City of Greensboro
Meeting Agenda
City Council

Tuesday, July 15, 2025, 5:30 p.m.
Katie Dorsett Council Chamber
300 West Washington Street, Greensboro, NC 27401

The City Council Chamber is open to the public; however, residents are encouraged to continue to participate in the meeting virtually. To submit a comment or to request to speak to agenda items, please complete the City Council Virtual Comments Form (jotform.com). Please confirm if you wish to appear via zoom or in-person. *Residents requesting to participate via zoom must submit the request by 5:00 P.M. the day prior to the Council meeting and will receive an email invitation to register with instructions on how to participate, including a unique password that cannot be used by other individuals. Zoom participants will be removed from the call following the conclusion of their item and are invited to observe the remainder of the meeting on the Greensboro Television Network (GTN).* Residents may also register in-person on the night of the meeting using an on-site Qminder kiosk. On-Site speaker requests must be entered by 6 p.m. A Qcode is available for scanning onto personal cell phone devices should residents prefer. *All comments received are subject to the public records law and will be posted on the City of Greensboro website.*
The first regular meeting of the month is for Council consideration of public forum comments, ceremonial/presentational, consent, public hearing, and business items as needed.
The second regular meeting of the month is for Council consideration of consent, public hearing, and business items.
The zoning application hearing process allows proponents and opponents a total of fifteen (15) minutes notwithstanding the number of persons desiring to be heard. Proponents shall be heard first followed by comments from opponents. Each side may speak a total of five (5) minutes rebuttal.
Greensboro City Council meetings are available via https://www.greensboro-nc.gov/government/city-council/council-meetings, a *live stream will be on the city's YouTube page, at https://www.youtube.com/user/CityofGreensboroNC, the Greensboro Television Network (GTN) live on Spectrum channel 13 with a digital cable box, Lumos channel 31, AT&T U-verse channel 99. GTN is also available on the Roku streaming platform by going to "add channels" and searching for Greensboro Television Network. Lastly, GTN can be streamed live on the City's website.*
Any individual with a disability who needs additional information or assistance, please contact Gary Canapinno, ADA Coordinator, 336-373-2723 or gary.canapinno@greensboro-nc.gov.
The next regular meeting of City Council will be Monday August 4,2025.

Pages

A. CALL TO ORDER

B. MOMENT OF SILENCE

C. PLEDGE OF ALLEGIANCE

Introduction of Youth Courier

D. COUNCIL PROCEDURE FOR CONDUCT OF THE MEETING

E. CEREMONIAL AND/OR PRESENTATION ITEMS

F. PUBLIC COMMENT PERIOD

Public Comment Period is held at the first meeting of the month.

G. CONSENT AGENDA (One Vote)

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G.20 2025-542 Resolution Calling a Public Hearing for August 19, 2025 to Annex the Properties Located at a Portion of 164 and all of 135ZZ and 168 Marshall Smith Road – 59.42 Acres (Tom Terrell for Chris Raughley of Pulte Homes on Behalf of Others) 82

G.21 2025-543 Resolution Calling a Public Hearing for August 19, 2025 to Annex the Property Located at 1143 Pleasant Ridge Road – 57.99 Acres (Marc Isaacson for Rana Humayan of Pleasant Ridge Plantation, LLC) 95

G.22 2025-544 Resolution Calling a Public Hearing for August 19, 2025 to Annex the Property Located at 3521 Edgefield Road – 12.23 Acres (Randall N. Veltri of Duke Energy Carolinas, LLC) 108

G.23 2025-545 Resolution Calling a Public Hearing for August 19, 2025 to Annex the Property Located at 5511 Burlington Road – 2.85 Acres (Amarjot Singh of AR General Inc) 126

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H.1 2025-561 Public Hearing for an Ordinance for Rezoning for 3510-3516 W Friendly Ave and 805-807 Hobbs Rd – Michael S. Fox for Carroll at Hobbs LLC 174

H.2 2025-558 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Properties located at Portions of 3725 and 3739 and All of 3751 McConnell Rd – 35.68 Acres (Mary Bell Tuttle, and others) 210

This item was Postponed from the May 20, 2025 City Council Meeting without Further Advertising.

H.3 2025-559 Public Hearing for an Ordinance for Original Zoning for Portions of 3725 and 3739 and all of 3751 McConnell Road – Amanda Hodierne for Mary Belle Tuttle, Neal C. Tuttle and others 245
This item was Postponed from the May 20, 2025 City Council Meeting without Further Advertising.

H.4 2025-560 Public Hearing for an Ordinance for Original Zoning for a Portion of McConnell Road R-O-W – City of Greensboro 268
This item was Postponed from the May 20, 2025 City Council Meeting without Further Advertising.

H.5 2025-547 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property Located at 3526 McConnell Rd – .936 Acres (Amanda Hodierne, and others) 286

H.6 2025-548 Public Hearing for an Ordinance for Original Zoning for 3526 McConnell Rd – Amanda Hodierne, Ernie Reinstein and Jason Simon on behalf of Molly Biggs - 2025-548 294

H.7 2025-549 Public Hearing for Ordinance Annexing Territory into Corporate Limits for properties on Willow Rd and Sharpe Rd -27.64 acres (Mt Zion Baptist Church of Greensboro Inc.) 317

H.8 2025-550 Public Hearing for an Ordinance for Original Zoning and Rezoning for properties on Willow Road, Alamance Church Road and Sharpe Road – Marc Isaacson for Mount Zion Baptist Church of Greensboro, Inc. 326

H.9 2025-551 Public Hearing for an Ordinance for Original Zoning for Portion of Willow Road R-O-W – City of Greensboro 357

H.10 2025-552 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property Located at 4712 Hicone Road – 1.63 Acres (Amanda Hodierne for Tom C. James of Columbia Holdings LLC) 376

H.11 2025-553 Public Hearing for an Ordinance for Original Zoning 4712 Hicone Rd – Amanda Hodierne for Tom C James of Columbia Holdings LLC 385

H.12 2025-554 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property Located at 2603 Cromwell Road – .52 Acres (Trace McKinney for McKinney Homes, LLC) 406

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H.14 2025-556 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property Located at 4719 Bowman Avenue – .31 Acres (Naydi and Victor Garcia) - 2025-556 434

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I.6 2025-572 Boards and Commissions Report for July 15, 2025 490

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

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

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O.2 2025 – 538 Report of Disbursements 497

O.3 2025-576 MWBE Utilization Report – July 15, 2025 502

City of Greensboro

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

Agenda Report

File Number: 2025-486

Agenda Item# G.1.

Agenda Date: 7/15/2025. **Department:** Fire
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025 – 486 Resolution to Approve Contract 2025-0150 for the design of Fire Station 62 for $651,854 with Samet Corporation

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: N/A

Contact 1 and Phone: Jim Robinson, Ext.2297
Contact 2 and Phone: Alex Gossett, Ext.5723

PURPOSE:
The purpose of this resolution is to allow the City Manager the authority to enter into a contract with Samet Corporation for the design of Fire Station 62.

BACKGROUND:
Council authorized on February 6, 2024, the use of design build project delivery method for the construction contracts of FS 8, 10, and an additional station to be named once funding is identified. Request for qualifications was solicited for the remodel project and three companies' submitted proposals. The selection committee evaluated each proposal and the Samet design team was selected to perform the design and construction of the projects. The full contract can be viewed by the following link https://www.greensboro-nc.gov/home/showdocument?id=63031

BUDGET IMPACT:
Funding from this project will come from 2025 Limited Obligation Bonds.

ACCOUNT NUMBER:
421-40-4099052.5410

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the contract with Samet Corporation.

GREENSBORO

DATE: July 9, 2025

TO: Butch Shumate, Engineering and Inspections Facilities Manager

FROM: Michael Humphrey, M/WBE Compliance Officer

SUBJECT: M/WBE Memo for Preconstruction Design-Build Services for New Fire Station 62 Project

The M/WBE Office reviewed the documentation submitted by Samet Corporation for the above project to determine compliance with the City of Greensboro M/WBE Program Plan. On May 20, 2025, Council approved the design-build delivery method for new Fire Station 62 Project. The M/WBE Goals established were 5.5% MBE and 12.2% WBE for the project. The M/WBE Office had advanced input in the specification process and bidders were awarded points for the utilization of M/WBE firms.

Samet Corporation was selected as the Design-Build Team for the new Fire Station 62 Project. The firm was requested to develop the GMP (Guaranteed Maximum Price) in a two- phase approach. Phase 1 is Preconstruction Services to bring the design to a level of completion required for the Design-Builder and City to establish the contract price for Phase 2. Phase 1 for professional services will equal a contract value of $ 651,854.00.

Please be reminded that during the performance of the contract, if there is a change to the scope of work either through change orders or additions; the contractor must contact the M/WBE Office before making any changes or substitutions.

Cc: Michael McKoy, M/WBE Consultant

RESOLUTION AUTHORIZING CONTRACT TO DESIGN FIRE STATION 62 LOCATED 4229 SHORT FARM ROAD FROM SAMET CORPORATION IN THE AMOUNT OF $651,854

WHEREAS, new fire station 62 located 4229 Short Farm Road will be designed and built with limited obligation bond funds;

WHEREAS, Greensboro Fire Department and Samet Corporation have agreed for the scope of design work with the price of $651,854; 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 Samet Corporation for the aforementioned design project for $651,854.

City of Greensboro

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

Agenda Report

File Number: 2025-512

Agenda Item# G.2.

Agenda Date: 7/15/2025. **Department:** Police
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025 - 512 Resolution to Enter into an Interlocal Agreement for Involuntary Commitment and Transportation

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

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

Council District: All

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

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

PURPOSE:
On October 1, 2019, the City entered into an Interlocal Agreement with the County of Guilford, the City of High Point and the Town of Gibsonville to document their understanding for involuntary commitments and transportation. The four law enforcement agencies have updated the Interlocal Agreement and City Council is being requested to approve the updated Interlocal Agreement.

BACKGROUND:
Pursuant to NC General Statute 122C-251, the law enforcement agencies in Guilford County entered into an agreement for transportation of respondents in involuntary commitment proceedings and the agreement was approved by City Council at the October 15, 2019 council meeting (19- 0680). The four agencies now wish to update the Interlocal Agreement to clarify and update the duties and responsibilities of each jurisdiction in relation to the involuntary commitment process.

To Review the Involuntary Commitment transportation agreement Click HERE

BUDGET IMPACT:
There is no budgetary impact

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council adopt the resolution.

RESOLUTION AUTHORIZING INTERLOCAL AGREEMENT FOR INVOLUNTARY COMMITMENT AND TRANSPORTATION

WHEREAS, the State of North Carolina amended NC General Statute 122C-251 which became effective October 1, 2019;

WHEREAS, the State of North Carolina requires an agreement among law enforcement agencies to be entered into regarding agency responsibility for involuntary commitment respondents;

WHEREAS, the local law enforcement agencies wish to update the process of agency's responsibility for transporting involuntary commitment respondents;

WHEREAS, the Greensboro Police Department is in support of the agreement; and

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

That the Mayor is authorized to enter into the Interlocal Agreement between the City of Greensboro, County of Guilford, City of High Point and the Town of Gibsonville

Agenda Item# G.3.

Agenda Date: 7/15/2025. **Department:** Financial & Administrative Services
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025 – 510 Resolution to Authorize the Conveyance of Two Vehicles to the Town of Black Mountain in the Estimated amount of $9,100

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

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

Council District: All

Public Hearing: No
Advertising Date/By: N/A/by City Clerk

Contact 1 and Phone: Marlene Druga, Ext. 2094
Contact 2 and Phone: Chris Payne, 336-451-1998

PURPOSE:
Resolution to approve the conveyance of two vehicles to the Town of Black Mountain.

BACKGROUND:
The Town of Black Mountain sustained significant damage from Hurricane Helene. Damage estimates for infrastructure and assets are $30,000,000. Josh Harrold, Town Manager for the Town of Black Mountain, requested a donation of two vehicles slated to be sold as surplus from the City of Greensboro. The request includes one (1) 2007 Ford Explorer 4x4 valued at approximately $2,450 and one (1) 2015 Ford F-150 4x4 truck valued at approximately $6,650. North Carolina General Statute 160A-274(b) for the Sale, lease, exchange and joint use of governmental property, states, "Any governmental unit may, upon such terms and conditions as it deems wise, with or without consideration, exchange with, lease to, lease from, sell to, or purchase from any other governmental unit any interest in real or personal property."

BUDGET IMPACT:
Estimated donation of $9,100.00

ACCOUNT NUMBER:
Not applicable

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the resolution to convey two vehicles to the Town of Black Mountain.

GREENSBORO
NORTH CAROLINA

FINANCIAL & ADMINISTRATIVE SERVICES

DATE: June 16, 2025

TO: Larry Davis, Assistant City Manager

FROM: Robin Spencer, Contracts Analyst

DEPARTMENT: Financial & Administrative Services
Procurement Services Division

SUBJECT: Requesting approval to convey two vehicles to the Town of Black Mountain, Pursuant to G.S. 160A-274

Background:
The Town of Black Mountain sustained significant damage from Hurricane Helene. Damage estimates for infrastructure and assets are $30,000,000. Josh Harrold, Town Manager for the Town of Black Mountain, requested a donation of two vehicles slated to be sold as surplus from the City of Greensboro. The request includes one (1) 2007 Ford Explorer 4x4 valued at approximately $2,450 and one (1) 2015 Ford F-150 4x4 truck valued at approximately $6,650. North Carolina General Statute 160A-274(b) for the Sale, lease, exchange and joint use of governmental property, states, "Any governmental unit may, upon such terms and conditions as it deems wise, with or without consideration, exchange with, lease to, lease from, sell to, or purchase from any other governmental unit any interest in real or personal property."

Recommendation:
The Procurement Services Division concurs with the Financial and Administrative Department's recommendation to donate the aforementioned vehicles to the Town of Black Mountain.

Financial information:
- Total Estimated Donation: $9,100.00

PUBLIC NOTICE

PURSUANT to NC General Statute § 160A-280, the Greensboro City Council hereby posts this notice on July 7, 2025, announcing that City Council will consider adopting a resolution on July 15, 2025, declaring the City property listed below as surplus property and conveyance of surplus property to the Town of Black Mountain.

Equipment #	VIN #	Model Year	Description	Residual Value
070763	1FMEU73E37UB5187	2007	2007 Ford Explorer 4x4	$2,450.00
151398	1FTEW1EF3FFB08013	2015	Ford F-150 4x4 truck	$6,650.00

Posted: July 7, 2025; City Council Chamber Entrance

From: Josh Harrold <josh.harrold@tobm.org>
Date: Friday, June 6, 2025 at 1:29 PM
To: Davis, N. <Nathaniel.Davis@greensboro-nc.gov>
Cc: Wesley Barker <wesley.barker@tobm.org>, Michelle Kennedy <michelle.kennedy@tobm.org>
Subject: Requesting your assistance

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.

Good afternoon,

I hope this email finds you well and hopefully finished with your budget adoption. Due to Hurricane Helene, the Town of Black Mountain damage estimates for infrastructure and assets are $30 million. We are asking you to donate two vehicles for our use as we lost many of our vehicles and equipment due to flooding. The two vehicles we would like donated are:

2007 Ford Explorer 4x4
2015 Ford F-150 4x4

I appreciate anything you can do to be of assitance and would be happy to discuss more.

Sincerely,

Josh M. Harrold, ICMA-CM, AICP, CZO
Town Manager
160 Midland Avenue
Black Mountain, NC 28711
(828) 419-9300 - O
(828) 669-4204

RESOLUTION APPROVING CONVEYANCE OF TWO VEHICLES TO THE TOWN OF BLACK MOUNTAIN PURSUANT TO G.S. 160A-274

WHEREAS, the City of Greensboro owns two vehicles, including one (1) 2007 Ford Explorer 4x4, valued at approximately $2,450.00, and one (1) Ford F-150 truck, valued at approximately $6,650.00;

WHEREAS, North Carolina General Statute 160A-274 authorizes a governmental unit in this state to exchange with, lease to, lease from, sell to, or purchase from any other governmental unit any interest in real or personal property upon such terms and conditions as the governmental unit deems wise, with or without consideration;

WHEREAS, the City of Greensboro has determined that it is in the best interest of the City to declare these two vehicles as surplus property;

WHEREAS, the City of Greensboro deems it wise to convey the vehicles to the Town of Black Mountain to aid in their recovery and support after sustaining damage from Hurricane Helene; and

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

The City of Greensboro hereby conveys to the Town of Black Mountain one (1) 2007 Ford Explorer 4x4, valued at approximately $2,450.00, and one (1) Ford F-150 truck, valued at approximately $6,650.00.

Agenda Item# G.4.

Agenda Date: 7/15/2025. **Department:** Engineering & Inspections
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025-516 Resolution Authorizing an Encroachment Agreement between the City of Greensboro and Keystone Group, Inc. at 5710 Ruffin 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: 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 approximately 60 LF of private 8" water line encased in approximately 60 LF of 16" steel encasement. When public or private entities request to use City right-of-way, it is required that they secure approval by City Council.

BACKGROUND:
Keystone Group, Inc. approached the City in order to request placement of a private water main in City right-of-way. The water main will be used to provide domestic water service to the proposed apartment buildings located at 5711/5733 Ruffin Road.

