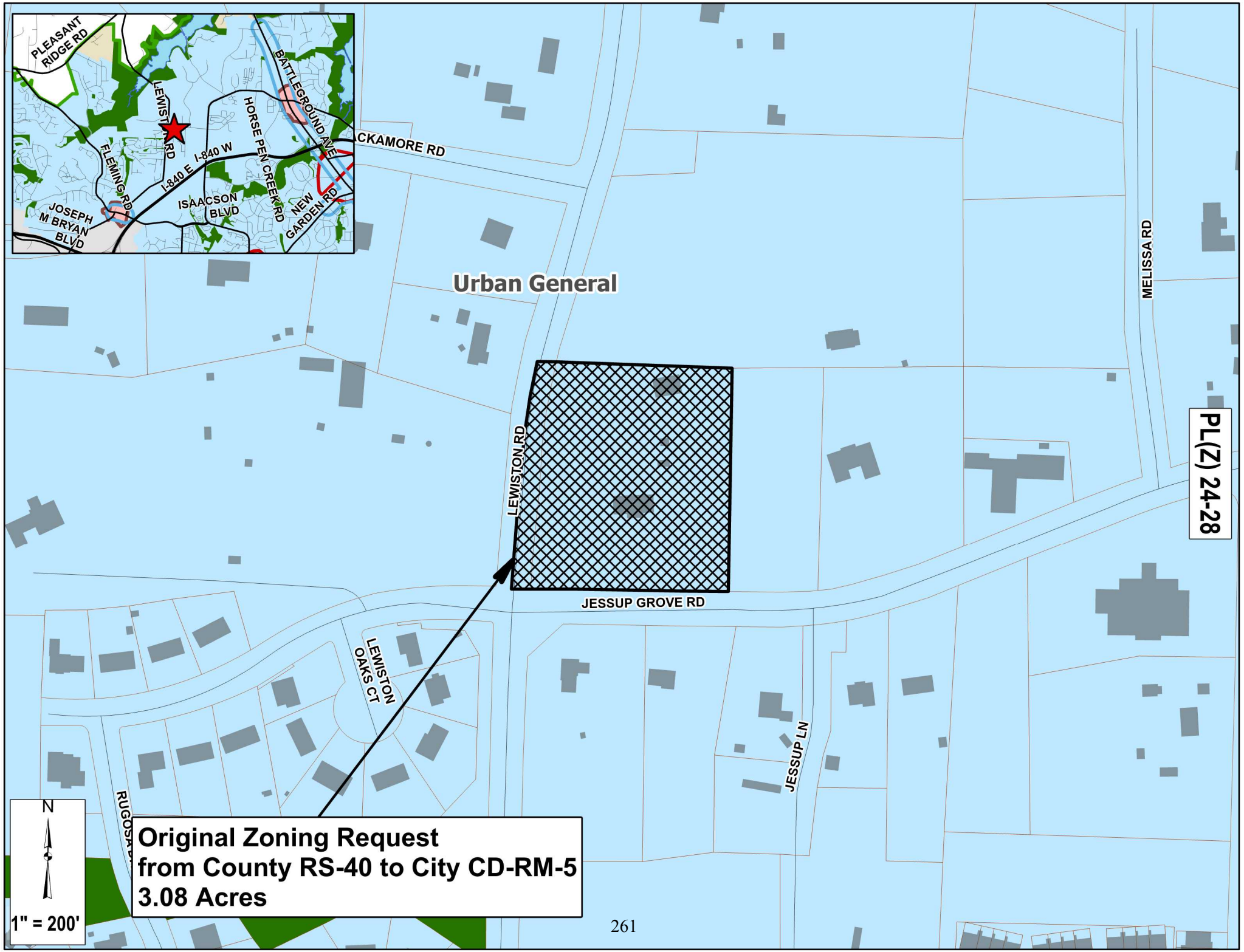
PLEASANT RIDGE RD
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FLEMING RD
ISAACSON BLVD
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JOSEPH M BRYAN BLVD
Urban General
MELISSA RD
PL(Z) 24-28
LEWISTON RD
JESSUP GROVE RD
LEWISTON OAKS CT
JESSUP LN
RUGOSA
N
1" = 200'
Original Zoning Request
from County RS-40 to City CD-RM-5
3.08 Acres

PL(Z) 24-28

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: October 15, 2024

GENERAL INFORMATION

APPLICANT	Marc Isaacson on behalf of James Hale for HAT Ventures, LLC
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County RS-40 (Residential Single-family) to City CD-RM-5 (Conditional District - Residential Multi-family – 5)
CONDITIONS	1. Permitted uses shall be limited to: Duplexes; Townhouses; and Twin Homes.
LOCATION	A portion of 4544 Jessup Grove Road
PARCEL ID NUMBER(S)	A portion of 7837519868
PUBLIC NOTIFICATION	The notification area for this public hearing was 750 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). **63** notices were mailed to those property owners in the mailing area.
TRACT SIZE	3.08 acres
TOPOGRAPHY	Generally flat
VEGETATION	Sparsely Wooded

SITE DATA

Existing Use Undeveloped land

	Adjacent Zoning	Adjacent Land Uses
N	County RS-40 (Residential Single-family)	Single-family dwelling
E	County RS-40 (Residential Single-family) and City R-3 (Residential Single-family – 3)	Religious assembly

S	City R-3 (Residential Single-family – 3)	Single-family dwellings
W	County RS-40 (Residential Single-family) and City R-3 (Residential Single-family – 3)	Single-family dwellings and an agricultural use

Zoning History

Case #	Effective Date	Request Summary
N/A	N/A	The subject property is not currently located in the City's jurisdiction.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing **(County RS-40)**	Requested **(City CD-RM-5)**
Max. Density:	1 dwelling per acre	5 dwellings per acre
Typical Uses	Typical uses in the County RS-40 district include single-family dwellings with a density of not less than 1.0 unit per acre.	Permitted uses shall be limited to maximum of 76 lots

***These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation
The subject site is not located within an overlay district.

The subject site is not:
- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed	Site drains to the Greensboro Watersupply Watershed WS-III, Watershed Critical Area(WCA) Tier 3 & Tier 4
Floodplains	N/A
Streams	N/A
Other:	WCA Tier 3 Maximum High Density Development with sewer is 30%BUA, Low Density with sewer is 12%BUA. WCA Tier 4 Maximum High Density Development with sewer is 40%BUA, Low Density with sewer is 24% BUA. Site must meet current watershed requirements, Water Quality and Water Quantity

Control must be addressed for the entire development. Water Quality must treat the first 1" of rainfall. Water Quantity Control must reduce the 1yr, 2yr & 10yr 24hr storms to pre-development levels. All BUA must be treated by a State approved water quality BMP/SCM. Refer to LDO Chp.30-12-8.3, Chp.30-12-4, Chp.30-12-3.11Table12-7 for additional WCA requirements. Site is also located within the PTI 5 mile statue radius. No BMP/SCM that holds a normal pool elevation is allowed without engineer's documentation stating why this type of water quality device must be utilized.

Utilities (Availability)
Water is available in front of property on Jessup Grove Rd. Sewer is available to the west of the properties at the intersection of Jessup Grove Rd and Lewiston Rd. Private Developer will need to extend water and sewer to City of Greensboro's Water and Sewer Design Standards.

Airport Overlay District & Noise Cone
N/A

Landscaping & Tree Conservation Requirements

Landscaping:
Street Yards:
Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

Buffer Yards:
Adjacent to vacant property: Vehicular Use Area Buffer Yard (see below) between any parking lot or drive aisle and the adjacent property line.

Adjacent to Religious Assembly/Single-family: Type C buffer yard, with an average width of 15', a minimum width of 10', and a planting rate of 2 canopy trees, 3 understory trees, and 17 shrubs per 100 linear feet.

Parking Lots:
When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line. This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet.

Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

Tree Conservation:
For 3.08 acres, 5% of the parcel size in critical root zone to be dedicated for Tree Conservation.

Transportation

Street Classification:	Lewiston Road – Minor Thoroughfare. Jessup Grove Road – Collector Street.
Site Access:	All access(es) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	None Available.
Trip Generation:	N/A.
Sidewalks:	Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does not exist along the frontage of this property.
Transit in Vicinity:	No.
Traffic Impact Study: (TIS)	No TIS required per Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **City CD-RM-5 (Conditional District - Residential Multi-family – 5)** zoning district would allow land uses that are compatible with the general character of the area.

***GSO**2040* **Comprehensive Plan Policies**

The ***GSO**2040* Future Land Use Map designates this location as **Residential**. The requested **City CD-RM-5 (Conditional District - Residential Multi-family – 5)** zoning district would allow uses that are generally consistent with those currently on the property and described in the **Residential** future land use designation. The ***GSO**2040* Future Built Form Map designates this location as **Urban General**. The subject property is located in **Growth Tier 1** of the Growth Tiers Map.

***GSO**2040* **Written Policies:**

Building Community Connections – Greensboro is unique and memorable based on our quality of life, culture, arts and places and the ties that bind us together as a community.

Goal E – Everyone does their part to maintain stable, attractive, and healthy places to live and raise families.

Strategy 1 - Work to ensure the quality, quantity, and diversity of housing choices across and between neighborhoods.

Creating Great Places – Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.

Goal A – Greensboro's citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices

Strategy 2 – Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

***GSO**2040* **Map Policies:**

Future Land Use Map

Future Land Uses: Broad areas based on the main character of land uses that we want to see in the future. These are not intended to be exclusive; it is assumed that there are a variety of uses in each area, but the designation reflects the area's predominant character.

Residential: Includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

Future Built Form

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Urban General should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Active Centers and along Mixed-Use corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

Growth Tiers Map

Growth Tiers: areas outside Greensboro's city limits but inside the area in which the City can legally annex property and extend water and sewer services; this is called the Water Sewer Service Area (WSSA). Three tiers are delineated based on the cost to extend City services to the area, primarily water and sewer, solid waste collection, and Police and Fire protection, as well as long-term maintenance of City facilities. In Growth Tier 1, due to the nearby presence of existing City infrastructure, the City is able to extend services currently, if an annexation is requested; Tiers 2 and 3 will require significant City investment to serve.

Growth Tier 1: This is the area where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

CONFORMITY WITH OTHER PLANS

City Plans

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Other Plans

N/A

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed original zoning and development with the surrounding community.

Staff Annexation Analysis

The subject property is currently located in the County. On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing annexation petitions and making a recommendation to City Council regarding annexation requests. Upon submittal of a valid annexation petition, Planning staff forwards annexation requests to City services providers. These service providers include Water Resources (water and sewer), Fire Marshal's Office, Police Department, and Solid Waste (trash and recycling services). Each service provider stated that infrastructure is in place to provide City services to this location. The Technical Review Committee recommended approval of this annexation request at its August 30, 2024 meeting. The subject property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan. Since this property can be served by City utility providers, it is the City of Greensboro's policy to annex the property pending approval of the associated original zoning.

Staff Original Zoning Analysis

The subject property is approximately 3.08 acres. The subject property is currently undeveloped. North of the request contains a single-family dwelling, zoned County RS-40 (Residential Single-family). East of the request contains a religious assembly use, zoned County RS-40 (Residential Single-family) and City R-3 (Residential Single-family – 3). South of the request contains single-family dwellings, zoned City R-3 (Residential Single-family – 3). West of the request contains single-family dwellings and an agricultural use, zoned County RS-40 (Residential Single-family) and City R-3 (Residential Single-family – 3).

The proposed original zoning request supports both the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and the Building Community Connections strategy to work to ensure the quality, quantity, and diversity of housing choices across and between neighborhoods.

The Comprehensive Plan's Future Land Use Map, designates this property as Residential. The Residential designation includes both single-and multi-family residential uses. Other uses should generally be in the scale of a Neighborhood or a Community Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

The Comprehensive Plan's Future Built Form Map currently designates this property as Urban General. Applicable characteristics of the Urban General classification include, but are not limited to the following:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

The proposed CD-RM-5 zoning district, as conditioned, would limit permitted uses to residential uses including Duplexes; Townhouses; and Twin Homes. The request represents a small increase in residential density while allowing for greater flexibility on lot configuration and expanded housing types. The uses permitted under this request are compatible with existing uses in the surrounding area.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040), and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation
Staff recommends **approval** of the requested **CD-RM-5 (Conditional District - Residential Multi-family – 5)** zoning district.

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Limited Liability Company

Legal Name
HAT Ventures, LLC

Information

SosId: 2627635
Status: Current-Active ⓘ
Date Formed: 5/8/2023
Citizenship: Domestic
Annual Report Due Date: April 15th
Current **Annual Report Status:**
Registered Agent: Hale, James Alex

Addresses

Mailing	Principal Office	Reg Office
1101 Norwalk Street Greensboro, NC 27407	1101 Norwalk Street Greensboro, NC 27407	1101 Norwalk Street Greensboro, NC 27407-2022

Reg Mailing
1101 Norwalk Street
Greensboro, NC 27407-2022

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Member	Member
James David Buckler 1101 Norwalk Street Greensboro NC 27407-2022	James Alex Hale 1101 Norwalk Street Greensboro NC 27407-2022

Item: Portion of 4544 Jessup Grove Road

Original Zoning

Date: October 15, 2024

Zoning Amendment Statement by City Council on Consistency with Adopted Comprehensive Plan and Reasonableness

The **Greensboro City Council** believes that its action to **approve/deny** the original zoning request for the property at **a portion of 4544 Jessup Grove Road** from **County RS-40 (Residential Single-family)** to **City CD-RM-5 (Conditional District - Residential Multi-family – 5)** to be **consistent** with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support **approval** of the rezoning request:	Factors that support **denial** of the rezoning request:
1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.	1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map.
2. The proposed City CD-RM-5 zoning district, as conditioned, permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties.	2. The proposed City CD-RM-5 zoning district, even as conditioned, does not limit negative impacts on the adjacent properties nor does it permit uses that fit the context of surrounding area.
3. The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest.	3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest.
4. **Other factors raised at the public hearing, if applicable (describe)**	4. **Other factors raised at the public hearing, if applicable (describe)**

PL(P) 24-32 & Z-24-09-007: An annexation and original zoning request from County RS-40 (Residential Single-family) to City CD-RM-5 (Conditional District - Residential Multi-family – 5) the property identified as a portion of 4544 Jessup Grove Road, generally described as north of Jessup Grove Road and east of Lewiston Road (3.08 acres). (RECOMMENDED APPROVAL)

Mr. Carter reviewed the summary information for the subject property and surrounding properties. He then advised that the applicant had proposed the following condition:

1) Permitted uses shall be limited to: Duplexes; Townhouses; and Twin Homes.

Mr. Carter stated the GSO2040 Comprehensive Plan designates this property as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. Staff determined the proposed original zoning request supports both the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and the Building Community Connections strategy to work to ensure the quality, quantity, and diversity of housing choices across and between neighborhoods. The proposed CD-RM-5 zoning district, as conditioned, would limit permitted uses to residential uses including Duplexes; Townhouses; and Twin Homes. The request represents a small increase in residential density while allowing for greater flexibility on lot configuration and expanded housing types. The requested uses are compatible with existing uses in the surrounding area. Staff recommended approval of the request.

Chair O'Connor asked for any questions or comments from the Commissioners. Hearing none, she asked if the applicant wished to speak in favor of the request. Chair O'Connor, hearing no further comments, closed the public hearing.

Mr. Engle made a motion to annex the property, seconded by Mr. Downing. The Commission voted 9-0, (Ayes: Chair Sandra O'Connor, Vice Chair Catherine Magid, Skenes, Downing, Gilmer Sr., Turner, Peterson, Engle and Glass). Nays: (None).

Mr. Engle then stated regarding agenda item Z-24-07-007, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at a portion of 4544 Jessup Grove Road from County RS-40 (Residential Single-family) to City CD-RM-5 (Conditional District - Residential Multi-family – 5) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed City CD-RM-5 zoning district, as conditioned, permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. Mr. Peterson seconded the motion.

The Commission voted 9-0, (Ayes: Chair Sandra O'Connor, Vice Chair Catherine Magid, Skenes, Downing, Gilmer Sr., Turner, Peterson, Engle and Glass). Nays: (None).

Chair O'Connor advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, October 15, 2024 City Council Meeting.

AMENDING OFFICIAL ZONING MAP

PORTION OF 4544 JESSUP GROVE ROAD, GENERALLY DESCRIBED AS NORTH OF JESSUP GROVE ROAD AND EAST OF LEWISTON ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by original zoning from **County RS-40 (**Residential Single Family) to **City CD-RM-5** (Conditional District Residential Multifamily – 5)

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limits (as of July 31, 2024), said point being the southwest corner of Lot 2 of Joseph F. Taillon & Wife Ruth O. Taillon, as recorded in Plat Book 82, Page 91; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a westerly direction along the northern right-of-way line of Jessup Grove Road (NCSR #2187) approximately 350 feet to a point in the centerline of Lewiston Road (NCSR #2124); THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said centerline N 05° 03' 15" E approximately 292 feet to a computed point; thence continuing with said centerline N 14° 41' 59" E 151.52 feet to a computed point; thence with a proposed new property line S 78° 59' 44" E 292.03 feet to an existing iron pipe at the northwest corner of said Lot 2; thence with the western line of said Lot 2 S 00° 40' 44" W 382.62 feet to the point and place of BEGINNING, and containing approximately 3.08 acres, of which approximately 2.77 acres lies outside street right-of-way. The plat referred to hereinabove is recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County RS-40 (Residential Single Family) to City CD-RM-5 (Conditional District Residential Multifamily -5) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to: Duplexes, Townhouses and Twin Homes

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-5 (Conditional District Residential Multifamily - 5)** zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on October 15, 2024.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-722

Agenda Item# H.14.

Agenda Date: 10/15/2024. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2024-722 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property located at 5101, 5101ZZ and 5106 Summit Ave and Portion of Summit Ave Right of Way – 2.23 Acres (Kristy Lynn and Bill Dean Buckner and City of Greensboro)

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☒Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: Proximate to District 2

Public Hearing: Yes
Advertising Date/By: 10/5/2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:
Kristy Lynn and Bill Dean Buckner and City of Greensboro are requesting annexation of the properties located at 5101, 5101-ZZ and 5106 Summit Avenue and a portion of Summit Avenue right of way, generally described as west and east of Summit Avenue and north of Candlenut Road.

As this request is a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **October 15, 2024** meeting.

BACKGROUND:
This property is located within the Tier 1 Growth Area on the Growth Strategies Map in the Comprehensive Plan.

City water is available by connecting to the 36-in water line on Summit Avenue.

City sewer is available by connecting to the sewer line located approximately 825 linear feet north of the request.

The City's Fire Department notes that this site is currently served by Fire District 13 Station 55 on Hicone Road (east of the request). Upon annexation, Fire District Station 55 will continue to serve the property based on a longstanding contract between Fire District 13 and the Greensboro Fire Department. City Station 59 would be the second closest unit. The City Fire Department can meet the Standard of Cover to this location with existing stations and personnel.

The Police Department can provide service to the site with no effect. 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.

City Solid Waste can provide collection services to this location.

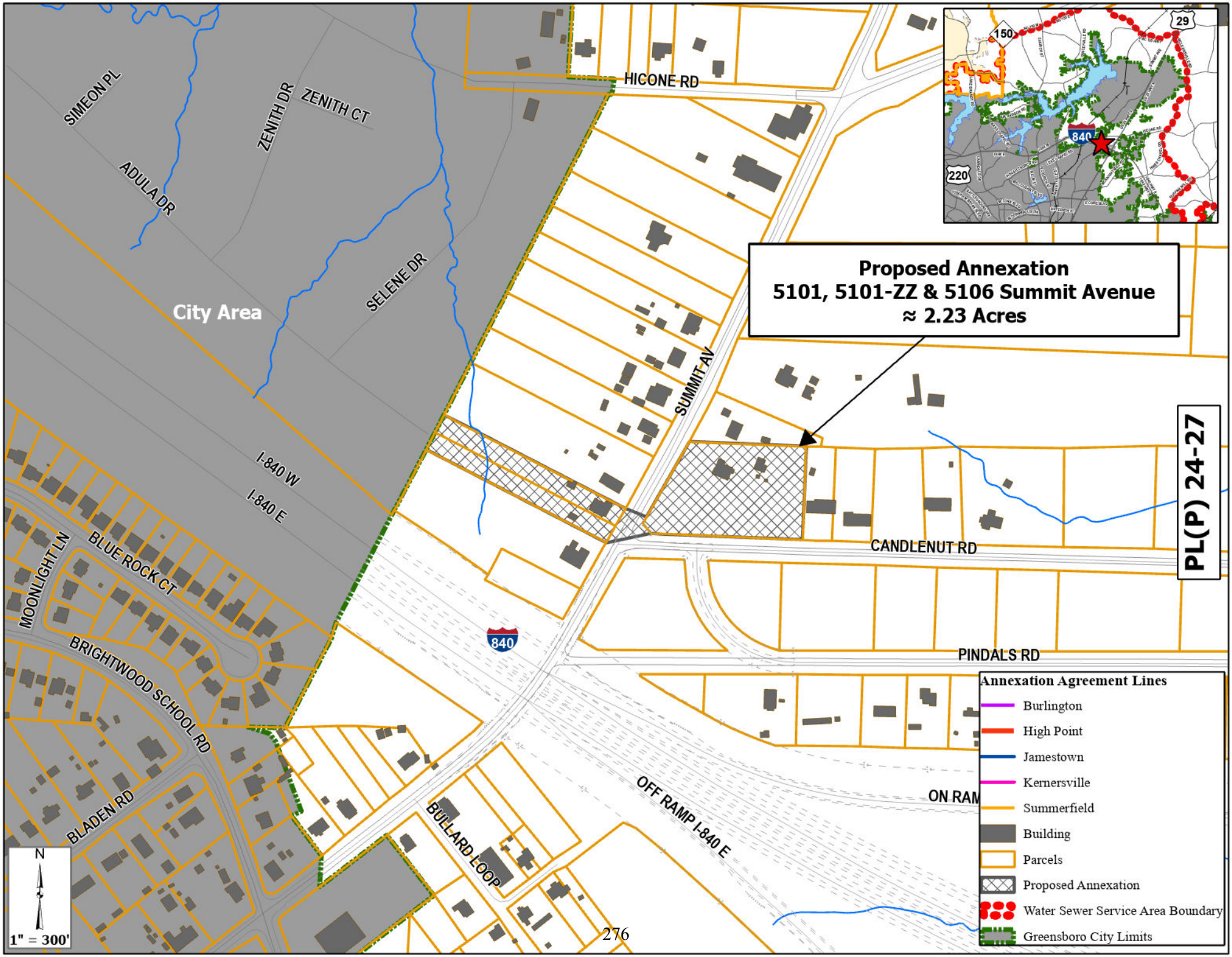
BUDGET IMPACT:
Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to City Council at its August 30, 2024 meeting.

The Planning and Zoning Commission recommended approval of this annexation at its September 16, 2024 meeting on a vote of 8-0 and the meeting minutes are included with the associated zoning item.

Accordingly, it is recommended that 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.


