



City of Greensboro

Meeting Agenda

City Council

Tuesday, February 18, 2025, 5:30 p.m.

Katie Dorsett Council Chamber

300 West Washington Street, Greensboro, NC 27401

This agenda is being reposted to reflect updated information on item G.10 2025-120.

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 March 4, 2025.

Pages

A. CALL TO ORDER

B. MOMENT OF SILENCE

C. PLEDGE OF ALLEGIANCE

D. COUNCIL PROCEDURE FOR CONDUCT OF THE MEETING

E. CEREMONIAL AND/OR PRESENTATION ITEMS

There are no 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	<u>2025-105 Resolution Calling a Public Hearing for March 18, 2025 to Annex the Property Located at 1138 Edgemont Road – 4.4 Acres (David and Patricia Feaster)</u>	1
G.2	<u>2025-109 Resolution Calling a Public Hearing for March 18, 2025 to Annex the Property Located at 4115 Corbin Rd – 10.605 Acres (Harmonic Brass REI, LP for Daniel and James Kent)</u>	12
G.3	<u>2025-112 Resolution Calling a Public Hearing for March 18, 2025 to Annex the Property Located at 8218 Ballard Rd and 8102, 8106 and 8106-ZZ Leabourne Road - 30.33 Acres (Tom Terrell For Pulte Home Company on behalf of Alexandria D. and Others)</u>	22
G.4	<u>2025-114 Resolution Calling a Public Hearing for March 18, 2025 to Annex the Properties Located at 5136 Carlson Dairy Road and 4305-4307 Hamburg Mill Road – 78.512 Acres (Tom Terrell for Christopher Farms LLC and others)</u>	34
G.5	<u>2025 -56 Resolution Authorizing the Purchase 10.49 AC Located 3005 Glass Rd. from S.L. Wray Jr. for the Amount of \$695,000 for a Future Fire Station Location</u>	52
G.6	<u>2025-106 Resolution Authorizing the Purchase of the Entire Property Located at 1105 Latham Road from John B. Phillips and Joshua N. Mata, in the Amount of \$349,900</u>	57
G.7	<u>2025-113 Resolution Authorizing the Purchase of the Entire Properties Located at 807 Moody Street and 900 Arbor Drive from the property owners in the Amount of \$80,000 for the Hampton Redevelopment Area Plan</u>	62
G.8	<u>2025-147 Resolution Authorizing the Sale of the Entire Property Located at 240 South Elm Street to Vernon Building II, LLC in the Amount of \$4,500</u>	67
G.9	<u>2025-135 Resolution Authorizing an Encroachment Agreement between the City of Greensboro and Westerwood Neighborhood Association Inc. at the Intersection of N. Mendenhall Street and Hill Street</u>	72
G.10	<u>2025 – 120 Resolution Authorizing the Award of Contract 12467 to Lowdermilk Electric, Inc. in the Amount of \$540,000 for Light Repair, Maintenance and Décor Services for the Transportation Department</u>	79
G.11	<u>2025- 137 Resolution Authorizing a Change Order in the Amount of \$400,000 for Contract 2020-032A with Sam W. Smith, Inc. for the Hammel Road Waterline Replacement Project</u>	86
G.12	<u>2024 – 142 Resolution to Authorize a Contract in the Amount of \$725,180 with GEL Engineering of NC, Inc. for Engineering Services for TZ Osborne Air Permit Support 2025-2026</u>	92
G.13	<u>2024 – 143 Resolution Authorizing a Reimbursement Agreement in the Amount Not to Exceed \$750,000 with Colfax Realty, LLC for the West Market Street Sanitary Sewer Outfall</u>	98
G.14	<u>2024 – 129 Ordinance Amending State, Federal, and Other Grants Fund Budget for Training Equipment and Services- \$350,000</u>	101

G.15	<u>2024 - 134 Ordinance in the Amount of \$5,007 Amending State, Federal and Other Grants Fund Budget for the Appropriation of Piedmont Triad Regional Council Area Agency Grant for Trotter Active Adult Center</u>	104
G.16	<u>2025 - 133 Ordinance in the Amount of \$14,800 Amending State, Federal and Other Grants Fund Budget for the Appropriation of Piedmont Triad Regional Council Area Agency Grant for Smith Active Adult Center</u>	107
G.17	<u>2025-69 Budget Adjustments Requiring Council Approval 1/28/25 through 2/10/25</u>	110
G.18	<u>2025-70 Budget Adjustments Approved by Budget Officer 1/28/25 through 2/10/25</u>	113
G.19	<u>2025 - 153 Motion to Approve DRAFT January 21, 2025 Regular City Council Meeting Minutes</u>	116
G.20	<u>2025-149 Motion to Approve DRAFT January 28, 2025 Special City Council Meeting Minutes</u>	117

H. PUBLIC HEARING

H.1	<u>2025-115 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)</u> This item was continued from the September 24, 2024 City Council meeting to the October 15, 2024 City Council meeting without further advertising. It was subsequently continued to the January 21, 2025 and then February 18, 2025 City Council meeting without further advertising.	118
H.2	<u>2025-117 Public Hearing for an Ordinance for Original Zoning for 9206 West Market Street and portion of 118 Kidd Road – Marc Isaacson for Shelly Scanlon of Colfax Realty LLC and others)</u> This item was continued from the September 24, 2024 City Council meeting to the October 15, 2024 City Council meeting without further advertising. It was subsequently continued to the January 21, 2025 and then February 18, 2025 City Council meeting without further advertising.	127
H.3	<u>2025-116 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Properties at 2527 Nelson Farm Rd and 3824 E Lee St (Fox Rothschild and Forestar (USA) Real Estate Group Inc, on behalf of Matthew and Jeremy C.)</u> This item was continued from the January 21, 2025 City Council meeting to the February 18, 2025 City Council meeting without further advertising.	151
H.4	<u>2025-118 Public Hearing for an Ordinance for Original Zoning for 2527 Nelson Farm Road and 3824 E Lee Street – Fox Rothschild and Forestar (USA) Real Estate Group Inc, on behalf of Matthew and Jeremy Causey</u> This item was continued from the January 21, 2025 City Council meeting to the February 18, 2025 City Council meeting without further advertising.	160
H.5	<u>2025-121 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Properties Located at 4410 and 4428 Burlington Rd and Portion of Burlington Rd R-O-W – 9.6 Acres (Miguel Alberto Guerra and City of Greensboro)</u>	182
H.6	<u>2025-123 Public Hearing for an Ordinance for Original Zoning for 4410 Burlington Road – Miguel Alberto Guerra</u>	191
H.7	<u>2025-124 Public Hearing for an Ordinance for Original Zoning for 4428 Burlington Road and portion of Burlington Road Right of Way – City of Greensboro</u>	211

H.8	<u>2025-122 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Properties Located at 3718 Randleman Rd – 1.13 Acres (Silvestre Tienda Dominguez and Claudia Garcia Hernandez)</u>	230
H.9	<u>2025-125 Public Hearing for an Ordinance for Original Zoning for 3718 Randleman Road – Silvestre Tienda Dominguez and Claudia Garcia Hernandez</u>	240
H.10	<u>2025-126 Public Hearing for an Ordinance for Rezoning for 414 West Vandalia Road and 2940 Randleman Road – Patrick Theismann on behalf of Raul Robles of Robles Transport, LLC)</u>	257
H.11	<u>2025-127 Public Hearing for an Ordinance Amending the Greensboro Land Development Ordinance for Standards within the PUD (Planned Unit Development) Zoning District</u>	287
H.12	<u>2025-128 Public Hearing for February 18, 2025 to Amend the Land Development Ordinance Related to Short Term Rentals</u>	295
I.	<u>GENERAL BUSINESS AGENDA</u>	
I.1	<u>2025-130 Resolution Approving Bid in the Amount of \$2,354,000 and Authorizing Execution of Contract 2024-0610 with D. H. Griffin Companies, LLC. for the Demolition of the Bellemeade St Parking Deck</u>	301
I.2	<u>2025 -51 Resolution to Authorize Execution of Contract #2023-0060 in the Amount of \$48,252,241.00 with Samet Corporation for Windsor Chavis Nocho Community Complex Building Construction</u>	306
I.3	<u>2025 – 139 Resolution Authorizing Contract between the Greensboro Police Department and Axon Enterprises, Inc. for Fusus- \$1,528,016</u>	316
I.4	<u>2025-146 Resolution Authorizing Contract 2023-052A in the Amount of \$1,051,669 with Alta Planning + Design, Inc. for Professional Design Services for the A&Y Greenway Extension Design (BL-0116)</u>	321
I.5	<u>2024-140 Resolution Authorizing Supplemental Agreement #1 in the Amount of \$5,000,000 with North Carolina Department of Transportation for BL-0116 A&Y Greenway Project – Hill Street to Rollins Road</u>	329
I.6	<u>2024-141 Ordinance in the Amount of \$5,000,000 Increasing the Budget for Supplemental Agreement #1 with North Carolina Department of Transportation for BL-0116 A&Y Greenway Project Hill Street to Rollins Road</u>	332
I.7	<u>2025-60 Boards and Commissions Report for February 18, 2025</u>	335
J.	<u>MATTERS TO BE DISCUSSED BY THE MAYOR AND MEMBERS OF THE COUNCIL (If time permits)</u>	
K.	<u>MATTERS TO BE PRESENTED BY THE CITY MANAGER (If time permits)</u>	
L.	<u>MATTERS TO BE PRESENTED BY THE CITY ATTORNEY (If time permits)</u>	
M.	<u>ADDENDUM ITEMS</u>	
N.	<u>ADJOURNMENT</u>	
O.	<u>ATTACHMENTS FOR COUNCIL'S INFORMATION: (INFORMATIONAL PURPOSES ONLY)</u>	
O.1	<u>2025-158 MWBE Utilization Report – February 18, 2025</u>	336



City of Greensboro

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

Agenda Report

File Number: 2025-105

Agenda Item# G.1.

Agenda Date: 2/18/2025. **Department:** Planning

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2025-105 Resolution Calling a Public Hearing for March 18, 2025 to Annex the Property Located at 1138 Edgemont Road – 4.4 Acres (David and Patricia Feaster)

Council Priority: Place an ‘x’ in the box.

- | | |
|---|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: Proximate to District 1

Public Hearing: No

Advertising Date/By: N/A/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

David and Patricia Feaster are requesting annexation of the property located at 1138 Edgemont Road, generally described as south of Edgemont Road and east of Liberty Road.

In order to consider the annexation covered by this petition, the City Council must set a public hearing.

BACKGROUND:

In accordance with Sections 160A-31 (contiguous) and 160A-58.2 (noncontiguous) of the North Carolina General Statutes, when an annexation petition is received the following is to occur prior to consideration by City Council at a public hearing:

1. The City Clerk is to investigate the petition’s sufficiency,
2. Upon completion of the investigation, the City Clerk is to certify the petition’s sufficiency,
3. Upon completion of the Clerk’s certification, the City Council is to set a date for the public hearing, and

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

4. Notice of the public hearing is to be published once at least 10 days prior to the date of the public hearing.

This annexation is within the boundary of Growth Tier 1 on the Anticipated Growth Maps in the Comprehensive Plan. Although it has been previously determined that city service can be provided to property located within Growth Tier 1, a detailed description of service provisions will be provided for consideration by City Council at the public hearing.

BUDGET IMPACT:

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

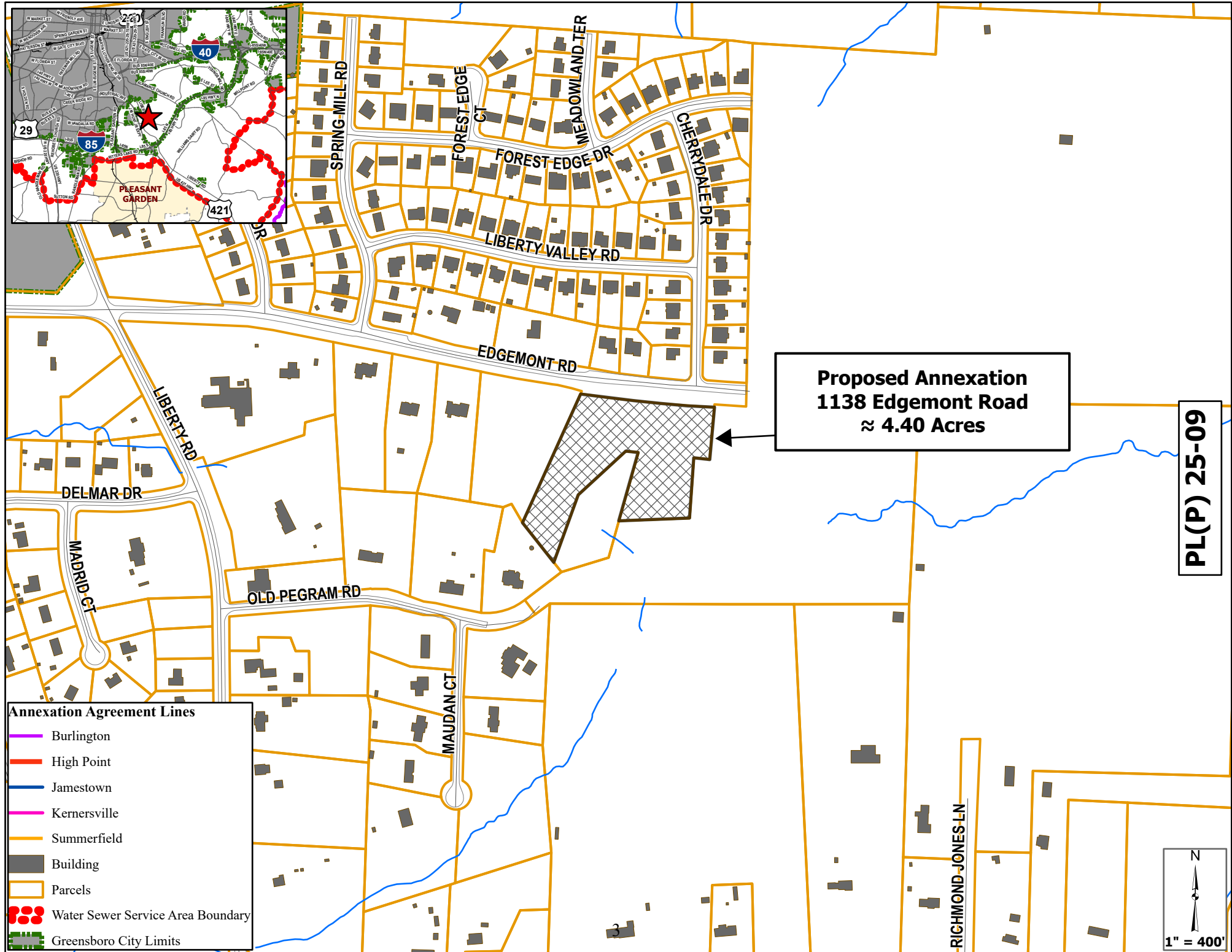
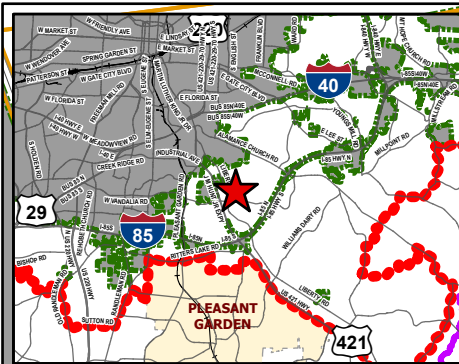
ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Planning and Zoning Commission will consider this annexation at their February 17, 2025 meeting following a recommendation for approval by the Technical Review Committee (TRC).

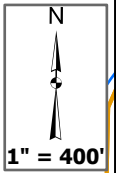
Accordingly, it is recommended that City Council adopt a resolution calling a public hearing for March 18, 2025 on the annexation of the above-mentioned property to the City of Greensboro.

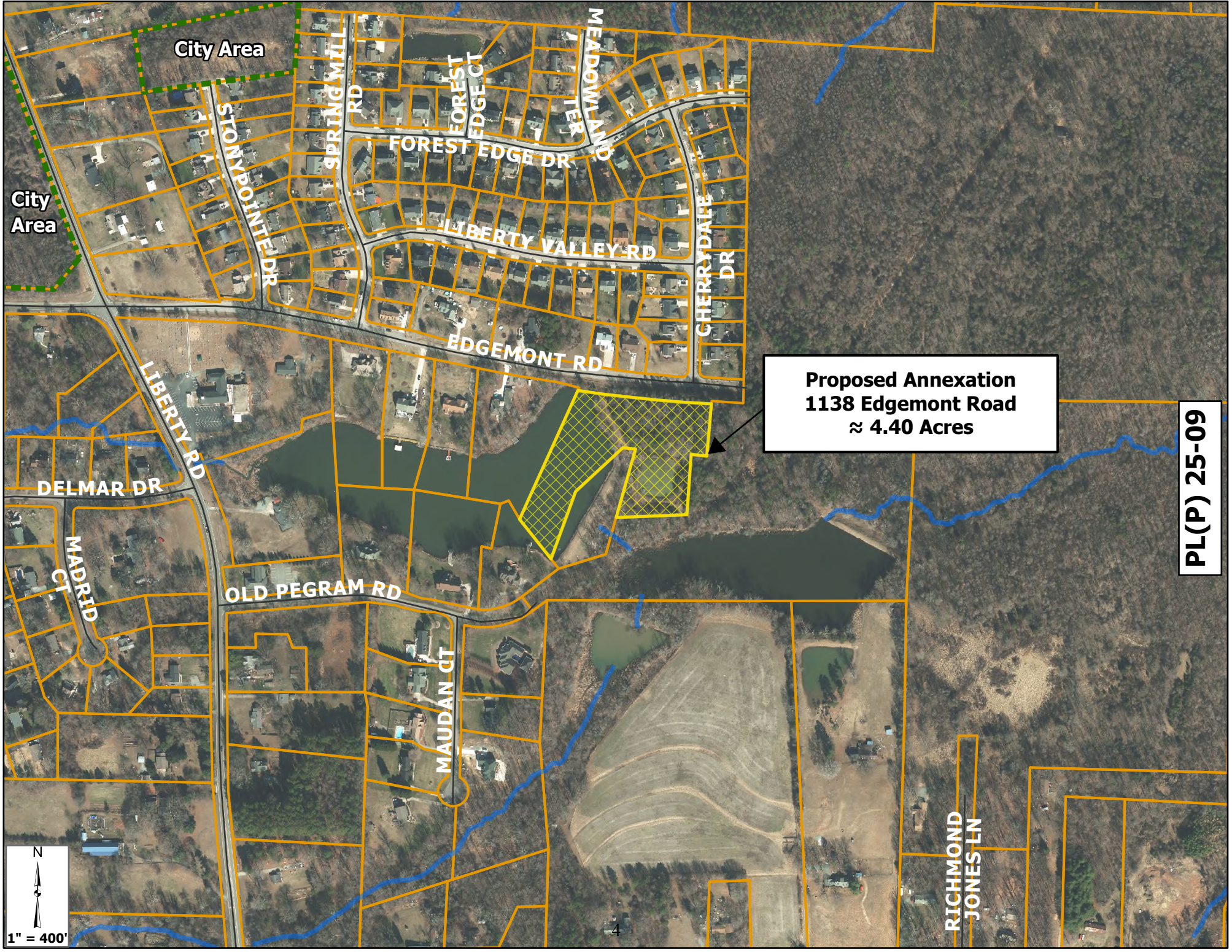


**Proposed Annexation
1138 Edgemont Road
≈ 4.40 Acres**

PL(P) 25-09

- Annexation Agreement Lines**
- Burlington
 - High Point
 - Jamestown
 - Kernersville
 - Summerfield
 - Building
 - Parcels
 - Water Sewer Service Area Boundary
 - Greensboro City Limits





City Area

City Area

**Proposed Annexation
1138 Edgemont Road
≈ 4.40 Acres**

PL(P) 25-09



1" = 400'



GREENSBORO ANNEXATION PETITION

Date 12-30-24

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

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.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1.	<u>David L. Feaster</u>	<u>NO</u>	<u>David L. Feaster</u>
2.	<u>Patricia O. Feaster</u>	<u>NO</u>	<u>Patricia O. Feaster</u>
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: 12/30/24 Received By: L. Carter

BK: R 8707
PG: 352 - 355

RECORDED:
 03/06/2023
 10:39:58 AM
 DEPUTY-GB
 BY: SABRINA MILLSAPS

2023009655
GUILFORD COUNTY, NC
 JEFF L. THIGPEN
 REGISTER OF DEEDS

NC FEE \$26.00
 STATE OF NC
 REAL ESTATE
 EXTJ \$330.00

Submitted electronically by "Douglas B. Elliott PA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Guilford County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 330.00

Parcel Identifier No. 220331

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

This instrument prepared by: Douglas B. Elliott, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Mail/Box to: Record/E-Record; mail to Grantee: 349 Blair Ave., Newport News, VA 23607

This instrument was prepared by: Douglas B. Elliott, P.A.

THIS DEED made this 6th day of March, 2023 by and between

GRANTOR (name and address)	GRANTEE (name and address)
<p>Toan Duc Nguyen and spouse, Linh Thi Phuong Nguyen</p> <p>3202 S. Holden Road Greensboro, NC 27407</p>	<p>David L. Feaster, Jr. and spouse, Patricia Oldham Feaster</p> <p>349 Blair Avenue Newport News, VA 23607</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in:

Fentress Township, Guilford County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A."

Back Deed Reference: Book 7821, at Page 2614.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- 1) Restrictions, Easements and Rights of Way of record

SIGNATURES:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

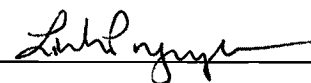
Entity Name: _____ **OR**

Individuals:

By: _____ (SEAL)
Signature

Name:  (SEAL)
Toan Duc Nguyen

Printed Name and Title: _____

Name:  (SEAL)
Linh Thi Phuong Nguyen

NOTARY ACKNOWLEDGEMENT(S):

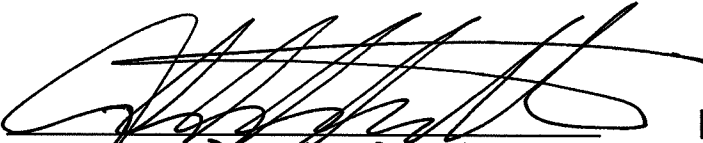
STATE: North Carolina

COUNTY: Davidson

I, the undersigned notary public in the above County and State certify that the following person(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument, in the capacity (individually, on behalf of the entity, or otherwise) as indicated above:

Toan Duc Nguyen and spouse, Linh Thi Phoung Nguyen

WITNESS my hand and official stamp or seal, this the 6th day of March, 2023.

NOTARY PUBLIC:  [SEAL]
Signature and Printed Name Douglas B Elliott

My commission expires: 25th March, 2023

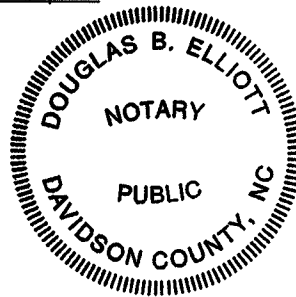


EXHIBIT A

Lying and being in or near the City of Greensboro, Morehead Township, Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at the northeast corner of Lot 2 of Plat (Plat) recorded in the Guilford County Registry in Plat Book 185, Page 14 and running thence along the eastern boundary of Lot 2 South 15 deg. 48 min. 4 sec. West 238.2 feet to a point; thence a new line North 89 deg. 6 min. 38 sec. East 234 feet to a point in the line of JMM Holding Company, LLC; thence another new line within the JMM Holding Company property North 5 deg. 23 min. 25 sec. East 208 feet to a point in a southern line of Lot 1 as shown on the Plat; thence along the southern line of Lot 1 South 84 deg. 23 min. 36 sec. East 53.45 feet to the southeast corner of Lot 1; thence along the eastern line of Lot 1 North 5 deg. 12 min. 35 sec. East 177.38 feet to a new iron pin in the southern margin of Edgemont Road as established in the Plat; thence along the southern margin of Edgemont Road along a curve to the left having a radius of 4894.72 feet, a chord bearing of North 83 deg. 38 min. 19 sec. West, a chord distance of 456.61 feet to the northwest corner of Lot 1; thence along the western line of Lot 1 South 22 deg. 33 min. 44 sec. West 479.87 feet to a point within Pegram Lake, the southwest corner of Lot 1; thence along the southern line of Lot 1 South 38 deg. 18 min. 13 sec. East 171.11 feet to a southeast corner of Lot 1 (located within Pegram Lake); thence along the eastern line of Lot 1 North 20 deg. 03 min. 12 sec. East 243.72 feet; thence continuing along an eastern line of Lot 1 North 47 deg. 26 min. 17 sec. East 218.84 feet to another corner of Lot 1; thence along a southern boundary of Lot 1 South 84 deg. 23 min. 32 sec. East 42.48 feet to the point and place of BEGINNING.

The foregoing is intended to describe all of Lot 1, as shown on the Plat, and to describe and add to Lot 1, by this deed, approximately 1.06 acres comprising the area containing a wet detention pond described in and made the subject of an Easement and Maintenance Agreement for Permanent Wet Detention Pond ("Easement") dated April 24, 2000 and recorded in the Guilford County Registry in Book 5009 at Page 502 such that the entire property described shall constitute one lot of record. The conveyance of the 1.06 acres is made expressly subject to the terms and provisions of the Easement and with the express reservation of all rights and benefits reserved for the benefit of the "Melvin Property" as identified and described in Paragraph 3 of the Easement and together with the rights set forth in Paragraph 6 of the Easement. Grantor herein further disclaims any representations as to the condition of the approximately 1.06 acres added to Lot 1 and the status or condition of the water quality facility located thereon.

RESOLUTION CALLING A PUBLIC HEARING FOR MARCH 18, 2025 ON THE
ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS –PROPERTY
LOCATED AT 1138 EDGEMONT ROAD – 4.4 ACRES

WHEREAS, the owner of all the hereinafter-described property, which is noncontiguous to the City of Greensboro, has requested in writing that said property be annexed to the City of Greensboro;

WHEREAS, Chapter 160A, Section 58.2 (noncontiguous) of the General Statutes of North Carolina provides that territory may be annexed after notice has been given by publication one time in a newspaper of general circulation in the city;

WHEREAS, at a regular meeting of the City Council on the 18th day of March, 2025, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 1138 EDGEMONT ROAD – 4.4 ACRES)

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

BEGINNING at the northeast corner of Lot 2 of Pegram Lake Subdivision, recorded at Plat Book 185, Page 14, also being the northwest corner of a 1.06-acre Easement for Permanent Wet Detention Pond and Drainage Maintenance and Utility Easement, shown on Final Plat, Section II B, Phase I, Liberty Valley, recorded at Plat Book 137, Page 38; thence with the eastern line of said Lot 2 S 15° 48' 04" W 238.20 feet to the southwest corner of said Easement; thence with the southern line of David L. Feaster, Jr. and Patricia O. Feaster, as recorded in Deed Book 8707, Page 352, also being the southern line of said Easement N 89° 06' 38" E 234.00 feet to Feaster's southeast corner; thence with Feaster's eastern line (also being the eastern line of said Easement) N 05° 23' 25" E 208.00 feet to a point on the southern line of Lot 1 of Pegram Lake Subdivision; thence with the southern line of Lot 1 S 84° 23' 36" E 53.45 feet to the southeast corner of Lot 1; thence with the eastern line of Lot 1 N 05° 12' 35" E 177.38 feet to a new iron pin at the northeast corner of Lot 1; thence with the southern right-of-way line of Edgemont Road with a curve to the left having a radius of 4894.72 feet and a chord bearing and distance of N 83° 38' 19" W 456.61 feet to the northwest corner of Lot 1; thence with the western line of Lot 1 S 22° 33' 44" W 479.87 feet to the southwest corner of Lot 1, a point within Pegram Lake; thence with the southwestern line of Lot 1 S 38° 18' 13" E 171.11 feet to the southwest corner of Lot 2; thence with the western line of Lot 2 N 20° 03' 12" E 243.72 feet to a point; thence continuing with the western line of Lot 2 N 47° 26' 17" E 218.84 feet to the northwest corner of Lot 2; thence with the northern line of Lot 2 S 84° 23' 32" E 42.48 feet to the point and place of BEGINNING, being all 3.34 acres of Lot 1 plus the 1.06 acres in said Easement and containing a total of approximately 4.40 acres. 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.

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

That Tuesday, March 18, 2025 at 5:30 p.m. be fixed as the time and the Council Chambers in the Melvin Municipal Office Building as the place for the public hearing on the proposed annexation of territory to the City of Greensboro as above set out and that this resolution be published in a newspaper published in the City of Greensboro not later than March 8, 2025.



City of Greensboro

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

Agenda Report

File Number: 2025-109

Agenda Item# G.2.

Agenda Date: 2/18/2025. **Department:** Planning

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2025-109 Resolution Calling a Public Hearing for March 18, 2025 to Annex the Property Located at 4115 Corbin Rd – 10.605 Acres (Harmonic Brass REI, LP for Daniel and James Kent)

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

- | | |
|---|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: Proximate to District 2

Public Hearing: No

Advertising Date/By: N/A/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Harmonic Brass REI, LP, for Daniel and James Kent, is requesting annexation of the property located at 4115 Corbin Road, generally described as northeast of West Market Street and south of Kidd Road.

In order to consider the annexation covered by this petition, the City Council must set a public hearing.

BACKGROUND:

In accordance with Sections 160A-31 (contiguous) and 160A-58.2 (noncontiguous) of the North Carolina General Statutes, when an annexation petition is received the following is to occur prior to consideration by City Council at a public hearing:

1. The City Clerk is to investigate the petition's sufficiency,
2. Upon completion of the investigation, the City Clerk is to certify the petition's sufficiency,

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

3. Upon completion of the Clerk's certification, the City Council is to set a date for the public hearing, and
4. Notice of the public hearing is to be published once at least 10 days prior to the date of the public hearing.

This annexation is within the boundary of Growth Tier 1 on the Anticipated Growth Maps in the Comprehensive Plan. Although it has been previously determined that city service can be provided to property located within Growth Tier 1, a detailed description of service provisions will be provided for consideration by City Council at the public hearing.

BUDGET IMPACT:

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

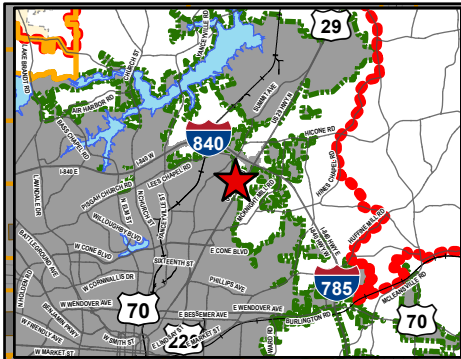
ACCOUNT NUMBER:

N/A

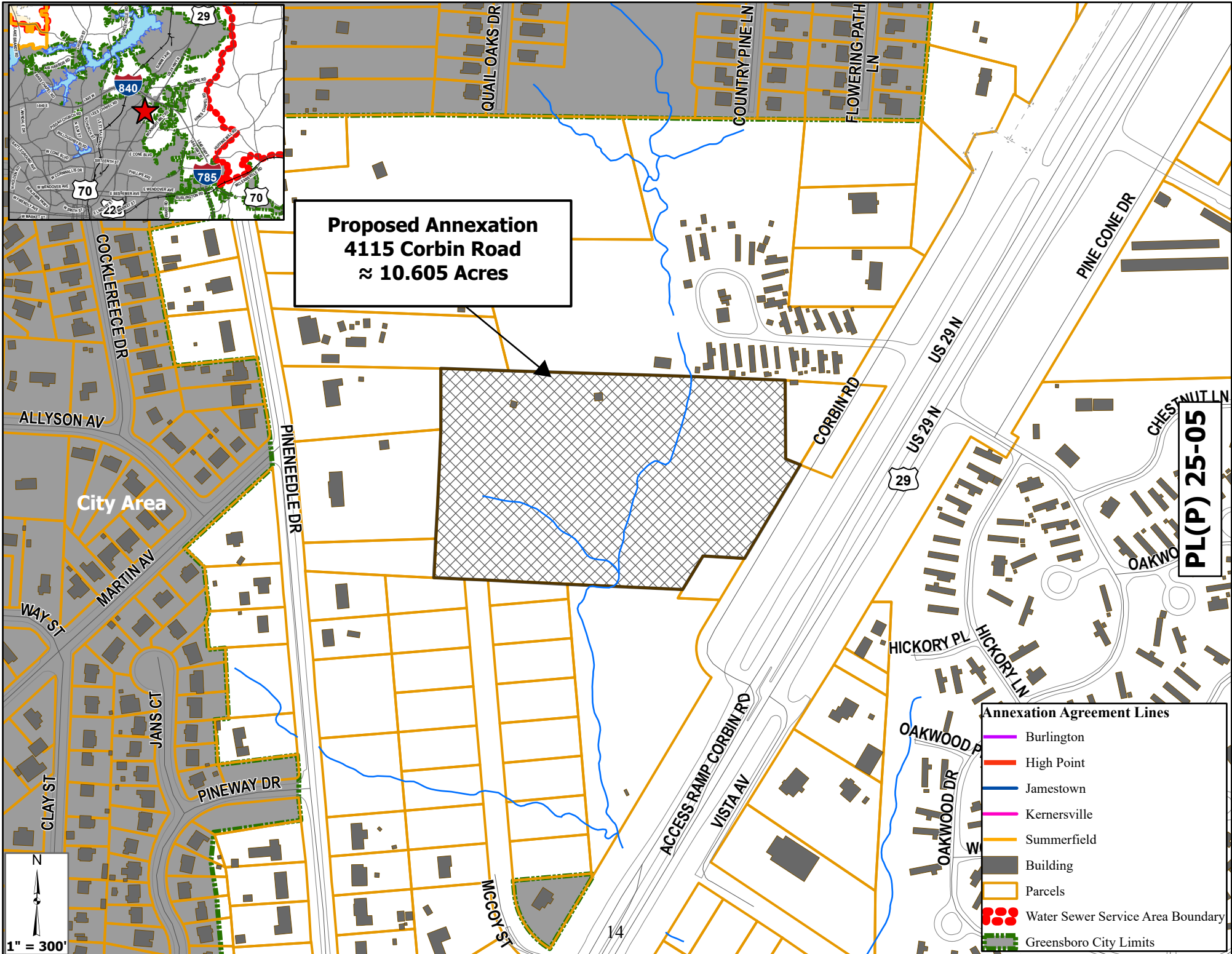
RECOMMENDATION / ACTION REQUESTED:

The Planning and Zoning Commission will consider this annexation at their February 17, 2025 meeting following a recommendation for approval by the Technical Review Committee (TRC).

Accordingly, it is recommended that City Council adopt a resolution calling a public hearing for March 18, 2025 on the annexation of the above-mentioned property to the City of Greensboro.



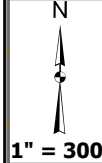
**Proposed Annexation
4115 Corbin Road
≈ 10.605 Acres**



PL(P) 25-05

Annexation Agreement Lines

- Burlington
- High Point
- Jamestown
- Kernersville
- Summerfield
- Building
- Parcels
- Water Sewer Service Area Boundary
- Greensboro City Limits





Proposed Annexation
4115 Corbin Road
≈ 10.605 Acres

PL(P) 25-05



WHEATFIELD DR

COCKLEBERGE DR

QUAIL OAKS DR

COUNTRY PENE LN

ALLYSON AV

City Area

PINENEEDLE DR

CORBIN RD

29

US 29 N

PINE CONE DR

CHESTNUT LN

OAKWOOD DR

WAY ST

MARTIN AV

JANS CT

PINEWAY DR

HICKORY PL

HICKORY LN

WOODLAND DR

CLAY ST

MCCOY ST

City Area

ACCESS RAMP
CORBIN RD
VISTA AV

OAKWOOD DR



GREENSBORO ANNEXATION PETITION

Date 18 Dec 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.)

Located at 4115 Corbin Rd, Greensboro, NC 27405, this vacant land parcel (Parcel ID: 0125989) spans a portion of Guilford County. Zoned RS-30, the property is not situated in a flood hazard area and features 9.88% wetlands coverage. Ideal for future development, this parcel offers general vacant land use and holds significant potential for versatile applications.

Survey attached for reference

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.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1.	<u>Daniel Kent</u> <u>6126 Sussex Trail</u> <u>Pleasant Garden, NC 27313</u>	<u>Yes</u>	_____
2.	<u>James Kent</u> <u>3913 Oak Hollow Drive</u> <u>High Point, NC 27265</u>	<u>Yes</u>	_____
3.	<u>Anne Kent</u> <u>3913 Oak Hollow Drive</u> <u>High Point, NC 27265</u>	<u>Yes</u>	_____

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: _____ Received By: _____



Greensboro Planning and Zoning Commission Application for a Conditional Zoning District

DATE SUBMITTED: 18 Dec 2024

SECTION 5 Conditional Zoning District

*VERY IMPORTANT:

- DO NOT COMPLETE THIS SECTION IF YOU ARE NOT FILING FOR A CONDITIONAL ZONING DISTRICT.
- THIS APPLICATION MUST BE SIGNED BY THE PROPERTY OWNER(S).

REQUIRED DOCUMENTATION (ADDITIONAL DOCUMENTS MAY BE REQUESTED)

- A legal, metes and bounds description of the subject property
- A boundary survey or map of the subject property

The property is owned by Daniel and James Kent

Parcel Identification Number (PIN) 7886096265

The property is located at 4115 CORBIN RD, GREENSBORO, NC, 27405
(address and/or general description)

To Chairman, Greensboro Planning and Zoning Commission:

The undersigned respectfully requests that the Greensboro Planning and Zoning Commission, pursuant to Article 4 of the Land Development Ordinance, recommend that a Conditional Zoning District be approved for the following use(s) subject to the following condition(s):

Condition(s):

We are looking redevelop this site into a traditional self storage facility with approxmitaly 50,000 net rentable square feet of storage.

An application has been duly filed requesting that the property involved with this application be rezoned from

Residential Zoning (RS-30) Conditional Zoning
-----to-----

it is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the City Code. It is further understood and acknowledged that final plans for any development to be made pursuant to any such Conditional Zoning District so authorized shall be submitted to the Technical Review Committee for review in the same manner as other development plans now required to be approved by the Technical Review Committee.

Signature of Property Owner(s)
4115 CORBIN RD, GREENSBORO, NC, 27405

Address(es)
6126 Sussex Trail Pleasant Garden, NC 27313
3913 Oak Hollow Drive High Point, NC 27265
Email
(336) 912-9889

Telephone Number(s)

Applicant has read and understands the instructions on application. Any false information or misrepresentation made on this application may be grounds for revocation of any approval granted by the Planning and Zoning Commission or the City Council.



Property Owner Authorization Form

I, Daniel Kent, as the Property Owner of the property described below, hereby give permission for (agent) Harmonic Brass REI, LP to act as my Agent/Representative for the purpose of requesting for an amendment to the zoning map for property located at 4115 CORBIN RD, GREENSBORO, NC, 27405, generally described as Vacant land 10.64

I attest that I have actual knowledge of the zoning amendment request and that I have read the application including all attachments and/or exhibits thereto; that the information contained in the application including all attachments and/or exhibits thereto is true to the best of my knowledge and belief; that the agent I appoint herein is authorized to modify the zoning amendment request as necessary to obtain approval of the zoning amendment request; and that the acts of the agent appointed herein shall be binding upon me and my heirs, successors and assigns unless and until I revoke this authorization in writing and submit same to the Planning Director.

Legal Description or Parcel Identification Number:

Located at 4115 Corbin Rd, Greensboro, NC 27405, this vacant land parcel (Parcel ID: 0125989)

the property is not situated in a flood hazard area and features 9.88% wetlands coverage.

X Daniel R. Kent
Signature of property owner

12-19-2024
Date

STATE OF NC

COUNTY OF RANDOLPH

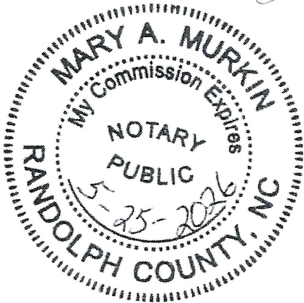
The foregoing instrument was acknowledged before me this 19th day of DECEMBER 20 24 by, DANIEL RILEY KENT as an individual/officer, on behalf of himself/herself, a corporation/partnership.

He/she is personally known to me or has produced as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of DECEMBER, 2024.

Mary A. Murkin
Notary Public

My commission expires: 5-25-2026



(Duplication of this form is allowed for amendments with multiple property owners)

Limited Partnerships

Actions

- [Online Filing](#)
- [Order a Document Online](#)
- [Add Entity to My Email Notification List](#)
- [View Filings](#)

Legal name: Harmonic Brass Real Estate Investments, LP

Secretary of State Identification Number (SOSID): 2189925

Status: Current-Active

Citizenship: Domestic

Date formed: 5/11/2021

Registered agent: [Nicholas Riggins](#)

Registered office address

12908 Pumpkin Way Dr
Mint Hill, NC 28227

Registered mailing address

12908 Pumpkin Way Dr
Mint Hill, NC 28227

[Return to top](#)

RESOLUTION CALLING A PUBLIC HEARING FOR MARCH 18, 2025 ON THE
ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS –PROPERTY
LOCATED AT 4115 CORBIN ROAD – 10.605 ACRES

WHEREAS, the owner of all the hereinafter-described property, which is noncontiguous to the City of Greensboro, has requested in writing that said property be annexed to the City of Greensboro;

WHEREAS, Chapter 160A, Section 58.2 (noncontiguous) of the General Statutes of North Carolina provides that territory may be annexed after notice has been given by publication one time in a newspaper of general circulation in the city;

WHEREAS, at a regular meeting of the City Council on the 18th day of March, 2025, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 4115 CORBIN ROAD – 10.605 ACRES)

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

BEGINNING at a new iron pipe at the northeast corner of Lot 1 of Property of Robert L. Schroll and Wife Victoria S. Schroll, as recorded in Plat Book 93, Page 59, said pipe having North Carolina Grid Coordinates of N:869564.4060, E:1780262.8849; thence with the southern lines of Lots 1 and 2 of E. E. Lashley, as recorded in Plat Book 66, Page 142, S 86°30'33" E 873.18 feet to a new iron pipe at the northwest corner of Lot 1 of Reese B. Kent, as recorded in Plat Book 169, Page 48, thence with the western line of said Lot 1 S 00°19'55" E 200.11 feet to a new iron pipe at the southwest corner of said Lot 1; thence with the southern line of said Lot 1 S 67°56'01" E 40.34 feet to a new iron pipe on the western right-of-way line of Corbin Road, which is within the right-of-way of U.S. Highway 29 N; thence with said western right-of-way line S 30°54'03" W 284.84 feet to a new iron pipe at the northeast corner of TRJ Development, LLC, as recorded in Deed Book 8445, Page 1777; thence with the northern line of said LLC N 86°32'30" W 103.39 feet to a new iron pipe at the northwest corner of said LLC; thence with the western line of said LLC S 30°59'02" W 100.36 feet to a new iron pipe in the northern line of Lot 22 of E. E. Schoolfield Property, as recorded in Plat Book 26, Page 22; thence with the northern lines of Lots 22 and 21 of said subdivision N 87°06'27" W 494.77 feet to a spike in the eastern right-of-way line of McCoy Street; thence across the northern terminus of said street N 86°58'57" W 60.66 feet to an existing iron pipe in the western right-of-way line of said street; thence with the northern line of Lot 1 of said subdivision N 87°09'59" W 76.20 feet to a ½" existing iron pipe at the southeast corner of Tract II of Bonita and Randall Anderson, as recorded in Deed Book 8106, Page 2146; thence with the eastern lines of Anderson's Tracts II and I N 02°39'56" E 185.07 feet to a 1" existing iron pipe; thence with the eastern line of Anderson's Tract I N 02°34'23" E 99.86 feet to a 1" existing iron pipe; thence continuing with the eastern line of Anderson's Tract I N 02°35'26" E 92.17 feet to a ½" existing iron

pipe at the southeast corner of Lot 1 of Schroll; thence with the eastern line of said Lot 1 N 01°25'57" E 99.52 feet to a ½" existing iron pipe; thence continuing with said eastern line N 01°25'57" E 84.53 feet to the point and place of BEGINNING, containing approximately 10.605 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

The 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.

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

That Tuesday, March 18, 2025 at 5:30 p.m. be fixed as the time and the Council Chambers in the Melvin Municipal Office Building as the place for the public hearing on the proposed annexation of territory to the City of Greensboro as above set out and that this resolution be published in a newspaper published in the City of Greensboro not later than March 8, 2025.



City of Greensboro

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

Agenda Report

File Number: 2025-112

Agenda Item# G.3.

Agenda Date: 2/18/2025. **Department:** Planning

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2025-112 Resolution Calling a Public Hearing for March 18, 2025 to Annex the Property Located at 8218 Ballard Rd and 8102, 8106 and 8106-ZZ Leabourne Road -30.33 Acres (Tom Terrell For Pulte Home Company on behalf of Alexandria D. and Others)

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

- | | |
|---|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: Proximate to District 5

Public Hearing: No

Advertising Date/By: N/A/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Tom Terrell, for Pulte Home Company on behalf of Alexandria D. and Donald A. Dillon, is requesting annexation of the properties located at 8218 Ballard Road and 8102, 8106 and 8106-ZZ Leabourne Road, described as west of Leabourne Road and north of Ballard Road.

In order to consider the annexation covered by this petition, the City Council must set a public hearing.

BACKGROUND:

In accordance with Sections 160A-31 (contiguous) and 160A-58.2 (noncontiguous) of the North Carolina General Statutes, when an annexation petition is received the following is to occur prior to consideration by City Council at a public hearing:

1. The City Clerk is to investigate the petition's sufficiency,
2. Upon completion of the investigation, the City Clerk is to certify the petition's sufficiency,

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

3. Upon completion of the Clerk’s certification, the City Council is to set a date for the public hearing, and

4. Notice of the public hearing is to be published once at least 10 days prior to the date of the public hearing.

This annexation is within the boundary of Growth Tier 3 on the Anticipated Growth Maps in the Comprehensive Plan. A detailed description of service provisions will be provided for consideration by City Council at the public hearing.

BUDGET IMPACT:

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

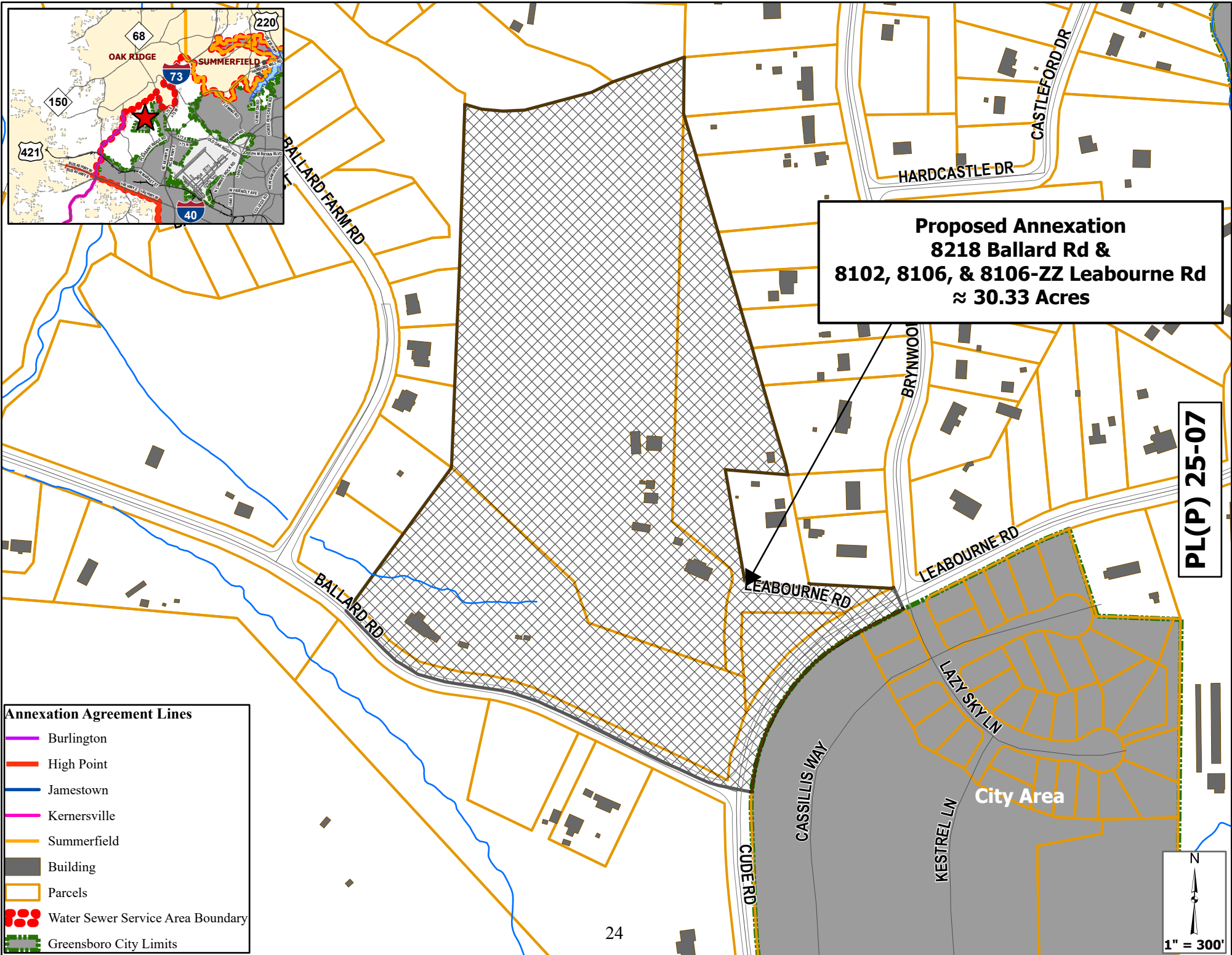
ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Planning and Zoning Commission will consider this annexation at their February 17, 2025 meeting following a recommendation for approval by the Technical Review Committee (TRC).

Accordingly, it is recommended that City Council adopt a resolution calling a public hearing for March 18, 2025 on the annexation of the above-mentioned property to the City of Greensboro.

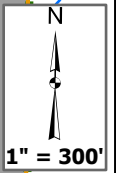


Proposed Annexation
8218 Ballard Rd &
8102, 8106, & 8106-ZZ Lebourne Rd
≈ 30.33 Acres

PL(P) 25-07

- Annexation Agreement Lines**
- Burlington
 - High Point
 - Jamestown
 - Kernersville
 - Summerfield
 - Building
 - Parcels
 - Water Sewer Service Area Boundary
 - Greensboro City Limits

City Area





Proposed Annexation
8218 Ballard Rd &
8102, 8106, & 8106-ZZ Lebourne Rd
≈ 30.33 Acres

PL(P) 25-07

City Area





GREENSBORO ANNEXATION PETITION

Date January 2, 2025

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.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1.	Donald Andrew Dillon 8106 Leabourne Road Colfax, NC 27235	no	
2.	Alexandria D. Dillon Clodfelter 8106 Leabourne Road Colfax, NC 27235	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: _____ Received By: _____

Property Description-Deep River Township-Guilford County

Properties of Donald Andrew Dillon

All that certain piece, parcel or tract of land lying and being in Deep River Township, Guilford County, North Carolina. Being a retracement survey of the following instruments recorded in the Guilford County Register of Deeds: Deed Book (DB) 2200 Page (PG) 322, DB: 3759 PG: 175, DB: 3819 PG: 2147, DB: 8601 PG: 1364, DB: 4910 PG: 1603, DB: 7924 PG: 1035, DB: 1785 PG: 627, DB: 8452 PG: 2455, DB: 7735 PG: 1388, DB: 8037 PG: 1191, being more particularly a recombination of the following deeds listed above, described as the following,

Beginning at mag nail set in the intersection of Cube Road, Leabourne Road, and Ballard Road, said nail having North Carolina State Plane Coordinates (SPC NC NAD83/2011) of: (N: 868752.26 (sft), E: 1710595.05 (sft), said corner being the southeastern point of Deed Book 8601, Page 1364, thence along the eastern line of said tract, North 01°25'56" East a distance of 156.14 feet to a new iron pipe, said iron pipe being located on the northern public right of way of Leabourne Road, either now or formerly known as in City of Greensboro Projects 04843, 04847, 04848, thence along said right of way for the following five bearings and distances: (I) on a curve to the right, with a radius of 575.82 feet, and chord bearing and distance of, North 21°37'30" East a distance of 41.01 to a new iron pipe, (II) North 25°15'01" East a distance of 41.60 feet to a 5/8" rebar, (III) on a curve to the right, with a radius of 560.66 feet, and chord bearing and distance of North 45°45'57" East a distance of 341.21 feet to a 5/8" rebar, (IV) North 62°30'06" East a distance of 15.87 feet to a 5/8" rebar, (V) North 62°15'01" East a distance of 110.12 feet to a 1" iron pipe, said corner being the southeastern corner of Clifford and Linda Stell, either now or formerly known as in instrument recorded in Deed Book 3446, Page 2236, thence along the southern line of said tract, North 87°18'06" West a distance of 205.00 feet to a 2" iron pipe, said corner being located on the eastern property line of Heidi Dillon, either now or formerly known as in instrument recorded in Plat Book 131, Page 26, thence along the property line of said tract for the following four bearings and distances: (I) South 11°04'53" East a distance of 12.79 feet to a 1" iron pipe, (II) North 82°37'42" West a distance of 166.33 feet to a 3/4" iron pipe, (III) North 10°01'57" West a distance of 284.96 feet to a new iron pipe, (IV) South 85°06'01" East a distance of 159.34 feet to a 5/8" rebar, said corner being the southwestern point of James and Heather Stone, either now or formerly known as in instrument recorded in Deed Book 8255, Page 305, thence along the western property line of said tract for the following two bearings and distances: (I) North 10°49'26" West a distance of 54.07 feet to a 3/4" iron pipe, (II) North 16°39'34" West a distance of 173.88 feet to a 1" iron pipe, thence following the western property line of Plat Book 29, Page 5 for the following six bearings and distances: (I) North 16°09'03" West a distance of 103.58 feet to a 1" iron pipe, (II) North 16°38'41" West a distance of 102.48 feet to a 1" iron pipe, (III) North 16°16'49" West a distance of 408.03 feet to a 3/4" iron pipe, (IV) North 16°32'30" West a distance of 101.94 feet to a 3/4" iron pipe, (V) North 16°45'21" West a distance of 38.43 feet to a 1" iron pipe, (VI) North 01°39'09" East a distance of 111.07 feet to a Buggy Axle, said corner being the southeastern point of Furman Brewer, either now or formerly known as in instrument recorded in Deed Book

4675, Page 1517, thence leaving said corner, South 69°24'25" West a distance of 182.22 feet to a 5/8" rebar, thence South 63°54'11" West a distance of 58.90 feet to a 5/8" rebar, thence South 74°40'29" West a distance of 188.58 feet to a 5/8" rebar, thence South 87°14'50" West a distance of 52.99 feet to a 5/8" rebar, thence North 85°36'03" West a distance of 61.90 feet to a 5/8" rebar, thence North 73°47'32" West a distance of 40.15 feet to a new iron pipe, thence along the original line of Ballard, Dillon, and Plat Book 154 Page 41 for the following seven bearings and distances: (I) South 01°36'52" West a distance of 323.87 feet to a 5/8" rebar, (II) South 01°38'42" West a distance of 83.47 feet to a 5/8" rebar, (III) South 01°36'24" West a distance of 140.38 feet to a 5/8" rebar, (IV) South 01°38'09" West a distance of 157.56 feet to a 5/8" rebar, (V) South 01°37'30" West a distance of 205.25 feet to a 3" axle, (VI) South 35°55'36" West a distance of 206.55 feet to a 5/8" rebar, (VII) South 36°03'41" West a distance of 220.68 feet to a 3/4" iron pipe, said corner being located on the northern 60' public right of way of Ballard Road, thence to the centerline of said road, South 36°31'18" West a distance of 23.64 feet to a mag set, said corner dividing the shared property line of Charlotte Dillon and Donald A. Dillon, thence following said line and centerline for the following six bearings and distances: (I) South 37°56'24" East a distance of 117.31 feet to a mag set, (II) South 48°52'54" East distance of 100.00 feet to a mag set, (III) South 73°17'24" East distance of 100.00 feet to a mag set, (IV) South 88°52'24" East a distance of 100.00 feet to a mag set, (V) South 76°54'24" East a distance of 115.47 feet to a mag set, (VI) South 64°30'24" East a distance of 585.66 feet to a mag set. Said point being the place and POINT OF BEGINNING

The metes and bounds recombination description above contains 29.417 acres more or less as shown of that certain survey for Pulte Homes, LLC, being prepared by Sgroi Geomatics, PLLC dated December 11th, 2024. Said description is for the sole purpose of Rezoning and Annexation.