This encroachment involves installation of approximately 60 LF of private 8" PVC water main within an approximately 60 LF 16" steel encasement pipe. This crossing is perpendicular to Ruffin Road, and will connect a private water main at 5710 Ruffin Road to a private water main at 5711/5733 Ruffin Road. This encroachment will prevent from having to provide two separate taps on the public 12" water main in Ruffin Road. This will also allow domestic water service to be provided to the proposed apartments on both sides of Ruffin Road through the use of a single water master meter and a single reduced pressure zone (RPZ) assembly.

BUDGET IMPACT:
There is no budget impact. All associated costs will be incurred by Keystone Group, Inc.

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
Engineering & Inspections, Transportation, and Water Resources Departments recommend that City Council grant Keystone Group, Inc. an Encroachment Agreement for the use of installing a private water main with steel encasement in City right-of-way.

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

Business Corporation

Legal Name
KEYSTONE GROUP, INC.
Prev Legal Name
BMW PROPERTIES, INC.

Information

SosId: 0370723
Status: Current-Active ⓘ
Date Formed: 6/6/1995
Citizenship: Domestic
Fiscal Month: December
Annual Report Due Date: April 15th
Current **Annual Report Status:**
Registered Agent: Wallace, W Scott

Addresses

Mailing
3708 Alliance Drive
Greensboro, NC 27407-2016

Principal Office
3708 Alliance Drive
Greensboro, NC 27407-2016

Reg Office
3708 Alliance Drive
Greensboro, NC 27407-2016

Reg Mailing
3708 Alliance Drive
Greensboro, NC 27407-2016

Officers

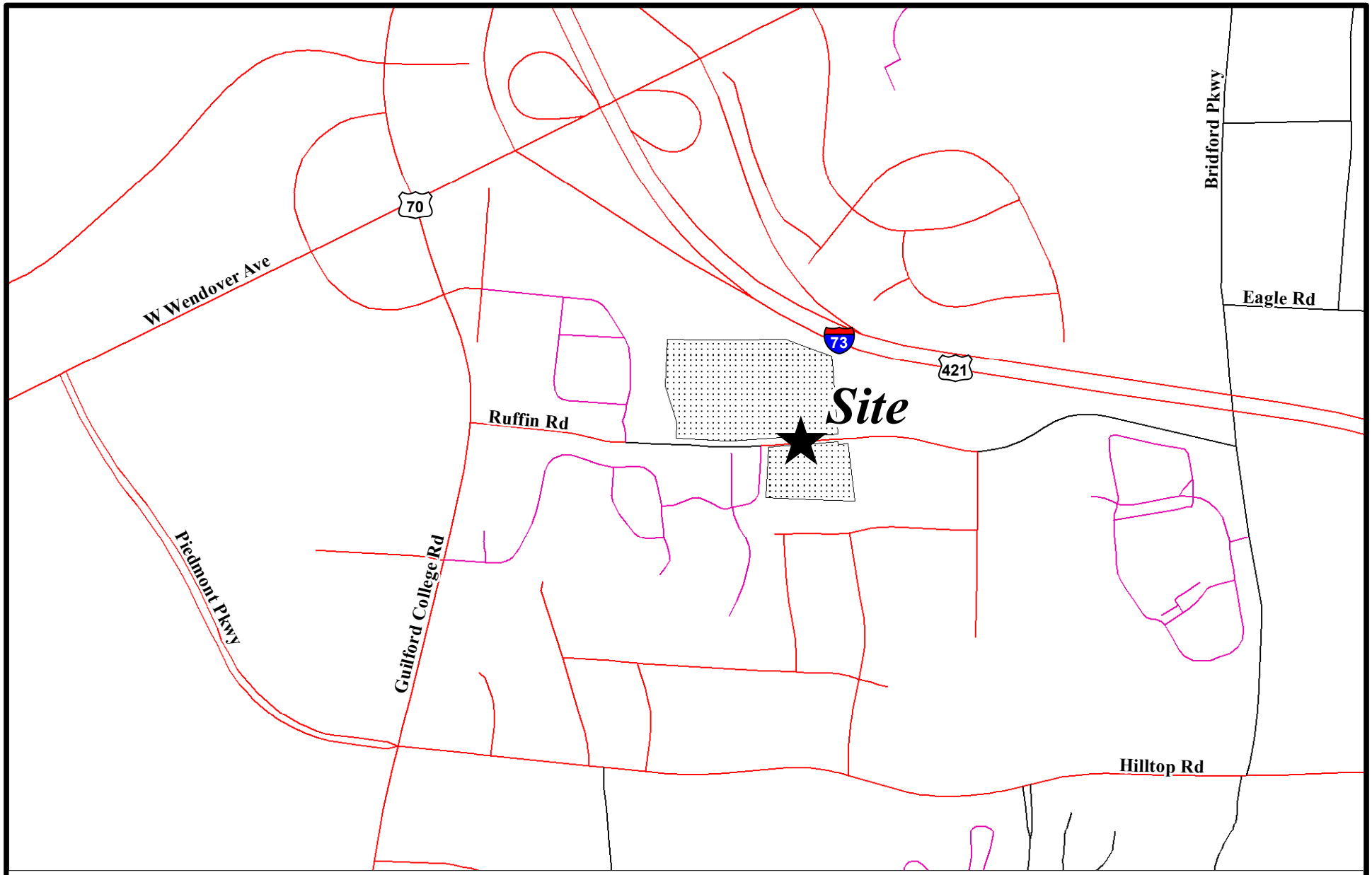
Vice President
Mark Elza Michael
3708 Alliance Drive

President
Wesley Scott Wallace
3708 Alliance Drive

Greensboro NC 27407 Greensboro NC 27407

Stock

Class: COMMON
Shares: 100000
No Par Value: Yes



Vicinity Map

Project: Use of City Right-of-Way for Proposed Private Water Line
Owner: City of Greensboro
Address: Between 5710 Ruffin Rd & 5711 5733 Ruffin Rd

N
W E
S

GREENSBORO

Engineering Records Map

Compiled By: Brian J. Gillies
11-17-2021



Site Map

Project: Use of City Right-of-Way for Proposed Private Water Line
Owner: City of Greensboro
Address: Between 5710 Ruffin Rd & 5711 5733 Ruffin Rd

N
W E
S

GREENSBORO

Engineering Records Map

Compiled By: Brian J. Gillies
11-17-2021

RESOLUTION AUTHORIZING AN ENCROACHMENT AGREEMENT BETWEEN THE CITY OF GREENSBORO AND THE KEYSTONE GROUP, INC. AT 5710 RUFFIN ROAD

WHEREAS, the Keystone Group, Inc. has requested that the City permit installation of a water main within a steel encasement pipe within City right-of-way. Keystone Group, Inc. is requesting that the Encroachment Agreement be approved;

WHEREAS, the Keystone Group, 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 water main and steel encasement pipe;

WHEREAS, it is deemed in the best interest of the City to permit the Encroachment of said water main and steel encasement pipe 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 the Keystone Group, Inc. for the installation of a water main and steel encasement pipe within City right of way.

Agenda Item# G.5.

Agenda Date: 7/15/2025. **Department:** Information Technology
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025 - 518 Resolution to Approve KnowBe4 Renewal in the Amount of $108,779.94 with Tangible Security Inc.

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 Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: ALL

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

Contact 1 and Phone: Rodney Roberts, CIO, 412-6158
Contact 2 and Phone: Naser Yasin, Chief Information Security Officer, 419-3970

PURPOSE:
The City currently uses the KnowBe4 platform to conduct phishing testing on regular basis to identify employees vulnerable to phishing attacks and provide them with additional cybersecurity training. The software subscription requires an annual license agreement for continued use. We wish to renew the subscription for 3yrs this time due to significant cost savings.

BACKGROUND:
KnowBe4 is a cybersecurity platform that helps the City reduce the risk of cyberattacks by improving employee awareness. It offers tools that train employees to recognize email scams and phishing attempts. It also allows the City to run tests that mimic real-world phishing attacks. Employees who fall for these tests receive follow-up training to help them stay alert and avoid similar threats in the future. Using this tool helps protect City systems and confidential information by strengthening our human firewall.

BUDGET IMPACT:
Funding for the ongoing support and training fees are included in the adopted budget.
Support and Training Fees: $108,779.94 for 3 years.

ACCOUNT NUMBER:
682-07-0713010.5223

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the Information Technology Department to encumber funds for the KnowBe4 cybersecurity training subscription and associated support fees. Tangible Security Inc. is the sole authorized reseller of the KnowBe4 solution, and continuing support and training through this vendor remains the most reasonable and efficient way to meet the organization's needs.

Internal M/WBE Waiver Request Form

Date: 6/23/20 Department: Information Technology

Contact Name Naser Yasin Phone Number 336-412-3970

Contract Name and Number (if applicable): KnowBe4 Security Renewal

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.

KnowBe4 is a platform that gives us the ability to provide security awareness training to employees to increase their knowledge about threats and cyber-attacks. It also provides the ability to conduct phishing testing on regular basis to identify and provide additional security training to employee vulnerable to phishing attacks. Not only using this platform increases employee's knowledge, but it also reduces the City's risk to intrusions and cyber-attacks that attempt to leverage the human factor to compromise critical systems and gain access to confidential information. **** The City currently uses the software provided by this vendor which requires an annual license agreement for continued operations. The time frame to rebid the services for a new vendor is impractical and infeasible. We request this renewal be for 3years to get the cost savings. New service agreement term: July 2025-June 2028 Amount: $108,779.94

***Note**: As the requester, your signature is required in order to process this request.*

Nasir Yasin Digitally signed by Nasir Yasin Date: 2025.06.24 12:40:41 -04'00' SIGN HERE

Required Requester's Signature

This section is for M/WBE Office use only

Contact Name: Angel Holguin Phone Number: (336) 373-7956

☑ 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)**

KnowBe4 Security Awareness Training - Term: 3 Years (7/31/2025 – 7/30/2028) invoiced annually - Term length allows additional discount. Total requested -$108,779.94

☐ 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)

Digitally signed by Angel Holguin
Date: 2025.06.24 12:59:44 -04'00'

REQUIRED MWBE Signature

This section is for CMO OFFICE USE ONLY

Name: Nathaniel Trey Davis, City Manager

Nathaniel Davis
Digitally signed by Nathaniel Davis
Date: 2025.06.24 12:56:43 -04'00'

REQUIRED CMO Office Signature

☑ The CMO Office approves the waiver request

☐ The CMO Office does not approve the waiver request.

Date: 6/24/25

RESOLUTION AUTHORIZING KNOWBE4 SECURITY AWARENESS SOLUTION 3YR. SUBSCRIPTION RENEWAL WITH TANGIBLE SECURITY INC. IN THE AMOUNT OF $108,779.94

WHEREAS, the KnowBe4 solution has an estimated three year value of $108,779.94, therefore requires Council's approval;

WHEREAS, Tangible Security Inc. was selected as the best value for the KnowBe4 Security Awareness Solution Renewal for the City of Greensboro;

WHEREAS, this solution is anticipated to continue through July 31, 2029; 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 agreement with, Tangible Security Inc. for KnowBe4 Security Awareness Solution.

Agenda Item# G.6.

Agenda Date: 7/15/2025. **Department:** Workforce Development
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025 – 519 Ordinance for $1,929 Amending the PY 24-25 Workforce Innovation and Opportunity Act (WIOA) fund for Infrastructure Funding Allocation Provided by the US Department of Labor.

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

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

Council District: ALL

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

Contact 1 and Phone: Dr. Danielle Harrison, Ext. 3008
Contact 2 and Phone: Queenie Hall, Ext. 3019

PURPOSE:
To Enhance and Expand Workforce Development Programming for Youth, Adult, and Public Schools.

BACKGROUND:
The Division of Employment Security contributes, as a partner, funding for Infrastructure costs associated with the operation of the Career Centers in Greensboro and High Point.

BUDGET IMPACT:
This ordinance will increase the PY 24-25 Workforce Innovation and Opportunity Act (WIOA) Fund budget by $1,929 due to a revised and finalized allotment. The ordinance is for the net increase from the initial allotment provided by previous administration, which was approved by Council at the April 15, 2025 meeting (Item 2025-321).

ACCOUNT NUMBER:
216-02-0298821

RECOMMENDATION / ACTION REQUESTED:

It is recommended that City Council adopt the attached budget ordinance appropriating funding in the amount of $1,929 for Workforce Development programs.

ORDINANCE IN THE AMOUNT OF $1,929 AMENDING THE PY 2024-25 WORKFORCE INNOVATION AND OPPORTUNITY ACT (WIOA) FUND BUDGET FOR CAREER CENTER INFRASTRUCTURE FUNDING

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

Section 1

That the appropriation for the PY 24-25 Workforce Innovation and Opportunity Act (WIOA) Fund Budget be increased as follows:

Account	Description	Amount
216-02-0298821-5255	Rental of Land and Buildings	$1,929

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

Account	Description	Amount
216-02-0298821-7110	State Grant	$1,929

Section 2

And, that this ordinance should become effective upon adoption.

Agenda Item# G.7.

Agenda Date: 7/15/2025. **Department:** Workforce Development
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025 – 521 Ordinance for $ 22,317 Amending the Workforce Innovation and Opportunity Act (WIOA) fund for Partner Fees for Career Center Infrastructure Funding Provided by the Division of Employment Security and Business Services Program Income

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

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

Council District: ALL

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

Contact 1 and Phone: Dr. Danielle Harrison, Ext. 3008
Contact 2 and Phone: Queenie Hall, Ext. 3019

PURPOSE:
To Enhance and Expand Workforce Development Programming for Youth, Adult, and Public Schools.

BACKGROUND:
The Division of Employment Security contributes, as a partner, funding for Infrastructure costs associated with the operation of the Career Centers in Greensboro and High Point. Business Services program income is generated from job profiling services provided to local businesses.

BUDGET IMPACT:
This Ordinance will increase the Workforce Innovation and Opportunity Act (WIOA) fund Budget by $ 22,317 for Workforce Development programs.

ACCOUNT NUMBER:
216-02-0298821 - $21,396
216-02-0298805 - $921

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council adopt the attached budget ordinance appropriating funding in the amount of $ 22,317 for Workforce Development programs.

ORDINANCE AMENDING THE AMOUNT OF $22,317 WORKFORCE INNOVATION AND OPPORTUNITY ACT (WIOA) FUND 216 BUDGET FOR CAREER CENTER INFRASTRUCTURE FUNDING AND BUSINESS SERVICES FUNDING

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

Section 1

That the appropriation for the Workforce Innovation and Opportunity Act (WIOA) Fund Budget be increased as follows:

Account	Description	Amount
216-02-0298821.5255	Rental of Land and Buildings	$21,396
216-02-0298805.5277	Promotions – Community Events	$ 921
Total		$22,317

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

Account	Description	Amount
216-02-0298821.7801	Rent – Real Estate	$21,396
216-02-0298805.7427	WDB Business Svcs Income	$ 921
Total		$22,317

Section 2

And, that this ordinance should become effective upon adoption.

Agenda Item# G.8.

Agenda Date: 7/15/2025. **Department:** Water Resources
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025 - 523 Resolution Approving Water and Sewer Connection to Serve Kernersville Fire Station located on 9414 West Market St.

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

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

Council District: Outside of the City

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

Contact 1 and Phone: Michael Borchers, Ext. 2494
Contact 2 and Phone: Virginia Spillman, Ext. 3260

PURPOSE:
The Water Resources Department is requesting City Council authorization for a water and sewer connection to serve Kernersville Fire Station 16 located at 9414 West Market Street. City Council approval is needed to grant an exemption to the Utility Extension Policy for Areas Outside of the City Limits in order to support agreed upon Fire Protection needs between the City of Greensboro and the Town of Kernersville.

BACKGROUND:
On December 11, 2024, Greensboro Fire, Planning and Water Resources Departments received a water and sewer connection request for a Fire Station facility located at 9414 West Market St. The Town of Kernersville assumed responsibility of Fire/Rescue Services for the Colfax Fire District. Fire Station 16 located in Colfax, was annexed into the Town of Kernersville and is now staffed by the Kernersville Fire Rescue Department. The Town of Kernersville is requesting water and sewer services for this station in order to meet current and future occupancy needs.

The City of Greensboro Policy for Water and Sewer Services Utility Extension Policy for Areas Outside of the City Limits was adopted with amendments by City Council on April 16, 2024. The proposed water and sewer connection is consistent with the policy based on public safety.

In addition, a Reciprocal Automatic Aid Agreement for Fire Protection between the City of Greensboro and the Town of Kernersville on August 30, 2023 requires both jurisdictions to assist each other based on the approved agreement. Greensboro's water line is currently available to serve the Fire Station facility along West Market Street. The request also supports regional economic development needs.

The Utility Extension Policy for Areas Outside of the City Limits does not administratively allow approval of this type of request, and a specific authorization is requested to be approved by Council.

BUDGET IMPACT:
There is no budget impact to the City. The Town of Kernersville is responsible for all costs associated with the water and sewer connection.

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
It is requested that City Council authorize an exception to the City of Greensboro Utility Extension Policy for Outside of the City Limits to allow a water and sewer connection to serve proposed Fire Station facilities located at 9414 West Market Street.