Proposed Annexation
5101, 5101-ZZ & 5106 Summit Avenue
≈ 2.23 Acres
PL(P) 24-27
City Area
HICONE RD
SUMMIT AV
CANDLENUT RD
PINDALS RD
SIMEON PL
ZENITH DR
ZENITH CT
ADULA DR
SELENE DR
I-840 W
I-840 E
MOONLIGHT LN
BLUE ROCK CT
BRIGHTWOOD SCHOOL RD
BLADEN RD
BULLARD LOOP
OFF RAMP I-840 E
ON RAM
840
150
29
220
N
1" = 300'
Annexation Agreement Lines
Burlington
High Point
Jamestown
Kernersville
Summerfield
Building
Parcels
Proposed Annexation
Water Sewer Service Area Boundary
Greensboro City Limits

Proposed Annexation
5101, 5101-ZZ & 5106 Summit Avenue
≈ 2.23 Acres
PL(P) 24-27
City Area
SIMEON PL
ZENITH DR
ZENITH CT
ADULA DR
SELENE DR
HICONE RD
SUMMIT AV
I-840 E
I-840 E
BLUE ROCK CT
MOONLIGHT LN
BRIGHTWOOD SCHOOL RD
ADEN RD
BULLARD LOOP
840
CANDLENUT RD
PINDALS RD
ON RAMP I-840 W
OFF RAMP I-840 E
N
1" = 300'

GREENSBORO
NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date _____

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

☐ **CONTIGUOUS**: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:

☐ **NON-CONTIGUOUS**: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1.The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

See attached

5101 Summit Ave &

5101 Z Summit Ave

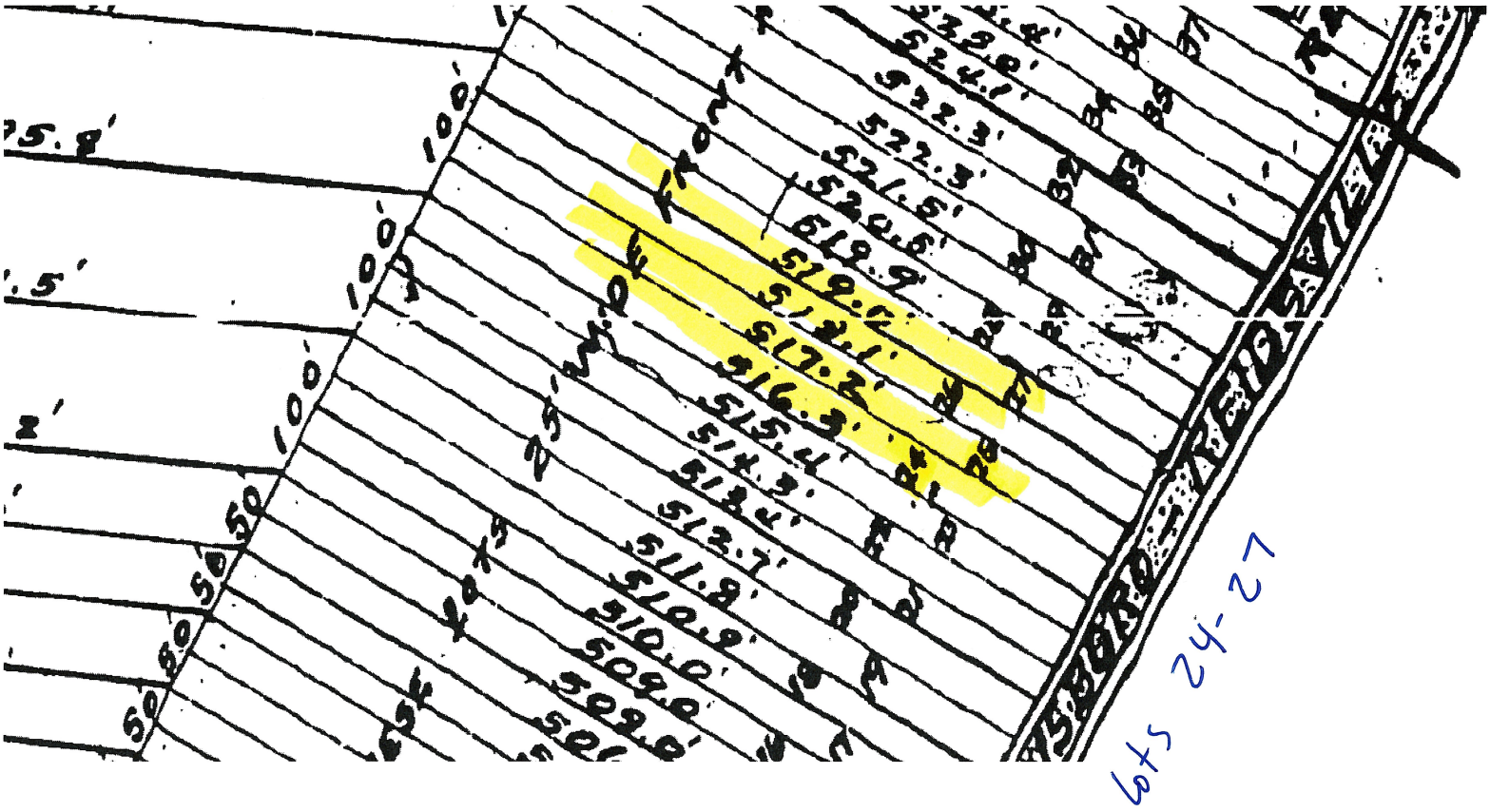
We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Billy Dean Buckner	NO	Billy Dean Buckner
	5101 Summit Ave Greensboro NC 27405		
	~~5101 Z Summit~~		
2.	Kristy Lynn Buckner	NO	Kristy Lynn Buckner
3.			

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 7/12/24 Received By: L. Carter



524.1'
522.3'
522.3'
521.5'
520.6'
519.9'
519.0'
518.1'
517.2'
516.3'
515.4'
514.3'
513.4'
512.7'
511.8'
510.9'
510.0'
509.0'
509.0'
100'
100'
100'
50'
50'
50'
50'
25' W. OF FRONT
lots 24-27

GREENSBORO NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 7-12-24

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

☐ **CONTIGUOUS**: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:

☐ **NON-CONTIGUOUS**: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1.The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

See attached

5106 Summit Ave

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

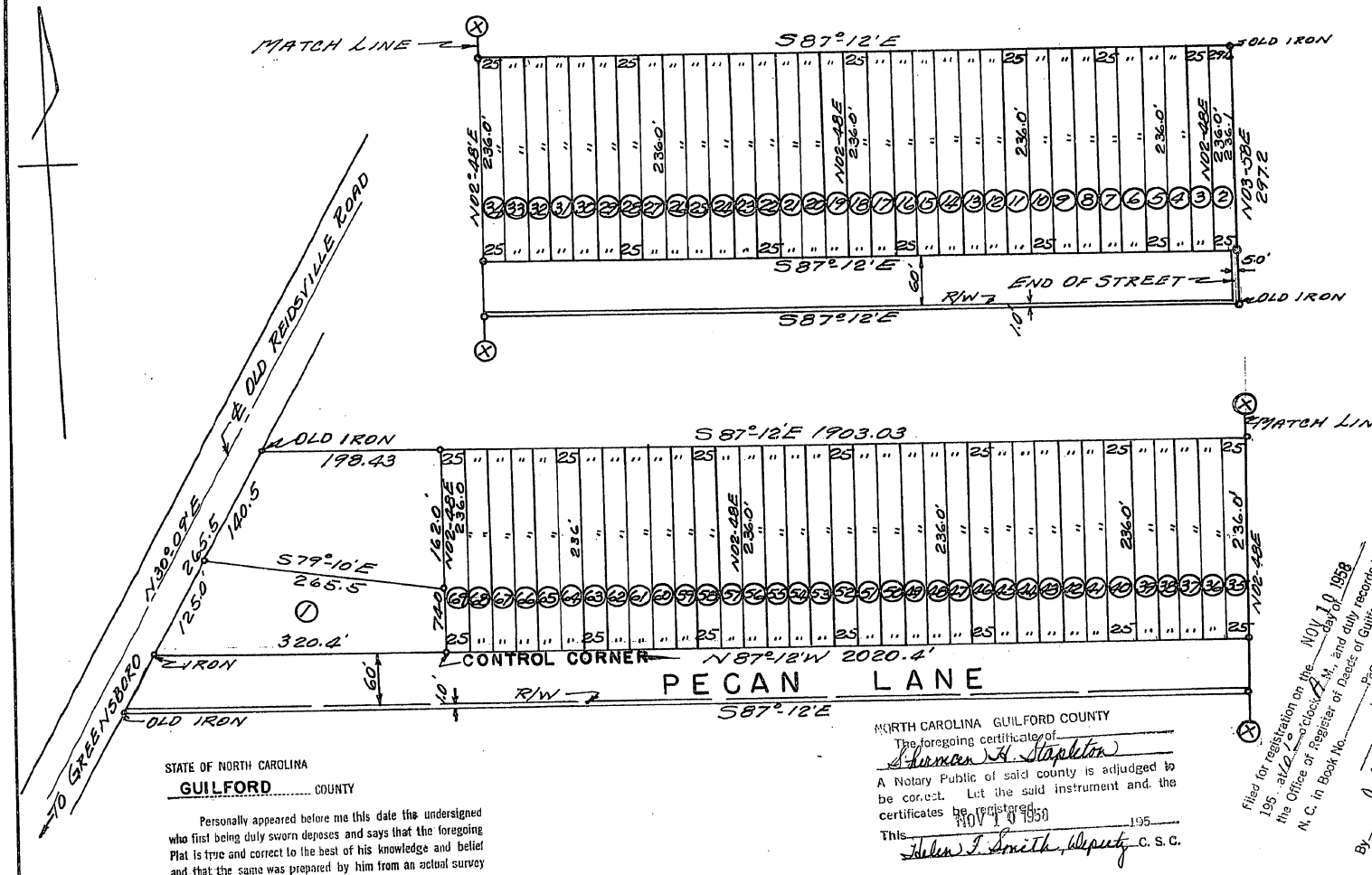
	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Billy Drew Buckner 5101 Summit Ave Greensboro, NC 27405	NO	Billy Drew Buckner
2.	Kristy Lynn Buckner	NO	Kristy Lynn Buckner
3.			

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 7/12/24 Received By: L. Carter

Book 26 Page 22



STATE OF NORTH CAROLINA
GUILFORD COUNTY

Personally appeared before me this date the undersigned who first being duly sworn deposes and says that the foregoing Plat is true and correct to the best of his knowledge and belief and that the same was prepared by him from an actual survey made during NOVEMBER 1958, that the courses shown hereon are magnetic.

Let the plat and this certificate be registered. Witness my hand this the 10 day of NOV. 1958

F. O. Whitaker
REG. SURVEYOR

Sworn to and subscribed to before me.
Sherman H. Stapleton
NOTARY PUBLIC
My commission expires
Oct. 6. 1960

I CERTIFY THAT NO PORTION OF SAID PLAT IS WITHIN THE CITIES OF HIGH POINT & GREENSBORO OR WITHIN ONE MILE THEREOF.
SUBSCRIBED & SWORN TO BEFORE ME THIS THE 10 DAY OF NOVEMBER 1958

F. O. Whitaker
REG. SURVEYOR

Sworn to and subscribed to before me.
Sherman H. Stapleton
NOTARY PUBLIC
My commission expires
Oct. 6. - 1960

NORTH CAROLINA GUILFORD COUNTY
The foregoing certificate of Sherman H. Stapleton
A Notary Public of said county is adjudged to be correct. Let the said instrument and the certificates be registered.
This NOV 10 1958 195
Helen T. Smith, Deputy C. S. C.

Filed for registration on the NOV 10 1958 195 at 10 o'clock A.M., and duly recorded in the Office of Register of Deeds of Guilford County, N. C. in Book No. Page Etc.
J. H. McADOO
Register of Deeds
By J. B. Carpenter
Asst. Register of Deeds

RYNTHA AMANDA GRAY SUBDIVISION
MONROE TWP. GUILFORD CO.
SCALE: 1"=100' 11-8-58
SELLING AGENT: STAPLETON REALTY CO.
GREENSBORO, N.C.

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 5101, 5101-ZZ AND 5106 SUMMIT AVENUE AND PORTION OF SUMMIT AVENUE – 2.23 ACRES)

Section 1. Pursuant to G.S. 160A-31 (contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

BEGINNING at a point in the existing Greensboro city limit line (as of July 31, 2024), said point being the northwest corner of Lot 2 of William N. Robinson & wife Barbara M., as recorded in Plat Book 72, Page 274; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the northern line of said Lot 2 S 61° 06' E 516.30 feet to the northeast corner of said Lot 2; thence in an easterly direction, crossing Summit Avenue (SR #2526), approximately 85 feet to the southwest corner of Lot 1 of Ryntha Amanda Gray Subdivision, as recorded in Plat Book 26, Page 23; thence with the southern lines of Lots 1 and 69 through 66 of said subdivision along the northern right-of-way line of Candlenut Road (SR #2638) (formerly Pecan Lane) S 87° 12' E 420.4 feet to the southeast corner of said Lot 66, also being the southwest corner of Lot 65 of said subdivision; thence with the eastern line of said Lot 66 N 02° 48' E 236.0 feet to the northeast corner of said Lot 66; thence with the northern lines of said Lots 66 through 69 and of an unnumbered lot of said subdivision N 87° 12' W 298.43 feet to an old iron at the northwest corner of said unnumbered lot; thence in a southerly direction with the eastern right-of-way line of Summit Avenue S 30° 09' W 222 feet to a point, thence in a westerly direction, crossing Summit Avenue, approximately 60 feet to the northeast corner of Lot 27 of the Lowe Sub-division, as recorded in Plat Book 5, Page 411; thence in a westerly direction with the northern line of said Lot 27 519.9 feet to the northwest corner of said lot, a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a southerly direction with the western lines of lots 27 through 24 of said subdivision 100 feet to the southwest corner of said Lot 24, being at the point and place of BEGINNING, and containing approximately 2.23 acres. All plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County

Section 2. Any utility line assessments, which may have been levied by the County, shall be collected either by voluntary payment or through foreclosure of same by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located inside the corporate limits of the City of Greensboro.

Section 3. The owner shall be fully responsible for extending water and sewer service to the property at said owner's expense.

Section 4. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5. From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above. The above-described territory shall also be subject to all municipal taxes according to the provisions of G.S 160A-58.10.

Section 6. That this ordinance shall become effective upon adoption.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-723

Agenda Item# H.15.

Agenda Date: 10/15/2024. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2024-723 Public Hearing for an Ordinance for Original Zoning for 5101, 5101ZZ and 5106 Summit Avenue and a portion of Summit Avenue right of way – Kristy Lynn and Bill Dean Buckner and City of Greensboro

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☒Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: Proximate to District 2

Public Hearing: Yes
Advertising Date/By: October 3 and 10, 2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:
Kristy Lynn and Bill Dean Buckner and City of Greensboro are requesting original zoning from **County RS-30** (Residential Single Family) to **City R-3** (Residential Single Family - 3) for 5101, 5101-ZZ and 5106 Summit Avenue and a portion of Summit Avenue right of way, generally described as west and east of Summit Avenue and north of Candlenut Road.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **October 15, 2024** meeting.

BACKGROUND:
Following a public hearing on September 16, 2024, the Planning and Zoning Commission voted 8-0 to recommend approval of this request. There were no speakers for this item. (See minutes of the September 16, 2024 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for existing and new residential development.

BUDGET IMPACT:
This item will have no budget impact.

ACCOUNT NUMBER:
N/A

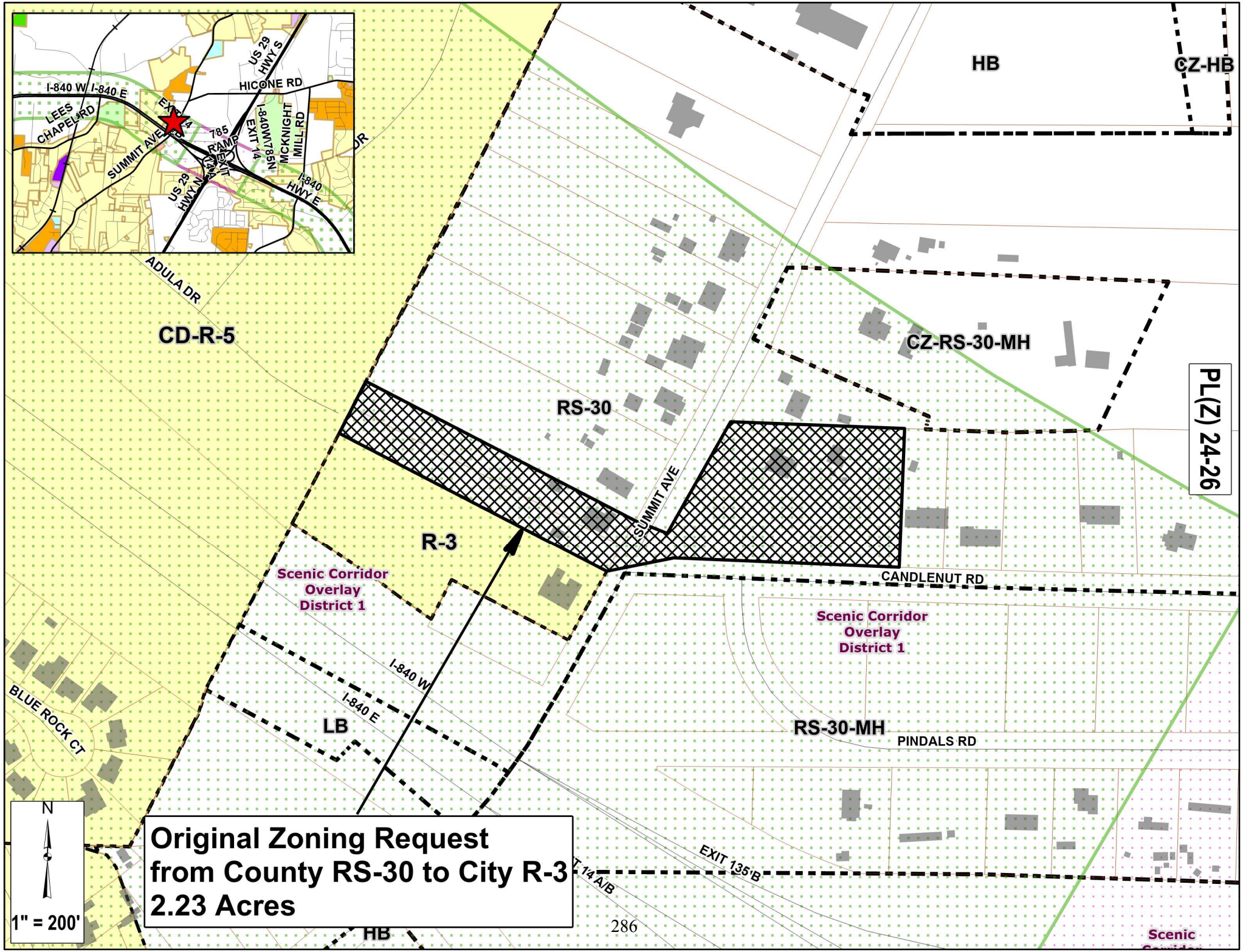
RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request 8-0.

Planning recommends **approval** of the **R-3** zoning request based on:

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.

- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.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CZ-HB
CD-R-5
CZ-RS-30-MH
PL(Z) 24-26
RS-30
R-3
SUMMIT AVE
CANDLENUT RD
Scenic Corridor Overlay District 1
Scenic Corridor Overlay District 1
I-840 W
I-840 E
LB
RS-30-MH
PINDALS RD
BLUE ROCK CT
EXIT 135'B
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LEES CHAPEL RD
SUMMIT AVE
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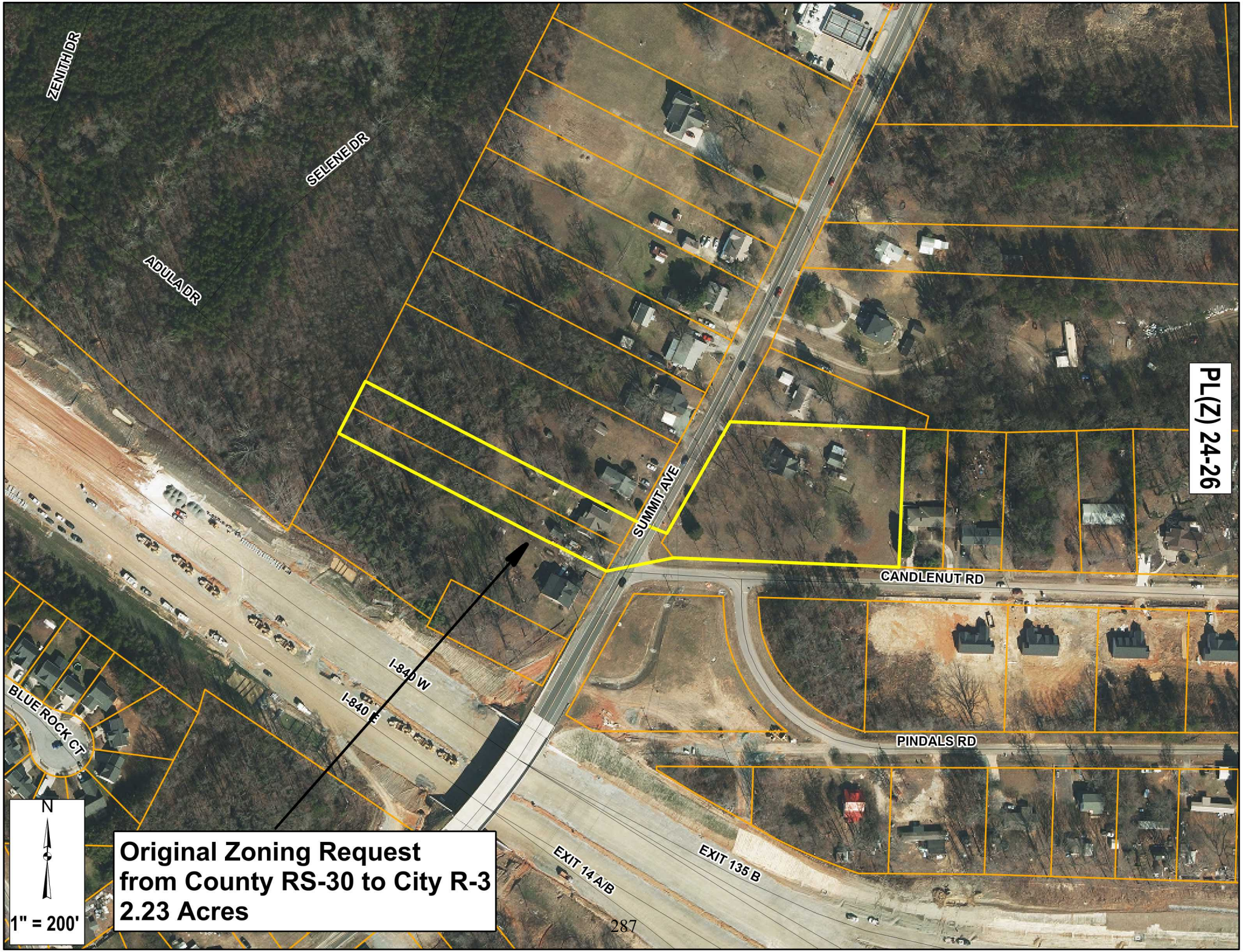
1" = 200'
Original Zoning Request
from County RS-30 to City R-3
2.23 Acres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Original Zoning Request
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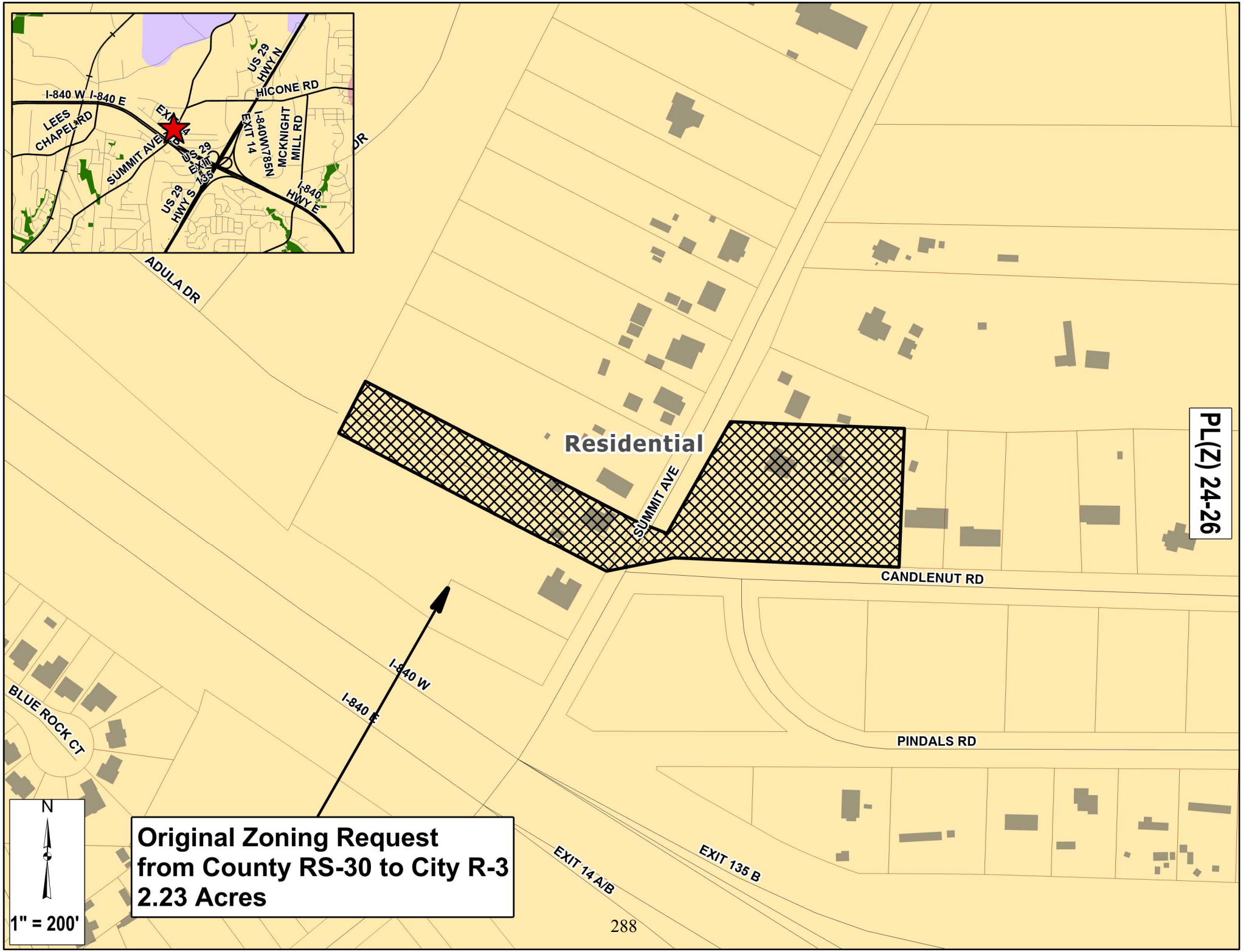
2.23 Acres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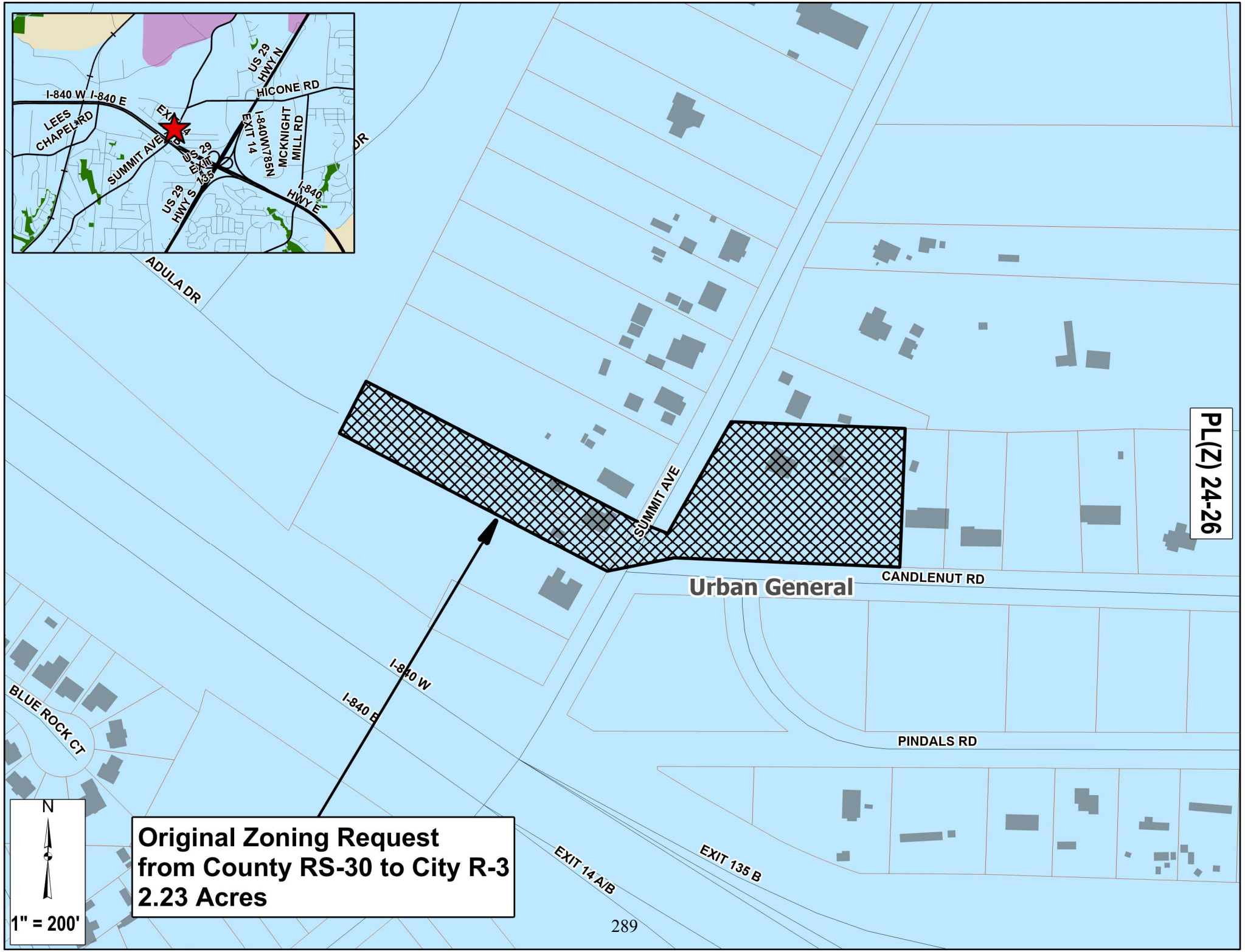
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I-840 HWY E
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CANDLENUT RD
Urban General
PL(Z) 24-26
I-840 W
I-840 E
BLUE ROCK CT
PINDALS RD
EXIT 14 A/B
EXIT 135 B
N
1" = 200'
Original Zoning Request
from County RS-30 to City R-3
2.23 Acres

PL(Z) 24-26

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: October 15, 2024

GENERAL INFORMATION

APPLICANT	Kristy Lynn and Bill Dean Buckner
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County RS-30 (Residential Single-family) to City R-3 (Residential Single-family – 3)
CONDITIONS	N/A
LOCATION	5101, 5101 ZZ and 5106 Summit Avenue and Portion of Summit Avenue Right of Way
PARCEL ID NUMBER(S)	7887036496, 7887036472, and 7887132411
PUBLIC NOTIFICATION	The notification area for this public hearing was 750 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). **55** notices were mailed to those property owners in the mailing area.
TRACT SIZE	2.23 acres total
TOPOGRAPHY	Mostly flat near the street frontage, with significant falloff toward the western property line
VEGETATION	Western parcels: Wooded behind residential dwellings. Eastern parcel: Mostly wooded.

SITE DATA

Existing Use Single-family dwellings

	Adjacent Zoning	Adjacent Land Uses
N	County RS-30 (Residential Single-family)	Single-family dwellings

E	County RS-30 (Residential Single-family)	Single-family dwellings
S	County RS-30 (Residential Single-family) and County RS-30-MH (Residential Single-family within a Manufactured Home Overlay District)	Single family dwellings and undeveloped land
W	City CD-R-5 (Conditional District - Residential Single-family – 5) and County RS-30 (Residential Single-family)	Single-family dwellings and undeveloped land

Zoning History

Case #	Effective Date	Request Summary
N/A	N/A	The subject property is not currently located in the City's jurisdiction.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing **(County RS-30)**	Requested **(R-3)**
Max. Density:	1 dwelling per acre	Up to 3 dwellings per acre
Typical Uses	Typical uses in the County RS-30 district include single-family dwellings with a density of not less than 1.0 unit per acre.	Typical uses in the R-3 district include single family residential of up to 3 dwelling units per acre

***These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

The subject site is not located within an overlay district.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed	5101-5101ZZ - Site drains Middle Reedy Fork Creek to the North/Northwest, Non-Watersupply Watershed. 5106 Summit Avenue drains to the North Buffalo Creek to the Southeast, Non-Watersupply Watershed

Floodplains N/A

Streams Possible Non-Blue Line Stream features onsite. Non-Blue Line Stream features must be identified for possible stream buffers. Perennial streams and Intermittent streams require a 50' stream buffer measured from top of bank on each side. Show and label top of stream bank. Label zones with dimensions and restrictions within the buffer. "No BUA is allowed in the entire buffer" (see section LDO 30-12-3.9 for buffer restrictions). Show and label the different zones within the buffer (see LDO 30-12-3.9F for information about the different zones). Intermittent and Perennial streams that have no special flood hazard area must shall apply a non-encroachment area to the stream. Please show & label non-encroachment area (measured 30ft from top of bank or 5x's the width of the channel) for intermittent & perennial streams. See the Land Development Ordinance (LDO) Flood Damage Prevention, Chp.30-12-2.3F for description of requirements.

Other: If the site continues to remain single-family, then site does not need to address Water Quality or Water Quantity Control. If the site is developed as multi-family or commercial, both Water Quality and Water Quantity Control must be addressed to meet current watershed requirements. If developed, all new BUA must be treated by a State approved water quality BMP/SCM and any existing BUA that would drain to the BMP/SCM to the maximum extent practicable

Utilities (Availability)
Water is available on Summit Avenue. The waterline is a 36" PCCP and the City of Greensboro's Water Resource Operations department will be the only one that can make the connection on the PCCP waterline. Sewer is available to the northwest of the property on Hicone Road or to the northwest on an outfall near 3901 Hicone Rd. Private Developer will need to extend water and sewer to City of Greensboro's Water and Sewer Design Standards.

Airport Overlay District & Noise Cone
N/A

Landscaping & Tree Conservation Requirements
There are no Landscaping or Tree Conservation requirements for single-family residential uses.

Transportation

Street Classification: Summit Avenue – Minor Thoroughfare.
Candlenut Road – Local Street.

Site Access: All access(es) must be designed and constructed to the City of Greensboro standards.

Traffic Counts: Summit Avenue AADT = 9,500 vpd (NCDOT, 2019).

Trip Generation: N/A.

Sidewalks:	Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does not exist along the frontage of this property.
Transit in Vicinity:	Yes, GTA Route 15 (Yanceyville Street/Brightwood School Road) is within 1400 ft. of the subject site, at the intersection of Summit Avenue and Brightwood School Road.
Traffic Impact Study: (TIS)	No TIS required per Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **City R-3 (Residential Single-family – 3)** zoning district would allow land uses that are compatible with the general character of the area.

***GSO**2040* **Comprehensive Plan Policies**

The requested **City R-3 (Residential Single-family – 3)** zoning district would allow uses that are generally consistent with those currently on the property and described in the **Residential** future land use designation. The ***GSO**2040* Future Built Form Map designates this location as **Urban General**. The subject property is located in **Growth Tier 1** of the Growth Tiers Map. The subject property is also located in a **Scenic Corridor Overlay District (SCOD-1)**, which requires a 50 average undisturbed buffer for the portion of the property adjacent to the Greensboro Urban Loop.

***GSO**2040* **Written Policies:**

Filling In Our Framework – How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

Goal C – People choose to live in Greensboro because every neighborhood is safe and has convenient access to first-rate schools, services, shopping, parks, and community facilities.

Strategy 2 – Invest in building and maintaining quality, accessible public recreation centers, libraries, neighborhood park facilities and other services to sustain livable neighborhoods.

Creating Great Places – Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.

Goal A – Greensboro's citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices

Strategy 2 – Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

***GSO**2040* **Map Policies:**

Future Land Use Map

Future Land Uses: The future land uses from that that plan are described below.

Residential: Includes both single-and multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

Future Built Form

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Urban General should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Active Centers and along Mixed-Use corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

Growth Tiers Map

Growth Tiers: areas outside Greensboro's city limits but inside the area in which the City can legally annex property and extend water and sewer services; this is called the Water Sewer Service Area (WSSA). Three tiers are delineated based on the cost to extend City services to the area, primarily water and sewer, solid waste collection, and Police and Fire protection, as well as long-term maintenance of City facilities. In Growth Tier 1, due to the nearby presence of existing City infrastructure, the City is able to extend services currently, if an annexation is requested; Tiers 2 and 3 will require significant City investment to serve.

Growth Tier 1: This is the area where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

CONFORMITY WITH OTHER PLANS

City Plans

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Other Plans
N/A

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach
Applicant is strongly encouraged to discuss this proposed original zoning and development with the surrounding community.

Staff Annexation Analysis
The subject property is currently located in the County. On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing annexation petitions and making a recommendation to City Council regarding annexation requests. Upon submittal of a valid annexation petition, Planning staff forwards annexation requests to City services providers. These service providers include Water Resources (water and sewer), Fire Marshal's Office, Police Department, and Solid Waste (trash and recycling services). Each service provider stated that infrastructure is in place to provide City services to this location. The Technical Review Committee recommended approval of this annexation request at its August 30, 2024 meeting. The subject property is located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan. Since this property can be served by City utility providers, it is the City of Greensboro's policy to annex the property pending approval of the associated original zoning.

Staff Original Zoning Analysis
The subject properties are approximately 2.23 acres in total and contain single-family dwellings. North and east of the request contain single-family dwellings, zoned County RS-30 (Residential Single-family). South of the request contains single-family dwellings and undeveloped land, zoned County RS-30 (Residential Single-family) and County RS-30-MH (Residential Single-family within a Manufactured Home Overlay District). West of the request contains single-family dwellings and undeveloped land, zoned City CD-R-5 (Conditional District - Residential Single-family – 5) and County RS-30 (Residential Single-family).

The proposed original zoning request supports both the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents all walks of life a variety of quality housing choices and the Filling in Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro.

This property is currently designated Residential on the Comprehensive Plan's Future Land Use Map. The requested zoning district is generally consistent with the Residential Future Land Use Designation. The Residential designation includes both single-and-multi-family residential. Other uses should generally be in the scale of a Neighborhood- or a District- Scaled Activity Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

The Comprehensive Plan's Future Built Form Map currently designates this property as Urban General. Applicable characteristics of the Urban General classification include, but are not limited to the following:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Active Centers and along Mixed-Use corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

The proposed R-3 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre. The proposed original zoning request allows uses that are similar to existing uses in the surrounding area.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040), and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation
Staff recommends **approval** of the requested **R-3 (Residential Single-family – 3)** zoning district.

Item: 5101, 5101-ZZ and 5106 Summit Avenue and

Portion of Summit Avenue Right of Way

Original Zoning

Date: October 15, 2024

Zoning Amendment Statement by City Council on Consistency with Adopted Comprehensive Plan and Reasonableness

The **Greensboro City Council** believes that its action to **approve/deny** the original zoning request for the property at **5101, 5101 ZZ, and 5106 Summit Avenue, a portion of Summit Avenue right-of-way,** and **a portion of Candlenut Road right-of-way** from **County RS-30 (Residential Single-family)** to **City R-3 (Residential Single-family – 3)** to be **consistent** with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support **approval** of the rezoning request:	Factors that support **denial** of the rezoning request:
1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. 2. The proposed City R-3 zoning district permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties. 3. The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. 4. **Other factors raised at the public hearing, if applicable (describe)**	1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. 2. The proposed City R-3 zoning district does not limit negative impacts on the adjacent properties nor does it permit uses that fit the context of surrounding area. 3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest. 4. **Other factors raised at the public hearing, if applicable (describe)**

PL(P) 24-27 & Z-24-09-002: An annexation and original zoning request from County RS-30 (Residential Single-family) to City R-3 (Residential Single-family – 3) for the properties identified as 5101, 5101 ZZ and 5106 Summit Avenue, a portion of Summit Avenue right-of-way, and a portion of Candlenut Road right-of-way, generally described as west and east of Summit Avenue and north of Candlenut Road (2.23 acres) (RECOMMENDED APPROVAL)

Mr. Carter reviewed the summary information for the subject properties and surrounding properties.

Mr. Carter stated that the GSO2040 Comprehensive Plan currently designates the subject property as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. Staff determined the proposed original zoning request supports both the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents all walks of life a variety of quality housing choices and the Filling in Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro. The proposed R-3 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre. The proposed original zoning request allows uses that are similar to existing uses in the surrounding area. Staff recommended approval of the request.

Chair O'Connor asked for any questions or comments from the Commissioners. Hearing none, she asked if the applicant or anyone else wished to speak in favor of the request. The applicant was present but did not wish to speak. Chair O'Connor having no opposition to the request closed the public hearing.

Vice Chair Magid made a motion to annex the property, seconded by Mr. Peterson. The Commission voted 8-0, (Ayes: Chair Sandra O'Connor, Vice Chair Catherine Magid, Skenes, Downing, Gilmer Sr., Turner, Peterson and Glass). Nays: (None).

Vice Chair Magid then stated regarding agenda item Z-24-09-002, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 5101, 5101 ZZ, and 5106 Summit Avenue, a portion of Summit Avenue right-of-way, and a portion of Candlenut Road right-of-way from County RS-30 (Residential Single-family) to City R-3 (Residential Single-family – 3) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed City R-3 zoning district permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. Mr. Gilmer seconded the motion.

The Commission voted 8-0, (Ayes: Chair Sandra O'Connor, Vice Chair Catherine Magid, Skenes, Downing, Gilmer Sr., Turner, Peterson and Glass). Nays: (None).

Chair O’Connor advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, October 15, 2024 City Council Meeting.

AMENDING OFFICIAL ZONING MAP

5101, 5101-ZZ AND 5106 SUMMIT AVENUE AND PORTION OF SUMMIT AVENUE RIGHT OF WAY, GENERALLY DESCRIBED AS WEST AND EAST OF SUMMIT AVENUE AND NORTH OF CANDLENUT ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by original zoning from **County RS-30 (**Residential Single Family) to **City R-3** (Residential Single Family – 3)

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of July 31, 2024), said point being the northwest corner of Lot 2 of William N. Robinson & wife Barbara M., as recorded in Plat Book 72, Page 274; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the northern line of said Lot 2 S 61° 06' E 516.30 feet to the northeast corner of said Lot 2; thence in an easterly direction, crossing Summit Avenue (SR #2526), approximately 85 feet to the southwest corner of Lot 1 of Ryntha Amanda Gray Subdivision, as recorded in Plat Book 26, Page 23; thence with the southern lines of Lots 1 and 69 through 66 of said subdivision along the northern right-of-way line of Candlenut Road (SR #2638) (formerly Pecan Lane) S 87° 12' E 420.4 feet to the southeast corner of said Lot 66, also being the southwest corner of Lot 65 of said subdivision; thence with the eastern line of said Lot 66 N 02° 48' E 236.0 feet to the northeast corner of said Lot 66; thence with the northern lines of said Lots 66 through 69 and of an unnumbered lot of said subdivision N 87° 12' W 298.43 feet to an old iron at the northwest corner of said unnumbered lot; thence in a southerly direction with the eastern right-of-way line of Summit Avenue S 30° 09' W 222 feet to a point, thence in a westerly direction, crossing Summit Avenue, approximately 60 feet to the northeast corner of Lot 27 of the Lowe Sub-division, as recorded in Plat Book 5, Page 411; thence in a westerly direction with the northern line of said Lot 27 519.9 feet to the northwest corner of said lot, a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a southerly direction with the western lines of lots 27 through 24 of said subdivision 100 feet to the southwest corner of said Lot 24, being at the point and place of BEGINNING, and containing approximately 2.23 acres. All plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-3 (Residential Single Family - 3)** zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 3. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 4. This ordinance shall be effective on October 15, 2024.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-721

Agenda Item# H.16.

Agenda Date: 10/15/2024. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2024-721 Public Hearing for an Ordinance for Rezoning for A Portion of 2645 Randleman Road – Zachary E. Sharp for Cipriano Berrospe Cabrera and others

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☒Other/Admin Promote Economic Development

Council District: District 1

Public Hearing: Yes
Advertising Date/By: October 3 and 10, 2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:
Zachary E. Sharp for Cipriano Berrospe Cabrera, Jose Luis Berrospes-Bustos and Cipriano Berrospe-Bustos, is requesting rezoning from LI (Light Industrial) to **C-M** (Commercial Medium) for a portion of 2645 Randleman Road, generally described as east of Randleman Road and north of Corliss Street.

Because the Planning and Zoning Commission's approved this request with less than 6 favorable votes, the City Council will conduct a public hearing to consider and take action on this request at its **October 15, 2024** meeting.

BACKGROUND:
Following a public hearing on September 16, 2024, the Planning and Zoning Commission voted 5-4 to recommend approval of this request. There was one speaker in favor and one in opposition for this item. (See minutes of the September 16, 2024 Planning and Zoning Commission meeting).

Since the Planning and Zoning Commission approved this request with less than 6 favorable votes, the City Council must hold an additional public hearing and take final action.

BUDGET IMPACT:
This item will have no budget impact.

ACCOUNT NUMBER:
N/A

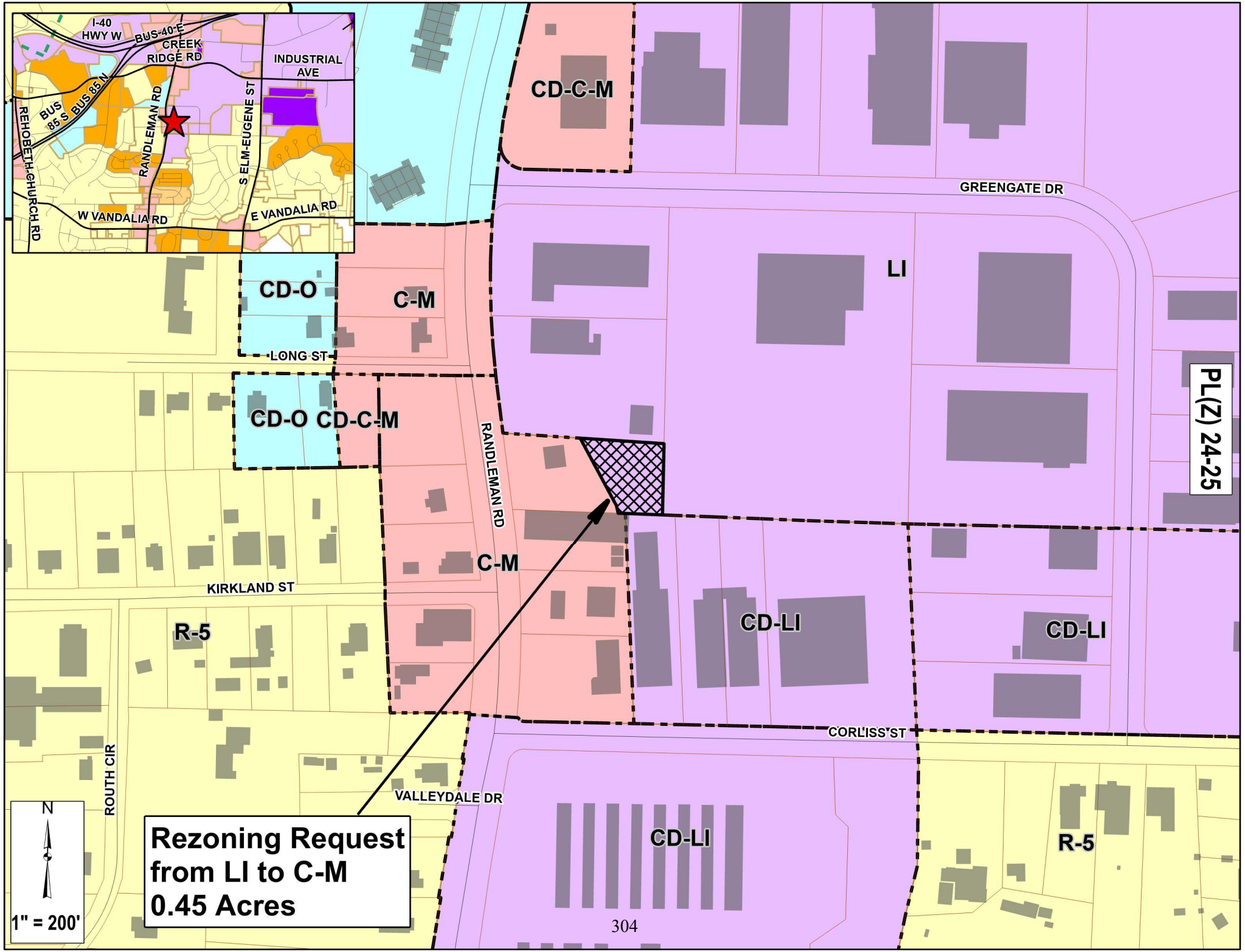
RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request 5-4.