Limited Liability Company

Actions

- [File an Annual Report/Amend an Annual Report](#)
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- [Add Entity to My Email Notification List](#)
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- [Print an Amended a Annual Report form](#)

Legal name: Pulte Home Company, LLC

Secretary of State Identification Number (SOSID): 1563959

Status: Current-Active

Citizenship: Foreign

State of Incorporation: MI

Date formed: 1/4/2017

Citizenship: Foreign

Registered agent: [Corporation Service Company](#)

Registered office address

2626 Glenwood Avenue Suite 550
Raleigh, NC 27608

Registered mailing address

2626 Glenwood Avenue Suite 550
Raleigh, NC 27608

mailing address

3350 Peachtree Road Northeast Suite 1500
Atlanta, GA 30326

Principal office address

3350 Peachtree Road Northeast Suite 1500
Atlanta, GA 30326

Company officials

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

- **Assistant Secretary**

[Jennifer Murray](#)

3350 Peachtree Road Northeast, Suite 1500
Atlanta GA 30326

- **Vice President**

[Jennifer Murray](#)

3350 Peachtree Road Northeast, Suite 1500
Atlanta GA 30326

- **Manager**

[Todd N Sheldon](#)

3350 Peachtree Road NE
Atlanta GA 30326

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RESOLUTION CALLING A PUBLIC HEARING FOR MARCH 18, 2025 ON THE
ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS –PROPERTY
LOCATED AT 8218 BALLARD ROAD AND 8102, 8106 AND 8106-ZZ
LEABOURNE ROAD – 30.33 ACRES

WHEREAS, the owner of all the hereinafter-described property, which is noncontiguous to the City of Greensboro, has requested in writing that said property be annexed to the City of Greensboro;

WHEREAS, Chapter 160A, Section 58.2 (noncontiguous) of the General Statutes of North Carolina provides that territory may be annexed after notice has been given by publication one time in a newspaper of general circulation in the city;

WHEREAS, at a regular meeting of the City Council on the 18th day of March, 2025, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 8218 BALLARD ROAD AND 8102, 8106 AND 8106-ZZ
LEABOURNE ROAD – 30.33 ACRES)

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

BEGINNING at a mag nail set in the intersection of Cude Road, Lebourne Road, and Ballard Road, said nail having NC State Plane Coordinates (SPC NC NAD 83/2011) of N:868752.26, E:1710595.05; said corner being the southeastern point of property of Donald A. Dillon, as recorded in Deed Book 8601, Page 1364; thence S 64°30'24" E approximately 30 feet to a point on the eastern right-of-way line of Lebourne Road (SR # 2016), said point being on the existing Greensboro satellite city limit line (as of December 31, 2024); THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS along said eastern right-of-way line in a northeasterly direction approximately 600 feet to the westernmost corner of Lot 69 of Dillon Ridge Subdivision, Phase 1, as recorded in Plat Book 217, Page 36; thence continuing with said right-of-way line N 62°28'54" E 108.91 feet to a new iron rod; thence continuing with said right-of-way N 62°28'54" E 11.19 feet to a badly bent existing iron rod; THENCE DEPARTING FROM THE EXISTING CITY LIMITS, crossing Lebourne Road, in a northwesterly direction approximately 80 feet to a 1" iron pipe at the southeast corner of Lot 43 of Longview Country Estates, as recorded in Plat Book 29, Page 5; thence with the southern line of said Lot 43 N 87°18'06" W 205.00 feet to a 2" iron pipe in the eastern line of Lot One of Donald P. Dillon, Sr., and wife Charlotte P. Dillon, as recorded in Plat Book 131, Page 26; thence with the eastern line of said Lot One S 11°04'53" E 12.79 feet to a 1" iron pipe at the southeast corner of said lot; thence with the southern line of said lot N 82°37'42" W 166.33 feet to a ¾" iron pipe at the southwest corner of said lot; thence with the western line of said lot N 10°01'57" W 284.96 feet to the northwest corner of said lot; thence with the northern line of said lot S 85°06'01" E 159.34 feet to a 5/8" rebar at the southwest corner of Lot 41 of Longview Country

Estates; thence with the western lines of Lots 41 through 34 of Longview Country Estates the following eight (8) bearings and distances: 1) N 10°49'26" W 54.07 feet to a ¾" iron pipe, 2) N 16°39' 34" W 173.88 feet to a 1" iron pipe, 3) N 16°09'03" W 103.58 feet to a 1" iron pipe, 4) N 16°38'41" W 102.48 feet to a 1" iron pipe, 5) N 16°16'49" W 408.03 feet to a ¾" iron pipe, 6) N 16°32'30" W 101.94 feet to a ¾" iron pipe, 7) N 16°45'21" W 38.43 feet to a 1" iron pipe, and 8) N 01°39'09" W 111.07 feet to a buggy axle at the southeast corner of Furman Brewer, as recorded in Deed Book 4675, Page 1517; thence with Brewer's southern line S 69°24'25" W 182.22 feet to 5/8" rebar at the easternmost corner of Common Elements of Ballard Farm, Map 2, as recorded in Plat Book 154, Page 42; thence with the southern line of said Common Elements the following five (5) bearings and distances: 1) S 63°54'11" W 58.90 feet to a 5/8" rebar, 2) S 74°40'29" W 188.58 feet to a 5/8" rebar, 3) S 87°14'50" W 52.99 feet to a 5/8" rebar, 4) N 85°36'03" W 61.90 feet to a 5/8" rebar, and 5) N 73°47'32" W 40.15 feet to a new iron pipe in the eastern line of Ballard Farm, Map 1, as recorded in Plat Book 154, Page 41; thence with said eastern line of said Map 1 the following seven (7) bearings and distances: 1) S 01°36'52" W 323.87 feet to a 5/8" rebar, 2) S 01°38'42" W 83.47 a 5/8" rebar, 3) S 01°36'24" W 140.38 feet to a 5/8" rebar, 4) S 01°38'09" W 157.56 feet to a 5/8" rebar, 5) S 01°37'30" W 205.25 feet to a 3" axle, 6) S 35°55'36" W 206.55 feet to a 5/8" rebar, and 7) S 36°03'41" W 220.68 feet to a ¾" iron pipe on the northern right-of-way line of Ballard Road (SR # 2010); thence S 36°31'18" W 23.64 feet to a mag set near the centerline of said road; thence with the southern property line of Donald A. Dillon, as recorded in Deed Book 8601, Page 1364, running near or along the centerline of Ballard Road, the following six (6) bearings and distances: 1) S 37°56'24" E 117.31 feet to a mag set, 2) S 48°52'54" E 100.00 feet to a mag set, 3) S 73°17'24" E 100.00 feet to a mag set, 4) S 88°52'24" E 100.00 feet to a mag set, 5) S 76°54'24" E 115.47 feet to a mag set, and 6) S 64°30'24" E 585.66 feet to the point and place of BEGINNING, containing approximately 30.33 acres. The 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.

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

That Tuesday, March 18, 2025 at 5:30 p.m. be fixed as the time and the Council Chambers in the Melvin Municipal Office Building as the place for the public hearing on the proposed annexation of territory to the City of Greensboro as above set out and that this resolution be published in a newspaper published in the City of Greensboro not later than March 18, 2025.



City of Greensboro

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

Agenda Report

File Number: 2025-114

Agenda Item# G.4.

Agenda Date: 2/18/2025. **Department:** Planning

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2025-114 Resolution Calling a Public Hearing for March 18, 2025 to Annex the Properties Located at 5136 Carlson Dairy Road and 4305-4307 Hamburg Mill Road – 78.512 Acres (Tom Terrell for Christopher Farms LLC and others)

Council Priority: Place an ‘x’ in the box.

- | | |
|---|---|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Promote Economic Development</u> |

Council District: Proximate to District 5

Public Hearing: No

Advertising Date/By: N/A/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Tom Terrell, for Christopher Farms, LLC, Hamburg Heights, LLC, MMM-4305 Hamburg Mill Road, LLC and CF-4265 Hamburg Mill Road, LLC, is requesting annexation of the properties located at 5136 Carlson Dairy Road and 4305-4307 Hamburg Mill Road, generally described as south of Hamburg Mill Road and north of Carlson Dairy Road.

In order to consider the annexation covered by this petition, the City Council must set a public hearing.

BACKGROUND:

In accordance with Sections 160A-31 (contiguous) and 160A-58.2 (noncontiguous) of the North Carolina General Statutes, when an annexation petition is received the following is to occur prior to consideration by City Council at a public hearing:

1. The City Clerk is to investigate the petition’s sufficiency,
2. Upon completion of the investigation, the City Clerk is to certify the petition’s sufficiency,

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

3. Upon completion of the Clerk's certification, the City Council is to set a date for the public hearing, and
4. Notice of the public hearing is to be published once at least 10 days prior to the date of the public hearing.

These properties are not currently assigned any Growth Tier designation on the Anticipated Growth Maps in the Comprehensive Plan, as they were not eligible for future annexation at the time of the Plan's adoption. A detailed description of service provisions will be provided for consideration by City Council at the public hearing.

BUDGET IMPACT:

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

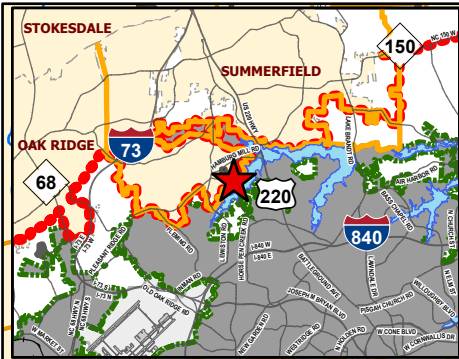
ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

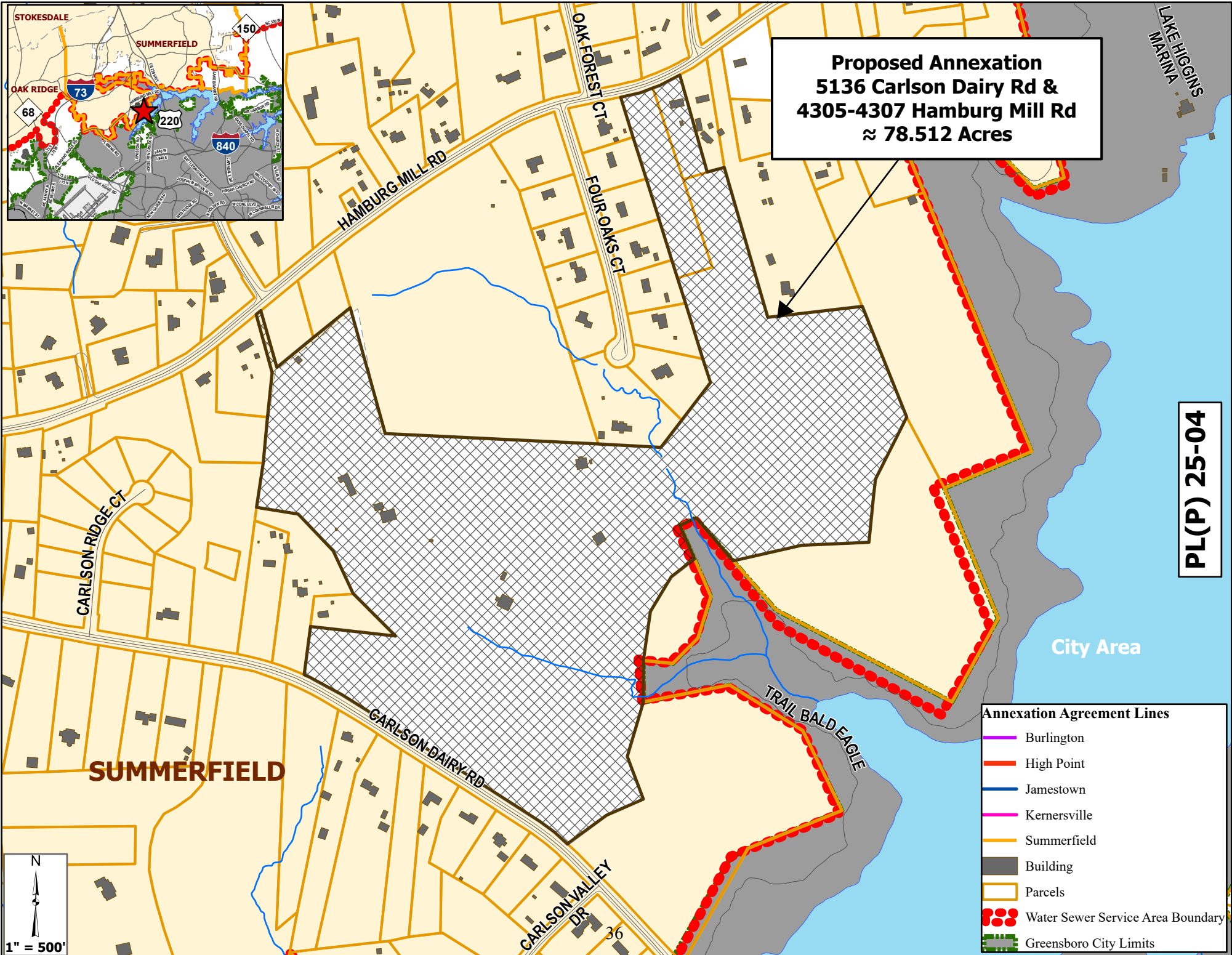
The Planning and Zoning Commission will consider this annexation at their February 17, 2025 meeting following a recommendation for approval by the Technical Review Committee (TRC).

Accordingly, it is recommended that City Council adopt a resolution calling a public hearing for March 18, 2025 on the annexation of the above-mentioned property to the City of Greensboro.



Proposed Annexation
5136 Carlson Dairy Rd &
4305-4307 Hamburg Mill Rd
≈ 78.512 Acres

PL(P) 25-04



City Area

- Annexation Agreement Lines**
- Burlington
 - High Point
 - Jamestown
 - Kernersville
 - Summerfield
 - Building
 - Parcels
 - Water Sewer Service Area Boundary
 - Greensboro City Limits



SUMMERFIELD

CARLSON VALLEY DR 36

TRAIL BALD EAGLE

CARLSON DAIRY RD

CARLSON RIDGE CT

FOUR OAKS CT

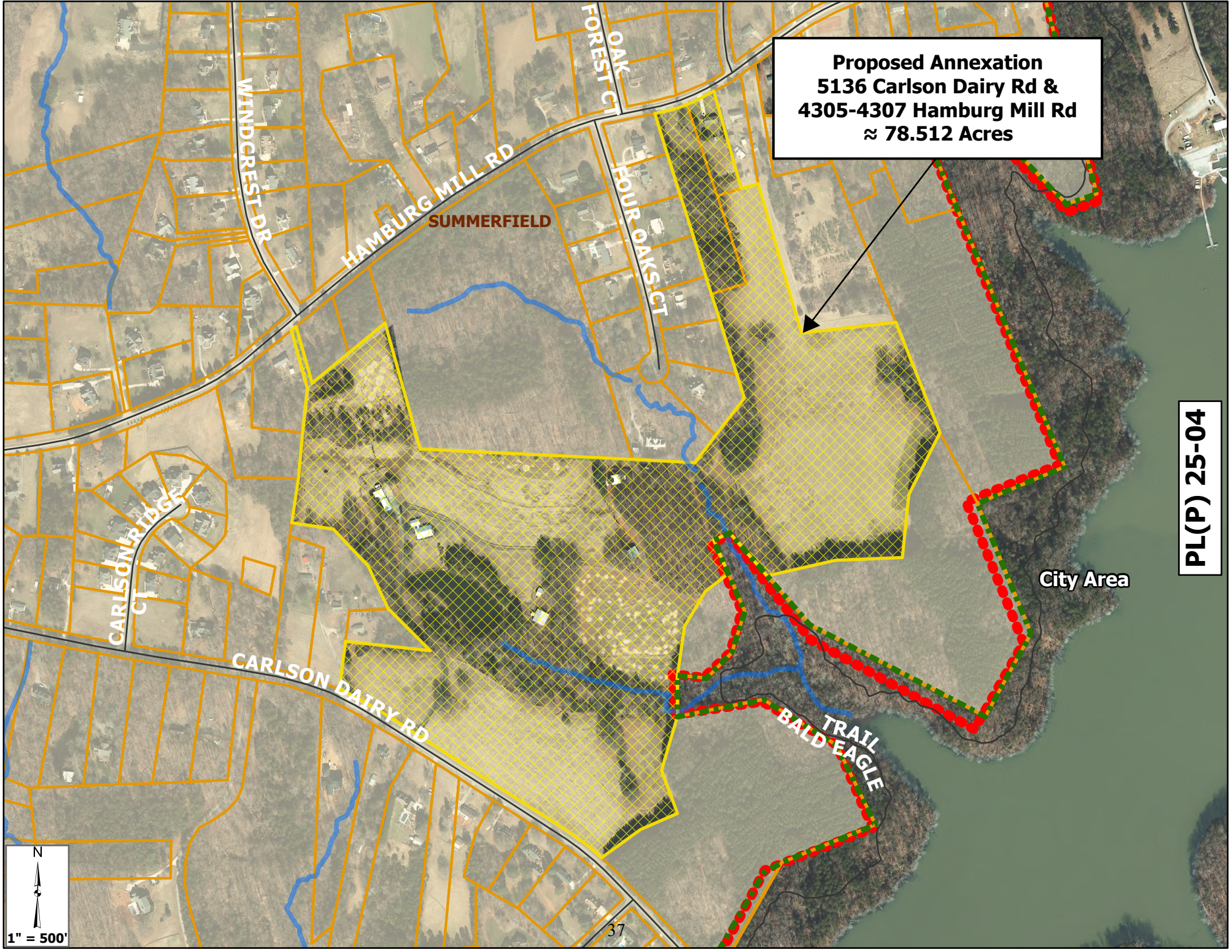
OAK FOREST CT

HAMBURG MILL RD

LAKE HIGGINS MARINA

STOKESDALE
 SUMMERFIELD
 OAK RIDGE
 68
 73
 220
 840
 150

**Proposed Annexation
5136 Carlson Dairy Rd &
4305-4307 Hamburg Mill Rd
≈ 78.512 Acres**



SUMMERFIELD

City Area

PL(P) 25-04

N
1" = 500'



**Greensboro Planning and Zoning Commission
Application for an Amendment to the Official Zoning Map**

SECTION 4: To be completed by Applicant (please print unless otherwise stated)

Applicant's Name: Christopher Farms, LLC Date: January 19, 2025
 Contact Phone Number: 336-314-2067/336-847-2000 Applicant E-mail: tterrell@foxrothschild.com
misty@summerfieldfarms.com

Location of Property:
Three tracts compromising 78.55 acres south of Hamburg Mill Road and east and northeast of Carlson Dairy Road

Parcel Identification Number(s) (PIN):
145496, 145568, and 145583

Property Owner's Address(es):
5136 Carlson Dairy Road; 4305 Hamburg Mill Road; and 4307 Hamburg Mill Road

Request is hereby made for a change in Zoning Classification from RS-40 (County) to CZ-PUD

I want to include zoning conditions with my request: YES NO

Existing Use of Property: single family/undeveloped Property Size (Acres): 78.55 combined

Reason for request and proposed use of property:

Residential development

Christopher Farm, LLC
 Hamburg Heights, LLC
 MMM-4305 Hamburg Mill Rd, LLC

By:

Manager +
 Signature of Applicant
 by: Misty MCG manager

see above
 Address(es)
misty@summerfieldfarms.com
 Email
336-314-2067
 Telephone Number(s)

Applicant has read and understands the instructions on application. Any false information or misrepresentation made on this application may be grounds for revocation of any approval granted by the Planning and Zoning Commission or the City Council.



Greensboro Planning and Zoning Commission Application for a Conditional Zoning District

DATE SUBMITTED: _____

SECTION 5 Conditional Zoning District

***VERY IMPORTANT:**

- **DO NOT COMPLETE THIS SECTION IF YOU ARE NOT FILING FOR A CONDITIONAL ZONING DISTRICT.**
- **THIS APPLICATION MUST BE SIGNED BY THE PROPERTY OWNER(S).**

REQUIRED DOCUMENTATION (ADDITIONAL DOCUMENTS MAY BE REQUESTED)

- A legal, metes and bounds description of the subject property
- A boundary survey or map of the subject property

The property is owned by See above

Parcel Identification Number (PIN) See above

The property is located at See above
(address and/or general description)

To Chairman, Greensboro Planning and Zoning Commission:

The undersigned respectfully requests that the Greensboro Planning and Zoning Commission, pursuant to Article 4 of the Land Development Ordinance, recommend that a Conditional Zoning District be approved for the following use(s) subject to the following condition(s):

Condition(s):

Only those uses shown on the Unified Development Plan

An application has been duly filed requesting that the property involved with this application be rezoned from

RS-40 (County) to CZ-PUD (City)

It is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the City Code. It is further understood and acknowledged that final plans for any development to be made pursuant to any such Conditional Zoning District so authorized shall be submitted to the Technical Review Committee for review in the same manner as other development plans now required to be approved by the Technical Review Committee.

Christopher Farm, LLC
Hamburg Heights, LLC
MMM-4305 Hamburg Mill Rd, LLC
All signed by Misty M. McCall, Manager

By: Misty M. McCall
Signature of Property Owner(s)
See above

Address(es)
See above
Email
See above
Telephone Number(s)

Applicant has read and understands the instructions on application. Any false information or misrepresentation made on this application may be grounds for revocation of any approval granted by the Planning and Zoning Commission or the City Council.



GREENSBORO ANNEXATION PETITION

Date January 19, 2025

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.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1.	<u>Christopher Farms, LLC</u> <u>5136 Carlson Dairy Rd</u> <u>Greensboro, NC</u>	<u>No</u>	<u>Christopher Farms, LLC</u> <u>By: Misty M. McCall</u> Misty M. McCall, Manager
2.	<u>MMM-4305 Hamburg Mill, LLC</u> <u>4305 Hamburg Mill Road</u> <u>Greensboro, NC</u>	<u>No</u>	<u>MMM-4305 Hamburg Mill, LLC</u> <u>By: Misty M. McCall</u> Misty M. McCall, Manager
3.	<u>Hamburg Heights, LLC</u> <u>1852 Banking Street</u> <u>Greensboro, NC 27408</u>	<u>No</u>	<u>Hamburg Heights, LLC</u> <u>By: Misty M. McCall</u> Misty M. McCall, Manager

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: _____ Received By: _____

Limited Liability Company

Actions

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- [Print a Pre-Populated Annual Report form](#)
- [Print an Amended a Annual Report form](#)

Legal name: Christopher Farms, LLC

Secretary of State Identification Number (SOSID): 1396438

Status: Current-Active

Citizenship: Domestic

Date formed: 8/19/2014

Registered agent: Not Listed

mailing address

5826 Samet Drive, Suite 105
High Point, NC 27265

Principal office address

5826 Samet Drive, Suite 105
High Point, NC 27265

Registered office address

804 Green Valley Road Suite 200
Greensboro, NC 27408

Registered mailing address

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**

[David F Couch](#)

5826 Samet Drive, Ste. 105
High Point NC 27265

- **Manager**

[Misty M McCall](#)

5136 Carlson Dairy Road
Summerfield NC 27358-1505

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Links of Interest

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Administrators Association](#)

[North Carolina Consular Corps](#)

[Secretary of State Disclaimer & Privacy](#)

Hours of Operation Monday - Friday 8:00 am -
5:00 pm

Limited Liability Company

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- [View Filings](#)
- [Order a Document Online](#)
- [Print a Pre-Populated Annual Report form](#)
- [Print an Amended a Annual Report form](#)

Legal name: Hamburg Heights, LLC

Secretary of State Identification Number (SOSID): 1631188

Status: Current-Active

Citizenship: Domestic

Date formed: 10/23/2017

Registered agent: [Desmond G Sheridan](#)

mailing address

5826 Samet Drive Suite 105
High Point, NC 27265

Principal office address

5826 Samet Drive Suite 105
High Point, NC 27265

Registered office address

804 Green Valley Road Suite 200
Greensboro, NC 27408

Registered mailing address

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**

[David F. Couch](#)

5826 Samet Drive Suite 105
High Point NC 27265

- **Manager**

[Misty McCall](#)

204 Fisher Park Circle
Greensboro NC 27401

[Return to top](#)

Other Agencies

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[State Board of Elections](#)

[North Carolina Birth Certificate Information](#)

[North Carolina Bar Association](#)

[North Carolina Department of Commerce](#)

[North Carolina Department of Revenue](#)

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[Intellectual Property](#)

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[North Carolina Consular Corps](#)

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Hours of Operation Monday - Friday 8:00 am -
5:00 pm

Limited Liability Company

Actions

- [File an Annual Report/Amend Order a Document Online](#)
- [Print a Pre-Populated Annual Report form](#)
- [Add Entity to My Email Notification List](#)
- [Print an Amended a Annual Report form](#)
- [Online Filing](#)
- [View Filings](#)

Legal name: Mmm - 4305 Hamburg Mill Road, LLC

Secretary of State Identification Number (SOSID): 1429251

Status: Current-Active

Citizenship: Domestic

Date formed: 2/23/2015

Registered agent: [Minisha Patel](#)

mailing address

5136 Carlson Dairy Rd
Summerfield, NC 27358

Principal office address

5136 Carlson Dairy Rd
Summerfield, NC 27358

Registered office address

804 Green Valley Rd, Suite 200
Greensboro, NC 27408

Registered mailing address

804 Green Valley Rd, Suite 200
Greensboro, NC 27408

Company officials

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

- **Managing Member**

[Misty M McCall](#)

5136 Carlson Dairy Rd
Summerfield NC 37358

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Other Agencies

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[Intellectual Property](#)

[NASAA - North American Securities
Administrators Association](#)

[North Carolina Consular Corps](#)

[Secretary of State Disclaimer & Privacy](#)

Hours of Operation Monday - Friday 8:00 am -
5:00 pm



**North Carolina Secretary of
State's Office**

**Contact Us**

[919-814-5400](#) [Support](#) [Division Directory](#)

Limited Liability Company

Actions

- [File an Annual Report/Amend an Annual Report](#)
- [Online Filing](#)
- [Add Entity to My Email Notification List](#)
- [View Filings](#)
- [Order a Document Online](#)
- [Print a Pre-Populated Annual Report form](#)
- [Print an Amended a Annual Report form](#)

Legal name: Cf - 4265 Hamburg Mill Road, LLC

Secretary of State Identification Number (SOSID): 1524525

Status: Current-Active

Citizenship: Domestic

Date formed: 6/15/2016

Registered agent: [Desmond G Sheridan](#)

mailing address

1852 Banking Street #9190
Greensboro, NC 27408

Principal office address

1852 Banking Street #9190
Greensboro, NC 27408

Registered office address

804 Green Valley Road, Suite 200
Greensboro, NC 27408

Registered mailing address

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**

[Misty McCall](#)

5136 Carlson Dairy Rd
Summerfield NC 27358

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Other Agencies

[NC Gov](#)

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[North Carolina Bar Association](#)

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Links of Interest

[National Association of Secretaries of State](#)

[Intellectual Property](#)

[NASAA - North American Securities Administrators Association](#)

[North Carolina Consular Corps](#)

[Secretary of State Disclaimer & Privacy](#)

Hours of Operation Monday - Friday 8:00 am -
5:00 pm



North Carolina Secretary of State's Office

**Contact Us**

[919-814-5400](#) [Support](#) [Division Directory](#)

RESOLUTION CALLING A PUBLIC HEARING FOR MARCH 18, 2025 ON THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTIES LOCATED AT 5136 CARLSON DAIRY ROAD AND 4305 AND 4307 HAMBURG MILL ROAD – 78.512 ACRES

WHEREAS, the owner of all the hereinafter-described property, which is noncontiguous to the City of Greensboro, has requested in writing that said property be annexed to the City of Greensboro;

WHEREAS, Pursuant to G.S. 160A-31 (contiguous) of the General Statutes of North Carolina provides that territory may be annexed after notice has been given by publication one time in a newspaper of general circulation in the city;

WHEREAS, at a regular meeting of the City Council on the 18th day of March, 2025, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTIES LOCATED AT 5136 CARLSON DAIRY ROAD AND 4305 AND 4307 HAMBURG MILL ROAD – 78.512 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 on the northeastern right-of-way line of Carlson Dairy Road (SR # 2190), said point being located N 21°47'25" E 3.31 feet from City of Greensboro Monument 292W200; thence with said right-of-way line the following eight (8) courses and distances: 1) N 50°07'40" W 103.31 feet to a point, 2) N 54°52'16" W 101.90 feet to a point, 3) N 57°20'14" W 600.67 feet to a point, 4) N 57°12'03" W 100.07 feet to a point, 5) N 57°34'33" W 100.22 feet to a point, 6) N 58°01'32" W 100.52 feet to a point, 7) N 59°31'13" W 140.30 feet to a point, and 8) N 62°42'08" W 50.70 feet to a bent iron pipe at the southeast corner of Lot 2 of G. A. Powell and Wife, Carrie L. Powell, as recorded in Plat Book 81, Page 17; thence with the eastern line of said Lot 2 N 05°49'35" E 200.99 feet to an iron rod at the southwest corner of Craig J. and Julie M. Handyside, as recorded in Deed Book 8708, Page 183; thence with Handyside's southern line S 84°37'20" E 364.00 feet to a bent iron pipe; thence with Handyside's northeastern line N 46°13'04" W 255.97 feet to an iron pipe at the easternmost corner of said Lot 2; thence with the northeastern line of said Lot 2 the following three (3) courses and distances: 1) N 26°54'35" W 200.61 feet to an iron pipe, 2) N 44°41'46" W 215.46 feet to an iron pipe, and 3) N 82°49'10" W 178.52 feet to an iron pipe in the eastern line of Open Space/Common Area of Carlson Ridge, as recorded in Plat Book 188, Page 121; thence with said eastern line and the eastern lines of Charles D. and Danielle A. Tefft, as recorded in Deed Book 8073, Page 1759, and Lot 1 of Portion of Lot 2, Property of John D. Tatum, as recorded in Plat Book 106, Page 8, N 05°55'33" E 595.89 feet to an iron pipe; thence continuing with the eastern line of said Lot 1 N 15°42'25" W 254.33 feet to a point on the southern right-of-way line of Hamburg Mill Road (SR # 2135); thence with said right-of-way line N 50°35'44" E 27.28 feet to an iron pipe at the westernmost corner

of Lot 1 of John D. Tatum, as recorded in Plat Book 58, Page 11; thence with the western line of said Lot 1 S 15°43'12" E 249.96 feet to an iron pipe at the southernmost corner of said Lot 1; thence with the northwestern line of Lot 2 of said plat N 50° 33' 37" E 399.97 feet to an iron pipe in the western line of Cesar A. Martinez, as recorded in Deed Book 6750, Page 1122; thence with Martinez's western line S 15° 46' 08" E 533.24 feet to an iron rod at Martinez's southwest corner; thence with the southern lines of Martinez and of Lot 8 in Section 1 of Four Oaks Subdivision, as recorded in Plat Book 63, Page 128, S 86° 07' 08" E 1164.00 feet to an iron pipe; thence with the southeastern lines of Lots 8 and 7 of said Section 1 N 37°13'00" E 346.09 feet to an iron pipe at the easternmost corner of said Lot 7; thence with the eastern lines of Lots 7 through 1 of said Section 1 N 17°07'31" W 1254.71 feet to a point in the southern right-of-way line of Hamburg Mill Road; thence with said right-of-way line the following two (2) courses and distances: 1) N 72°28'20" E 159.75 feet to a point and 2) N 64°05'39" E 122.41 feet to the northwest corner of Odell and Betty D. Brown; thence with Brown's western line S 12°42'57" E 400.34 feet to Brown's southwest corner; thence with Brown's southern line the following two (2) courses and distances: 1) N 66°38'12" E 96.03 feet to a bent iron pipe and N 66°44'35" E 0.58 feet to a corner in the western line of Lot 1 of Odell and Betty Brown Property, as recorded in Plat Book 107, Page 63; thence with the western line of said Lot 1 S 16°54'17" E 661.13 feet to an iron pipe at the southwest corner of said Lot 1; thence with the southern line of said Lot 1 N 83°28'48" E 396.19 feet to an iron pipe at the southeast corner of said Lot 1; thence with the western line of Lot 2 of Alton C. and Hazel O. Weeks Property, as recorded in Plat Book 101, Page 121, S 22°40'02" E 490.59 feet to the northeast corner of property of Guilford County and City of Greensboro, as recorded in Deed Book 4031, Page 298; thence with the northwestern line of said property the following four (4) courses and distances: 1) S 25°46'04" W 291.72 feet to a point, 2) S 04°03'18" W 284.72 feet to an iron pipe, 3) S 88°43'11" W 302.26 feet to an iron pipe, and 4) S 69°13'55" W 315.27 feet to a bent iron pipe at the northwest corner of said property, said pipe being on the existing Greensboro city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS the following three (3) courses and distances: 1) N 41° 15' 35" W 241.68 feet to a concrete monument, 2) S 65° 35' 00" W 74.45 feet to a concrete monument, and 3) S 23° 44' 02" E 154.95 feet to an iron pipe at the northernmost corner of Parcel 2 of property of Guilford County and City of Greensboro, as recorded in Deed Book 4043, Page 945; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the western line of said property the following three (3) courses and distances: 1) S 43° 39' 59" W 89.04 feet to an iron pipe, 2) S 32° 42' 33" W 199.50 feet to an iron pipe, and 3) S 13° 01' 29" W 204.37 feet to a broken concrete monument, said monument being on the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 00° 25' 19" E 175.28 feet to a concrete monument at the northwest corner of Parcel 1 of said property of Guilford County and City of Greensboro; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the western line of said property the following four (4) courses and distances: 1) S 11° 32' 25" W 223.22 feet to a bent iron pipe, 2) S 20° 31' 14" E 199.49 feet to an iron pipe, 3) S 62° 06' 06" W 172.75 feet to an iron pipe, and 4) S 47° 46' 32" W 214.14 feet to an iron rod on the northeastern right-of-way line of Carlson Dairy Road; thence with said right-of-way line N 46°04'36" W 44.68 feet to the point of

BEGINNING, and containing approximately 78.512 acres and being the combined property of Christopher Farms, LLC, as recorded in Deed Book 7629, Page 1612 (Parcel Number 145496), Hamburg Heights, LLC, as recorded in Deed Book 7993, Page 2955 (Parcel Number 145568), and MMM-4305 Hamburg Mill Road, LLC, as recorded in Deed Book 7682, Page 3081 (Parcel Number 145583).

All plats and deeds referred to hereinabove are recorded in the Office of the Guilford County Register of Deeds.

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.

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

That Tuesday, March 18, 2025 at 5:30 p.m. be fixed as the time and the Council Chambers in the Melvin Municipal Office Building as the place for the public hearing on the proposed annexation of territory to the City of Greensboro as above set out and that this resolution be published in a newspaper published in the City of Greensboro not later than March 8, 2025.



City of Greensboro

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

Agenda Report

File Number: 2025-56

Agenda Item# G.5.

Agenda Date: 2/18/2025. **Department:** Fire

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2025 -56 Resolution Authorizing the Purchase 10.49 AC Located 3005 Glass Rd. from S.L. Wray Jr. for the Amount of \$695,000 for a Future Fire Station Location

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: 1

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Jim Robinson, Ext. 2297

Contact 2 and Phone: Alex Gossett, Ext.5723

PURPOSE:

The Fire Department is purchasing the property at 3005 Glass Rd. for a future fire station location.

BACKGROUND:

The subject property is located in fire service area (FSA) SE_N which is in south Greensboro-close to I-85 and inside Alamance Creek Area Development Plan. The area of FSA SE_N is also included in Highway 421 land use study area. This fire station site will service an area that is experiencing solid growth of commercial and residential development.

To Review Pyramid Phase 1 ESA Report Click [HERE](#)

To Review Glass Road Appraisal Report Click [HERE](#)

BUDGET IMPACT:

The funding of \$695,000 for this purchase will come from American Rescue Plan Enabled Funds or from 2025 Limited Obligation Proceeds, pending Local Government Commission approval.

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

ACCOUNT NUMBER:

411.40.4080001.6011

421-VARIOUS

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council to approve this resolution.



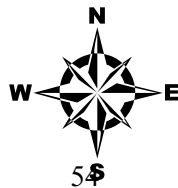
Wray, S L Jr
Parcel #: 0134591

Wray, S L Jr
Parcel #: 0134592

Wray, S L Jr
Parcel #: 0134593

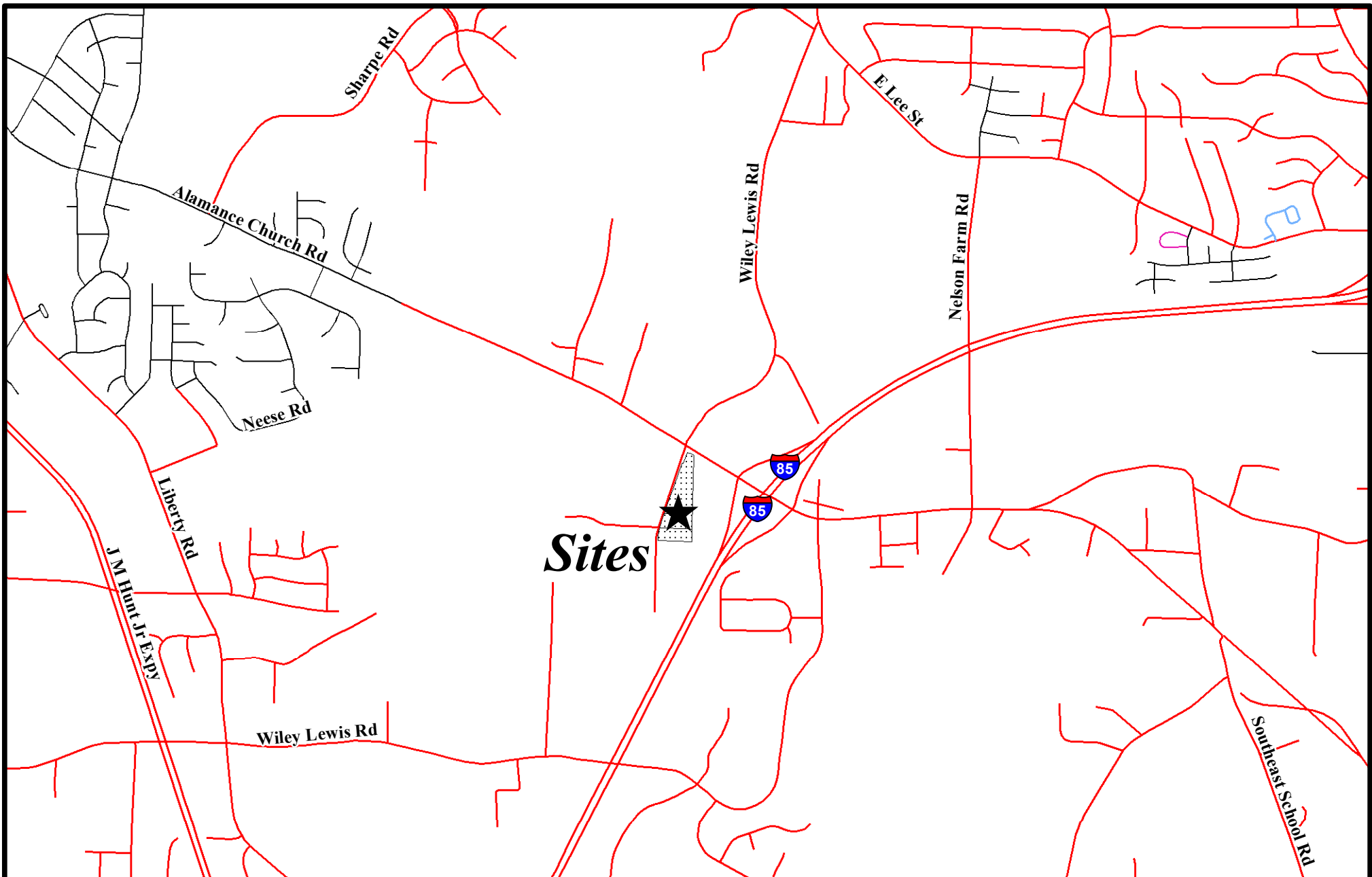
Site Map 1765

**Project #: S00304-Special - Purchase of Property
for Greensboro Fire Department
Owner: Wray, S L Jr
Addresses: 3005, 3015 & 3025 Glass Road
Parcel #'s: 0134591, 0134592, & 0134593**



Engineering Records Map 1765

**Compiled By: Brian J. Gillies
12-31-2024**



Vicinity Map 1765

**Project #: S00304-Special - Purchase of Property
for Greensboro Fire Department
Owner: Wray, S L Jr
Addresses: 3005, 3015 & 3025 Glass Road
Parcel #'s: 0134591, 0134592, & 0134593**



Engineering Records Map 1765

**Compiled By: Brian J. Gillies
12-31-2024**

RESOLUTION AUTHORIZING THE PURCHASE OF THE ENTIRE PROPERTY LOCATED
3005 Glass RD FROM S.L. Wray Jr. FOR THE AMOUNT OF \$695,000 FOR FUTURE FIRE
STATION LOCATION

WHEREAS, the entire properties owned by S.L. Wray Jr. is required for a future fire station,
said property being shown on the attached map;

WHEREAS, S.L. Wray Jr. have agreed for \$695,000 payment for the land. It is deemed in the
best interest of the City to purchase said property; and

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

That the City Manager is authorized to enter into agreement with S.L. Wray Jr. for the
aforementioned property in the amount of \$695,000



City of Greensboro

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

Agenda Report

File Number: 2025-106

Agenda Item# G.6.

Agenda Date: 2/18/2025. **Department:** Engineering & Inspections
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2025-106 Resolution Authorizing the Purchase of the Entire Property Located at 1105 Latham Road from John B. Phillips and Joshua N. Mata, in the Amount of \$349,900

Council Priority: Place an ‘x’ in the box.

- | | |
|--|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input checked="" type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: 3

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:

The Water Resources Department is purchasing properties to provide for the removal of repetitive loss structures in a high flood prone area.

BACKGROUND:

The subject property is located at 1105 Latham Road, Parcel 4207. The property is owned by John B. Phillips and Joshua N. Mata. The property was recently appraised by Foster Wilson & Associates, an independent appraiser, for a value of \$410,000. The owners have agreed to sell the property for the listing price of \$349,900.

The property is zoned R-5, Single Family Residential. The required property consists of a total of 10,455 Sq. Ft., (0.24 acres).

BUDGET IMPACT:

Funding in the amount of \$349,900 for this purchase is budgeted in the Water Resources Department Property Acquisition Account.

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

ACCOUNT NUMBER:

506-70-7053103.6011

RECOMMENDATION / ACTION REQUESTED:

The Engineering and Inspections Department and the Water Resources Department recommend the approval of the purchase of the property located 1105 Latham Road.

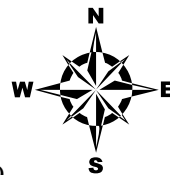
John Phillips & Joshua Mata
Parcel #: 0004207

Latham Rd

W Wendover Ave

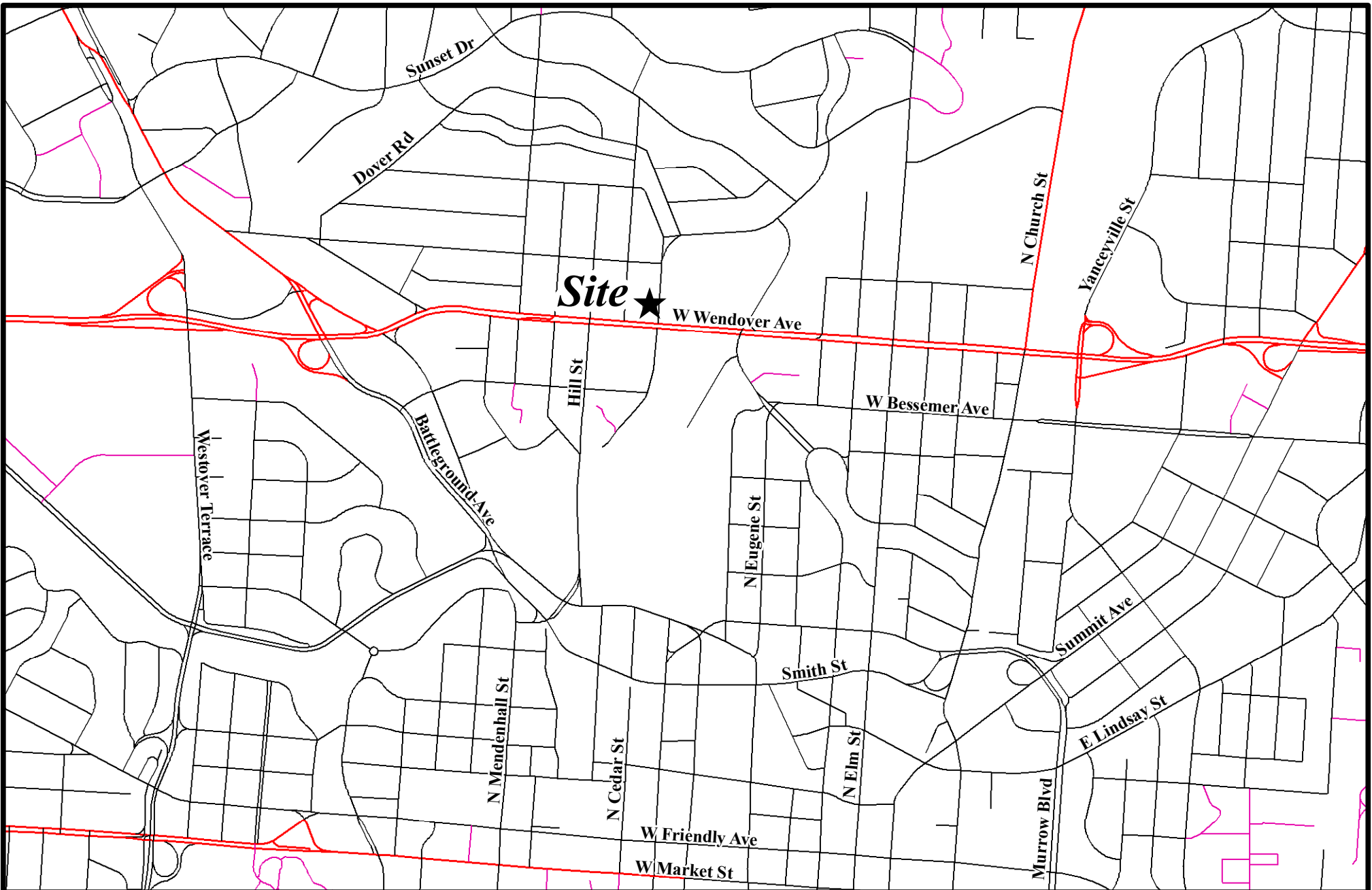
Site Map 1766

Project #: S00314 - Purchase of Property - Water Resources
Owner: John Phillips & Joshua Mata
Address: 1105 Latham Road
Parcel #: 0004207



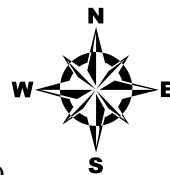
Engineering Records Map 1766

Compiled By: Brian Gillies
1-9-2025



Vicinity Map 1766

Project #: S00314 - Purchase of Property - Water Resources
 Owner: John Phillips & Joshua Mata
 Address: 1105 Latham Road
 Parcel #: 0004207



Engineering Records Map 1766

Compiled By: Brian Gillies
 1-9-2025

RESOLUTION AUTHORIZING THE
PURCHASE OF THE ENTIRE PROPERTY LOCATED AT 1105 LATHAM ROAD
FROM JOHN B. PHILLIPS AND JOSHUA N. MATA IN THE AMOUNT OF \$349,900

WHEREAS, The purchase of the entire property located at 1105 Latham Road, Parcel #4207 is required by the City for Water Resources in an effort to purchase properties to provide for the removal of repetitive loss structures in a high flood prone area., said property being shown on the attached map;

WHEREAS, the required property has been appraised by Foster Wilson & Associates at a value of \$410,000. The owners, John B Phillips and Joshua N. Mata agreed to accept the listing price of \$349,900;

WHEREAS, it is deemed in the best interest of the City to acquire said property; and

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

That the City Manager is authorized to enter into agreement with John B. Phillips and Joshua N. Mata for the aforementioned property in the amount of \$349,000.



City of Greensboro

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

Agenda Report

File Number: 2025-113

Agenda Item# G.7.

Agenda Date: 2/18/2025. **Department:** Engineering & Inspections
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2025-113 Resolution Authorizing the Purchase of the Entire Properties Located at 807 Moody Street and 900 Arbor Drive from the property owners in the Amount of \$80,000 for the Hampton Redevelopment Area Plan

Council Priority: Place an ‘x’ in the box.

- | | |
|--|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input checked="" type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: 1

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:

The Parks and Recreation Department is purchasing properties to provide the residents of East Greensboro with additional outdoor recreation opportunities and Green Space for future planning efforts as part of the Hampton Redevelopment Area Plan.

BACKGROUND:

The subject properties are located at 807 Moody Street, Parcel 21457 and 900 Arbor Drive Parcel 21455. The properties are owned by Timothy David Duhan, Theresa G. Duhan, Deborah Lynne Anderson, Rebecca R. Duhan O’Hare, and Richard L. O’Hare. The properties were recently appraised by Foster Wilson & Associates, an independent appraiser, for a value of \$84,000. The owners have agreed to sell the properties for less than the appraised amount.

The properties are zoned RM-18, Residential Multifamily District. The required properties consist of a combined total of 42,253 Sq. Ft., (0.97 acres).

BUDGET IMPACT:

Funding in the amount of \$80,000 for this purchase is budgeted in the Parks and Recreation Department Property Acquisition Account.

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

ACCOUNT NUMBER:

411-50-5029002.6011

RECOMMENDATION / ACTION REQUESTED:

The Engineering and Inspections Department and the Parks and Recreation Department recommend the approval of the purchase of the properties located at 807 Moody Street and 900 Arbor Drive.