TOWN OF KERNERSVILLE

Curtis Swisher, Town Manager
Doran Maltba, Director

PO Box 728
Kernersville, NC 27285-0728

Telephone (336) 996-6916

12/11/2024

Mr. Mike Borchers
Director
Greensboro Water Resources
City of Greensboro
2602 S. Elm-Eugene Street
Greensboro, NC 27406

Dear Mike:

The Town of Kernersville has recently assumed the responsibility of Fire/Rescue Services for the Colfax Fire District. As such, the station (Number 16) located at 9414 W. Market St., Colfax has been annexed into the Town of Kernersville and is staffed by the Kernersville Fire Rescue Department. Water services for this station are provided by an onsite well and is inadequate for current and future needs.

Therefore, the Town of Kernersville is requesting connection to the Greensboro water system as we have discussed previously. Service size and connection details can be worked out as soon as approval is given to proceed with this project.

Thank you and your staff for meeting with us and assisting in this process. Please reach out to me if you need any further information.

Sincerely,

Doran C. Maltba, PWLF, CGPM
Director
Kernersville Public Services

cc: Curtis Swisher, Town Manager
Chief Scott Alderman, Kernersville Fire Rescue Department

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GREENSBORO
NORTH CAROLINA

FINANCIAL & ADMINISTRATIVE SERVICES

DATE: June 2, 2023

TO: Trey Davis, Assistant City Manager

FROM: Renee McDaniel, Administrative Support Specialist

DEPARTMENT: Greensboro Fire Department

SUBJECT: Interlocal Agreement for standard fire department coverage between the City of Greensboro Fire Department and the Town of Kernersville Fire Department for the Colfax Fire District.

Purpose:
The purpose of this MOA is to establish guidelines and expectations between the Greensboro Fire Department and Kernersville Fire Department as it relates to the Colfax Fire District

Recommendation:
The Greensboro Fire Department recommends the approval of the MOA between both fire departments.

Outreach:
- N/A

Financial information:
- N/A
- Term begins July 1, 2023

Attachment

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ITEM # 2023 - 319
RESOLUTION # 110-23
BOOK & PAGE # _____

AGENDA ITEM # 4.10.

_____
COUNCIL SIGNATURE

RESOLUTION APPROVING INTERLOCAL AGREEMENT BETWEEN TOWN OF KERNERSVILLE AND CITY OF GREENSBORO FOR RECIPROCAL AUTOMATIC AID FOR FIRE PROTECTION

WHEREAS, there exists area within the City of Greensboro, Colfax Fire District, and Town of Kernersville that is protected by both parties that does not meet the standard of coverage of each fire department;

WHEREAS, the City of Greensboro Fire Department and Town of Kernersville Fire Department wish to adopt a reciprocal automatic aid agreement to provide fire protection in these underserved areas;

WHEREAS, this agreement would allow for both parties to meet the standard of coverage; and

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

That the Mayor and/ or City Manager and the City Clerk are hereby authorized to execute on the behalf of the City of Greensboro interlocal agreement for reciprocal automatic aid for fire protection.

THE FOREGOING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO ON THE 16th DAY OF MAY 2023.

Angela R Ford
CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY

DocuSign Envelope ID: 6482A598-DC5E-4FF0-A245-E5FC841465ED

NORTH CAROLINA
FORSYTH COUNTY

RECIPROCAL AUTOMATIC AID AGREEMENT FOR FIRE PROTECTION CITY OF GREENSBORO

THIS AGREEMENT, made and entered into this the 30 day of August, 2023 by and between Town of Kernersville, a municipal corporation of Forsyth County, North Carolina, hereinafter referred to as the "Town", and the City of Greensboro, a municipal corporation of Guilford County, North Carolina, hereinafter referred to as the "City".

WITNESSETH

WHEREAS, the City has operated a career firefighting department in the City and Guilford County and, as such, owns firefighting equipment suitable for use in such area.

WHEREAS, the City has provided supplemental fire services in areas of the town or in the Colfax Fire District under other supplemental fire services agreements: and,

WHEREAS, it is deemed to be in the public interest of the parties hereto that the City render assistance in fire protection within the areas as mutually agreed upon in order to supplement fire defenses, as well as providing reserves needed to assure the community of adequate protection.

WHEREAS, it is deemed to be in the public interest of the parties hereto that the Town render assistance in fire protection within the area as hereinafter defined in order to supplement fire defenses, as well as providing reserves needed to assure the community of adequate protection.

NOW, THEREFORE, in consideration of the premises and mutual covenants contained herein by and between the parties hereto, it is hereby agreed as follows:

1. That both the Town and City (together as "parties") shall furnish supplemental fire protection service to the areas mutually agreed upon and shall respond to fire calls with not less than one pumping apparatus with a minimum average of three personnel.

2. That the pumping apparatus shall carry all equipment as described in the current ISO Public Protection Rating Schedule.

3. Before response can begin, all personnel utilized to meet the requirements of this agreement shall be certified to a minimum level of Firefighter by the North Carolina Fire Commission and Emergency Medical Technician, with defibrillator certification, by the North Carolina Office of Emergency Medical Services. The operator of the pumping apparatus shall be certified by the Fire Chief of the "Town" as qualified to operate the apparatus. The operator of the pumping

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apparatus shall be certified by the Fire Chief of the City as qualified to operate the apparatus.

4. That the identified units, per dispatch protocols, will respond to all fire, medical, rescue, and other responses in its assigned district and in support of other units according to normal operational procedures.

5. That the defined area to which this Agreement shall apply includes response areas as presently identified and illustrated. See attached maps of the area identified as Exhibit A, incorporated herein by reference.

6. That the Town and the City exchange no funding in consideration of this agreement.

7. When the City unit(s) respond(s) on calls in the Town's service areas, the unit(s) will operate according to the Kernersville Fire Rescue Department General Operating Guidelines applicable to the nature of the response, report directly to, and operate as assigned by the incident commander or supervisor.

8. When Town unit(s) respond(s) on calls in the City's service area, the unit(s) will operate according to the Greensboro Fire Department General Operating Guidelines applicable to the nature of the response, report directly to, and operate as assigned by the incident commander or supervisor.

9. That each party to this Agreement shall assume all liability and responsibility for the death and/or injury to any personnel of their own command responding according to this Agreement.

10. That the City and the Town shall independently assume all liability and responsibility for damage to its own apparatus and/or equipment. In addition, the City and Town shall independently assume all liability and responsibility for any damage caused by its own apparatus while in route to or from a specific location.

11. The Town shall in no way be deemed liable or responsible for the personal property of the members of the City which may be lost, stolen, or damaged while performing their duties under the terms of the Agreement.

12. The City shall in no way be deemed liable or responsible for the personal property of the members of the Town which may be lost, stolen, or damaged while performing their duties under the terms of the Agreement.

13. That each party shall assume all costs involving the use of its own apparatus, equipment, and tools used specifically in response under the terms of this Agreement.

14. In the event that either party utilizes specialized dry chemical or AFFF extinguishing agents to extinguish a fire or use such agents in preventative or

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safety actions outside their jurisdiction, they will be reimbursed by the other party after submitting an invoice or memorandum.

15. That the Kernersville Fire Rescue Department shall provide, and the Greensboro Fire Department shall participate, in at least one multiple company training sessions annually with those units normally assigned to the described area.

16. The City of Greensboro is self-funded for liability losses, including professional and automobile. Any agreement signed by the City will be covered under the self-funded plan according to the provisions of the agreement and applicable law. The City agrees to provide a letter stating the same.

The Town agrees to secure and maintain throughout the term of the agreement insurance coverage for General Liability, Auto Liability and Workers Compensation and shall provide a certificate of insurance to the City. The Town shall name the City as Additional Insured and include waiver of subrogation and primary and non-contributory endorsements. All insurance policies shall be issued by companies rated no less than A VIII in most recent "AM Bests" insurance guide and licensed in the State of North Carolina

17. In the event of a conflict or formal grievance regarding either City of Greensboro or Town of Kernersville performance under this Agreement, the matter will be directed to the City of Greensboro Fire Chief, and Town of Kernersville Fire Rescue Chief. If the City of Greensboro Fire Chief and Town of Kernersville Fire Rescue Chief are unable to resolve, the Town Manager of the Town of Kernersville and the City of Greensboro Assistant City Manager of Public Safety shall be the hearers of such matters for resolution.

18. That each party to this Agreement shall assume all cost of salaries, wages, bonuses, or other compensation, including coverage under Workers Compensation Laws, for its own personnel responding under the terms of this Agreement.

19. That each party shall assume all costs involving the use of its own apparatus, equipment, and tools used specifically in response under the terms of this Agreement.

20. This agreement contains the entire understanding and agreement between the Parties relative thereto. This agreement shall not be modified except by written agreement and signed by both parties and otherwise in accordance with requirements of law. If any provisions of this agreement are held in whole or in part to be unenforceable for any reason, the remainder of that provision and of the entire agreement will be severable and remain in effect.

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E-Verify Compliance:

The contractor represents and covenants that the contractor and its subcontractors comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes (NCGS). In this E-Verify Compliance section, "contractor," "its subcontractors," and "comply" shall have the meanings intended by NCGS 160A-20.1(b). The City is relying on this section in entering into this contract. The parties agree to this section only to the extent authorized by law. If this section is held to be unenforceable or invalid in whole or in part, it shall be deemed amended to the extent necessary to make this contract comply with NCGS 160A-20.1(b).

Iran Divestment Act Certification:

As of the date of this Agreement, the Contractor certifies that it is not listed on the Final Divestment List created by the State Treasurer pursuant to North Carolina General Statues Chapter 147 Article 6E and that the Contractor will not utilize any subcontractor found on the State Treasurer's Final Divestment List. All individuals signing this Agreement on behalf of the Contractor certify that they are authorized by the Contractor to make this certification.

Termination:

That the term of the agreement shall be for fiscal year to fiscal year, subject to written notice from either party with a minimum one hundred eighty (180) day notice of cancellation.

IN WITNESS WHEREOF, Town of Kernersville has caused this instrument to be signed in its corporate name by its Town Manager, attested by its Town Clerk and its corporate seal affixed, and City of Greensboro has likewise caused this instrument to be signed in its corporate name by its Manager, and attested by its City Clerk, all on the day and year first above written, and this Agreement is executed in triplicate.

Department Head Recommendation/Authorization

DocuSigned by:
Graham J. Robinson III
D6121D04BEC3470...
Signature

Fire Chief
Title

ATTEST:

DocuSigned by:
Victoria L. Howell
96C8B13A83EC4CF...
City Clerk

CITY OF GREENSBORO

By: DocuSigned by:
Nathaniel Davis
9FED13725959429...
City Manager

DocuSigned by:

City Clerk

By: DocuSigned by: Nathaniel Davis 9FED13725959429...

City Manager

City Clerks Stamp

Approved as to form:

DocuSigned by: Kwame Spruce 73F9432FF1C3443...

City Attorney

"This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act."

DocuSigned by: Anita Wilson A301EB7020F545D...

City Finance Officer

RECOMMENDED BY: DocuSigned by: R. Scott Alderman DE4E05BAF2114FA...

Kernersville Fire Rescue Department Chief

ATTEST:

TOWN OF KERNERSVILLE

DocuSigned by:

DocuSigned by: keith Hooker 209E05A7A6C7447...

Town Clerk

By: DocuSigned by: Curtis Swisher E2116BA29747404...

Town Manager

Approved as to form:

DocuSigned by: Ed Powell 8B0F499FC0D84C3...

Town Attorney

"This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act."

DocuSigned by: Franz Ader F1322D029C9A49C...

Town Finance Officer

DocuSign Envelope ID: 6482A598-DC5E-4FF0-A245-E5FC841465ED

Company Name: Kernersville Fire Rescue Department

Title: Fire Rescue Chief

Name: R. Scott Alderman

Signature: DocuSigned by: R. Scott Alderman DE4F05BAE3114EA...

CITY OF GREENSBORO

Department Head Recommendation/Authorization:

DocuSigned by: Graham J. Robinson III D6121D04BEC3470...
Signature

Fire Chief
Title

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Deputy Finance Officer: DocuSigned by: Anita Wilson A361EB7020E545D...
Signature

Deputy Finance Officer
Title

Approved as to form:
City Attorney's Office: DocuSigned by: Kwame Opata 73F9432FF1C3443...
Signature

Atty J Kwame Opata
Title

Authorized:
City Manager's Office: DocuSigned by: Nathaniel Davis 9FED13725959429...
Signature

Assistant City Manager
Title

Attested:
City Clerk's Office: DocuSigned by: Victoria L. Howell 96C8B13A83EC4CF...
Signature

Deputy City Clerk
Title

City Clerk's Stamp: DocuSigned by:

RESOLUTION APPROVING WATER AND SEWER CONNECTION TO SERVE KERNERSVILLE FIRE STATION LOCATED ON 9414 WEST MARKET STREET

WHEREAS, The City of Greensboro Policy for Water and Sewer Services Utility Extension Policy for Areas Outside of the City Limits was adopted with amendments by City Council address the extension of water and sanitary sewer lines and revised said policy on May 20, 2014;

WHEREAS, On December 11, 2024, Greensboro Fire, Planning and Water Resources Departments received a request for water and sewer connections of a Kernersville Fire Station facility located at 9414 West Market St;

WHEREAS, The Town of Kernersville assumed responsibility of Fire/Rescue Services for the Colfax Fire District located at Colfax was annexed into the Town of Kernersville and staffed by the Kernersville Fire Rescue Department;

WHEREAS, The Town of Kernersville is requesting water services for this station that is inadequate for current and future needs based on the Greensboro Policy for Water and Sewer Services Utility Extension Policy and on the Reciprocal Automatic Aid Agreement for Fire Protection between the City of Greensboro and the Town of Kernersville on August 30th of 2023;

WHEREAS, the Fire Station connection must be consistent with the Rules and Regulations of the operation for the water and wastewater system of the City of Greensboro and Water Resources Department requirements in effect at the time of the application for the connection;

WHEREAS, said adopted policy allows for the City Council to grant approval of the connection outside of the City of Greensboro's corporate limits and for non-residential purposes;

WHEREAS, water and sewer connection fees and rates shall be applied consistent with the City's fee and rate schedules at the time of connection for Outside the City properties; and

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

That the City is authorized to allow water and sewer connection to serve facilities to be located at 9414 West Market St. for Colfax Fire Station for the Town of Kernersville.

Agenda Report

File Number: 2025-526

Agenda Item# G.9.

Agenda Date: 7/15/2025. **Department:** Water Resources
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025 – 526 Resolution Approving Water and Sewer Services for Properties at 4414 Williams Dairy Rd, 4913 Liberty Rd, 4924 Liberty Rd, 4925 Liberty Rd, 5001 Liberty Rd, 5306 Liberty Rd, and 5303 McLeansville Rd

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

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

Council District: Outside of the City

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 is requesting approval to service the properties at 4414 Williams Dairy Rd, 4913 Liberty Rd, 4924 Liberty Rd, 4925 Liberty Rd, 5001 Liberty Rd, 5306 Liberty Rd, and 5303 McLeansville Rd for public necessity.

BACKGROUND:
The City of Greensboro Utility Extension Policy for Areas Outside of the City Limits was adopted by City Council on April 16, 2024. Under the policy, connections for service may be issued for properties where the County Public Health Director has declared a health hazard due to contaminated wells or failing septic systems. Water Resources received a request from Guilford County Public Health on June 4, 2025 to service the properties listed.

Guilford County Public Health and North Carolina Department of Environmental Quality (NCDEQ) have determined the wells for the listed addresses are contaminated and unfit for use. The determination is based on testing and monitoring performed for NCDEQ's Division of Waste Management, Underground Storage Tank section.

BUDGET IMPACT:
There is no budget impact to the City. The property owner is responsible for all costs associated with the service connection or required extensions to service.

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
It is requested that City Council approve water and sewer services for properties at 4414 Williams Dairy Rd, 4913 Liberty Rd, 4924 Liberty Rd, 4925 Liberty Rd, 5001 Liberty Rd, 5306 Liberty Rd, and 5303 McLeansville Rd.

RESOLUTION APPROVING WATER AND SEWER SERVICES FOR PROPERTIES AT 4414 WILLIAMS DAIRY RD, 4913 LIBERTY RD, 4924 LIBERTY RD, 4925 LIBERTY RD, 5001 LIBERTY RD, 5306 LIBERTY RD, AND 5303 MCLEANSVILLE RD

WHEREAS, the City of Greensboro Policy for Water and Sewer Services Utility Extension Policy for Areas Outside of the City Limits was adopted by City Council on April 16, 2024;

WHEREAS, On June 4, 2025, Guilford County Public Health determined the addresses listed had wells unfit for use and requested the City to service the addresses;

WHEREAS, City Policy allows for a 1 inch water connection and 4 inch sewer connection for public necessity;

WHEREAS, property owners will execute the Utility and Development Agreement and Petition for Annexation and will be responsible for all costs and fees associated with the service connection; and

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

That City Council authorizes a water and sewer services to 4414 Williams Dairy Rd, 4913 Liberty Rd, 4924 Liberty Rd, 4925 Liberty Rd, 5001 Liberty Rd, 5306 Liberty Rd, and 5303 McLeansville Rd.

Agenda Item# G.10.