Planning recommends **approval** of the **C-M** zoning request based on:

- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.

- Request is consistent with the **Growing Economic Competitiveness** Big Idea so Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.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Rezoning Request
from LI to C-M
0.45 Acres

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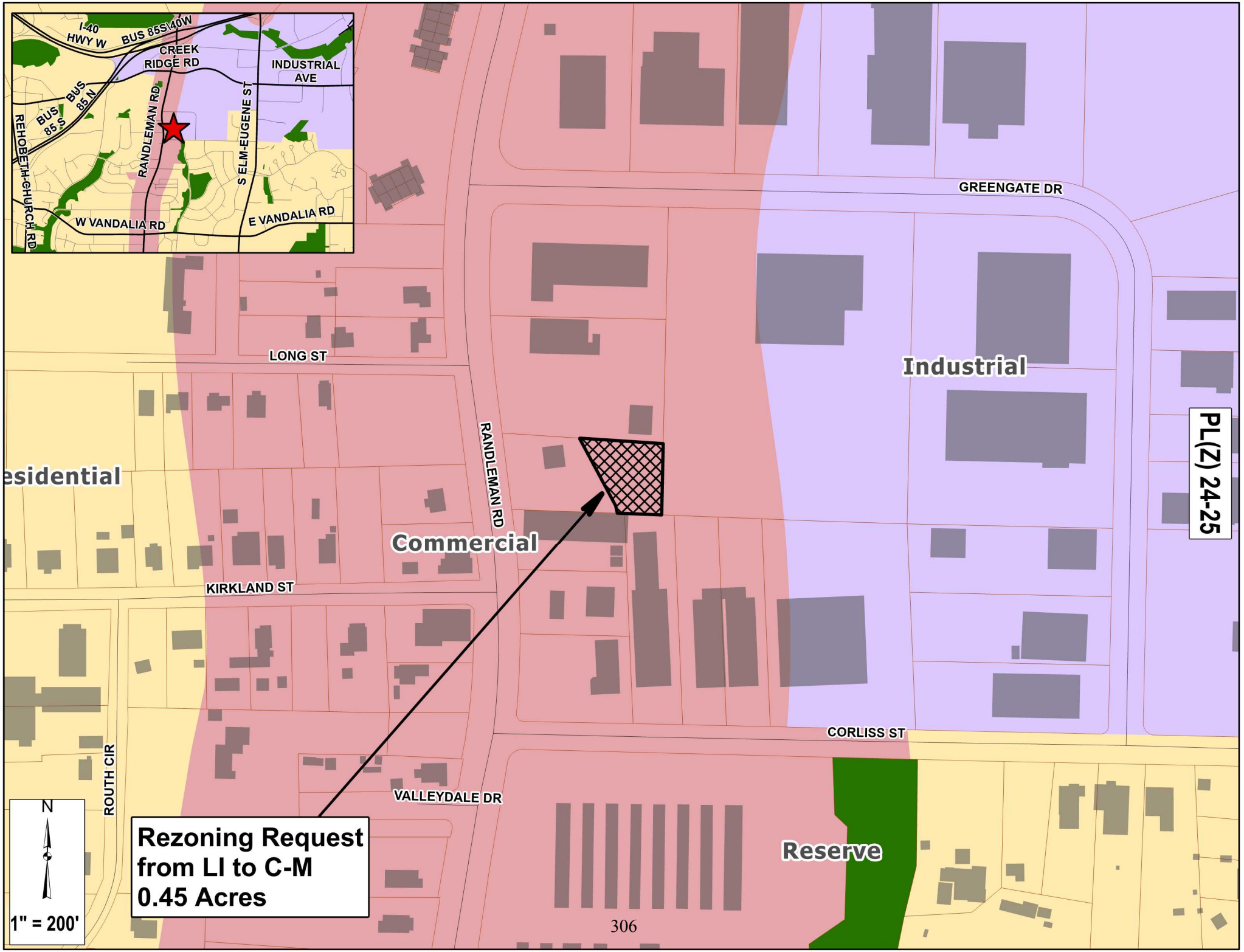
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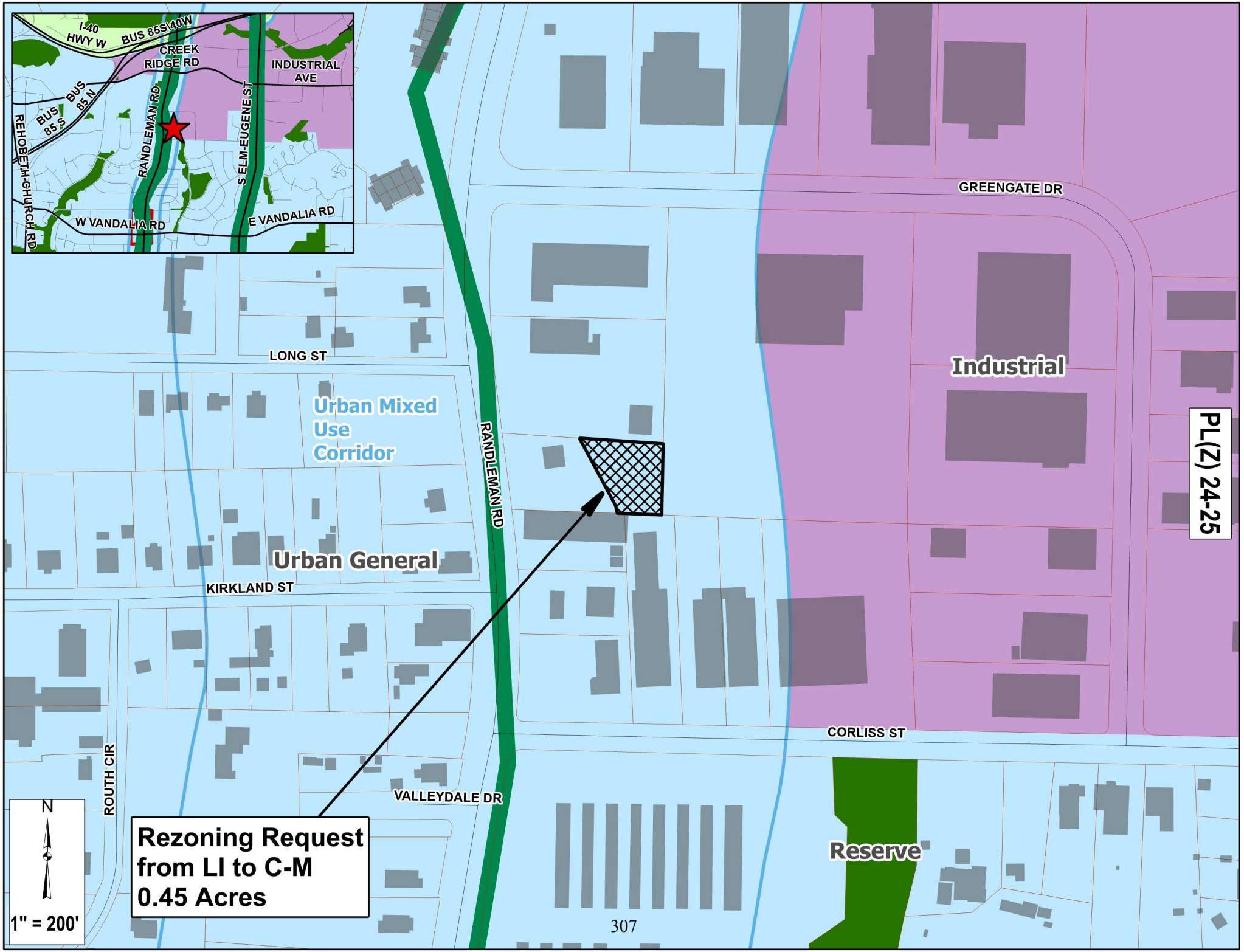
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Rezoning Request
from LI to C-M
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PIZ-24-25

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: October 15, 2024

GENERAL INFORMATION

APPLICANT	Zachary Sharp for Cipriano Berrospe Cabrera, Jose Luis Berrospe-Bustos, and Cipriano Berrospe-Bustos
HEARING TYPE	Rezoning Request
REQUEST	LI (Light Industrial) to C-M (Commercial - Medium)
CONDITIONS	N/A
LOCATION	A portion of 2645 Randleman Road
PARCEL ID NUMBER(S)	A portion of 7862299003
PUBLIC NOTIFICATION	The notification area for this public hearing was 750 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). **69** notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.45 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Some limited vegetation at the rear of the property

SITE DATA
Existing Use Contractor's Office

	Adjacent Zoning	**Adjacent Land Uses**
N	LI (Light Industrial)	Dental offices
E	LI (Light Industrial)	Wholesale trade
S	C-M (Commercial – Medium) and LI (Light Industrial)	Automobile service shop and industrial gas wholesale
W	C-M (Commercial – Medium)	Tattoo parlor and outdoor storage

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject property is currently zoned LI (Light Industrial). This has been the zoning on this property since the adoption of the Land Development Ordinance (LDO) in July 2010).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing **LI**	Requested **C-M**
Max. Density:	N/A	N/A
Typical Uses	Typical uses in the LI district may include limited manufacturing, wholesaling, warehousing and distribution uses.	Typical uses in the C-M district may include various retail, restaurant, office and service uses.

***These regulations may not reflect all requirements for all situations; see the City of Greensboro Land Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

The subject site is not located within any overlays.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed: Site drains to South Buffalo Creek, Non-Watersupply Watershed

Floodplains: N/A

Streams: N/A

Other: Site is <1acre and must address current watershed requirements for Water Quantity Control for Phase 2 must be addressed for the entire site. If detention is required for Water Quantity Control, site must reduce the 1yr, 2yr & 10yr 24hr storms to pre-development levels. All BUA must be treated by a State approved water quality BMP/SCM.

Utilities (Availability)
Water and sewer are available on Randleman Rd that fronts 2645 Randleman Rd. Private developer will need to extend water and sewer to City of Greensboro's Water and Sewer Design Standards.

Airport Overlay District & Noise Cone
n/a

Landscaping & Tree Conservation Requirements

Street Yards:
Street planting yards must be installed abutting public street rights-of-way. The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

Buffer Yards:
Adjacent to vacant property/same land use class: 5' wide Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line.

Parking Lots:
When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line. This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet.

Trees for required parking spaces: 1 canopy tree per 12 spaces, in islands or medians within the parking lot.

On lots of record that existed prior to July 1, 1992 that are less than 55,000 square feet in area, no development is required to landscape more than 15% of the site

Tree Conservation:
For 0.45 acres, 1% of parcel size to be dedicated in critical root zone for Tree Conservation.

Transportation

Street Classification:	Randleman Road – Major Thoroughfare. Corliss Street – Collector Street.
Site Access:	All access(es) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Randleman Road AADT = 21,500 (NCDOT, 2019)
Trip Generation:	N/A.

Sidewalks:	Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does currently exist along the frontage of this property.
Transit in Vicinity:	Yes, GTA Route 13 (Randleman Road) is adjacent to the subject site, along Randleman Road.
Traffic Impact Study: (TIS)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **C-M (Commercial – Medium)** zoning district would allow land uses that are compatible with the general character of the area.

***GSO**2040* **Comprehensive Plan Policies**

The ***GSO**2040* Future Land Use Map designates this location as **Commercial**. The ***GSO**2040* Future Built Form Map designates this location as **Urban General**. The requested **C-M (Commercial – Medium)** zoning district, as conditioned, is supported by the land use and future built form designations. The subject site is also located in an **Urban Mixed Use Corridor** and the **Randleman Road Reinvestment Corridor**.

***GSO**2040* **Written Policies**

Growing Economic Competitiveness – Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.

Goal A – Strategic public investment in historically underserved areas of Greensboro attracts private investment and sets the stage for revitalization without displacing existing residents.

Strategy 3 – Commercial development that is sustainable and compatible with neighborhood objectives should be encouraged.

Filling In Our Framework – How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.

Goal A – Greensboro is recognized and admired for its attractive, walkable and compact mixed-use activity centers where people live, work and enjoy life.

Strategy 1 – Encourage higher density, mixed-use, walkable infill development.

***GSO**2040* **Map Policies**

Future Land Use Map

Future Land Uses: Broad areas based on the main character of land uses that we want to see in the future. These are not intended to be exclusive; it is assumed that there are a variety of uses in each area, but the designation reflects the area's predominant character.

Commercial: includes retail sales, wholesale sales, personal service businesses, professional service businesses, restaurants, entertainment, hotels and hospitality, commercial assembly halls, and event spaces. These can be either linear commercial corridors or larger centers of commercial development or a combination of both. Some

include residential uses as well, and represent an opportunity for denser development, particularly in conjunction with enhanced transit service and mobility hubs.

Future Built Form Map

Place Types: Areas that have a consistency of character, identity or purpose and that are most often bounded by corridors, natural features, or parks that create transition or separation from other neighborhoods that may not share the same characteristics.

Urban General: Should reflect these characteristics:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.
2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

Corridors: Corridors are the linear commercial and office developments typically along collector or arterial roadways. They include properties directly fronting on the road and may include properties having primary access to or in immediate proximity to the road. The character and function of the road and the uses within a corridor are highly correlated.

Urban (Mixed-Use) Corridors reflect these additional characteristics:

1. Consistency with adopted corridor plans.
2. Cross easements are provided for vehicular and pedestrian access.
3. They meet the existing need and convenience of the surrounding community.
4. Visual clutter and confusion caused by sign proliferation is minimized while maintaining safe and efficient wayfinding for both pedestrians and vehicles.
5. Landscaping, sidewalks, lighting, fencing, and building features are located so as to guide pedestrian movement on or through the site. On-site and on-building lighting at entrances and along walkways is maintained at safe lighting levels.

Reinvestment Areas and Corridors reflect these additional characteristics:

1. Consistency with adopted corridor plans.
2. Uses that support or provide access to employment are prioritized.
3. Existing buildings are adapted for reuse.
4. Neighborhood support services are accommodated.
5. Specific deficiencies, such as lack of access to healthy food, health services, and social services are eliminated.
6. Barriers to reinvestment are reduced.

7. Displacement is avoided for creative and activity-producing uses such as artist studios, work/live spaces, and galleries.

CONFORMITY WITH OTHER PLANS

City Plans

Randleman Road Phase 2

The subject site is located in the Randleman Road Phase 2 study area.

Sustainability Action Plan

Element 1) Transportation and Land Use:

Policy 1) Encourage increased density, a mix of land uses and more integrated links between transportation and land use through changes to Greensboro's Comprehensive Plan, Development Ordinance and other related plans.

Other Plans

N/A

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of surrounding properties.

Staff Analysis

The subject property is approximately 0.45 acres and contains a roofing contractor's office. North of the request contains a dental office, zoned LI (Light Industrial). East of the request contains a wholesale trade use, zoned LI (Light Industrial). South of the request contains automobile service shop and industrial gas wholesale, zoned C-M (Commercial – Medium) and LI (Light Industrial). West of the request contains a tattoo parlor and outdoor storage, zoned C-M (Commercial – Medium).

The proposed rezoning request supports the Comprehensive Plan's Growing Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed and the Comprehensive Plan's Filling in our Framework strategy to encourage higher density, mixed-use, walkable infill development.

The GSO240 Comprehensive Plan's Future Land Use Map designates this property as Commercial. The Commercial designation includes retail sales, wholesale sales, personal service businesses, professional service businesses, restaurants, entertainment, hotels and hospitality, commercial assembly halls, and event spaces. These can be either linear commercial corridors or larger centers of commercial development or a combination of both. Some include residential uses as well, and represent an opportunity for denser development, particularly in conjunction with enhanced transit service and mobility hubs.

The Comprehensive Plan's Future Built Form Map currently designates this property as Urban General within an Urban Mixed-Use Corridor and the Randleman Road Reinvestment Corridor. Applicable characteristics of the Urban General classification include, but are not limited the following:

1. Setbacks, building orientation, building materials, height, and scale of residential buildings are considered within the existing neighborhood context.

2. New housing helps increase the range of choice, supply, and adds additional appropriately-scaled density with: Missing Middle housing; mid-rise multi-family; and high-rise multi-family in Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

Corridors: Corridors are the linear commercial and office developments typically along collector or arterial roadways. They include properties directly fronting on the road and may include properties having primary access to or in immediate proximity to the road. The character and function of the road and the uses within a corridor are highly correlated.

Urban (Mixed-Use) Corridors reflect these additional characteristics:

1. Consistency with adopted corridor plans.
2. Cross easements are provided for vehicular and pedestrian access.
3. They meet the existing need and convenience of the surrounding community.
4. Visual clutter and confusion caused by sign proliferation is minimized while maintaining safe and efficient wayfinding for both pedestrians and vehicles.
5. Landscaping, sidewalks, lighting, fencing, and building features are located so as to guide pedestrian movement on or through the site. On-site and on-building lighting at entrances and along walkways is maintained at safe lighting levels.

Reinvestment Areas and Corridors reflect these additional characteristics:

1. Consistency with adopted corridor plans.
2. Uses that support or provide access to employment are prioritized.
3. Existing buildings are adapted for reuse.
4. Neighborhood support services are accommodated.
5. Specific deficiencies, such as lack of access to healthy food, health services, and social services are eliminated.
6. Barriers to reinvestment are reduced.
7. Displacement is avoided for creative and activity-producing uses such as artist studios, work/live spaces, and galleries.

The proposed C-M zoning district is intended to accommodate a wide range of retail, service, office, and multi-family residential uses in a mixed-use environment. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks. The majority of the subject property is currently zoned C-M. The proposed uses are compatible with the existing uses on adjacent tracts. The proposed zoning request is appropriate given the property's location along a major thoroughfare.

This request is consistent with the intent and purpose of the zoning code, the Comprehensive Plan (GSO2040) and is generally compatible with the existing development and trend in the surrounding area.

Staff Recommendation
Staff recommends **approval** of the requested **C-M (Commercial – Medium)** zoning district.

Z-24-08-010: A rezoning request from LI (Light Industrial) to C-M (Commercial – Medium) for the property identified as a portion of 2645 Randleman Road, generally described as east of Randleman Road and north of Corliss Street (0.45 acres). (RECOMMENDED APPROVAL)

Mr. Carter reviewed the summary information for the subject property and surrounding properties. He pointed out that the current zone for most of the property is C-M (Commercial Medium). He stated that approximately one-third to the rear of the property is zoned LI (Light Industrial). He explained that the request is to rezone the LI portion to C-M.

Mr. Carter stated that the Comprehensive Plan's Future Built Form Map currently designates this property as Urban General within an Urban Mixed-Use Corridor and the Randleman Road Reinvestment Corridor. The GSO240 Comprehensive Plan's Future Land Use Map designates this property as Commercial. Staff determined the proposed rezoning request supports the Comprehensive Plan's Growing Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed and the Comprehensive Plan's Filling in our Framework strategy to encourage higher density, mixed-use, walkable infill development. The proposed C-M zoning district is intended to accommodate a wide range of retail, service, office, and multi-family residential uses in a mixed-use environment. The proposed uses are compatible with the existing uses on adjacent tracts. The proposed zoning request is appropriate given the property's location along a major thoroughfare. Staff recommended approval of the request.

Chair O'Connor asked for any questions or comments from the Commissioners. Hearing none, she asked for the applicant or anyone else to speak in favor of the request to come to the podium.

Kameron Dozier, 143 North Main Street, Kernersville, on behalf of O'Brien Architecture said he was representing the applicant. Mr. Dozier said the applicant also owned the adjacent property which contained an auto shop. He explained that the business use on the subject property would remain, however, the applicant wanted additional parking for a special event center on the adjacent property. He mentioned that City staff advised a Traffic Impact Analysis would not be required. He said the main reason for the request is to allow shared parking which could not happen under the current LI zone.

Chair O'Connor asked Mr. Dozier if the subject property was shared with the adjacent property.

Mr. Dozier stated that was the case and it would require additional steps. He pointed out that even without the shared parking, the applicant wanted the subject property to have one zone, the C-M zone.

Chair O'Connor asked for questions or comments from the Commissioners. Hearing none, she asked if the applicant or anyone else wished to speak further in favor of the request. Hearing none, Chair O'Connor asked for anyone wishing to speak in opposition to the request to come to the podium.

Sharon Hightower, 6 Belles Court, stated there were improvement projects happening along Randleman Road, being a major corridor in Greensboro. She mentioned she attended several community meetings focused on revitalizing the area and wanted to know if the applicant had any

community outreach. Mr. Hightower said that the area was deserving of improvements since it has been in the past underserved, overlooked and neglected. She felt that the residents of the Randleman Road and surrounding areas should be included and should have the opportunity to talk about the request.

Chair O'Connor inquired if there was anyone else wishing to speak in opposition to the request. Hearing none, she asked if the applicant wished to speak further on the request.

Mr. Dozier, stated the applicant has been operating in the community for a while. He said he was unsure about the community outreach. He mentioned that they sent copy of the proposal to the notification mailing list received from staff. He stated they did online survey for feedbacks on the request. He said they did not hold a community meeting. Mr. Dozier mentioned the special event center would be beneficial to the community.

Mr. Kirkman advised the Commissioners that the applicant submitted the summary of neighborhood communications, which was found in their package.

Ms. Skenes sought for clarification of the request and stated that the applicant owned 2645 and 2649 Randleman Road. She noted that the applicant planned on using the back portion of the building on the adjacent property as a special event center.

Mr. Dozier corrected that the front portion of the building on 2649 Randleman Road would be used for the special event center. He said they intended to remodel the front of the building to improve the roadside appearance.

Ms. Skenes restated the front of the building on 2649 Randleman Road, which was not the subject of the request, would have the special event center.

Mr. Dozier concurred with Ms. Skenes and said half of the building would be a special event center and the remaining half used for the auto shop.

Ms. Skenes noted that for the special event center to operate additional parking was required. She stated that the additional parking could be allowed in the C-M zone and not in the LI zone.

Mr. Dozier agreed with Ms. Skenes and said as he understood after meeting with staff.

Mr. Kirkman explained that the parking associated with the use should be the same zone because special event centers were not allowed in LI zone.

Mr. Engle asked about the property having split zones. Mr. Kirkman advised how that could have happened.

Ms. Skenes continued to clarify the request; she said that the subject property has two zones. She stated that the request would allow the subject property to be one zone, rezoning the back portion from LI to C-M.

Mr. Kirkman concurred with Skenes about the property having one zone.

Ms. Skenes then noted the request was a "zoning cleanup" and downzoning moving from LI to C-M and looked to staff for clarification.

Mr. Kirkman agreed with the zoning cleanup but stated that for the most part both LI and C-M zoning districts allowed for similar uses.

Ms. Skenes reaffirmed that the request would make the subject property one zone and provide additional parking for the special event center.

Mr. Dozier agreed with Skenes.

Vice Chair Magid summarized that the request would make the subject property one zone, C-M. She mentioned that the subject property would be used for additional parking, and that the special event center would be in an appropriate zone and was not part of the request.

Mr. Dozier agreed and noted that he only mentioned the special event center to better explain the request.

Mr. Peterson inquired about the community feedback from the survey.

Mr. Dozier replied he was unsure of any response and stated the survey was sent out later in the previous week.

Mr. Peterson mentioned that the residents had a vision for Randleman Road, he also noted there was another special event center in proximity to the subject property. He said he would prefer the applicant to meet with the residents.

Mr. Engle noted that the letter mailed to the residents had no date and assumed it was sent the previous week.

Mr. Dozier pointed to the date on the registered mail slips.