**Duhan, Timothy David; Duhan, Theresa G;
Anderson, Deborah Lynne; O'Hare, Rebecca Ruth Duhan;
O'Hare, Richard L**

Parcel #: 0021457

Parcel #: 0021455

Trade St

Moody St

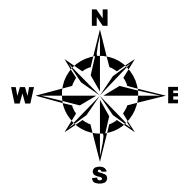
Arbor Dr

Site Map 1763

**Project #: S00461- Purchase of Property
for Hampton Elementary School**

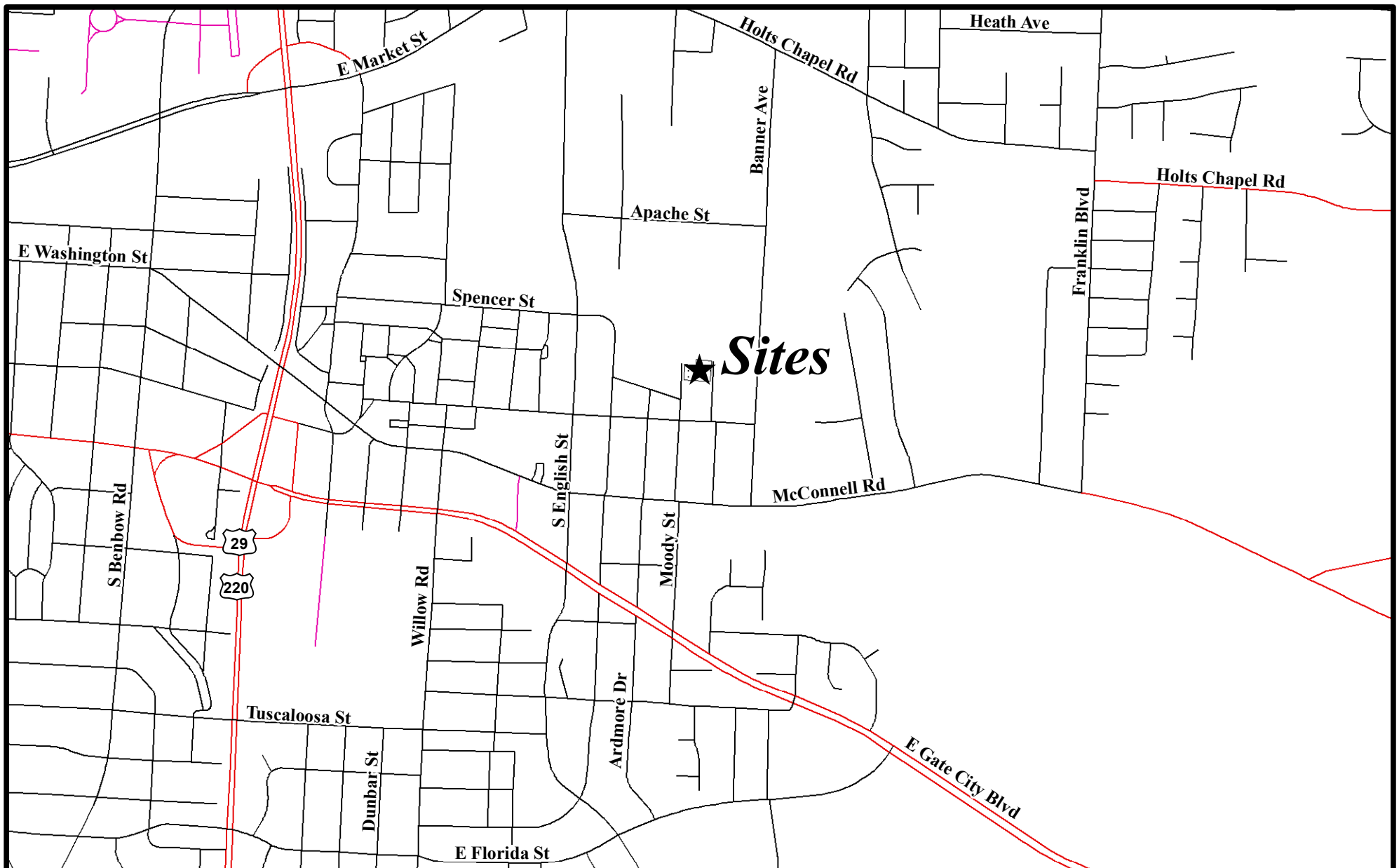
**Owners: Duhan, Timothy David; Duhan, Theresa G;
Anderson, Deborah Lynne; O'Hare, Rebecca Ruth Duhan;
O'Hare, Richard L**

**Addresses: 807 Moody Street & 900 Arbor Drive
Parcel #'s: 0021457 & 0021455**



Engineering Records Map 1763

**Compiled By: Brian J. Gillies
12-11-2024**

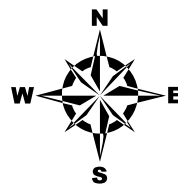


Vicinity Map 1763

**Project #: S00461- Purchase of Property
for Hampton Elementary School**

**Owners: Duhan, Timothy David; Duhan, Theresa G;
Anderson, Deborah Lynne; O'Hare, Rebecca Ruth Duhan;
O'Hare, Richard L**

**Addresses: 807 Moody Street & 900 Arbor Drive
Parcel #'s: 0021457 & 0021455**



Engineering Records Map 1763

**Compiled By: Brian J. Gillies
12-11-2024**

RESOLUTION AUTHORIZING THE
PURCHASE OF THE ENTIRE PROPERTIES LOCATED AT 807 MOODY STREET
AND 900 ARBOR DRIVE FROM TIMOTHY DAVID DUHAN, THERESA G.
DUHAN, DEBORAH LYNNE ANDERSON, REBECCA R. DUHAN O'HARE, AND
RICHARD L. O'HARE IN THE AMOUNT OF \$80,000 FOR THE HAMPTON
REDEVELOPMENT AREA PLAN

WHEREAS, in connection with the Hampton Redevelopment Area Plan, the properties owned by Timothy David Duhan, Theresa G. Duhan, Deborah Lynne Anderson, Rebecca R. Duhan O'Hare, and Richard L. O'Hare located at 807 Moody Street and 900 Arbor Drive, Parcels #21457 and #21455 are required by the City, said property being shown on the attached map;

WHEREAS, the required properties have been appraised by Foster Wilson & Associates at a value of \$84,000. The owner has agreed to sell the properties for \$80,000;

WHEREAS, it is deemed in the best interest of the City to acquire said properties; and

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

That the City Manager is authorized to enter into agreement with the Timothy David Duhan, Theresa G. Duhan, Deborah Lynne Anderson, Rebecca R. Duhan O'Hare, and Richard L. O'Hare for the aforementioned properties in the amount of \$80,000.



City of Greensboro

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

Agenda Report

File Number: 2025-147

Agenda Item# G.8.

Agenda Date: 2/18/2025. **Department:** Engineering & Inspections
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2025-147 Resolution Authorizing the Sale of the Entire Property Located at 240 South Elm Street to Vernon Building II, LLC in the Amount of \$4,500

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

- | | |
|--|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input checked="" type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: 3

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Chris Wilson Ext. 3815

Contact 2 and Phone: Jason Geary Ext. 2302

PURPOSE:

The Property Management Section of the Engineering and Inspections Department is in the process of selling City of Greensboro owned property located at 240 South Elm Street to the adjoining property owner, Vernon Building II, LLC.

BACKGROUND:

Pursuant to Section 4.124 of the City Charter, if City Council determines that the public interest will best be served by the recombination of excess property with other adjacent property in order to promote a more orderly and coordinated system of development, then City Council may sell the excess property by private conveyance to an abutting property owner at a fair market value to be determined on the basis of a competent and disinterested appraisal.

The property was recently appraised by Foster Wilson & Associates, Inc., an independent appraiser for a value of \$4,500. The buyer has agreed to purchase the property for the appraised amount.

The property is zoned CB Commercial. The required property consists of 3,485 Sq. Ft. (0.08 acres).

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

BUDGET IMPACT:

Proceeds totaling \$4,500 from the sale of the property will be deposited into the Sale of Real Estate revenue account in the General Fund.

ACCOUNT NUMBER:

101-95-9550001.8616

RECOMMENDATION / ACTION REQUESTED:

City Council and the Engineering and Inspections Department recommend the approval of the sale of City owned property located at 240 South Elm Street to Vernon Building II, LLC.



**City of Greensboro
Parcel #: 000026**

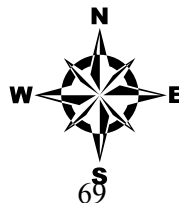
W Washington St

S Elm St

E Washington St

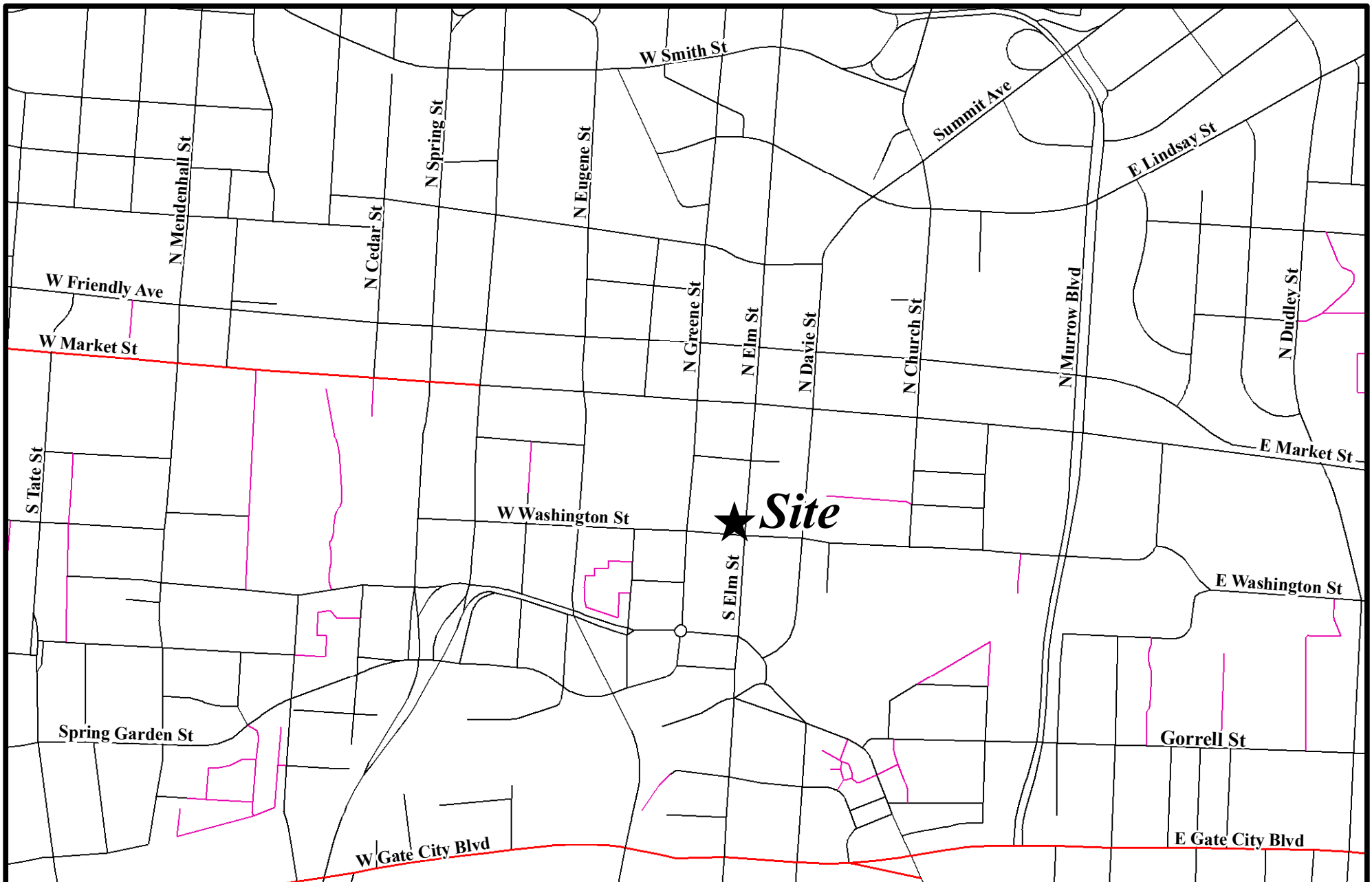
Site Map 1768

**Project #: S00109 - Sale of City Property
Owner: City of Greensboro
Address: 240 South Elm Street
Parcel #: 000026**



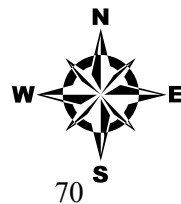
Engineering Records Map 1768

**Compiled By: Brian J. Gillies
1-31-2025**



Vicinity Map 1768

Project #: S00109 - Sale of City Property
Owner: City of Greensboro
Address: 240 South Elm Street
Parcel #: 0000026



Engineering Records Map 1768

Compiled By: Brian J. Gillies
1-31-2025

RESOLUTION AUTHORIZING THE SALE OF THE ENTIRE PROPERTY
LOCATED AT 240 SOUTH ELM STREET TO VERNON BUILDING II, LLC
IN THE AMOUNT OF \$4,500

WHEREAS, the City of Greensboro owns the property located at 240 South Elm Street, Parcel 26 said property being shown on the attached map, for which the City has no governmental or other public need;

WHEREAS, Pursuant to Section 4.124 of the Greensboro Charter, the City of Greensboro will sell the property to the adjoining property owner;

WHEREAS, the property was appraised by Foster Wilson & Associates, Inc., at a value of \$4,500. The buyer has agree to purchase the property for the appraised amount, which in the opinion of City Council is fair and reasonable; and

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

That the City Manager is authorized to enter into agreement with Vernon Building II, LLC for the aforementioned property in the amount of \$4,500.



City of Greensboro

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

Agenda Report

File Number: 2025-135

Agenda Item# G.9.

Agenda Date: 2/18/2025 **Department:** Engineering & Inspections
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2025-135 Resolution Authorizing an Encroachment Agreement between the City of Greensboro and Westerwood Neighborhood Association Inc. at the intersection of N. Mendenhall Street and Hill Street

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: 3

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 of a neighborhood district sign. When public or private entities request to use City right-of-way, it is required that they secure approval by City Council.

BACKGROUND:

Westerwood Neighborhood Association Inc. approached the City in order to request placement of a neighborhood district sign in City right-of-way. The purpose of the sign is to acknowledge the entrance to the Westerwood neighborhood.

The neighborhood district sign will be located so that it does not unreasonably interfere with the use of the streets or sidewalks in their existing conditions, nor will it interfere with the streets, sidewalks or vehicle sight distances.

BUDGET IMPACT:

There is no budget impact. All associated costs will be incurred by Westerwood Neighborhood Association Inc.

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

The Departments of Engineering & Inspections, Transportation, and Water Resources recommend that City Council grant Westerwood Neighborhood Association Inc. an Encroachment Agreement for the use of installing this neighborhood district sign in City right-of-way.

Non-Profit Corporation

Actions

- [Online Filing](#)
- [Order a Document Online](#)
- [Add Entity to My Email Notification List](#)
- [View Filings](#)

Legal name: Westerwood Neighborhood Association, Inc.

Secretary of State Identification Number (SOSID): 0572712

Status: Current-Active

Citizenship: Domestic

Date formed: 12/6/2000

Registered agent: [Rhonda L. Hensley](#)

Principal office address

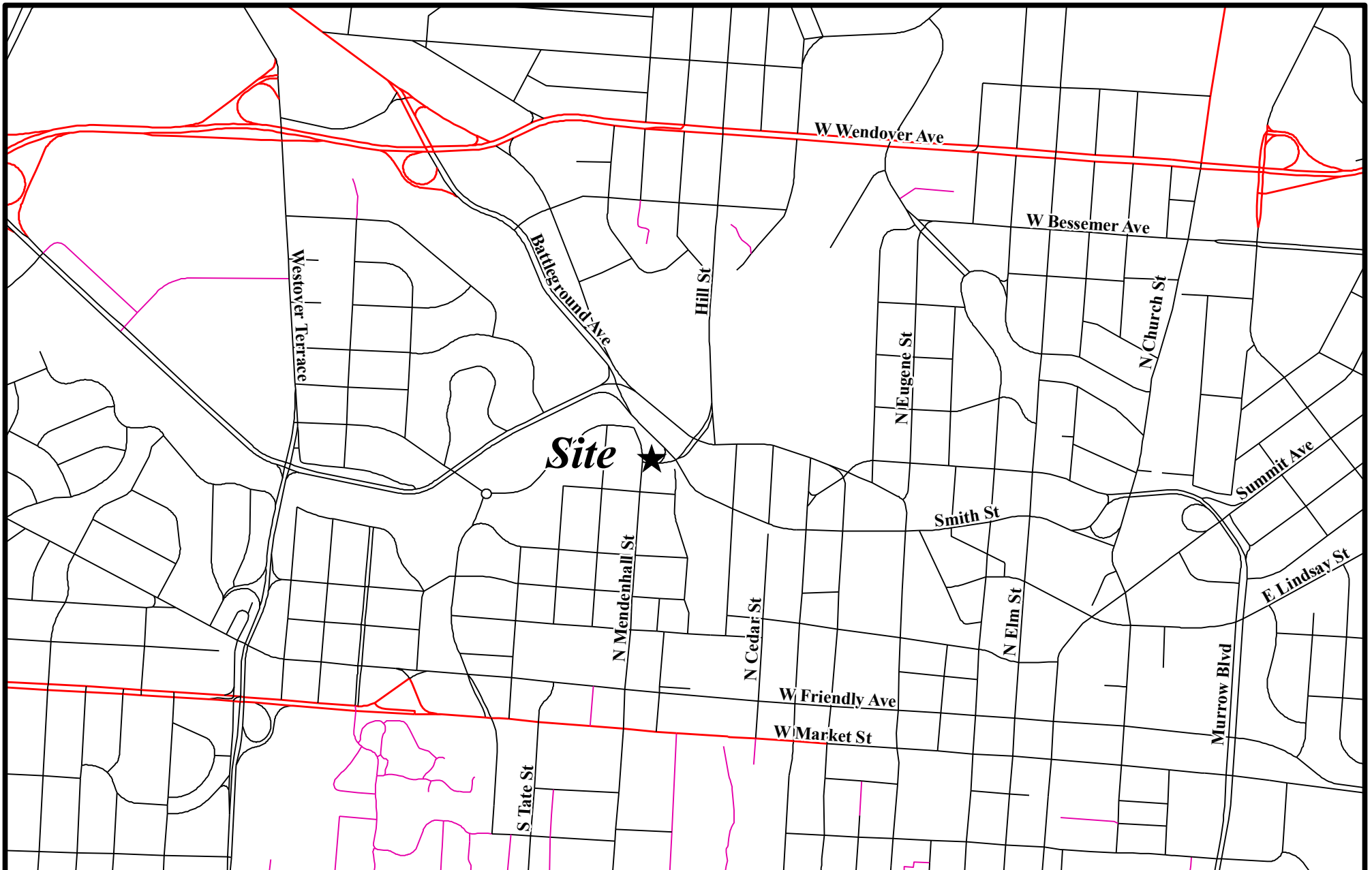
903 Fairmont Street
Greensboro, NC 27401

Registered office address

903 Fairmont Street
Greensboro, NC 27401

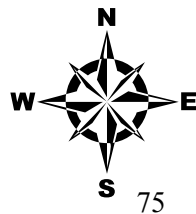
Registered mailing address

903 Fairmont Street
Greensboro, NC 27401



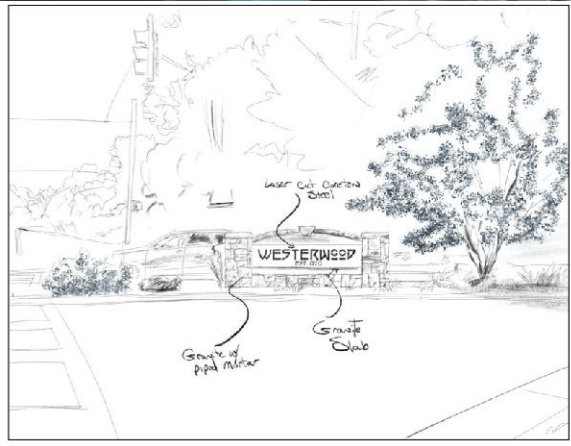
Vicinity Map 1764

**Project #: S0078 - Encroachment Agreement for
Westerwood Neighborhood Entry Sign
Owner: City of Greensboro
Address: Hill Street at North Mendenhall Street**



Engineering Records Map 1764

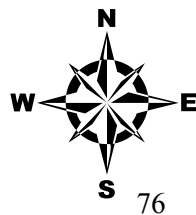
**Compiled By: Brian J. Gillies
12-23-2024**



Proposed Sign
Width - 9.5 Ft.
Height - 4.0 Ft.
Depth - 2.5 Ft.

Site Map 1764

Project #: S00078 - Encroachment Agreement for
Westerwood Neighborhood Entry Sign
Owner: City of Greensboro
Address: Hill Street at North Mendenhall Street



Engineering Records Map 1764

Compiled By: Brian J. Gillies
12-23-2024

Westerwood neighborhood sign on Hill Street nearest Mendenhall

Size specifications

- Width – 9.5 feet
- Height – 4.0 feet
- Depth – 2.5 feet

Location

- Centered in the Hill Street island nearest Hill Street and Mendenhall street
- Set at least 14 feet back from the Hill Street stop strip

Materials

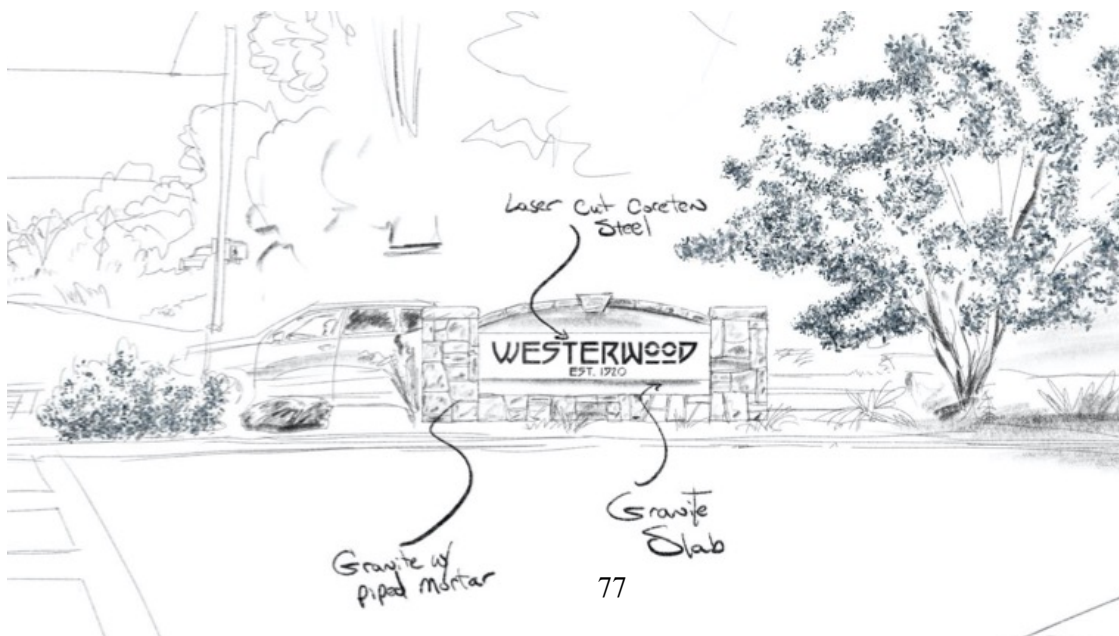
- Granite
- Steel lettering

Description

- Granite sign would be centered in the middle of the Island with letters on both sides made of laser cut Corten steel



Sign would be located at the intersection of Hill Street and Mendenhall Street as pictured



RESOLUTION AUTHORIZING AN ENCROACHMENT AGREEMENT BETWEEN
THE CITY OF GREENSBORO AND WESTERWOOD NEIGHBORHOOD
ASSOCIATION INC. AT THE INTERSECTION OF N. MENDENHALL STREET
AND HILL STREET

WHEREAS, Westerwood Neighborhood Association Inc. has requested that the City permit the installation of a neighborhood district sign within City right-of-way. Westerwood Neighborhood Association Inc is therefore requesting that the Encroachment Agreement be approved;

WHEREAS, Westerwood Neighborhood Association 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 neighborhood district sign;

WHEREAS, it is deemed in the best interest of the City to permit the Encroachment of said neighborhood district sign 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 Mayor is hereby authorized to execute on behalf of the City of Greensboro an appropriate Encroachment Agreement with Westerwood Neighborhood Association Inc. for the installation of a neighborhood district sign within City right of way.



City of Greensboro

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

Agenda Report

File Number: 2025-120

Agenda Item# G.10.

Agenda Date: 2/18/2025. **Department:** Transportation

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2025 – 120 Resolution Authorizing the Award of Contract 12467 to Lowdermilk Electric, Inc. in the Amount of \$540,000 for Light Repair, Maintenance and Décor Services for the Transportation Department

Council Priority: Place an ‘x’ in the box.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: All

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Johanna Cockburn Ext. 9243

Contact 2 and Phone: Keith Lovings, Ext. 3973

PURPOSE:

The City of Greensboro Transportation Department requests approval and funding for a three-year contract for a Light Repair, Maintenance, and Décor services contract at various City locations.

BACKGROUND:

On December 18, 2024, the Procurement Services Division conducted an online competitive request for proposals (RFP) for light repair, maintenance, and holiday decor services on behalf of the Transportation Department. The purpose of this contract is to provide light repair, pole replacement, electrical maintenance, and holiday light decor services on property owned and maintained by the City of Greensboro. A selection committee reviewed the submitted (2) two responsive bids. The committee evaluated the bids on responsiveness to the specification criteria, qualifications, timeliness, experience, past performances, and costs. Lowdermilk Electric, Inc. was determined to be the best value and qualified bidder and was selected for this work. The M/WBE office was consulted during this process and has concurred with the agreement to award this contract to Lowdermilk Electric, Inc. Lowdermilk Electric, Inc. is certified by the NC Department of Administration as a woman owned business enterprise.

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

BUDGET IMPACT:

Funding for this service is budgeted under account numbers 101-45-4533002.5122, 101-95-9520025.5419 and 101-50-5061004.5419 in an estimated annual amount of \$180,000 with a total contract award amount of \$540,000.

ACCOUNT NUMBER:

101-45-4533002.5122, 101-95-9520025.5419 and 101-50-5061004.5419

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the contract in the amount of \$540,000 with Lowdermilk Electric, Inc. for Light Repair, Maintenance, and Holiday Decor Services at various City locations.

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Business Corporation

Legal Name

Lowdermilk Electric, Inc.

Information

SosId: 0087388

Status: Current-Active ⓘ

Date Formed: 12/22/1971

Citizenship: Domestic

Fiscal Month: December

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Sockwell, Brian L

Addresses

Mailing

2400 E Bessemer Ave Suite D
Greensboro, NC 27405-7375

Principal Office

2400 E Bessemer Ave Suite D
Greensboro, NC 27405-7375

Reg Office

2400 E Bessemer Ave Ste
Greensboro, NC 27405-7375

Reg Mailing

2400 E Bessemer Ave Ste
Greensboro, NC 27405-7375

Officers

President

Brian Sockwell
2400 E Bessemer Ave Ste
Greensboro NC 27405-7375

Stock

Class: COMMON

Shares: 100000

Par Value 1



DATE: January 15, 2025
TO: Keith Lovings, Engineering Specialist
FROM: Marjorie Manzanares, M/WBE Construction Project Coordinator
SUBJECT: M/WBE Memo for Light Repair Maintenance & Holiday Decor

The M/WBE Office reviewed the documentation submitted to determine compliance with the M/WBE Program Plan, for the Light Repair, Maintenance & Holiday Decor for the Transportation Department. M/WBE firms were notified of the opportunity to submit a proposal, and respondents were eligible to receive up to ten points for M/WBE participation.

Lowdermilk Electric, Inc., a certified WBE, was selected to provide the services for an annual contract value of \$180,000.00 for three years, totaling \$540,000.00. The firm will self-perform the services.

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

MM

Cc: ~~Melanie Anderson, M/WBE Compliance Officer~~



FINANCIAL & ADMINISTRATIVE SERVICES

DATE: January 31, 2025

TO: Trey “Nathaniel” Davis, City Manager

FROM: Melanie A. Anderson, Contracts Analyst

DEPARTMENT: Financial & Administrative Services
Procurement Services Division

SUBJECT: Requesting approval to award contract number 12467 for light repair, maintenance, and decor services for the Transportation Department

Background:

The Procurement Services Division conducted a solicitation for light repair, maintenance, and holiday decor services for the Transportation Department through the Greensboro e-Procurement System (GePS) under event number 11740. Two responsive bids were received. All responsive bids were reviewed and scored by a committee of five that consisted of Parks and Recreation, Parks and Recreation-Right of Way, Transportation, and M/WBE employees. Of the two bids received, one was from a registered M/WBE firm with the State of North Carolina. Lowdermilk Electric, Inc. was determined to be the vendor best qualified to provide these services for the Transportation Department. Lowdermilk Electric, Inc. is a registered M/WBE firm with the State of North Carolina.

Recommendation:

The Procurement Services Division concurs with the Transportation Department's recommendation to award contract number 12467 to Lowdermilk Electric, Inc. The estimated value of the light repair, maintenance, and holiday decor services contract is \$180,000.00 for the first year. The estimated total contract value for this three-year contract is \$540,000.00.

Outreach:

- Solicitation notifications were sent out in GePS to one thousand three hundred and thirty-one potential bidders.
- A direct solicitation notification was sent to forty-one potential M/WBE bidders.
- Lowdermilk Electric, Inc. is a registered M/WBE vendor with the State of North Carolina.

Financial information:

- Contract Number: 12467
- Account Numbers: 101-45-4533002.5122, 101-95-9520025.5419, 101-50-5061004.5419
- Contract Effective Dates: March 1, 2025-February 28, 2028
- FY25
- Annual Estimated Cost: \$180,000.00
- Total Estimated Award: \$540,000.00

RESOLUTION AUTHORIZING THE AWARD OF CONTRACT 12467 TO
LOWDERMILK ELECTRIC, INC. ESTIMATED IN THE AMOUNT OF \$540,000 FOR
LIGHT REPAIR, MAINTENANCE AND DECOR SERVICES FOR THE CITY OF
GREENSBORO TRANSPORTATION DEPARTMENT

WHEREAS, on December 18, 2024, the Procurement Services Division conducted an open solicitation through the Greensboro E-Procurement System for a light repair, maintenance, and holiday decor services contract;

WHEREAS, the contract has an estimated three-year value of \$540,000;

WHEREAS, the total estimated contract value of \$540,000 requires Council's approval;

WHEREAS, the City of Greensboro can better meet the needs and safety of the community by utilizing light repair, maintenance, and holiday decor services;

WHEREAS, this contract is anticipated to run through February 28, 2028;

WHEREAS, Lowdermilk Electric, Inc. was selected as a qualified vendor, and the M/WBE office was involved in the process; and

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

That the City Manager is authorized to enter into this contract with Lowdermilk Electric, Inc. for light repair, maintenance, and holiday decor services.



City of Greensboro

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

Agenda Report

File Number: 2025-137

Agenda Item# G.11.

Agenda Date: 2/18/2025. **Department:** Water Resources
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2025- 137 Resolution Authorizing a Change Order in the Amount of \$400,000 for Contract 2020-032A with Sam W. Smith, Inc. for the Hammel Road Waterline Replacement Project

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

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 2020-032A for the Hammel Road Waterline Replacement Project. This change order for \$400,000 is to account for work added to the contract after it was awarded.

BACKGROUND:

This change order is necessary to add similar utility work within the project scope area. Sanitary sewer line replacement work has been identified due to recent overflow events. This change order will allow for the replacement of this sanitary sewer while the contractor is excavating in the same area to replace the waterline.

City Council originally approved a contract award in the amount of \$1,476,048 to Sam W. Smith, Inc. on July 19, 2022. The MBWE utilization goal for this contract was 10.0% MBE and 25.0% WBE, and the contractor committed to 10.05% MBE and 25.50% WBE. This change order increases the total contract award to \$1,876,048, and increases MWBE participation to 10.18% MBE and 25.85% WBE.

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

BUDGET IMPACT:

Funds in the amount of \$400,000 are budgeted in the Water Resources Sewer Lines account #503-70-7059204.6017.

ACCOUNT NUMBER:

#503-70-7059204.6017 \$400,000 Sewer Lines

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 \$400,000 for Contract 2020-032A with Sam W. Smith, 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

Sam W. Smith, Inc.

Information

SosId: 0135566

Status: Current-Active ⓘ

Date Formed: 9/11/1964

Citizenship: Domestic

Fiscal Month: December

Annual Report Due Date: April 15th

Current**Annual Report Status:**

Registered Agent: Smith, Sam W, Jr

Addresses

Principal Office	Reg Office	Reg Mailing	Mailing
1773 NC 135 Eden, NC 27288	1773 NC 135 Eden, NC 27288	P.O. Box 428 Eden, NC 27289	PO Box 428 Eden, NC 27289

Officers

President

Sam W Smith , Jr.
608 S Hamilton St
Eden NC 27288

Stock

Class: COMMON

Shares: 100000

Par Value 1



DATE: February 7, 2025

TO: Jay Guffey, Engineering Supervisor

FROM: Shelia Reaves-Willett, M/WBE Specialist

SUBJECT: M/WBE Memo for Hammel Road Waterline Replacement
Contract 2020-032A - Change Order #1

The M/WBE Office reviewed the change order request submitted by the Water Resources Department to determine compliance with the M/WBE Program Plan. Change order # 1 will provide additional work on the existing sanitary sewer lines for Contract# 2020-32A Hammel Road Water Line Replacement.

Sam W. Smith, Inc., was awarded a contract for \$1,476,047.50. Change Order #1 in the amount of \$400,000.00 will increase the total contract value to \$1, 876,047.50. The prime contractor originally committed to subcontracting to MBE \$148,342.00 (10.05%) and WBE \$376,391.00 (25.50%). The M/WBE utilization will increase to MBE \$190,942.00 (10.18%) and WBE \$484,951.00 (25.85%). The contract continues to comply with the M/WBE Program Plan and will utilize the following firms for the project:

ID	Firm Name	County	Description of the Work	Original Contract Amount	Change Amount	New Contract Amount	New Contract %
MBE	Harris Concrete and Construction Inc.	Guilford	Driveways, Curbs and Gutters	\$148,342.00	\$42,600.00	\$190,942.00	10.18%
WBE	American Cornerstone Construction	Forsyth	Water and Services	\$287,824.00	\$83,000.00	\$370,824.00	19.77%
WBE	Jessie Lane's Landscaping and Trucking, Inc.	Guilford	Material Hauling	\$88,562.00	\$25,560.00	\$114,122.00	6.08%

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

SRW

Cc: Gwen Carter, M/WBE Compliance Officer

RESOLUTION AUTHORIZING A CHANGE ORDER IN THE AMOUNT OF \$400,000 FOR
CONTRACT 2020-032A WITH SAM W. SMITH, INC. FOR THE HAMMEL ROAD WATERLINE
REPLACEMENT PROJECT

WHEREAS, Contract 2020-032A with Sam W. Smith, Inc., Inc. provides for the Hammel Road Waterline Replacement Project;

WHEREAS, this change order is needed in the amount of \$400,000 for additional work within the project scope area; 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 Sam W. Smith, Inc.



City of Greensboro

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

Agenda Report

File Number: 2025-142

Agenda Item# G.12.

Agenda Date: 2/18/2025. **Department:** Water Resources

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2024 – 142 Resolution to Authorize a Contract in the Amount of \$725,180 with GEL Engineering of NC, Inc. for Engineering Services for TZ Osborne Air Permit Support 2025-2026

Council Priority: Place an ‘x’ in the box.

- | | |
|--|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Regulatory Compliance</u> |

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:

Water Resources Department is requesting approval for an engineering services contract for engineering and testing services for the TZ Osborne Air Permit Support 2025-2026. City Council approval of a contract with GEL Engineering of NC, Inc. in the amount of \$725,180 is requested.

BACKGROUND:

The City of Greensboro Water Resources Department requires engineering services, scientific evaluation and testing services for the continued operation of the sewage sludge incinerators for the T. Z. Osborne Water Reclamation Facility. Annual testing of pollution controls, scientific evaluation of pollution equipment, regulatory air pollution permit compliance support are to be performed.

GEL Engineering is on the City of Greensboro Water Resources On-Call list for Engineering Services and was chosen in accordance with mini-brooks. No MWBE participation was found for these type services.

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

BUDGET IMPACT:

Funding in the amount of \$725,180 is budgeted in the Water Resources Reclamation Operating Fund.

ACCOUNT NUMBER:

501-70-7056001.5413 FY25

501-70-7056001.5413 FY26

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the Engineering Services Contract with GEL Engineering of NC, Inc. for \$725,180.



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Professional Corporation

Actions

- [Online Filing](#)
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Legal name: Gel Engineering of NC, Inc.

Previous legal name: Gel Environmental Consulting, Inc.

Previous legal name: General Engineering and Environmental of NC, Inc.

Secretary of State Identification Number (SOSID): 0312912

Status: Current-Active

Citizenship: Domestic

Date formed: 9/16/1992

Registered agent: Not Listed

Registered office address

2700 Sumner Blvd, Suite 106
Raleigh, NC 27616

Registered mailing address

2700 Sumner Blvd, Suite 106
Raleigh, NC 27616

mailing address

PO Box 14262
Durham, NC 27709-4262

Professional services

Engineering and Surveying Services
Geology services

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- Hours of Operation Monday - Friday 8:00 am - 5:00 pm



North Carolina Secretary of State's Office

Contact Us

[919-814-5400](tel:919-814-5400) support@sosnc.gov
[Division Directory](#)



DATE: December 17, 2024
TO: Jon Briggs, Utility Design Engineer
FROM: Nora Gardner, M/WBE Specialist
SUBJECT: M/WBE Memo for TZO Air Emissions Compliance Support 2025-2026

The M/WBE Office reviewed the documentation submitted by Gel Engineering of NC, Inc. for the 2025-2026 TZO Air Emissions Compliance Support contract to determine compliance with the City of Greensboro M/WBE Program Plan. There were no M/WBE requirements established for this agreement.

Gel Engineering of NC, Inc. was selected from the On-Call list. Gel Engineering will subcontract the laboratory services portion of the work to non-M/WBE firms. There are no available M/WBE vendors in the marketplace capable of providing the services. The contract award is for two years with a total contract value of \$725,180.00.

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.

Thank You,

NG

Cc: Gwen Carter, M/WBE Division

RESOLUTION APPROVING A CONTRACT IN THE AMOUNT OF \$725,180 WITH GEL
ENGINEERING OF NC, INC FOR ENGINEERING SERVICES FOR TZ OSBORNE AIR
PERMIT SUPPORT 2025 2026

WHEREAS, annual air pollution permit support and testing is needed to continue operating the two sewage sludge incinerators at the TZO Water Reclamation Facility;

WHEREAS, GEL Engineering of NC, an on-call consultant, will provide the testing and services; 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 TZ Osborne Air Permit Support 2025-2026 with GEL Engineering of NC, Inc. in the amount of \$725,180.



City of Greensboro

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

Agenda Report

File Number: 2025-143

Agenda Item# G.13.

Agenda Date: 2/18/2025. **Department:** Water Resources

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2024 – 143 Resolution Authorizing a Reimbursement Agreement in the Amount Not to Exceed \$750,000 with Colfax Realty, LLC for the West Market Street Sanitary Sewer Outfall

Council Priority: Place an ‘x’ in the box.

- | | |
|--|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Infrastructure Improvements</u> |

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 authorization for a reimbursement agreement with Colfax Realty, LLC to support sanitary sewer improvements to an underserved portion of the City of Greensboro to support growth.

BACKGROUND:

Colfax Realty, LLC will be making sanitary sewer improvements from Triad Drive to West Market Street. The sanitary sewer improvements service a portion of the City Limits which is not currently served by sewer. The agreement with Colfax Realty, LLC for this portion of work will substantially improve public sewer access for City property owners in this area. The improvements are supported by Water Resources master planning efforts for growth inside the City limits.

Colfax Realty, LLC is in the planning stage. Colfax Realty, LLC will solely be responsible for designing and permitting the sewer improvements. Before construction begins, Water Resources will finalize construction costs with Colfax Realty, LLC and will bring the project before the City’s M/WBE department for project compliance.

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BUDGET IMPACT:

Water Resources has funding available for this project through our Water and Sewer Extension Fund. A budget adjustment is required for sufficient funding of the account number provided.

ACCOUNT NUMBER:

507-70-7099217.6017

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council authorize a reimbursement agreement in the amount not to exceed \$750,000 with Colfax Realty, LLC for the West Market Street Sanitary Sewer Outfall.

RESOLUTION AUTHORIZING A REIMBURSEMENT AGREEMENT IN THE AMOUNT
NOT TO EXCEED \$750,000 WITH COLFAX REALTY, LLC FOR THE WEST MARKET
STREET SANITARY SEWER OUTFALL

WHEREAS, the City of Greensboro wants to support growth by providing sewer access within underserved areas of the City Limits;

WHEREAS, Colfax Realty, LLC will be responsible for designing, permitting, and constructing the sanitary sewer outfall from Triad Drive to West Market Street;

WHEREAS, Colfax Realty, LLC will comply with the City's M/WBE program for construction and all rules and regulations for the City's reimbursement agreement; 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, a reimbursement agreement not to exceed \$750,000 with Colfax Realty, LLC for the West Market Street Sanitary Sewer Outfall.



City of Greensboro

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

Agenda Report

File Number: 2025-129

Agenda Item# G.14.

Agenda Date: 2/18/2025. **Department:** Police

Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2024 – 129 Ordinance Amending State, Federal, and Other Grants Fund Budget for Training Equipment and Services- \$350,000

Council Priority: Place an ‘x’ in the box.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

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:

The Greensboro Police Department has received funds from the Treasury Department Equitable Sharing Program (“Federal Forfeiture”) in the amount of \$350,000. The department wishes to purchase training equipment and services not supported by their general budget. Approval of the budget ordinance is requested from the Greensboro City Council.

BACKGROUND:

The Greensboro Police Department wishes to purchase equipment and services outside of its normal budget. Equipment items include but are not limited to training equipment to assist officers in becoming or remaining compliant with state and departmental requirements. The Equitable Sharing Program is an important aspect of the Treasury Asset Forfeiture Programs. Federal law authorizes the Secretary of the Treasury to share federally forfeited assets with participating law enforcement agencies. Participation in an investigation with a Treasury Asset Forfeiture Program member agency may result in equitable sharing paid from Treasury’s TFF.

The Program enhances cooperation among federal, state, local, and tribal law enforcement by providing valuable additional resources to state, local, and tribal law enforcement agencies

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assisting with investigations into violations of federal laws. However, the Program is designed to supplement and enhance, not supplant, appropriated agency resources.

BUDGET IMPACT:

The Greensboro Police Department has identified Treasury Equitable Sharing Program funds for the contract. There is no adverse budgetary impact.

ACCOUNT NUMBER:

220-35-3598169

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council adopt the attached budget ordinance establishing funding in the amount of \$350,000 from Treasury Department Equitable Sharing Program funds for use by the Greensboro Police Department.

ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET IN
THE AMOUNT OF \$350,000 FOR TRAINING EQUIPMENT AND SERVICES

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

That the State, Federal and Other Grants Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation for the State, Federal and Other Grants Fund be increased as follows:

Account name- Training Equip and Services

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-35-3598169.5235	Small Tools & Equipment	\$300,000
220-35-3598169.5429	Other Contracted Services	\$ 50,000
		\$350,000

and, that this increase be financed by increasing the following State, Federal and Other Grants Fund accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-35-3598169.7107	Federal Forfeiture	\$350,000

And, that this ordinance should become effective upon adoption.



City of Greensboro

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

Agenda Report

File Number: 2025-134

Agenda Item# G.15.

Agenda Date: 2/18/2025. **Department:** Parks & Recreation
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2024 - 134 Ordinance in the Amount of \$5,007 Amending State, Federal and Other Grants Fund Budget for the Appropriation of Piedmont Triad Regional Council Area Agency Grant for Trotter Active Adult Center

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

- | | |
|--|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input checked="" type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: All

Public Hearing: No

Advertising Date/By: N/A/by City Clerk

Contact 1 and Phone: Phil Fleischmann, ext. 7360

Contact 2 and Phone: Kobe Riley, ext. 3275

PURPOSE:

Full Title: Ordinance in the Amount of \$5,007 Amending State, Federal and Other Grants Fund Budget for the Appropriation of Piedmont Triad Regional Council Area Agency on Aging 2024-2025 Senior Center General Purpose Grant for Trotter Active Adult Center

The Greensboro Parks and Recreation Department has received a reimbursement grant from the Piedmont Triad Regional Council Area Agency on Aging, in the amount of \$3,755 for Trotter Active Adult Center to support active adult programming. To accept this reimbursement grant, a budget amendment is requested from Greensboro City Council in accordance with current city fiscal procedures.

BACKGROUND:

The Greensboro Parks and Recreation Department has entered into an agreement with the Piedmont Triad Regional Council Area Agency on Aging to provide and enhance services for active adults within the City of Greensboro. The Piedmont Triad Regional Council Area Agency on Aging is responsible for planning, developing, implementing, and coordinating aging services for seven counties in the Piedmont Triad (Alamance, Caswell, Davidson, Guilford, Montgomery, Randolph, and Rockingham) and each county's residents age 60 and older. The agency is

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organized to identify and support area agencies who qualify for funding through the Federal Older American's Act (OAA) and provides services to older adults. The agency has agreed to reimburse the Greensboro Parks and Recreation Department for expenses occurred with providing improved service for active adults up to a maximum of \$3,755 for fiscal year 2024-25. Grant funds were awarded and anticipated during the budget process as Trotter Active Adult Center has been recognized as an official NC senior center. The funds provided will reimburse the City of Greensboro for expenses incurred at Trotter Active Adult Center including purchasing a new treadmill, and advertising in the Triad Relocation Guide.

BUDGET IMPACT:

The total grant project is \$5,007 which includes an award of \$3,755 from the Piedmont Triad Regional Council Area Agency on Aging and a 25% match of \$1,252 which the Parks and Recreation Department has available within account 101-50-5046004. Without the grant funds, the city's budget would be responsible for all expenses that this grant supplements. A budget adjustment and ordinance is necessary to establish the grant account and reflect the total amount of the grant project.

ACCOUNT NUMBER:

220-50-5098106

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council adopt the attached budget ordinance establishing funding in the amount of \$5,007 for the reimbursement grant from the Piedmont Triad Regional Council Area Agency on Aging FY 24/25 Senior Center General Purpose Grant.

ORDINANCE IN THE AMOUNT OF \$5,007 AMENDING THE FY 2024-25 STATE,
 FEDERAL AND OTHER GRANTS FUND BUDGET FOR THE APPROPRIATION OF
 PIEDMONT TRIAD REGIONAL COUNCIL AREA AGENCY ON AGING 2024-2025
 SENIOR CENTER GENERAL PURPOSE GRANT FOR TROTTER
 ACTIVE ADULT CENTER

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

Section 1

That the appropriation for the FY 24-25 State, Federal and other Grants Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-50-5098106.5235	Small Tools and Equipment	\$4,007
220-50-5098106.5221	Advertising	<u>\$1,000</u>
Total		\$5,007

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

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-50-5098106.9101	Transfer from General Fund	\$1,252
220-50-5098106.7170	Local Government Grant	<u>\$3,755</u>
Total		\$5,007

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro

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

Agenda Report

File Number: 2025-133

Agenda Item# G.16.

Agenda Date: 2/18/2025. **Department:** Parks & Recreation
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2025 - 133 Ordinance in the Amount of \$14,800 Amending State, Federal and Other Grants Fund Budget for the Appropriation of Piedmont Triad Regional Council Area Agency Grant for Smith Active Adult Center

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

- | | |
|--|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input checked="" type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: All

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Phil Fleischmann, Ext. 7360

Contact 2 and Phone: Kobe Riley, Ext. 3275

PURPOSE:

Full Title: Ordinance in the Amount of \$14,800 Amending State, Federal and Other Grants Fund Budget for the Appropriation of Piedmont Triad Regional Council Area Agency on Aging 2024-2025 Senior Center General Purpose Grant for Smith Active Adult Center

The Greensboro Parks and Recreation Department has received a reimbursement grant from the Piedmont Triad Regional Council Area Agency on Aging, in the amount of \$11,100 to support active adult programming. To accept this reimbursement grant, a budget ordinance is requested in accordance with current city fiscal procedures.

BACKGROUND:

The Greensboro Parks and Recreation Department has entered into an agreement with the Piedmont Triad Regional Council Area Agency on Aging to provide and enhance services for active adults within the City of Greensboro. The Piedmont Triad Regional Council Area Agency on Aging is responsible for planning, developing, implementing, and coordinating aging services for seven counties in the Piedmont Triad (Alamance, Caswell, Davidson, Guilford, Montgomery, Randolph, and Rockingham) and each county's residents age 60 and older. The agency is organized to identify and support area agencies who qualify for funding through the Federal

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Older American's Act (OAA) and provides services to older adults. The agency has agreed to reimburse the Greensboro Parks and Recreation Department for expenses occurred with providing improved service for active adults up to a maximum of \$11,100 for fiscal year 2024-25.

Grant funds were awarded and anticipated during the budget process as Smith Active Adult Center is certified as a Senior Center of Excellence by the State of North Carolina. The funds provided will reimburse the City of Greensboro for expenses incurred at Smith Active Adult Center including replacing three pieces of fitness equipment in the fitness room; purchasing activity tables; billboard advertising for senior games and advertising in the Triad Relocation Guide.

BUDGET IMPACT:

The total grant project is \$14,800 which includes an award of \$11,100 from the Piedmont Triad Regional Council Area Agency on Aging and a 25% match of \$3,700 which the Parks and Recreation Department has available within account 101-50-5046001. Without the grant funds, the city's budget would be responsible for all expenses that this grant supplements. A budget adjustment and ordinance is necessary to establish the grant account and reflect the total amount of the grant project.

ACCOUNT NUMBER:

220-50-5098105

RECOMMENDATION / ACTION REQUESTED:

It is recommended that the City Council adopt the attached budget ordinance establishing funding in the amount of \$14,800 for the reimbursement grant from the Piedmont Triad Regional Council Area Agency on Aging FY 24/25 Senior Center General Purpose Grant.

ORDINANCE IN THE AMOUNT OF \$14,800 AMENDING THE FY 2024-25 STATE,
 FEDERAL AND OTHER GRANTS FUND BUDGET FOR THE APPROPRIATION OF
 PIEDMONT TRIAD REGIONAL COUNCIL AREA AGENCY ON AGING 2024-2025
 SENIOR CENTER GENERAL PURPOSE GRANT FOR SMITH ACTIVE ADULT CENTER

BE IT ORDAINED BY THE CITY COUNCIL OF GREENSBORO:

Section 1

That the appropriation for the FY 24-25 State, Federal and other Grants Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-50-5098105.5235	Small Tools and Equipment	\$11,300
220-50-5098105.5221	Advertising	<u>\$ 3,500</u>
Total		\$14,800

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

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-50-5098105.9101	Transfer from General Fund	\$ 3,700
220-50-5098105.7170	Local Government Grant	<u>\$11,100</u>
Total		\$14,800

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro

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

Agenda Report

File Number: 2025-69

Agenda Item# G.17.

Agenda Date: 2/18/2025. **Department:** Budget & Evaluation
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2025-69 Budget Adjustments Requiring Council Approval 1/28/25 through 2/10/25

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

- | | |
|--|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Budget Report</u> |

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

01/28/2025 thru 02/10/2025

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:2/11/2025 10:20:05 AM

Page 1 of 2

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
3186	Law				84,728	
FROM	Salaries & Wages	101-15-1501001.4110		84,728		422,654
TO	Office Equipment & Furniture		101-15-1501001.5214		42,364	-15,043
TO	Consultant Services		101-15-1501001.5413		42,364	-4,353
Moving some funding in Salaries to department's M&O to support operations until the end of fiscal year. A change in an employee's account number has freed up funding in Salaries to cover M&O expenses.						
4276	Water Resources				830,000	
FROM	Other Improvements	507-70-7031201.6019		500,000		0
FROM	Other Improvements	507-70-7067501.6019		330,000		1,015,653
TO	Land Right-Of-Way		507-70-7086501.6012		80,000	0
TO	Sewer Lines		507-70-7099217.6017		750,000	750,000
The purpose of this budget adjustment is to provide funding for West Market Street Sanitary Sewer Outfall Improvements for an underserved portion of the City of Greensboro to support growth.						
19278	Executive				651,052	
FROM	Consultant Services	216-02-0298793.5413		61,000		0
FROM	Other Contracted Services	216-02-0298793.5429		590,052		148,948
TO	Salaries & Wages		216-02-0298793.4110		190,000	143,794
TO	Retirement Contribution		216-02-0298793.4520		29,388	21,681
TO	Health Coverage		216-02-0298793.4610		18,868	13,565
TO	Dental Coverage		216-02-0298793.4650		698	510
TO	Life Insurance		216-02-0298793.4710		339	213
TO	Long Term Disability		216-02-0298793.4750		75	46
TO	Computer Software		216-02-0298793.5212		29,116	29,116
TO	Office Supplies		216-02-0298793.5213		300	300
TO	Small Tools And Equipment		216-02-0298793.5235		133,210	133,210
TO	Licensed Vehicle Maintenance & Supplies		216-02-0298793.5242		1,624	1,624
TO	Diesel Fuel		216-02-0298793.5245		1,900	1,900
TO	Promotions - Community Events		216-02-0298793.5277		5,000	5,000
TO	Promotions Advertising		216-02-0298793.5278		10,000	9,107
TO	In-House Printing Services		216-02-0298793.5431		10,534	10,534
TO	WIA On the Job Training		216-02-0298793.5560		110,000	110,000
TO	WIA Individual Training		216-02-0298793.5564		110,000	110,000



Budget Adjustments for Council Approval

01/28/2025 thru 02/10/2025

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:2/11/2025 10:20:05 AM

Page 2 of 2

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
Budget adjustment to transfer funds (redistribute) in Division 0298793 (Community Project Grant) 5413 (Consultant Services) and 5429 (Other Contracted Services) to Division 0298793 with the following Object Codes: 4110, 4510, 4520, 4610, 4650, 4710, 4750, 5212, 5213, 5235, 5242, 5245, 5277, 5278, 5429, 5419, 5431, 5560, and 5564.						
2146	Transportation					75,000
FROM	Professional Svcs-Capital Projects	492-45-4599160.5410		75,000		10,348,717
TO	Other Improvements		492-45-4599168.6019		75,000	605,001
A BA is needed to fund cost increases associated with street lighting for the Davie St Streetscape project.						
2148	Transportation					1,000,000
FROM	Professional Svcs-Capital Projects	492-45-4599160.5410		1,000,000		9,423,717
TO	Transfer To St & Sidewalk Cap Project Fd		492-45-4599161.6401		1,000,000	1,437,500
A BA is needed to fund the local match for supplemental agreement #1 for BL-0116 A&Y Greenway Project: Hill Street to Rollins Rd.						



City of Greensboro

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

Agenda Report

File Number: 2025-70

Agenda Item# G.18.

Agenda Date: 2/18/2025. **Department:** Budget & Evaluation
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2025-70 Budget Adjustments Approved by Budget Officer 1/28/25 through 2/10/25

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

- | | |
|--|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Budget Report</u> |

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

01/28/2025 thru 02/10/2025

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:2/11/2025 9:23:28 AM
Page 1 of 2

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
2118	Neighborhood Development					49,999
FROM	Maintenance & Repair - Buildings	211-21-2106001.5613		49,999		-13,514
TO	Other Contracted Services		211-21-2122006.5429		49,999	99,998
A budget adjustment is needed for the white flag winger shelter program.						
2120	Legislative					2,000
FROM	Office Equipment & Furniture	101-01-0101001.5214		2,000		-29
TO	Outside Printing & Publishing		101-01-0102001.5224		2,000	7,740
The City Clerk is responsible for maintaining all of the City's old city council meeting minute books, dating back to the 1800s. The clerk has identified the next minute book that needs to be restored, but needs to move funds from another division in order to do so.						
2122	Financial & Administrative Svc					27,000
FROM	Miscellaneous	684-10-1020001.5949		27,000		82,740
TO	Consultant Services		684-05-0511010.5413		27,000	46,460
Contract# 11400 is being amended and there is not enough money in the contract to cover the payments through the end of 2025. The money that is being moved into the Wellness account will cover the additional costs.						
2126	Neighborhood Development					35,000
FROM	Maintenance & Repair - Buildings	211-21-2106001.5613		35,000		1,485
TO	Contracted Demolition		211-21-2107001.5426		35,000	79,588
Demolition is for the following properties: 3018 Randleman Road and 1202 Ardmore Drive						
2128	Parks & Recreation					500
FROM	Other Capital Equipment	411-50-5099115.6059		500		53,768
TO	Land		411-50-5029002.6011		500	77,600
A budget adjustment is necessary to move funding for the purchase of 807 Moody Street and 900 Arbor Drive.						
2132	Metro Communications					2,600
FROM	Contracted Uniform Services	687-39-3922001.5421		2,600		257
TO	Maintenance & Repair - Buildings		687-39-3911001.5613		2,600	39,852
Move funds to cover the additional charges for electrical work done by the city to have new console furniture installed in the 911 center.						