Agenda Date: 7/15/2025. **Department:** Water Resources
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025 – 533 Rescind Resolution L-182 Authorizing the Ordering the Making of Certain Local Improvements - 1,445 Linear Feet of 8 Inch Sewer Line Extension from an Existing Outfall on Little Santee Road to 8923 West Market Street

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

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

Council District: 5

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

Contact 1 and Phone: Mike Borchers, ext. 2494
Contact 2 and Phone: Kenney McDowell, ext. 4579

PURPOSE:
Rescind a Council Resolution to install 1,445 linear feet of 8 inch sewer line from an existing outfall on Little Santee Road to 8923 West Market Street. The sewer route that was originally proposed in very preliminary phases of engineering was not feasible and an alternative solution was selected. This was very challenging to service with sewer and the best alternative selected was property acquisition which eliminated the sewer.

BACKGROUND:
On November 15, 2022, City Council authorized the installation of 1,445 linear feet of 8 inch sewer line extension from an existing outfall on Little Santee Road to 8923 West Market Street due to a failed septic system. The area for service has multiple challenges including capacity, slope and depth of lines, and railroad and highway right-of-ways. The engineering analysis for service to this site determined the extension was not needed and an alternative alignment to service for this area was selected.

BUDGET IMPACT:
No impacts to budget.

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
The Water Resources Department recommends that City Council rescinds resolution L-182 from November 15, 2022.

ID 2022-1062 L-182

RESOLUTION ORDERING THE MAKING OF CERTAIN LOCAL IMPROVEMENTS

1,445 LINEAR FEET OF 8 INCH SEWER LINE EXTENSION FROM AN EXISTING OUTFALL ON LITTLE SANTEE ROAD TO 8923 WEST MARKET STREET

WHEREAS, due notice has been given that on the 15th day of November, 2022 at 5:30 p.m. in the Council Chamber in the Municipal Office Building, a public hearing will be held on the improvements hereinafter described and that all objections to the legality of the making of the improvements are required by law to be made in writing, signed in person or by attorney, and filed with the City Clerk at or before the time of the public hearing;

WHEREAS, the public hearing has now been held and no objections have been made to the making of the improvements; and

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

A. That the Street or streets hereinabove set out is/are:

1,445 LINEAR FEET OF 8 INCH SEWER LINE FROM AN EXISTING OUTFALL ON LITTLE SANTEE ROAD TO 8923 WEST MARKET STREET

B. That the local improvements to be made set out above are as follows:

(a) Sanitary Sewer Improvements. Approximately 1,445 linear feet of 8 inch sewer line extension from an existing sewer outfall on Little Santee Road to 8923 West market Street.

C. That the proportion of the cost of the improvements to be assessed against the abutting property and the terms of payment will be as provided in the Notice of Proposed Local Improvements which was served on the owners of the property to be assessed.

D. Assessments shall be held in abeyance until such time as the abutting property connects to the utility.

E. Terms of Payment. The assessments will be payable in ten equal annual installments, which installments will bear interest at the rate of six percent per annum from the date of confirmation of the assessment roll; provided, that any such assessment may be paid in full in cash without the addition of interest within thirty days from the date of publication of the notice of the confirmation of the assessment roll.

F. That this resolution be published one time in a newspaper published in the City of Greensboro as notice of the matters herein set out.

THE FOREGOING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO ON THE 15th DAY OF NOVEMBER, 2022

Angela R Reed
CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY

RESOLUTION RESCINDING RESOLUTION L-182 ORDERING THE MAKING OF CERTAIN LOCAL IMPROVEMENTS – 1,445 LINEAR FEET OF 8 INCH SEWER LINE EXTENSION FROM AN EXISTING OUTFALL ON LITTLE SANTEE SEWER ROAD TO 8923 WEST MARKET STREET

WHEREAS, on the 15th day of November, 2022 the City Council authorized the making of certain local improvements – 1,445 linear feet of 8 inch sewer line extension from an existing outfall on Little Santee Road to 8923 West Market Street;

WHEREAS, after further engineering analysis of constraints, it was determined an alternative to service for this area should be selected;

WHEREAS, in the opinion of City Council, it is deemed in the best interest of the City of Greensboro to rescind Resolution L-182 adopted on November 15, 2022; and

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

That Resolution L-182 adopted by City Council on November 15, 2022, authorizing the making of certain local improvements - 1,445 linear feet of 8 inch sewer line extension from an existing outfall on Little Santee Road to 8923 West Market Street is hereby in all respects rescinded.

Agenda Item# G.11.

Agenda Date: 7/15/2025. **Department:** Transportation
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025-527 Resolution Authorizing Grant Agreement in the Amount of $2,500 with American Association of Retired Persons for Community Challenge Capacity-Building Microgrant

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: Citywide

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

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 an agreement for AARP Community Challenge Capacity-Building Microgrant to support walk audits in Northeast Greensboro.

BACKGROUND:
The AARP Community Challenge provides small grants to fund quick-action projects to make communities more livable. The program has awarded a $2,500 microgrant to the City to support two walk audits in the vicinity of E. Cone Boulevard and Summit Avenue in Northeast Greensboro. Grant activities must be completed by December 2025.

GDOT will work with local community volunteers to identify accessibility, safety, and maintenance challenges along pedestrian routes in the neighborhood with a special focus on the needs of residents aged 50 or older. While the grant agreement does not require matching funds, the City will support the two walk audits with in-kind support including planning and engineering staff time, safety vests, traffic cones, and other items and services.

BUDGET IMPACT:
No additional City funds are required.

ACCOUNT NUMBER:
Funding for this project will be budgeted as follows:

$2,500 Grant Funds – 220-45-4598275

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the attached resolution to authorize an agreement for AARP Community Challenge Capacity-Building Microgrant to support walk audits in Northeast Greensboro.

RESOLUTION AUTHORIZING GRANT AGREEMENT IN THE AMOUNT OF $2,500 WITH AMERICAN ASSOCIATION OF RETIRED PERSONS FOR COMMUNITY CHALLENGE CAPACITY-BUILDING MICROGRANT

WHEREAS, the AARP Community Challenge program provides small grants to support quick-action projects that enhance community livability for residents of all ages;

WHEREAS, the City of Greensboro has been awarded a Community Challenge Capacity-Building Microgrant to conduct two walk audits in the vicinity of East Cone Boulevard and Summit Avenue in Northeast Greensboro;

WHEREAS, the Greensboro Department of Transportation (GDOT) will use the grant funds to work with local community volunteers to identify accessibility, safety, and maintenance challenges along pedestrian routes in the neighborhood, with a focus on the needs of residents aged 50 and older; and

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

That the City Council hereby formally approves the project and authorizes the City Manager to execute the Grant Agreement with the American Association of Retired Persons for the Community Challenge Capacity-Building Microgrant.

City of Greensboro

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

Agenda Report

File Number: 2025-528

Agenda Item# G.12.

Agenda Date: 7/15/2025. **Department:** Transportation
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025-528 Ordinance in the Amount of $2,500 Establishing the Budget for American Association of Retired Persons Community Challenge Capacity-Building Microgrant

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: Citywide

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

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

PURPOSE:
An ordinance needs to be approved to establish the budget or AARP Community Challenge Capacity-Building Microgrant to support walk audits in Northeast Greensboro.

BACKGROUND:
The AARP Community Challenge provides small grants to fund quick-action projects to make communities more livable. The program has awarded a $2,500 microgrant to the City to support two walk audits in the vicinity of E. Cone Boulevard and Summit Avenue in Northeast Greensboro. Grant activities must be completed by December 2025.

GDOT will work with local community volunteers to identify accessibility, safety, and maintenance challenges along pedestrian routes in the neighborhood with a special focus on the needs of residents aged 50 or older. While the grant agreement does not require matching funds, the City will support the two walk audits with in-kind support including planning and engineering staff time, safety vests, traffic cones, and other items and services.

BUDGET IMPACT:
No additional City funds are required.

ACCOUNT NUMBER:
Funding for this project will be budgeted as follows:

$2,500 Grant Funds – 220-45-4598275

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the attached ordinance establishing the budget or AARP Community Challenge Capacity-Building Microgrant to support walk audits in Northeast Greensboro.

ORDINANCE IN THE AMOUNT OF $2,500 ESTABLISHING THE STATE, FEDERAL, AND OTHER GRANTS FUND BUDGET FOR AMERICAN ASSOCIATION OF RETIRED PERSONS COMMUNITY CHALLENGE CAPACITY-BUILDING MICROGRANT

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

Section 1

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

Account	Description	Amount
220-45-4598275.5510	Business and Meeting Expenses	$ 1,850
220-45-4598275.5431	In-House Printing Services	$ 200
220-45-4598275.5413	Consultant Services	$ 200
220-45-4598275.5224	Outside Printing & Publishing	$ 50
220-45-4598275.5221	Advertising	$ 50
220-45-4598275.5419	Other Services	$ 150
Total		$ 2,500

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

Account	Description	Amount
220-45-4598275.8620	Donations & Private Contributions	$ 2,500

Section 2:

And, that this ordinance should become effective upon adoption.

Agenda Item# G.13.

Agenda Date: 7/15/2025. **Department:** Transportation
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025-529 Resolution Authorizing Construction and Maintenance Agreement with NCDOT, NCRR, and Norfolk Southern for P-5709 Franklin Boulevard Grade Separation Project

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

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

Council District: 1, 2
Public Hearing: No
Advertising Date/By: N/A

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 Construction and Maintenance Agreement with NCDOT, NCRR, and Norfolk Southern for P-5709, Franklin Boulevard Grade Separation Project.

BACKGROUND:
Project P-5709 is a major rail safety and mobility improvement that will replace the existing at-grade crossing at Franklin Boulevard with a rail-over-road grade separation. The project includes construction of a new underpass beneath the North Carolina Railroad / Norfolk Southern rail line, closure of the nearby at-grade crossing at O'Ferrell Street, and realignment of Franklin Boulevard and Burlington Road with Market Street/Huffine Mill Road. These improvements are designed to reduce vehicle-rail conflict points, enhance traffic safety and flow, and improve overall corridor connectivity in east Greensboro.

Under the agreement, the City will receive a non-exclusive easement to maintain the new roadway through the underpass, including responsibility for maintenance of the approaches, drainage, sidewalks, city-owned utilities, and other municipal elements. Norfolk Southern will maintain the rail bridge (superstructure and substructure), which remains owned by NCRR. The agreement also defines each party's obligations related to project permitting, utility coordination, inspection, long-term maintenance, and any eventual changes in use or abandonment.

BUDGET IMPACT:
No additional City funds are required at this time. There will be future maintenance expenses.

ACCOUNT NUMBER:
NA

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the attached resolution authorizing Construction and Maintenance Agreement with NCDOT, NCRR, and Norfolk Southern for P-5709, Franklin Boulevard Grade Separation Project.

RESOLUTION AUTHORIZING CONSTRUCTION AND MAINTENANCE AGREEMENT WITH NCDOT, NCRR, AND NORFOLK SOUTHERN FOR P-5709 FRANKLIN BOULEVARD GRADE SEPARATION PROJECT

WHEREAS, the North Carolina Department of Transportation (NCDOT), in coordination with the North Carolina Railroad Company (NCRR) and Norfolk Southern Railway (NSR), is undertaking Project P-5709 to eliminate at-grade railroad crossings and enhance rail and roadway safety and operations statewide;

WHEREAS, the project includes construction of a rail-over-road underpass carrying the NCRR/NSR main line over Franklin Boulevard (Crossing No. 722959A), closure of the at-grade crossing at O'Ferrell Street (Crossing No. 722961B), and realignment of Franklin Boulevard and Burlington Road with Market Street/Huffine Mill Road;

WHEREAS, the Construction and Maintenance Agreement sets forth the respective rights and responsibilities of NCDOT, NCRR, NSR, and the City of Greensboro regarding project construction, maintenance, inspection, and future use of improvements;

WHEREAS, the City will receive a non-exclusive easement for the purpose of maintaining the roadway through the underpass, including responsibility for associated sidewalks, drainage systems, and city-owned utilities and facilities; and

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

That the City Council of the City of Greensboro hereby authorizes the execution of the Construction and Maintenance Agreement for Project P-5709 with the North Carolina Department of Transportation, the North Carolina Railroad Company, and Norfolk Southern Railway Company, and empowers the City Manager to sign and execute the agreement on behalf of the City.

Agenda Item# G.14.

Agenda Date: 7/15/2025. **Department:** Transportation
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025-530 Resolution Authorizing Supplemental Agreement #11 in the Amount of $442,388 with North Carolina Department of Transportation for EL-5101 DJ (DR) Downtown Greenway Project

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

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

Council District: 2

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

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 #11 with NCDOT for EL-5101 DJ(DR) Downtown Greenway Project.

BACKGROUND:
Project EL-5101 DJ(DR) constructed Phase 2 of the Downtown Greenway along Murrow Boulevard and Fisher Avenue. The final phase of work included construction of the Greenway on the Murrow Boulevard bridge over Church Street, along with rehabilitation of the bridge structure itself. Construction is now complete, and the City is preparing to close out the project.

In order to fully reimburse the City for eligible project costs, Supplemental Agreement #11 is needed to provide additional federal funding.

BUDGET IMPACT:
Funding for this agreement will be budgeted as follows:

$353,910	(80%) Federal Funds
$ 88,478	(20%) Local Matching Funds

$442,388

ACCOUNT NUMBER:
401-45-4599019

Funding for the local match will come from 2022 Bond Fund account 492-45-4599160.6401.

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the attached resolution authorizing Supplemental Agreement #11 with NCDOT for EL-5101 DJ (DR) Downtown Greenway Project.

RESOLUTION AUTHORIZING SUPPLEMENTAL AGREEMENT #11 IN THE AMOUNT OF $442,388 WITH NC DEPARTMENT OF TRANSPORTATION FOR EL-5101 DJ (DR) DOWNTOWN GREENWAY PROJECT

WHEREAS, Project EL-5101 DJ(DR) constructed Phase 2 of the Downtown Greenway along Murrow Boulevard and Fisher Avenue, including construction of the Greenway on the Murrow Boulevard bridge over Church Street and rehabilitation of the bridge structure itself;

WHEREAS, construction is now complete and the City of Greensboro is preparing to close out the project;

WHEREAS, in order to fully reimburse the City for eligible project expenses, additional federal funding is required and will be provided through Supplemental Agreement #11 with the North Carolina Department of Transportation (NCDOT); and

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

That the City Manager is hereby authorized to execute Supplemental Agreement #11 with the North Carolina Department of Transportation for Project EL-5101 DJ (DR) – Downtown Greenway Phase 2, and to take all necessary actions to implement the agreement.

Agenda Item# G.15.

Agenda Date: 7/15/2025. **Department:** Transportation
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025-531 Ordinance Increasing the Budget for Supplemental Agreement #11 in the Amount of $442,388 with North Carolina Department of Transportation for EL-5101 DJ (DR) Downtown Greenway Project

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

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

Council District: 2

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

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

PURPOSE:
An ordinance needs to be approved to increase the budget for Supplemental Agreement #11 with NCDOT for EL-5101 DJ (DR) Downtown Greenway Project.

BACKGROUND:
Project EL-5101 DJ(DR) constructed Phase 2 of the Downtown Greenway along Murrow Boulevard and Fisher Avenue. The final phase of work included construction of the Greenway on the Murrow Boulevard bridge over Church Street, along with rehabilitation of the bridge structure itself. Construction is now complete, and the City is preparing to close out the project.

In order to fully reimburse the City for eligible project costs, Supplemental Agreement #11 is needed to provide additional federal funding.

BUDGET IMPACT:
Funding for this agreement will be budgeted as follows:

$353,910	(80%) Federal Funds
$ 88,478	(20%) Local Matching Funds

$442,388

ACCOUNT NUMBER:
401-45-4599019

Funding for the local match will come from 2022 Bond Fund account 492-45-4599160.6401.

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the attached ordinance increasing the budget for Supplemental Agreement #11 with NCDOT for EL-5101 DJ (DR) Downtown Greenway Project.

ORDINANCE IN THE AMOUNT OF $442,388 AMENDING THE EL-5101 DJ (DR) DOWNTOWN GREENWAY PROJECT BUDGET FOR SUPPLEMENTAL AGREEMENT #11 WITH NC DEPARTMENT OF TRANSPORTATION

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

Section 1

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

Account	Description	Amount
401-45-4599019.6014	Street Construction & Paving	$442,388

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

Account	Description	Amount
401-45-4599019.7100	Federal Grant	$353,910
401-45-4599019.9492	Transfer from 2022 Bond Fund	$ 88,478
Total		$442,388

Section 2

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

Agenda Item# G.16.

Agenda Date: 7/15/2025. **Department:** Transportation
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025-534 Resolution Authorizing Supplemental Agreement with North Carolina Department of Transportation in the Amount of $663,500 for BL-0116 A&Y Greenway Project – Hill St to Rollins Rd

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: 3

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

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 a Supplemental Agreement with NC Department of Transportation for BL-0116 A&Y Greenway Project – Hill St to Rollins Rd

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 and is considered a key linkage in the bicycle and pedestrian network.

City Council authorized Supplemental Agreement #1 and amended budget ordinance to fund the design process at the February 18 meeting (Item #2025-141) with $4,000,000 in federal funds approved, and $1,000,000 in local matching funds. An additional $530,000 in previously unaccounted federal grant funds has since been committed to the agreement, requiring an additional $133,500 in local matching funds. This action amends the prior budget ordinance to add additional funds so that agreement with NCDOT may be executed.