Mr. Engle after reviewing the registered mail slips noted the letter were mailed on September 11th few days prior to the Planning and Zoning Commission meeting. Mr. Engle asked the applicant if he was opened to continuing the request to allow for community outreach.

Mr. Dozier said he hoped to have feedback from the community in time for the meeting. He stated that even if they should be open to community engagement there would not be any substantial reason against the request. He expressed that the request would benefit the neighborhood in terms of making the area looks better. He mentioned he was working on design drawings for the proposed development.

Mr. Peterson asked the applicant if the plan they are working on was better than what the City envisioned for Randleman Road.

Mr. Kirkman advised the Commissioners that the special event facility use was allowed in the C-M zoning district. He pointed out that both the front section of 2645 and all of 2649 Randleman Road are C-M zone. He stated the applicant owned both properties and for the owner to have the special event facility the associated parking should be provided in the appropriate zone. He clarified the Commissioner's questions and asked if the applicant was opened to the 30 days continuance to the October Planning and Zoning Commission meeting to allow for community outreach.

Mr. Downing consented with Mr. Kirkman and added that the notices were late, and the residents would need more time to respond. He stated it would be better to have the residents' input on the request. He noted that even with the applicant's good intension of sending notices it appeared no community outreach took place. He acknowledged that the City was working on the Randleman Road corridor plan, and he felt that the request should be considered in this context.

Chair O'Connor recognized the applicant's efforts in sending notices to the residents. She explained to the applicant that the usual approach would be to hold community meetings where the applicant and the residents get together to discuss the request. However, she stated that the request was for a corner of a property which is differently zoned. She mentioned the logical approach would be to have one zone.

Chair O'Connor asked for additional questions or comments from the Commissioners.

Mr. Engle stated that the use would be permitted but the construction would not be permitted. He said should there have been community outreach he could easily support the request. He expressed that he highly value the neighborhood engagement process and there was none for consideration. He again asked the applicant if he would be opened to the continuance of the request for more community outreach.

Mr. Gilmer, Sr sought Mr. Ducharme advice on the 30 days continuance to allow for the community outreach.

Mr. Ducharme advised that the applicant had the choice to agree to the 30 days continuance or proceed with the hearing.

Mr. Dozier asked the Commissioners to proceed with the hearing.

Mr. Downing indicated he would not be supporting the request. He pointed out there were community meetings held on September 10th and 11th to discuss the Randleman Road Corridor Plan.

Ms. Glass asked staff for clarification on the requirements for the notification of adjacent property owners.

Mr. Kirkman stated that the notification would be done by city staff. He said that the notices should be sent by first class mail between 10 to 25 days prior to the Hearing. He noted there are no requirements for the applicant as it relates to communication with residents. He pointed out that the request was for straight zoning and what the LDO addresses would be for conditional zoning districts with residential uses within the notification buffer. He said in the latter case, the applicant would be required to demonstrate steps taken to communicate with the adjacent property owners. He said the Commissioner had the discretion for additional conversations, between the applicant and adjacent property owners, but he wanted the Commissioner to be aware of the LDO requirements.

Mr. Glass asked whether the applicant providing notice to adjacent property owners was a practice and not a requirement.

Mr. Kirkman agreed it is a practice that staff encouraged knowing it would be the desired approach for the Commission and City Council. He said that staff could not dictate how or when notice were done by the applicant.

Mr. Ducharme added that the matter of applicant sending notice to adjacent property owners is an established practice as opposed to Statutory requirements.

Mr. Carter addressed the split zone concerns and stated that the LI boundary followed a former property line. He explained that the property lines were revised, and the zoning would not change.

Chair O'Conner inquired if there was anyone wished to speak further in opposition to the request. She asked if the applicant had additional comments.

Mr. Dozier noted he asked staff for assistance with the community outreach. He stated the community coalition reached out asking about the community outreach. He said he wished the contact was earlier allowing for community engagement.

Chair O'Connor asked if the applicant or anyone else wished to speak further in favor of the request. Hearing none, Chair O'Connor asked for anyone wishing to speak further in opposition to the request.

Sharon Hightower, 6 Belles Court, highlighted that the community was working towards improving the Randleman Road corridor. She said the way in which growth and development happened in the community needed to be done in a respectful manner. She stated that with big economic project such as Toyota being in such proximity more focus was on the Randleman Road area and Southeast Greensboro. Mr. Hightower said that an event facility could be good but what type of facility would it be, the resident could not say what would be the associated impacts. She emphasized that the resident's input should be respected.

Chair O'Connor inquired if anyone else wished to speak further in opposition to the request. Hearing none, she closed the public hearing.

Chair O'Connor then asked for questions or comments from the Commissioners.

Ms. Turner wanted to know how the determination on the request would be affected by the Randleman Road Corridor Plan to be considered at the next meeting in October.

Mr. Clegg introduced himself as the Manger of the Land Range Division. He said staff has been working on the corridor plan since late last year. He stated that through community outreach the residents desired the revitalization and modernization, along with diverse land uses along the corridor. He stated that the straight zoning request did not call for detailed information hence it was not easy to know how the request would fit into the Corridor Plan.

Vice Chair Magid wanted to know if the Commissions determination would be a final action and whether the applicant could appeal.

Mr. Kirkman confirmed the determination would be final action and the applicant had ten (10) days to appeal. He noted the appeal would be presented at City Council meeting.

Mr. Engle stated that it appeared the applicant could not take advantage of the small area of land under the C-M nor the small area of land under the LI.

Mr. Kirkman explained that the special event use was allowed in the C-M zoning district and could have associated parking. He reminded the Commission of a similar request where

associated parking for a restaurant use would be on adjacent property which was rezoned to allow the parking. He advised the Commission that the request before them was the same concept.

Ms. Skenes said that the focus was on the special event center which was not part of the request. She stated that the request would be rezoning from LI to C-M allowing the subject property to have one zone.

Mr. Engle said there would be prohibited uses on the subject property based on the current zone, and therefore required zoning change. He said that the proposed zone would allow more uses to be available. He was concerned that the surrounding property owners had no opportunity to comment on the request. He said he would be inclined to favor a conditional zoning district but as a straight zoning more scrutiny should be given.

Vice Chair Magid restated, the building for the special event facility existed and was in the appropriate zone C-M. She stated that the focus should be on the portion zoned LI on the subject property.

Vice Chair Magid then stated regarding agenda item Z-24-08-010, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the property at a portion of 2645 Randleman Road from LI (Light Industrial) to C-M (Commercial – Medium) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed C-M zoning district permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. Ms. Turner seconded the motion.

The Commission voted 5-4, (Ayes: Chair Sandra O'Connor, Vice Chair Catherine Magid, Skenes, Gilmer Sr. and Turner). Nays: (Downing, Peterson, Engle and Glass).

Chair O'Connor advised the votes was less than the required six count and constituted a favorable recommendation and was subject to a public hearing at the Tuesday, October 15, 2024 City Council Meeting.

Chair O'Connor urged the applicant to improve on the community outreach and be prepared to make presentation for the request to the City Council.

Item: Portion of 2645 Randleman Road

Rezoning

Date: October 15, 2024

Zoning Amendment Statement by City Council on Consistency with Adopted Comprehensive Plan and Reasonableness

The **Greensboro City Council** believes that its action to **approve/deny** the rezoning request for the property at **a portion of 2645 Randleman Road** from **LI (Light Industrial)** to **C-M (Commercial – Medium)** to be **consistent** with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support **approval** of the rezoning request:	Factors that support **denial** of the rezoning request:
1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. 2. The proposed C-M zoning district permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties. 3. The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. 4. **Other factors raised at the public hearing, if applicable (describe)**	1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. 2. The proposed C-M zoning district does not limit negative impacts on the adjacent properties, nor does it permit uses that fit the context of surrounding area. 3. The request is not reasonable due to the size, physical conditions, and other attributes of the area, it will be a detriment to the neighbors and surrounding community, and denial is in the public interest. 4. **Other factors raised at the public hearing, if applicable (describe)**

AMENDING OFFICIAL ZONING MAP

PORTION OF 2645 RANDLEMAN ROAD, GENERALLY DESCRIBED AS EAST OF RANDLEMAN ROAD AND NORTH OF CORLISS STREET

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from **LI (Light Industrial)** to **C-M (Commercial Medium).**

The area is described as follows:

BEGINNING at the intersection of the northern line of Lot 2 of Recombination of Property for Judith R. Stutts, as recorded in Plat Book 112, Page 23, and an "old property line" shown on said plat; thence with said northern line N 87° 53' 32" E approximately 180 feet to a new iron pipe at the northeast corner of said Lot 2; thence with the eastern line of said Lot 2 S 00° 17' 21" E 122.01 feet to an existing iron pipe found at the southeast corner of said Lot 2; thence with the southern line of said Lot 2 N 89° 33' 00" W approximately 120 feet to its intersection with said "old property line"; thence in a northwesterly direction with said "old property line" approximately 150 feet to the point of BEGINNING, and containing approximately 0.45 acres. The plat referred to hereinabove is recorded in the Office of the Guilford County Register of Deeds.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **C-M (Commercial Medium)** zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 3. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 4. This ordinance shall be effective on October 15, 2024.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-730

Agenda Item# H.17.

Agenda Date: 10/15/2024. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2024-730 Resolution to Close a Portion of Standard Drive (Cheryl Miller, Rita Phillips, Ann Kirkman, Ricky Rice and Phillip Kirkman

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☒Other/Admin Promote Economic Development

Council District: District 5

Public Hearing: Yes
Advertising Date/By: 10/5/2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:
Cheryl Rice Miller, Rita Rice Phillips, Ann Rice Kirkman, Ricky A. Rice and Phillip L. Kirkman, have requested to close a portion of Standard Drive that bisects 215 Standard Drive by approximately 778 feet. Staff requests that City Council hold a public hearing to receive public comment and to consider adoption of the street closing resolution.

BACKGROUND:
The City Council is being asked to consider closing the following street: Portion of Standard Drive that bisects the property at 215 Standard Drive approximately 778 feet.

The total area of R-O-W that is requested to be closed is identified as approximately 5,494 square feet (0.13 acres).

- Applicant: Cheryl Rice Miller, Rita Rice Phillips, Ann Rice Kirkman, Ricky A. Rice and Phillip L. Kirkman
- The signees make up 100% of the road frontage along the R-O-W requested to be closed.

The City must make two determinations in order to close a street: (1) that closing the street to vehicular traffic is not contrary to the public interest and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress.

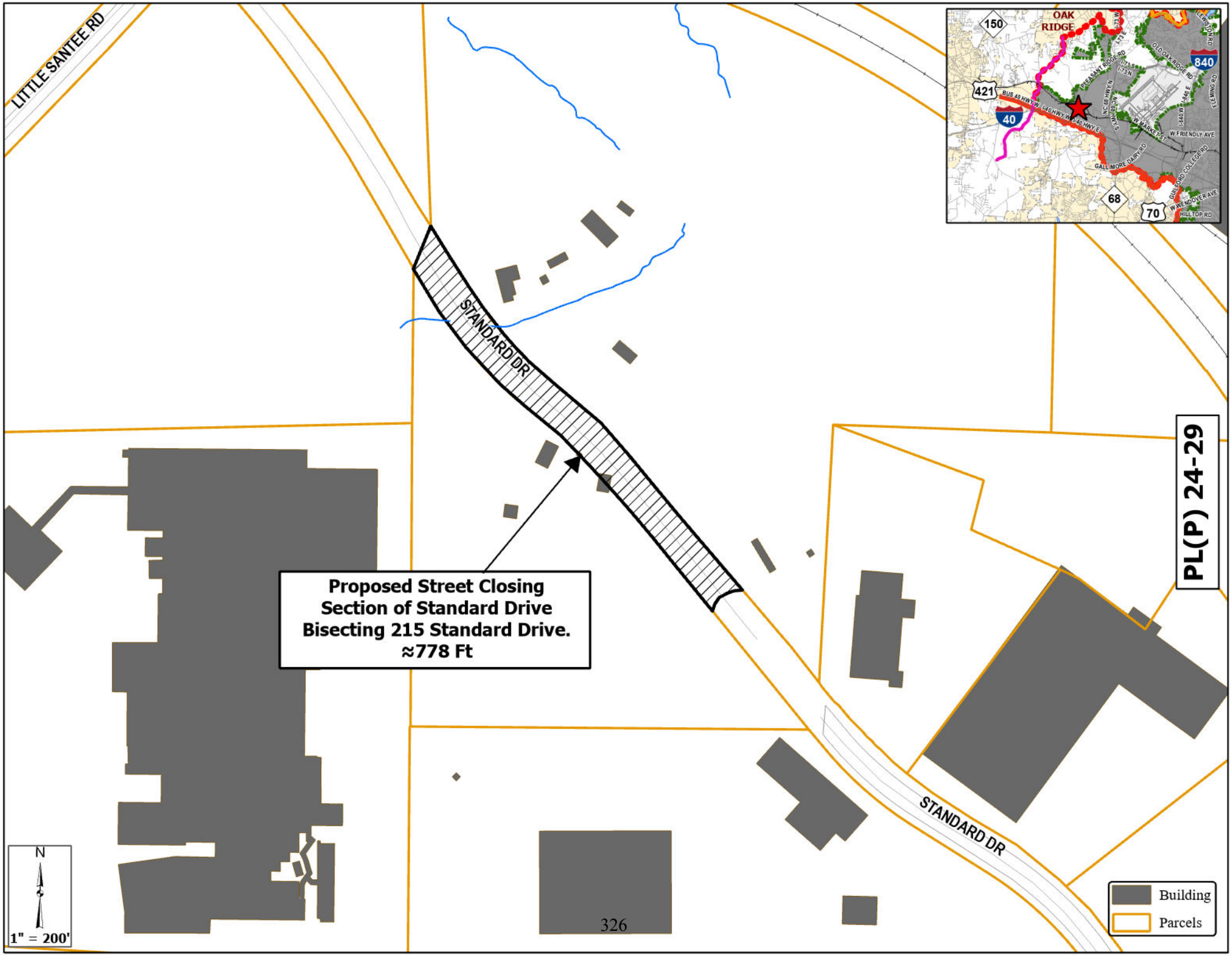
At their September 13, 2024 meeting, the Technical Review Committee recommended closing the above described Corsair Lane with the following conditions:

1. The street closure is not final until a plat is recorded satisfying the conditions below and showing the area within the closed right of way being combined in with the remainder of 215 Standard Drive.
2. Where required, a stormwater drainage easement shall be dedicated on the plat.
3. In accordance with Greensboro Department of Transportation Standards, turnarounds are required at the ends of both remaining sections of Standard Drive. If the section of Standard Drive connecting to Little Santee Road is closed, then the northwest turnaround may also be closed. If all residential structures are removed from the property and a gate is installed at the point where Standard Drive crosses the western property line of 215 Standard Drive, then the northwest turnaround is not required.

BUDGET IMPACT:
This item will have no budget impact.

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and adopt the resolution to close this street.


LITTLE SANTEE RD
STANDARD DR
Proposed Street Closing
Section of Standard Drive
Bisecting 215 Standard Drive.
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STANDARD DR
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1" = 200'
Building
Parcels
OAK RIDGE
150
421
40
840
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70
W FRIENDLY AVE
GALLIMORE DAIRY RD
W MARKET ST
PLEASANT RIDGE RD
OLD OAK RIDGE RD
FLEMING RD
GUILFORD COLLEGE RD
W WENDOVER AVE
HILLTOP RD

LITTLE SANTEE RD
STANDARD DR
Proposed Street Closing
Section of Standard Drive
Bisecting 215 Standard Drive.
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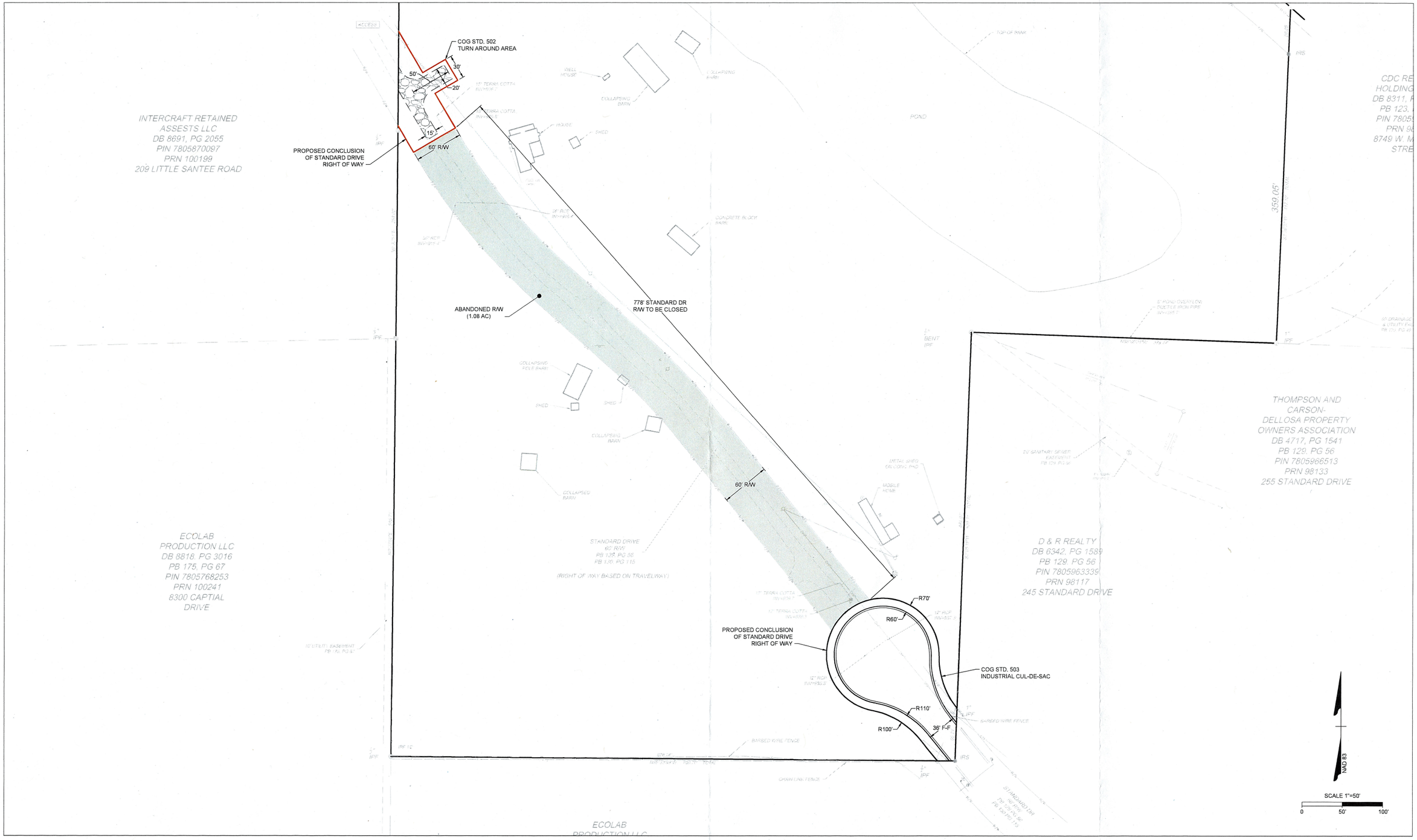

ROAD CLOSURE EXHIBIT

BOISE CASCADE - July 3, 2024

Boise Cascade®

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

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PL(P) 24-29: Street Closure Request to close a section of Standard Drive that bisects 215 Standard Drive by approximately 778 feet. (RECOMMENDED APPROVAL)

Mr. Carter reviewed the summary information for the street closure and stated that the Planning and Zoning Commission is considering a recommendation on closing the following street:

1) A section of Standard Drive that bisects 215 Standard Drive by approximately 778 feet. The total area of R-O-W that is requested to be closed is identified as approximately 5,494 square feet (0.13 acres). The signee makes up 100% of the road frontage along the R-O-W requested to be closed.

Mr. Carter stated that the City should make two determinations in order to close the street: (1) that closing the street to vehicular traffic is not contrary to the public interest; and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress. He advised that the Technical Review Committee recommended approval of the proposed street closure with the following conditions:

1) The street closure is not final until a plat is recorded satisfying the conditions below and showing the area within the closed right of way being combined in with the remainder of 215 Standard Drive.
2) Where required, a stormwater drainage easement shall be dedicated on the plat.
3) In accordance with Greensboro Department of Transportation Standards, turnarounds are required at the ends of both remaining sections of Standard Drive. If the section of Standard Drive connecting to Little Santee Road is closed, then the northwest turnaround may also be closed. If all residential structures are removed from the property and a gate is installed at the point where Standard Drive crosses the western property line of 215 Standard Drive, then the northwest turnaround is not required.

Chair O'Connor asked for questions from the Commissioners.

Vice Chair Magid asked for clarification on the location of the road closure pointing on the site plan.

Mr. Carter confirmed the location of the road closure.

Hearing no further comments Chair O'Connor closed the public hearing.

Mr. Engle then made a motion to recommend the street closure request as conditioned, seconded by Mr. Downing. The Commission voted 8-0, (Ayes: Chair Sandra O'Connor, Vice Chair Catherine Magid, Skenes, Downing, Engle, Gilmer Sr., Turner and Glass) Nays: (None).

Chair O'Connor advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, October 15, 2024 City Council Meeting.

RESOLUTION CLOSING PORTION OF STANDARD DRIVE

WHEREAS, Cheryl Rice Miller, Rita Rice Phillips, Ann Rice Kirkman, Ricky A. Rice and Phillip L. Kirkman, initiated a request for a portion of Standard Drive to be closed and abandoned as a public street;

WHEREAS, the owners of 100% of the property abutting both sides of the portion of Standard Drive signed a petition requesting the public street closure;

WHEREAS, a notice was duly published that a public hearing would be held by the City Council in the Council Chamber in the Municipal Office Building on Tuesday, October 15, 2024, at 5:30 p.m., on the closing of said street;

WHEREAS, it appears to the City Council that the closing of the street is not contrary to the public interest nor are any adjoining property owners deprived of reasonable means of ingress or egress to their property;

WHEREAS, it appears to the City Council that a portion of Standard Drive should be closed, after full and complete consideration of the matter and after having granted full opportunity for all interested parties to appear and register any objections they might have with respect to the closing of said street during the public hearing held on October 15, 2024; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. The street closure is not final until a plat is recorded satisfying the conditions below and showing the area within the closed right of way being combined in with the remainder of 215 Standard Drive.

2. Where required, a stormwater drainage easement shall be dedicated on the plat.

3. In accordance with Greensboro Department of Transportation Standards, turnarounds are required at the ends of both remaining sections of Standard Drive. If the section of Standard Drive connecting to Little Santee Road is closed, then the northwest turnaround may also be closed. If all residential structures are removed from the property and a gate is installed at the point where Standard Drive crosses the western property line of 215 Standard Drive, then the northwest turnaround is not required.

4. That the following portion of street is hereby permanently closed and abandoned as a public street:

<u>PORTION OF STANDARD DRIVE THAT BISECTS THE PROPERTY AT 215 STANDARD DRIVE APPROXIMATELY 778 FEET.</u>

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-709

Agenda Item# I.1.

Agenda Date: 10/15/2024. **Department:** Water Resources
Meeting Type: Council Meeting **Category**: General Business Agenda

Title: 2024 – 709 Ordinance to Amend State, Federal, And Other Grants Fund Budget for Pleasant Garden Water Service in the Amount of $5,500,000

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☒Other/Admin Infrastructure Improvements

Council District: County

Public Hearing: No
Advertising Date/By: N/A

Contact 1 and Phone: Michel Borchers, Ext. 2494
Contact 2 and Phone: Virginia Spillman, Ext. 3260

PURPOSE:
The City of Greensboro Water Resources Department wishes to establish State, Federal, and Other Grants Fund Budget for the Pleasant Garden water line extension project. Council approval is requested for a budget ordinance to permit the expenditure of funds.

BACKGROUND:
On May 21, 2024, City Council authorized the execution of an interlocal agreement (ILA) with Pleasant Garden that supported water and sewer service in the jurisdictional limits of Pleasant Garden. The Pleasant Garden Infrastructure project will be solely funded through State appropriated fund ($5.4 Million) and from Guilford County allocated funds ($5.5 Million). Water Resources is requesting approval from Council to accept $5.5 Million of reimbursement funding from Pleasant Garden.