Budget Adjustments Approved by Budget Officer

01/28/2025 thru 02/10/2025

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:2/11/2025 9:23:28 AM
Page 2 of 2

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
2134	Neighborhood Development				24,725	
FROM	Contingency	212-21-2198216.5990		24,725		212,457
TO	Other Internal Services		212-21-2198212.5439		24,725	171,022
	Moving funds to the Lead Safe Housing program					
2136	Legislative				2,400	
FROM	Miscellaneous	101-01-0102001.5949		2,400		185
TO	Business And Meeting Expenses		101-01-0102002.5510		2,400	4,800
	The Boards & Commissions budget has moved from the Human Rights department to the Legislative department. The budget was temporarily placed in the City Clerk's accounting unit while the new Boards & Commissions accounting unit was being set up. Now that the new accounting unit is active, the budget adjustment will move the funds to the appropriate place.					
2140	Financial & Administrative Svc				1,600	
FROM	Miscellaneous	684-10-1020001.5949		1,600		108,140
TO	Consultant Services		684-05-0511010.5413		1,600	21,060
	Contract#12499, formerly contract#11400, is being amended and there still is not enough money in the contract to cover the payments through the end of 2025. The money that is being moved into the Wellness account will cover the additional costs.					
4288	Parks & Recreation				48,000	
FROM	Radio Services	101-50-5001001.5435		13,000		38,180
FROM	Consultant Services	101-50-5006001.5413		15,000		-12,000
FROM	Miscellaneous	101-50-5006001.5949		20,000		-20,000
TO	Heat & Electric		101-50-5040001.5121		48,000	72,186
	A budget adjustment is necessary to replenish maintenance and operations for the Tennis division due to the increase in utilities.					



City of Greensboro

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

Agenda Report

File Number: 2025-153

Agenda Item# G.19.

Agenda Date: 2/18/2025. **Department:** Legislative/City Council
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2025 - 153 Motion to Approve DRAFT January 21, 2025 Regular City Council Meeting Minutes

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

- | | |
|--|---|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: All

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Angela Lord, Ext. 2396

Contact 2 and Phone: Torie Howell, Ext. 2396

PURPOSE:

To review and approve the draft January 21, 2025 regular meeting minutes.

BACKGROUND:

N/A

BUDGET IMPACT:

N/A

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the January 21, 2025 City Council meeting minutes. To review the City Council minutes please click [HERE](#) .

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."



City of Greensboro

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

Agenda Report

File Number: 2025-149

Agenda Item# G.20.

Agenda Date: 2/18/2025. **Department:** Legislative/City Council
Meeting Type: Council Meeting **Category:** Consent Agenda

Title: 2025-149 Motion to Approve DRAFT January 28, 2025 Special City Council Meeting Minutes

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

- | | |
|--|---|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Transparency</u> |

Council District: All

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Angela Lord, Ext. 2396

Contact 2 and Phone: Torie Howell, Ext. 2396

PURPOSE:

To review and approve the draft January 28, 2025 Special City Council Meeting minutes. Click [HERE](#) to review.

BACKGROUND:

N/A

BUDGET IMPACT:

N/A

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the January 28, 2025 Special City Council meeting minutes.

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."



City of Greensboro

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

Agenda Report

File Number: 2025-115

Agenda Item# H.1.

Agenda Date: 2/18/2025. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2025-115 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.

- | | |
|---|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

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. It was subsequently continued to the January 21, 2025 and then February 18, 2025 City Council meeting, again 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 **February 18, 2025** meeting.

BACKGROUND:

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

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

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

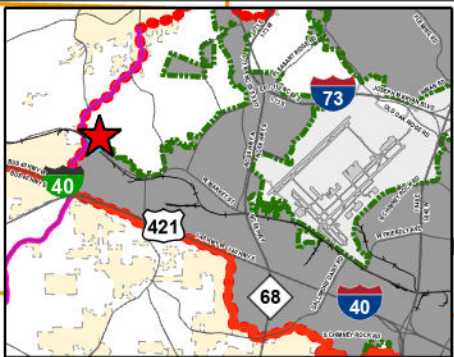
RECOMMENDATION / ACTION REQUESTED:

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

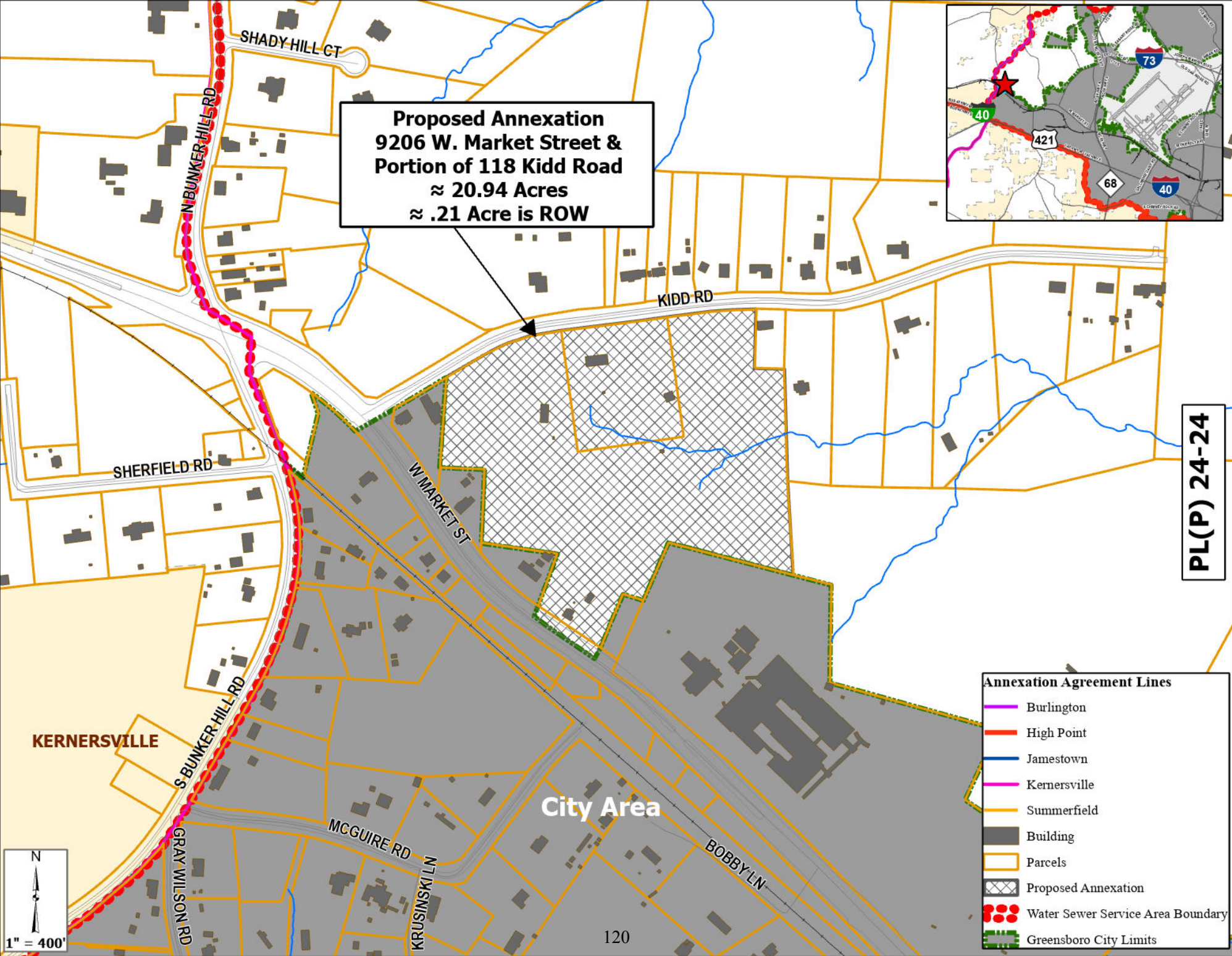
The Planning and Zoning Commission recommended approval of this annexation at its August 19, 2024 meeting on a vote of 8-0 and the meeting minutes are included with the associated zoning item.

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**



PL(P) 24-24

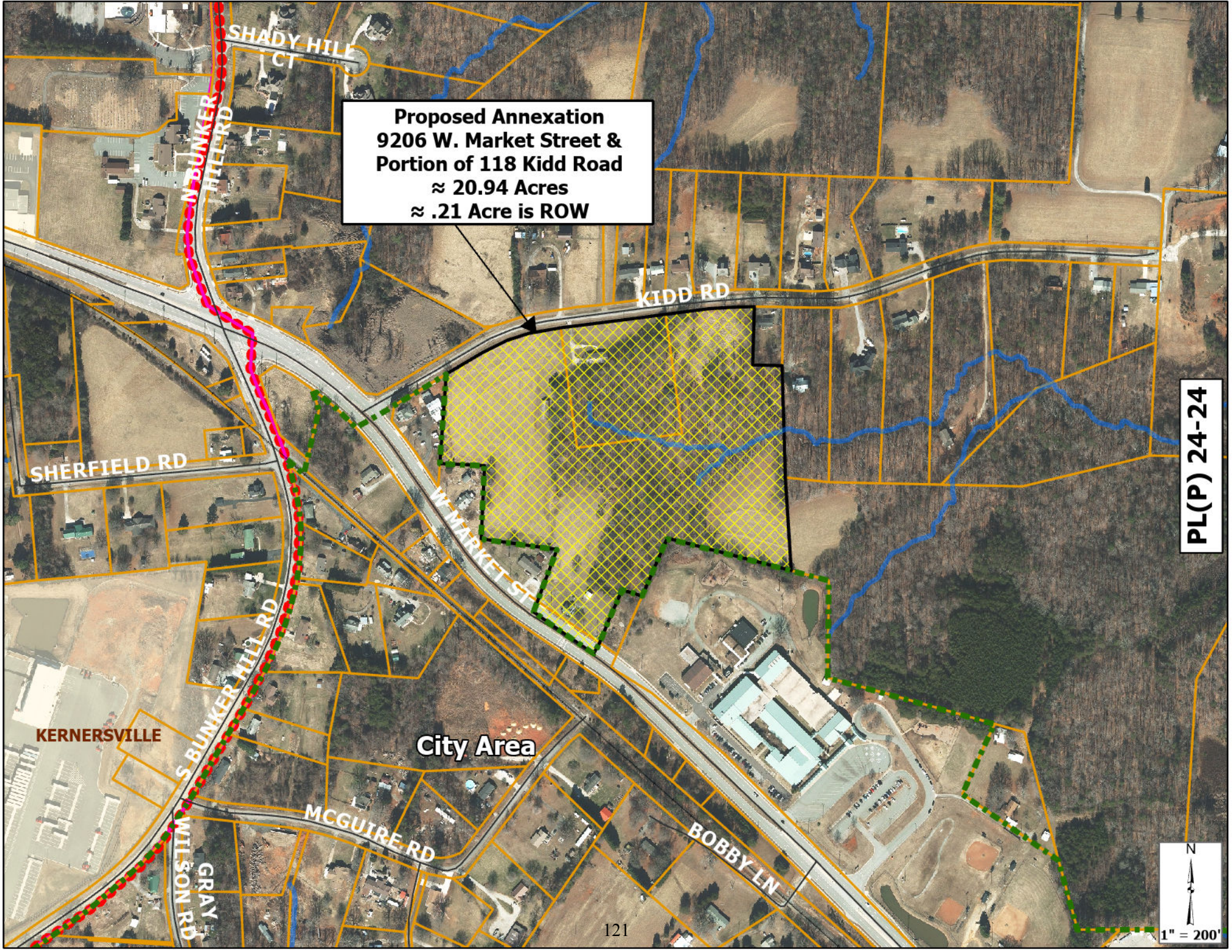


- Annexation Agreement Lines**
- Burlington
 - High Point
 - Jamestown
 - Kernersville
 - Summerfield
 - Building
 - Parcels
 - Proposed Annexation
 - Water Sewer Service Area Boundary
 - Greensboro City Limits



**Proposed Annexation
9206 W. Market Street &
Portion of 118 Kidd Road
≈ 20.94 Acres
≈ .21 Acre is ROW**

PL(P) 24-24





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.)

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

CurrentAnnual 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 Book 1206, 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: 2025-117

Agenda Item# H.2.

Agenda Date: 2/18/2025. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2025-117 Public Hearing for an Ordinance for Original Zoning for 9206 West Market Street and portion of 118 Kidd Road – Marc Isaacson for Shelly Scanlon of Colfax Realty LLC and others)

Council Priority: Place an ‘x’ in the box.

- | | |
|---|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: Proximate to District 5

Public Hearing: Yes

Advertising Date/By: N/A/by City Clerk

Note: This item was continued from the October 15, 2024 City Council meeting to the January 21, 2025 City Council meeting without further advertising. It was continued again to the February 18, 2025 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 portion of 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 **February 18, 2025** 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).

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

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

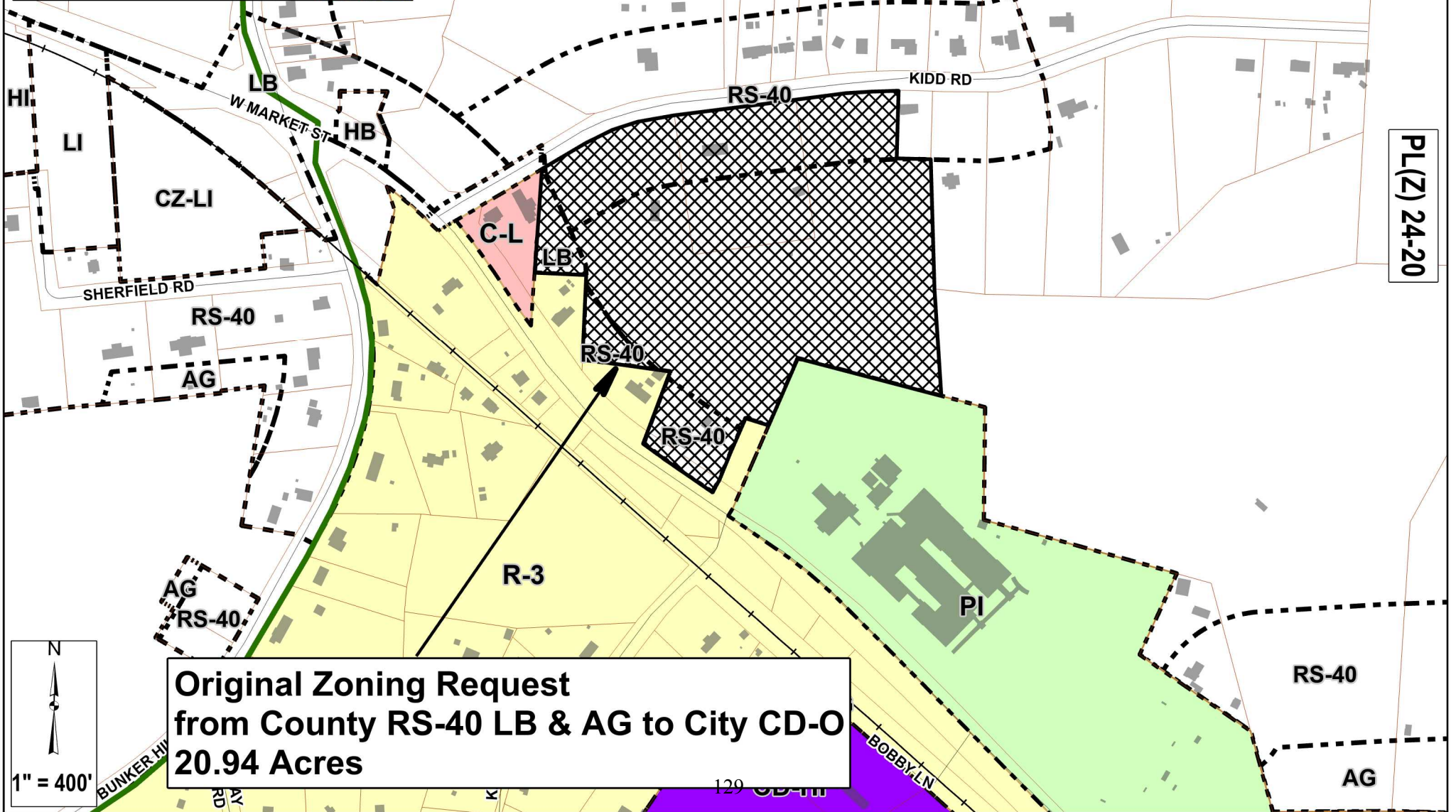
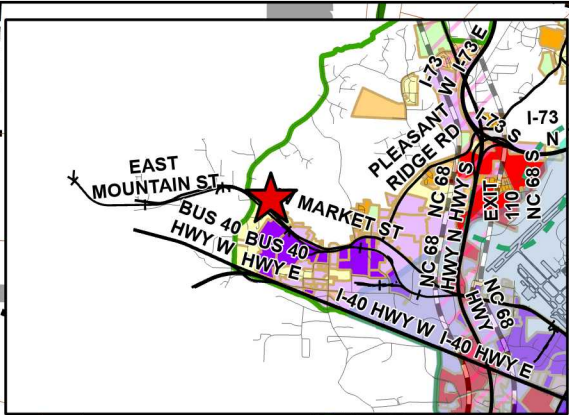
RECOMMENDATION / ACTION REQUESTED:

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.

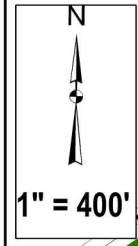
Planning recommends **approval** of the **CD-O** zoning request based on:

- 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.



PL(Z) 24-20

**Original Zoning Request
from County RS-40 LB & AG to City CD-O
20.94 Acres**



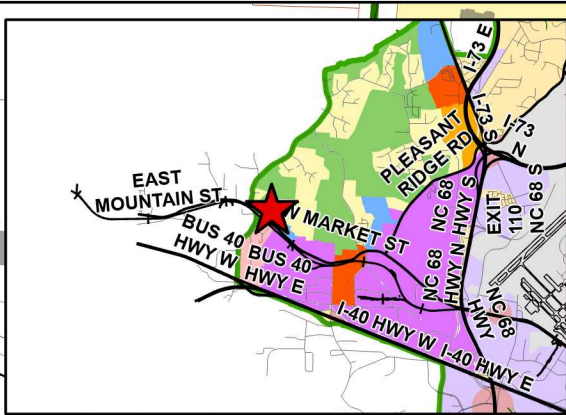


PL(Z) 24-20

**Original Zoning Request
from County RS-40 LB & AG to City CD-O
20.94 Acres**

N
1" = 400'

130

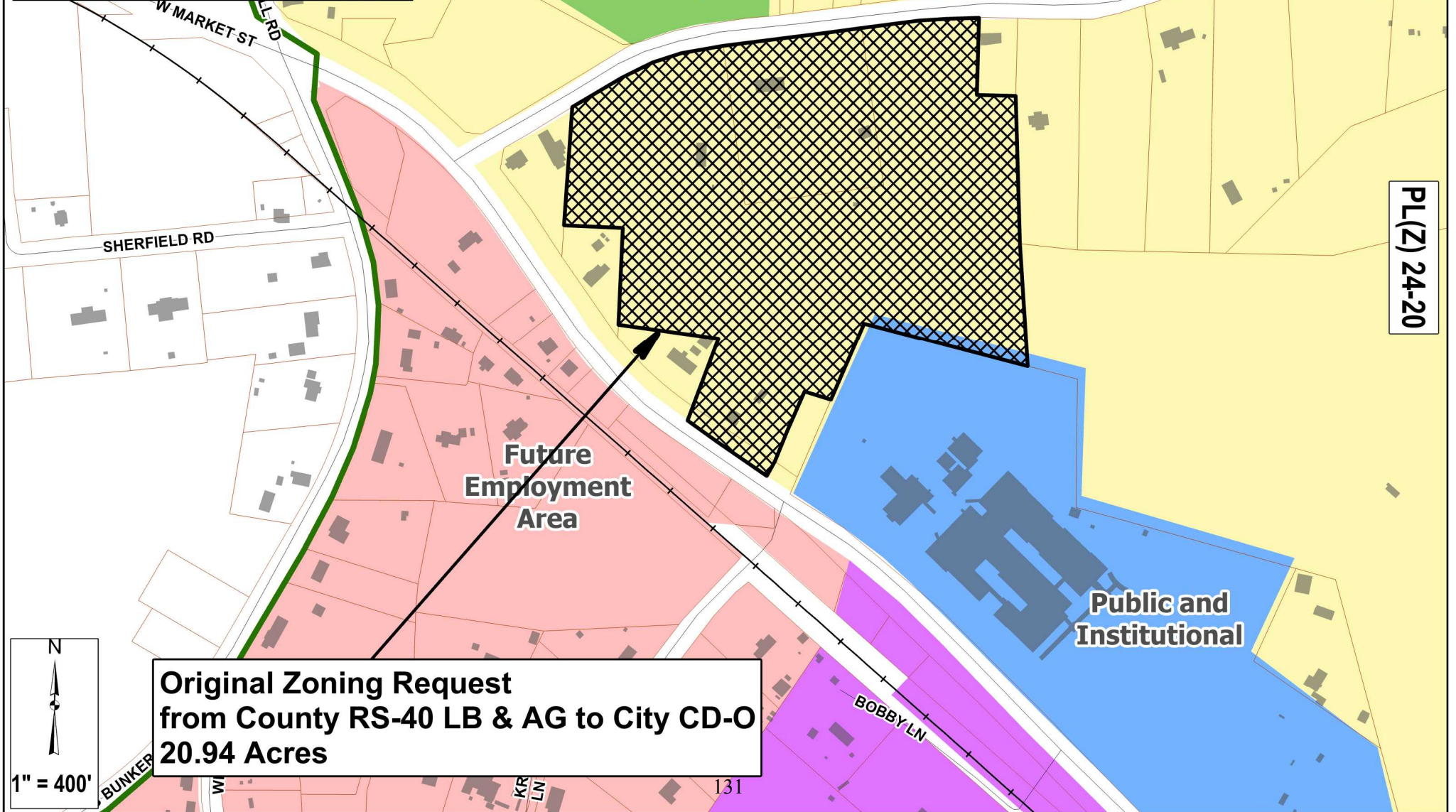


Residential

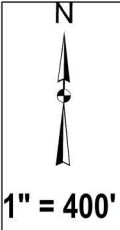
Western Area Plan

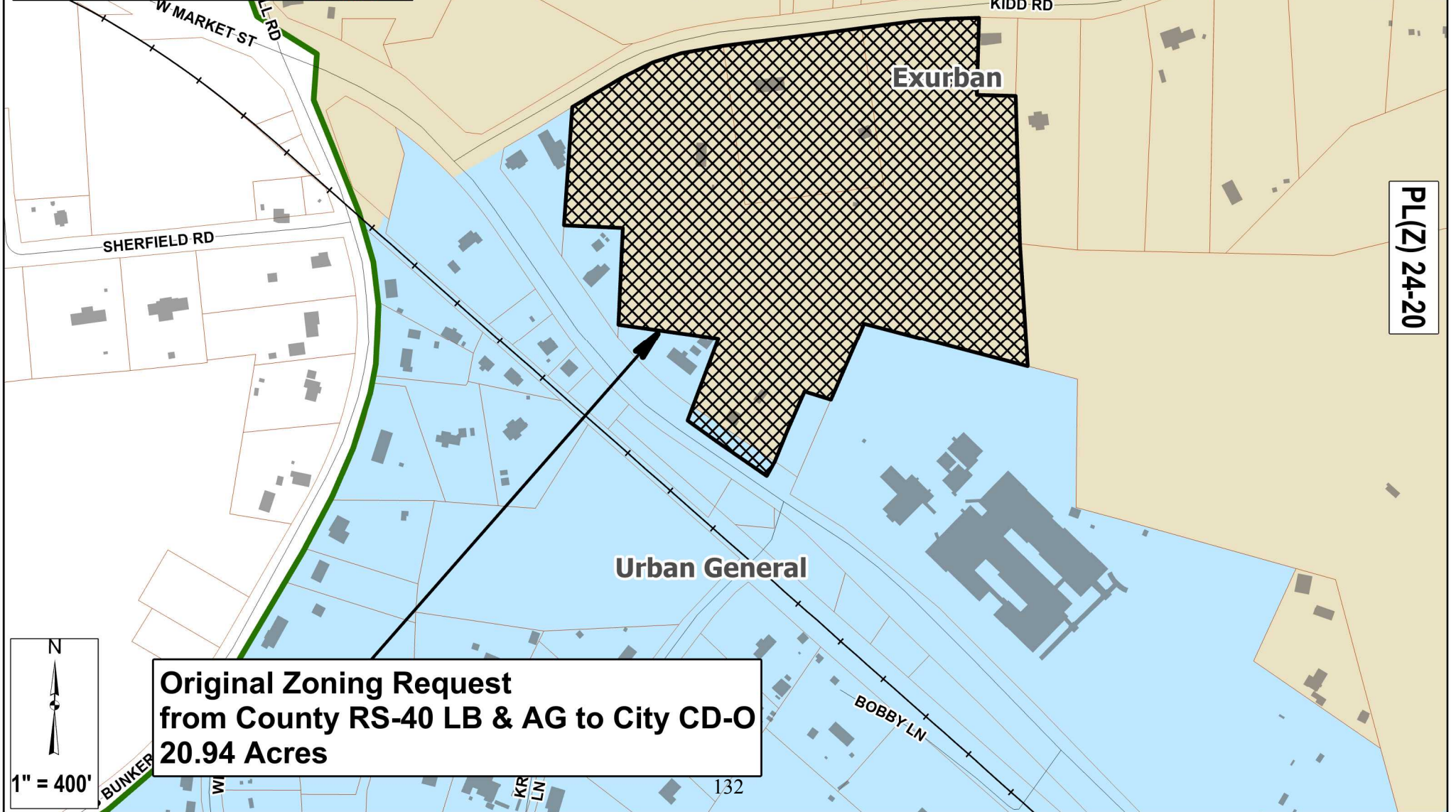
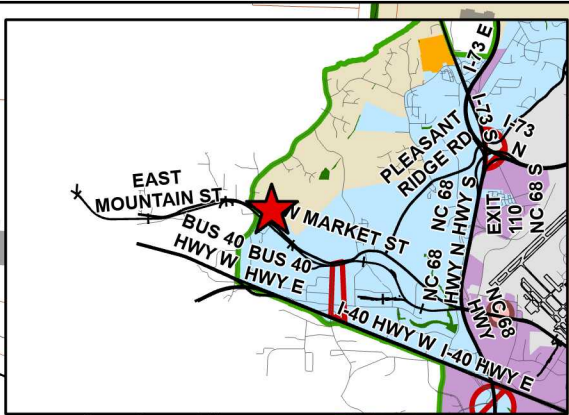
KIDD RD

PL(Z) 24-20



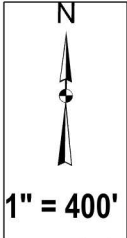
**Original Zoning Request
from County RS-40 LB & AG to City CD-O
20.94 Acres**





PL(Z) 24-20

**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: February 18, 2025

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	<ol style="list-style-type: none">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
<u>SITE DATA</u>	
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: No TIS required per TIS Ordinance.
(TIS)

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 **GSO2040** 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 **GSO2040** 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.

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
AUGUST 19, 2024**

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 50feet 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: February 18, 2025

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:
<ol style="list-style-type: none"> 1. The request is consistent 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. 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) 	<ol style="list-style-type: none"> 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, 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

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 Book 1206, 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 February 18, 2025.



City of Greensboro

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

Agenda Report

File Number: 2025-116

Agenda Item# H.3.

Agenda Date: 2/18/2025. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2025-116 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Properties at 2527 Nelson Farm Rd and 3824 E Lee St (Fox Rothschild and Forestar (USA) Real Estate Group Inc, on behalf of Matthew and Jeremy C.)

Council Priority: Place an ‘x’ in the box.

- | | |
|---|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: Proximate to District 1

Public Hearing: Yes

Advertising Date/By: N/A/by City Clerk

Note: This item was continued from the January 21, 2025 City Council meeting to the February 18, 2025 City Council meeting without further advertising.

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Fox Rothschild and Forestar (USA) Real Estate Group Inc, on behalf of Matthew and Jeremy Causey of the William M. Causey Jr. Estate are requesting annexation of the properties located at 2527 Nelson Farm Road and 3824 East Lee Street, generally described as east of Nelson Farm Road and south of East Lee Street.

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 **February 18, 2025** 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 eight inch water line that fronts the property on East Lee Street.

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

City sewer is available by connecting to the eight inch sewer line located south of I-85 at 3921 Presbyterian Road.

The City's Fire Department notes that this site is currently served by Alamance Fire Station 54 on Presbyterian Road (south of the request). Upon annexation, Alamance Fire Station 54 will continue to serve the property based on a reciprocal agreement between Greensboro Fire and Alamance Fire. 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:

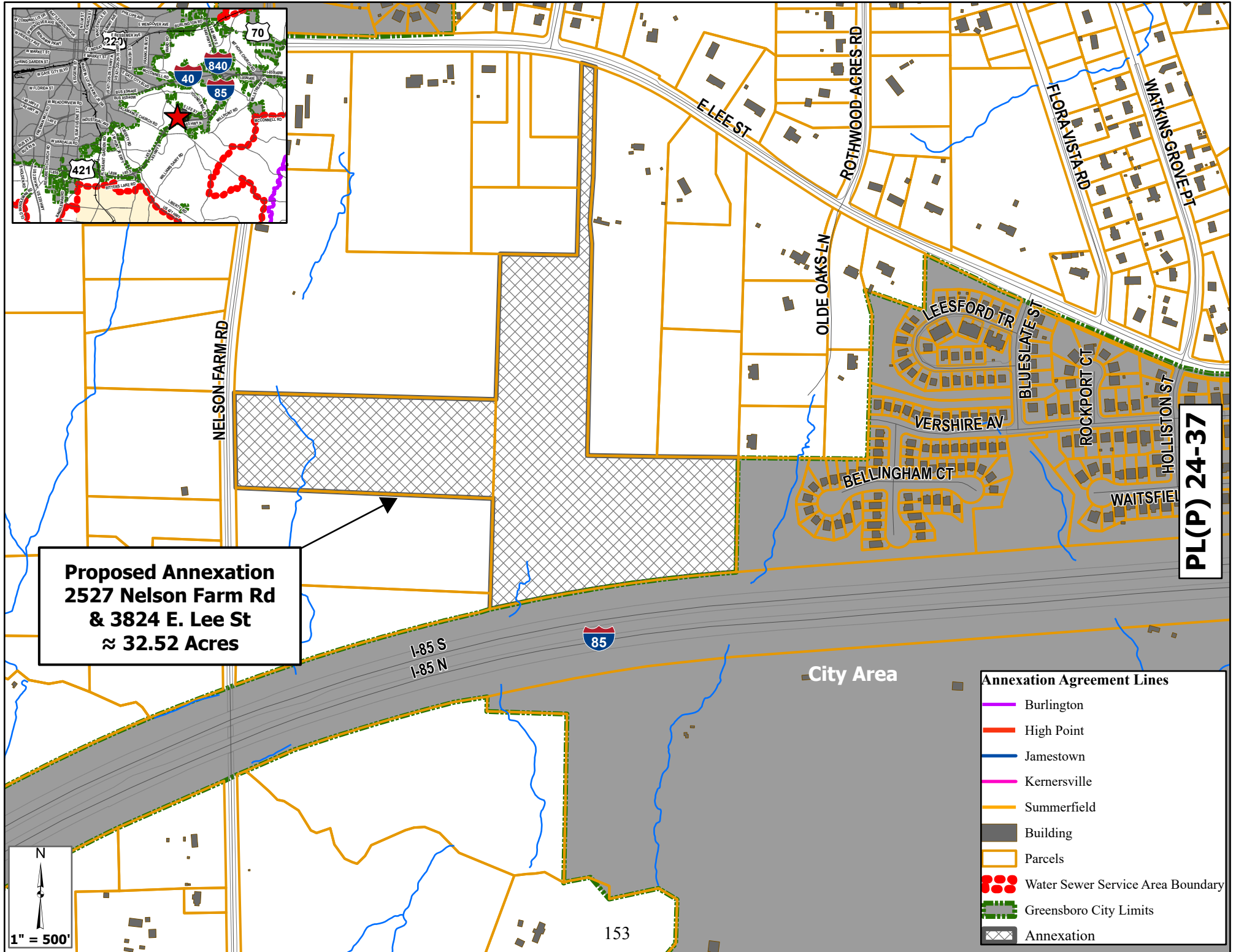
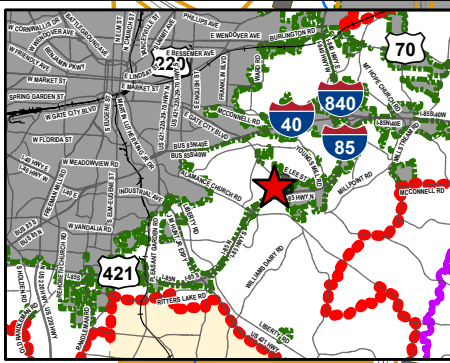
N/A

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to City Council at its December 2, 2024 meeting

The Planning and Zoning Commission recommended approval of this annexation at its December 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.



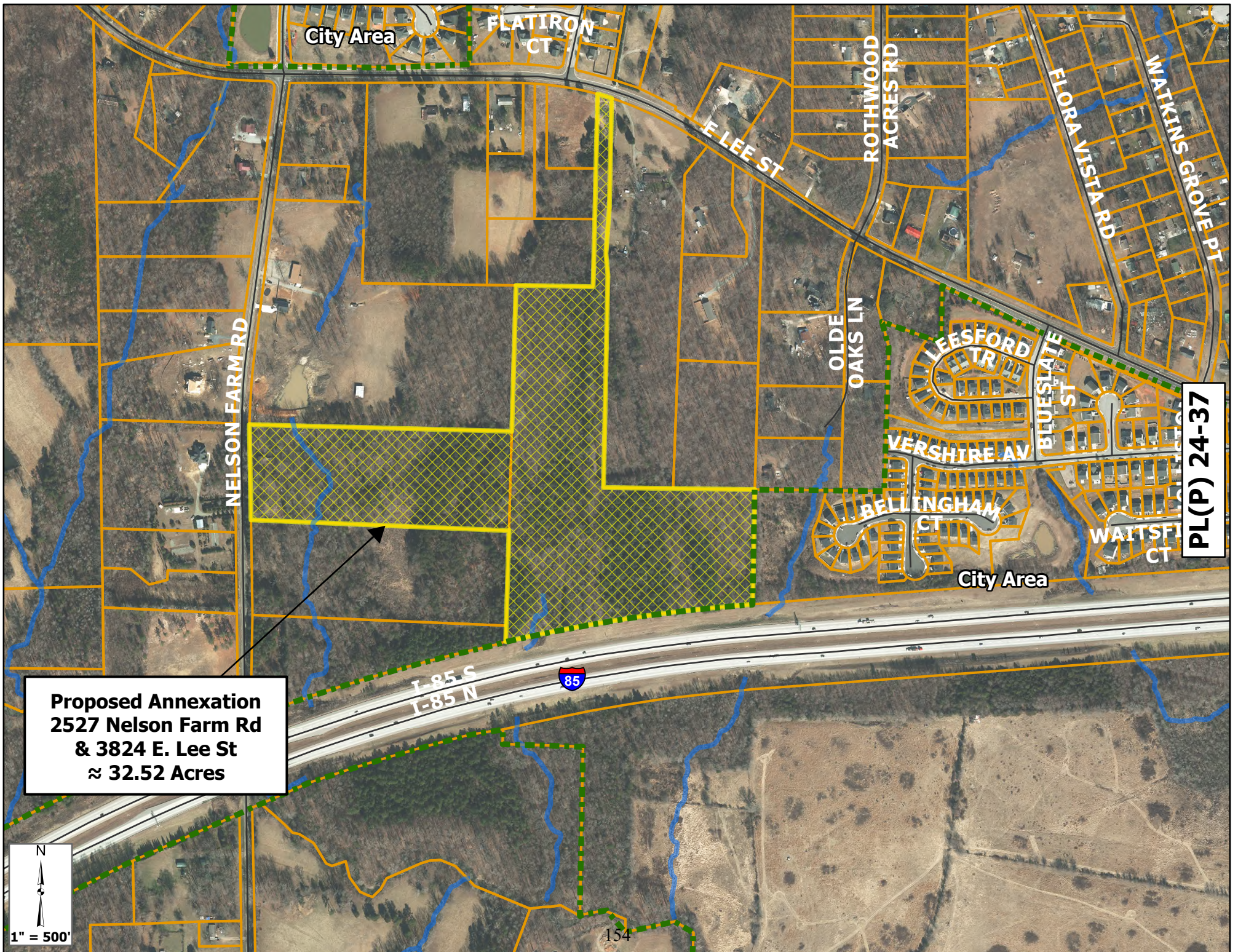
**Proposed Annexation
2527 Nelson Farm Rd
& 3824 E. Lee St
≈ 32.52 Acres**

PL(P) 24-37



- Annexation Agreement Lines**
- Burlington
 - High Point
 - Jamestown
 - Kernersville
 - Summerfield
 - Building
 - Parcels
 - Water Sewer Service Area Boundary
 - Greensboro City Limits
 - Annexation

153



City Area

FLATIRON CT

E LEE ST

ROTHWOOD ACRES RD

FLORA VISTARD RD

WALKINS GROVE PT

NELSON FARM RD

OLDE OAKS LN

LEESFORD TR

BLUESLATE ST

VERSHIRE AV

BELLINGHAM CT

WAITSF CT

City Area

PL(P) 24-37

Proposed Annexation
2527 Nelson Farm Rd
& 3824 E. Lee St
≈ 32.52 Acres

I-85 S
I-85 N



154





GREENSBORO ANNEXATION PETITION

Date 10/11/24

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 Exhibit A 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.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?***</u> (Indicate yes or no.)	<u>Signature</u>
1.	<u>Estate of William Mitchell Causey, Jr.</u> <u>3824 E. Lee St., Greensboro, NC 27406</u>	<u>No</u>	<u></u> <small>Matthew J Causey (Oct 11, 2024 21:38 GMT+2)</small> <u></u> <small>Jeffrey Mitchell Causey (Oct 11, 2024 21:47 GMT+2)</small>
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: Nov. 1, '24

Received By:

- [Upload a PDF Filing](#) • [Order a Document Online](#) • [Add Entity to My Email Notification List](#) • [View Filings](#)
- [Print a Pre-Populated Annual Report form](#)

Business Corporation

Legal Name

Forestar (USA) Real Estate Group Inc.

Prev Legal Name

Lumbermen`s Investment Corporation

Information

SosId: 0235663

Status: Withdrawn ⓘ

Date Formed: 9/29/1988

Citizenship: Foreign

State of Incorporation: DE

Fiscal Month: December

Annual Report Due Date: April 15th

Registered Agent: Secretary of State

Addresses

Mailing

1300 S MOPAC EXPRESSWAY, FL 3-N
Austin, TX 78746

Principal Office

1300 s mopac expressway, fl 3-n
Austin, TX 78746

Reg Office

2 South Salisbury Street
Raleigh, NC 27601

Reg Mailing

2 South Salisbury Street
Raleigh, NC 27601

Officers**Assistant Treasurer**

Brian P. Pasher -- Asst Treasurer
1300 S MOPAC EXPRESSWAY, FL 3-N
Austin TX 78746

President

Craig a. Knight -- Pres/ceo/director
1300 S MOPAC EXPRESSWAY, FL 3-N
Austin TX 78746

Treasurer

Geoffry a. Reid -- Vp/treas
1300 S MOPAC EXPRESSWAY, FL 3-N
Austin TX 78746

Assistant Secretary

Grant F. Adamson -- Asst Secy
1300 S MOPAC EXPRESSWAY, FL 3-N
Austin TX 78746

Chairman of the Board

Kenneth M. Jastrow, II -- Cob/director
1300 S MOPAC EXPRESSWAY, FL 3-N
Austin TX 78746

Secretary

Sue Branch -- Secy
1300 S MOPAC EXPRESSWAY, FL 3-N
Austin TX 78746

Stock

Class: COMMON

Shares: 1206

Par Value 2000

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTIES LOCATED AT 2527 NELSON FARM ROAD AND 3824 EAST LEE
STREET – 32.52 ACRES)

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

EGINNING at a ½” rebar found in the existing Greensboro city limit line (as of October 31, 2024), said rebar being at the northwest corner of that Common Elements shown in Phase 2A of Asbury Park, as recorded in Plat Book 200, Page 42; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the western line of said Common Elements S 01° 10’ 00” W 486.37 feet to a ½” rebar found in the northern right-of-way line of Interstate 85; thence with said right-of-way line the following seven (7) courses and distances: 1) S 85° 18’ 56” W 137.31 feet to a point, 2) S 83° 12’ 17” W 313.04 feet to a point, 3) S 81° 37’ 15” W 65.86 feet to a point, 4) S 81° 06’ 39” W 96.20 feet to a point, 5) S 80° 05’ 45” W 95.89 feet to a point, 6) S 79° 49’ 17” W 142.57 feet to a point, and 7) S 78° 17’ 34” W 212.82 feet to a ½” rebar found in the eastern line of David W. Jobe, as recorded in Deed Book 7953, Page 928; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with Jobe’s eastern line N 01° 47’ 32” E 67.43 feet to a square tubing at the southeast corner of Y. Thu Bya and H. Luong Eban, as recorded in Deed Book 8607, Page 454; thence with the eastern line of Bya and Eban N 01° 51’ 03” E 402.21 feet to a ¾” iron pipe found at the southeast corner of William M. Causey, Jr., as recorded in Deed Book 7613, Page 297; thence with Causey’s southern line N 87° 25’ 26” W 1,093.10 feet to a ¾” iron pipe found at Causey’s southwest corner in the eastern right-of-way line of Nelson Farm Road (NCSR 3039); thence with said eastern right-of-way line N 00° 45’ 49” W 403.11 feet to a ¾” iron pipe found at Causey’s northwest corner; thence with Causey’s northern line S 88° 21’ 54” E 1,111.41 feet to a 5/8” rebar found at the southeast corner of Sue R. Yang; thence with Yang’s eastern line N 01° 51’ 12” E 617.31 feet to a 5/8” rebar found in the southern line of Lot 2 of PN Investments, LLC, as recorded in Plat Book 210, Page 74; thence with the southern line of said Lot 2 S 89° 04’ 41” E 328.06 feet to a ½” rebar found at the southeast corner of said Lot 2; thence with the eastern lines of Lots 2 and 3 on said plat N 01° 25’ 01” E 500.09 feet to a ½” rebar found; thence with the eastern lines of Lots 3 and 4 on said plat N 01° 24’ 45” E 315.47 feet to a ½” bent rebar found in the southern right-of-way line of East Lee Street (NCSR 3037); thence with said right-of-way line with a curve to the right having a radius of 1,340.00 feet and a chord bearing and distance of S 73° 42’ 42” E 61.91 feet to a ½” rebar found in the western line of Linda S. and Timothy L. Johnston, as recorded in Deed Book 6946, Page 493; thence with Johnston’s western line the following four (4) courses and distances: 1) S 01° 24’ 25” W 464.07 feet to a ½” rebar found, 2) S 04° 22’ 01” W 194.26 feet to a ½” rebar found, 3) S 04° 55’ 48” E 91.57 feet to a ½” rebar found, and 4) S 01° 24’ 29” W 899.94 feet to a ½” rebar found at Johnston’s southwest corner; thence with Johnston’s southern line S 89° 22’ 03” E 299.05 feet to a ¼” rebar found at the southwest corner of Lot 2B of Shelby Marie Hicks, as recorded in Plat Book 209, Page 44; thence with the southern line of said Lot 2B S 89° 21’ 24” E 346.16 feet to the point and place of BEGINNING, and containing approximately 32.52 acres.

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.



Agenda Report

File Number: 2025-118

Agenda Item# H.4.

Agenda Date: 2/18/2025. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2025-118 Public Hearing for an Ordinance for Original Zoning for 2527 Nelson Farm Road and 3824 E Lee Street – Fox Rothschild and Forestar (USA) Real Estate Group Inc, on behalf of Matthew and Jeremy Causey

Council Priority: Place an ‘x’ in the box.

- | | |
|---|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: Proximate to District 1

Public Hearing: Yes

Advertising Date/By: N/A/by City Clerk

Note. This item was continued from the January 21, 2025 City Council meeting to the February 18, 2025 City Council meeting without further advertising.

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Fox Rothschild and Forestar (USA) Real Estate Group Inc, on behalf of Matthew and Jeremy Causey of the William M. Causey Jr. Estate, is requesting original zoning from **County AG** (Agricultural) to **City CD-RM-8** (Conditional District Residential Multifamily - 8) for 2527 Nelson Farm Road and 3824 East Lee Street, generally described as east of Nelson Farm Road and south of East Lee Street

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 **February 18, 2025** meeting.

BACKGROUND:

Following a public hearing on December 16, 2024, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There were two speakers in favor and none in opposition for this item. (See minutes of the December 16, 2024 Planning and Zoning

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

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. Uses shall be limited to a **maximum of 180** single family dwellings and townhomes.

Note: The text above in bold was added at the January 21, 2025 City Council meeting before this item was continued to the February 18, 2025 City Council meeting.

BUDGET IMPACT:

This item will have no budget impact

ACCOUNT NUMBER:

N/A

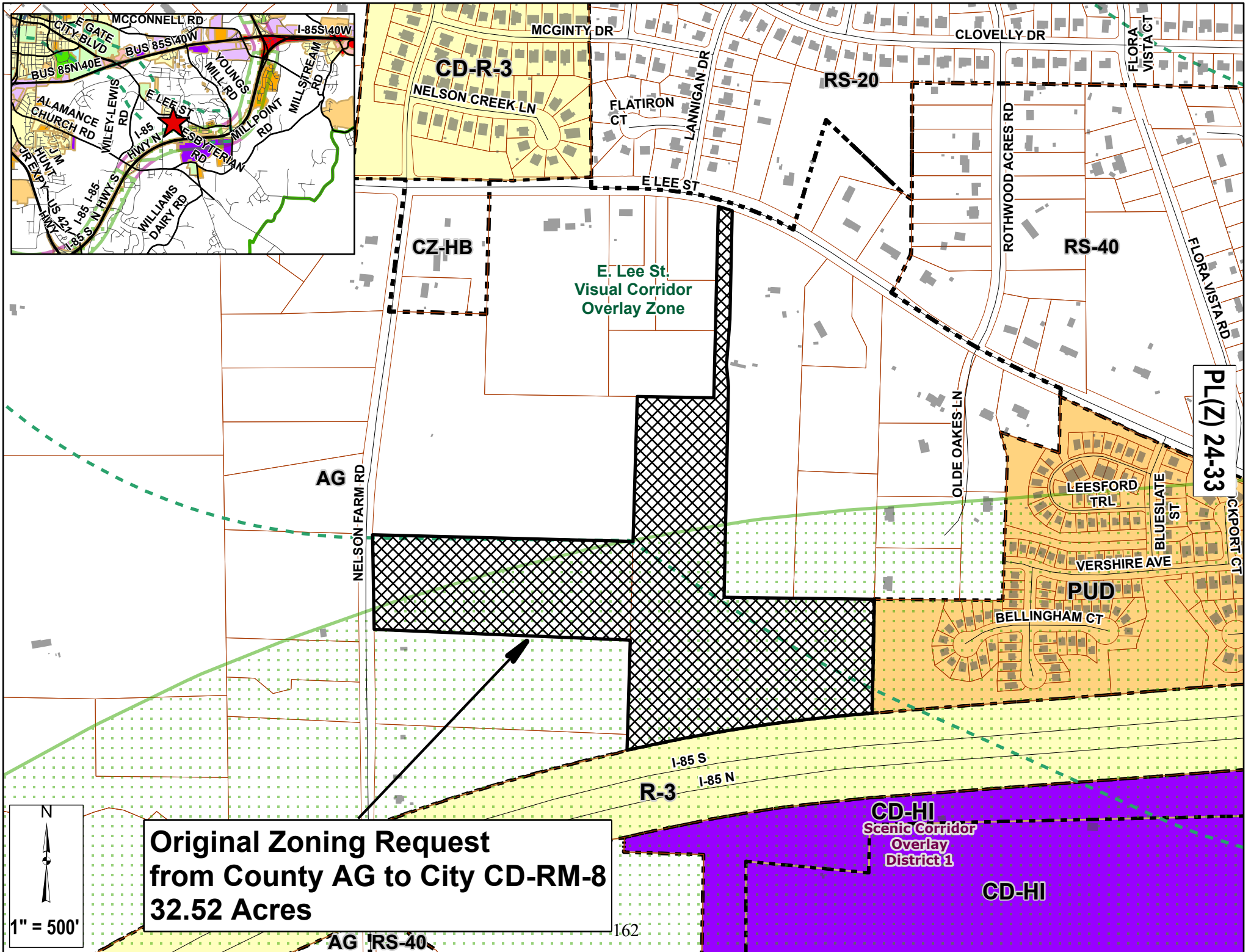
RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing and approve this request.

The Planning and Zoning Commission recommended **approval** of this request 9-0.

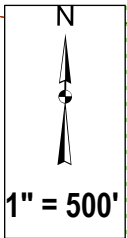
Planning recommends **approval** of the **City CD-RM-8** zoning request based on:

- 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.