BUDGET IMPACT:
The additional funded will be budgeted as follows:

$530,000	80% Federal Funds
$133,500	20% Local Bond Funds
$663,500	

ACCOUNT NUMBER:
Local bond funds will come from 2022 Bond Fund 492-45-4599160.6401

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the attached resolution authorizing a Supplemental Agreement with NC Department of Transportation for BL-0116 A&Y Greenway Project – Hill St to Rollins Rd.

RESOLUTION AUTHORIZING SUPPLEMENTAL AGREEMENT WITH NC DEPARTMENT OF TRANSPORTATION FOR BL-0116 A&Y GREENWAY PROJECT – HILL ST TO ROLLINS RD

WHEREAS, Project BL-0116 will design and construct the A&Y Greenway from Hill Street to Rollins Road in Greensboro along with 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, the Supplemental Agreement #1 and associated budget ordinance provides for the City to receive the funding provided all needed steps and deadlines are met; 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.

Agenda Item# G.17.

Agenda Date: 7/15/2025. **Department:** Transportation
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025-536 Ordinance in the Amount of $663,500 Increasing Budget for Supplemental Agreement with North Carolina Department of Transportation for BL-0116 A&Y Greenway Project – Hill St to Rollins Rd

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: 3

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

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

PURPOSE:
An ordinance needs to be approved to increase the budget for a Supplemental Agreement with NC Department of Transportation for BL-0116 A&Y Greenway Project – Hill St to Rollins Rd.

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 and is considered a key linkage in the bicycle and pedestrian network.

City Council authorized Supplemental Agreement #1 and amended budget ordinance to fund the design process at the February 18 meeting (Item #2025-141) with $4,000,000 in federal funds approved, and $1,000,000 in local matching funds. An additional $530,000 in previously unaccounted federal grant funds has since been committed to the agreement, requiring an additional $133,500 in local matching funds. This action amends the prior budget ordinance to add additional funds so that agreement with NCDOT may be executed.

BUDGET IMPACT:
The additional funded will be budgeted as follows:

$530,000	80% Federal Funds
$133,500	20% Local Bond Funds
$663,500	

ACCOUNT NUMBER:
401-45-4599163

Local bond funds will come from 2022 Bond Fund 492-45-4599160.6401

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the attached ordinance increasing the budget for Supplemental Agreement with NC Department of Transportation for BL-0116 A&Y Greenway Project – Hill St to Rollins Rd.

ORDINANCE IN THE AMOUNT OF $663,500 AMENDING THE STREET & SIDEWALK CAPITAL PROJECT FUND BUDGET FOR SUPPLEMENTAL AGREEMENT WITH NC DEPARTMENT OF TRANSPROTATION FOR BL-0116 A&Y GREENWAY PROJECT – HILL ST TO ROLLINS RD

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

Section 1

That the appropriation for the Street & Sidewalk Capital Project Fund Budget be increased as follows:

Account	Description	Amount
401-45-4599163.6015	Sidewalk Construction	$663,500

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

Account	Description	Amount
401-45-4599163.7100	Federal Grant	$530,000
401-45-4599163.9492	Transfer from 2022 Bond Fund	$133,500
Total		$663,500

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: 2025-504

Agenda Item# G.18.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025 - 504 Resolution for Annual Agreement with the Greensboro Housing Development Partnership

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

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

Council District: All

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

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Russ Clegg, Ext. 2211

PURPOSE:
The Greensboro Housing Development Partnership, Inc. (GHDP) enters into an agreement annually with the City to undertake development activities at the direction of the City and for the provision of in-kind staff support from the City.

BACKGROUND:
The Greensboro Housing Development Partnership, Inc. (GHDP) was formed in 1991 as a joint endeavor of the City of Greensboro and the Greensboro Housing Authority. GHDP undertakes rehabilitation, new construction, and land development projects financed with Community Development and other public funds at the request of the City. GHDP maintains its own bank account and funds its administrative budget with fees from development activities. GHDP receives in-kind staff support from the City, including administrative and financial oversight; preparation of budgets, agreements, agendas, and other relevant documents; and implementation of development activities as directed by the GHDP Board of Directors. The current agreement expires June 30, 2025; the agreement for FY25-26 begins July 1, 2025 and expires June 30, 2026. The GHDP Board of Directors approved the agreement at their meeting on June 2.

To review the GHDP Operating Agreement Click HERE

BUDGET IMPACT:
There is no budgetary impact associated with this agreement.

ACCOUNT NUMBER:
NA

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approves the attached resolution approving the City Manager to sign the attached agreement.

Official website of the State of North Carolina Here's how you know

Non-Profit Corporation

Actions

- Online Filing
- Order a Document Online
- Add Entity to My Email Notification List
- View Filings

Legal name: Greensboro Housing Development Partnership, Inc.

Secretary of State Identification Number (SOSID): 0293704

Status: Current-Active

Citizenship: Domestic

Date formed: 9/17/1991

Registered agent: William Russell Clegg

Registered office address

300 West Washington Street
Greensboro, NC 27401

mailing address

450 North Church Street
Greensboro, NC 27401

Principal office address

450 North Church Street
Greensboro, NC 27401

Registered mailing address

P.O. Box 3136

Greensboro, NC 27402-3136

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RESOLUTION TO APPROVE AGREEMENT BETWEEN GREENSBORO HOUSING DEVELOPMENT PARTNERSHIP, INC AND CITY OF GREENSBORO

WHEREAS, Greensboro Housing Development Partnership, Inc. (GHDP) is a nonprofit corporation organized under the laws of the State of North Carolina and qualified under Section 501(c)(3) of the Internal Revenue Code;

WHEREAS, the Greensboro Housing Development Partnership, Inc. (GHDP) has a Board of Directors consisting of the City Manager of the City of Greensboro and the Executive Director of the Greensboro Housing Authority, or their designees; one director appointed by the Greensboro City Council; one director appointed by the Commissioners of the Greensboro Housing Authority; and six directors elected by the Board;

WHEREAS, the Greensboro Housing Development Partnership, Inc. (GHDP) undertakes rehabilitation, new construction, and land development projects financed with Community Development and other public funds at the request of the City;

WHEREAS, the Greensboro Housing Development Partnership, Inc. (GHDP) Board of Directors approves an administrative budget for each fiscal year and GHDP intends to fund such budget with fees from development activities. To the extent not covered by development fees or other revenues, the City agrees to consider reimbursement requests from GHDP for expenditures it may incur, including but not limited to attorney fees in connection with projects that GHDP undertakes at the request of the City;

WHEREAS, the Greensboro Housing Development Partnership (GHDP) shall receive in-kind staff support from the City. This includes administrative and financial oversight; preparation of agendas, budgets, agreements and other relevant documents; and implementation of development activities as directed by the Board;

WHEREAS, this agreement shall commence on July l, 2025 and expire on June 30, 2026; and

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

That the City Manager is authorized to enter into an agreement with the Greensboro Housing Development Partnership, Inc. for Fiscal Year 2025-2026.

City of Greensboro

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

Agenda Report

File Number: 2025-535

Agenda Item# G.19.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025 – 535 Resolution to Approve Sale of Redevelopment Commission Property at 1524 Randolph Avenue

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: City Council District 1

Public Hearing: No
Advertising Date/By: NA

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Russ Clegg, Ext. 2211

PURPOSE:
To approve the sale of Redevelopment Commission of Greensboro property at 1524 Randolph Avenue to Trinity Construction and Development, LLC.

BACKGROUND:
The Redevelopment Commission of Greensboro owns one lot located at 1524 Randolph Avenue located in the Arlington Park Redevelopment Area. The property was purchased using Community Development Block Grant (CDBG) funds and is subject to federal affordability requirements.

The Commission approved the sale of the lot to Trinity Construction and Development, LLC at their meeting on June 4, 2025. The developer will build one affordable single-family in accordance with the adopted plan. The sale was advertised for upset bid. There are no additional costs associated with this project.

BUDGET IMPACT:
The sale will generate income of $8,000.

ACCOUNT NUMBER:
212-21-2198210

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the sale of 1524 Randolph Avenue from the Redevelopment Commission of Greensboro to Trinity Construction and Development, L.L.C., in the amount of $8,000 and authorize the City Manager to execute on behalf of the City of Greensboro a proper deed to convey said property.

Official website of the State of North Carolina Here's how you know

Limited Liability Company

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- Print a Pre-Populated Annual Report form
- Print an Amended a Annual Report form

Legal name: Trinity Construction & Development, LLC

Secretary of State Identification Number (SOSID): 1788744

Status: Current-Active

Citizenship: Domestic

Date formed: 1/7/2019

Registered agent: Alicia J. Stevens

Registered office address

1413 Hyalyn Court
Greensboro, NC 27406

Registered mailing address

1413 Hyalyn Court
Greensboro, NC 27406

mailing address

1413 Hyalyn Ct.
Greensboro, NC 27406

Principal office address

1413 Hyalyn Ct.
Greensboro, NC 27406

Company officials

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

- **Managing Member**

  Alicia J Stevens

  1413 Hyalyn Ct.
  Greensboro NC 27406
- **Managing Member**

  Theodore Stevens , Jr.

  1413 Hyalyn Ct.
  Greensboro NC 27406
- **Manager**

  Theodore Jackson Stevens

  1413 Hyalyn Ct.
  Greensboro NC 27406

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RESOLUTION AUTHORIZING THE SALE OF PROPERTY OWNED BY THE REDEVELOPMENT COMMISSION OF GREENSBORO AT 1524 RANDOLPH AVENUE TO TRINITY CONSTRUCTION & DEVELOPMENT, LLC.

WHEREAS, the Redevelopment Commission of Greensboro owns property at 1524 Randolph Avenue acquired as part of the Arlington Park Redevelopment Area;

WHEREAS, the Arlington Park Redevelopment Plan was adopted by the Greensboro City Council in 1981;

WHEREAS, the Greensboro City Council adopted the Arlington Park Redevelopment Plan on June 1, 1981;

WHEREAS, the Redevelopment Commission of Greensboro approved of the sale of the property and signed the necessary sales/development agreement at their meeting on June 4, 2025;

WHEREAS, the plan developed for the properties are in keeping with the specifications of the of the updated Redevelopment Plan;

WHEREAS, the property was advertised for an upset bid in accordance with North Carolina Redevelopment Law;

WHEREAS, the proceeds from this property conveyance will be credited to the appropriate account; and

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

That pursuant to NCGS 160A-269, the sale of 1524 Randolph Avenue from the Redevelopment Commission of Greensboro to Trinity Construction & Development, LLC, in the amount of $8,000 is hereby approved; and the City Manager is hereby authorized to execute on behalf of the City of Greensboro a proper deed to convey said property.

Agenda Item# G.20.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025-542 Resolution Calling a Public Hearing for August 19, 2025 to Annex the Properties Located at a Portion of 164 and all of 135ZZ and 168 Marshall Smith Road – 59.42 Acres (Tom Terrell for Chris Raughley of Pulte Homes on Behalf of Others)

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

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

Council District: Proximate to District 5

Public Hearing: 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 Chris Raughley of Pulte Home Company on behalf of Frances Willard Marshall, Linda Davis Marshall, Reavis Devon Marshall, Jr. Kempyy Marshall, Lisa Marshall McLaughlin and Douglas McLaughlin, is requesting annexation of the properties located at a portion of 164 and all of 135-ZZ and 169 Marshall Smith Road, generally described as west of Marshall Smith Road and north of West Market Street.

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

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

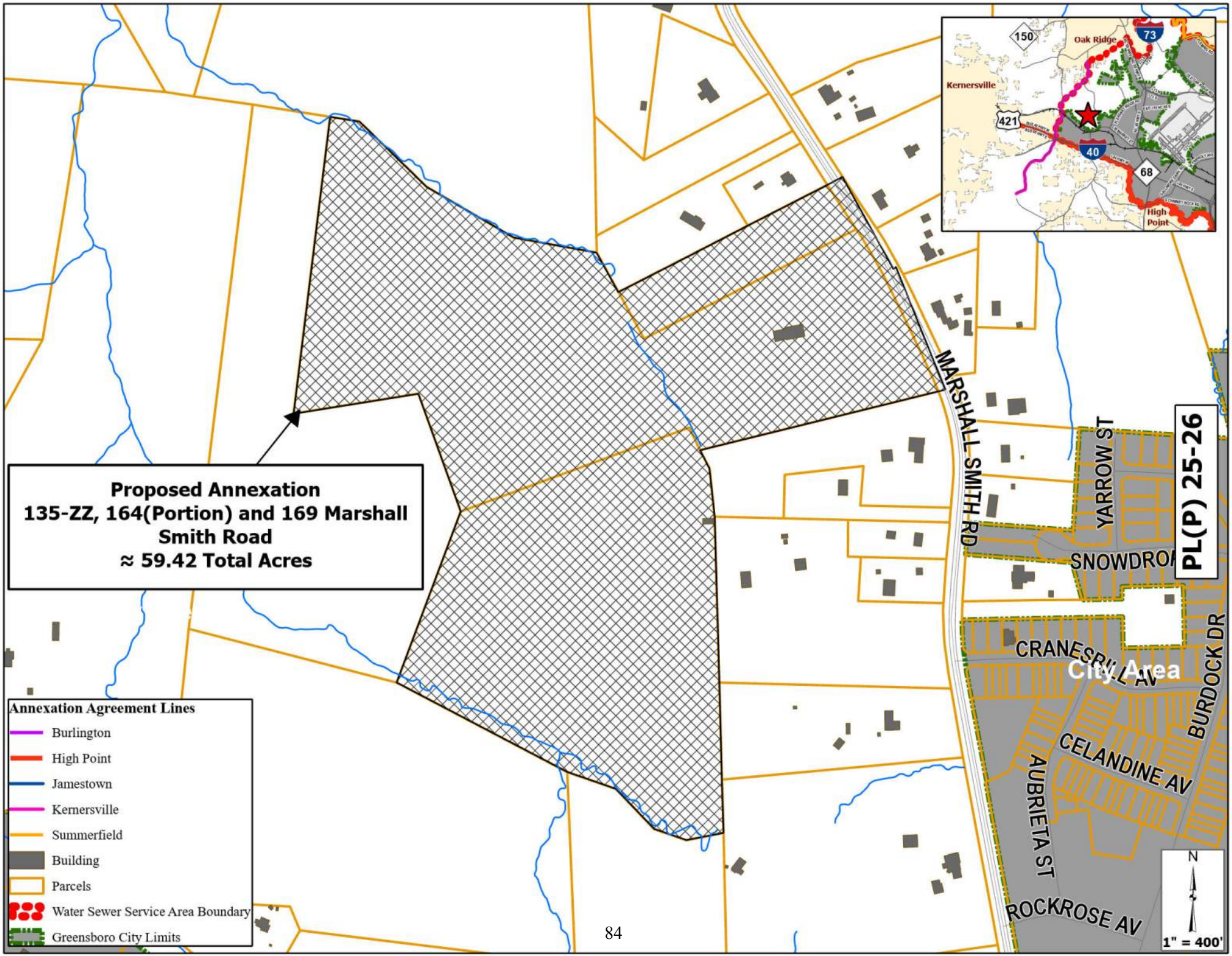
This annexation is within the boundary of Growth Tier 1 on the Anticipated Growth Maps in the Comprehensive Plan. Although it has been previously determined that city service can be provided to property located within Growth Tier 1, a detailed description of service provisions will be provided for consideration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

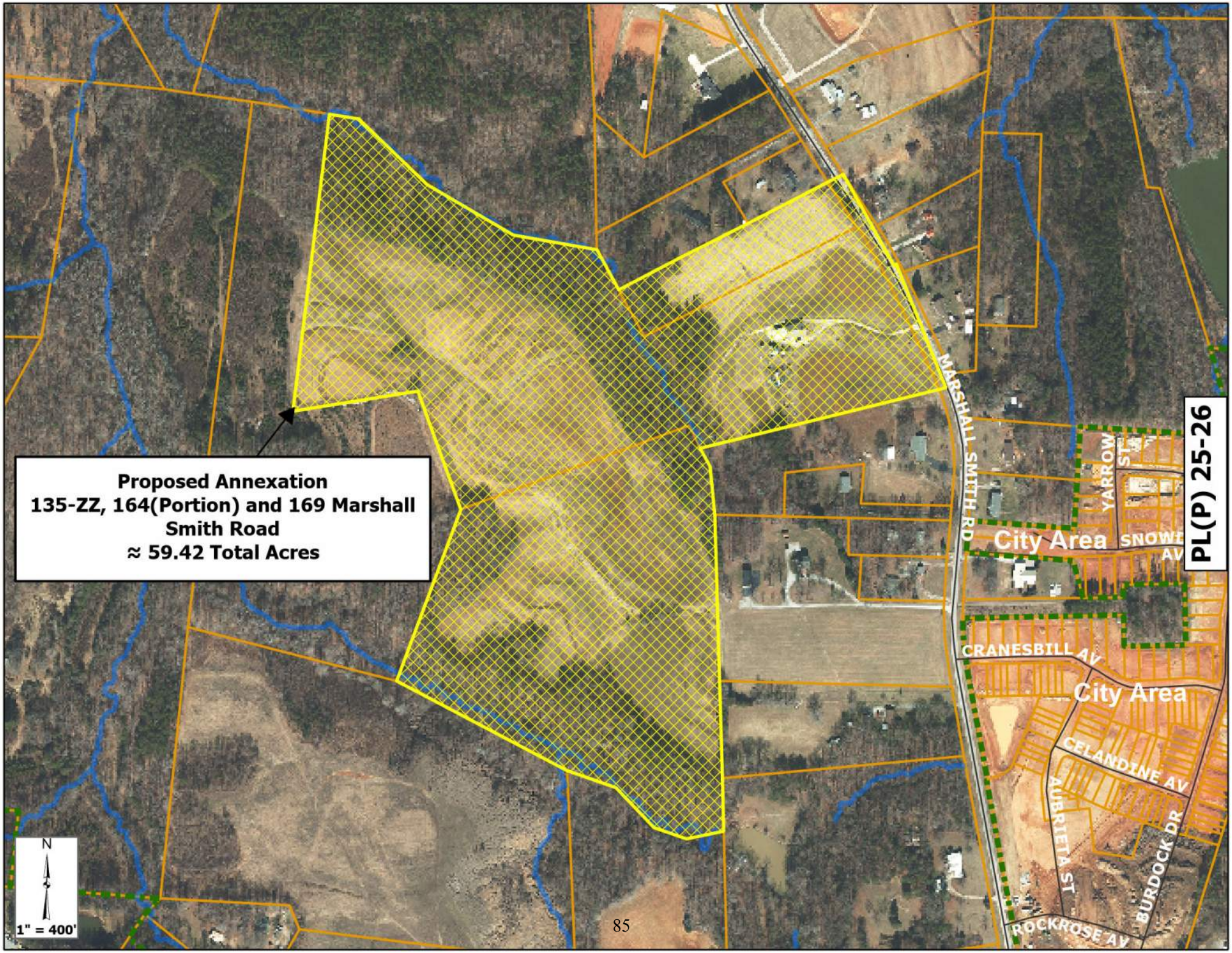
BUDGET IMPACT:
Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
The Planning and Zoning Commission will consider this annexation at its July 21, 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 August 19, 2025 on the annexation of the above-mentioned property to the City of Greensboro.