BUDGET IMPACT:
This amendment will increase the State, Federal, and other grants fund budget by $5,500,000

ACCOUNT NUMBER:
220-70-7098036.5410
220-70-7098036.6016

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council adopt the budget ordinance to amend the State, Federal, and other Grants Fund budget to appropriate funding for the Pleasant Garden water line extension project.

ORDINANCE IN THE AMOUNT OF $5,500,000 ESTABLISHING BUDGET FOR FY 2024-2025 FOR PLEASANT GARDEN CONTRACTED REIMBURSEMENT AGREEMENT FOR WATER LINES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1

That the State, Federal, and other Grants Fund Budget of the City of Greensboro is hereby increased as follows for the FY2024-FY2025 Pleasant Garden Contracted Reimbursement Agreement for the Water Line Activities:

Account	Description	Amount
220-70-7098036.5410	Professional Services – Capital Projects	$ 734,400
220-70-7098036.6016	Water Lines	$4,765,600
		$5,500,000

And, that this increase be financed by increasing the following revenue accounts:

Account	Description	Amount
220-70-7098036.8633	Reimbursements – Contract Agreements	$5,500,000

Section 2

And, that this ordinance should become effective upon adoption.

Agenda Item# I.2.

Agenda Date: 10/15/2024. **Department:** Water Resources
Meeting Type: Council Meeting **Category**: General Business Agenda

Title: 2024 – 715 Resolution Approving Acceptance of State Appropriated Funds in the Amount of $5,417,500 for Pleasant Garden Infrastructure Improvements

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☒Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☒Other/Admin Infrastructure Improvements

Council District: 2

Public Hearing: No
Advertising Date/By: N/A

Contact 1 and Phone: Michael Borchers, Ext. 2494
Contact 2 and Phone: Virginia Spillman, Ext. 3260

PURPOSE:
The City of Greensboro Water Resources Department is requesting Council's approval to accept state appropriated funds in the amount of $5,417,500 for infrastructure improvements to Pleasant Garden. The department is also requesting authority for the Director of Water Resources to execute grant documents on behalf of the City of Greensboro.

BACKGROUND:
The City of Greensboro has received appropriated funds in the amount of $5,417,500 from the General Assembly of North Carolina through the Operations Appropriations Act of 2023 (S.L. 2023-134.) The appropriated funds must be used for the stated purpose of extension of water and/or wastewater service to Pleasant Garden. In the spirit of Greensboro's long standing history of regional partnership for mutually beneficial economic development, on May 21, 2024, City Council authorized the execution of an interlocal agreement (ILA) with Pleasant Garden that supported water and sewer service in the jurisdictional limits of Pleasant Garden. The Pleasant Garden Infrastructure project will be solely funded through State appropriated funds ($5.4 Million) and from Guilford County allocated funds ($5.5 Million.) State appropriated funding will be administered through the Water Resources department and Water Resources is requesting approval from Council to accept these funds.

BUDGET IMPACT:
The City is not anticipating a budget impact. All expenses associated with the utility service will be funded through the grants.

ACCOUNT NUMBER:
220-70-7098035.6016

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the acceptance of appropriated funds in the amount of $5,417,500 for the extension of infrastructure to Pleasant Garden and authorize the Director of Water Resources to execute grant documents associated with the allocated funding.

RESOLUTION APPROVING THE ACCEPTANCE OF STATE APPROPRIATED FUNDS IN THE AMOUNT OF $5,417,500 FOR PLEASANT GARDEN INFRASTRUCTURE IMPROVEMENTS

WHEREAS, the General Assembly of North Carolina appropriated water and wastewater service monies to service Pleasant Garden through the Operations Appropriations Act of 2023 (S.L. 2023-134), administered through the Drinking Water/Wastewater Reserve to assist eligible units of government with meeting their water/wastewater infrastructure needs;

WHEREAS, City Council approved an interlocal agreement with Pleasant Garden to provide water and sewer service based on the conditions outlined in the interlocal agreement;

WHEREAS, the City of Greensboro will work with the North Carolina Department of Environmental Quality to perform work detailed in the grant documents;

WHERAS, the City of Greensboro intends to perform work detailed for said project in accordance with the agreed scopes of work; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the City of Greensboro does hereby accept the 2023 Appropriations Act directed funds in the amount of $5,417,500.

2. That the City of Greensboro does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to; and

3. That Michael Borchers, Director of Water Resources, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the North Carolina Department of Environmental Quality, Division of Water Infrastructure.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-711

Agenda Item# I.3.

Agenda Date: 10/15/2024. **Department:** Water Resources
Meeting Type: Council Meeting **Category**: General Business Agenda

Title: 2024 – 711 Ordinance to Amend State, Federal, And Other Grants Fund Budget For Pleasant Garden Water Line Project In The Amount Of $5,417,500

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☒Other/Admin Infrastructure Improvements

Council District: County

Public Hearing: No
Advertising Date/By: N/A

Contact 1 and Phone: Michael Borchers, 336-373-2494
Contact 2 and Phone: Virginia Spillman, 336-373-3260

PURPOSE:
The City of Greensboro Water Resources Department wishes to establish State, Federal, and Other Grants Fund Budget from North Carolina through the Operations Appropriations Act of 2023 (S.L. 2023-134) for the extension of water service to Pleasant Garden. Council approval is requested for a budget ordinance to permit the expenditure of funds.

BACKGROUND:
The City of Greensboro has received appropriated funds in the amount of $5,417,500 from the General Assembly of North Carolina through the Operations Appropriations Act of 2023 (S.L. 2023-134.) The appropriated funds must be used for the stated purpose of extension of water and/or wastewater service to Pleasant Garden. In the spirit of Greensboro's long standing history of regional partnership for mutually beneficial economic development, on May 21, 2024, City Council authorized the execution of an interlocal agreement (ILA) with Pleasant Garden that supported water and sewer service in the jurisdictional limits of Pleasant Garden. The Pleasant Garden Infrastructure project will be solely funded through State appropriated funds ($5.4 Million) and from Guilford County allocated funds ($5.5 Million.) State appropriated funding will be administered through the Water Resources department and Water Resources is requesting approval from Council to accept the $5,417,500 grant funds from the State.

BUDGET IMPACT:
This amendment will increase the State, Federal and Other Grants Fund budget by $5,417,500

ACCOUNT NUMBER:
220-70-7098035.6016

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council adopt the budget ordinance to amend the state, federal and other grants fund budget to establish funding for the Pleasant Garden water line extension project.

ORDINANCE IN THE AMOUNT OF $5,417,500 ESTABLISHING BUDGET FOR FY 2024-2025 FOR STATE APPROPRIATIONS GRANT FOR PLEASANT GARDEN WATER LINE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1

That the State, Federal, and other Grants Fund Budget of the City of Greensboro is hereby increased as follows for the FY2024-FY2025 State Appropriations Grant for the Pleasant Garden Water Line Activities:

Account	Description	Amount
220-70-7098035.6016	Water Lines	$5,417,500

And, that this increase be financed by increasing the following revenue accounts:

Account	Description	Amount
220-70-7098035.7110	State Grant	$5,417,500

Section 2

And, that this ordinance should become effective upon adoption.

Agenda Item# I.4.

Agenda Date: 10/15/2024. **Department:** Water Resources
Meeting Type: Council Meeting **Category**: General Business Agenda

Title: 2024 - 720 Resolution Approving a Contract in the amount of $734,400 with Hazen and Sawyer, PC to provide Engineering Services for Design of the Pleasant Garden Infrastructure Improvements

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☒Other/Admin Infrastructure Improvements

Council District: N/A

Public Hearing: No
Advertising Date/By: N/A

Contact 1 and Phone: Michael Borchers, Ext. 2494
Contact 2 and Phone: Virginia Spillman, Ext. 3260

PURPOSE:
Water Resources Department is requesting approval for an engineering design services contract for the Pleasant Garden Infrastructure Improvements project. City Council approval of a contract with Hazen and Sawyer, PC in the amount of $734,400 is requested.

BACKGROUND:
On May 21, 2024, City Council authorized the execution of an interlocal agreement with the Town of Pleasant Garden for conditional water and sewer service. The City and Town have worked together to determine details of a Pleasant Garden Infrastructure Improvements project that will provide water service to strategic economic development locations within the Town's jurisdiction. The City will be receiving State allocated funding for this project. In addition, the Town will receive additional funding from Guilford County to perform this project.

The Pleasant Garden Infrastructure Improvements project will consist of approximately 16,500 linear feet of 16-inch diameter water line along Pleasant Garden Road from Ritters Lake Road southward to Hunt Road. Hazen and Sawyer, PC will be performing the engineering services for design of the project.

Hazen and Sawyer, PC is part of the City of Greensboro Water Resources On-Call list for Engineering Services, selected in accordance with the Mini-Brooks Act. Hazen and Sawyer, PC will be teaming with Stewart Engineering and Falcon Engineering, Inc. for this contract. Stewart Engineering is an MBE and will be performing approximately 34.96% of the project.

BUDGET IMPACT:
No final budget impact is anticipated. This engineering services contract will be reimbursed by the Town of Pleasant Garden to the City of Greensboro

ACCOUNT NUMBER:
220-70-7098036.5410

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the Engineering Services Contract with Hazen and Sawyer, PC for Design of the Pleasant Garden Infrastructure Improvements Project.

Professional Corporation

Legal Name
Hazen and Sawyer, P.C.
Prev Legal Name
Hazen and Sawyer, Inc.
Prev Legal Name
Hazen and Sawyer, P.C. Professional Corporation (alias)

Information

SosId: 0190419
Status: Current-Active ⓘ
Date Formed: 8/25/1978
Citizenship: Foreign
State of Incorporation: NY
Annual Report Due Date:
Registered Agent: Corporation Service Company

Addresses

Reg Office
2626 Glenwood Avenue, Suite 550
Raleigh, NC 27608

Reg Mailing
2626 Glenwood Avenue, Suite 550
Raleigh, NC 27608

Mailing
498 7th Ave
New York, NY 10018

Principal Office
498 7th Ave
New York, NY 10018

Professions

Engineering services

GREENSBORO

DATE: September 26, 2024

TO: Jana Stewart, Water Resources Engineering Manager

FROM: Shadi Zeidan, Interim M/WBE Coordinator

SUBJECT: M/WBE Memo for Design of the Pleasant Garden Road Water Line Extension

The M/WBE Office reviewed the request and documentation submitted for a supplemental agreement with Hazen and Sawyer, P.C for engineering services for the proposed Pleasant Garden Road Water Line Extension, and to determine compliance with the M/WBE Program Plan. M/WBE goals were not established for this service.

Hazen and Sawyer, P.C were requested to solicit and make an effort to use certified M/WBE firms capable of providing services needed to fulfill the project. The firm committed to utilizing 34.96% ($256,750.00) of the total contract value of $734,400.00 to the following MBE vendor:

ID	Firm Name	County	Description of Work	Contract Value	Utilization Percentage
MBE	Stewart Engineering Inc	Wake	Surveying Services	$256,750.00	34.96%

Please be reminded that during the performance of the contract, if there are any changes, including subcontractor replacement, the Department and Vendor must contact the M/WBE Office for approval before making any such changes or substitutions.

SZ

Cc: Eric Eley, M/WBE Program Senior Manager
Allison Staton, M/WBE Compliance Officer

RESOLUTION APPROVING A CONTRACT IN THE AMOUNT OF $734,400 WITH HAZEN AND SAWYER, PC TO PROVIDE ENGINEERING SERVICES FOR DESIGN OF THE PLEASANT GARDEN INFRASTRUCTURE IMPROVEMENTS

WHEREAS, the City of Greensboro and the Town of Pleasant Garden have an interlocal agreement for conditional water and sewer service;

WHEREAS, the City and Town will be receiving grant funding to cover expenditures for the project;

WHEREAS, Hazen and Sawyer, PC will be performing design services for the project; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That The City Manager is authorized to execute on behalf of the City of Greensboro, an Engineering Services Contract for $734,400 with Hazen and Sawer, PC for Design of the Pleasant Garden Infrastructure Improvements Project.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-718

Agenda Item# I.5.

Agenda Date: 10/15/2024. **Department:** Water Resources
Meeting Type: Council Meeting **Category**: General Business Agenda

Title: 2024 - 718 Resolution Approving an Engineering Services Contract in the amount of $1,170,000 with CDM Smith Inc. for the Mitchell WTP High Service Pump and Surge Improvements.

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☒Other/Admin Infrastructure Improvement

Council District: 3

Public Hearing: No
Advertising Date/By: N/A

Contact 1 and Phone: Michael Borchers, Ext. 2494
Contact 2 and Phone: Virginia Spillman, Ext. 3260

PURPOSE:
Water Resources Department is requesting approval for an Engineering Services for the Mitchell WTP High Service Pump and Surge Improvements. City Council approval of a contract with CDM Smith Inc. in the amount of $1,170,000 is requested.

BACKGROUND:
The City of Greensboro Water Resources Department requires engineering evaluation of the high service pumps and various valve and piping appurtenances to evaluate surge impacts to the pump discharge piping. CDM Smith will perform modeling simulations and in-field measurement to determine surges. Based on these evaluations, CDM Smith will design a solution that helps mitigate these effects. CDM Smith Inc. part of the City of Greensboro Water Resources On-Call list for Engineering Services, selected in accordance with the Mini-Brooks Act. The team assembled by CDM Smith Inc. includes CriTek Engineering Group, a local MBE firm for 0.90% and Verdantas Flow Labs, a non-MWBE for 10.26%.

BUDGET IMPACT:
Funding in the amount of $1,170,000 is budgeted in the Water Resources Revenue Bond Account. A budget Ordinance is needed to use this account.

ACCOUNT NUMBER:
518-70-7099213.5410

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the Engineering Service contract with CDM Smith Inc. for the Mitchell WTP High Service Pump and Surge Improvements.

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Business Corporation

Legal Name
CDM Smith Inc.
Prev Legal Name
Camp Dresser & McKee Inc.

Information

SosId: 0755904
Status: Current-Active ⓘ
Date Formed: 12/9/2004
Citizenship: Foreign
State of Incorporation: MA
Fiscal Month: December
Annual Report Due Date: April 15th
Current **Annual Report Status:**
Registered Agent: CT Corporation System

Addresses

Reg Office	Reg Mailing	Mailing	Principal Office
160 Mine Lake Ct Ste 200 Raleigh, NC 27615-6417	160 Mine Lake Ct Ste 200 Raleigh, NC 27615-6417	75 State Street Suite 701 Boston, MA 02109-1940	75 State Street Suite 701 Boston, MA 02109-1940

Officers

President
Anthony Bouchard
75 State Street, Suite 701
Boston MA 02109

Treasurer
Christopher R Campbell
75 State Street, Suite 701
Boston MA 02109

Chief Financial Officer
Thierry Demaris
75 State Street, Suite 701
Boston MA 02109

Senior Vice President
Julia Forgas
75 STATE STREET SUITE 701
Boston MA 02109

Assistant Secretary
Jason Makofsky
75 STATE STREET SUITE 701
Boston MA 02109

Secretary
Paul Milligan
75 State Street, Suite 701
Boston MA 02109

Chief Executive Officer
Timothy Wall
75 State Street
Boston MA 02109

Stock

GREENSBORO

DATE: September 25, 2024

TO: Danny Briggs, Stormwater Project Manager

FROM: Marjorie Manzanares, MWBE Construction Project Coordinator

SUBJECT: M/WBE Memo for On-Call Supplemental Agreement for the Mitchell Pump Station Surge, Piping Supports, and Check Valve Improvements Project

The M/WBE Office has reviewed the documentation provided by the Water Resources Department for a Supplemental Agreement with CDM Smith Inc. to determine compliance with the M/WBE Program Plan. No M/WBE goals were established for the contract, however, M/WBEs were contacted to provide the services.

CDM Smith Inc. will provide engineering services for a total contract amount of $1,170,000.00. The firm has committed 0.90% ($10,500.00) to the following MBE firm:

Certification	Firm Name	County	Description of Work	Contract Value	Utilization Percentage
MBE	CriTek Engineering Group, P.C.	Guilford	Design QA/QC & Bid Coordination	$10,500.00	0.90%

Please be reminded that during the performance of the contract, if there are any changes including subcontractor replacement; the Department and Prime Contractor must contact the M/WBE Office for approval, before making any such changes or substitutions.

Thank you

Cc: Allison Staton, MWBE Compliance Officer
Shadi Zeidan, Interim MWBE Coordinator
Eric Eley, Sr. Manager

RESOLUTION APPROVING A CONTRACT IN THE AMOUNT OF $1,170,000 WITH CDM SMITH INC. FOR THE MITCHELL WTP HIGH SERVICE PUMP AND SURGE IMPROVEMENTS PROJECT

WHEREAS, the Mitchell Water Treatment Plant requires evaluation of the high lift pump operations, surge valves and piping supports;

WHEREAS, CDM Smith Inc. is the Engineer of Record on related work at the plant, is familiar with the needs of this project, and is qualified to perform the scope; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the City Manager is authorized to execute on behalf of the City of Greensboro, an Engineering Services Contract for $1,170,000 with CDM Smith Inc. for the Mitchell WTP High Service Pump and Surge Improvements.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-714

Agenda Item# I.6.

Agenda Date: 10/15/2024. **Department:** Water Resources
Meeting Type: Council Meeting **Category**: General Business Agenda

Title: 2024 – 714 Ordinance Amending Capital Project Revenue Bond Fund Budget to Fund Mitchell High Service Pump Design In The Amount Of $1,170,000

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☒Other/Admin Infrastructure Improvements

Council District: 3

Public Hearing: No
Advertising Date/By: N/A

Contact 1 and Phone: Michael Borchers, Ext. 2494
Contact 2 and Phone: Virginia Spillman, Ext. 3260

PURPOSE:
The City of Greensboro Water Resources Department requests to appropriate bond funding for the Water Resources Capital Project Revenue Bond Fund budget for the Mitchell Water Treatment Plant High Service Pump and Surge Improvements Design Project. Council approval is requested for a budget ordinance to permit the expenditure of funds.

BACKGROUND:
The City of Greensboro Water Resources Department is aware of the presence of contaminants, such as PFAS, in the drinking water and currently has measures in place to treat the water, however, these are not long-term solutions. The Mitchell WTP Advanced Treatment of Emerging Contaminants Project includes installing a Granular Activated Carbon system to remove treatment PFAS and other contaminants that are present in our drinking water. At the August 20, 2024 Council meeting, Council approved agenda item 2024-566 authorizing a Construction Manager at Risk to manage the long term solution to the contaminants. Part of the emerging contaminants and residuals work involves the surge valves and supports. This agenda item authorizes the design of a high service pump and surge system improvements.

BUDGET IMPACT:
This amendment will increase the Water Resources Bond Fund budget by $1,710,000 from revenue bond funding.

ACCOUNT NUMBER:
518-70-7099213.5410

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council adopt the budget ordinance to amend the Water Resources Capital Project Revenue Bond Fund Budget to establish funding for the Mitchell Water Treatment Plant High Service Pump and Surge Improvements Design project.

ORDINANCE AMENDING THE CAPITAL PROJECT REVENUE BOND FUND BUDGET TO FUND MITCHELL HIGH SERVICE PUMP AND SURGE DESIGN

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1

That the Water Resources Capital Project Revenue Bond Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the Water Resources Capital Project Revenue Bond Fund be increased as follows:

Account	Description	Amount
518-70-7099213.5410	Professional Services – Capital Projects	$1,170,000

And, that this increase be financed by increasing the following Water Resources Capital Project Revenue Bond Fund accounts:

Account	Description	Amount
518-NC-NC-9005	Revenue Bond Proceeds	$1,170,000

Section 2

And, that this ordinance should become effective upon adoption.

Agenda Item# I.7.

Agenda Date: 10/15/2024. **Department:** Water Resources
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2024-683 Resolution Approving Bid in the Amount of $886,000 and Authorizing Execution of Contract 2021-040A with Breece Enterprises, Inc. for the Distribution System Sample Station Improvements Project

Council Priority: Place an 'x' in the box.

☒Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: All

Public Hearing: No
Advertising Date/By: N/A

Contact 1 and Phone: Mike Borchers, Ext. 2494
Contact 2 and Phone: Jason Geary, Ext. 2302

PURPOSE:
The bids for Contract 2021-040A, Distribution System Sample Station Improvements Project, have been received. In order for the work to proceed on this contract, City Council approval is requested for award of the contract to Breece Enterprises, Inc. for $886,000.

BACKGROUND:
Work to be performed under this contract consists of service water line installation by trenching and water sampling stations within traditional appurtenances.

The bids were opened on July 30, 2024, and the apparent lowest, responsive bidder was Breece Enterprises, Inc. with a bid of $1,447,000. The MWBE goals for this project are 13.0% MBE and 20.0% WBE. The contractor's commitments are 3.48% MBE and 0.00% WBE. Due to the fact the MWBE goals were not met by the low bidder, a Good Faith Effort review was conducted. This review concluded that Breece Enterprises, Inc. did demonstrate sufficient Good Faith Efforts.

Due to the fact that the low bid amount was greater than the project budgeted amount, value engineering was performed on the project by removing 14 of the planned 40 sampling station

sites. This reduction in work was agreed to by the low bid contractor and allowed for the project to be within the budgeted amount. The reduction in the available work for this contract resulted in an increase of the committed MWBE goals to 3.75% MBE and 0.00% WBE.

The other bid received was:

Jimmy R. Lynch & Sons $1,629,700 MBE=3.48% WBE =0.00% Pilot Mountain, NC

The proposed date for start of construction is November 2024. The proposed date of completion is November 2025.

BUDGET IMPACT:
Funds in the amount of $886,000 are budgeted for this project in Water Resources Other Capital Improvements account #503-70-7032108.6019.

ACCOUNT NUMBER:
503-70-7032108.6019 $886,000 Other Capital Improvements

RECOMMENDATION / ACTION REQUESTED:
It is recommended by the Departments of Engineering & Inspections and Water Resources that City Council approve the bid and award Contract 2021-040A for the Distribution System Sample Station Improvements Project to Breece Enterprises, Inc. for the bid amount of $886,000.

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

Business Corporation

Legal Name
Breece Enterprises, Inc.

Information

SosId: 0174861
Status: Current-Active ⓘ
Date Formed: 10/3/1985
Citizenship: Domestic
Fiscal Month: September
Annual Report Due Date: January 15th
Current **Annual Report Status:**
Registered Agent: Breece, David N

Addresses

Mailing
631 Old Thomasville Road
High Point, NC 27261

Principal Office
631 Old Thomasville Road
High Point, NC 27261

Reg Office
631 Old Thomasville Road
High Point, NC 27260

Reg Mailing
631 Old Thomasville Road
High Point, NC 27260

Officers

President
David N Breece
631 Old Thomasville Road
High Point NC 27261

Stock

Class: COMMON
Shares: 100000
Par Value 1

DATE: August 29, 2024

TO: Shane Messer, Construction Projects Coordinator

FROM: Shadi Zeidan, Interim M/WBE Coordinator

SUBJECT: M/WBE Memo for 2021-040A Distribution Water Quality Sampling Station Improvements

The M/WBE Office reviewed the documentation submitted for the 2021-040A Distribution Water Quality Sampling Station Improvements to determine compliance with the City of Greensboro M/WBE Program Plan. The established goals set for the project were MBE 13.00% and WBE 20.00%. Breece Enterprises Inc. achieved MBE 3.75% and WBE 0.00% . The company did not meet the M/WBE goals; however, achieved the minimum GFE requirments.

If it should become necessary to subcontract some portion of the work at a later date, the prime contractor will notify the City of Greensboro and institute good faith efforts to comply with all requirements of the M/WBE program in providing equal opportunities to M/WBE firms to subcontract the work.