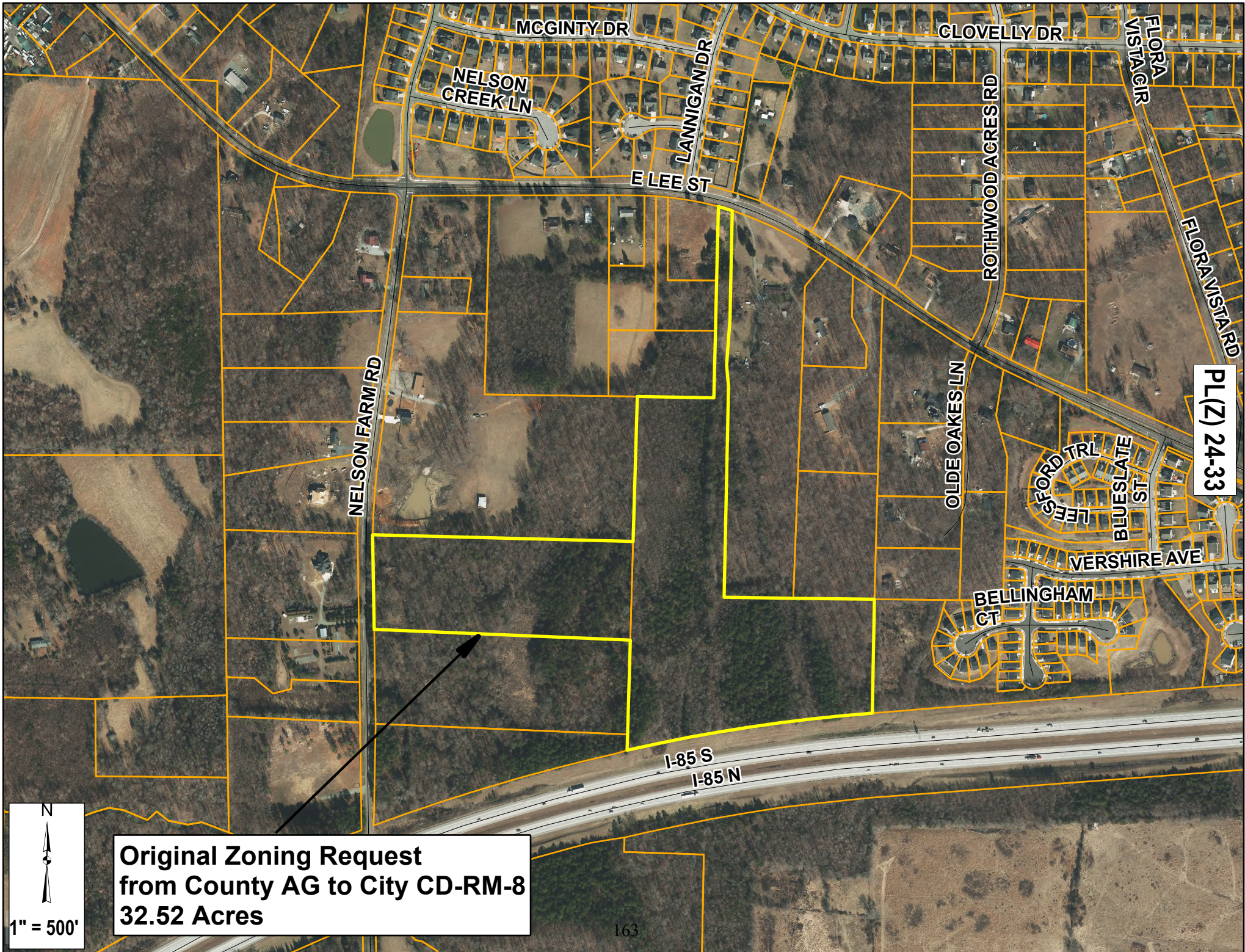
PL(Z) 24-33

**Original Zoning Request
from County AG to City CD-RM-8
32.52 Acres**



AG | RS-40

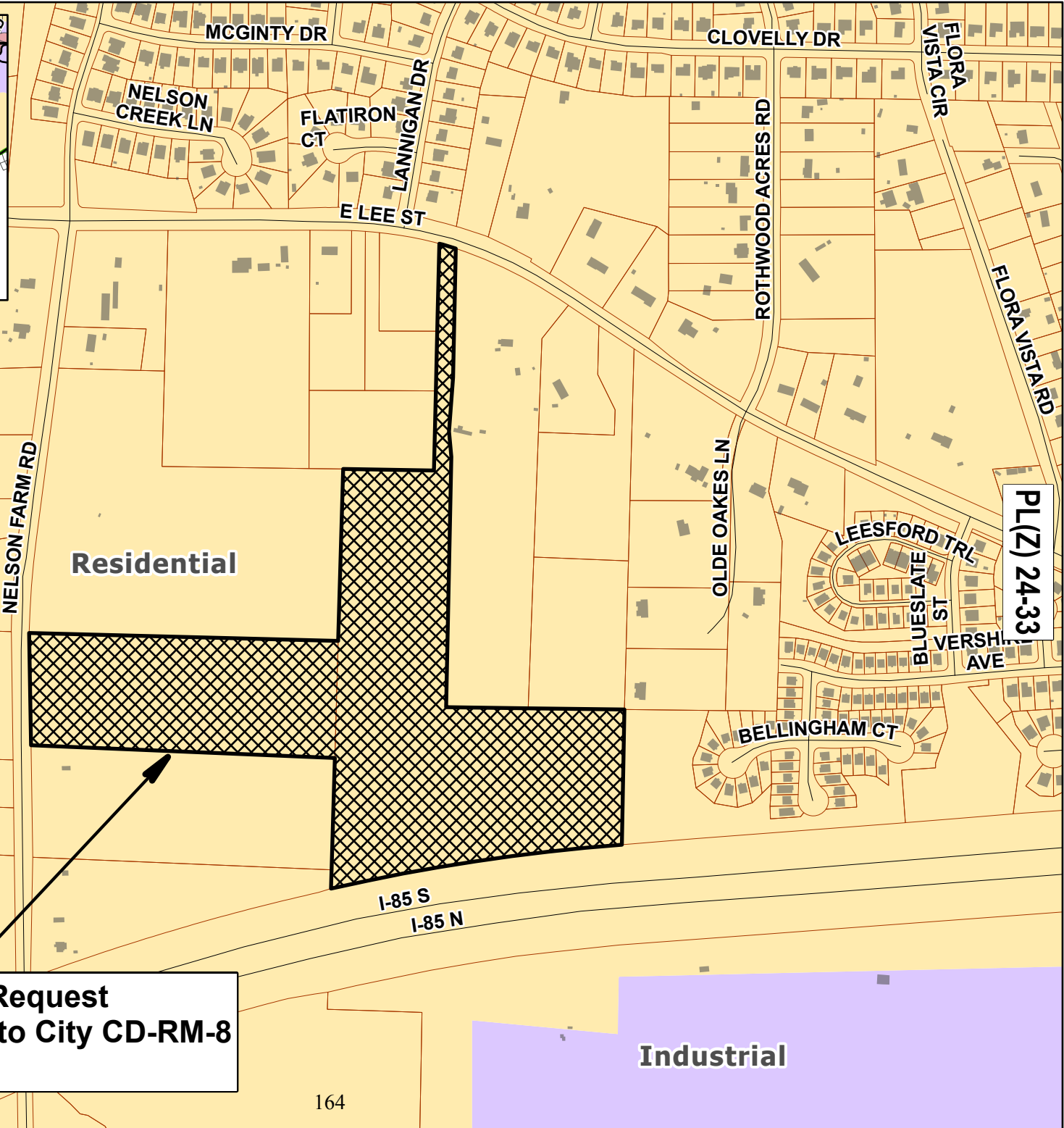
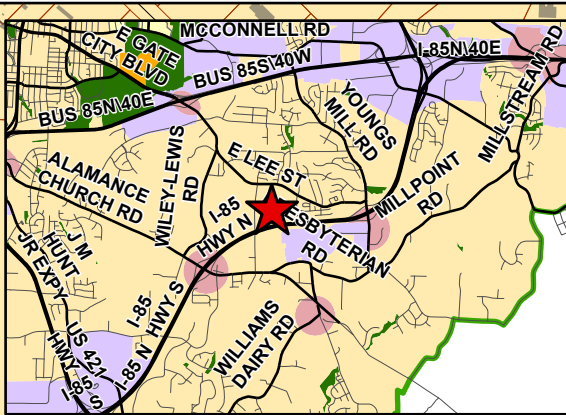
162



PL(Z) 24-33

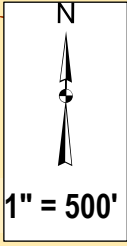
**Original Zoning Request
from County AG to City CD-RM-8
32.52 Acres**

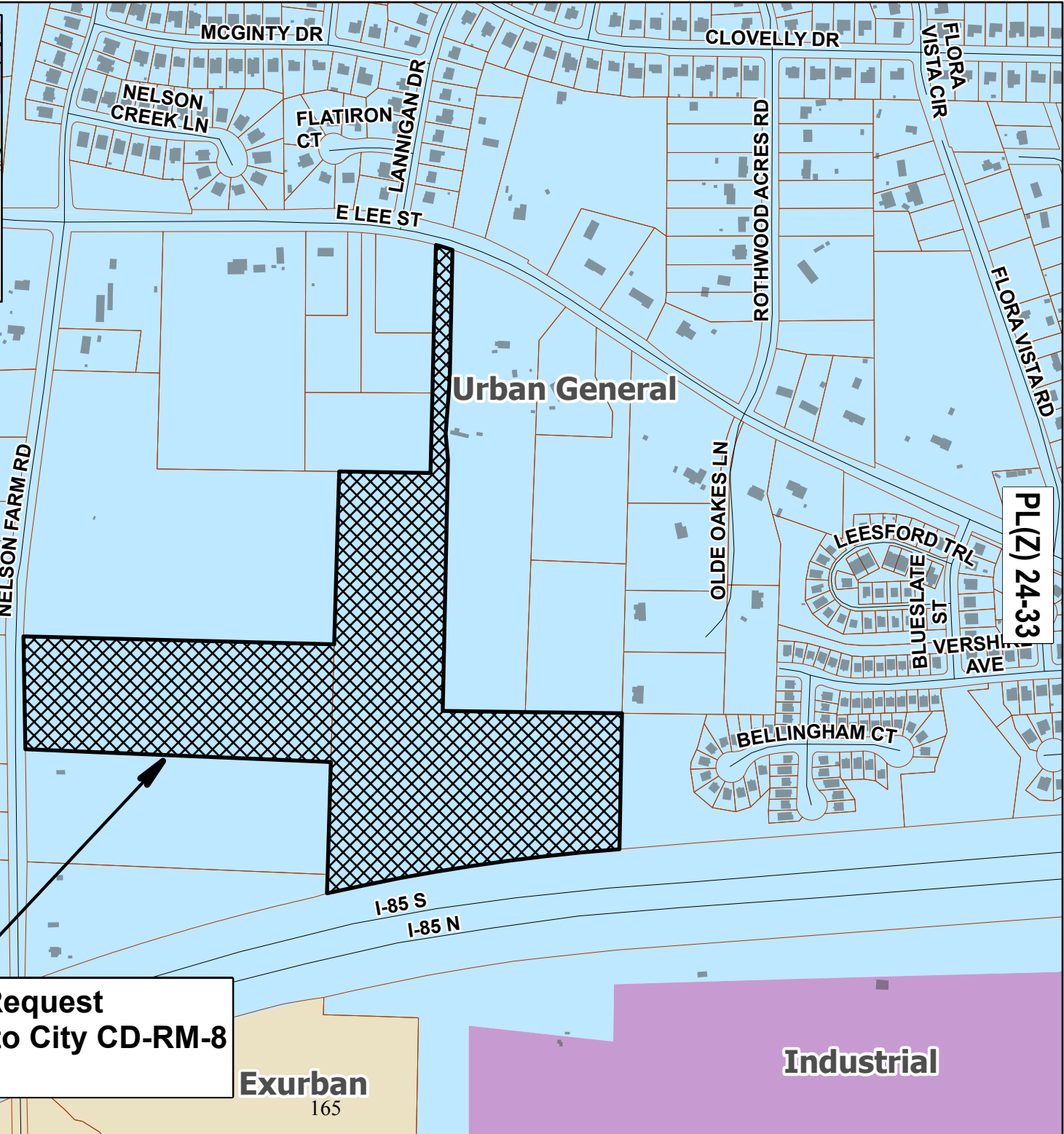
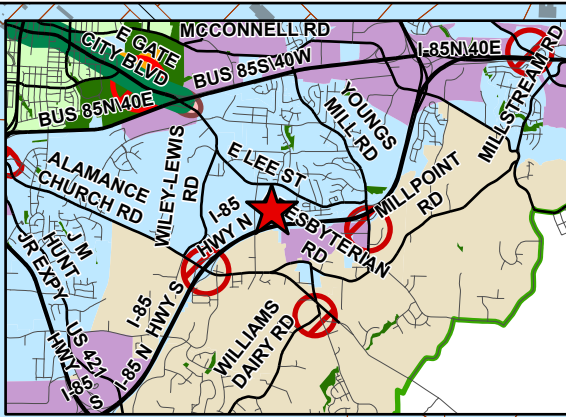




PL(Z) 24-33

**Original Zoning Request
from County AG to City CD-RM-8
32.52 Acres**

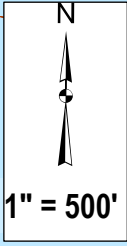




**Original Zoning Request
from County AG to City CD-RM-8
32.52 Acres**

Exurban
165

Industrial





PL(Z)24-33

City of Greensboro Planning Department Zoning Staff Report

City Council Hearing Date: February 18, 2025

GENERAL INFORMATION

APPLICANT Fox Rothschild and Forestar (USA) Real Estate Group, Inc. on behalf of Matthew and Jeremy Causey of the William M. Causey Jr. Estate

HEARING TYPE Annexation and Original Zoning Request

REQUEST County AG (Agricultural) to City CD-RM-8 (Conditional District - Residential Multi-family – 8)

CONDITIONS 1. Uses shall be limited to a **maximum of 180** single family dwellings and townhomes.

Note: The text above in bold was added at the January 21, 2025 City Council meeting before this item was continued to the February 18, 2025 City Council meeting.

LOCATION 2527 Nelson Farm Road and 3824 East Lee Street

PARCEL ID NUMBER(S) 7883718799 and 7883818820

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). **102** notices were mailed to those property owners in the mailing area.

TRACT SIZE 32.52 acres

TOPOGRAPHY Undulating

VEGETATION Mostly wooded

SITE DATA

Existing Use

Undeveloped

Adjacent Zoning

Adjacent Land Uses

N	County AG (Agricultural) and County RS-20 (Residential Single-family)	Single-family dwellings and undeveloped land
E	County AG (Agricultural) and City PUD (Planned Unit Development)	Single-family dwellings and undeveloped land
S	County AG (Agricultural) and City R-3 (Residential Single-family - 3)	Undeveloped land and I-85
W	County AG (Agricultural)	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	Existing	Requested
Designation:	(County AG)	(CD-RM-8)
Max. Density:	1 dwelling per acre	Up to 8 dwellings per acre
Typical Uses	Typical uses in the AG district include uses of an agricultural nature, including farm residences and farm tenant housing.	Typical uses in the RM-8 district include various residential uses with a maximum density of 8 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 Lake MacIntosh WS-IV, Watersupply Watershed, Little Alamance Creek Sub-basin

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:** Site is > 1 acre and 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 Density is 24% with sewer. Water Quality must treat the first 1" of rainfall. Water Quantity Control must reduce the 1-yr, 2-yr & 10-yr, 24-hr 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 SCM.

Utilities (Availability)

Water is available on E Lee St. Sewer and will be available to the southwest of the property. A sewer outfall is in construction at 3921 Presbyterian Road to connect to 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 site is within the Scenic Corridor Overlay District 1 (SCOD1). SCOD1 buffer requirements for lots adjacent to the Urban Loop right-of-way are for a natural undisturbed buffer next to the right-of-way, with an average width of 50', a minimum width of 40', and a maximum width of 75 feet, along the portion of any lot adjacent to the highway right-of-way. If there are no existing canopy or understory trees within the buffer, or if existing trees are not adequate to provide screening equal to the required planting rate, then additional trees shall be planted to achieve screening equivalent to the required planting rate of 9 canopy trees and 12 understory trees per 100 l.f.

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 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 lot / same LUC: 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 32.42 acres, 10% of parcel size to be dedicated in critical root zone for Tree Conservation.

Transportation

Street Classification:	Nelson Farm Road – Collector Street. East Lee Street – Major Thoroughfare.
Site Access:	All access(es) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	East Lee Street AADT = 5,500 vpd (NCDOT, 2023).
Trip Generation:	24 Hour = 2,792, AM Peak Hour = 193, PM Peak Hour = 236.
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 <u>DRAFT</u> TIS.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **City CD-RM-8 (Conditional District - Residential Multi-family – 8)** zoning district would allow land uses that are compatible with the general character of the area.

GSO2040 Comprehensive Plan Policies

The requested **City CD-RM-8 (Conditional District - Residential Multi-family – 8)** 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 **GSO2040** Future Built Form Map designates this location as **Urban General**. The subject property is located in **Growth Tier 1** of the Growth Tiers Map. A portion of 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.

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**

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 December 2, 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 32.42 acres in total and are currently undeveloped. North of the request contains single-family dwellings and undeveloped land, zoned County AG (Agricultural) and County RS-20 (Residential Single-family). East of the request contains single-family dwellings and undeveloped land, zoned County AG (Agricultural) and City PUD (Planned Unit Development). South of the request contains undeveloped land and I-85, zoned County AG (Agricultural) and City R-3 (Residential Single-family - 3). West of the request contains single-family dwellings and undeveloped land, zoned County AG (Agricultural).

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 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 CD-RM-8 (Conditional District - Residential Multi-family – 8), as conditioned, would limit uses to single-family dwellings and townhomes with an overall density not to exceed

8 dwelling units per acre. The proposed original zoning request allows uses that are similar to 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 **CD-RM-8 (Conditional District - Residential Multi-family – 8)** zoning district.

EXECUTIVE SUMMARY

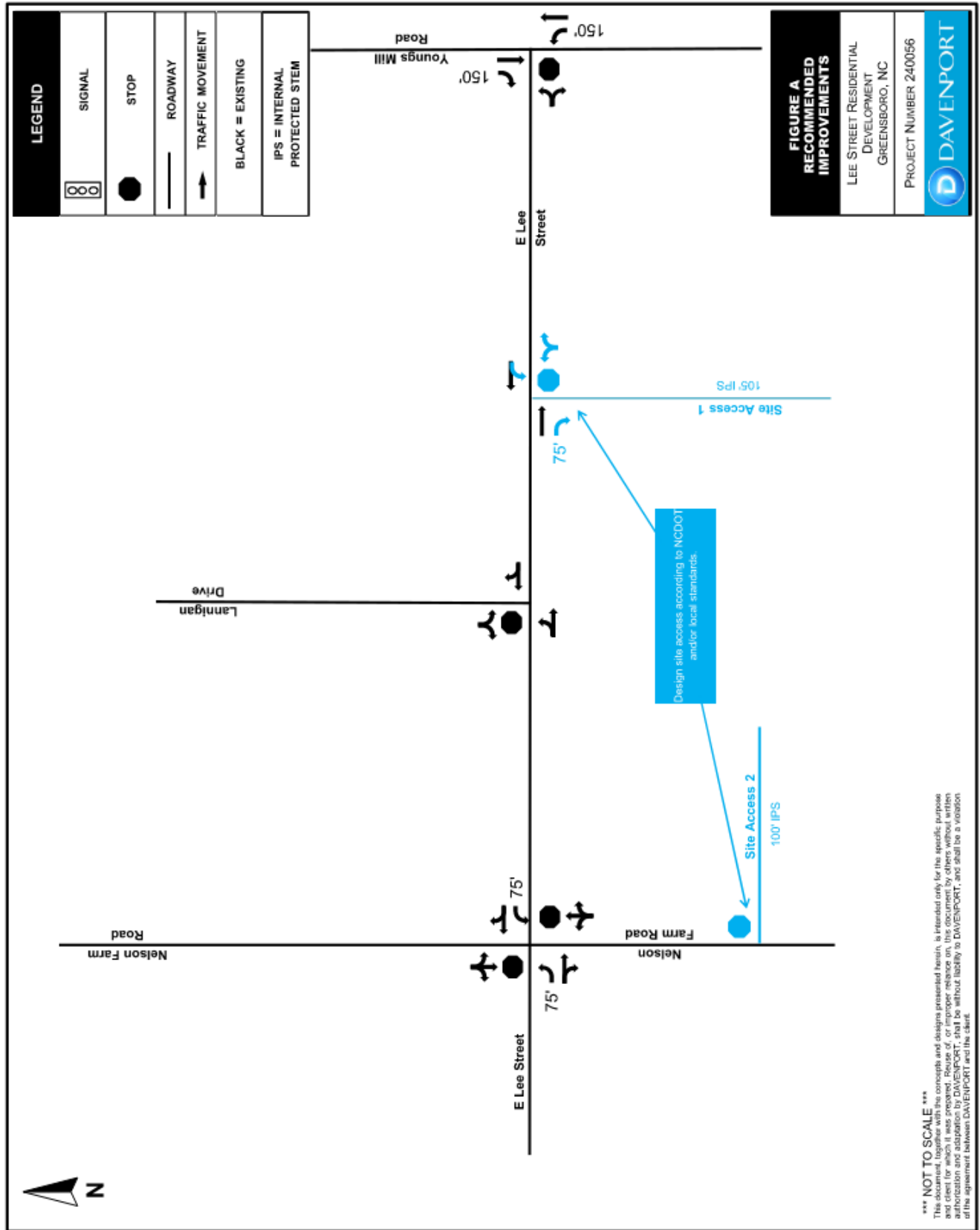
The proposed Lee Street Residential Development is located south of East Lee Street and east of Nelson Farm Road in Greensboro, NC. It will consist of 78 single-family homes and 98 townhomes. One full movement access point is proposed on East Lee Street, and one full movement access point is proposed on Nelson Farm Road. The expected build-out year for this development is 2028. Per the Greensboro Department of Transportation (GDOT) guidelines, a study year of 2029 (build out plus one year) was used for analysis purposes. Information regarding the property was provided by BGE, Inc.

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 the North Carolina Department of Transportation (NCDOT) and Greensboro Department of Transportation (GDOT). This site has a trip generation potential of 2,792 daily trips, 193 trips in the AM peak hour, and 236 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
East Lee Street and Nelson Farm Road	<ul style="list-style-type: none"> No improvements are recommended.
East Lee Street and Lannigan Drive	<ul style="list-style-type: none"> No improvements are recommended.
East Lee Street and Youngs Mill Road	<ul style="list-style-type: none"> No improvements are recommended.
East Lee Street and Site Access 1	<ul style="list-style-type: none"> Construct an eastbound right-turn lane on East Lee Street with 75 feet of storage plus appropriate deceleration and taper. Design site drive according to applicable NCDOT and/or local standards.
Nelson Farm Road and Site Access 2	<ul style="list-style-type: none"> Shift driveway location to the north to improve sight distance. Design site drive according to applicable NCDOT and/or local standards.



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- [Print a Pre-Populated Annual Report form](#)

Business Corporation

Legal Name

Forestar (USA) Real Estate Group Inc.

Prev Legal Name

Lumbermen`s Investment Corporation

Information

SosId: 0235663

Status: Withdrawn ⓘ

Date Formed: 9/29/1988

Citizenship: Foreign

State of Incorporation: DE

Fiscal Month: December

Annual Report Due Date: April 15th

Registered Agent: Secretary of State

Addresses

Mailing

1300 S MOPAC EXPRESSWAY, FL 3-N
Austin, TX 78746

Principal Office

1300 s mopac expressway, fl 3-n
Austin, TX 78746

Reg Office

2 South Salisbury Street
Raleigh, NC 27601

Reg Mailing

2 South Salisbury Street
Raleigh, NC 27601

Officers**Assistant Treasurer**

Brian P. Pasher -- Asst Treasurer
1300 S MOPAC EXPRESSWAY, FL 3-N
Austin TX 78746

President

Craig a. Knight -- Pres/ceo/director
1300 S MOPAC EXPRESSWAY, FL 3-N
Austin TX 78746

Treasurer

Geoffry a. Reid -- Vp/treas
1300 S MOPAC EXPRESSWAY, FL 3-N
Austin TX 78746

Assistant Secretary

Grant F. Adamson -- Asst Secy
1300 S MOPAC EXPRESSWAY, FL 3-N
Austin TX 78746

Chairman of the Board

Kenneth M. Jastrow, II -- Cob/director
1300 S MOPAC EXPRESSWAY, FL 3-N
Austin TX 78746

Secretary

Sue Branch -- Secy
1300 S MOPAC EXPRESSWAY, FL 3-N
Austin TX 78746

Stock

Class: COMMON

Shares: 1206

Par Value 2000

Item H.3: 2527 Nelson Farm Road and 3824 East Lee Street

Original Zoning

Date: February 18, 2025

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 **2527 Nelson Farm Road and 3824 East Lee Street** from **County AG (Agricultural)** to **City CD-RM-8** 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:
<ol style="list-style-type: none"> 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-8 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) 	<ol style="list-style-type: none"> 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-8 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

2527 NELSON FARM ROAD AND 3824 EAST LEE STREET, GENERALLY DESCRIBED AS EAST OF NELSON FARM ROAD AND SOUTH OF EAST LEE STREET

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 CD-RM-8** (Conditional District Residential Multifamily - 8)

The area is described as follows:

BEGINNING at a ½” rebar found in the existing Greensboro city limit line (as of October 31, 2024), said rebar being at the northwest corner of that Common Elements shown in Phase 2A of Asbury Park, as recorded in Plat Book 200, Page 42; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the western line of said Common Elements S 01° 10’ 00” W 486.37 feet to a ½” rebar found in the northern right-of-way line of Interstate 85; thence with said right-of-way line the following seven (7) courses and distances: 1) S 85° 18’ 56” W 137.31 feet to a point, 2) S 83° 12’ 17” W 313.04 feet to a point, 3) S 81° 37’ 15” W 65.86 feet to a point, 4) S 81° 06’ 39” W 96.20 feet to a point, 5) S 80° 05’ 45” W 95.89 feet to a point, 6) S 79° 49’ 17” W 142.57 feet to a point, and 7) S 78° 17’ 34” W 212.82 feet to a ½” rebar found in the eastern line of David W. Jobe, as recorded in Deed Book 7953, Page 928; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with Jobe’s eastern line N 01° 47’ 32” E 67.43 feet to a square tubing at the southeast corner of Y. Thu Bya and H. Luong Eban, as recorded in Deed Book 8607, Page 454; thence with the eastern line of Bya and Eban N 01° 51’ 03” E 402.21 feet to a ¾” iron pipe found at the southeast corner of William M. Causey, Jr., as recorded in Deed Book 7613, Page 297; thence with Causey’s southern line N 87° 25’ 26” W 1,093.10 feet to a ¾” iron pipe found at Causey’s southwest corner in the eastern right-of-way line of Nelson Farm Road (NCSR 3039); thence with said eastern right-of-way line N 00° 45’ 49” W 403.11 feet to a ¾” iron pipe found at Causey’s northwest corner; thence with Causey’s northern line S 88° 21’ 54” E 1,111.41 feet to a 5/8” rebar found at the southeast corner of Sue R. Yang; thence with Yang’s eastern line N 01° 51’ 12” E 617.31 feet to a 5/8” rebar found in the southern line of Lot 2 of PN Investments, LLC, as recorded in Plat Book 210, Page 74; thence with the southern line of said Lot 2 S 89° 04’ 41” E 328.06 feet to a ½” rebar found at the southeast corner of said Lot 2; thence with the eastern lines of Lots 2 and 3 on said plat N 01° 25’ 01” E 500.09 feet to a ½” rebar found; thence with the eastern lines of Lots 3 and 4 on said plat N 01° 24’ 45” E 315.47 feet to a ½” bent rebar found in the southern right-of-way line of East Lee Street (NCSR 3037); thence with said right-of-way line with a curve to the right having a radius of 1,340.00 feet and a chord bearing and distance of S 73° 42’ 42” E 61.91 feet to a ½” rebar found in the western line of Linda S. and Timothy L. Johnston, as recorded in Deed Book 6946, Page 493; thence with Johnston’s western line the following four (4) courses and distances: 1) S 01° 24’ 25” W 464.07 feet to a ½” rebar found, 2) S 04° 22’ 01” W

194.26 feet to a ½” rebar found, 3) S 04° 55’ 48” E 91.57 feet to a ½” rebar found, and 4) S 01° 24’ 29” W 899.94 feet to a ½” rebar found at Johnston’s southwest corner; thence with Johnston’s southern line S 89° 22’ 03” E 299.05 feet to a ¼” rebar found at the southwest corner of Lot 2B of Shelby Marie Hicks, as recorded in Plat Book 209, Page 44; thence with the southern line of said Lot 2B S 89° 21’ 24” E 346.16 feet to the point and place of BEGINNING, and containing approximately 32.52 acres.

Section 2. That the zoning amendment from County AG (Agricultural) to City CD-RM-8 (Residential Multifamily – 8) is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to a maximum of 180 single family dwellings and townhomes.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-8 (Conditional District Residential Multifamily - 8)** 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 February 18, 2025.



City of Greensboro

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

Agenda Report

File Number: 2025-121

Agenda Item# H.5.

Agenda Date: 2/18/2025. **Department:** Planning
Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2025-121 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Properties Located at 4410 and 4428 Burlington Rd and Portion of Burlington Rd R-O-W – 9.6 Acres (Miguel Alberto Guerra and City of Greensboro)

Council Priority: Place an ‘x’ in the box.

- | | |
|---|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: Proximate to District 2

Public Hearing: Yes
Advertising Date/By: 2/8/2025/by City Clerk

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

PURPOSE:

Miguel Alberto Guerra and City of Greensboro are requesting annexation of the properties located at 4410 and 4428 Burlington Road and a portion of Burlington Road right of way, generally described as south of Burlington Road and east of Willowlake 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 **February 18, 2025** 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 located along the front of the property on Burlington Road.

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

City sewer is available. The nearest sewer line is an 8-inch line at the intersection of Burlington Road and Willowlake Road. However, connecting at this intersection cannot be made with gravity sewer. The applicant is encouraged to contact Water Resources for a Feasibility Study.

The City's Fire Department notes that this site is currently served by Greensboro Fire Station 63 on Burlington Road (west of the request), based on a reciprocal aid agreement with McLeansville Fire District. Upon annexation, Greensboro City Fire Station 63 will continue to 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:

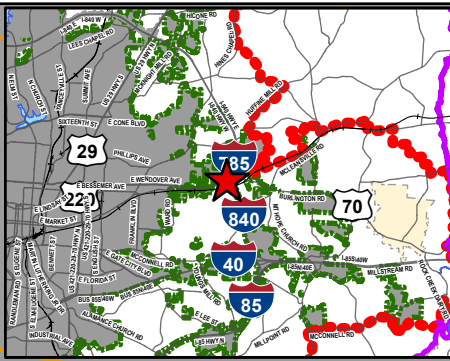
N/A

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to City Council at its January 2, 2025 meeting

The Planning and Zoning Commission recommended approval of this annexation at its January 13, 2025 meeting on a vote of 8-0 and the meeting minutes are included with the associated zoning items.

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.



City Area

**Proposed Annexation
4410 & 428 Burlington Road &
Portion of Burlington Road ROW
≈ 9.64 Acres**

PL(P) 25-01

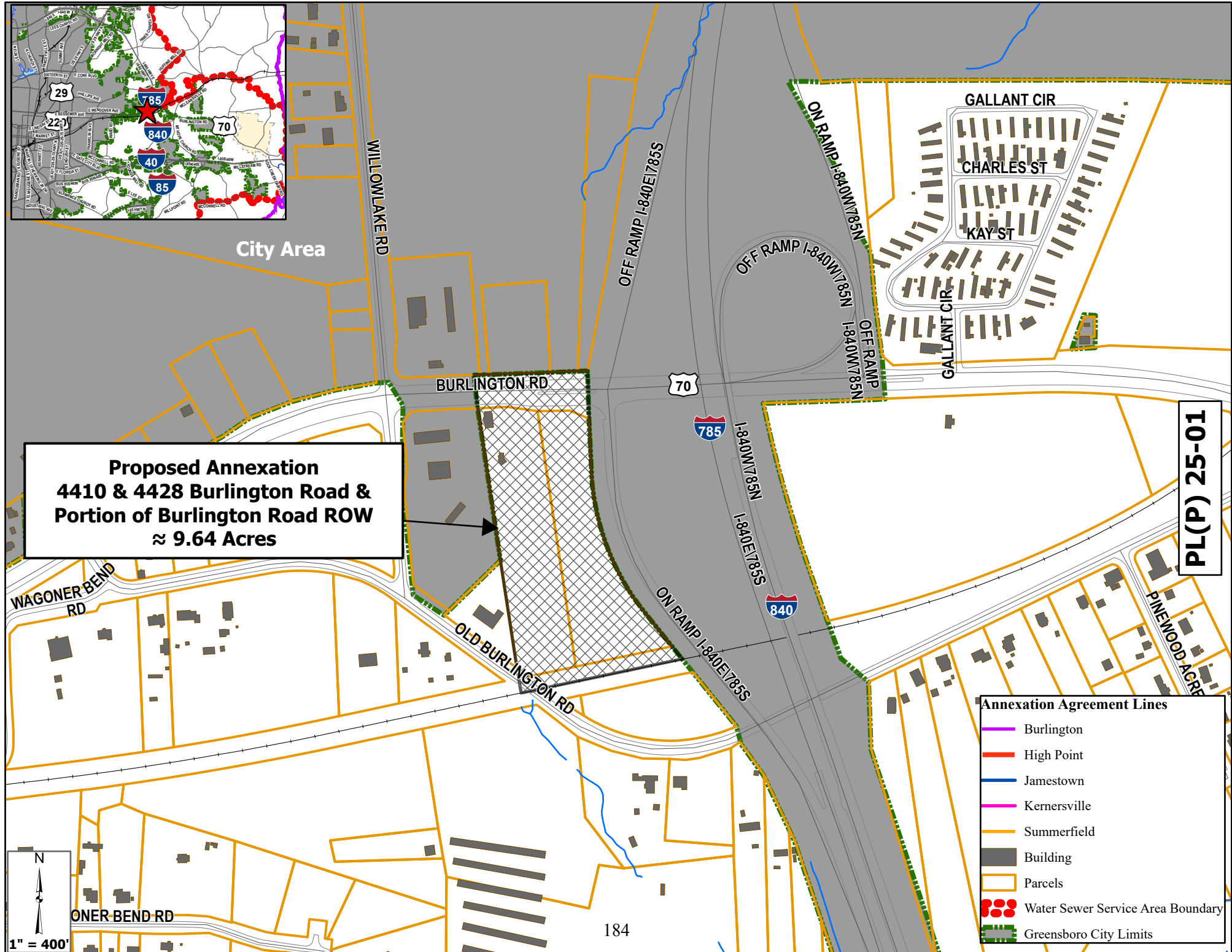
Annexation Agreement Lines

- Burlington
- High Point
- Jamestown
- Kernersville
- Summerfield
- Building
- Parcels
- Water Sewer Service Area Boundary
- Greensboro City Limits



1" = 400'

184





**Proposed Annexation
4410 & 4428 Burlington Road &
Portion of Burlington Road ROW
≈ 9.64 Acres**

PL(P) 25-01





GREENSBORO ANNEXATION PETITION

Date 11/19/24

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

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.)

	<u>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1. <u>MIGUEL GUERRA ALONSO</u> <u>1224 Westside Dr.</u> <u>650-NC-27425</u>	_____	
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.

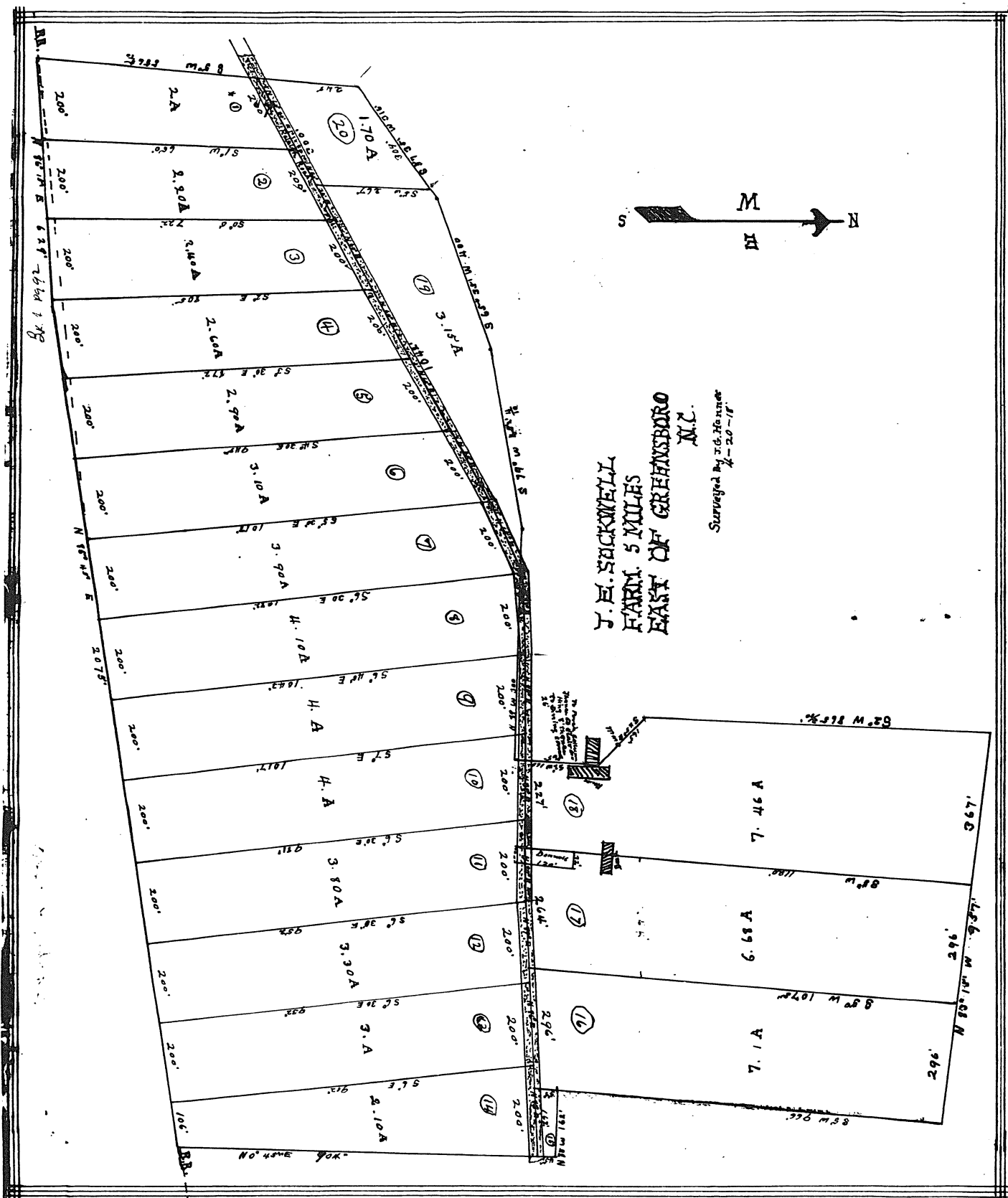
Date Received: 11/19/24 Received By: Andean Nelson

EXHIBIT A

BEGINNING at a stake at the corner of Lot #10, in the southern margin of the Raleigh-Greensboro macadam road, running thence South $06^{\circ} 30'$ East 981 feet to a stake in the right-of-way of the North Carolina Railroad; thence along said right-of-way North $85^{\circ} 45'$ East 200 feet to a stake in said right-of-way, corner of Lot #12; thence along the line of Lot #12, North $06^{\circ} 30'$ West 952 feet to a stake in the above mentioned road; thence along said road South 88° West 200 feet to the point of BEGINNING, containing 3.80 acres more or less, and being all of Lot No. 11 of the J. E. Sockwell Subdivision as per plat thereof recorded in plat book 4, page 92, in the office of the register of deeds of Guilford County, North Carolina.

SAVE AND EXCEPT that property described in a deed to the Department of Transportation recorded in Book 4504, Page 693, Guilford County Registry.

Property Address: 4410 Burlington Road, Greensboro, NC 27405



J. H. SACKWELL
 FARM, 5 MILES
 EAST OF GREENSBORO
 N.C.

Surveyed by J. B. Hanner
 N.C. 11-20-11

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 4410 AND 4428 BURLINGTON ROAD AND A
PORTION OF BURLINGTON ROAD RIGHT OF WAY – 9.6 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 November 30, 2024), said point being the southeast corner of that annexation approved in Ordinance No. 19-110, said point also being the southeast corner of Lot 1 of Estate of Lena Owen Isley, as recorded in Plat Book 99, Page 25; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the eastern line of said Lot 1 N 11° 40' W 542.16 feet to the northeast corner of said Lot 1; thence in a northerly direction approximately 100 feet to a point on the northern right-of-way line of Burlington Road (US Highway 70); thence in an easterly direction along said right-of-way line approximately 400 feet to its intersection with the western right-of-way line of Interstate 840; thence in a southerly direction with said I-840 right-of-way line approximately 1,050 feet to its intersection with the southern line of Lot 13 of J. E. Sockwell Farm, as recorded in Plat Book 4, Page 92; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the southern lines of Lots 13, 12, and 11 on said plat, being along the centerline of the Southern Railway right-of-way, S 85° 45' W approximately 560 feet to the southwest corner of said Lot 11; thence with the western line of said Lot 11 N 06° 30' W approximately 450 feet to the point and place of BEGINNING, containing approximately 9.6 acres. The plats referred to hereinabove are 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: 2025-123

Agenda Item# H.6.

Agenda Date: 2/18/2025. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2025-123 Public Hearing for an Ordinance for Original Zoning for 4410 Burlington Road – Miguel Alberto Guerra

Council Priority: Place an ‘x’ in the box.

- | | |
|--|---|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Promote Economic Development</u> |

Council District: Proximate to District 2

Public Hearing: Yes

Advertising Date/By: February 6 and 13, 2025/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Miguel Alberto Guerra is requesting original zoning from **County RS-30** (Residential Single Family) and **County HB** (Highway Business) to **City CD-LI** (Conditional District Light Industrial) for 4410 Burlington Road, generally described as south of Burlington Road and east of Willowlake 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 **February 18, 2025** meeting.

BACKGROUND:

Following a public hearing on January 13, 2025, 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 January 13, 2025 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new industrial development.

This request includes the following condition:

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

1. Building height shall not exceed 50 (fifty) feet.

BUDGET IMPACT:

This item will have no budget impact

ACCOUNT NUMBER:

N/A

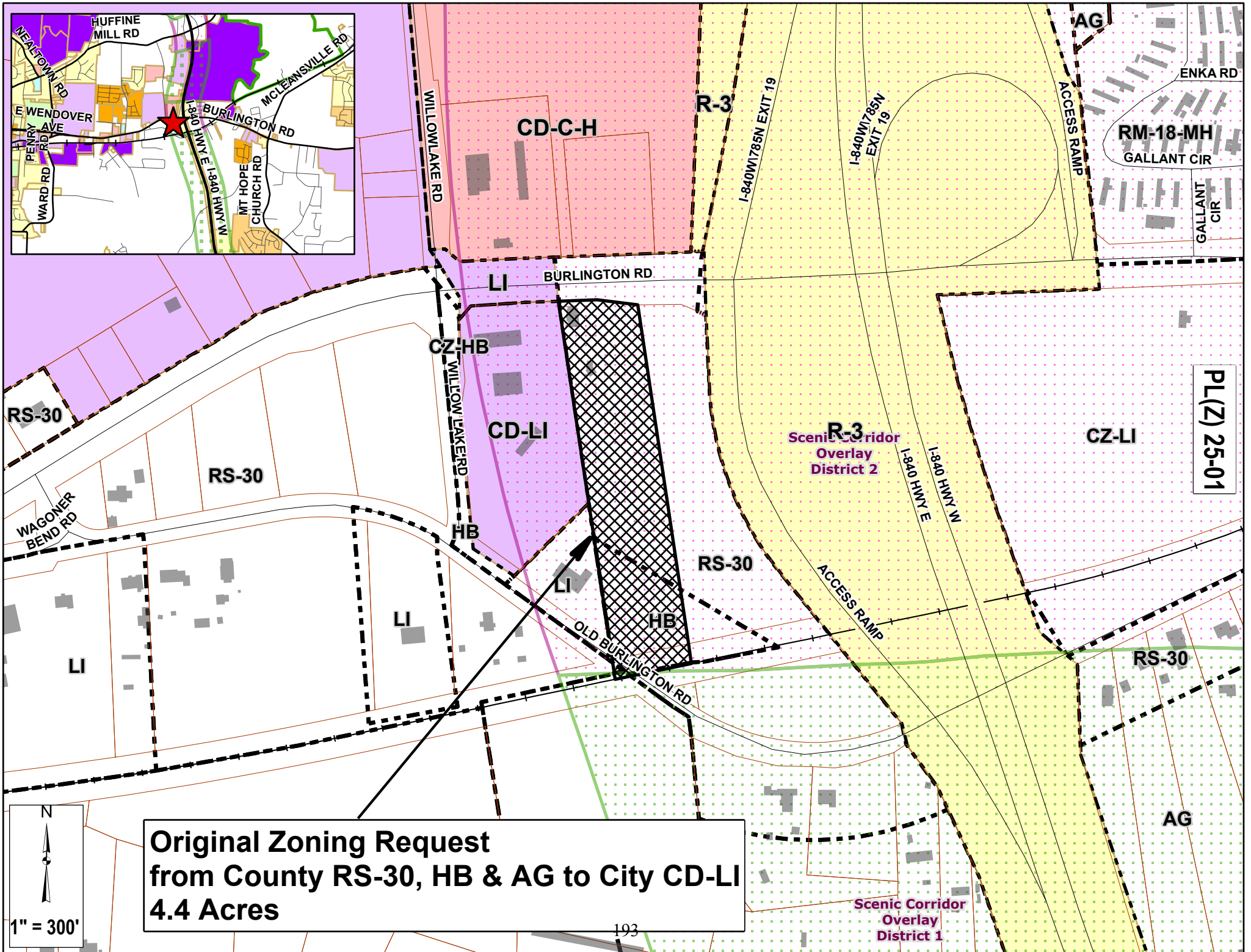
RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing and approve this request.

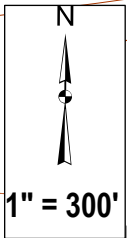
The Planning and Zoning Commission recommended **approval** of this request 8-0.

Planning recommends **approval** of the **City CD-LI** 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.

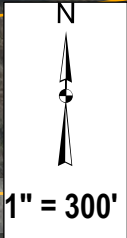


**Original Zoning Request
from County RS-30, HB & AG to City CD-LI
4.4 Acres**

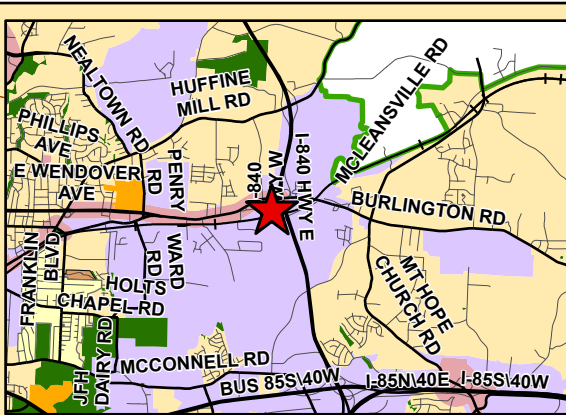




**Original Zoning Request
from County RS-30, HB & AG to City CD-LI
4.4 Acres**



PL(Z) 25-01

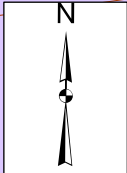


Commercial

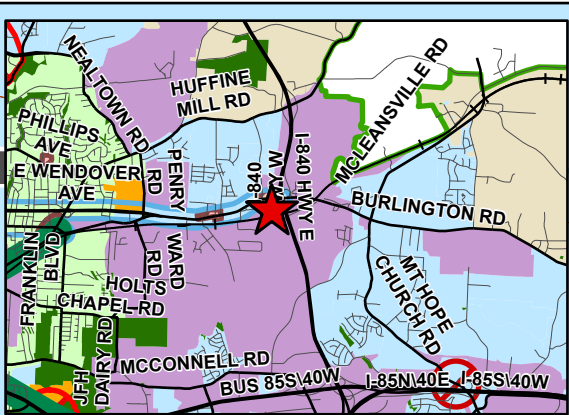
Industrial

PL(Z) 25-01

**Original Zoning Request
from County RS-30, HB & AG to City CD-LI
4.4 Acres**



1" = 300'



Urban Mixed Use Corridor

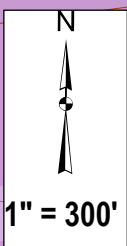
Neighborhood

Urban General

Industrial

PL(Z) 25-01

**Original Zoning Request
from County RS-30, HB & AG to City CD-LI
4.4 Acres**





PLZ-25-01

City of Greensboro Planning Department Zoning Staff Report

City Council Hearing Date: February 18, 2025

GENERAL INFORMATION

APPLICANT	Miguel Alberto Guerra
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County RS-30 (Residential Single-family) and County HB (Highway Business) to City CD-LI (Conditional District - Light Industrial)
CONDITIONS	1. Building height shall not exceed 50 (fifty) feet
LOCATION	4410 Burlington Road
PARCEL ID NUMBER(S)	7895312739
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). 21 notices were mailed to those property owners in the mailing area.
TRACT SIZE	3.8 acres total
TOPOGRAPHY	Generally Flat
VEGETATION	Wooded

SITE DATA

Existing Use

Single-family dwelling and electric transmission lines

Adjacent Zoning

Adjacent Land Uses

N	City CD-C-H (Conditional District - Commercial - High)	Convenience store with fuel pumps and undeveloped land
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E	County RS-30 (Residential Single-family) and County HB (Highway Business)	Undeveloped
S	County AG (Agricultural), County HB (Highway Business), and County RS-30 (Residential Single-family)	Railroad, plant nursery, and undeveloped land
W	County LI (Light Industrial) and City CD-LI (Conditional District – Light Industrial)	Vacant industrial building and truck stop

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)	Existing (County HB)	Requested (CD-LI)
Max. Density:	1.1 units per acre	N/A	N/A
Typical Uses	Primarily intended to accommodate single-family detached dwellings in areas without access to public water and sewer.	Primarily intended to accommodate those retail service and distributive uses which are typically located along thoroughfares.	Typical uses in the LI district may include limited manufacturing, wholesaling, warehousing and distribution 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 located within the SCOD-2 (Scenic Corridor Overlay District 2) of the Greensboro Urban Loop. Consult the Scenic Corridor Overlay Districts Design Manual, for detailed applicable requirements and guidelines for architecture, lighting, signage, landscaping and other elements.

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 > 1 acre and must meet current watershed requirements. Water Quality and Water Quantity control must be addressed. Maximum BUA for High Density Development is 70%, Low Density is 24%. Water Quality must treat the first 1” of rainfall. Water Quantity Control must reduce the 1-yr, 2-yr & 10-yr 24-hr 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 Burlington Rd. For sewer, a feasibility study is strongly suggested if you would like to connect onto the City of Greensboro’s sewer system. You can email waterresourcesGIS@greensboro-nc.gov to request a feasibility study. 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 Commercial: 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/same LUC (land use class): 5’ wide Vehicular Use Area buffer yard (see below) between any parking lot or drive aisle and the adjacent property line.

Property lines abutting utility easements in excess of 60ft in width and all railroad right-of-ways are exempt from the buffer requirements, per 30-10-1.3 Section (B)

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 3.8 acres, 5% of parcel size in critical root zone to be dedicated for Tree Conservation.

Transportation

Street Classification: Burlington Road – Major Thoroughfare.
Willowlake Road – Collector Street.

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

Traffic Counts: Burlington Road AADT = 23,500 (NCDOT, 2023).
Willowlake Road AADT = 900 (NCDOT, 2023).

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: No TIS required per Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

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

GSO2040 Comprehensive Plan Policies

The requested **City CD-LI (Conditional District - Light Industrial)** zoning district would allow uses that are generally consistent with those currently on the property and described in the **Commercial** future land use designation. The **GSO2040** Future Built Form Map designates this location as **Urban General**. The subject property is located in a **Neighborhood Scaled Center** and is partially in an **Urban Mixed Use Corridor** and **Reinvestment Corridor**. The subject property is also located in **Growth Tier 1** of the Growth Tiers Map.

GSO2040 Written Policies:

Prioritizing Sustainability – Greensboro has a strong leadership role in environmental stewardship, social equity, and a resilient economy.

Goal C – Greensboro builds economic resilience, expanding the local economy’s ability to withstand and adjust to disruptions and changes at the regional, national and global scales.

Strategy 2 – Cultivate a diverse range of industry sectors and scales of operation in the local economy to help minimize the impacts of major fluctuations within any single sector.

Growing Economic Competitiveness - Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.

Goal B – Increase and preserve the inventory of developable sites compatible with corporate and industrial uses.

Strategy 2 – Ensure that the appropriate sites in the developed, central areas of Greensboro are designated as Industrial on the Future Land Use Map.

GSO2040 Map Policies:

Future Land Use Map

Future Land Uses: The future land uses from that plan are described below.

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

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.

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 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.

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 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.

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 January 2, 2025 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 3.8 acres and currently contains a single-family dwelling and electric transmission lines. North of the request contains a convenience store with fuel pumps and undeveloped land, zoned City CD-C-H (Conditional District - Commercial - High). East of the request contains undeveloped land, zoned County RS-30 (Residential Single-family) and County HB (Highway Business). South of the request contains railroad, plant nursery, and undeveloped land, zoned County AG (Agricultural) and County RS-30 (Residential Single-

family). West of the request contains a vacant industrial building and truck stop, zoned County LI (Light Industrial) and City CD-LI (Conditional District – Light Industrial).

The proposed original zoning request supports both the Comprehensive Plan's Growing Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed and the Prioritizing Sustainability goal to build economic resilience, expanding the local economy's ability to withstand and adjust to disruptions and changes at the regional, national and global scales.

This property is currently designated Commercial on the Comprehensive Plan's Future Land Use Map. 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 requested zoning district is generally consistent with the Commercial Future Land Use Designation.

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 Comprehensive Plan's Future Built Form Map also designates the subject property as being within a Neighborhood Scaled Center and partially in an Urban Mixed Use Corridor and Reinvestment Corridor.

Neighborhood 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.

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.

The proposed CD-LI zoning district, as conditioned, would permit all uses allowed in the LI zoning district and limit overall building height to a maximum of 50 feet. This request would permit uses that are present on adjacent tracts. The proposed original zoning request is appropriate given its location along a major thoroughfare near and a highway interchange.

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-LI (Conditional District - Light Industrial)** zoning district.

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
JANUARY 13, 2025**

PL(P) 25-01 & Z-25-01-001: An annexation and original zoning request from County RS-30 (Residential Single-family) and HB (Highway Business) to City CD-LI (Conditional District - Light Industrial) for the property identified as 4410 Burlington Road, generally described as south of Burlington Road and east of Willowlake Road (3.8 acres). (RECOMMENDED APPROVAL)

AND

PL(P) 25-01 & Z-25-01-002: An original zoning request from County RS-30 (Residential Single-family) and HB (Highway Business) to City LI (Light Industrial) for the property identified as 4428 Burlington Road and a portion of Burlington Road right-of-way, generally described as west of Interstate 840 and south of Burlington Road (5.2 acres). (RECOMMENDED APPROVAL)

Mr. Carter explained that the items consisted of two rezoning requests and one annexation request. He stated that the owner for the property identified as 4410 Burlington Road requested the property to be annexed and rezoned from RS-30 and HB to City CD-LI. He said the property identified as 4428 Burlington Road lies between the property to be annexed and the interstate, which is primary corporate limits and owned by the state. Therefore the state property would automatically be brought in as part of the City. He noted the property identified as 4428 Burlington Road needed an assigned city land use classification and would be a separate case which is Z-25-01-002.

Mr. Carter reviewed the summary information for the subject properties and surrounding properties. He advised that the applicant for request Z-25-01-001 proposed the following condition:

- 1) Building height shall not exceed 50 (fifty) feet.

Mr. Carter stated that the GSO 2040 Comprehensive Plan designates this site as Urban General within a Neighborhood Scaled Activity Center on the Future Built Form Map and Commercial on the Future Land Use Map. Staff determined the proposed original zoning requests support both the Comprehensive Plan's Growing Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed and the Prioritizing Sustainability goal to build economic resilience, expanding the local economy's ability to withstand and adjust to disruptions and changes at the regional, national and global scales. The proposed CD-LI zoning district, as conditioned, would permit all uses allowed in the LI zoning district and limit overall building height to a maximum of 50 feet. Both requests would permit uses that are present on adjacent tracts. The proposed original zoning requests are also appropriate given their location along a major thoroughfare near and a highway interchange. Staff recommended approval of the request.

Chair Magid asked for any questions or comments from the Commissioners. Hearing none, she asked if the applicant wished to speak in favor of the request. The applicant was present but chose

not to speak on the item. Hearing no comments and without opposition to the request Chair Magid closed the public hearing.

Commission Motion:

Mr. Peterson made a motion to annex the properties, seconded by Mr. Nichols. The Commission voted 8-0, (Ayes: Chair Magid, Vice Chair Skenes, O'Connor, Gilmer Sr., Turner, Downing, Nichols and Peterson). Nays: (None).

Mr. Peterson then stated regarding item Z-25-01-001, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 4410 Burlington Road from County RS-30 (Residential Single-family) and HB (Highway Business) to City CD-LI (Conditional District - Light Industrial) 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-LI 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. Downing seconded the motion.

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

Mr. Peterson then stated regarding item Z-25-01-002, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 4428 Burlington Road and a portion of Burlington Road right-of-way from County RS-30 (Residential Single-family) and County SC (Shopping Center) to City LI (Light Industrial) 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 LI 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, Sr. seconded the motion.

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

Chair Magid advised the votes constituted a favorable recommendation and were subject to a public hearing at the Tuesday, February 18, 2025 City Council Meeting.