Proposed Annexation
135-ZZ, 164(Portion) and 169 Marshall Smith Road
≈ 59.42 Total Acres
MARSHALL SMITH RD
YARROW ST
SNOWDROP
CRANESBILL AV
CELANDINE AV
AUBRIETA ST
BURDOCK DR
ROCKROSE AV
PL(P) 25-26
City Area
Annexation Agreement Lines
Burlington
High Point
Jamestown
Kernersville
Summerfield
Building
Parcels
Water Sewer Service Area Boundary
Greensboro City Limits
N
1" = 400'
Oak Ridge
Kernersville
High Point
150
73
421
40
68


Proposed Annexation
135-ZZ, 164(Portion) and 169 Marshall Smith Road
≈ 59.42 Total Acres
MARSHALL SMITH RD
YARROW ST
City Area
SNOWH AV
CRANESBILL AV
City Area
CELANDINE AV
AUBRIETA ST
BURDOCK DR
ROCKROSE AV
PL(P) 25-26
N
1" = 400'

GREENSBORO
NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date May 24, 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 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.)

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	See Exhibit B attached		
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: 6-3-25 Received By: L. Carter

Exhibit A

Pulte Home Company
Rezoning Application List of Properties and Owners

1. Parcel 170457
   164 Marshall Smith Road
   33.87 acres[1]
   Owner: Frances Williard Marshall

2. Parcel 218896
   169 Marshall Smith Road
   3.39 acres
   Owner: Frances Williard Marshall

3. Parcel 170465
   135ZZ Marshall Smith Road
   23 acres
   Owners: Frances Williard Marshall, Linda Davis Marshall, Reavis Devon Marshall, Jr., and Lisa Marshall McLaughlin

---

[1] All acreages per Guilford County GIS

Exhibit B
Petition for Annexation
Pulte Home Company
Owners' Acknowledgement

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. Further, we do not declare any vested rights.

Name and Address	**Signature**
Frances Williard Marshall 2415 Willard Dairy Road High Point NC 27265	Frances Willard Marshall
Linda Davis Marshall 194 Marshall Smith Road Colfax NC 27235	Linda Davis Marshall
Lisa Marshall McLaughlin and Douglas McLaughlin 311 Pendleton Drive Greensboro NC 27409	Lisa Marshall McLaughlin Douglas McLaughlin
Reavis Devon Marshall, Jr. and Kempy Marshall 176 Marshall Smith Road Colfax NC 27235	Reavis Devon Marshall Jr Kempy Marshall

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Limited Liability Company

Actions

- File an Annual Report/Amend an Annual Report
- Online 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

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.

- **Vice President**

  Jennifer Murray

  Suite 100 16767 N. Perimeter Drive
  Scottsdale AZ 85260

- **Assistant Secretary**

  Jennifer Murray

  Suite 100 16767 N. Perimeter Drive
  Scottsdale AZ 85260

- **General Counsel**

  Jennifer Murray

  Suite 100 16767 N. Perimeter Drive
  Scottsdale AZ 85260

- **Manager**

  Todd N Sheldon

  3350 Peachtree Road NE Suite 1500
  Atlanta GA 30326

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RESOLUTION CALLING A PUBLIC HEARING FOR AUGUST 19, 2025 ON THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTIES LOCATED AT A PORTION OF 164 AND ALL OF 135-ZZ AND 169 MARSHALL SMITH ROAD – 59.42 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 19th day of August, 2025, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTIES LOCATED AT A PORTION OF 164 AND ALL OF 135-ZZ AND 169 MARSHALL SMITH ROAD – 59.42 ACRES)

Section 1

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

BEGINNING at a 2” axle at the northernmost corner of Lot 2 of Mike and Andrea Williams, as recorded in Plat Book 143, Page 37, said corner having NC State Plane Coordinates of: Northing: 860754.36, Easting 1707138.32; thence the following ten (10) courses and distances within the right-of-way of Marshall Smith Road (NCSR #1813): 1) N 76°23'24" E 24.71 feet to a mag set, 2) N 21°40'21" W 48.52 feet to a mag set, 3) N 21°40'21" W 207.47 feet to a mag set, 4) N 23°20'21" W 75.69 feet to a mag set, 5) N 23°20'21" W 24.31 feet to a mag set, 6) N 27°38'21" W 100.00 feet to a mag set, 7) S 62°20'09" W 7.75 feet to a mag set, 8) N 28°25'41" W 177.21 feet to an iron set, 9) N 32°36'51" W 176.92 feet to an iron set, and 10) S 62°20'19" W 39.79 feet to a 1” iron pipe at the easternmost corner of Trevor and Allison Allen, as recorded in Deed Book 8560, Page 2580; thence with the southeastern line of Allen S 62°20'19" W 291.48 feet to a 1/2” iron pipe at the easternmost corner of Ervin G. Brown, as recorded in Deed Book 7584, Page 1404; thence with the southeastern line of Brown S 62°18'53" W 508.43 feet to a 3/4” iron pipe at Brown’s southernmost corner; thence with the southwestern line of Brown N 29°17'54" W 155.78 feet to a 14” hickory stump at the southeast corner of James G. Crews, as recorded in Deed Book 3470, Page 22; thence with the southern line of Crews the following four (4) courses and distances: 1) N 77°52'29" W 296.06 feet to a new iron pipe, 2) N 59°54'30" W 342.18 feet to a 1” iron pipe, 3) N 46°11'08" W 318.77 feet to a 1” iron pipe, and 4) N 80°52'38" W 100.34 feet to a 1” iron pipe at the northeast corner of Colfax Development Company, LLC, as recorded in Deed Book 6000, Page 1932; thence with the eastern line of said LLC the following four (4) courses and

distances: 1) S 06°55'37" W 1,017.41 feet to a 1" iron pipe, 2) N 79°53'26" E 429.46 feet to a 6" axle, 3) S 20°16'26" E 432.65 feet to a 1" iron pipe, and 4) S 20°36'58" W 622.87 feet to a ½" iron rod at a corner with Bessemer Improvement Company, as recorded in Deed Book 3732, Page 1757; thence with the northern line of Bessemer Improvement Company S 62°21'45" E 654.77 feet to a 1" iron pipe at the northwest corner of Richard L. and Mary Q. Welch, as recorded in Deed Book 5135, Page 577; thence with the northern line of Welch S 61°36'22" E 606.56 feet to a new iron pipe in the western line of Jeffrey D. Little, as recorded in Deed Book 8264, Page 1700; thence with said western line N 00°32'49" W 260.04 feet to a 2" iron pipe at the southwest corner of Ashly B. Atkins, as recorded in Deed Book 6762, Page 586; thence with the western line of Ashly Atkins N 01°40'44" W 327.61 feet to a 1" iron pipe at the southwest corner of Alan S. Atkins, as recorded in Deed Book 4427, Page 1659; thence with the western line of Alan Atkins the following two (2) courses and distances: 1) N 01°37'54" W 383.64 feet to a 1" iron pipe, and 2) N 00°57'30" W 180.88 feet to a 1" iron pipe at the southwest corner of Lot 2 of Mike and Andrea Williams; thence with the western line of said Lot 2 the following two (2) courses and distances: 1) N 05°28'19" W 165.00 feet to a 6" axle, and 2) N 27°31'23" W 70.40 feet to a ¾" iron pipe at the northwest corner of said Lot 2; thence with the northern line of said Lot 2 N 76°23'24" E 830.88 feet to the point and place of BEGINNING, containing approximately 59.42 acres. All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

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

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

Section 2

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

Section 3

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

Section 4

From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in

force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5

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

Section 6

That this ordinance shall become effective upon adoption.

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

That Tuesday, August 19, 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 August 9, 2025.

Agenda Item# G.21.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025-543 Resolution Calling a Public Hearing for August 19, 2025 to Annex the Property Located at 1143 Pleasant Ridge Road – 57.99 Acres (Marc Isaacson for Rana Humayan of Pleasant Ridge Plantation, LLC)

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

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

Council District: Proximate to District 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:
Marc Isaacson, for Rana Humayan of Pleasant Ridge Plantation, LLC, is requesting annexation of the propery located at 1143 Pleasant Ridge Road, generally described as west of Pleasant Ridge Road and north of West Market Street.

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

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

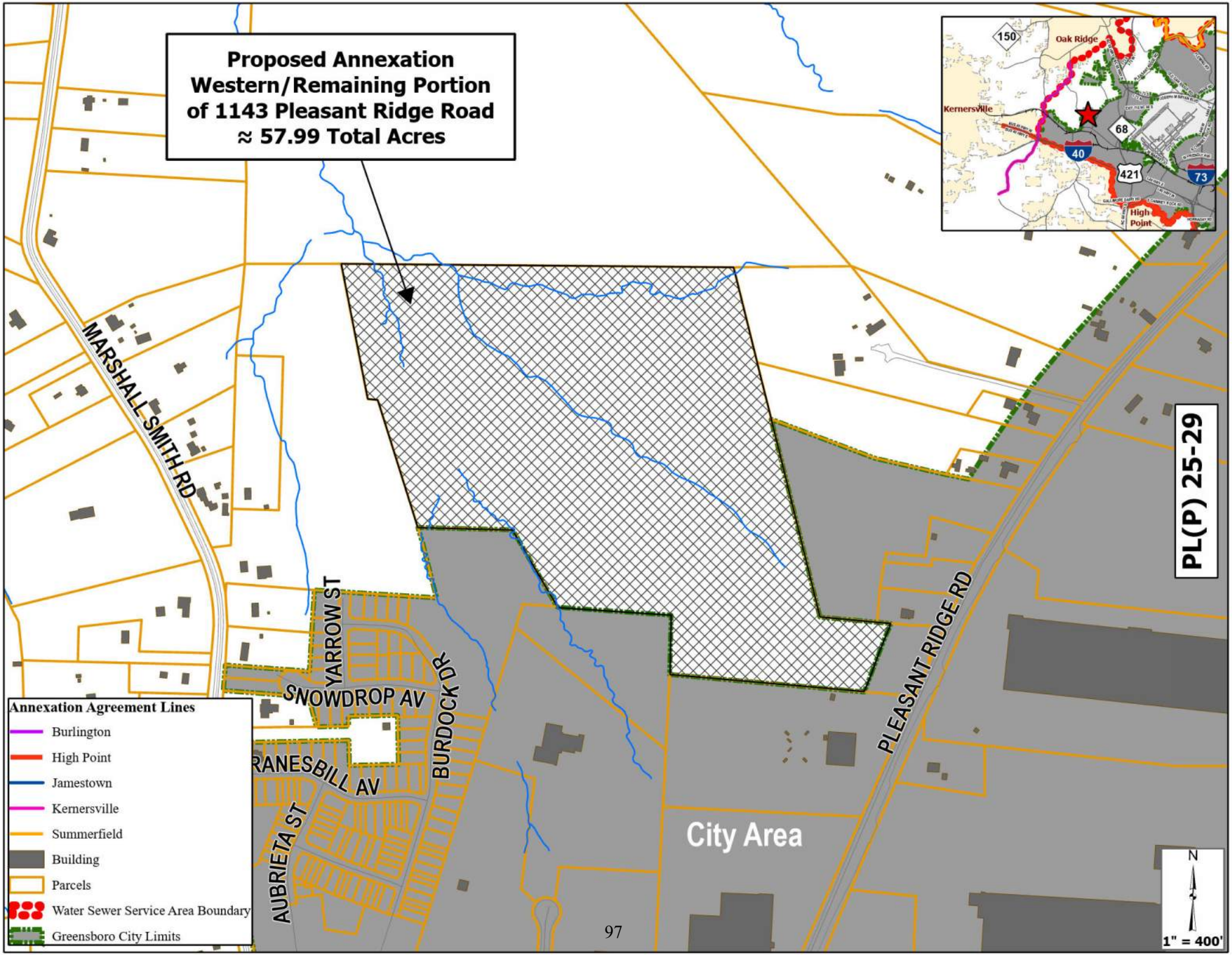
This annexation is within the boundary of Growth Tier 1 on the Anticipated Growth Maps in the Comprehensive Plan. Although it has been previously determined that city service can be provided to property located within Growth Tier 1, a detailed description of service provisions will be provided for consideration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

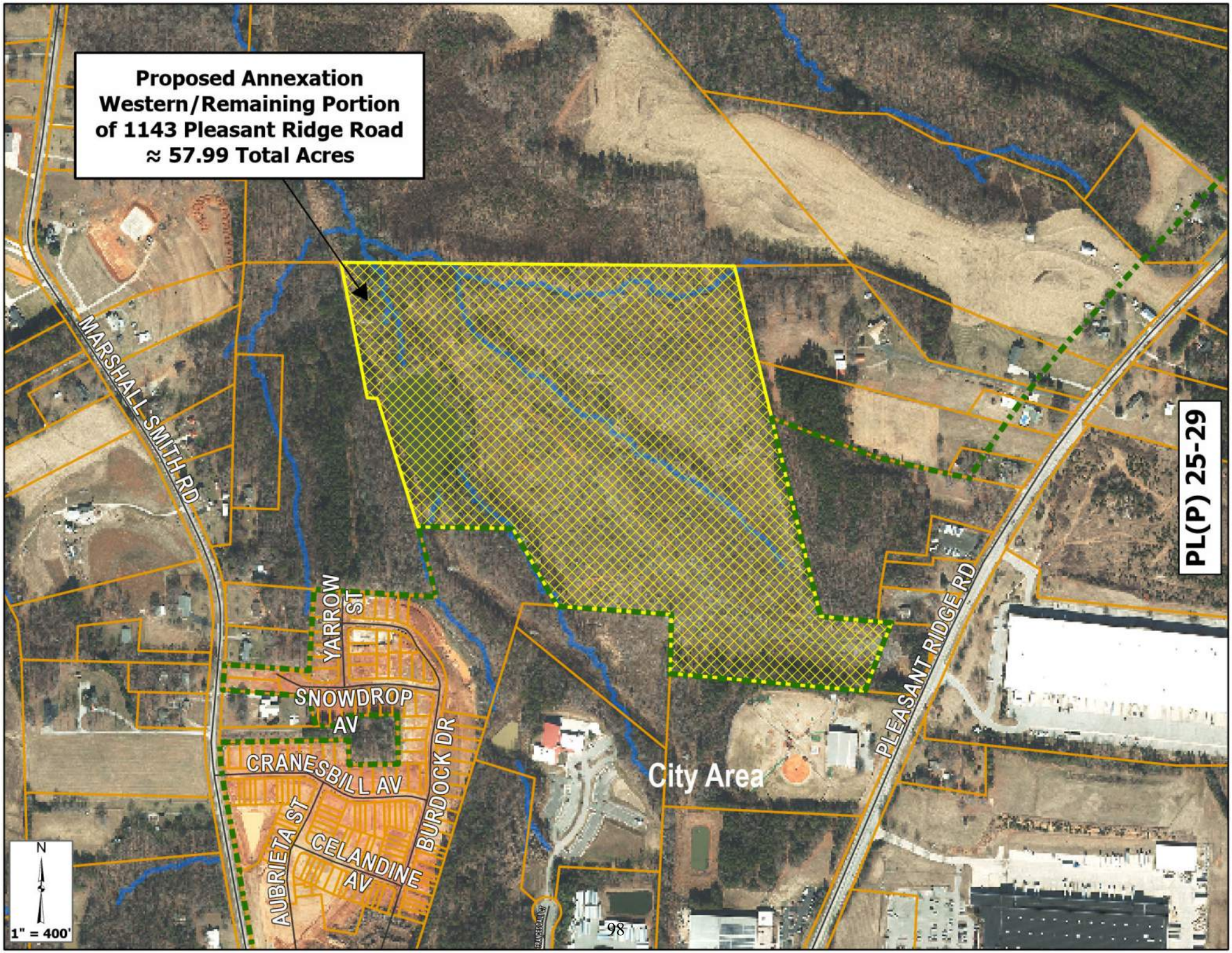
BUDGET IMPACT:
Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
The Planning and Zoning Commission will consider this annexation at its July 21, 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 August 19, 2025 on the annexation of the above-mentioned property to the City of Greensboro.