Breece Enterprises Inc. was awarded a total contract amount of $886,000.00. The Contractor has submitted the appropriate affidavits and will subcontract to the following MBE supplier:

ID	Firm Name	County	Description of the Work	Contract Amount	Contract %
MBE	HICAPS-C2	Guilford	Materials and Supplies	$55,446.56	3.75%*

**The M/WBE Program Plan on page 17, Section V. (F) Counting Participation and Commercially Useful Function, (8.b). States that if materials or supplies are purchased from an M/WBE regular dealer, count 60 percent of the cost of the materials or supplies toward the M/WBE goals. Therefore, the percentage in the above chart reflects 60% of $55,446.56 ($33,267.88) of the total supplies amount.*

Please be reminded that during the performance of the contract, if there are any changes including subcontractor replacement; the Department and Prime Contractor must contact the M/WBE Office for approval, before making any such changes or substitutions.

Cc: Eric Eley, M/WBE Program Senior Manager
Allison Staton, MWBE Compliance Officer
Ted Barker, Construction Contracts Administrator
Kristen Kollgaard, Contracts Admin Facilitator

RESOLUTION APPROVING BID IN THE AMOUNT OF $886,000 AND AUTHORIZING EXECUTION OF CONTRACT 2021-040A WITH BREECE ENTERPRISES, INC. FOR THE DISTRIBUTION SYSTEM SAMPLE STATION IMPROVEMENTS PROJECT

WHEREAS, after due notice, bids have been received for Contract 2021-040A for the Distribution System Sample Station Improvements Project;

WHEREAS, Breece Enterprises, Inc., a responsible bidder, has submitted the low base bid in the total amount of $886,000, as general contractor for Contract 2021-040A which bid, in the opinion of the City Council, is the best bid from the standpoint of the City; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the bid hereinabove mentioned submitted by Breece Enterprises, Inc. is hereby accepted, and the City is authorized to enter into a contract with Breece Enterprises, Inc. for the Distribution System Sample Station Improvements Project to the terms outlined above. The City Manager is hereby authorized to execute the contract on behalf of the City of Greensboro.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-707

Agenda Item# I.8.

Agenda Date: 10/15/2024. **Department:** Water Resources
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2024-707 Resolution Approving Bid in the Amount of $999,500 and Authorizing Execution of Contract 2020-031D with Utility Service Co., Inc. for the 2024-2025 Fall Protection System Improvements Project

Council Priority: Place an 'x' in the box.

☒Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: 2,3,4,5

Public Hearing: No
Advertising Date/By: N/A

Contact 1 and Phone: Mike Borchers, Ext. 2494
Contact 2 and Phone: Jason Geary, Ext. 2302

PURPOSE:
The bids for Contract 2020-031D, 2024-2025 Fall Protection System Improvements Project, have been received. In order for the work to proceed on this contract, City Council approval is requested for award of the contract to Utility Service Co., Inc. for $999,500.

BACKGROUND:
Work to be performed under this contract consists of improvements to the fall protection systems (i.e. ladders, catwalks, platforms, and fall arrest systems) for five water tower/tank facilities: Battleground Ave., Gate City Blvd., Gorrell Street, Josephine Boyd Blvd., and Lees Chapel Road. Coating work will also be provided on the water towers.

The bids were opened on September 12, 2024, and the apparent lowest, responsive bidder was Utility Service Co., Inc. with a bid of $999,500. The MWBE goals for this project are 2.02% MBE and 1.35% WBE. The contractor's commitments are 0.60% MBE and 0.16% WBE. Due to the fact the MWBE goal was not met by the low bidder, a Good Faith Effort review was conducted. This review concluded that Utility Service Co., Inc. demonstrated sufficient Good Faith Efforts.

There were no other bids received for this contract. The single bid was opened because this was the second scheduled bid opening for this contract. Only one bid was received during the first scheduled bid opening on August 15, 2024. This bid was not opened because a minimum of two bids are required to conduct an initial bid opening.

The proposed date for start of construction is December 2024. The proposed date of completion is December 2025.

BUDGET IMPACT:
Funds in the amount of $999,500 are budgeted for this project in the Water Resources Department's Other Capital Improvements account #503-70-7059109.6019.

ACCOUNT NUMBER:
#503-70-7059109.6019 $999,500 Other Capital Improvements

RECOMMENDATION / ACTION REQUESTED:
It is recommended by the Departments of Engineering & Inspections and Water Resources that City Council approve the bid and award Contract 2020-031D for the 2024-2025 Fall Protection System Improvements Project to Utility Service Co., Inc. for the bid amount of $999,500.

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• Print a Pre-Populated Annual Report form

Business Corporation

Legal Name
Utility Service Co., Inc.

Information

SosId: 0278326
Status: Merged ⓘ
Date Formed: 11/15/1990
Citizenship: Domestic
Fiscal Month: December
Annual Report Due Date: April 15th
Registered Agent: Tankersley, William L., III

Addresses

Reg Office	Reg Mailing	Principal Office
235 N Edgeworth Street Greensboro, NC 27402	235 N Edgeworth Street Greensboro, NC 27402	535 Courtney Hodges Blvd. Perry, GA 31069

Mailing
PO Box 1350
Perry, GA 31069

Officers

President	Secretary	Treasurer
Stephen Cummings PO Box 1350 Perry GA 31069	Ray Etheridge PO Box 1350 Perry GA 31069	Deborah Wilson PO Box 1350 Perry GA 31069

Stock

Class: Common Class A Voting
Shares: 10000000
No Par Value: Yes
Class: Common Class B Non Voting
Shares: 10000000
No Par Value: Yes

GREENSBORO

DATE: September 26, 2024

TO: Monica Jarrett, Water Resources Utility Design Engineer

FROM: Shadi Zeidan, Interim M/WBE Coordinator

SUBJECT: MWBE Memo for 2020-031D Fall Protection Systems Improvements

The M/WBE Office reviewed the documentation submitted for the 2020-031D Fall Protection Systems Improvements to determine compliance with the City of Greensboro M/WBE Program Plan. The goals established for the project were MBE 2.02% and WBE 1.35%. Utility Services Co., Inc. achieved MBE 0.60% and WBE 0.16%. The company did not meet the M/WBE goals; however, achieved the minimum 50 GFE Points.

Utility Services Co., Inc. committed to subcontract $7,600.00 of the total contract value of $999,500.00 to the following certified M/WBE firms:

ID	Firm Name	County	Description of the Work	Contract Amount	Contract %
MBE	SkyCon Aerial Solutions	Guilford	Construction Photography and Videography	$6,000.00	0.60%
WBE	A&B Portable Toilets, Inc.	Alamance	Port-A-John Services	$1,600.00	0.56%

Please be reminded that during the performance of the contract, if there are any changes including subcontractor replacement; the Department and Prime Contractor must contact the M/WBE Office for approval, before making any such changes or substitutions.

Cc: Eric Eley, M/WBE Program Senior Manager
Allison Staton, M/WBE Compliance Officer
Kristen Kollgaard, Contracts Admin Facilitator
Ted Barker, Construction Projects Coordinator

RESOLUTION APPROVING BID IN THE AMOUNT OF $999,500 AND AUTHORIZING EXECUTION OF CONTRACT 2020-031D WITH UTILITY SERVICE CO., INC. FOR THE 2024-2025 FALL PROTECTION SYSTEM IMPROVEMENTS PROJECT

WHEREAS, after due notice, bids have been received for Contract 2020-031D for the 2024-2025 Fall Protection System Improvements Project;

WHEREAS, Utility Service Co., Inc., a responsible bidder, has submitted the low base bid in the total amount of $999,500, as general contractor for Contract 2020-031D which bid, in the opinion of the City Council, is the best bid from the standpoint of the City; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the bid hereinabove mentioned submitted by Utility Service Co., Inc. is hereby accepted, and the City is authorized to enter into a contract with Utility Service Co., Inc. for the 2024-2025 Fall Protection System Improvements Project according to the terms outlined above. The City Manager is hereby authorized to execute the contract on behalf of the City of Greensboro.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-570

Agenda Item# I.9.

Agenda Date: 10/15/2024. **Department:** Legislative/City Council
Meeting Type: Council Meeting **Category**: General Business Agenda

Title: 2024-570 Boards and Commissions Report for October 15, 2024

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☒Other/Admin Customer Service/Transparency

Council District: All

Public Hearing: No
Advertising Date/By: N/A

Contact 1 and Phone: Angela Lord, Ext 2396
Contact 2 and Phone: Quiwanaki Ramsey, Ext 2396

PURPOSE:
The City Clerk's office maintains records of Council appointed Boards and Commissions rosters, vacancies and a data bank list of interested residents. Board Manager is a public facing website platform to view rosters and vacancies can be assessed at https://www.greensboro-nc.gov/government/boards-and-commissions. To review the data bank listing click https://bm-admin-greensboro-nc.escribemeetings.com/ and navigate to the Analytics tab.

BACKGROUND:
N/A

BUDGET IMPACT:
N/A

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council to consider appointments as needed.

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-735

Agenda Item# O.1.

Agenda Date: 10/15/2024. **Department:** Executive/City Manager
Meeting Type: Council Meeting **Category**: Informational Purposes

Title: 2024 –735 MWBE Utilization Report for October 15, 2024

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☒Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☐Other/Admin Briefly Explain 3 word maximum

Council District: All

Public Hearing: No
Advertising Date/By: N/A

Contact 1 and Phone: Eric Eley, Ext. 2539
Contact 2 and Phone: Allison Staton Ext. 2586

PURPOSE:
N/A

BACKGROUND:
N/A

BUDGET IMPACT:
N/A

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
This is for informational purposes only.

October 15, 2024
Greensboro City Council Meeting
Summary of M/WBE Utilization

Council ID Number	*Project*	*Business Category*	*Total Contract Amount*	*Change Order Amount*	**M/WBE Prime Awarded Amount**	*Goal Setting Committee Goals or Contractor Committed Participation*		*Subcontracting Goals/Commitments Achieved*		*M/WBE Prime or Subcontracting Award Amount*		*Total M/WBE Contract Utilization Award Amount*	*M/WBE Contract Utilization %*	**Notes**
						MBE	**WBE**	**MBE**	**WBE**	**MBE**	**WBE**			
2024-683	2021-040A Breece Enterprises Inc. for Distribution Water Quality Sampling Station Improvements	Construction and Repairs	$886,000.00			13.00%	20.00%	3.75%	0.00%	$33,267.88	$0.00	$33,267.88	3.75%	Chart reflects Materials % and amount per the Program Plan
2024-692	2018-019 Yates Construction Co., Inc. for Burnt Poplar Rd. Culvert Replacement	Construction and Repairs	$4,043,724.76	$105,000.00		0.61%	7.41%	0.67%	11.20%	$27,198.65	$453,105.90	$480,304.55	11.88%	Change Order 1
2024-707	2020-031D Utility Services Co., Inc. for Fall Protection Systems Improvements	Construction and Repairs	$999,500.00			2.02%	1.35%	0.60%	0.16%	$6,000.00	$1,600.00	$7,600.00	0.76%	
2024-716	Hazen and Sawyer, P.C. for On-Call Design, Evaluation, Construction Inspection, and Management Services for Generator Upgrade Projects at the TZO Water Reclamation Facility	Mini Brooks	$1,000,000.00			0.00%	0.00%	21.10%	0.00%	$211,000.00	$0.00	$211,000.00	21.10%	
2024-718	CDM Smith Inc. for On-Call Supplemental Agreement for the Mitchell Pump Station Surge, Piping Supports, and Check Valve Improvement Project	Mini Brooks	$1,170,000.00			0.00%	0.00%	0.90%	0.00%	$10,500.00	$0.00	$10,500.00	0.90%	
2024-720	Hazen and Sawyer, P.C. for Design of the Pleasant Garden Road Water Line Extension	Mini Brooks	$734,400.00			0.00%	0.00%	34.96%	0.00%	$256,750.00	$0.00	$256,750.00	34.96%	
	Totals	**.**	**$8,833,624.76**	**$105,000.00**						**$544,716.53**	**$454,705.90**	**$999,422.43**	**11.31%**	
	Total M/WBE Percentages									**6.17%**	**5.15%**	**11.31%**		

City of Greensboro

Melvin Municipal
Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2024-674

Agenda Item# O.2.

Agenda Date: 10/15/2024. **Department:** Financial & Administrative Services
Meeting Type: Council Meeting **Category**: Informational Purposes

Title: 2024 – 674 Report of Disbursements

Council Priority: Place an 'x' in the box.

☐Safest City	☐Most Skilled Workforce
☐Easiest Place to Do Business	☐Most Connected City
☐Youth Sports Capital	☐Hub of Recreation and Entertainment
☐Abundance of Attainable Housing	☒Other/Admin Briefly Explain 3 word maximum

Council District: N/A

Public Hearing: No
Advertising Date/By: N/A by City Clerk

Contact 1 and Phone: Marlene Druga, Ext. 2077
Contact 2 and Phone: Amy Friddle, Ext.2025

PURPOSE:
Informational Purposes Only

BACKGROUND:
Informational Purposes Only

BUDGET IMPACT:
N/A

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council

TREASURY REPORT OF DISBURSEMENTS FOR 8/1/2024 THROUGH 8/31/24

Transaction Date	Fund Name	Check Number	Vendor Name	Description	Disbursement Amount
8/1/2024	Garage Facilities LOB Fund	489506	Standard & Poor Corporation	Analytical Services	$37,525.00
8/1/2024	Garage Facilities LOB Fund	489508	Moody's Investors Service	2024 Limited Obligation Bonds	$40,000.00
8/1/2024	State/Federal/Other Grants Fnd	489509	NC A&T State University	Research Services CVIPI Grant 6/1-30/24	$16,831.64
8/1/2024	Nussbaum Housing Pshp Revol Fd	489515	Benevate Inc	ERAP Subscription 3/25/24-3/24/25	$12,000.00
8/1/2024	Home Program Fund	489519	Corporation for Supportive	Permanent Supportive Housing	$11,010.00
8/1/2024	Nussbaum Housing Pshp Revol Fd	489520	Grounded Solutions Network	Install for Network Phase 3	$10,000.00
8/1/2024	General Fund	489521	Bolton & Menk Inc	Pro Planning for South GSO	$13,785.00
8/1/2024	General Capital Improvemts Fd	489522	Marian Lucas-Garcia	Housing Connect GSO Loan Closing	$10,000.00
8/1/2024	Water Resources Enterprise Fd	489525	Cummins Inc	Cummins Diesel Genset	$33,270.78
8/1/2024	Water Resources Cap Imprvmt Fd	22834	Hazen & Sawyer PC	Airpark Water Booster Station Construction Admin	$16,561.17
8/1/2024	General Fund	22835	Ecoflo Inc	Household Hazardous Waste Disposal	$15,886.57
8/1/2024	General Fund	22836	Laughlin-Sutton Construction	Fire Station 11 Concrete Dr Apron Replacement	$38,500.00
8/1/2024	Water Resources Cap Imprvmt Fd	22837	Critek Engineering Group PC	Foxwood Dr Water Main Extension	$45,147.05
8/1/2024	Equipment Services Fund	22840	James River Solutions	Fuel	$57,312.32
8/2/2024	**General Fund	489526	Duke Energy	Utilities - power	$78,072.76
8/2/2024	Street & Sidewalk Cap Proj Fnd	489530	Volkert Inc	Murrow Blvd Bridge Repairs and Construction Inspection	$28,114.13
8/2/2024	Equipment Services Fund	489544	Transource Inc	Rear loading refuse truck	$25,727.28
8/2/2024	War Memorial Coliseum Complex	489545	Indicor Inc	Duct Work Repair	$28,179.00
8/2/2024	Network Services Fund	489547	Siteimprove Inc	Site improve software subscription & support	$13,732.49
8/2/2024	General Fund	22843	Greensboro Housing Coalition	Operations and services grant	$143,035.84
8/5/2024	Emergency Telephone System Fnd	489550	Duke Energy	Generator Lease	$12,589.00
8/5/2024	Technical Services Fund	489557	Motorola Credit Corporation	Radio Equipment Lease	$126,721.93
8/5/2024	General Fund	489575	Magnet Forensics USA Inc	License	$35,339.59
8/5/2024	Network Services Fund	22849	Ontario Investments Inc	Rental of computers	$344,115.92
8/5/2024	General Fund	22850	Saf-Gard Safety Shoe Co	Safety shoes	$26,092.00
8/5/2024	General Fund	22853	TransPro Consulting LLC	Capstone Board Workshop	$11,335.62
8/5/2024	Water Resources Enterprise Fd	22856	Ferguson US Holdings Inc	Parts	$12,780.38
8/6/2024	Water Resources Enterprise Fd	489591	North Carolina Water	Annual Dues	$19,458.00
8/6/2024	**General Fund	489611	Phoenix Special Police LLC	Security Services	$37,920.00
8/6/2024	General Fund	489621	Newton's Fire & Safety Equip	Cutter and spreader	$41,760.60
8/6/2024	General Fund	489623	J.O. Herbert Co Inc	Video Detection System	$86,711.96
8/6/2024	Network Services Fund	489624	ThunderCat Technology LLC	Falcon Endpoint Protection and express support	$28,320.57
8/6/2024	Fire Stations Bond Series 2022	22857	Samet Construction Co Inc	Fire Station 14 Renovation	$318,307.95
8/6/2024	State/Federal/Other Grants Fnd	22860	Heacock Construction Company LLC	208 Hazelwood Dr Lead Safe Program Shaffner Rentals	$13,595.00
8/6/2024	Nussbaum Housing Pshp Revol Fd	22866	McBride Lawn Care	Mowing Maintenance and Lot Clean up	$25,111.12
8/6/2024	Water Resources Cap Imprvmt Fd	22867	CaJenn Construction & Rehabilitation Services Inc	Sanitary Sewer Rehabilitation	$303,070.90
8/6/2024	**General Fund	22868	Julie C Nations	Grant Strategist	$12,475.00
8/7/2024	General Fund	489628	Greensboro Area Chamber Of Commerce	Launch lab Accelerator Program expense reimbursement	$23,417.00
8/7/2024	Law Enforcemt Bldg Series 22	489653	Lindsey Architecture PC	Floor Design	$12,783.60
8/7/2024	Water Resources Enterprise Fd	489686	Electric Supply & Equipment Co	AC drive	$54,386.33
8/7/2024	Water Resources Enterprise Fd	489688	Consolidated Pipe & Supply Co	Water Meters	$38,430.00
8/7/2024	Water Resources Enterprise Fd	489690	Pete Duty & Associates	Pump parts	$45,267.69
8/7/2024	Equipment Services Fund	489691	Amick Equipment Co Inc	Hydraulic Pump	$10,710.47
8/7/2024	General Fund	489696	Systems Contractors Inc	Compressors	$95,286.29
8/7/2024	General Fund	489699	Engineered Floors LLC	Pails of adhesive	$82,898.82
8/7/2024	Water Resources Cap Imprvmt Fd	22874	Hazen & Sawyer PC	SE Feeder Main Water Improvements	$60,235.27
8/7/2024	Water Resources Cap Imprvmt Fd	22879	Mainlining America LLC	Water Line Rehabilitation	$631,502.72
8/7/2024	Water Resources Enterprise Fd	22886	Ferguson US Holdings Inc	Pipe and cable locate	$10,061.19
8/8/2024	**General Fund	489701	City of Greensboro	Utilities - water	$12,295.80
8/8/2024	**General Fund	489702	Piedmont Natural Gas	Utilities - gas	$49,474.00
8/8/2024	**General Fund	489709	Duke Energy	Utilities - power	$157,488.36
8/8/2024	General Fund	489716	The FMRT Group LLC	Psychological Testing Services	$14,405.00
8/8/2024	Performing Arts Fund	489725	BIG LLC	Marketing/Advertising Expenses	$18,924.57
8/8/2024	General Fund	489739	ESRI Inc	Maintenance Renewal	$130,064.17
8/8/2024	Equipment Services Fund	489741	Gaines Oil Company	Fuel	$52,436.35
8/8/2024	Network Services Fund	22890	Ontario Investments Inc	Rental of computers	$11,376.36
8/8/2024	Equipment Services Fund	22893	Clinard Oil Company Inc	Fuel	$184,852.09
8/8/2024	Water Resources Enterprise Fd	22894	Chemtrade	Polyaluminum Chloride Solution	$33,931.67
8/8/2024	Water Resources Enterprise Fd	22895	Martin Marietta Materials	Various Stone	$17,320.07

Transaction Date	Fund Name	Check Number	Vendor Name	Description	Amount
8/8/2024	Water Resources Enterprise Fd	22897	Oltrin Solutions LLC	Sodium Hypochlorite	$51,821.89
8/9/2024	Water Resources Enterprise Fd	489743	Piedmont Triad Regional Water	Water Sales	$268,958.34
8/9/2024	Water Resources Enterprise Fd	489747	Verizon Wireless	Telephone services	$11,858.99
8/9/2024	Water Resources Enterprise Fd	489755	Duke Energy Carolinas LLC	Generator Lease	$30,550.00
8/9/2024	General Capital Improvemts Fd	489756	Griffin Strong Interests Inc	Disparity Study	$21,700.00
8/9/2024	State/Federal/Other Grants Fnd	489759	National Public Safety Group	Consulting Services	$41,509.84
8/9/2024	Water Resources Enterprise Fd	489767	Greensboro Qualified Settlement Fund	Settlement of Claim	$7,520,322.29
8/9/2024	General Fund	489769	APAC-Atlantic Inc	Various rock	$49,510.23
8/9/2024	General Fund	489771	Vecellio & Grogan-Asphalt Div	Asphalt	$23,054.56
8/9/2024	Water Resources Enterprise Fd	489772	ST Wooten Corporation	Bulk Cold Mix	$17,771.63
8/9/2024	Equipment Services Fund	489776	Company Wrench Ltd	Gasket, bearing nut, washer, and other parts	$12,798.57
8/9/2024	Water Resources Enterprise Fd	489777	Polytec Incorporated	Lime Slurry	$11,962.40
8/9/2024	**General Fund	489779	Intergraph Corporation	EAM Subscription	$628,899.12
8/9/2024	Water Resources Enterprise Fd	22899	CDM Smith Inc	Planner Implementation	$16,400.00
8/9/2024	Stormwater Cap Improvemts Fund	22904	Stantec Consulting Services	Embedment Services	$117,312.12
8/9/2024	Water Resources Bnd Fd	22905	Sensus USA Inc	Advanced Metering Infrastructure	$139,039.74
8/9/2024	Water Resources Enterprise Fd	22906	J & J Underground Utilities	Underground Utility Locate Services	$45,000.00
8/9/2024	Water Resources Enterprise Fd	22908	ADS LLC dba ADS Environmental	System wide collections and rainfall monitoring services	$31,817.75
8/9/2024	Water Resources Enterprise Fd	22912	Pencco Inc	Sulfate	$66,747.89
8/9/2024	Water Resources Enterprise Fd	22913	Univar USA Inc	Sodium Hydroxide	$13,122.69
8/12/2024	Special Tax Districts Fund	489789	Downtown Greensboro Inc	Taxes collected in July 2024	$26,719.33
8/12/2024	Parking Facilities Operatng Fd	489791	Netcom Cabling Inc	February One Parking Deck Camera Installation	$10,366.44
8/12/2024	Water Resources Enterprise Fd	489793	City of Reidsville	Water	$110,467.90
8/12/2024	**General Fund	489804	First Data Merchant Services LLC	July 2024 invoices, merchant list attached	$99,202.09
8/12/2024	Community Developmt Block Grnt	489807	Matrix Health & Safety	Lead Inspection	$29,375.00
8/12/2024	**General Fund	489814	mySidewalk Inc	Software of maps and training	$13,125.00
8/12/2024	Water Resources Enterprise Fd	489816	CSG Systems Inc	Bill Print and Processing and postage	$53,397.17
8/12/2024	General Fund	489827	Bres Transportation Service LLC	Summer Camp Transportation	$18,066.25
8/12/2024	Water Resources Enterprise Fd	489829	Vision NC LLC	Inspection and smoke testing data collection services	$44,843.43
8/12/2024	Water Resources Enterprise Fd	489851	Consolidated Pipe & Supply Co	Water meters	$94,740.63
8/12/2024	Equipment Services Fund	489852	Transource Inc	Side loader	$564,265.38
8/12/2024	Equipment Services Fund	489853	Capital Ford Inc	Vehicle	$78,989.40
8/12/2024	General Fund	489854	Aqua Aerobic Systems Inc	Filter and pump	$29,209.75
8/12/2024	Equipment Services Fund	489856	Capital Chevrolet Inc	Vehicles	$152,625.84
8/12/2024	Equipment Services Fund	489858	Performance Ford Inc	Vehicle	$38,932.08
8/12/2024	General Insurance Fund	22914	Guilford City/County Insurance	Crime Police Renewal	$11,741.00
8/12/2024	Water Resources Enterprise Fd	22915	CDM Smith Inc	Sanitary sewer evaluation study	$11,904.75
8/12/2024	Capital Leasing	22921	Infor (US) Inc	Subscription renewal	$1,399,365.35
8/12/2024	General Fund	22922	WEX Bank	Fuel Charges	$128,831.80
8/12/2024	**General Fund	22925	Blue Arbor Inc	Temporary services	$12,466.35
8/13/2024	Solid Waste Disposal	489863	Hilco Transport Inc	Solid Waste Hauling Services	$321,632.28
8/13/2024	Water Resources Enterprise Fd	489905	Robert Hicks dba Primal Staffing	Direct Hire Staffing	$40,000.00
8/13/2024	General Fund	489919	Global Public Safety LLC	Upfit Police Vehicle	$120,572.72
8/13/2024	Network Services Fund	489920	Optiv Security Inc	Software subscription renewal	$80,272.51
8/13/2024	Street & Sidewalk Cap Proj Fnd	22934	Yates Construction Company	Huffine Mill Rd and Hicone Rd loop feed water line	$702,595.06
8/13/2024	Solid Waste Disposal	22936	HDR Engineering Inc	Groundwater monitoring	$33,083.42
8/13/2024	Solid Waste Disposal	22937	Waste Management of Carolinas	Disposal Services	$462,806.78
8/13/2024	Water Resources Cap Imprvmt Fd	22938	Arcadis G&M of North Carolina	Colfax and miscellaneous Water Booster Station Improvements	$111,405.83
8/14/2024	**General Fund	489925	Duke Energy	Utilities - power	$221,497.49
8/14/2024	Transit System (GTA) Fund	489926	Piedmont Authority for Regional Transportation	Ridesharing vanpool program	$13,717.00
8/14/2024	Water Resources Enterprise Fd	489931	Cavanaugh & Associates PA	Water Loss Reduction Program	$13,500.00
8/14/2024	General Fund	489939	Catalyst Consulting Group Inc	Consulting Services	$278,999.33
8/14/2024	General Fund	489948	The Perkinson Company	Aqua Diamond Filter Backwash	$22,635.27
8/14/2024	General Fund	489951	Ennis-Flint Inc	Yellow Traffic Paint	$18,809.33
8/14/2024	Water Resources Enterprise Fd	489952	SHI	Language Software	$13,998.05
8/14/2024	Water Resources Enterprise Fd	489953	Polydyne Inc	Polymer Sludge	$56,678.40
8/14/2024	Emergency Telephone System Fnd	489954	Medical Priority Consultants	License renewal	$84,716.80
8/14/2024	General Fund	489955	Core & Main LP	Fire Hydrants	$34,686.28
8/14/2024	Water Resources Enterprise Fd	489957	Mission Communications LLC	Alarm Service Renewal	$30,494.73
8/14/2024	General Fund	489959	Utilicom Supply Associates LLC	No Traffic Detection System	$32,489.16