Item: 4410 Burlington Road

Original Zoning

Date: February 18, 2025

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 **4410 Burlington Road** from **County RS-30 (Residential Single-family) and HB (Highway Business)** to **City CD-LI (Conditional District - Light Industrial)** 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:
<ol style="list-style-type: none">1. The request is consistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map.2. The proposed City CD-LI 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)	<ol style="list-style-type: none">1. The request is inconsistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map.2. The proposed City CD-LI 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

4410 BURLINGTON ROAD, GENERALLY DESCRIBED AS SOUTH OF BURLINGTON ROAD AND EAST OF WILLOWLAKE 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) and **County HB** (Highway Business) to **City CD-LI** (Conditional District Light Industrial)

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of November 30, 2024), said point being the southeast corner of that annexation approved in Ordinance No. 19-110, said point also being the southeast corner of Lot 1 of Estate of Lena Owen Isley, as recorded in Plat Book 99, Page 25; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the eastern line of said Lot 1 N 11° 40' W approximately 520 feet to a point on the southern right-of-way line of Burlington Road (US Highway 70); THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction along said right-of-way line approximately 200 feet to its intersection with the eastern line of Lot 11 of J. E. Sockwell Farm, as recorded in Plat Book 4, Page 92; thence with said eastern line S 06° 30' E approximately 920 feet to the southeast corner of said Lot 11; thence with the southern line of said Lot 11, being along the centerline of the Southern Railway right-of-way, S 85° 45' W approximately 200 feet to the southwest corner of said Lot 11; thence with the western line of said Lot 11 N 06° 30' W approximately 450 feet to the point and place of BEGINNING, containing approximately 4.4 acres. The plats referred to hereinabove are recorded in the Guilford County Register of Deeds Office.

SAVE AND EXCEPT that property described in a deed to the Department of Transportation recorded in Book 4504, Page 693, Guilford County Registry

Section 2. That the zoning amendment from County RS-30 (Residential Single Family) and County HB (Highway Business) to City CD-LI (Conditional District Light Industrial) is hereby authorized subject to the following use limitations and conditions:

1. Building height shall not exceed 50 (fifty) feet.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-LI (Conditional District Light Industrial)** 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 February 18, 2025.



City of Greensboro

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

Agenda Report

File Number: 2025-124

Agenda Item# H.7.

Agenda Date: 2/18/2025. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2025-124 Public Hearing for an Ordinance for Original Zoning for 4428 Burlington Road and portion of Burlington Road Right of Way – City of Greensboro

Council Priority: Place an ‘x’ in the box.

- | | |
|--|---|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Promote Economic Development</u> |

Council District: Proximate to District 2

Public Hearing: Yes

Advertising Date/By: February 6 and 13, 2025/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

City of Greensboro is requesting original zoning from **County RS-30** (Residential Single Family) and **County HB** (Highway Business) to **City LI** (Light Industrial) for 4428 Burlington Road and a portion of Burlington Road right of way, generally described as west of interstate 840 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 **February 18, 2025** meeting.

BACKGROUND:

Following a public hearing on January 13, 2025, 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 January 13, 2025 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new industrial development.

BUDGET IMPACT:

This item will have no budget impact

ACCOUNT NUMBER:

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

N/A

RECOMMENDATION / ACTION REQUESTED:

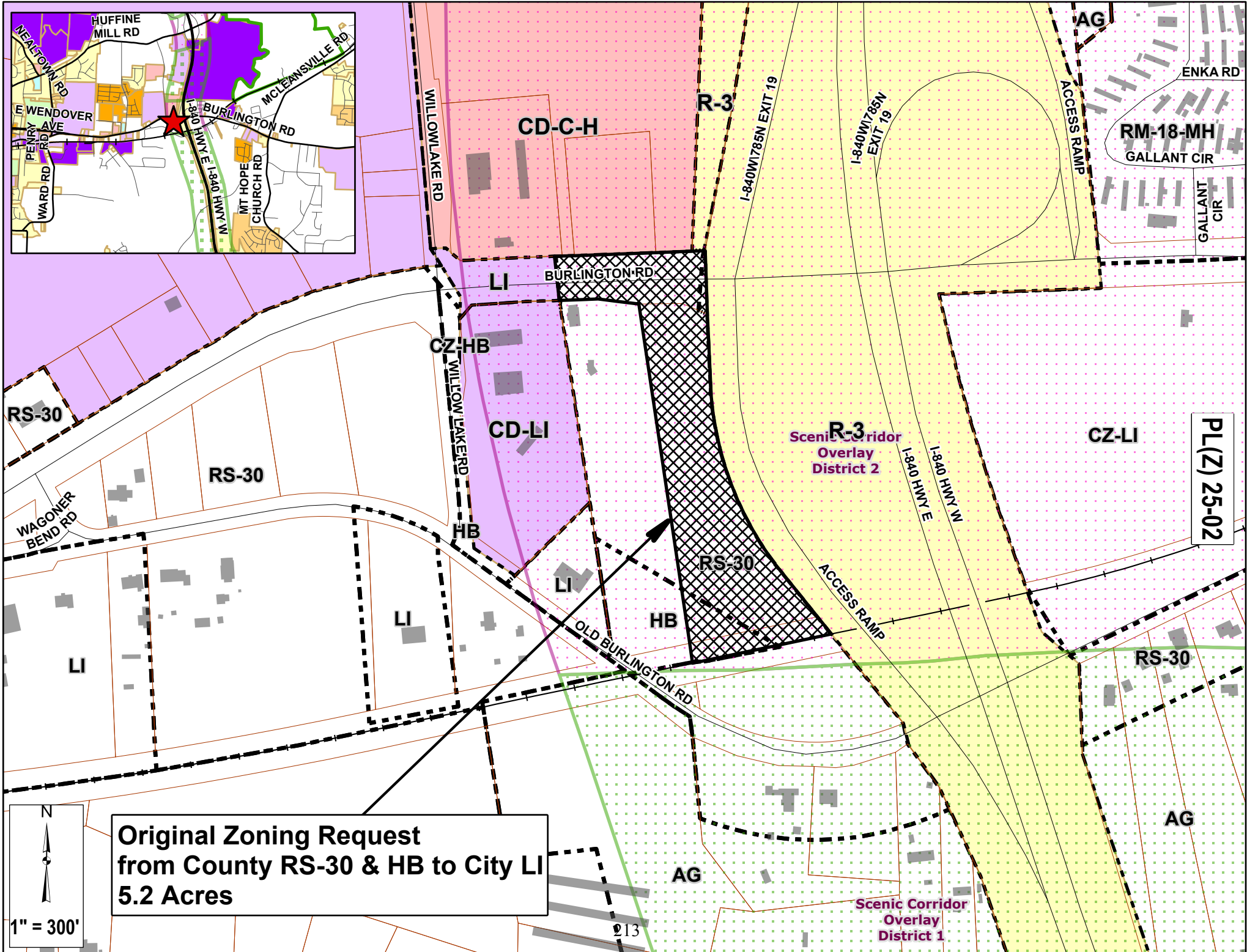
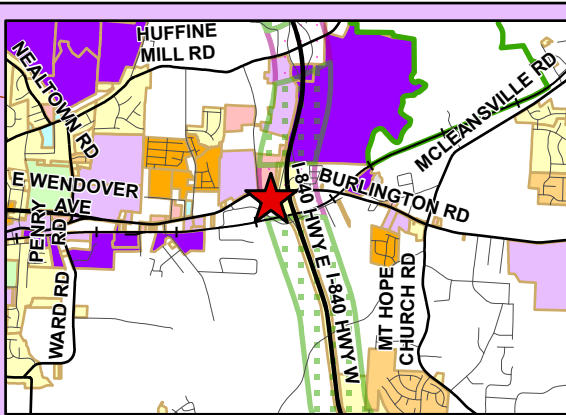
It is recommended that City Council hold a public hearing and approve this request.

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

Planning recommends **approval** of the **City LI** 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.



**Original Zoning Request
from County RS-30 & HB to City LI
5.2 Acres**

N
1" = 300'

PL(Z) 25-02

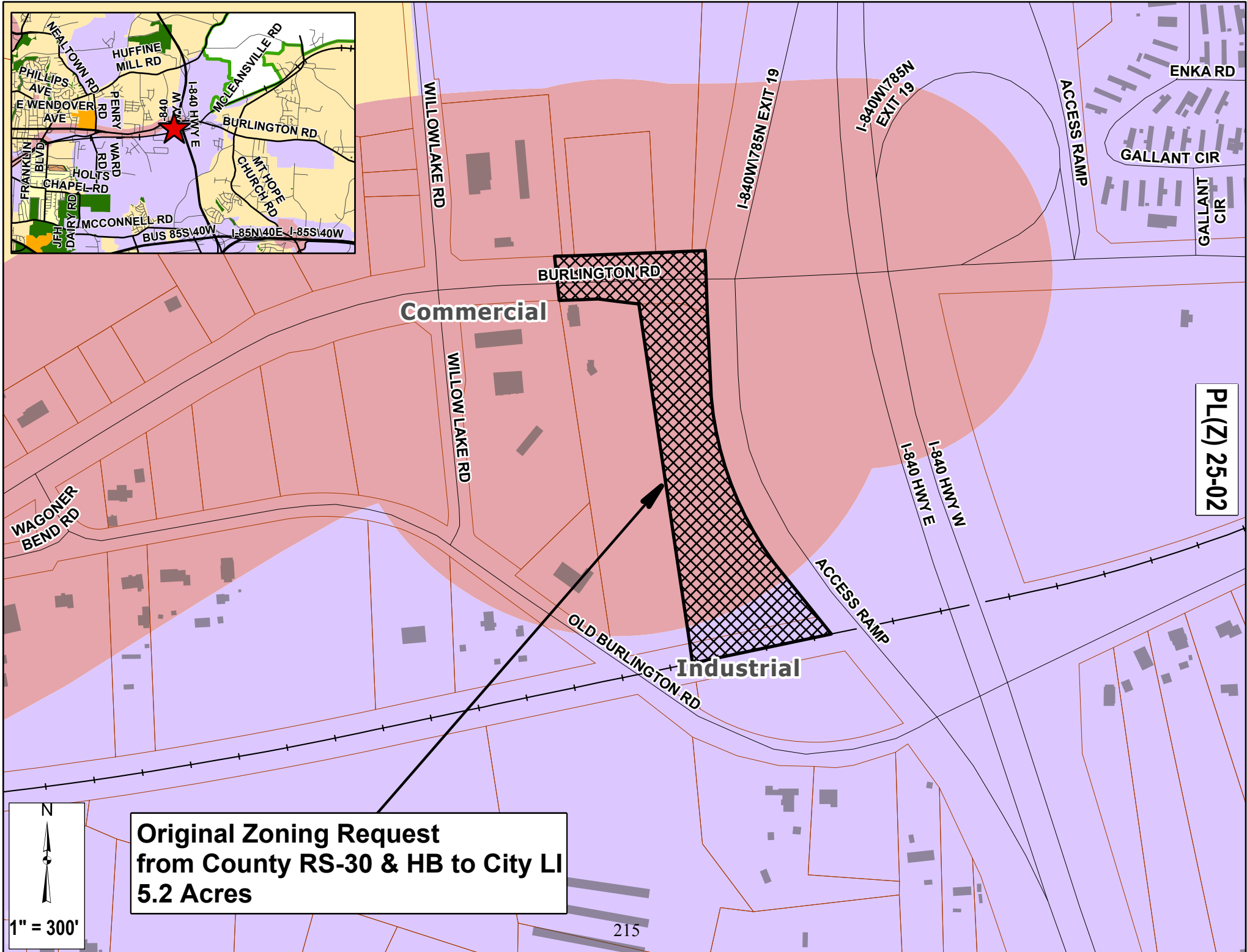
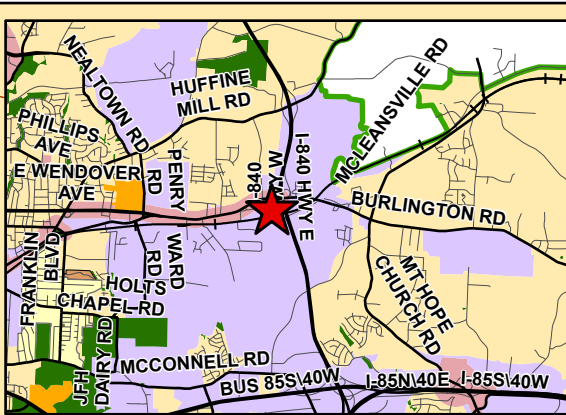


**Original Zoning Request
from County RS-30 & HB to City LI
5.2 Acres**

N
1" = 300'

PL(Z) 25-02

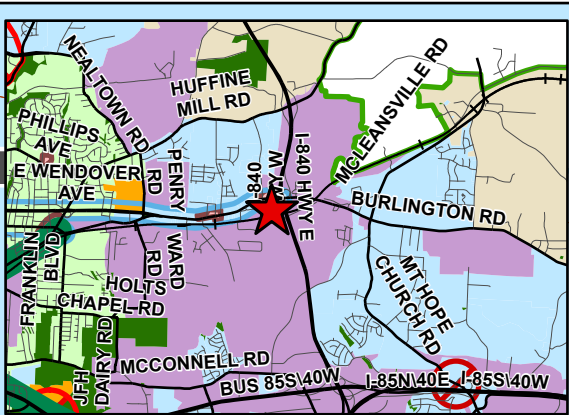
214



PL(Z) 25-02

**Original Zoning Request
from County RS-30 & HB to City LI
5.2 Acres**

N
1" = 300'



Urban Mixed
Use Corridor

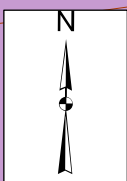
Neighborhood

Urban General

Industrial

PL(Z) 25-02

Original Zoning Request
from County RS-30 & HB to City LI
5.2 Acres



1" = 300'



PLZ-25-02

City of Greensboro Planning Department Zoning Staff Report

City Council Hearing Date: February 18, 2025

GENERAL INFORMATION

APPLICANT	City of Greensboro
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County RS-30 (Residential Single-family) and County HB (Highway Business) to City LI (Light Industrial)
CONDITIONS	N/A
LOCATION	4428 Burlington Road and a portion of Burlington Road right-of-way
PARCEL ID NUMBER(S)	7895314576
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). 21 notices were mailed to those property owners in the mailing area.
TRACT SIZE	5.2 acres total
TOPOGRAPHY	Generally Flat
VEGETATION	Wooded

SITE DATA

Existing Use	Undeveloped, road right-of-way, and electric transmission lines
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Adjacent Zoning

Adjacent Land Uses

N	City CD-C-H (Conditional District - Commercial - High)	Convenience store with fuel pumps and undeveloped land
E	City R-3 (Residential Single-family – 3)	I-840

S	County RS-30 (Residential Single-family) and County HB (Highway Business)	Railroad and undeveloped land
W	County RS-30 (Residential Single-family) and County HB (Highway Business)	Single-family dwelling and electric transmission lines

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	Existing	Existing	Requested
Designation:	(County RS-30)	(County HB)	(LI)
Max. Density:	1.1 units per acre	N/A	N/A
Typical Uses	Primarily intended to accommodate single-family detached dwellings in areas without access to public water and sewer.	Primarily intended to accommodate those retail service and distributive uses which are typically located along thoroughfares.	Typical uses in the LI district may include limited manufacturing, wholesaling, warehousing and distribution 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 located within the SCOD-2 (Scenic Corridor Overlay District 2) of the Greensboro Urban Loop. Consult the Scenic Corridor Overlay Districts Design Manual, for detailed applicable requirements and guidelines for architecture, lighting, signage, landscaping and other elements.

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 Site drains to South Buffalo Creek, Non-Watersupply Watershed Watershed

Floodplains N/A

Streams N/A

Other: Site is > 1 acre and must meet current watershed requirements. Water Quality and Water Quantity control must be addressed. Maximum BUA for High Density Development is 70%, Low Density is 24%. Water Quality must treat the first 1" of rainfall. Water Quantity Control must reduce the 1-yr, 2-yr & 10-yr 24-hr 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 Burlington Rd. For sewer, a feasibility study is strongly suggested if you would like to connect onto the City of Greensboro's sewer system. You can email waterresourcesGIS@greensboro-nc.gov to request a feasibility study. 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.

The site is within the Scenic Corridor Overlay District 2 (SCOD 2). A secondary natural undisturbed buffer shall be maintained for 200' along any street right-of-way intersecting the highway right-of-way. The width of the buffer shall decrease along its width from 30 l.f. at its inception at the termination of the buffer along the highway, to a width of 10' at the opposite end. Planting rate shall be 1 canopy tree per 600 square feet of buffer area, and 1 understory tree per 375 square feet of buffer area.

Buffer Yards:

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

Property lines abutting utility easements in excess of 60ft in width and all railroad right-of-ways are exempt from the buffer requirements, per 30-10-1.3 Section (B)

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

Transportation

Street Classification: Burlington Road – Major Thoroughfare.
Willowlake Road – Collector Street.

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

Traffic Counts: Burlington Road AADT = 23,500 (NCDOT, 2023).
Willowlake Road AADT = 900 (NCDOT, 2023).

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: No TIS required per Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

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

GSO2040 Comprehensive Plan Policies

The requested **City CD-LI (Conditional District - Light Industrial)** zoning district would allow uses that are generally consistent with those currently on the property and described in the **Commercial** future land use designation. The **GSO2040** Future Built Form Map designates this location as **Urban General**. The subject property is located in a **Neighborhood Scaled Center** and is partially in an **Urban Mixed Use Corridor**. The subject property is also located in **Growth Tier 1** of the Growth Tiers Map.

GSO2040 Written Policies:

Prioritizing Sustainability – Greensboro has a strong leadership role in environmental stewardship, social equity, and a resilient economy.

Goal C – Greensboro builds economic resilience, expanding the local economy’s ability to withstand and adjust to disruptions and changes at the regional, national and global scales.

Strategy 2 – Cultivate a diverse range of industry sectors and scales of operation in the local economy to help minimize the impacts of major fluctuations within any single sector.

Growing Economic Competitiveness - Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.

Goal B – Increase and preserve the inventory of developable sites compatible with corporate and industrial uses.

Strategy 2 – Ensure that the appropriate sites in the developed, central areas of Greensboro are designated as Industrial on the Future Land Use Map.

GSO2040 Map Policies:

Future Land Use Map

Future Land Uses: The future land uses from that plan are described below.

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

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.

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 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.

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 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.

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 January 2, 2025 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 5.2 acres and includes undeveloped land and a portion of right-of-way for Burlington Road. North of the request contains a convenience store with fuel pumps and undeveloped land, zoned City CD-C-H (Conditional District - Commercial - High). East of the request contains I-840, zoned City R-3 (Residential Single-family – 3). South of the request contains a railroad and undeveloped land, zoned County RS-30 (Residential Single-family) and County HB (Highway Business). West of the request contains a single-family

dwelling and electric transmission lines, zoned County RS-30 (Residential Single-family) and County HB (Highway Business).

The proposed original zoning request supports both the Comprehensive Plan's Growing Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed and the Prioritizing Sustainability goal to build economic resilience, expanding the local economy's ability to withstand and adjust to disruptions and changes at the regional, national and global scales.

This property is currently designated Commercial on the Comprehensive Plan's Future Land Use Map. 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 requested zoning district is generally consistent with the Commercial Future Land Use Designation.

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 Comprehensive Plan's Future Built Form Map also designates the subject property as being within a Neighborhood Scaled Center and partially in an Urban Mixed Use Corridor and Reinvestment Corridor.

Neighborhood 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.

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.

The proposed CD-LI zoning district, as conditioned, would permit all uses allowed in the LI zoning district and limit overall building height to a maximum of 50 feet. This request would permit uses that are present on adjacent tracts. The proposed original zoning request is appropriate given its location along a major thoroughfare near and a highway interchange.

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-LI (Conditional District -Light Industrial)** zoning district.

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
JANUARY 13, 2025**

PL(P) 25-01 & Z-25-01-001: An annexation and original zoning request from County RS-30 (Residential Single-family) and HB (Highway Business) to City CD-LI (Conditional District - Light Industrial) for the property identified as 4410 Burlington Road, generally described as south of Burlington Road and east of Willowlake Road (3.8 acres). (RECOMMENDED APPROVAL)

AND

PL(P) 25-01 & Z-25-01-002: An original zoning request from County RS-30 (Residential Single-family) and SC (Shopping Center) to City LI (Light Industrial) for the property identified as 4428 Burlington Road and a portion of Burlington Road right-of-way, generally described as west of Interstate 840 and south of Burlington Road (5.2 acres). (RECOMMENDED APPROVAL)

Mr. Carter explained that the items consisted of two rezoning requests and one annexation request. He stated that the owner for the property identified as 4410 Burlington Road requested the property to be annexed and rezoned from RS-30 and HB to City CD-LI. He said the property identified as 4428 Burlington Road lies between the property to be annexed and the interstate, which is primary corporate limits and owned by the state. Therefore the state property would automatically be brought in as part of the City. He noted the property identified as 4428 Burlington Road needed an assigned city land use classification and would be a separate case which is Z-25-01-002.

Mr. Carter reviewed the summary information for the subject properties and surrounding properties. He advised that the applicant for request Z-25-01-001 proposed the following condition:

- 1) Building height shall not exceed 50 (fifty) feet.

Mr. Carter stated that the GSO 2040 Comprehensive Plan designates this site as Urban General within a Neighborhood Scaled Activity Center on the Future Built Form Map and Commercial on the Future Land Use Map. Staff determined the proposed original zoning requests support both the Comprehensive Plan's Growing Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed and the Prioritizing Sustainability goal to build economic resilience, expanding the local economy's ability to withstand and adjust to disruptions and changes at the regional, national and global scales. The proposed CD-LI zoning district, as conditioned, would permit all uses allowed in the LI zoning district and limit overall building height to a maximum of 50 feet. Both requests would permit uses that are present on adjacent tracts. The proposed original zoning requests are also appropriate given their location along a major thoroughfare near and a highway interchange. Staff recommended approval of the request.

Chair Magid asked for any questions or comments from the Commissioners. Hearing none, she asked if the applicant wished to speak in favor of the request. The applicant was present but chose

not to speak on the item. Hearing no comments and without opposition to the request Chair Magid closed the public hearing.

Commission Motion:

Mr. Peterson made a motion to annex the properties, seconded by Mr. Nichols. The Commission voted 8-0, (Ayes: Chair Magid, Vice Chair Skenes, O'Connor, Gilmer Sr., Turner, Downing, Nichols and Peterson). Nays: (None).

Mr. Peterson then stated regarding item Z-25-01-001, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 4410 Burlington Road from County RS-30 (Residential Single-family) and HB (Highway Business) to City CD-LI (Conditional District - Light Industrial) 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-LI 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. Downing seconded the motion.

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

Mr. Peterson then stated regarding item Z-25-01-002, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 4428 Burlington Road and a portion of Burlington Road right-of-way from County RS-30 (Residential Single-family) and County SC (Shopping Center) to City LI (Light Industrial) 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 LI 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, Sr. seconded the motion.

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

Chair Magid advised the votes constituted a favorable recommendation and were subject to a public hearing at the Tuesday, February 18, 2025 City Council Meeting.

**Item: 4428 Burlington Road and
Portion of Burlington Road Right of Way**

Date: February 18, 2025

**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 **4428 Burlington Road and a portion of Burlington Road right-of-way** from **County RS-30 (Residential Single-family) and HB (Highway Business)** to **City LI (Light Industrial)** 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:
<ol style="list-style-type: none"> 1. The request is consistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map. 2. The proposed City LI 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) 	<ol style="list-style-type: none"> 1. The request is inconsistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map. 2. The proposed City LI 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

4428 BURLINGTON ROAD AND PORTION OF BURLINGTON ROAD RIGHT OF WAY,
GENERALLY DESCRIBED AS WEST OF INTERSTATE 840 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 RS-30** (Residential Single Family) and **County HB** (Highway Business) to **City LI** (Light Industrial)

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of November 30, 2024), said point being the intersection of the eastern line of Lot 1 of Estate of Lena Owen Isley, as recorded in Plat Book 99, Page 25, and the southern right-of-way line of Burlington Road (US Highway 70); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a northerly direction approximately 100 feet to a point on the northern right-of-way line of Burlington Road; thence in an easterly direction along said northern right-of-way line approximately 400 feet to its intersection with the western right-of-way line of Interstate 840; thence in a southerly direction with said I-840 right-of-way line approximately 1,050 feet to its intersection with the southern line of Lot 13 of J. E. Sockwell Farm, as recorded in Plat Book 4, Page 92; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the southern lines of Lots 13 and 12 on said plat, being along the centerline of the Southern Railway right-of-way, S 85° 45' W approximately 360 feet to the southwest corner of said Lot 12; thence with the western line of said Lot 12 N 06° 30' W approximately 920 feet to its intersection with the southern right-of-way line of Burlington Road; thence in a westerly direction with said southern right-of-way line approximately 200 feet to the point and place of BEGINNING, containing approximately 5.2 acres. The plats referred to hereinabove are 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 **LI (Light Industrial)** 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 February 18, 2025.



City of Greensboro

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

Agenda Report

File Number: 2025-122

Agenda Item# H.8.

Agenda Date: 2/18/2025. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2025-122 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Properties Located at 3718 Randleman Rd – 1.13 Acres (Silvestre Tienda Dominguez and Claudia Garcia Hernandez)

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

- | | |
|---|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: Proximate to District 1

Public Hearing: Yes

Advertising Date/By: 2/8/2025/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Silvestre Tienda Dominguez and Claudia Garcia Hernandez are requesting annexation of the property located at 3718 Randleman Road, generally described as west of Randleman Road and north of Foxridge 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 **February 18, 2025** 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 eight inch water line that fronts the property in Randleman Road.

City sewer is available by connecting to the eight inch sewer line located in Foxridge Road and the eight inch line in Meadowcroft Road.

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

The City's Fire Department notes that this site is currently served by Pinecroft Sedgefield Fire District Station 24 on Bishop Road (west of the request). Upon annexation, Greensboro City Fire Station 61 on West Vandalia Road (northeast 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:

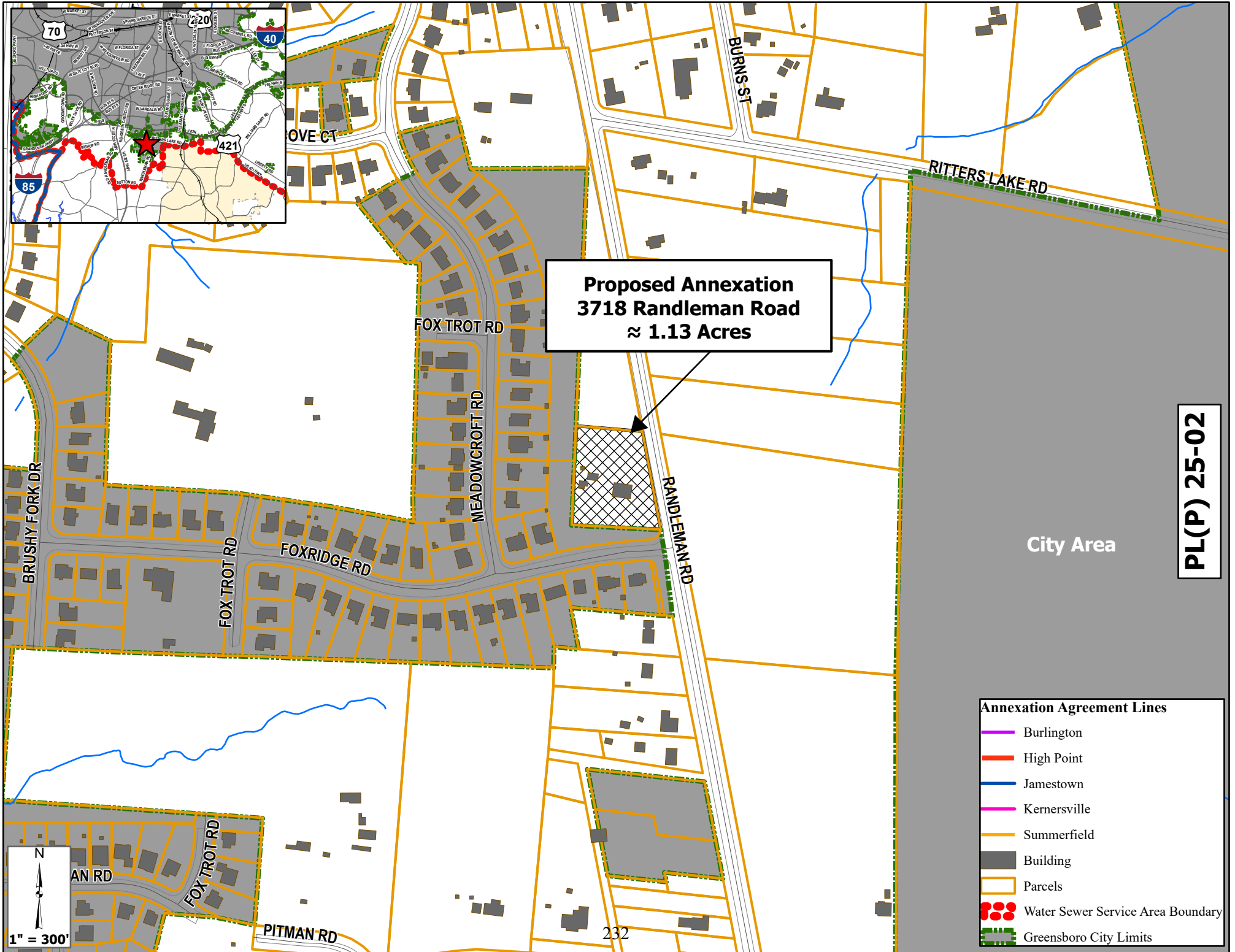
N/A

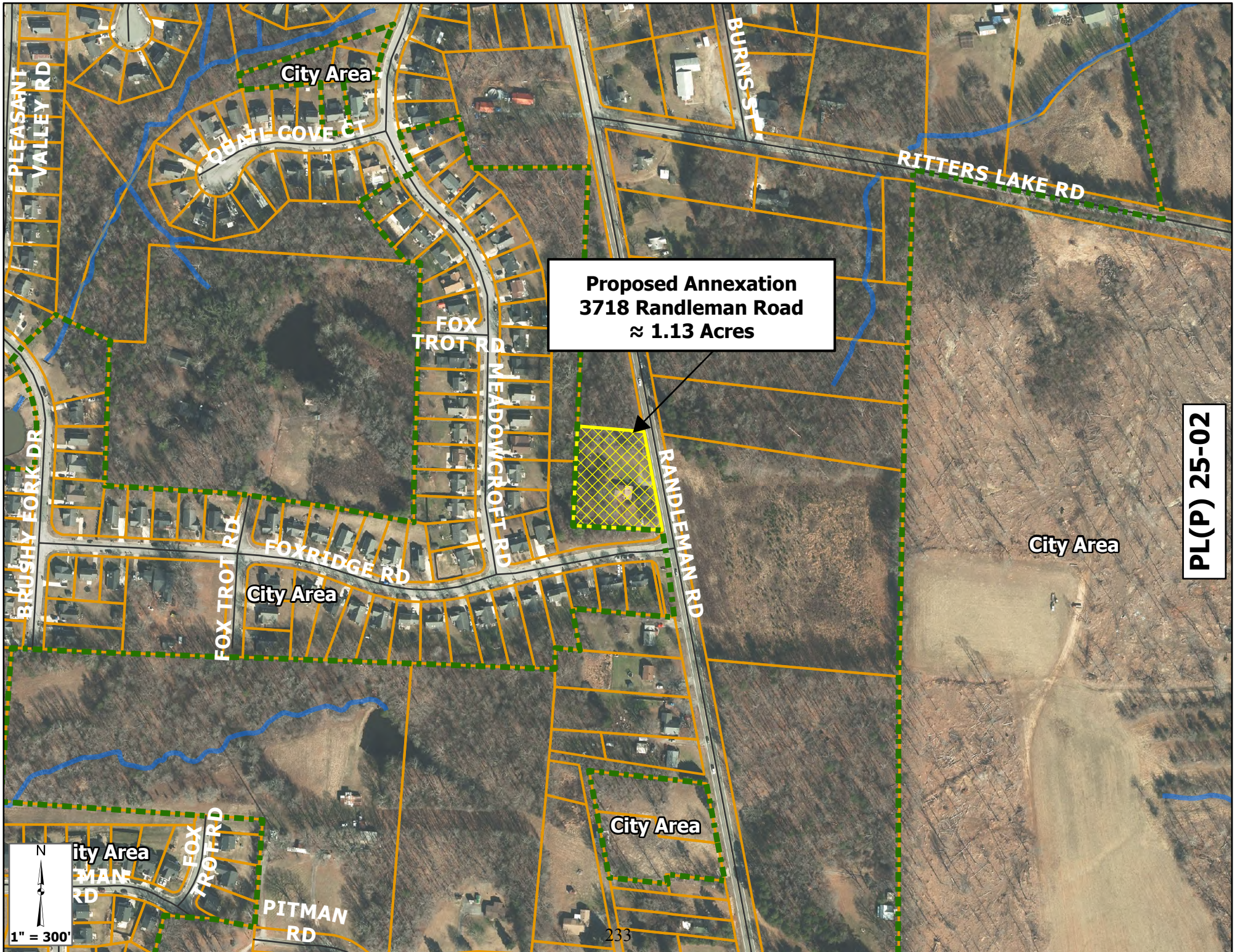
RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to City Council at its January 2, 2025 meeting

The Planning and Zoning Commission recommended approval of this annexation at its January 13, 2025 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
3718 Randleman Road
≈ 1.13 Acres

PL(P) 25-02

City Area
MAN
RD
1" = 300'

FOX
TROT RD
PITMAN
RD

PLEASANT
VALLEY RD
BRUSHY FORK DR
FOX TROT RD

City Area
OBAIL COVE CT

FOX
TROT RD
MEADOWCROFT RD
FOX RIDGE RD

BURNS ST

RITTERS LAKE RD

RANDLEMAN RD

City Area

City Area

233



GREENSBORO ANNEXATION PETITION

Date 11-1-2024

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.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1.	<u>Silvestre Tienda</u> <u>Dominquez</u>	<u>no</u>	
2.	<u>Claudia Garcia</u> <u>Hernandez</u>	<u>no</u>	<u>Claudia Garcia Hernandez</u>
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: 11-27-24 Received By: L. Carter

BK: R 8680
PG: 2304 - 2305
RECORDED:
11/21/2022
02:06:37 PM
DEPUTY-GB
BY: KELLY SALO

2022070233
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$130.00

NORTH CAROLINA GENERAL WARRANTY DEED

Drawn By: Anthony C. McLaughlin Tax Stamps: \$ 130.00

THIS DEED, made and entered into this 21 day of November, 2022 by and between:

GRANTOR: **EDGAR FRANKLIN MOORE, III and wife GLENDA M. MOORE**
6587 Coltrane Mill Road, Greensboro, NC 27406
and

GRANTEE: **SILVESTRE TIENDA DOMINGUEZ and CLAUDIA GARCIA HERNANDEZ,**
As Joint Tenants with Right of Survivorship
101 Webster Road, Greensboro, NC 27406

The hereinafter described property did [] did not [X] constitute a Grantor's principal residence.

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to him in hand paid by the GRANTEE, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the GRANTEE, his heirs and/or successors and assigns, certain premises in the Sumner Township, Guilford County, North Carolina, more particularly described as follows:

BEGINNING at an iron stake in the middle of the old Randleman Highway road bed near or a part of which is U. S. Highway #220, a point in (now or formerly) Tarplay's line, running South along the center of the old Randleman Highway 213 feet to a n iron stake in the middle of said old highway; thence in a West direction with the margin of a private road 218 feet to an iron stake; thence in a North direction 230 feet to an iron stake; thence East with (now or formerly) Tarplay's line 226 feet to the Beginning, and being the same property conveyed to Edgar Franklin Moore, III by deed recorded in Book 4212, Page 1439.

Known as 3718 Randleman Road, Greensboro, NC 27406; Guilford County Tax Parcel 142551.

Subject to easements, restrictions and rights of way of record or visible upon the premises, and ad valorem taxes for the current year.

Submitted electronically by Anthony C. McLaughlin, Attorney at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Guilford County Register of Deeds.

ANNEXATION BOUNDARY DESCRIPTION
3718 RANDLEMAN ROAD

BEGINNING at a point in the existing Greensboro city limit line (as of November 30, 2024), said point being a concrete monument in the eastern line of the Common Area in Phase 7 of Foxcroft, as recorded in Plat Book 123, Page 92, said point also being the northwest corner of Silvestre T. Dominguez and Claudia G. Hernandez, as recorded in Deed Book 8680, Page 2304; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an eastwardly direction with the northern line of Dominguez and Hernandez approximately 226 feet to an iron stake in the middle of the old Randleman Highway road bed; thence southwardly with the center of the old Randleman Highway approximately 213 feet to an iron stake in the middle of said old highway, said iron stake being at or near a corner in the existing city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a westerly direction with a northern line of the Common Area in Phase 8 of Foxcroft, as recorded in Plat Book 127, Page 1, approximately 218 feet to an existing iron pipe at a corner of said Common Area; thence N 03° 36' 10" E 177.11 feet to the northeast corner of said Phase 8; thence continuing N 03° 36' 10" E 52.80 feet with the eastern line of the Common Area in said Phase 7 to the point and place of BEGINNING, and containing approximately *** acres. The plats and deed referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 3718 RANDLEMAN ROAD – 1.13 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 November 30, 2024), said point being a concrete monument in the eastern line of the Common Area in Phase 7 of Foxcroft, as recorded in Plat Book 123, Page 92, said point also being the northwest corner of Silvestre T. Dominguez and Claudia G. Hernandez, as recorded in Deed Book 8680, Page 2304; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an eastwardly direction with the northern line of Dominguez and Hernandez approximately 226 feet to an iron stake in the middle of the old Randleman Highway road bed; thence southwardly with the center of the old Randleman Highway approximately 213 feet to an iron stake in the middle of said old highway, said iron stake being at or near a corner in the existing city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a westerly direction with a northern line of the Common Area in Phase 8 of Foxcroft, as recorded in Plat Book 127, Page 1, approximately 218 feet to an existing iron pipe at a corner of said Common Area; thence N 03° 36' 10" E 177.11 feet to the northeast corner of said Phase 8; thence continuing N 03° 36' 10" E 52.80 feet with the eastern line of the Common Area in said Phase 7 to the point and place of BEGINNING, and containing approximately 1.13 acres. The plats and deed 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: 2025-125

Agenda Item# H.9.

Agenda Date: 2/18/2025. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2025-125 Public Hearing for an Ordinance for Original Zoning for 3718 Randleman Road – Silvestre Tienda Dominguez and Claudia Garcia Hernandez

Council Priority: Place an ‘x’ in the box.

- | | |
|---|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: Proximate to District 1

Public Hearing: Yes

Advertising Date/By: February 6 and 13, 2025/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Silvestre Tienda Dominguez and Claudia Garcia Hernandez are requesting original zoning from **County RS-40** (Residential Single Family) to **City R-3** (Residential Single Family - 3) for 3718 Randleman Road, generally described as west of Randleman Road and north of Foxridge 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 **February 18, 2025** meeting.

BACKGROUND:

Following a public hearing on January 13, 2025, 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 December 16, 2024 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for an existing residence.

BUDGET IMPACT:

This item will have no budget impact

ACCOUNT NUMBER:

N/A

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

RECOMMENDATION / ACTION REQUESTED:

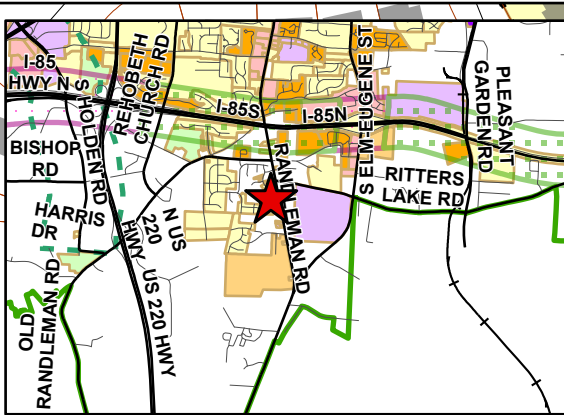
It is recommended that City Council hold a public hearing and approve this request.

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

Planning recommends **approval** of the **City 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.



RS-3

FOX TROT RD

R-3

MEADOWCROFT RD

FOX RIDGE RD

RS-40

RANDLEMAN RD

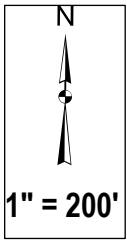
AG

CD-LI

RS-30 RITTERS LAKE RD AG

PL(Z) 25-03

Original Zoning Request
from County RS-40 to City R-3
1.13 Acres



RS-40

242 CD-LI

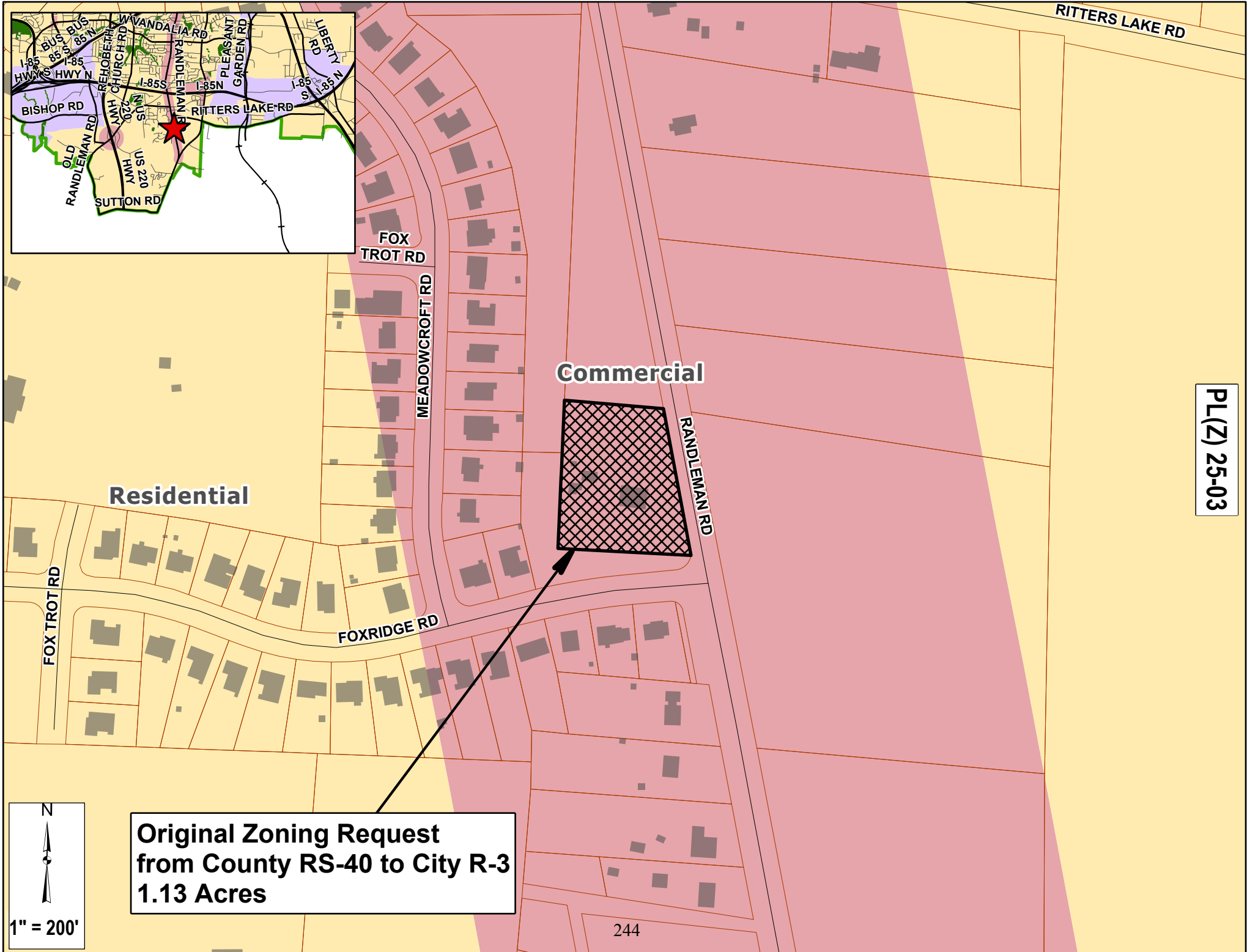
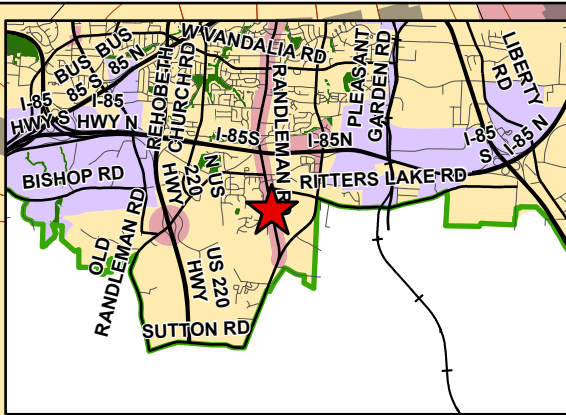


PL(Z) 25-03

**Original Zoning Request
from County RS-40 to City R-3
1.13 Acres**



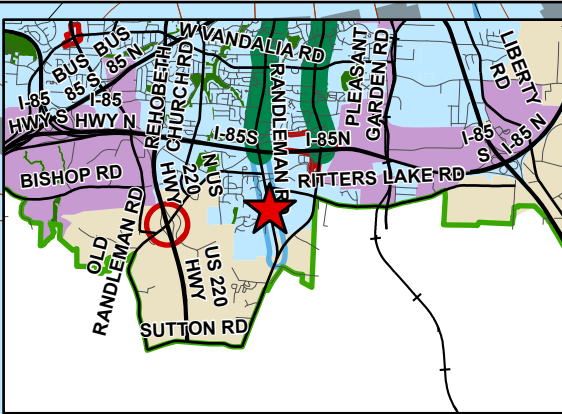
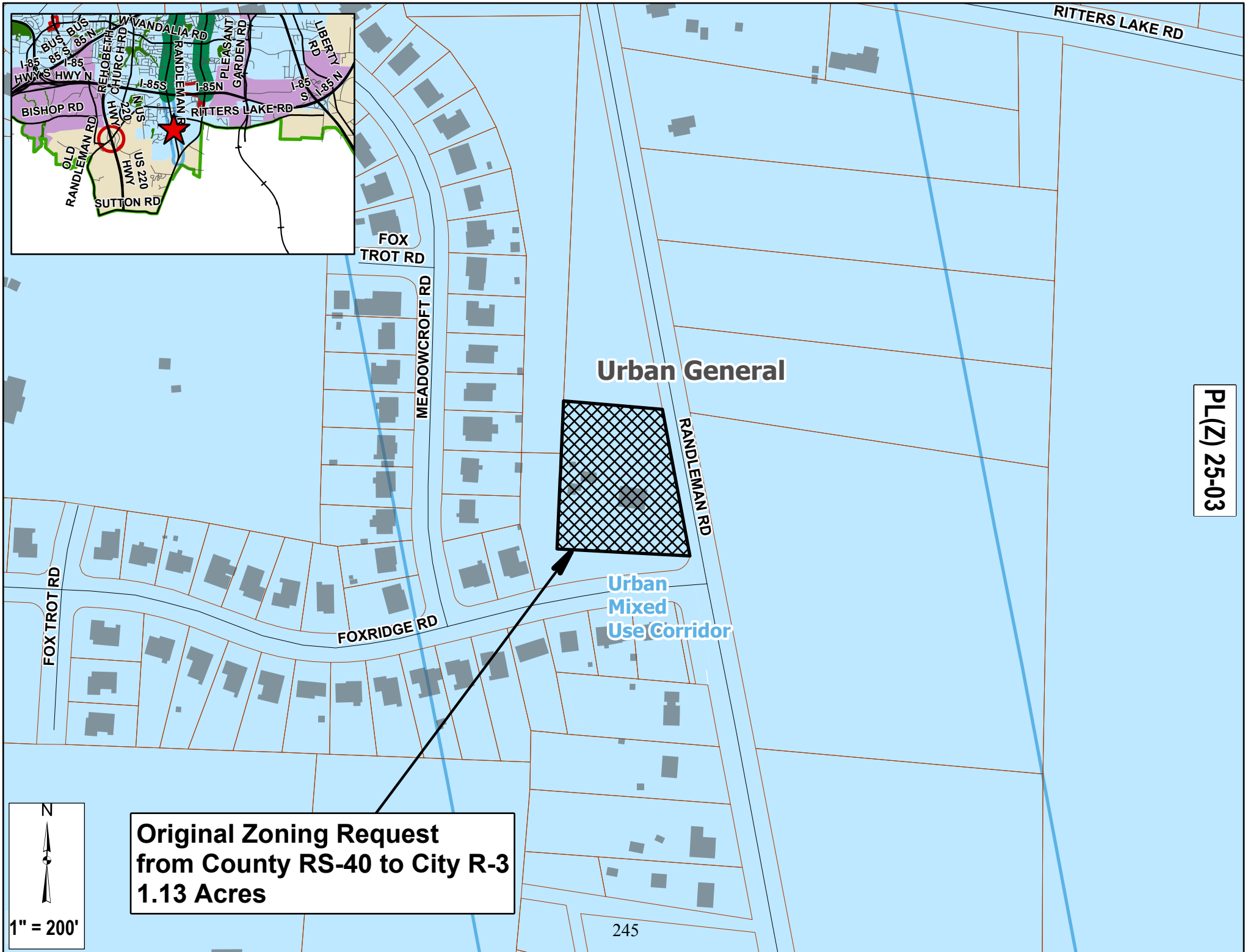
243



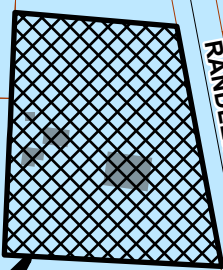
PL(Z) 25-03

**Original Zoning Request
from County RS-40 to City R-3
1.13 Acres**

244

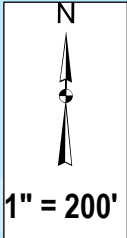


Urban General



Urban
Mixed
Use
Corridor

**Original Zoning Request
from County RS-40 to City R-3
1.13 Acres**



PL(Z) 25-03

245



PLZ-25-03

City of Greensboro Planning Department Zoning Staff Report

City Council Hearing Date: February 18, 2025

GENERAL INFORMATION

APPLICANT	Silvestre Tienda Dominguez and Claudia Garcia Hernandez
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	3718 Randleman Road
PARCEL ID NUMBER(S)	7861261883
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). 77 notices were mailed to those property owners in the mailing area.
TRACT SIZE	1.13 acres
TOPOGRAPHY	Mostly flat
VEGETATION	Mostly wooded

SITE DATA

Existing Use	Single-family dwelling	
	Adjacent Zoning	Adjacent Land Uses
N	County RS-40 (Residential Single-family)	Undeveloped land
E	County AG (Agricultural)	Single-family dwelling and undeveloped land
S	City R-3 (Residential Single-family - 3)	Single family dwellings and common elements

W City R-3 (Residential Single-family - 3) Single family dwellings and common elements

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	Existing	Requested
Designation:	(County RS-40)	(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 the Polecat Creek, Water Supply Watershed WS-III Watershed

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 Development is 50% with sewer; Low Density is 24% with sewer.

Utilities (Availability)

Water is available on Randleman Road. Sewer is available on Foxridge Road and Meadowcroft Road. 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: Randleman Road – Major Thoroughfare.
Foxridge Road – Local Street.

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

Traffic Counts: Randleman Road AADT = 3,600 vpd (NCDOT, 2023).

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 required per Ordinance.
(TIS)

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.

GSO2040 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 **GSO2040** Future Built Form Map designates this location as **Urban General**. The subject property is located in an **Urban Mixed-Use Corridor** and within **Growth Tier 1** 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

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.

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.

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 January 2, 2025 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 1.13 acres and contains a single-family dwelling. North of the request contains undeveloped land, zoned County RS-40 (Residential Single-family). East of the request contains a single-family dwelling and undeveloped land, zoned County AG (Agricultural). South and west of the request contain single-family dwellings and common elements, 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 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 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 requested zoning district is generally consistent with the Residential Future Land Use Designation.

The Comprehensive Plan's Future Built Form Map currently designates this property as Urban General and within an Urban Mixed-Use Corridor. 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.

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.

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.

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
JANUARY 13, 2025**

PL(P) 25-02 & Z-25-01-003: 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 3718 Randleman Road, generally described as west of Randleman Road and north of Foxridge Road (1.13 acre). (RECOMMENDED APPROVAL)

Mr. Carter advised that the applicant requested access to water and sewer which required being annexed into the city. He reviewed the summary information for the subject property and surrounding properties.

Mr. Carter stated that the GSO 2040 Comprehensive Plan designates this site as Urban General and within an Urban Mixed-Use Corridor on the Future Built Form Map and Residential on the Future Land Use Map. Staff determined the proposed rezoning 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 goal to arrange our land uses 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 Magid asked for any questions or comments from the Commissioners. Hearing none, she asked if the applicant wished to speak in favor of the request. The applicant was present but passed on speaking on the item. Hearing no comments and without opposition to the request Chair Magid closed the public hearing.

Commission Motion:

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

Ms. O'Connor then stated regarding item Z-25-01-003, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 3718 Randleman 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. Mr. Peterson seconded the motion.

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

Chair Magid advised the votes constituted a favorable recommendation and were subject to a public hearing at the Tuesday, February 18, 2025 City Council Meeting.

Item: 3718 Randleman Road

Original Zoning

Date: February 18, 2025

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 **3718 Randleman 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: **[choose from the following based on the motion]**

Factors that support approval of the rezoning request:	Factors that support denial of the rezoning request:
<ol style="list-style-type: none">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)	<ol style="list-style-type: none">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)

AMENDING OFFICIAL ZONING MAP

3718 RANDLEMAN ROAD, GENERALLY DESCRIBED AS WEST OF RANDLEMAN ROAD AND NORTH OF FOXRIDGE 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 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 November 30, 2024), said point being a concrete monument in the eastern line of the Common Area in Phase 7 of Foxcroft, as recorded in Plat Book 123, Page 92, said point also being the northwest corner of Silvestre T. Dominguez and Claudia G. Hernandez, as recorded in Deed Book 8680, Page 2304; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an eastwardly direction with the northern line of Dominguez and Hernandez approximately 226 feet to an iron stake in the middle of the old Randleman Highway road bed; thence southwardly with the center of the old Randleman Highway approximately 213 feet to an iron stake in the middle of said old highway, said iron stake being at or near a corner in the existing city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a westerly direction with a northern line of the Common Area in Phase 8 of Foxcroft, as recorded in Plat Book 127, Page 1, approximately 218 feet to an existing iron pipe at a corner of said Common Area; thence N 03° 36' 10" E 177.11 feet to the northeast corner of said Phase 8; thence continuing N 03° 36' 10" E 52.80 feet with the eastern line of the Common Area in said Phase 7 to the point and place of BEGINNING, and containing approximately 1.13 acres. The plats and deed 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 February 18, 2025.