Proposed Annexation
Western/Remaining Portion
of 1143 Pleasant Ridge Road
≈ 57.99 Total Acres
MARSHALL SMITH RD
YARROW ST
SNOWDROP AV
BURDOCK DR
RANESBILL AV
AUBRIETA ST
PLEASANT RIDGE RD
PL(P) 25-29
City Area
Annexation Agreement Lines
Burlington
High Point
Jamestown
Kernersville
Summerfield
Building
Parcels
Water Sewer Service Area Boundary
Greensboro City Limits
Oak Ridge
Kernersville
High Point
150
68
40
421
73
N
1" = 400'


Proposed Annexation
Western/Remaining Portion
of 1143 Pleasant Ridge Road
≈ 57.99 Total Acres
MARSHALL SMITH RD
YARROW ST
SNOWDROP AV
CRANESBILL AV
AUBRIETA ST
CELANDINE AV
BURDOCK DR
City Area
PLEASANT RIDGE RD
PL(P) 25-29
N
1" = 400'

GREENSBORO
NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date _____

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

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

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

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

1143 Pleasant Ridge Road; parcel 97793

See Legal Description attached

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

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Pleasant Ridge Plantation LLC 393 S. Swing Road Greensboro, NC 27409	no	By: _____ Rana Humayun, Member-Manager
2.			
3.			

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

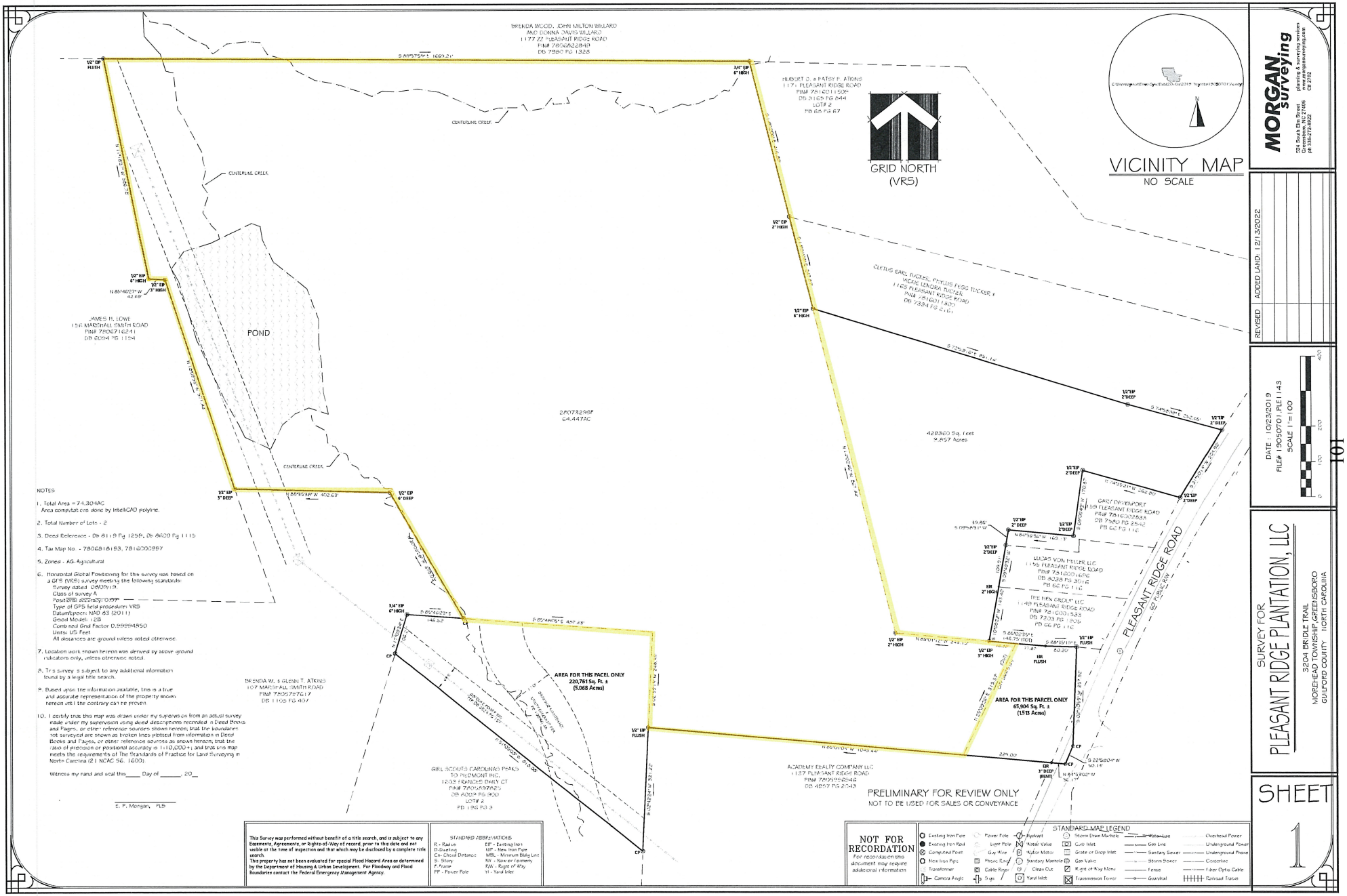
**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 6-6-25 Received By: L. Carter

Exhibit A

All that certain piece, parcel or tract of land, lying and being in Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at a ½" existing iron pipe flush located in the northwest corner of now or formerly, Academy Realty Company (DB 4957, PG 2043); thence North 02° 39' 13" East 248.36 feet to a point; thence North 85° 48' 05" West 487.23 feet to a computed point at the eastern corner of now or formerly, Brenda W. & Glenn T. Atkins (DB 1105, PG 407); thence along the eastern & northern property lines of now or formerly, Brenda W. & Glenn T. Atkins (DB 1105, PG 407) the following two (2) courses and distances: 1) North 30° 05' 28" West 378.02 feet to a ½" existing iron pipe 6" deep; and 2) North 88° 35' 38" West 402.63 feet to a ½" existing iron pipe 3" deep; thence along the eastern property lines of now or formerly, James H. Lowe (DB 6094, PG 1194) the following three (3) courses and distances: 1) North 18° 03' 55" West 571.43 feet to a ½" existing iron pipe 3" high; 2) North 85° 46' 27" West 42.69 feet to a ½" existing iron pipe 6" high; and 3) North 11° 18' 37" West 586.78 feet to a ½" existing iron pipe flush; thence along the southern property line of now or formerly, Brenda Wood, John Milton Willard & Donna Davis Willard (DB 7980, PG 1328) South 89° 37' 59" East 1,669.21 feet to a ¾" existing iron pipe 6" high; thence along the western property line of now or formerly, Hubert D. & Patsy P. Atkins (DB 3165, PG 844) South 14° 02' 06" East 416.89 feet to a ½" existing iron pipe 2" high; thence along the western property line of now or formerly, Cletus Earl Tucker, Phyllis Pegg Tucker & Vickie Lenora Tucker (DB 7394, PG 2161) South 14° 01' 08" East 247.87 feet to a ½" existing iron pipe 6" high; thence South 14° 02' 46" East 867.44 feet to a ½" existing iron pipe 2" high; thence South 85° 01' 12" East 243.15 feet to a ½" existing iron pipe 3" high; thence South 85° 02' 35" East 68.88 feet to a point; thence South 25° 09' 26" West 319.37 feet to a point; thence along the northern lot line of now or formerly, Academy Realty Company LLC (DB 4957, PG 2043) North 85° 01' 03" West 822.44 to a ½" existing iron pipe flush, the point and place of BEGINNING, containing 57.99 acres, more or less.



NOTES

1. Total Area = 74.304AC
   Area computation done by IntelliCAD polyline.
2. Total Number of Lots - 2
3. Deed Reference - Db 8118 Pg 1258, Db 8620 Pg 1115
4. Tax Map No. - 7806818193, 7816000897
5. Zoned - AG-Agricultural
6. Horizontal Global Positioning for this survey was based on a GPS (VRS) survey meeting the following standards:
   Survey dated: 04/09/19
   Class of survey: A
   Positional accuracy: 0.07'
   Type of GPS field procedure: VRS
   Datum/Epoch: NAD 83 (2011)
   Geoid Model: 12B
   Combined Grid Factor: 0.99994850
   Units: US Feet
   All distances are ground unless noted otherwise.
7. Location work shown hereon was derived by above ground indications only, unless otherwise noted.
8. This survey is subject to any additional information found by a legal title search.
9. Based upon the information available, this is a true and accurate representation of the property shown hereon until the contrary can be proven.
10. I certify that this map was drawn under my supervision from an actual survey made under my supervision using deed descriptions recorded in Deed Books and Pages, or other reference sources shown hereon; that the boundaries not surveyed are shown as broken lines plotted from information in Deed Books and Pages, or other reference sources as shown hereon; that the ratio of precision or positional accuracy is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).

Witness my hand and seal this____ Day of _____, 20__

E. P. Morgan, PLS

This Survey was performed without benefit of a title search, and is subject to any Easements, Agreements, or Rights-of-Way of record, prior to this date and not visible at the time of inspection and that which may be disclosed by a complete title search.
This property has not been evaluated for special Flood Hazard Area as determined by the Department of Housing & Urban Development. For Floodway and Flood Boundaries contact the Federal Emergency Management Agency.

STANDARD ABBREVIATIONS

R - Radius	EIP - Existing Iron
D-Dwelling	NIP - New Iron Pipe
Ch- Chord Distance	MBL - Minimum Bldg Line
S - Story	NR - New or Formerly
F. Frame	R/W - Right of Way
PP - Power Pole	YI - Yard Inlet

NOT FOR RECORDATION
For recordation this document may require additional information

STANDARD MAP LEGEND

Existing Iron Pipe	Power Pole	Hydrant	Storm Drain Manhole	Water Line	Overhead Power
Existing Iron Rod	Light Pole	Water Valve	Curb Inlet	Gas Line	Underground Power
Computed Point	Guy Wire	Water Meter	Grate or Drop Inlet	Sanitary Sewer	Underground Phone
New Iron Pipe	Phone Pedestal	Sanitary Manhole	Gas Valve	Storm Sewer	Concertina
Transformer	Cable Riser	Clean Out	Right of Way Mono	Fence	Fiber Optic Cable
Camera Angle	Sign	Yard Inlet	Transmission Tower	Guardrail	Railroad Tracks

MORGAN surveying
planning & surveying services
www.morgansurveying.com
524 South Elm Street
Greensboro, NC 27406
ph 336-272-8822
C# 2702

REVISED	ADDED LAND: 12|13|2022

DATE: 10/23/2019
FILE# 1905070\|PLE1143
SCALE 1" = 100'

SURVEY FOR
PLEASANT RIDGE PLANTATION, LLC
3204 BRIDLE TRAIL
NORTHEAD TOWNSHIP, GREENSBORO
GUILFORD COUNTY NORTH CAROLINA

SHEET
1

Official website of the State of North Carolina Here's how you know

Limited Liability Company

Actions

- File an Annual Report/Amend an Annual Report
- Online 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

Legal name: PLEASANT RIDGE PLANTATION LLC

Secretary of State Identification Number (SOSID): 1734165

Status: Current-Active

Citizenship: Domestic

Date formed: 8/1/2018

Registered agent: Shahzad Akbar

mailing address

393 S Swing Road
Greensboro, NC 27409

Principal office address

393 S Swing Road
Greensboro, NC 27409

Registered office address

393 S Swing Road
Greensboro, NC 27409

Registered mailing address

393 S Swing Road
Greensboro, NC 27409

Company officials

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

- **Member**

  Adeel Akbar

  7101 Lake Henson Drive
  Summerfield NC 27358

- **Member**

  Shahzad Akbar

  3204 Bridle Trl
  Greensboro NC 27407

- **Member**

  Rana Humayun

  5010 Millstaff Drive
  Oak Ridge NC 27310

- **Member**

  Shehzad Quamar

  10 Pilot Circle
  Greensboro NC 27407

- **Member**

  Anser J Wareatch

  7 Westmont Court
  Greensboro NC 27410

Return to top

State Board of Elections

North Carolina Birth Certificate Information

North Carolina State Bar

North Carolina Department of Commerce

North Carolina Department of Revenue

All North Carolina Government Organizations

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 AUGUST 19, 2025 ON THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS – PROPERTY LOCATED AT 1143 PLEASANT RIDGE ROAD – 57.99 ACRES

WHEREAS, the owner of all the hereinafter-described property, which is contiguous 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 19th day of August, 2025, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 1143 PLEASANT RIDGE ROAD – 57.99 ACRES)

Section 1

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

BEGINNING at a ½" existing iron pipe flush in the existing Greensboro city limits (as of May 31, 2025), said pipe being in the northwest corner of Academy Realty Company, as recorded in Deed Book 4957, Page 2043; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 02° 39' 13" E 248.36 feet to a point; thence N 85° 48' 05" W 487.23 feet to a computed point at the eastern corner of now or formerly Brenda W. and Glenn T. Atkins, as recorded in Deed Book 1105, Page 407; thence with the eastern line of Atkins N 30° 05' 28" W 378.02 feet to a ½" existing iron pipe 6" deep; thence with the northern line of Atkins N 88° 35' 38" W 402.63 feet to a ½" existing iron pipe 3" deep; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of James H. Lowe, as recorded in Deed Book 6094, Page 1194, the following three (3) courses and distances: 1) N 18° 03' 55" W 571.43 feet to a ½" existing iron pipe 3" high, 2) N 85° 46' 27" W 42.69 feet to a ½" existing iron pipe 6" high, and 3) N 11° 18' 37" W 586.78 feet to a ½" existing iron pipe flush at Lowe's northeast corner; thence with the southern line of Brenda Wood, John Milton Williard, and Donna Davis Williard, as recorded in Deed Book 7980, Page 1328, S 89° 37' 59" E 1,669.21 feet to a ¾" existing iron pipe 6" high at the northwest corner of Lot 2 of Bobby Lee and Wife Virginia P. Simmons, as recorded in Plat Book 68, Page 67; thence with the western line of said Lot 2 S 14° 02' 06" E 416.89 feet to a ½" existing iron pipe 2" high at the northwest corner of Cletus E., Phyllis P., and Vickie L. Tucker, as recorded in Deed Book 7394, Page 2161; thence with the western line of Tucker S 14° 01' 08" E 247.87 feet to a ½" existing iron pipe 6" high at the northwest corner of Pleasant Ridge Plantation, LLC, as recorded in Deed Book 8600, Page 1115; thence with the western line of said LLC S 14° 02' 46" E 867.44 feet to a ½" existing iron pipe 2" high at said

LLC's southwest corner; thence with the southern line of said LLC S 85° 01' 12" E 243.15 feet to a ½" existing iron pipe 3" high at the southwest corner of The HEN Group, LLC, as recorded in Deed Book 7203, Page 1905; thence with the southern line of said LLC S 85° 02' 35" E 68.88 feet to a point on the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 25° 09' 26" W 319.37 feet to a point on the northern line of Academy Realty Company; thence with said northern line N 85° 01' 03" W 822.44 feet to the point and place of BEGINNING, and containing approximately 57.99 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

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

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

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

That this ordinance shall become effective upon adoption.

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

That Tuesday, August 19, 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 August 9, 2025.

Agenda Item# G.22.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025-544 Resolution Calling a Public Hearing for August 19, 2025 to Annex the Property Located at 3521 Edgefield Road – 12.23 Acres (Randall N. Veltri of Duke Energy Carolinas, LLC)

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

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

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:
Randall N. Veltri, of Duke Energy Carolinas LLC, is requesting annexation of the property located at 3521 Edgefield Road, generally described as west of Edgefield Road, south of Alcorn Road and east of Interstate 73.