Transaction Date	Fund Name	Check Number	Vendor Name	Description	Disbursement Amount
8/14/2024	General Fund	489961	Crystal Black dba Urban Roots NC	Stem in my city program	$11,415.00
8/14/2024	Water Resources Enterprise Fd	22947	Stantec Consulting Services	Lake Bathymetry for Water Resources	$59,967.97
8/15/2024	General Fund	489963	Greensboro Area Chamber Of Commerce	Launch Lab Triad Navigator	$10,370.00
8/15/2024	General Fund	489972	Duke Energy	Street Lighting	$372,308.95
8/15/2024	**General Fund	489974	Moses H Cone Memorial Hospital Operating Corporat	GFD Employee Physicals	$13,808.00
8/15/2024	General Fund	489978	O U Chavis Contracting Corp	MMOB Legal Department Renovations-Construction	$73,072.10
8/15/2024	General Fund	489980	Link2Gov Corporation	Link 2 Gov Fees for July 2024	$11,680.39
8/15/2024	Equipment Services Fund	490014	Piedmont Truck Center Inc	Single Axle Dump Truck	$833,916.00
8/15/2024	Equipment Services Fund	490017	Amick Equipment Co Inc	Barker Tipper	$10,636.91
8/15/2024	General Fund	490020	RecTrac LLC dba Vermont Systems	Annual Maintenance	$64,211.79
8/15/2024	General Fund	490021	PowerDMS Inc	Annual License Renewal	$13,831.00
8/15/2024	General Fund	490022	General Traffic Equipment Corp	Traffic Signal Heads	$18,960.00
8/15/2024	General Fund	490024	Kiesler Police Supply Inc	Firearms	$12,057.33
8/15/2024	General Fund	22951	Laughlin-Sutton Construction	Concrete Drive Apron replacement	$38,500.00
8/15/2024	General Fund	22952	Brooks Lumber Company	MMOB-Fire Plan Review and IT Operations Renovation	$62,307.65
8/15/2024	General Fund	22956	Atlantic Contracting Co Inc	Patton Ave - Pole Shed Relocation	$24,866.25
8/15/2024	**General Fund	22957	Blue Arbor Inc	Temporary Staffing	$14,374.16
8/15/2024	Parks & Rec Bond Fund	22960	Nature Trails NC LLC	Keeley Park-Adaptive Mountain Bike Trail	$21,051.05
8/16/2024	**General Fund	490025	Thyssenkrupp Elevator Corp	Elevator services and repairs	$73,505.76
8/16/2024	**General Fund	490026	City of Greensboro	Utilities - water	$319,219.63
8/16/2024	**General Fund	490029	Duke Energy	Utilities - power	$107,606.47
8/16/2024	General Fund	490044	Guilford Plumbing Supply Inc	Water Heater	$12,389.64
8/16/2024	General Fund	490051	Kiesler Police Supply Inc	Firearms	$17,753.68
8/16/2024	**General Fund	22966	Saf-Gard Safety Shoe Co	Safety Shoes	$12,779.69
8/16/2024	Water Resources Enterprise Fd	22970	Stantec Consulting Services	Lake Bathymetry for Water Resources	$39,759.73
8/16/2024	Equipment Services Fund	22972	Clinard Oil Company Inc	Fuel	$125,850.48
8/16/2024	Water Resources Enterprise Fd	22973	Pencco Inc	Sulfate	$28,993.99
8/16/2024	Water Resources Enterprise Fd	22976	Oltrin Solutions LLC	Sodium Hypochlorite	$56,472.34
8/19/2024	Water Resources Cap Imprvmt Fd	490055	Utility Service Co Inc	Fall Protection System Improvements	$347,940.00
8/19/2024	Garage Facilities LOB Fund	490057	Womble Bond Dickinson (US) LLP	2024 Limited Obligation Bonds	$72,500.00
8/19/2024	General Fund	490063	OverDrive Inc	Books	$118,474.18
8/19/2024	State/Federal/Other Grants Fnd	490065	Kellin Foundation	Crisis Response and Intervention Training	$16,400.00
8/19/2024	Transit System (GTA) Fund	490067	UZURV Holdings Inc	Transportation services	$20,068.00
8/19/2024	General Capital Improvemts Fd	490069	Stitch Design + Development	Glenwood Church Renovation-Design	$49,690.26
8/19/2024	Garage Facilities LOB Fund	490072	First Tryon Advisors LLC	Financial Advisory Services	$78,139.65
8/19/2024	Stormwater Mgmt Enterprise Fd	490075	Samet Corp	Stormwater Surety Bond - Claxton Elementary	$93,750.00
8/19/2024	Water Resources Enterprise Fd	490085	Carolina Trailer & Equipment	Repair generator	$20,676.27
8/19/2024	Water Resources Enterprise Fd	490087	InSource Software Solutions	License	$10,803.10
8/19/2024	Water Resources Enterprise Fd	490088	Core & Main LP	Pipe	$19,633.54
8/19/2024	Equipment Services Fund	490089	West Chatham Warning Devices	K9 container with door panel and window guard	$15,568.00
8/19/2024	General Fund	490094	Templeton & Associates Equipment Sales Inc	Pump Cutter Bar	$13,026.30
8/19/2024	General Fund	490096	Blackbird Purchaser Inc dba OTP Holding LLC	Pump	$21,612.93
8/19/2024	Water Resources Enterprise Fd	490097	Flowservice	Actuator with hart board	$11,233.07
8/19/2024	Network Services Fund	22979	Ontario Investments Inc	Rental of computers	$51,906.12
8/19/2024	Water Resources Bnd Fd	22981	Sensus USA Inc	Advanced Metering Infrastructure	$131,691.41
8/19/2024	Transit System (GTA) Fund	22985	RATP DEV USA INC	Manage and operate GTA Transit	$2,319,425.42
8/20/2024	General Fund	490098	Tommy Lawrence Electrical	Repair Lights Jaycee Park	$21,422.06
8/20/2024	General Fund	490100	Bryan Park Golf LLC	Operations	$31,250.00
8/20/2024	Water Resources Enterprise Fd	490115	R B Services Inc	Generator motor rebuild	$14,518.00
8/20/2024	General Fund	490120	Advanced Emergency Services Training Inc	Coats and pants	$185,250.53
8/20/2024	Water Resources Bnd Fd	22988	Davis-Martin-Powell & Associates Inc	Sandy Creek Sewer Lift Station	$21,190.96
8/20/2024	General Fund	22994	McBride Lawn Care	Mowing services	$12,140.00
8/20/2024	General Fund	23003	Micronics Engineered Filtration Group Inc	Screen press and blade	$31,649.36
8/21/2024	**General Fund	490122	City of Greensboro	Utilities - water	$41,935.27
8/21/2024	General Fund	490126	NC Department Of Revenue	Collection of Taxes	$21,096.93
8/21/2024	**General Fund	490139	Duke Energy	Utilities - power	$379,552.56
8/21/2024	Solid Waste Disposal	490148	Powerscreen Mid-Atlantic Inc	Screener	$11,527.93
8/21/2024	General Fund	490152	OverDrive Inc	Books	$19,153.40
8/21/2024	State/Federal/Other Grants Fnd	490169	The Servant Center Inc	RRH Reimbursement for June 2024	$15,037.12
8/21/2024	General Fund	490183	Phoenix Special Police LLC	Security Services	$35,550.00

Transaction Date	Fund Name	Number	Vendor Name	Description	Amount
8/21/2024	Workforce Investment Act (WIA)	490187	Transfr Inc dba Transfrvr	Virtual Reality Training Tool	$10,675.00
8/21/2024	General Capital Improvemts Fd	490194	Shantavio Purvis	5007 D Lawndale Dr Housing Connect Loan Closing	$10,000.00
8/21/2024	General Fund	490200	Guaranteed Supply Company	Concrete	$17,373.56
8/21/2024	Equipment Services Fund	490205	Transource Inc	Side loader	$188,088.46
8/21/2024	General Fund	490207	Snider Tire Inc	Tires	$28,908.84
8/21/2024	General Capital Improvemts Fd	23006	HDR Engineering Inc	Innovation Corridor	$20,942.53
8/21/2024	General Fund	23007	Saf-Gard Safety Shoe Co	Safety Shoes	$10,013.99
8/21/2024	State/Federal/Other Grants Fnd	23013	David Collins General Contractor Inc	Lead Safe Program for Govindhai and Urmilaben Patel	$32,150.00
8/21/2024	General Fund	23019	Galls LLC	Uniforms	$134,569.04
8/21/2024	General Fund	23020	Schaefer Plastics North America LLC	Trash Carts	$44,865.96
8/22/2024	**General Fund	490211	City of Greensboro	Utilities - water	$25,900.23
8/22/2024	**General Fund	490213	Piedmont Natural Gas	Utilities - gas	$15,631.14
8/22/2024	General Fund	490217	NC Justice Academy Book Store	Textbooks for PBIC Academy	$29,310.83
8/22/2024	General Fund	490219	East Market Street Development Corporation	Plans for East Greensboro	$25,000.00
8/22/2024	Network Services Fund	490220	AT&T	Telephone services	$15,613.78
8/22/2024	**General Fund	490222	Duke Energy	Utilities - power	$37,160.84
8/22/2024	Workforce Investment Act (WIA)	490229	Educational Data Systems Inc	Youth Services	$87,750.41
8/22/2024	General Capital Improvemts Fd	490231	Bar Roofing and Maintenance	Sportsplex Roof replacement-construction	$160,550.00
8/22/2024	Workforce Investment Act (WIA)	490232	American Capital Properties	Rent for 2301 W Meadowview Rd	$28,424.16
8/22/2024	Equipment Services Fund	490247	Piedmont Truck Center Inc	Vehicles	$166,804.14
8/22/2024	Water Resources Enterprise Fd	490249	Tencarva Machinery Company	Duplex Control Panel	$20,575.00
8/22/2024	General Fund	490250	Carolina Pool Management	Pressure Washer Rental	$12,986.13
8/22/2024	General Fund	490251	Core & Main LP	Fire Hydrant	$14,282.08
8/22/2024	Equipment Services Fund	490256	Capital Ford Inc	Vehicles	$39,494.70
8/22/2024	Water Resources Cap Imprvmt Fd	23021	Davis-Martin-Powell & Associates Inc	Lees Chapel 36 inch water main design	$72,415.00
8/22/2024	Network Services Fund	23022	Ontario Investments Inc	Rental of computers	$13,835.66
8/22/2024	Water Resources Bnd Fd	23023	KRG Utility Inc	Brush Creek Outfall Improvements-Construction	$330,042.04
8/23/2024	**General Fund	490261	Duke Energy	Utilities - power	$10,516.31
8/23/2024	General Fund	490263	SPL Properties	Lease at 301 S Greene Street	$10,280.45
8/23/2024	State/Federal/Other Grants Fnd	490265	ePlus Technology	Pure Storage CAD Archive	$178,232.32
8/23/2024	State/Federal/Other Grants Fnd	490270	Kellin Foundation	Crisis Response and Intervention Training	$16,400.00
8/23/2024	Equipment Services Fund	490290	Carolina 1926 LLC dba Carolina Cat	Water Pump	$17,798.66
8/23/2024	Equipment Services Fund	490298	Hudson Autoworks LLC	Repair vehicle from accident	$16,575.71
8/23/2024	Water Resources Enterprise Fd	490300	Idexx Distribution Inc	Sterile Water and disposable trays	$14,936.01
8/23/2024	Street Improvemts Bd Fd	23031	HDR Engineering Inc	Summit Avenue Streetscape-Phase 2 design	$30,946.43
8/23/2024	Stormwater Cap Improvemts Fund	23034	Schnabel Engineering South PC	Fairview Street Reservoir Improvements	$21,579.90
8/23/2024	Water Resources Bnd Fd	23035	Arcadis G&M of North Carolina	Water Booster Station Improvements	$125,831.01
8/23/2024	Water Resources Cap Imprvmt Fd	23048	Taylor Engineering	GSO/Randleman Megasite-Big Alamance Creek Sewer	$18,690.00
8/26/2024	Transit System (GTA) Fund	490315	Jarrett Walker & Associates LLC	Mobility Long range plan	$10,145.87
8/26/2024	Water Resources Enterprise Fd	490328	Fortiline Inc dba Fortiline Waterworks	Hydrant extension medallion	$17,677.80
8/26/2024	**General Fund	23053	Blue Arbor Inc	Temporary Services	$12,338.16
8/26/2024	General Fund	23054	Allied Universal Security Services	Security Services	$12,544.72
8/27/2024	**General Fund	490332	Piedmont Natural Gas	Utilities - gas	$19,784.92
8/27/2024	Water Resources Enterprise Fd	490333	Central Pines Regional Council	FY 25 Jordan Lake 1 water fee	$16,000.00
8/27/2024	**General Fund	490334	Cherry Bekaert LLP	Audit procedures for June 30, 24	$30,000.00
8/27/2024	Garage Facilities LOB Fund	490351	McKenzie & Associates	Professional Services	$18,000.00
8/27/2024	Water Resources Enterprise Fd	490365	GE Construction Co	Distribution and collection construction support	$82,561.00
8/27/2024	Water Resources Enterprise Fd	490368	Cranfill Sumner LLP	Legal Services	$272,111.79
8/27/2024	Water Resources Enterprise Fd	490373	AG-TT McConnell Owner LLC	Erosion Control Surety Bond release bond no. 590	$45,440.00
8/27/2024	Water Resources Enterprise Fd	490381	Raleigh Winwater Works Co	PVC Pipe	$42,016.80
8/27/2024	**General Fund	490387	Global Public Safety LLC	Upfit Police Vehicle	$15,071.59
8/27/2024	General Fund	23056	Magnolia House Foundation Inc	Reimburse for Payroll Expense for Director	$12,210.00
8/27/2024	Water Resources Enterprise Fd	23058	Black & Veatch International	Lead and copper rule revision	$42,343.25
8/27/2024	Water Resources Enterprise Fd	23060	Raftelis Financial Consultants	Stormwater rate study services	$19,356.25
8/27/2024	General Fund	23066	Meyers Building LLC	Rent for 200 S Elm St Ste 410, PSD office	$15,666.67
8/27/2024	Water Resources Bnd Fd	23067	Sensus USA Inc	Advanced Metering Infrastructure	$278,584.45
8/27/2024	GTA Grant Fund	23071	Planning Communities LLC	Transportation Digital Inclusion Plan	$13,403.01
8/27/2024	Water Resources Enterprise Fd	23074	Univar USA Inc	Sodium Hydroxide	$46,551.32
8/27/2024	Water Resources Enterprise Fd	23076	Oltrin Solutions LLC	Sodium Hypochlorite	$34,025.92
8/28/2024	Water Resources Enterprise Fd	490392	City Of Burlington	Water and replaced meter	$168,330.18
8/28/2024	Water Resources Cap Imprvmt Fd	490393	NC Dept of Transportation	Crossing improvement	$19,931.00

Transaction Date	Fund Name	Check Number		Description	Disbursement Amount
8/28/2024	Street & Sidewalk Cap Proj Fnd	490398	Smith-Rowe Inc	Murrow Boulevard Bridge Repairs	$92,083.73
8/28/2024	Water Resources Bnd Fd	490399	C2 Contractors LLC	Advanced metering consulting and services	$11,400.00
8/28/2024	General Fund	490405	Greensboro Downtown Parks Inc	Manage and operate Lebauer Park	$87,500.00
8/28/2024	Parks & Rec Bond Fund	490409	Vines Architecture Inc	Construction	$441,013.64
8/28/2024	Home Program Fund	490419	Debra Smith	820 Green Oaks St Loan Closing	$15,000.00
8/28/2024	General Fund	490431	W T Cox Subscriptions	Annual subscriptions	$48,283.90
8/28/2024	Water Resources Enterprise Fd	490432	Core & Main LP	Sewer air release	$40,640.58
8/28/2024	General Fund	490433	Magnet Forensics USA Inc	Witness term license	$14,998.38
8/28/2024	General Fund	490436	Piedmont Fire Inc	Goggles, blocking hoods, gloves and boots	$55,262.34
8/28/2024	General Fund	490437	Gameon	Baseball hats and jerseys	$12,289.91
8/28/2024	Community & Economic Bd Fd	23079	Yates Construction Company	Greene Street Streetscape	$140,199.80
8/28/2024	Fire Stations Bond Series 2022	23080	Samet Construction Co Inc	Fire Station 14 Renovation	$884,238.15
8/28/2024	General Capital Improvemts Fd	23081	Brooks Lumber Company	Bryan Park Turf Conversion Site Preparation Project	$42,724.35
8/28/2024	Stormwater Mgmt Enterprise Fd	23083	Arcadis G&M of North Carolina	Stormwater Planning Technical Review Services	$12,650.36
8/28/2024	Street & Sidewalk Cap Proj Fnd	23084	Atlantic Contracting Co Inc	General Sidewalk Improvements	$690,078.28
8/28/2024	Water Resources Cap Imprvmt Fd	23088	Critek Engineering Group P.C.	Misc Water Main Extensions - Design	$11,837.40
8/28/2024	Water Resources Bnd Fd	23091	Sensus USA Inc	Advanced Metering Infrastructure	$230,796.40
8/28/2024	Equipment Services Fund	23102	Sutphen Corporation	Aerial Fire Apparatus	$685,397.78
8/28/2024	Water Resources Enterprise Fd	23103	Pencco Inc	Sulfate	$56,463.13
8/28/2024	Water Resources Enterprise Fd	23104	Chemtrade	Polyaluminum Chloride Solution	$91,882.58
8/28/2024	Water Resources Enterprise Fd	23106	Martin Marietta Materials	Various Stone	$19,702.12
8/29/2024	Water Resources Enterprise Fd	490454	DEC Associates Inc	COG Bonds, Series 2024, & Out of Pocket Expenses	$79,153.09
8/29/2024	General Fund	490466	Invoice Cloud Inc	Online Payment Gateway	$24,092.98
8/29/2024	General Insurance Fund	490469	Fox Rothschild LLP	Legal Representation	$15,466.50
8/29/2024	General Fund	490500	Radzina Plummer	Police Confiscated Funds	$10,131.00
8/29/2024	General Fund	490504	State Electric Supply Company	Galvanized conduit	$10,093.22
8/29/2024	General Fund	490507	Freightliner of Arizona LLC	Repair and replace truck	$13,517.23
8/29/2024	Water Resources Cap Imprvmt Fd	23110	Arcadis G&M of North Carolina	Horsepen Creek Force Main Rehabilitation-Design	$47,100.63
8/29/2024	Water Resources Cap Imprvmt Fd	23111	ASJ Wilson Construction LLC	TZ Osborne Control Room Relocation	$32,176.02
8/29/2024	Nussbaum Housing Pshp Revol Fd	23113	ESP Associates Inc	On Call Contract for environmental review services	$10,540.00
8/29/2024	Equipment Services Fund	23115	Clinard Oil Company Inc	Fuel	$87,357.46
8/30/2024	**General Fund	490515	Duke Energy	Utilities - power	$166,387.87
8/30/2024	State/Federal/Other Grants Fnd	490532	Converus Inc	Eye Detect Software	$27,265.00
8/30/2024	State/Federal/Other Grants Fnd	490535	Alta Planning and Design Inc	Comprehensive Safety Action Plan	$23,380.73
8/30/2024	General Fund	490541	Vecellio & Grogan-Asphalt Div	Paving	$30,945.97
8/30/2024	Equipment Services Fund	490543	West Chatham Warning Devices	Parts	$10,881.57
8/30/2024	General Fund	23117	Brooks Lumber Company	MMOB Fire Plan Review and IT Operations Revision	$26,708.30
8/30/2024	Water Resources Bnd Fd	23119	Arcadis G&M of North Carolina	Alamance and Liberty Road Lift Station	$40,473.21
8/30/2024	General Fund	23120	Natural Science Center Of Greensboro	Quarterly Distribution to Natural Science Center	$271,250.00
8/30/2024	Water Resources Bnd Fd	23125	Harper Corporation	Townsend WTP Electrical Upgrade Phase II	$4,227,385.17
8/30/2024	Water Resources Cap Imprvmt Fd	23127	CaJenn Construction & Rehabilitation Services Inc	Sanitary Sewer Rehabilitation 2022	$327,546.70

Payments $10,000.00 or more	**$37,802,346.65**
Payments less than $10,000.00	**$1,971,784.86**
Voided/Reissued pmts over $10,000.00 (includes voided pmts listed on previous reports)	**$0.00**
Personnel related expenses, revenue offsets, foreclosures over $10,000.00	**$6,040,879.23**
Total Issued	**$45,815,010.74**
Payroll and Fringe Benefits	
Bi Weekly payroll for 8/9/24 & 8/23/24	**$18,174,842.33**
Taxes and Fringe Benefits	**$5,748,815.63**
Total	**$23,923,657.96**

****Denotes checks being paid from multiple funds**

***Denotes multiple checks included in figure**