City of Greensboro

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

Agenda Report

File Number: 2025-126

Agenda Item# H.10.

Agenda Date: 2/18/2025. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2025-126 Public Hearing for an Ordinance for Rezoning for 414 West Vandalia Road and 2940 Randleman Road – Patrick Theismann on behalf of Raul Robles of Robles Transport, LLC)

Council Priority: Place an ‘x’ in the box.

- | | |
|---|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: District 1

Public Hearing: Yes

Advertising Date/By: February 6 and 13, 2025/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Patrick Theismann, on behalf of Raul Robles of Robles Transport LLC, is requesting rezoning from **R-3** (Residential Single Family- 3) to **CD-RM-18** (Conditional District Residential Multifamily - 18) for 414 West Vandalia Road and 2940 Randleman Road, generally described as north of West Vandalia Road and west of Randleman Road.

As the Planning and Zoning Commission’s decision on this request was appealed, the City Council will conduct a public hearing to consider and take action on this request at its **February 18, 2025** meeting.

BACKGROUND:

Following a public hearing on January 13, 2025, the Planning and Zoning Commission voted 6-3 to approve this request. There was one speaker in favor and two in opposition for this item. (See minutes of the January 13, 2025 Planning and Zoning Commission meeting). Because the Planning and Zoning Commission’s approval was appealed within the required 10 day appeal period this item moves to City Council for an additional public hearing and vote.

This request contains the following conditions:

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

1. Uses shall be limited to a maximum of 72 dwelling units.
2. Maximum building height shall not exceed 50 feet.
3. Any new principal residential building must be set back at least 30 feet from any property line abutting single family residential zoning.
4. **There shall be a 7 foot tall opaque fence along the eastern property boundary.**

Note. Condition shown in bold was added during the public hearing at the January 13, 2025 Planning and Zoning Commission meeting.

BUDGET IMPACT:

This item will have no budget impact

ACCOUNT NUMBER:

N/A

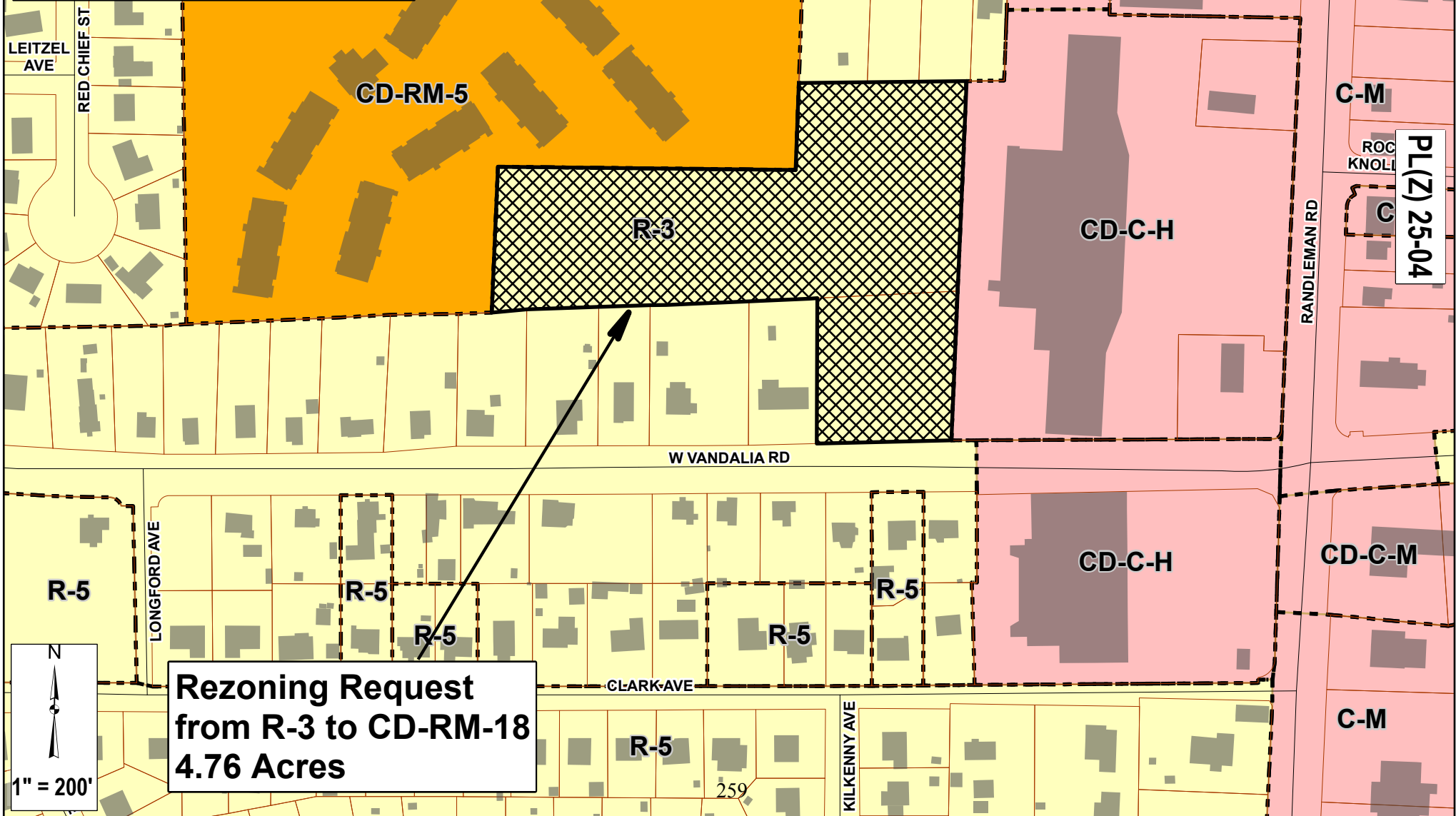
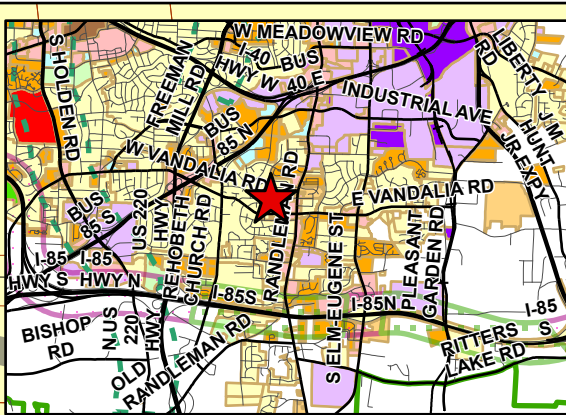
RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing and approve this request.

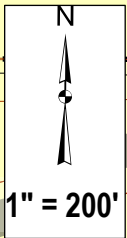
The Planning and Zoning Commission recommended **approval** of this request 6-3.

Planning recommends **approval** of the **CD-RM-18** zoning request based on:

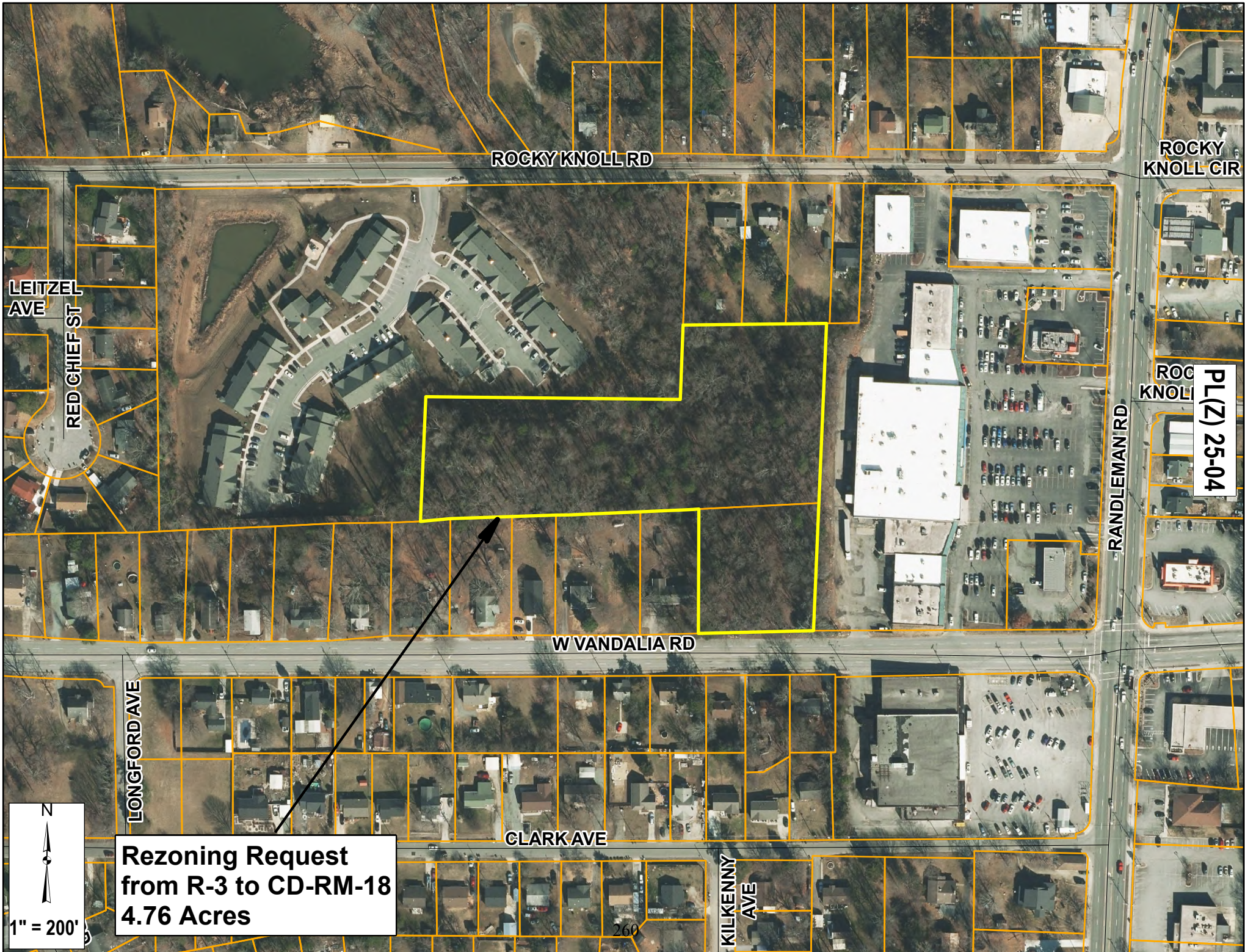
- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.
- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.



Rezoning Request
from R-3 to CD-RM-18
4.76 Acres



PL(Z) 25-04



ROCKY KNOLL RD

ROCKY KNOLL CIR

LEITZEL AVE

RED CHIEF ST

ROG KNOLL

PL(Z) 25-04

RANDLEMAN RD

W VANDALIA RD

LONGFORD AVE

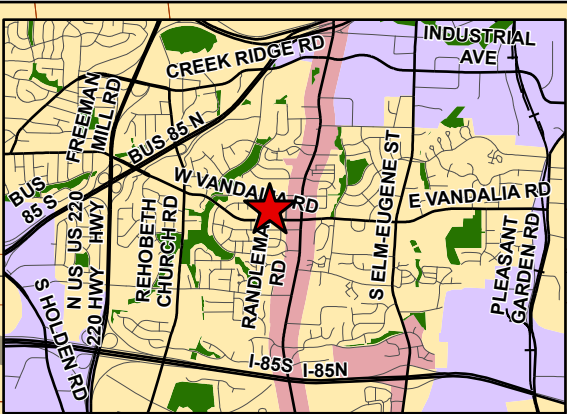
CLARK AVE

KILKENNY AVE

**Rezoning Request
from R-3 to CD-RM-18
4.76 Acres**



260

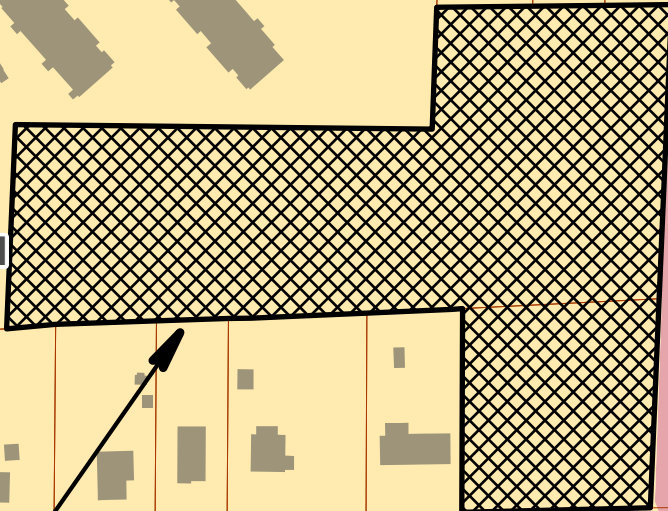


LEITZEL AVE
RED CHIEF ST

ROCKY KNOLL RD

ROCKY KNOLL CIR

Residential



Commercial

ROCKY KNOLL CIR

PL(Z) 25-04

RANDLEMAN RD

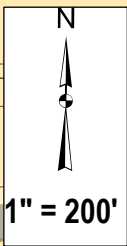
W VANDALIA RD

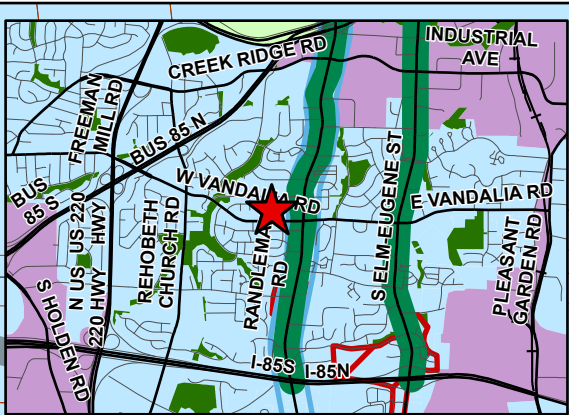
LONGFORD AVE

CLARK AVE

KILKENNY AVE

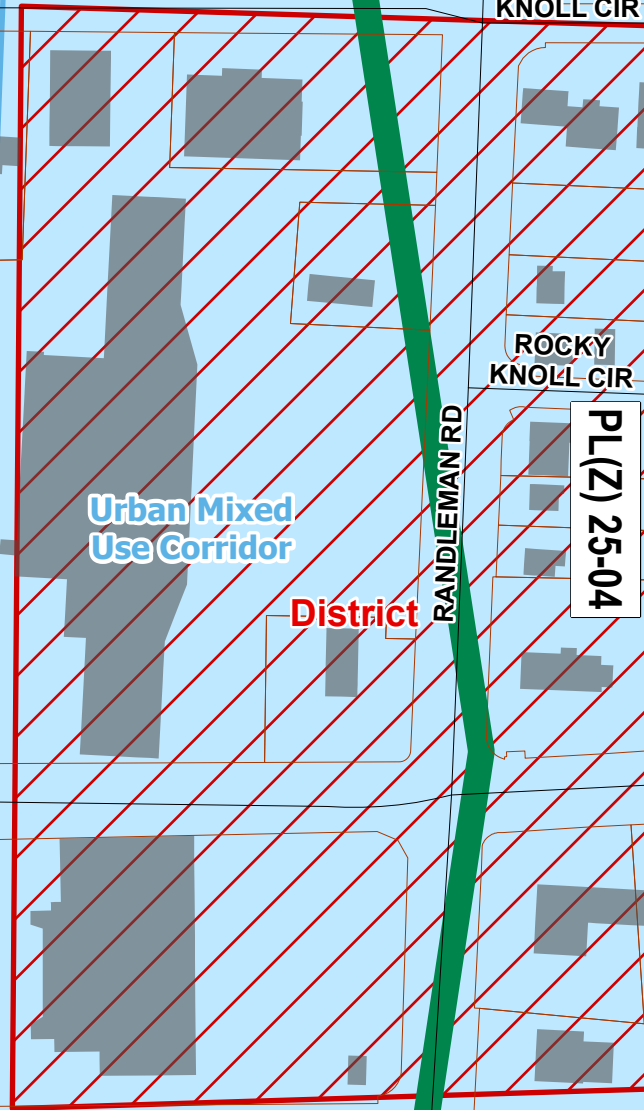
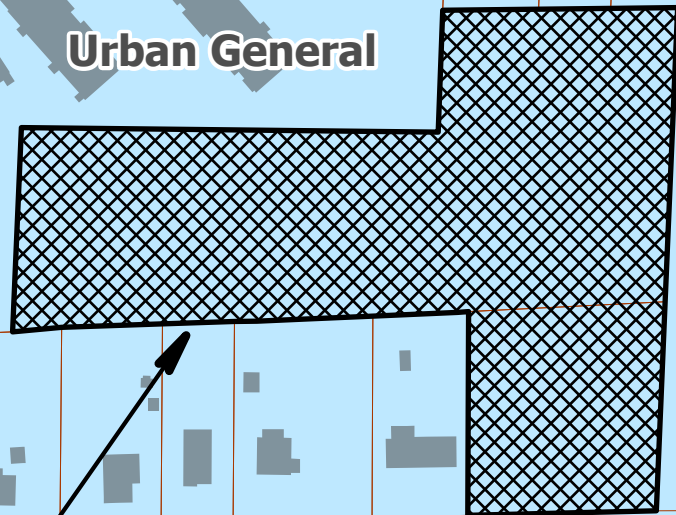
**Rezoning Request
from R-3 to CD-RM-18
4.76 Acres**





LEITZEL AVE
RED CHIEF ST

Urban General



ROCKY KNOLL CIR

ROCKY KNOLL CIR

PL(Z) 25-04

RANDLEMAN RD

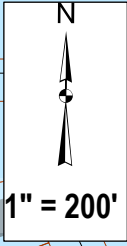
W VANDALIA RD

LONGFORD AVE

CLARK AVE

KILKENNY AVE

Rezoning Request
from R-3 to CD-RM-18
4.76 Acres



262



PLZ-25-04

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: February 18, 2025

GENERAL INFORMATION

APPLICANT Patrick Theismann on behalf of Raul Robles of Robles Transport, LLC

HEARING TYPE Rezoning Request

REQUEST R-3 (Residential Single-family – 3) to CD-RM-18 (Conditional District - Residential Multi-family – 18)

CONDITIONS

1. Uses shall be limited to a maximum of 72 dwelling units.
2. Maximum building height shall not exceed 50 feet.
3. Any new principal residential building must be set back at least 30 feet from any property line abutting single family residential zoning.
4. **There shall be a 7 foot tall opaque fence along the eastern property boundary.**

Note. Condition shown in bold was added during the public hearing at the January 13, 2025 Planning and Zoning Commission meeting.

LOCATION 414 West Vandalia Road and 2940 Randleman Road

PARCEL ID NUMBER(S) 7862155514 and 7862152763

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). **150** notices were mailed to those property owners in the mailing area.

TRACT SIZE 4.76 acres

TOPOGRAPHY Slopes toward the center of the property

VEGETATION Wooded

SITE DATA

Existing Use Undeveloped

Adjacent Zoning

Adjacent Land Uses

N	CD-RM-5 (Conditional District – Residential Single-family – 5) and R-3 (Residential Single-family – 3)	Single and multi-family dwellings
E	CD-C-H (Conditional District – Commercial - High)	Shopping center
S	R-3 (Residential Single-family – 3) and R-5 (Residential Single-family – 5)	Single-family dwellings
W	R-3 (Residential Single-family – 3) and CD-RM-5 (Conditional District – Residential Single-family – 5)	Single and multi-family dwellings

Zoning History

Case #	Date	Request Summary
N/A	N/A	The subject properties are currently zoned R-3 (Residential Single-family – 3). That has been the zoning on these properties since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the adoption of the LDO, the properties were zoned RS-12 (Residential Single-family).

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing R-3	Requested CD-RM-18
Max. Density:	3 dwellings/acre	15.13 dwellings/acre
Typical Uses	Typical uses in the R-3 district include single family residential of up to 3 dwelling units per acre.	Uses shall be limited to a maximum of 72 dwelling units .

**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 Site drains to South Buffalo Creek, Non-Water Supply Watershed Watershed

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 is > 1 acre and must meet current watershed requirements. Water Quality and Water Quantity control must be addressed. Maximum BUA for High Density Development is 70%, Low Denisty is 24%. Water Quality must treat the first 1" of rainfall. Water Quantity Control must reduce the 1-yr, 2-yr & 10-yr 24-hr 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 West Vandalia Road. Sewer is available on both properties. Private developer will need to extend water and sewer to City of Greensboro's 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 Single-Family / Commercial: 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 / same LUC (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.

Tree Conservation:

For 4.76 acres, 5% of parcel size in critical root zone to be dedicated for Tree Conservation.

Transportation

Street Classification: West Vandalia Road – Major Thoroughfare.
Randleman Road – Major Thoroughfare.

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

Traffic Counts: Vandalia Road AADT = 8,400 (NCDOT, 2023).

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 currently exist along the frontage of this property.

Transit in Vicinity: Yes, GTA Route 12A (South Town Connector) is adjacent to the subject site, along West Vandalia Road, and Route 13 (Randleman Road) is within 500 ft of the subject site, along Randleman Road.

Traffic Impact Study: No TIS required per Ordinance.
(TIS)

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **CD-RM-18 (Conditional District - Residential Multi-family – 18)** zoning district would allow land uses that are compatible with the area's general character.

GSO2040 Comprehensive Plan Policies

The **GSO2040** Future Land Use Map designates this location as **Residential**. The proposed **CD-RM-18 (Conditional District - Residential Multi-family – 18)**, as conditioned, would allow for uses that are compatible with that designation. The **GSO2040** Future Built Form Map designates this location as an **Urban General** Place Type. The subject site is also located partially in the **Randleman Road Redevelopment Corridor** and close to a **District Scaled Activity Center**, an **Urban Mixed Use Corridor**, and a **Frequent Service Transit Corridor**.

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**

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 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.

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.

High Frequency Transit Service Corridors reflect these additional characteristics:

1. These corridors are suitable for lower required off-street parking requirements.
2. They accommodate higher development densities with convenient access to transit stops.
3. They are suitable for personal service business, day care, and family support services.
4. Employment generating and institutional uses are encouraged where well-served by public transportation.

CONFORMITY WITH OTHER PLANS

City Plans

Randleman Road Phase 2

The proposed rezoning of the subject site is consistent with the Randleman Road Phase 2 plan. This plan calls for modernization along the corridor by promoting balanced and harmonious development patterns. Phase 2 recommends encouraging new residential and commercial uses that support and complement developing employment. It also suggests focusing density along the commercial corridor, directing non-single-family residential use types into activity centers, and limiting density east and west of the commercial corridor. In this case, the subject site is adjacent to an Activity Center west of Randleman Road.

The residential uses within the proposed zoning district are denser than those of nearby adjacent sites. However, the subject site can accommodate a suitable transition between the commercial zoning along Randleman Road and the lower-density residential property along Vandalia Road. The proposed rezoning will also enable the extension of the sidewalk system and improve connections between adjacent neighborhoods.

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 properties contain approximately 4.76 acres. The parcels are currently undeveloped. North and west of the properties contain single and multi-family dwellings, zoned CD-RM-5 (Conditional District – Residential Single-family – 5) and R-3 (Residential Single-family – 3). East of the subject property contains a shopping center, zoned CD-C-H (Conditional District – Commercial - High). South of the subject property contains single-family dwellings, zoned R-3 (Residential Single-family – 3) and R-5 (Residential Single-family – 5).

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 GSO2040 Comprehensive Plan's Future Land Use Map designates the property as Residential. The Residential classification 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 GSO2040 Comprehensive Plan's Future Built Form Map currently designates the subject property as Urban General. Applicable characteristics of the Urban General classification include 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 subject site is also located partially in the Randleman Road Redevelopment Corridor and directly adjacent to a District Scaled Activity Center, an Urban Mixed Use Corridor, and a Frequent Service Transit Corridor.

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.

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.

High Frequency Transit Service Corridors reflect these additional characteristics:

1. These corridors are suitable for lower required off-street parking requirements.
2. They accommodate higher development densities with convenient access to transit stops.
3. They are suitable for personal service business, day care, and family support services.
4. Employment generating and institutional uses are encouraged where well-served by public transportation.

This request is supported by the Randleman Road Corridor Plan Phase 2 because this request concentrates residential density directly adjacent to two shopping centers located within a District Scaled Activity Center. The proposed use supports the adjacent commercial by adding “rooftops that help attract businesses and will provide a broader range of housing without negative impacts on surrounding neighborhoods.”

The proposed CD-RM-18 zoning district, as conditioned, would allow for residential uses that offer an appropriate transition from the commercial uses found in the adjacent Activity Center to the lower density residential uses just outside of the Randleman Road Corridor. 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 **CD-RM-18 (Residential Multi-family – 18)** zoning district.

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
JANUARY 13, 2025**

Z-24-12-003: A rezoning request from R-3 (Residential Single-family – 3) to CD-RM-18 (Conditional District - Residential Multi-family – 18) for the properties identified as 414 West Vandalia Road and 2940 Randleman Road, generally described as north of West Vandalia Road and west of Randleman Road (4.76 acres). (APPROVED)

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

- 1) Uses shall be limited to a maximum of 72 dwelling units.
- 2) Maximum building height shall not exceed 50 feet.
- 3) Any new principal residential building must be set back at least 30 feet from any property line abutting single family residential zoning.
- 4) There shall be a 7-foot-tall opaque fence along the eastern property boundary. (added during meeting)***

Mr. Nelson 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. This request also lies within the Randleman Road Corridor Plan Phase 2 which recommends denser development be concentrated along the corridor. The site is also directly adjacent to a District Scaled Activity Center. Staff determined 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 proposed CD-RM-18 zoning district, as conditioned, would allow for residential uses that offer an appropriate transition from the higher intensity commercial uses located along Randleman Road to the lower intensity residential uses located further away from the corridor. The proposed development will not have adverse impacts on adjacent neighborhoods while also complimenting the existing uses along Randleman Road. Staff recommended approval of the request.

Chair Magid asked the applicant and anyone wishing to speak in favor of the request to come to the podium. She reminded that a total of ten minutes is allocated to speak on the request.

In support of:

Patrick Theismann, 408 Battleground Avenue, said he represented Beacon Management Corporation. He mentioned that staff should have submitted copies of the conceptual site plans, elevations and related documents to the Commissioners. He mentioned Beacon Management has a long history, 45 years of development and management in Greensboro developing multifamily communities. He noted that the company owned/managed over 40 properties in and around Greensboro including Connecticut and South Carolina. He stated that Beacon Management would

be the developer and management for the request. Mr. Theismann stated the request consisted of 72 units with 1, 2 and 3 bedrooms in 2 buildings. He stated that the development would include a community center comprised of a computer center, multi-purpose room and community laundry facilities. He also noted there would be site amenities such as playground, picnic shelters and gazebos.

Mr. Theismann stated that as a result from community outreach the density was reduced from the original plan of 84 units to the proposed 72 units having 15.1 units per acre. He noted reducing the number of units also led to the removal of 34 parking spaces. He thanked staff for their assistance on the request. He pointed out that the request directly correlated with the GSO 2040 Comprehensive Plan and the recently adopted Randleman Road Corridor Plan Phase 2. He said the request addressed mobility, modernization, safety and wellbeing which are elements of the Corridor Plan Phase 2. He also stated the request would specifically provide quality and attainable housing. He mentioned the request would be good quality housing like the Terrace of Rocky Knoll, adjacent to the subject properties and also operated by Beacon Management. He referenced pages 8 and 11 of the GSO 2040 Plan regarding housing affordability and he emphasized the request would satisfy this requirement. He noted that the request also incorporated the six big ideas of the Plan. He listed some of the properties owned and managed by Beacon Management highlighting the high quality housing and maintenance.

Mr. Theismann reiterated that the request would provide affordable housing and attract investments in the area. He also stated the request would allow potential buyers to stay in the area they love. He noted the Plan provided the framework through consistency statements to guide the Commissioners in determining the suitability of this request. He said that if answering the consistency statements was positive then more than likely the request would be supported by the Comprehensive Plan. He stated the request was in accordance with the GSO 2040 Comprehensive Plan. He mentioned examples of how the request aligned with the Plan.

Mr. Theismann spoke on the conceptual site plan and said the buildings were located away from the neighboring single-family residences. He stated they planned to have little disturbance to the natural environment. He noted that during the community outreach residents expressed concerns regarding stormwater runoff. He mentioned he was working with environmental engineers to address the stormwater runoff issues. He said they agreed to protect the relevant stream buffers and any areas of water retention on the site.

Mr. Theismann asked to add another condition to the request which he said would address concerns he received the same afternoon of the meeting. The condition would be *“to have an 8 feet tall fence along the property boundary, lengthwise the adjoining shopping center”*.

Commission Discussion:

Mr. Kirkman asked Mr. Theismann to clarify the subject property boundary. He then advised the fence would be along the eastern property boundary. Mr. Kirkman restated the condition, *“There shall be an 8 foot tall opaque fence along the eastern property boundary.”* He later advised to amend the condition to a 7ft tall fence in accordance with the allowable fence height per the LDO.

Mr. Theismann agreed to the condition as read by Mr. Kirkman.

Ms. O'Connor made a motion to accept the condition to have *"7ft tall opaque fence along the eastern property boundary"*. Ms. Skenes seconded the motion. The Commission voted 9-0, (Ayes: Chair Magid, Vice Chair Skenes, O'Connor, Gilmer Sr., Glass, Turner, Downing, Nichols and Peterson). Nays: (None).

Chair Magid asked for questions or comments from the Commissioners.

Mr. Peterson noted that from site visits and looking at the GIS maps the site had easements, cleanout pipes, streams and storm drains which were not shown on the maps submitted by the applicant. He asked staff is that something we should consider?

Mr. Kirkman advised what the applicant gives you is conceptual and there in nothing in the conditions for that. As far as TRC, if there are dedicated easements, utility easements, stormwater issues, those would be addressed as part of the site plan review process. He added that should there be streams on the site, the stream buffer would be identified as part of the site plan review process.

Chair Magid noted that the site plan review process would follow the Commission's decision.

Mr. Ducharme, I Underscore the first part of what he just said, obviously there are conditions in place here, the site plan is illustrious. You don't want to be wedded to it, it's for illustrious purposes only.

Mr. Peterson pointed to the illustration and sought clarification on the location of the playground. He indicated the location was shown north of the site.

Mr. Ducharme reminded Commissioners the conceptual site plan was not tangible without relevant conditions. He caution the commissioners on getting too focused with the conceptual drawings.

Chair Magid noted the commission was not concerned with the proposed playground, the pavilion. This may change in the technical review meeting and be moved to a different location, depending on what happens during technical review and finalization -correct?

Patrick Theismann said working with a civil engineering group, they have environmental engineers the location shown on the conceptual plan was the best location. However, he agreed with Chair Magid. The locations could change. Mr. Theismann added the bioretention facility could also be underground. They planned to have a dry pond similar to the residential development at their Rocky Knoll property. He further explained that in addition to the natural site issues the playground was located away from the parking area and close to the community center.

Mr. Peterson noted that his concerns with the location of the playground as indicated on the conceptual plan was its proximity to a bar on the adjacent property. He noted the commission should not be considering the site layout. Mr. Peterson indicated he was satisfied that the location could change.

Ms. Skenes said to reiterate and confirm with our attorney. I'm hearing all about stormwater and trees and. We are only concerned with land uses. Any sort of stormwater or runoff issue is a TRC issue that comes after our decision based on the land use.

Mr. Ducharme agreed with Ms. Skenes.

Chair Magid asked the applicant if the clubhouse was added after the community outreach.

Patrick Theismann said it was part of the original site plan.

Mr. Peterson asked the applicant if they owned property adjacent to the site.

Patrick Theismann said they owned the adjacent property known as The Terrace at Rocky Knoll.

Mr. Nichols inquired about the condition regarding the fence along the eastern property boundary. He wanted to know if the decision of the fence was in response to feedback from surrounding property owners. He pointed out that on the eastern side of the site is the shopping center.

Patrick Theismann confirmed the shopping center is on the eastern side of the site.

Mr. Nichols wanted to know if the shopping center owners asked for the privacy fence.

Patrick Theismann clarified that he recently received correspondence from the neighborhood group requesting the fence. He explained he was being sensitive to the neighborhood's concerns.

Chair Magid asked for further clarification on the location of the "7- foot tall fence" whether it would extend along the northern boundary did that include the 4 houses on the residential properties.

Patrick Theismann said the fence would not be extended along the 4 houses since the proposed homes were setback far enough.

Chair Magid asked for persons speaking in opposition to the request to come to the podium. She reminded that as a group they had total of 10 minutes to speak.

In opposition of:

Cheryl McIvor, 404 West Montcastle Drive, stated the Randleman Road community reviewed the request on the perspective of understanding housing need. She stated any request for residential development would satisfy the goal of the GSO 2040 Comprehensive Plan and the Randleman Road Corridor Phase 2 Plan. She said that the Comprehensive Plan had a clause that the request should not negatively impact the community. She noted no RM-18 was in the area and the R-5 zoning district there only allows single story dwellings. She continued to say there were no duplexes or RM-12 in the area. She stated the community talked about the request having 2 stories instead of the proposed 3 stories. She felt that while the Commission should focus on land use suitability there was the concern of the "blue line" streams. She referenced another apartment development dumping 3,000 gallons of sewer into nearby Buffalo Creek, which also traversed the

subject site. She emphasized the blue line streams which passed through the site were the reason the subject property was undeveloped. Ms. McIvor pointed to a photograph and noted a storm drain on the site. She said looking at the land use without taking into consideration the creek was like “putting the carriage before the horse.” With this much environmental concern TRC should come first before the commission’s decision.

She stated the Commission wanted the community to approve the rezoning request for RM-18 when there was uncertainty that the site could accommodate such development or even be developed. She pointed to another photograph highlighting a clean out pipe and others showing 3 streams on the property. She said you don’t know if you can even do this. There are 3 streams under the bed headed toward Rocky Knoll. It all flows down behind the shopping center. She said even though the proposed building would be 3 story- 50 feet, given the water on the site it may need to be raised higher than 3 story. Having such high buildings would be towering over the single-story dwellings, invading the surrounding properties privacy. Ms. McIvor commended Beacon Management on their properties. She noted most of their 40 properties they managed are for seniors (55 years and older) and not as dense as this request. She said the community perused and understood the request. However, after receiving the drone photographs she displayed, she noted TRC review should take place before the Commission decided on the request. Ms. McIvor said Let TRC say what can be done. She referenced 106 w Vandalia that can’t be built on. And said TRC should come first.

Crystal Black, 1120 Highstone Drive, said she met with the Water Resources Department regarding brown water they are currently experiencing in the larger area. She said that Water was adding water lines to the Toyota Mega Site and changing the flow source resulting in the brown water. She stated that as of last month there had not been a resolution.

She stated the community was not opposed to development but wanted smart development. She pointed out that southern Greensboro had significant amount of blue line streams and water in the area. She stated we can’t keep building on top because it’s causing flooding. When you put the hard surface down, we are dealing with flooding in another part. She emphasized the community was asking for TRC review before the commission decided on the request. She said the tire on the site as shown in the photography was an indication of the water flow in the area. She stated the concerns were not only about the blue line streams but the rate of water flow in the area. She felt the site was not developable.

Ms. Black also stated a traffic study should be required for the request and referenced previous traffic studies done for the intersection of Randleman Road and West Vandalia Road. She noted the community was also advocating for traffic cameras. She stated the access to the site was sited at a blind spot and showed photographs to that regard. Ms. Black said that access to the site should be a concern to be talked through at the community outreach. She expressed concerns that the applicant adding the condition during the meeting regarding the fence should have been done earlier. She said the community had asked for the fence because of activities such as a plasma center, gambling spot and a bar in the shopping center. She noted such activities would be within 15 feet of the request. She said the fence would provide security, limiting access to the site and for the wellbeing of the neighbors who would have to endure the other uses. Ms. Black mentioned the community wanted wrought iron fence to surround the site.

Opposition Questions to Staff & Attorney:

Cheryl McIvor Does the commission have the authority to request a technical review prior to approving this rezoning?

Chair Magid: Mr. Kirkman

Mr. Kirkman advised the city offers sketch plan reviews. They identify any potential development issues in terms of infrastructure and site constraints. He stated he was unaware of any action the commission could take to require the city technical staff to review a potential project.

Crystal Black Question to City Attorney: Is there a law that states that the City cannot ask developers to go through ~~the~~ technical review before they go thru their development process. She stated that the community can't know what project can be developed on that land. She noted cause today we are asking to approve a project that even in his proposal says I'm not even sure I can do that. I've got to go through technical review. She felt I find that that an injustice to the community. She reiterated so I am asking you, Is there a law that keeps Greensboro from doing that or is it something that they are being bound to do.

Mr. Ducharme advised the Commission is bound to take a look at the application as presented by the applicant. If they sufficiently condition an item to give the commission guarantees that is one thing. But to be able to require the technical analysis on the front end rather than let the policy decision to be made. He stated to engage the technical analysis after is the general practice of the City, decision and then proceed through the technical review process.

Crystal Black Question to Attorney: Is that the practice not the law.

Mr. Ducharme advised, I would say we would be engaged in contract zoning at that point unfortunately. He reiterated that the Commission has to look at the application as presented at the meeting.

Crystal Black Question to Attorney: Before it gets to them, they get a choice between two options. She stated the standard application process and one to go through the technical review. We know from the last commission meeting they have an option. So as a developer you tend to naturally go thru the one that is not as expensive to be honest. She asked the question, "Does the City have; are they bound by law to not follow that procedure and ask them to go thru technical review? Because, I think it does the citizens an injustice to ask them to approve something that's not a solid plan."

Mr. Ducharme explained that, "Ultimately, I believe you're looking at imposing conditions effectively at the front-end which would be contract zoning. He emphasized that such action constituted contract zoning." He restated the Commission has to take a look at what they are presented with. If it's a heavily detailed set of conditioned for a project on the front-end application, they take that route.

Ms. O'Connor indicated to the residents she understood their concerns. She then directed to staff that looking at the situation from a different perspective. She asked should the request be approved then go before the TRC and for some reason it's just impossible to fix then what happens?

Mr. Kirkman stated we can't approve plans that don't meet the LDO standards then they would not be approved. He said approving the rezoning request was just granting use rights to the site.

Crystal Black said the zoning still remains.

Chair Magid stated This is the process we have. She asked staff whether the persons speaking in opposition could attend the technical review meeting.

Mr. Kirkman clarified the application question first. When applicants come to us with zoning request one of the things we want to do is that encourage applicants to go to a technical review committee meeting, do a sketch plan review so they can flag any peculiar issues. He noted that the applicant did not pursue the sketch plan review option with this request. He then noted that this request would not take away the current use rights. He noted that the under the current zoning, R-3, the site could be developed as single-family residential development. Mr. Kirkman indicated he understood the residents' concerns and noted it's part of the city's role to ensure public safety and safeguarding public infrastructure and will not prevent a burden. He clarified that the process for rezoning would be the same whether the application went through the technical review process or not.

Cheryl McIvor Question to staff: Are blue line streams not in the purview of land use?

Mr. Kirkman advised that the stream buffers would fall under the purview of the Water Resources staff and would be part of the technical review process. He mentioned that development activities, such as grading, would be restricted within the stream buffers. He reiterated this analysis would be part of the technical review process.

Cheryl McIvor emphasized that the residents were not against the development. She pointed out there were 3 creeks on a four acre site. She restated that the community was being asked to commit to the request with uncertainty of what could be built on the site. She noted the community was taking into consideration the creeks, the buffer streams and the reference to the 3,000 gallon sewage leak. She stated the community wanted to have a better understanding of what would happen at the site for better discussions with the applicant. She expressed concerns that in the event apartments could not be built the applicant could use the site as a cemetery or other uses not requiring a special use permit. She mentioned she understood the need for affordable housing.

Crystal Black noted the Commission should take into consideration that the community was accustomed to working closely with developers in the past negotiating conditions. She said the applicant did not work well with the residents in formulating conditions for the request. She stated what the community really wanted was not accepted. The conditions for the request were preconceived and standard ones.

Rebuttal

Chair Magid inquired if the applicant would come to the podium to respond to the residents' concerns. She noted the applicant had five minutes of rebuttal time.

In support of:

Patrick Theismann acknowledged the residents' concerns. He said the conceptual designs were not haphazardly prepared. He stated he worked with environmental and civil engineers on the conceptual plans. He noted they had discussions with the Department of Environmental Quality and crossed referenced FEMA maps to ensure that the environmental sensitivity of the site were considered. Mr. Theismann said it would not be beneficial for him to rezone the subject properties and not be able to build the proposed development. He emphasized that he worked on the conceptual plans for several months to ensure the proposal could be built with the least possible impacts. He stated that 0.3 acre buffers would be provided along the streams. He said the location of the buildings were determined with grading considered. He pointed out owning the development adjacent to the subject properties confirmed he understood the residents' concerns regarding grading of the site. He noted the buildings, parking areas and the water retention areas were strategically located with consideration given to the environmental sensitivity of the site. He mentioned that the retention areas would be built in accordance with the city's standards and would contain significant runoff from the site. Mr. Theismann restated the conceptual plans were designed by reputable engineers who designed the site with the least possible impacts and cross referencing with the appropriate agencies. He pointed out that developing the site would have facilities to retain water as opposed to the current state of not having any water control and management facilities.

Mr. Theismann stated that the buildings would be placed further away from West Vandalia Road to address the traffic concerns expressed by the residents. He expressed that the revised setback would allow for more visibility. He noted GDOT did not require a traffic impact study. He emphasized that he was very sensitive to the residents' concerns in reducing the density from 84 units to 72 units and providing the fence along the eastern property boundary. He noted the appropriate buffers would be provided and development would be outside the wetland and stream buffers. He said he did due diligence in making sure the site could be developed in the best possible way. He stated the proposal was at its early stage and he was looking forward to working with TRC and the relevant agencies to ensure the site would be designed and developed correctly.

Chair Magid inquired if anyone wished to speak further in opposition to the request and noted they had five minutes for rebuttal.

In opposition of:

Crystal Black noted concerns that the residents were not treated well by the Commission. She pointed out that Mr. Theismann was new to the area, though Beacon Management was in the area for some time. She noted that the applicant expressed due diligence was done, however, the residents provided evidence of the streams on the site. She stated the Commission should do due diligence on deciding whether the site was suitable for the request. She emphasized that the residents lived in the area and experienced the rate of water flowing through the area. She mentioned another development she felt had similar concerns and said the residents were looking for the correct land use to be assigned to this site.

Cheryl McIvor restated that making decision on the request would be putting “the carriage before the horse”. She said the resident would prefer the option of the request going through the sketch plan review. She mentioned this option would allow for constructive dialogue on what conditions could be applied and what could be built at the site. She noted the request would be an 18 million dollar development for affordable housing through the relevant federal agencies. She noted that the residents are prepared to take their concerns to their Senator and political representatives.

Oppositions Questions to Staff:

Cheryl McIvor asked staff What is the reason for not requiring a traffic impact study?

Mr. Noland advised that the unit count for the proposed development did not meet the threshold to trigger the need for a traffic impact study. He explained that multi-family development with 145 unit count would usually trigger the need for a traffic impact study. Mr. Noland noted that the traffic impact study would not look at speed or traffic safety issues, instead, the study would examine traffic volume. He explained the city usually conducts traffic safety studies while the developer would prepare the formal traffic impact study.

Cheryl McIvor asked for more clarification on how the count was obtained for the traffic impact study.

Mr. Noland explained that consideration would be given to developments that generate about 1000 trips per day under the am or pm hours. He further explained the formula used to calculate the traffic volume and trips generations.

Cheryl McIvor asked if the database used for the determination for conducting traffic study was current.

Mr. Noland confirmed the database was current and was constantly being updated.

Cheryl McIvor wanted to know the date for the database for the West Vandalia Road stretch.

Mr. Noland explained that the focus would be on the apartment complex and not the West Vandalia stretch. He advised the focus would be on the traffic volume to be generated by the 72 units and not the traffic volume on West Vandalia.

Cheryl McIvor restated that the traffic impact study would consider the traffic volume just for the number of units and without consideration to traffic accidents at the intersection, traffic sightline or such concerns.

Mr. Noland advised that sightline for the driveway access would be considered as part of the technical review process.

Cheryl McIvor stated that the request would be the perfect case for a technical review so that the traffic sight line and the water on the site could be examined. She felt the request should be highly recommended for the technical review before the rezoning decision.

Chair Magid closed the public hearing having no further comments and without further opposition.

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

Commission Discussion & Motion:

Mr. Gilmer, Sr. acknowledged the residents' concerns and noted the Commission had a process to follow. He mentioned that at the beginning of the meeting the assistant City Attorney outlined the process for the Planning and Zoning Commission. He emphasized that because of the process the Commission needed to decide on the rezoning request, then site plan review at the TRC to follow. He stated that should a rezoning request encountered issues at the technical review process the applicant had the option to pursue another rezoning request. He recommended the residents could discuss with the respective City Council member regarding changing the rezoning review process.

Mr. Ducharme advised that should the Commission impose conditions of any sort to the rezoning request it would constitute contract zoning. He said that contract zoning would be considered illegal.

Mr. Gilmer, Sr. noted that should the Commission allow the process to change in this instance it should be the same for all rezoning requests to be fair. He felt that asking the applicant to partake in the technical review process prior to rezoning request could turn into a lawsuit.

Mr. Nichols stated that the example brought forth by the community for 106 West Vandalia not being able to be built showed how well the system worked. He said the first determination made was regarding the land use, however, at the technical review stage it was determined there could not be any development and so nothing was built. He felt that such occurrence was not an indication that the process should be changed but rather that the process worked the way it should.

Chair Magid referenced the apartment development (The Terrace at Rocky Knoll) on adjacent property had 45 units with a retention pond. She stated that the site layout for the referenced apartment development came at a later stage at the technical review process.

Patrick Theismann confirmed that that was the case for the apartment development on the adjacent property.

Mr. Ducharme reminded the Commission the public hearing has been closed.

Mr. Downing noted he appreciated the applicant and the residents whom he thought were very detailed in the analysis of the site. He felt the process was unclear, and the concerns of the blue line streams could be better addressed. He stated that considering the process and the systematic approach of the neighborhood there were too many unanswered questions. He did not support the request. He mentioned the applicant might have done well for other properties at other locations, however, he felt this process was confusing. He emphasized that communication with the residents of Greensboro was paramount as well as the GSO 2040 Comprehensive Plan. He stated looking at the details of the request was important part of deciding on the request. He reiterated the process appeared messy.

Vice Chair Skenes said the Commission had a process to follow. She stated they were going through the process and were not skilled in engineering. She noted the Commission could not talk about blue line streams or measure stormwater runoff. She stated the Commission could not consider the technical issues; they could only address land use matter. She said the Commission needed to consider matters such as “would this property be suited for multi-family” and she felt it was. She stated, “would the development be at a location that would be walkable”, again she felt it would be. She said the request met all the Plan’s conditions as pointed out by the staff report. She restated that the Commissioners are following the process, and the request was before them to make land use decision. She noted that the residents’ concerns would be dealt with at the technical review stage. She mentioned that having the request approved would provide rooftops in an area that needed housing. She supported the request.

Chair Magid asked the Commissioners online if they had questions or comments and they did not.

Mr. Gilmer, Sr added that there were several properties throughout the city that were left undeveloped because of the difficulty of developing. He believed most developers who embarked on developing infill sites understood there would be challenges. He noted the applicant demonstrated he could make development happen at the site. He thanked the applicant for a great presentation, and connecting the request to the GSO 2040 Comprehensive Plan.

Chair Magid concurred with Mr. Gilmer, Sr and said the applicant did a great presentation in referencing the Comprehensive Plan. She read from the Plan “increases of range of choices, that were missing middle housing, mid-rise multi-family”. She stated we need more housing. She said the Urban General Future Land Use Plan supported the development. And felt the request considered building setbacks, height, reduced density from 84 units to 72 units and considered separation fencing. She said the request was an infill and the applicant would be managing the development. She felt that from a land use standpoint the request was appropriate. She supported the request.

Mr. Nichols then stated regarding item Z-24-12-003, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the properties at 414 West Vandalia Road and 2940 Randleman Road from R-3 (Residential Single-family – 3) to CD-RM-18 (Conditional District - Residential Multi-family – 18) 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 CD-RM-18 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 6-3, (Ayes: Chair Magid, Vice Chair Skenes, O’Connor, Gilmer Sr., Turner and Nichols). Nays: (Glass, Downing and Peterson).

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, February 18, 2025 City Council Meeting. All adjoining property owners will be notified of any such appeal.

Item: 414 West Vandalia and 2940 Randleman Road

Rezoning

Date: February 18, 2025

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 properties at **414 West Vandalia Road** and **2940 Randleman Road** from **R-3 (Residential Single-family – 3)** to **CD-RM-18 (Conditional District - Residential Multi-family – 18)** 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:
<ol style="list-style-type: none"><li data-bbox="269 821 792 961">1. The request is consistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map.<li data-bbox="269 989 792 1205">2. The proposed CD-RM-18 zoning district, as conditioned, permits uses that fit the context of surrounding area and limits negative impacts on the adjacent properties.<li data-bbox="269 1232 792 1449">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.<li data-bbox="269 1476 792 1583">4. Other factors raised at the public hearing, if applicable (describe)	<ol style="list-style-type: none"><li data-bbox="836 821 1359 961">1. The request is inconsistent with the Comprehensive Plan’s Future Built Form Map and Future Land Use Map.<li data-bbox="836 989 1359 1205">2. The proposed CD-RM-18 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.<li data-bbox="836 1232 1359 1484">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.<li data-bbox="836 1512 1359 1619">4. Other factors raised at the public hearing, if applicable (describe)

AMENDING OFFICIAL ZONING MAP

414 WEST VANDALIA ROAD AND 2940 RANDLEMAN ROAD, GENERALLY DESCRIBED AS NORTH OF WEST VANDALIA ROAD AND WEST OF RANDLEMAN 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 **R-3** (Residential Single Family - 3) to **CD-RM-18** (Conditional District Residential Multifamily - 18)

The area is described as follows:

2940 Randleman Road

Being all of Tract A as shown on the final plat for Benchmark Properties, Inc. as per plat therefore recorded in Plat Book 128, at Page 127, in the office of the Register of Deeds of Guilford County, North Carolina, containing approximately 3.457 acres, per said plat.

414 West Vandalia Road

BEGINNING at a point in the northern right-of-way line of Vandalia Road, formerly Grove Street (30 foot right-of-way), said point being north $85^{\circ}15'$ west 490 feet more or less from the intersection of the wester right-of-way line of U.S. Highway No. 220-S, also known as Randleman Road (60 foot right-of-way) and the northern right-of-way line of Vandalia Road; thence, along and with the northern right-of-way of Vandalia Road north $85^{\circ}15'$ west 200 feet more or less to a corner; thence north $N 02^{\circ}44'20''$ east 246.83 feet more or less along and with the boundary line of William W. Hutchison and wife, Betty Lou W. Hutchison to a corner in the line of property now or formerly belonging to Mrs. J.B. Jones; thence with the Mrs. J.B. Jones line south $89^{\circ}00'$ west 200 feet more or less to a corner with property of D.O. Maner and Wilbur T. Lowe; thence with Lowe and Maner in a southerly direction 259.3 feet more or less to the point and place of beginning.

Said lot being a portion of the property conveyed by Home Building and Loan Association to D.F. Wray and wife, Agnes Hodgin Wray by Deed Recorded in the Office of the Register of Deeds of Guilford County, North Carolina in Book 810, Page 85 and dated April 17, 1937.

SAVE AND EXCEPT for that portion of the property belonging to the City of Greensboro per the Final Judgement in 90CVS11192 recorded in Book 4010, Page 1033, in the office of the Register of Deeds of Guilford County, North Carolina.

Section 2. That the zoning amendment from R-3 (Residential Single Family - 3) to CD-RM-18 (Conditional District Residential Multifamily – 18) is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to a maximum of 72 dwelling units.
2. Maximum building height shall not exceed 50 feet.
3. Any new principal residential building must be set back at least 30 feet from any property line abutting single family residential zoning.
4. There shall be a 7 foot tall opaque fence along the eastern property boundary.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-18 (Conditional District Residential Multifamily - 18)** 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 February 18, 2025.



City of Greensboro

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

Agenda Report

File Number: 2025-127

Agenda Item# H.11.

Agenda Date: 2/18/2025. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2025-127 Public Hearing for an Ordinance Amending the Greensboro Land Development Ordinance for Standards within the PUD (Planned Unit Development) Zoning District

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

- | | |
|---|---|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input checked="" type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Promote Economic Development</u> |

Council District: All Council Districts

Public Hearing: Yes

Advertising Date/By: February 6 and 13, 2025/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

The purpose of this request is to amend 30-7-7.2 PUD, Planned Unit Development, related to the standards of Planned Unit Development district.

BACKGROUND:

Planned Unit Development (PUD) districts are intended to “allow a diverse mixture of residential and/or nonresidential uses and structures that function as cohesive and unified projects”, and “encourage innovation by allowing flexibility in permitted use, design, and layout requirements.”

As Planning Department staff has had discussions with City leaders, residents, engineers, developers, land use attorneys, architects and other design and development professionals, a desire for added flexibility of standards within PUD districts has recently been a common remark. Some standards, including those related to permitted use standards, street design, and off-street parking ratios, have been identified as needing refinement to allow for a more-tailored approach to PUD design, and better allows for development that reflects the intention of the PUD district. PUD districts with greater design flexibility can facilitate the creation of great places; places that are interesting, attractive and vibrant.

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

These amendments allow Planned Unit Development districts to better support the Greensboro City Council strategic goal of providing an abundance of attainable housing, and are also supported by the goals of GSO2040, the City’s Comprehensive Plan in Creating Great Places and Becoming Car Optional.

Additionally, the routine maintenance of a development ordinance is an important part of the administration of a city’s development regulations. Some standards may need to be amended due to changes in state statutes, due to observed trends, or due to standards that are difficult or impossible to enforce. Recently, applications for PUD districts have prompted Planning staff to examine how the PUD district standards might better allow for applicants to create more-distinct developments that have not previously been proposed in Greensboro.

In summary, the amendments would allow:

- Planned Unit Development districts to have additional use standards that better relate to specific principal or accessory uses proposed within a PUD,
- Alternate street design standards within a PUD that are appropriate with planned settings and land uses; and
- Minimum off-street parking ratios to be established through a Unified Development Plan.

Following a public hearing on January 13, 2025, the Planning and Zoning Commission voted 9-0 to recommend approval of this proposed ordinance as presented. There were no speakers who spoke regarding the request. (See summary minutes of the January 13, 2025 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 Council may approve the ordinance amendment as presented; approve with modification; or deny the amendment.

The Planning and Zoning Commission recommended **approval** of this request, as presented, 9-0.

Planning recommends **approval** of the **ordinance text amendment** 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.



GREENSBORO
NORTH CAROLINA

PLANNING

DATE: January 31, 2025

TO: Greensboro City Council

FROM: Christopher Andrews, AICP, Land Development Division Manager

DEPARTMENT: Planning

SUBJECT: LDO text amendment – Planned Unit Development Technical Amendments

Background – Planned Unit Development (PUD) districts are intended to “allow a diverse mixture of residential and/or nonresidential uses and structures that function as cohesive and unified projects”, and “encourage innovation by allowing flexibility in permitted use, design, and layout requirements.”

As Planning Department staff has had discussions with City leaders, residents, engineers, developers, land use attorneys, architects and other design and development professionals, a desire for added flexibility of standards within PUD districts has recently been a common remark. Some standards, including those related to permitted use standards, street design, and off-street parking ratios, have been identified as needing refinement to allow for a more-tailored approach to PUD design, and better allows for development that reflects the intention of the PUD district. PUD districts with greater design flexibility can facilitate the creation of great places; places that are interesting, attractive and vibrant.

Amendment Summary – This text amendment is necessitated by two major factors.

First, these amendments allow Planned Unit Development districts to better support the Greensboro City Council strategic goal of providing an abundance of attainable housing, and are also supported by the goals of *GSO2040*, the City’s Comprehensive Plan in Creating Great Places and Becoming Car Optional.

Second, the routine maintenance of a development ordinance is an important part of the administration of a city’s development regulations. Some standards may need to be amended due to changes in state statutes, due to observed trends, or due to standards that are difficult or impossible to enforce. Recently, applications for Planned Unit Developments have prompted Planning staff to examine how the PUD standards might better allow for applicants to create more-distinct developments that have not previously been proposed in Greensboro.

In summary, the amendments would allow:

- Planned Unit Development districts to have additional use standards that better relate to specific principal or accessory uses proposed within a PUD,
- Alternate street design standards within a PUD that are appropriate with planned settings and land uses; and

- Minimum off-street parking ratios to be established through a Unified Development Plan.

At its January 13, 2025 meeting, the Planning and Zoning Commission unanimously recommended approval of this text amendment as presented. Staff requests that the Planning and City Council hold a public hearing, receive public input and consider approving these changes to the Land Development Ordinance.

If you have any questions or need additional information, please contact me at 336-373-2918 or christopher.andrews@greensboro-nc.gov.

AMENDMENT TO ORDINANCE FOR CHAPTER 30 ARTICLE SECTION 7.2 PUD,
PLANNED UNIT DEVELOPMENT

30-7-7.2.D. Permitted Uses

Within a PUD district, all uses are allowed except agricultural uses and those uses allowed only in the Light Industrial or Heavy Industrial zoning districts. Additional use standards related to specific uses and accessory uses and structures may be established by the Unified Development Plan.

30-7-7.2.E.9 Access and Transportation

- a. Access and maintenance easements must be provided where necessary to provide for maintenance and utility service.
- b. Primary vehicular access to office, commercial, or industrial development may not be through intervening residential development.
- c. Street design shall generally adhere to the City's standards. Applicants may submit alternative street design standards, subject to City and/or NCDOT approval. Alternative design standards may be approved for private, local and residential collector streets and will be reflected in the UDP.
- d. Alternative methods of assembling required street elements will be considered to allow neighborhood street designs that are most appropriate to setting and use. Typical cross sections will be reflected in the UDP.
- e. The proposed street network will reflect the adopted Collector and Thoroughfare Plan.

30-7-7.2.E.11 Parking and Loading

~~Off-street parking must be provided in accordance with Article 11, Off-Street Parking and Loading.~~ Provisions governing minimum off-street parking ratios are established by the Unified Development Plan. Parking and loading areas, when provided, shall comply with the requirements of Section 30-11-12 *Parking Area Design* and Section 30-11-14 *Off-Street Loading Facilities*.

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
JANUARY 13, 2025**

PL(P) 25-03: Zoning, Planning and Development Text Amendment: Amending Section 30-7-7.2 PUD (Planned Unit Development) of the Land Development Ordinance. (RECOMMENDED APPROVAL)

In support of:

Christopher Andrews introduced himself as the Land Development Division Manager within the Planning Department. He noted he would be making the presentation on the amendment to Section 30-7-7.2 of the LDO, PUD (Planned Unit Development) standards.

Mr. Andrews stated that the PUD zoning district intended to allow a diverse mixture of residential and/or nonresidential uses and structures that function as cohesive and unified projects. The district encouraged innovation by allowing flexibility in permitted uses, design, and layout requirements in accordance with a Unified Development Plan. He noted that what led to the amendment was discussions with city leaders, residents, related professionals and developers. He said they have requested added flexibility including the permitted use standards, street designs and off-street parking ratios. Mr. Andrews noted that the text amendment would better support the city council strategic goal for the provision of attainable housing; and the GSO 2040 Comprehensive Plan in creating great places and becoming car optional.

Mr. Andrews said that updating the Ordinance was an important part of the requirements of the development regulations. He noted that such changes could result to a change in state Statues, to facilitate development trends or due to difficult development standards. He said recently PUD applicants made staff aware of the need to have PUD standards that would allow for more distinct development. He summarized the amendment as follows:

- 1) Additional use standards that related to specific principles or accessory uses within the PUD district. He noted examples such as hours of operations and percentage or measure of uses within use classifications.
- 2) Alternative street design standards such as arrangement of bike lanes, curbs, lane configurations and other items within the street profile.
- 3) The minimum off-street parking ratios would be established through the UDP (Unified Development Plan). He mentioned that this would give the developer more flexibility in parking provisions.

Mr. Andrew stated that staff determined the amendment to the PUD district would better support the City Council strategic good of providing an abundance of attainable housing, as well as the goals of the GSO 2040 Comprehensive Plan in creating great places and becoming car optional. He said the amendment is reasonable as it would allow developers to create more distinct PUD designs. He asked that the commission recommend approval of the PUD amendment.

Commission Discussion & Motion:

Ms. O'Connor asked for an example of how street designs could change under the PUD amendment.

Mr. Nolan gave an example; he said typically it would be required to provide bike lanes on both sides of the street. He said with the amended PUD standards a developer could propose to locate both bike lanes on one side of the street, separating cars on one side and bikes on the other side of the street. He said this design was not typical in Greensboro, and such design would be different and interesting.

Ms. O'Connor thanked staff stating it was a great example.

Mr. Andrews noted that with a PUD district usually a lot of planning goes into the project. He said associated with the project would be the UDP, traffic studies and significant discussions and input before the request tabled before the commission and the City Council.

Mr. Kirkman highlighted that in the LDO it stated that should the developer not address specific items in the UDP then the plan would revert to the general development standards as per the LDO. He noted that all while all aspects of the PUD zoning could be different, developers can still follow some of the LDO standards.

Mr. Nichols asked about the policy rationale behind the change as it related to parking and loading.

Mr. Andrews read from the Ordinance the section related to off street parking. It stated that "Off-street parking must be provided in accordance with Article 11, Off-Street Parking and Loading." He noted that within this article are minimum parking ratios which would be the requirement for the PUD design. He said that the amendment would give more flexibility where the developer could propose a parking ratio less than the required parking set out in the LDO.

Mr. Nichols thanked staff and indicated he understands the reasoning behind the change.

Chair Magid stated that PUD district has been changing, some are more residential and some having other uses.

Mr. Andrews concurred with Chair Magid and said staff has noticed as well.

Chair Magid asked for further questions or comments from the Commissioners.

Ms. Turner thanked the staff and stated she appreciated the comments and the examples given by staff. She felt that the text amendment was very good proposal since currently the default was the only option.

Hearing no further comments Chair Magid closed the public hearing.

Mr. Kirkman advised the Commission action should be to recommend approval of the text amendment as proposed, they could make changes or recommend denial.

Mr. Peterson then stated regarding item PL(P) 25-03, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the text amendment request for the Planned Unit Development District Technical Amendments 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 allowing development that supports the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The text amendment better supports the Greensboro City Council strategic goal of providing an abundance of attainable housing, and also supports the goals of GSO 2040, the City's Comprehensive Plan in Creating Great Places and Becoming Car Optional; (3.) The request is reasonable due to the fact that the proposed amendments would allow for applicants to create more-distinct developments that have not previously been proposed in Greensboro, supporting the intent of the Planned Unit Development District. Mr. Gilmer, Sr. seconded the motion.

The Commission voted 9-0, (Ayes: Chair Magid, Vice Chair Skenes, O'Connor, Gilmer Sr., Glass, Turner, Downing, Nichols and Peterson). Nays: (None).

Chair Magid advised the votes constituted a favorable recommendation and were subject to a public hearing at the Tuesday, February 18, 2025 City Council Meeting.



City of Greensboro

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

Agenda Report

File Number: 2025-128

Agenda Item# H.12.

Agenda Date: 2/18/2025. **Department:** Planning

Meeting Type: Council Meeting **Category:** Public Hearing Agenda

Title: 2025-128 Public Hearing for February 18, 2025 to Amend the Land Development Ordinance Related to Short Term Rentals

Council Priority: Place an ‘x’ in the box.

- | | |
|---|---|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input checked="" type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Promote Economic Development</u> |

Council District: All Council Districts

Public Hearing: Yes

Advertising Date/By: February 6 and 13, 2025/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

The City Council is being requested to conduct a public hearing to consider an amendment to the Land Development Ordinance to remove the current 750 foot separation requirement for Short Term Rentals.

BACKGROUND:

The City adopted regulations to define and regulate Short Term Rentals in May 2023, with an eventual effective date of April 1, 2024. These regulations include the requirement that a Short Term Rental must be separated from any other Short Term Rental by a distance of at least 750 feet, measured from property line to property line.

After evaluation of permitting information, complaints on short term rental properties and trends both locally and across the state related to Short Term Rentals, the City is seeking to remove this separation requirement. Per Section 30-4-4.6 of the Land Development Ordinance the City Council is authorized to proceed with an ordinance text change if Council sets a public hearing date at one meeting (February 4, 2025) and then conducts the hearing at a specified future date (February 18, 2025).

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

BUDGET IMPACT:

N/A

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council hold a public hearing on February 18, 2025 to consider this amendment to the Land Development Ordinance.



PLANNING

DATE: February 10, 2025

TO: Greensboro City Council
Nathaniel Davis, City Manager

FROM: Sue Schwartz, Director
Mike Kirkman, Zoning Administrator

SUBJECT: Proposed Change to Short Term Rental Regulations

At its February 18, 2025 meeting, City Council will consider amending the City's Short Term Rentals regulations to remove the current 750 foot separation requirement between Short Term Rentals. Please find information below for additional context on the proposed ordinance change as well as updates on the City's permitting and enforcement of Short Term Rentals.

Background

On May 23, 2023 City Council approved changes to the Land Development Ordinance (LDO) to create a consistent definition for Short Term Rentals in Greensboro as well as a number of development standards for this newly defined use. The new regulations, which went into effect April 1, 2024, included a requirement that any new Short Term Rental must be separated from any other Short Term Rental by at least 750 feet, measured property line to property line.

The City is presently involved in litigation challenging the Short Term Rental ordinance, including the 750 foot separation requirement. The City Attorney's Office has advised that the 750 foot separation requirement is particularly vulnerable to legal challenge based on established case law. In *Schroeder v. City of Wilmington*, 282 N.C. App. 558 (2022), the North Carolina Court of Appeals struck down Wilmington's separation requirement (along with numerous other provisions), reasoning that it served as a functional cap on the number of Short Term Rentals within the city and was inextricably tied to an impermissible registration requirement. Of the other large and mid-sized municipalities around the state that have a Short Term Rental ordinance, none surveyed currently include a separation requirement.

Separately staff notes that the City has already permitted over 550 Short Term Rentals thus far, with current estimates of active Short Term Rentals citywide at around 630. Zoning enforcement is actively pursuing any properties without zoning permits. The City, through its third party vendor, has also implemented a 24 hour information and complaint hotline that went live in August 2024. The hotline shows that our system is adequate. Almost half of the contacts through this hotline have been general inquiries. The remainder have been items

related to concerns about trash, noise issues, parking or other concerns. Through this hotline identified local operators are immediately contacted with any complaints and have generally addressed identified concerns within a short period of time.

Impacts of Change to Ordinance and Recommendation

Absent this proposed text change, litigation would cause the entirety of the Short Term Rental ordinance to be reviewed by the courts. Removing just the spacing requirement (as proposed) would not impact any other requirements of the Short Term Rental ordinance. Requirements for having a valid zoning permit from the City (revocable if 2 violations of City ordinances within 12 months) and having a local operator based in Guilford County or adjacent counties bolsters accountability and quick resolutions of issues.

The City's success in getting Short Term Rentals permitted (with responsible parties identified that can be contacted immediately with any issues) and the limited number of complaints filed for Short Term Rentals through the information/complaint hotline point to success in adequately regulating this use in Greensboro. Removal of the spacing requirement would also be helpful to permitting many remaining Short Term Rentals that can't meet the separation requirement and providing additional options for property owners to use their properties.

Based on these factors it is recommended that City Council receive public comment at their February 18, 2025 meeting and approve the ordinance change to remove the 750 foot spacing requirement for Short Term Rentals. As with any text amendment the Council will have the option to approve the text amendment as proposed, approve the text amendment with changes or to not approve the text amendment. As noted previously, approval of the proposed text amendment to remove the spacing requirement will not impact any other standard tied to Short Term Rentals.

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 30-8-10.4, Office, Retail, and Commercial Uses, is amended to remove the following use standard:

(U) Short Term Rentals

The intent of these standards is to ensure the level of activity related to short term rentals does not change the character of property for residential use or create significant negative impacts on adjacent residential uses.

- 1) Short Term Rentals are allowed only in residential dwelling units
- 2) ~~A Short Term Rental must be separated from any other Short Term Rental by a minimum of 750 feet, as measured from property lines (property separation as defined in 30-7-1.2).~~
- 3) Short Term Rentals are required to secure a zoning permit and have the permit conspicuously posted on the associated property and on any advertisements or postings related to the short term rental. A new zoning permit is required if the property owner or local operator changes and must be done within 30 days of the change in owner or operator. This permit may be denied or revoked by the Planning Department based on either the conviction of the owner/operator of a criminal offense on the Short Term Rental premises as outlined under North Carolina General Statutes or having two or more verified violations of this or any other City ordinance on the Short Term Rental premises within a 365 day period, in addition to any other enforcement actions outlined in 30-5-4.
- 4) No more than two (2) adults per bedroom rented are allowed. Children and other persons under age 18 as of the date of the rental do not count towards this cap.
- 5) Gatherings that are publicly announced or promoted (through any means) and involve more than 2 times the number of persons renting the property are prohibited.
- 6) Exterior signage is prohibited.
- 7) Local operators or property owners for whole house rentals must be physically located in Guilford County or counties directly adjacent to Guilford County, place their contact information prominently in the short term rental, and be readily accessible throughout the rental period.
- 8) Short Term Rentals shall comply with all applicable State and local laws including, but not limited to, minimum housing, building and fire codes and shall pay all appropriate taxes, including occupancy taxes, to the relevant governmental entities. Failure to do so will constitute grounds for revocation of the zoning permit.
- 9) For multifamily buildings no more than one dwelling unit per building or 25% of the total units per building, whichever is greater, may be used as a short term rental.
- 10) Parking for Short Term Rentals is limited to 1 car per bedroom rented.

11) A Short Term Rental shall have the same parking rights as the dwelling unit where it is located and shall be subject to any relevant community standards normally applied to the dwelling unit.

12) All Short Term Rentals must be in compliance with these standards by January 1, 2024.

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 become effective on February 18, 2025.



City of Greensboro

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

Agenda Report

File Number: 2025-130

Agenda Item# I.1.

Agenda Date: 2/18/2025. **Department:** Transportation

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2025-130 Resolution Approving Bid in the Amount of \$2,354,000 and Authorizing Execution of Contract 2024-0610 with D. H. Griffin Companies, LLC. for the Demolition of the Bellemeade St Parking Deck

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: 3

Public Hearing: No

Advertising Date/By: NA

Contact 1 and Phone: Kenney McDowell, Ext. 4578

Contact 2 and Phone: Hanna Cockburn, Ext. 2783

PURPOSE:

Bids for contract 2024-0610, Bellemeade Parking Deck Demolition, have been received. In order for work to proceed on this contract, City Council approval is requested to award the contract to D. H. Griffin for \$2,354,000.

BACKGROUND:

After a year of engineering research, City staff confirmed existing structural issues in the Bellemeade Street Parking Deck related to materials used when the deck was constructed. Staff reviewed multiple engineering options and determined it is not cost effective to invest additional funds into the aging facility and that the deck should be demolished.

The bids were opened on December 19, 2024, and the apparent lowest, responsive bidder was DH Griffin Companies, LLC. with a bid of \$2,354,000. The MWBE goals for this project are 12% MBE and 7% WBE. The contractor's commitments were 12% MBE and 7% WBE.

Upon review of the submitted MWBE information, it was determined that the contractor wrongly classified their submitted WBE participation, as it was determined that this particular subcontractor is classified as a MBE. As a result, the contractor's actual commitments were 19.0% MBE and

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0.00% WBE. To demonstrate Good Faith, the bidder must either meet or document that it tried to meet the goals. The documentation submitted to the M/WBE Office was insufficient to determine that the vendor made Good Faith Efforts; however, on appeal, the City Manager determined that the bidder's efforts were reasonable.

The other responsive bids received were as follows:

Sabre Construction	\$2,712,000	MBE=12% WBE=7%	Warrens, NY
Total Wrecking & Environmental	\$3,458,562	MBE=0% WBE=0%	Buffalo, NY

BUDGET IMPACT:

This project will be funded as follows:

\$2,354,000 Local Funds.

ACCOUNT NUMBER:

Funds for this project are budgeted in account 421-45-4599177.5426 Contracted Demolition

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the attached resolution approving the bid and awarding contract 2024-0610 to D. H. Griffin Companies, LLC for demolition of the Bellemeade Street Parking Deck for the bid amount of \$2,354,000.

Legal name: D. H. Griffin Companies, LLC

Secretary of State Identification Number (SOSID): 2413865

Status: Current-Active

Citizenship: Domestic

Date formed: 5/6/2022

Registered agent: Jeffrey Parsons

mailing address

4716 Hilltop Road
Greensboro, NC 27407

Principal office address

4716 Hilltop Road
Greensboro, NC 27407

Registered office address

4716 Hilltop Road
Greensboro, NC 27407

Registered mailing address

4716 Hilltop Road
Greensboro, NC 27407

Company officials

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

- **Managing Member**

David H. Griffin, Jr.
4716 Hilltop Road
Greensboro NC 27407-5217



DATE: January 31, 2025
TO: Butch Shumate, Facilities Manager
FROM: Gwen Carter, M/WBE Compliance Officer
SUBJECT: M/WBE Memo for Bellemeade Parking Deck Demolition

The M/WBE Office reviewed the documentation submitted by the D.H. Griffin Wrecking Company, Inc. to determine compliance with the M/WBE Program Plan. The M/WBE goals established for the contract were MBE 12% and WBE 7%. While the documentation submitted with the bid indicated MBE 12% and WBE 7%, the actual achievement was MBE 19% and WBE 0%. The WBE participation was reduced because the firm listed for WBE utilization was certified by the North Carolina Department of Administration (HUB) and the North Carolina Department of Transportation (DOT) as an MBE firm.

To demonstrate Good Faith, the bidder must either meet or document that it tried to meet the goals. The documentation submitted to the M/WBE Office was insufficient to determine that the vendor made Good Faith Efforts; however, on appeal, the City Manager determined that the bidder's efforts were reasonable.

D.H. Griffin Wrecking Company, Inc. proposed to use the following certified firms to meet its MBE commitment.

ID	Firm Name	County	Work Item	Dollar Value	%
MBE	Rankin III Grading LLC	Guilford	Hauling	\$282,480.00	12.0%
MBE	Hawkeye Hauling, Inc.	Guilford	Hauling	\$164,780.00	7.0%

Please remember that during the performance of the contract, if there are any changes, including subcontractor replacement, the department must contact the M/WBE Office for approval before making any such changes or substitutions.

RESOLUTION APPROVING BID IN THE AMOUNT OF \$2,354,000 AND AUTHORIZING EXECUTION OF CONTRACT 2024-0610 WITH D. H. GRIFFIN COMPANIES, LLC. FOR THE DEMOLITION OF THE BELLEMEADE ST PARKING DECK

WHEREAS, City staff confirmed existing structural issues in the Bellemeade Street Parking Deck and, after reviewing multiple engineering options, determined it is not cost effective to invest additional funds into the aging facility and that the deck should be demolished;

WHEREAS, bids were opened on December 19, 2024, and the apparent lowest bidder was DH Griffin Companies, LLC. with a bid of \$2,354,000; and

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

That the bid herinabove mentioned submitted by D. H. Griffin Companies, LLC is hereby accepted, and the City is authorized to enter into a contract with D. H. Griffin for demolition of the Bellemeade Street Parking Deck. 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: 2025-51

Agenda Item# I.2.

Agenda Date: 2/18/2025. **Department:** Parks & Recreation
Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2025 -51 Resolution to Authorize Execution of Contract #2023-0060 in the Amount of \$48,252,241.00 with Samet Corporation for Windsor Chavis Nocho Community Complex Building Construction

Council Priority: Place an ‘x’ in the box.

- | | |
|--|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input checked="" type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: 2

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

Contact 1 and Phone: Phil Fleischmann, Ext. 7360
Contact 2 and Phone: Shawna Tillery, Ext. 7808

PURPOSE:

City Council is requested to approve the contract award to Samet Corporation for the construction of the Windsor Chavis Nocho Community Complex building and adjacent support amenities located on the north parcel at 1601 E. Gate City Blvd.

BACKGROUND:

In 2016, residents approved a bond referendum which included funding for the planning of the Windsor Chavis Nocho Community Complex. In 2021, the design development of the project was completed at 50%. In September 2021 Council approved a resolution requesting funding for the project from Guilford County. In July 2022 residents approved a \$50 million bond referendum for the construction of the facility.

In August 2022 the Greensboro City Council approved \$8,000,000 for American Rescue Plan Act (ARP) enabled funds for the completion of design development, construction document and construction delivery method. In the same month the Guilford County Board of Commissioners approved an allocation of \$15 million in ARP enabled funds for the construction of the building. In September 2022, the City enlisted a Construction Manager at Risk (CMAR) delivery method for soliciting pre-construction services for the Windsor Chavis Nocho Community Complex. As a

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result of proposals received and evaluated, Samet Corporation was determined to be the most qualified firm to perform this delivery method. On December 20, 2022 City Council approved a contract in the amount for \$750,112 with Samet Corporation for pre-construction services for the Windsor Chavis Nocho Community Complex.

Over the last two years, Samet Corporation has worked in coordination with Vines Architecture and Evoke Studios for final design completion. Samet has also worked with the City and Guilford County M/WBE offices for collaboration and process requirements to oversee the package development and pre-qualification process, to complete M/WBE outreach, and related bidding for the project.

The prequalification process began in February 2024 and lasted for a total of 232 days. During this period 42,769 messages were sent, 3,307 phone calls made, nine newspaper advertisements ran, four outreach events were conducted hosting over 150 attendees, a Contractor's College was held with 15 students, and a 2nd-Tier subcontractor interest meeting occurred with 31 attendees.

The prequalification process included 1,180 firms invited to prequalify. 485 of the invited firms completed the prequalification process. A total of 188 M/WBE bidders completed the prequalification process with 138 MBE bidders and 50 WBE bidders.

As the Construction Manager, Samet gave a Guaranteed Maximum Price (GMP) in the amount of \$48,252,241 for the Windsor Chavis Nocho Community Complex building only located at 1601 E. Gate City Blvd.

The goals were set at 17% MBE and 15% WBE. Though the outreach efforts of Samet achieved 11.45% MBE and 2.43% WBE. Samet did not meet the goals but did meet good faith efforts. Guilford County M/WBE Office has reviewed the bid documentation and provided approval in the December 10, 2024 email attached for review. The City of Greensboro's M/WBE office memo is attached for review.

Construction of the Nocho Park portion of the complex located across E. Gate City Blvd. will be handled through future authorization by the Council.

BUDGET IMPACT:

Funding budgeted for this project will be used to cover costs associated with the construction and development of the Windsor Chavis Nocho Community Complex building and adjacent support amenities located on the north parcel at 1601 E. Gate City Blvd.

ACCOUNT NUMBER:

493-50-5099229

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the award to Samet Corporation for the Windsor Chavis Nocho Community Complex Building Construction, Contract 2023-0060 in the amount of \$48,252,241.00.



DATE: February 12, 2025

TO: Shawna Tillery, Projects Division Manager

FROM: Gwen Carter, M/WBE Compliance Officer

SUBJECT: M/WBE Memo for the Windsor Chavis Nocho Community Complex
Contract 11421 (2023-0060)-Change Order #1

The M/WBE Office reviewed the documentation submitted by the Samet Corporation, the CMAR, to determine compliance with the M/WBE Program Plan. The M/WBE goals established for this contract were MBE 17% and WBE 15%. The M/WBE achievement was MBE 11.45% and WBE 2.43%. The Samet Corporation did not meet the goals; however, the CMAR met the requirements for good faith efforts established by the M/WBE Office for the contract at that time.

The Samet Corporation will meet its M/WBE commitment utilizing the following certified firms:

ID	Firm Name	County	Work Item	Dollar Value	%
MBE	Cate Services	Durham	Review and manage submittals, Daily logs, Drawings, RFI, Punch List, Photography	\$346,630.00	0.72%
MBE	United Maintenance	Guilford	Review and manage submittals, Daily logs, Drawings, RFI, Punch List, Photography	\$208,499.00	0.43%
MBE	CB&H	Wake	Final Cleaning & Temporary Fencing	\$100,000.00	0.21%
MBE	SVG Concrete	Wake	Concrete Labor	\$75,630.90	0.16%
MBE	RFI	Guilford	Daily Cleaning & Security	\$361,000.00	0.75%
MBE	Brodie Contractors	Wake	Masonry	\$1,480,000.00	3.07%
MBE	Flores Welding	Wake	Steel Erection	\$800,000.00	1.66%
MBE	Carpet Queen	Rowan	Carpet Installation	\$377,000.00	0.77%
MBE	Cervantes Painting	Durham	Painting	\$259,979.00	0.54%
MBE	GP Supply	Guilford	HVAC & Plumbing Supplies	\$373,539.00	0.78%
MBE	Tru-Air	Durham	Test & Balance	\$24,350.00	0.05%
MBE	ASJ	Guilford	Site Concrete	\$1,118,200.00	2.31%
MBE	A Fine Line Striping	Guilford	Striping	\$5,281.90	0.01%
WBE	American Building	Guilford	General Trades	\$878,780.00	1.82%
WBE	Foss Demolition	Guilford	Demolition & Abatement	\$159,500.00	0.33%
WBE	Arrow Exterminators	Guilford	Soil Treatment	\$3,508.65	0.01%
WBE	Sherwood Doors	Guilford	Door Installation	\$20,020.14	0.04%
WBE	Protégé Staffing	Forsyth	Temporary Labor	\$1,600.00	0.003%
WBE	Fire-Ade	Forsyth	Fire Alarms	\$5,072.00	0.01%
WBE	Industrial & Commercial	Guilford	Insulation Installation	\$89,640.00	0.19%
WBE	Seal Brothers	Surry	Silt Fences & Baffles	\$14,550.00	0.03%

Please remember that during the performance of the contract, if there are any changes, including subcontractor replacement, the department must contact the M/WBE Office for approval before making any such changes or substitutions.

• 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

Samet Corporation

Prev Legal Name

Samet Construction Co., Inc.

Information

SosId: 0128489

Status: Current-Active ⓘ

Date Formed: 9/26/1963

Citizenship: Domestic

Fiscal Month: September

Annual Report Due Date: January 15th

Current Annual Report Status:

Registered Agent: Paracorp Incorporated

Addresses

Reg Office

176 Mine Lake Ct #100
Raleigh, NC 27615

Reg Mailing

176 Mine Lake Ct #100
Raleigh, NC 27615

Mailing

309 Gallimore Dairy Rd Ste 102
Greensboro, NC 27409

Principal Office

309 Gallimore Dairy Rd Ste 102
Greensboro, NC 27409

Officers**Chief Financial Officer**

Douglas A. Beane
PO Box 8050
Greensboro NC 27419

Assistant Secretary

Christian Cederholm
PO Box 8050
Greensboro NC 27419

Secretary

Richard K. Davenport
PO Box 8050
Greensboro NC 27419

Chief Operating Officer

Richard K. Davenport
PO Box 8050
Greensboro NC 27419

Assistant Secretary

Angela Rininger
PO Box 8050
Greensboro NC 27419

Chief Executive Officer

Arthur L. Samet
PO Box 8050
Greensboro NC 27419

President

Arthur L. Samet
PO Box 8050
Greensboro NC 27419

Stock

Class: COMMON

Shares: 20000

Par Value 1

Class: PREFERRED

Shares: 180000

Par Value 1

Tillery, Shawna

From: Shaunne N. Thomas <sthomas12@guilfordcountync.gov>
Sent: Tuesday, December 10, 2024 10:14 AM
To: Tillery, Shawna; Dickens, James
Cc: Maria Miles
Subject: Re: WCNCC follow up

WARNING: External Email – Don't get hooked by a phishing email. Never click on links or open attachments unless you know the content is safe.

Shawna and James,

We have reviewed the MWBE information for WCNCC and are satisfied with it as presented. Let us know if you need anything else.



Shaunne N. Thomas, CEIO, CLGPO, CCA
MWBE Department Director
MWBE

Guilford County Government

1451 South Elm-Eugene Street #3201, Greensboro, NC 27406
336-297-8263 336-641-6338 | m: 336-297-8263
sthomas12@guilfordcountync.gov | www.guilfordcountync.gov



From: Tillery, Shawna <Shawna.Tillery@greensboro-nc.gov>
Sent: Friday, December 6, 2024 12:39 PM
To: Shaunne N. Thomas <sthomas12@guilfordcountync.gov>; Dickens, James <james.dickens@greensboro-nc.gov>
Subject: WCNCC follow up

WARNING* This email originated outside Guilford County's email system. *WARNING
Do not click unrecognized links or attachments. **When in doubt**, use the **Phish Alert Report** button.

Good Afternoon Shaunne,

I spoke with James earlier today and per our discussion he indicated he had sent you the GMP. In order to provide additional back up I have attached several documents.

- 1) Detailed HUB report which is easier to read than in the GMP
- 2) WCNCC outreach efforts-summary. This is the overall summary prepared by Samet in terms of outreach and communication. Based on our previous conversation this provides a clear picture of outreach efforts.
- 3) Other spreadsheets is the GMP pre-qualification summary spreadsheet, GFE GMP Bid and GFE Rebid.

Thanks!
Shawna

Shawna Tillery, MPA
Engineering & Inspections Department
Office: 336-373-7808

Cell: 336-709-0243
PO Box 3136, Greensboro, NC 27402-3136
www.greensboro-nc.gov

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RESOLUTION TO AUTHORIZE EXECUTION OF CONTRACT #2023-0060 IN THE
AMOUNT OF \$48,252,241.00 WITH SAMET CORPORATION FOR WINDSOR CHAVIS
NOCHO COMMUNITY COMPLEX BUILDING CONSTRUCTION

WHEREAS, the City Council is being requested to approve the award of the contract to Samet Corporation Windsor Chavis Nocho Community Complex- building only located at 1601 E. Gate City Blvd;

WHEREAS, in 2016 residents approved a bond referendum which included funding for the planning of the Windsor Chavis Nocho Community Complex;

WHEREAS, in July 2022 residents approved a \$50 million bond referendum for the construction of the facility;

WHEREAS, in August 2022 the Greensboro City Council approved \$8,000,000 for American Rescue Plan Act (ARP) enabled funds for the completion of design development, construction document and construction delivery method;

WHEREAS, in August 2022 Guilford County Board of Commissioners approved an allocation of \$15 million in ARP enabled funds for the construction of the building;

WHEREAS, on December 20, 2022 City Council approved a contract in the amount for \$750,112 for preconstruction services for the Windsor Chavis Nocho Community Complex;

WHEREAS, Samet Corporation has worked over the two years in coordination with Vines Architecture and Evoke Studios for final design completion;

WHEREAS, Samet Corporation worked with the City of Greensboro and Guilford County M/WBE offices for collaboration and process requirements for the package development and pre-qualification process, M/WBE outreach and bidding for the project;

WHEREAS, prequalification process began February 2024 and lasted for a total of 232 days;

WHEREAS, 42,769 messages were sent, 307 phone calls made, nine newspaper advertisements, four outreach events with over 150 attendees, a Contractor's College was held with 15 students and a 2nd-Tier subcontractor interest meeting with 31 attendees;

WHEREAS, Samet Corporation gave a Guaranteed Maximum Price (GMP) in the amount of \$48,252,241.00 for the Windsor Chavis Nocho Community Complex - building only located at 1601 E. Gate City Blvd;

WHEREAS, goals were set at 17% MBE and 15% WBE;

WHEREAS, Samet Corporation met the GFE review and Guilford County approved the outreach and good faith efforts;

WHEREAS, Samet achieved 11.45% MBE and 2.43% WBE;

WHEREAS, it is recommended that City Council approve the award of this contract to Samet Corporation for the Windsor Chavis Nocho Community Complex - building only located at 1601 E. Gate City Blvd; and

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

That the City is authorized to enter into a contract for \$48,252,241.00 with Samet Corporation for the Windsor Chavis Nocho Community Complex - building only located at 1601 E. Gate City Blvd.



City of Greensboro

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

Agenda Report

File Number: 2025-139

Agenda Item# I.3.

Agenda Date: 2/18/2025. **Department:** Police

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2025 – 139 Resolution Authorizing Contract between the Greensboro Police Department and Axon Enterprises, Inc. for Fusus- \$1,528,016

Council Priority: Place an ‘x’ in the box.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

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:

The Greensboro Police Department wishes to enter into a contract with Axon Enterprises, Inc. to continue providing the department with Fusus software platform and supporting equipment for the platform for nine years. The department has used Fusus since the inception of their Real Time Crime Center and since then, Fusus was acquired by Axon Enterprises, Inc. It is a nine year contract for a cost of approximately \$1,528,016.

BACKGROUND:

With the subscription to the Fusus software and system, the department will achieve the following:

- Develop a real time crime center (RTCC) that unifies live video and data from multiple sources into one centralized location.
- Attain and install cloud based software that extracts, records, and retains video and audio relating to criminal activities.
- Increase closure rate by enhancing investigative tools and providing situational awareness.
- Improve relationships of mutual trust between the agency and community members who may register their security cameras with the system through a customized on-line portal.

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

The software and platform allows the department to share information and video/camera data with other departments that also subscribe. Local police and sheriff's departments include Charlotte Mecklenberg, Winston-Salem, Forsyth County, Raleigh, Fayetteville, Asheville, and Kernersville. The contract will be purchased through the Sourcewell Cooperative Contract #101223-AXN.

BUDGET IMPACT:

Year one of this agreement will be funded by the following grant accounts, 220-35-3598164 for \$65,500, 220-35-3598159 for \$104,280. The following years will be funded through a combination of grant funds and GPD operating budget.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the resolution allowing the Greensboro Police Department to enter into a nine year contract with Axon Enterprises, Inc for the Fusus software platform and supporting equipment.

Internal M/WBE Waiver Request Form

Date: Department:

Contact Name Phone Number

Contract Name and Number (if applicable):

A waiver of the M/WBE participation requirement may be requested by the **Originating Department** at least 5 business days **prior** to advertisement or solicitation. In detail below, please explain your reason for requesting a waiver (attach RFP & supporting documentation as necessary). *As the requester, your signature is required at the bottom of this page.*
Final approval of the request will be made by the City Manager's Office.

The Greensboro Police Dept. wishes to contract with Axon Enterprises, Inc. for the Fusus software platform and supporting equipment for its Real Time Crime Center. The department has contracted for Fusus in prior years with a different vendor. Axon now owns the company. The new contract, which hopefully will go to City Council on 2/18/25, is for the software platform and equipment and is a nine year contract. The contract will be purchased through Sourcewell Cooperative Contract # 101223-AXN. The platform allows for information sharing with other law enforcement departments that also have Fusus. Local departments include Winston-Salem, Raleigh, Forsyth County, Charlotte Mecklenburg and Kernersville. Without this particular software, GPD would not be able to participate in the information sharing which is also called the Real Time Crime Center.

Note: *As the requester, your signature is required in order to process this request.*

Stephanie Moore Digitally signed by Stephanie Moore
Date: 2025.02.03 07:49:09 -05'00' 
Required Requester's Signature

This section is for M/WBE Office use only

Contact Name:

Phone Number:

The M/WBE Office supports the waiver request. Please submit any comments below.

1. The extraordinary and necessary requirements of the contract render application of the Program Elements infeasible or impractical. **Please explain in detail. (Attach supporting documentation as necessary)**

2. The nature of the goods or services being procured are excluded from the scope of this Program Plan.

Please check one of the exclusions below: (Attach supporting documentation as necessary)

- Contracts that are subject to the U.S. Department of Transportation Disadvantaged Business Enterprise Program;
- Sole Source: the required supplies or services are available from one responsible source
- Contracts for electricity or water and sewage services from a municipal utility district or governmental agency;
- Emergency contracts for goods or supplies;
- Contracts for the City's lease or purchase of real property where City is lessee or purchaser; and

3. Sufficient qualified M/WBEs providing the goods or services required by the contract are unavailable in the Relevant Market area of the project despite every reasonable attempt to locate them. **Please explain in detail the reason for the request: (Attach RFP & supporting documentation as necessary)**

The M/WBE Office does not support the waiver request. Please explain in detail the reason for not supporting the request: (Attach supporting documentation as necessary)

Gwendolyn Carter Digitally signed by Gwendolyn Carter
Date: 2025.02.03 11:54:57 -05'00'

REQUIRED MWBE Signature

This section is for CMO OFFICE USE ONLY

Name:



REQUIRED CMO Office Signature

The CMO Office approves the waiver request

The CMO Office does not approve the waiver request.

Date:

RESOLUTION AUTHORIZING CONTRACT IN THE AMOUNT OF \$1,528,016
BETWEEN THE GREENSBORO POLICE DEPARTMENT AND AXON ENTERPRISES,
INC. FOR FUSUS

WHEREAS, the Greensboro Police Department has used the Fusus software platform since the inception of its Real Time Crime Center and is satisfied with the product;

WHEREAS, the Greensboro Police Department wishes to continue its Fusus software platform subscription and purchase supporting equipment;

WHEREAS, the Greensboro Police Department would like to strategically utilize available technology to reduce expenditures in personnel time and resources and enhancing public legitimacy and transparency;

WHEREAS, the total value of the nine year contract is estimated at 1,528,016;

WHEREAS, the Greensboro Police Department will contract with Axon Enterprises, Inc. for the Fusus software platform and equipment via a cooperative agreement through Sourcewell contract #101223-AXN;

WHEREAS, under the City's current policy, contracts totaling \$300,000 or more require City Council approval;

WHEREAS, funding is subject to City Council approval of future fiscal year budget appropriations; and

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

That the Greensboro Police Department is hereby authorized to enter into the contract with Axon Enterprise, Inc. to provide Fusus software platform and supporting equipment.



City of Greensboro

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

Agenda Report

File Number: 2025-146

Agenda Item# I.4.

Agenda Date: 2/18/2025. **Department:** Transportation

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2025-146 Resolution Authorizing Contract 2023-052A in the Amount of \$1,051,669 with Alta Planning + Design, Inc. for Professional Design Services for the A&Y Greenway Extension Design (BL-0116)

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: 3

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Hanna Cockburn, Ext 2861

Contact 2 and Phone: Jason Geary, Ext 2883

PURPOSE:

City Council approval is requested for approval of Contract 2023-052A in the amount of \$1,051,669 with Alta Planning + Design, Inc. for Professional Design Services for the A&Y Greenway Extension Design (BL-0116).

BACKGROUND:

This project includes federal/state funding and is subject to the U.S. Department of Transportation Disadvantaged Business Enterprise (DBE) program. The M/WBE Program Plan expressly states, "...the following categories of contracts shall be excluded from the scope and application of this Program Plan: (a) Contracts that are subject to the U.S. Department of Transportation Disadvantaged Business Enterprise Program and Airport Concessions Disadvantaged Business Enterprise Program as set forth in 49 CFR Parts 23 and 26 or any successor regulations or legislation."

As part of this contract, Alta Planning + Design, Inc. will provide the professional services necessary for design of the extension of the Atlantic & Yadkin (A&Y) Greenway to be constructed on the abandoned railroad bed from Hill Street to Rollins Road. Their services will also include design of improvements to the Battleground Avenue/Benjamin Parkway intersection,

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

and design of numerous sidewalk segments that connect to the proposed greenway. These segments include sidewalks along Battleground Avenue, Lawndale Drive, Mill Street, Fernwood Drive, Markland Drive, Rollins Road, Benjamin Parkway, and the RED Cinemas access drive. As part of this design, Alta Planning + Design, Inc. will provide greenway and sidewalk designs; intersection design; storm water design and permitting; environmental documentation and permitting; structural analysis of the existing pedestrian bridge over North Buffalo Creek; traffic turning movement counts, capacity analysis and signal designs and upgrades for nine intersections; and preparation of complete construction plans, cost estimates and specifications to make the project ready for bidding.

Our sixteen federally funded on-call engineering and transportation professional services firms were considered for this project. Prime consideration was given to their past experience and performance with projects involving bridge designs. As a result of the analysis by the Engineering and Inspections Department, Alta Planning + Design, Inc. was selected for the project.

No goals were set for these design services. However, Alta Planning + Design, Inc. has committed to a 19.83% DBE participation for this contract.

BUDGET IMPACT:

Funds in the amount of \$1,051,669 are budgeted for this contract in the Transportation Department's Greensboro Urban Area Street and Sidewalk Capital Project Fund account #401-45-4599163.5410.

ACCOUNT NUMBER:

#401-45-4599163.5410 \$1,051,669 Urban Area Street and Sidewalk Capital Project Fund

RECOMMENDATION / ACTION REQUESTED:

The Departments of Engineering and Inspections and Transportation recommend that City Council approve Contract 2023-052A in the amount of \$1,051,669 with Alta Planning + Design, Inc. for Professional Design Services for the A&Y Greenway Extension Design (BL-0116).

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Business Corporation

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Legal name: Alta Planning + Design, Inc.

Secretary of State Identification Number (SOSID): 1366768

Status: Current-Active

Citizenship: Foreign

State of Incorporation: CA

Date formed: 3/12/2014

Fiscal month: December

Citizenship: Foreign

Registered agent: [Corporation Service Company](#) ****Note load times may be long****

mailing address

101 SW Main St. Suite 2000
Portland, OR 97204

Principal office address

101 SW Main St. Suite 2000
Portland, OR 97204

Registered office address

2626 Glenwood Ave Ste 550
Raleigh, NC 27608

Registered mailing address

2626 Glenwood Ave Ste 550
Raleigh, NC 27608

Officers

- **Treasurer**

[Charul Doshi](#)

101 SW Main St. Suite 2000
Portland OR 97204

- **Vice President**

[Emily Duchon](#)

101 SW Main St. Suite 2000
Portland OR 97204

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111 E. Chapel Hill St. Suite 200
Durham NC 27701

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101 SW Main St. Suite 2000
Portland OR 97204

- **Secretary**

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101 SW Main St. Suite 2000
Portland OR 97204

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Portland OR 97204

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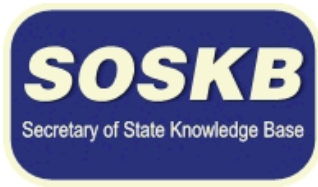
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Hours of Operation Monday - Friday 8:00 am - 5:00 pm



North Carolina Secretary of State's Office



Contact Us

[919-814-5400](#) [Support](#) [Division Directory](#)



DATE: February 3, 2025

TO: Frances Kallam, Chief Design Engineer

FROM: Gwen Carter, M/WBE Compliance Officer

SUBJECT: DMWBE Memo for 2023-052A BL-0116 A&Y Greenway Extension Design

The M/WBE Office reviewed a request from the Engineering and Inspections Department to document the participation of Disadvantaged Minority and Women-owned businesses in the above project. The contract is funded by the U.S. Department of Transportation funds and is subject to the Disadvantaged Business Enterprise Program; therefore, it is excluded from the City's M/WBE Program Plan. While goals were not established for the contract, the consultant, Alta Planning+Design, Inc., committed to utilizing a D/WBE within the Greensboro marketplace to assist with the design services.

The consultant will fulfill its commitment by using the following firm.

ID	Firm Name	County	Work Item	Dollar Value	%
D/WBE	Three Oaks Engineering	Durham	Environmental Services, Permitting Community Studies & Hydraulic Design	\$208,571.16	19.83%

Please remember that during the performance of the contract, if there are any changes, including subcontractor replacement, the department, and consultant must contact the M/WBE Office for approval before making any such changes or substitutions.

RESOLUTION APPROVING CONTRACT 2023-052A IN THE AMOUNT OF \$1,051,669 WITH ALTA PLANNING + DESIGN, INC. FOR PROFESSIONAL DESIGN SERVICES FOR THE A&Y GREENWAY EXTENSION DESIGN (BL-0116)

WHEREAS, Contract No. 2023-052A will provide for the Professional Design Services for the A&Y Greenway Extension Design;

WHEREAS, Alta Planning + Design, Inc. was selected on the strength of their design experience, and their extensive work on roadway, greenway, storm water, and transportation engineering; and

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

That the City Manager is hereby authorized to execute the above mentioned contract for the Professional Design Services for the A&Y Greenway Extension Design with Alta Planning + Design, Inc.



City of Greensboro

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

Agenda Report

File Number: 2025-140

Agenda Item# I.5.

Agenda Date: 2/18/2025. **Department:** Transportation

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2024-140 Resolution Authorizing Supplemental Agreement #1 in the Amount of \$5,000,000 with North Carolina Department of Transportation for BL-0116 A&Y Greenway Project Hill Street to Rollins Road

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: 5

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 #1 in the amount of \$5,000,000 with NC Department of Transportation for BL-0116 A&Y Greenway Project – Hill Street to Rollins Road.

BACKGROUND:

Project BL-0116 will design and construct the A&Y Greenway from Hill Street to Rollins Road along with associated roadway modifications and sidewalk additions. The project will connect the existing A&Y Greenway to Downtown and the Downtown Greenway. Federal funding for the project design phase was secured by the MPO Transportation Advisory Committee in 2023, in cooperation with NCDOT, and approved by City Council in the Municipal Agreement. The City is currently working to finalize and initiate the project design contract.

Supplemental Agreement #1 provides for an additional \$4,000,000 in federal funds under a federal Community Project Funding Grant supplemented by a 20% local match in the amount of \$1,000,000. Future supplemental agreements are anticipated once more detailed construction estimates are available.

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

BUDGET IMPACT:

This project will be funded as follows:

\$4,000,000 Federal Funds (80%)

\$1,000,000 Local Funds

\$5,000,000

ACCOUNT NUMBER:

Project is budgeted in account 401-45-4599163. Local funding will come from 2022 Transportation Bond Fund Account 492-45-4599161.6401.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the attached resolution authorizing Supplemental Agreement #1 in the amount of \$5,000,000 with NC Department of Transportation for BL-0116 A&Y Greenway Project – Hill Street to Rollins Road.

RESOLUTION AUTHORIZING SUPPLEMENTAL AGREEMENT #1 IN THE AMOUNT OF
\$5,000,000 WITH NC DEPARTMENT OF TRANSPORTATION FOR BL-0116 A&Y
GREENWAY PROJECT – HILL STREET TO ROLLINS ROAD

WHEREAS, Project BL-0116 will design and construct the A&Y Greenway from Hill Street to Rollins Road in Greensboro and make associated roadway modifications and sidewalk additions;

WHEREAS, BL-0116 will connect the existing A&Y Greenway to downtown and connect bicyclists and pedestrians to schools, retail centers, services, public transportation and to the expanding regional greenway network;

WHEREAS, Federal funding to cover 80% of eligible project design costs was secured by the MPO Transportation Advisory Committee and the NCDOT in 2023; and

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

That said project is hereby formally approved by the City Council of the City of Greensboro and the City Manager is hereby empowered to sign and execute Supplemental Agreement #1 with the NCDOT for the A&Y Greenway Project BL-0116.



City of Greensboro

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Office Building
300 W. Washington Street
Greensboro, NC 27401

Agenda Report

File Number: 2025-141

Agenda Item# I.6.

Agenda Date: 2/18/2025. **Department:** Transportation

Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2024-141 Ordinance in the Amount of \$5,000,000 Increasing the Budget for Supplemental Agreement #1 with North Carolina Department of Transportation for BL-0116 A&Y Greenway Project Hill Street to Rollins Road

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: 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 Supplemental Agreement #1 in the amount of \$5,000,000 with NC Department of Transportation for BL-0116 A&Y Greenway Project – Hill Street to Rollins Road.

BACKGROUND:

Project BL-0116 will design and construct the A&Y Greenway from Hill Street to Rollins Road along with associated roadway modifications and sidewalk additions. The project will connect the existing A&Y Greenway to Downtown and the Downtown Greenway. Federal funding for the project design phase was secured by the MPO Transportation Advisory Committee in 2023, in cooperation with NCDOT, and approved by City Council in the Municipal Agreement. The City is currently working to finalize and initiate the project design contract.

Supplemental Agreement #1 provides for an additional \$4,000,000 in federal funds under a federal Community Project Funding Grant supplemented by a 20% local match in the amount of \$1,000,000. Future supplemental agreements are anticipated once more detailed construction estimates are available.

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

BUDGET IMPACT:

This project will be funded as follows:

\$4,000,000 Federal Funds (80%)

\$1,000,000 Local Funds

\$5,000,000

ACCOUNT NUMBER:

Project is budgeted in account 401-45-4599163. Local funding will come from 2022 Transportation Bond Fund Account 492-45-4599161.6401.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council approve the attached ordinance increasing the budget for Supplemental Agreement #1 in the amount of \$5,000,000 with NC Department of Transportation for BL-0116 A&Y Greenway Project – Hill Street to Rollins Road.

ORDINANCE IN THE AMOUNT OF \$5,000,000 INCREASING THE BUDGET FOR SUPPLEMENTAL AGREEMENT #1 WITH NC DEPARTMENT OF TRANSPORTATION FOR BL-0116 A&Y GREENWAY PROJECT – HILL STREET TO ROLLINS ROAD

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

Section 1:

That the appropriation for project BL-0116 A&Y Greenway Project – Hill St to Rollins Rd be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
401-45-4599163.6012	Land Right of Way	\$ 500,000
401-45-4599163.6015	Sidewalk Construction	<u>\$4,500,000</u>
Total:		<u>\$5,000,000</u>

And, that this appropriation be financed by increasing the following accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
401-45-4599163.7100	Federal Grant	\$4,000,000
401-45-4599163.9492	Transfer from 2022 Bond Fund	<u>\$1,000,000</u>
Total:		<u>\$5,000,000</u>

Section 2:

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



City of Greensboro

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

Agenda Report

File Number: 2025-60

Agenda Item# I.7.

Agenda Date: 2/18/2025. **Department:** Legislative/City Council
Meeting Type: Council Meeting **Category:** General Business Agenda

Title: 2025-60 Boards and Commissions Report for February 18, 2025

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

- | | |
|--|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Customer Service/Transparency</u> |

Council District: All

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Angela Lord, Ext 2396

Contact 2 and Phone: Liz Lennon, 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.

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."



City of Greensboro

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

Agenda Report

File Number: 2025-158

Agenda Item# O.1.

Agenda Date: 2/18/2025. **Department:** Legal
Meeting Type: Council Meeting **Category:** Informational Purposes

Title: 2025-158 MWBE Utilization Report – February 18, 2025

Council Priority: Place an ‘x’ in the box.

- | | |
|--|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input checked="" type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: All

Public Hearing: No

Advertising Date/By: N/A

Contact 1 and Phone: Chuck Watts, Ext. 2320

Contact 2 and Phone: Gwen Carter, Ext. 4822

PURPOSE:

This is for Informational Purposes only.

BACKGROUND:

N/A

BUDGET IMPACT:

N/A

ACCOUNT NUMBER:

N/A

RECOMMENDATION / ACTION REQUESTED:

This is for Informational Purposes only.

Vision Statement: “A Community with Endless Economic Opportunities and Exceptional Quality of Life.”

Council ID Number	Project	Business Category	Total Contract Amount	Change Order Amount	M/WBE Prime Awarded Amount	Goal Setting Committee Goals		Subcontracting Commitments Established		M/WBE Prime or Subcontracting Award Amount		Total M/WBE Contract Award Amount	Notes
						MBE	WBE	MBE	WBE	MBE	WBE		
2025-137	Hammel Road Waterline Replacement - Contract 2020-032A - Change Order #1	Construction	\$1,476,047.50	\$400,000.00	\$800,154.50	10.05%	25.50%	10.18%	25.85%	\$190,942.00	\$484,951.00	\$675,893.00	
2025-142	TZO Air Emmisions Permit Support	Professional Services	\$725,180.00	\$0.00	\$725,180.00	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	
2025-51	Windsor Chavis Nocho Community Complex Building Construction	Construction	\$48,130,925.00	\$0.00	\$41,433,216.41	17.00%	15.00%	11.45%	2.47%	\$5,524,827.90	\$1,172,880.69	\$6,697,708.59	
2025-130	Bellemeade Parking Deck Demolition	Other Services	\$2,354,000.00	\$0.00	\$1,906,740.00	12.00%	7.00%	19.00%	0.00%	\$447,260.00	\$0.00	\$447,260.00	
2025-120	Light Repair, Maintenance and Décor Services - Contract 12467	Construction	\$540,000.00	\$0.00	\$0.00	0.00%	0.00%	0.00%	0.00%		\$540,000.00	\$540,000.00	
	Totals		\$53,226,152.50	\$400,000.00	\$44,865,290.91					\$6,163,029.90	\$2,197,831.69	\$8,360,861.59	
	Total M/WBE Percentages									11.58%	4.13%	15.71%	
	RELEVANT NOTES												