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

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

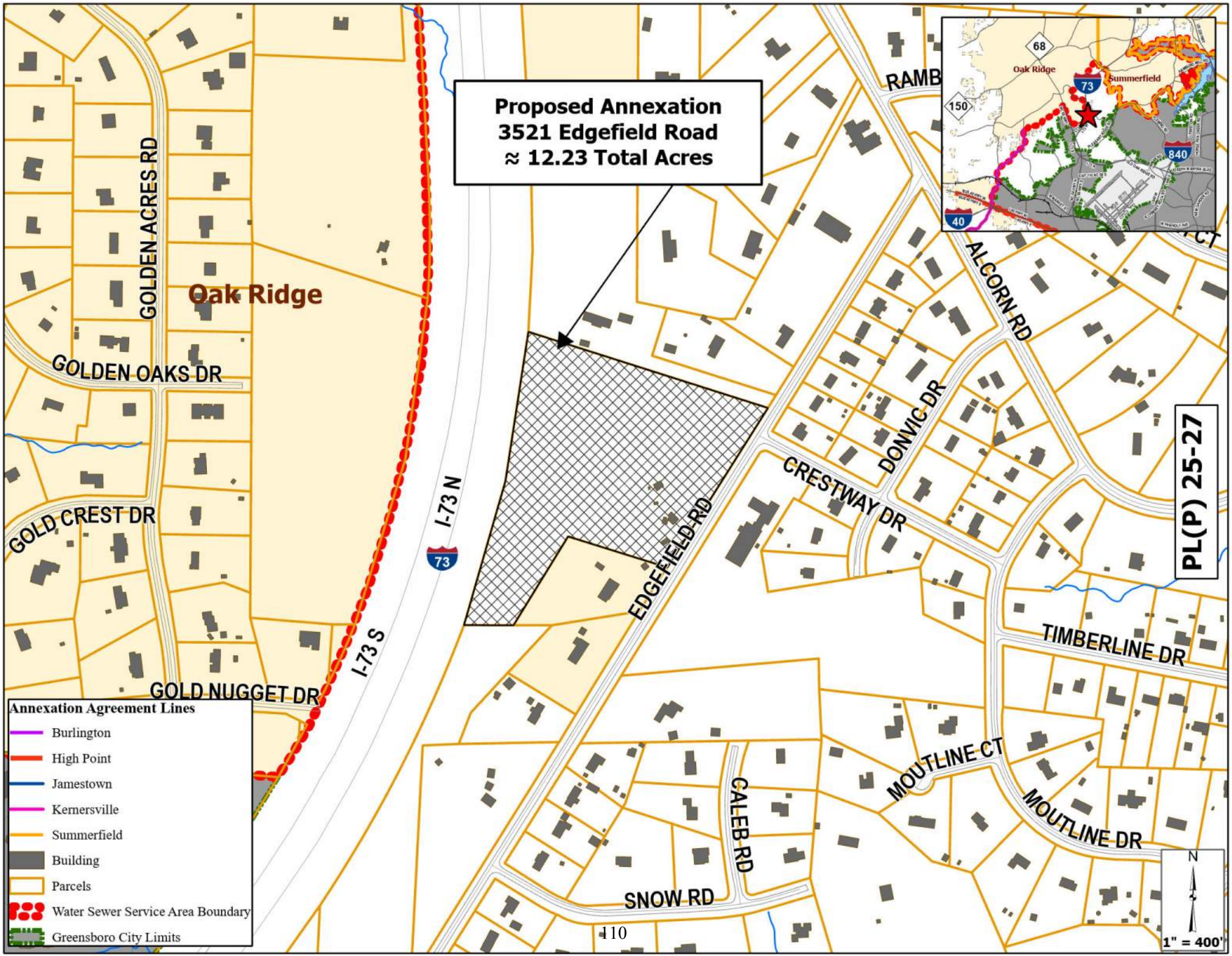
This annexation is within the boundary of Growth Tier 1 on the Anticipated Growth Maps in the Comprehensive Plan. Although it has been previously determined that city service can be provided to property located within Growth Tier 1, a detailed description of service provisions will be provided for consideration 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 its July 21, 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 August 19, 2025 on the annexation of the above-mentioned property to the City of Greensboro.


Proposed Annexation
3521 Edgefield Road
≈ 12.23 Total Acres
Oak Ridge
GOLDEN ACRES RD
GOLDEN OAKS DR
GOLD CREST DR
GOLD NUGGET DR
I-73 N
I-73 S
73
EDGEFIELD RD
RAMB
ALCORN RD
DONVIC DR
CRESTWAY DR
TIMBERLINE DR
MOUTLINE CT
MOUTLINE DR
CALEB RD
SNOW RD
PL(P) 25-27
68
Oak Ridge
Summerfield
73
150
840
40
Annexation Agreement Lines
Burlington
High Point
Jamestown
Kernersville
Summerfield
Building
Parcels
Water Sewer Service Area Boundary
Greensboro City Limits
N
1" = 400'


Proposed Annexation
3521 Edgefield Road
≈ 12.23 Total Acres
PL(P) 25-27
RAMBLING RD
HUNTERS PATH CT
ALCORN RD
DONVIC DR
CRESTWAY DR
MOUTLINE DR
TIMBERLINE DR
City Area
MOUTLINE CT
CEDARLINE DR
EDGEFIELD RD
CALEB RD
SNOW RD
GOLDEN ACRES RD
GOLDEN OAKS DR
Oak Ridge
GOLD CREST DR
GOLD NUGGET DR
BROOKWATER PL
I-73 N
I-73 S
73
OFF RAMP I-73 S
N
1" = 400'

PLANNING

GREENSBORO ANNEXATION PETITION

Date 05/22/2025

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.)

Attached

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

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Randy Veltri 525 S. Tryon St. Charlotte NC 28202	No	Randall N. Veltri
2.			
3.			

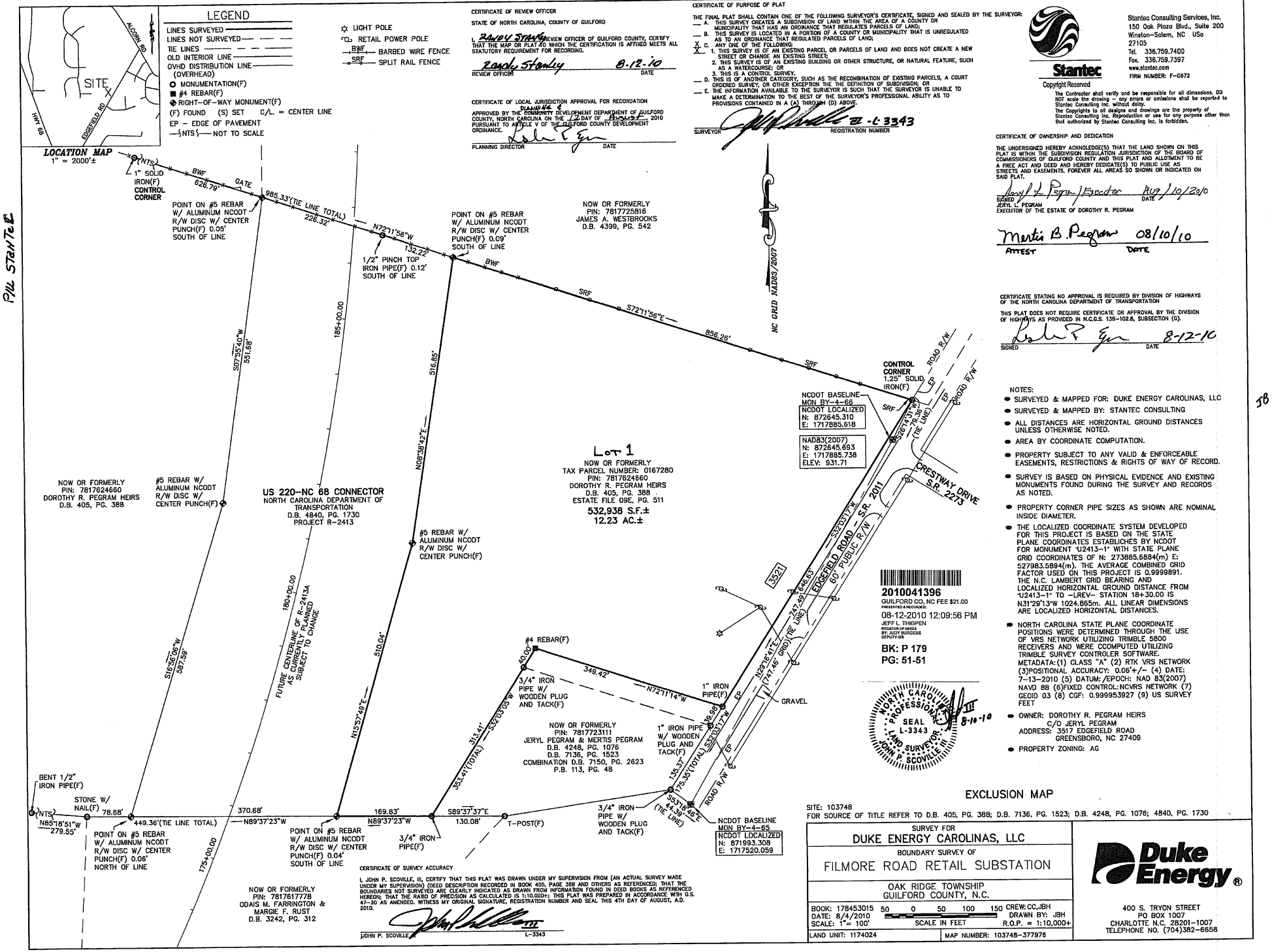
Important: Both husband and wife must sign, if applicable.

**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: 6-4-25 Received By:

PW STANTEC

113



38

Official website of the State of North Carolina Here's how you know

Limited Liability Company

Actions

- File an Annual Report/Amend an Annual Report
- Online 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

Legal name: Duke Energy Carolinas, LLC

Previous legal name: Duke Energy Carolinas, LLC

Previous legal name: Duke Energy Corporation

Previous legal name: Duke Power Company

Previous legal name: DUKE POWER COMPANY LLC

Previous legal name: Duke Power Company of North Carolina

Secretary of State Identification Number (SOSID): 0043506

Status: Current-Active

Citizenship: Domestic

Date formed: 4/3/2006

Registered agent: CT Corporation System

Registered office address

160 Mine Lake Ct Ste 200
Raleigh, NC 27615

Registered mailing address

160 Mine Lake Ct Ste 200
Raleigh, NC 27615

mailing address

525 S Tryon St
Charlotte, NC 28202

Principal office address

525 S Tryon St
Charlotte, NC 28202

Company officials

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

- **Senior Vice President**

  Kathryn B. Aittola

  525 S Tryon St
  Charlotte NC 28202

- **Vice President**

  Jay R. Alvaro

  315 Main Street
  Cincinnati OH 45202

- **Senior Vice President**

  Scott L. Batson

  525 S Tryon St
  Charlotte NC 28202

- **Senior Vice President**

  Jessica L. Bednarcik

  525 S Tryon St
  Charlotte NC 28202

- **Senior Vice President**

  Jessica Brooks Bishop

  525 S Tryon St
  Charlotte NC 28202

- **President**

  Kendal C. Bowman

411 Fayetteville St
Raleigh NC 27601

- **Senior Vice President**

  Michael P. Callahan

  525 S. Tryon Street
  Charlotte NC 28202-4200

- **Senior Vice President**

  Steven D. Capps

  13225 Hagers Ferry Rd
  Huntersville NC 28078

- **Assistant Secretary**

  E. Christopher Cox

  411 Fayetteville St.
  Raleigh NC 27601

- **Senior Vice President**

  William E. Currens , Jr.

  525 S Tryon St
  Charlotte NC 28202

- **Member**

  Duke Energy Corp.

  525 S Tryon St
  Charlotte NC 28202

- **Vice President**

  Paul V. Fisk

  525 S Tryon St
  Charlotte NC 28202

- **Vice President**

  Nicole L. Flippin

  4800 Concord Rd
  York SC 29745

- **Senior Vice President**

  Nicholas J. Giaimo

525 S Tryon St
Charlotte NC 28202

- **Vice President**

  Shawn K. Gibby

  13225 Hagers Ferry Rd
  Huntersville NC 28078

- **Executive Officer**

  T. Preston Gillespie , Jr.

  525 S Tryon St
  Charlotte NC 28202

- **Executive Officer**

  R. Alexander Glenn

  525 S Tryon St
  Charlotte NC 28202

- **Authorized Representative**

  Reem Grammatico

  525 S Tryon St
  Charlotte NC 28202

- **Senior Vice President**

  Rick Grant

  411 Fayetteville St
  Raleigh NC 27601

- **Vice President**

  Zachary S. Hall

  525 S Tryon St
  Charlotte NC 28202

- **Vice President**

  Ben I. Harrison , Jr.

  525 S Tryon St
  Charlotte NC 28202

- **Assistant Treasurer**

  Michael S. Hendershott

525 S. Tryon Street
Charlotte NC 28202-4200

- **Senior Vice President**

  Kelvin Henderson

  525 S Tryon St
  Charlotte NC 28202

- **Senior Vice President**

  Emily G. Henson

  525 S. Tryon Street
  Charlotte NC 28202

- **Vice President**

  Amelia D. Hunter

  525 S. Tryon Street
  Charlotte NC 28202

- **Senior Vice President**

  Rufus S. Jackson

  411 Fayetteville St
  Raleigh NC 27601

- **Senior Vice President**

  Dwight L. Jacobs

  525 S Tryon St
  Charlotte NC 28202

- **Manager**

  Julia S Janson

  525 S Tryon Street
  Charlotte NC 28202

- **Executive Officer**

  Julia S Janson

  525 S Tryon Street
  Charlotte NC 28202

- **Assistant Secretary**

  Elizabeth H. Jones

525 S. Tryon Street
Charlotte NC 28202

- **Assistant Secretary**

  Kenna C. Jordan

  525 S. Tryon Street
  Charlotte NC 28202-1802

- **Chief Accounting Officer**

  Cynthia S. Lee

  525 S. Tryon Street
  Charlotte NC 28202-4200

- **Assistant Secretary**

  Karol P. Mack

  525 S Tryon St
  Charlotte NC 28202

- **Vice President**

  David S. Maltz

  525 S Tryon St
  Charlotte NC 28202

- **Senior Vice President**

  Cameron D. McDonald

  525 S Tryon St
  Charlotte NC 28202

- **Vice President**

  Renee H. Metzler

  525 S Tryon St
  Charlotte NC 28202

- **Vice President**

  T. Cooper Monroe

  525 S Tryon St
  Charlotte NC 28202

- **Vice President**

  Rounette K. Nader

525 S Tryon St
Charlotte NC 28202

- **Senior Vice President**

  Katherine Neebe

  525 S Tryon St
  Charlotte NC 28202

- **President**

  Timothy Pearson

  1201 Main St Capitol Ctr Bldg, Suite 1180
  Columbia SC 29201

- **Senior Vice President**

  V. Nelson Peeler

  525 S Tryon St
  Charlotte NC 28202

- **Vice President**

  Sharene J. Pierce

  525 S Tryon St
  Charlotte NC 28202

- **Vice President**

  Edward R. Pigott

  12700 Hagers Ferry Rd
  Huntersville NC 28078

- **Vice President**

  Brian V. Powers

  525 S Tryon St
  Charlotte NC 28202

- **Executive Officer**

  Louis E. Renjel

  1301 Pennsylvania Ave NW Ste 200
  Washington DC 20004

- **Senior Vice President**

  Regis T. Repko

525 S Tryon St
Charlotte NC 28202

- **Vice President**

  Robert J. Ringel

  139 E. Fourth St.
  Cincinnati OH 45202

- **Executive Officer**

  Brian D. Savoy

  525 S. Tryon Street
  Charlotte NC 28202-1802

- **Manager**

  Harry K. Sideris

  525 S Tryon St
  Charlotte NC 28202

- **Chief Executive Officer**

  Harry K. Sideris

  525 S Tryon St
  Charlotte NC 28202

- **Senior Vice President**

  Robert T. Simril , Jr.

  4800 Concord Rd
  York SC 29745

- **Vice President**

  Steven M. Snider

  7800 Rochester Hwy
  Seneca SC 29672

- **Assistant Secretary**

  Cassandra M. Springer

  525 S Tryon St
  Charlotte NC 28202

- **Vice President**

  Matthew G. Stout

525 S Tryon St
Charlotte NC 28202

- **Senior Vice President**

  Martin Strasburger

  525 S Tryon St
  Charlotte NC 28202

- **Manager**

  Kodwo Ghartey Tagoe

  525 S Tryon St
  Charlotte NC 28202

- **Executive Officer**

  Kodwo Ghartey Tagoe

  525 S Tryon St
  Charlotte NC 28202

- **Senior Vice President**

  Bonnie B. Titone

  525 S Tryon St
  Charlotte NC 28202

- **Senior Vice President**

  Julie K. Turner

  411 Fayetteville Street
  Raleigh NC 27601

- **Vice President**

  John A. Verderame

  525 S Tryon St
  Charlotte NC 28202

- **Vice President**

  Bryan P. Walsh

  525 S Tryon St
  Charlotte NC 28202

- **Senior Vice President**

  Alexander J. Weintraub

525 S Tryon St
Charlotte NC 28202

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NASAA - North American Securities Administrators Association

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RESOLUTION CALLING A PUBLIC HEARING FOR AUGUST 19, 2025 ON THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS –PROPERTY LOCATED AT 3521 EDGEFIELD ROAD – 12.23 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 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 19th day of August, 2025, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 3521 EDGEFIELD ROAD – 12.23 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 1.25" solid iron found at the northeast corner of Lot 1 of Filmore Road Retail
Substation, as recorded in Plat Book 179, Page 51, said iron being on the western right-of-way line of Edgefield Road (NCSR #2011); thence with said right-of-way line S 32°03'17" W 646.63 feet to a 1" iron pipe found at the southeast corner of said Lot 1, also being the northeast corner of Gregory M. and Heather P. Williams, as recorded in Deed Book 8863, Page 380; thence with the southern line of said Lot 1 the following three (3) courses and distances: 1) N 72°11'14" W 349.42 feet to a #4 rebar found, 2) S 32°03'05" W 353.41 feet to a ¾" iron pipe found, and 3) N 89°37'23" W 169.83 feet to the southwest corner of said Lot 1, being marked by a #5 rebar found with aluminum NCDOT R/W disc with center punch,
and being a point on the eastern right-of-way line of Interstate 73; thence with said eastern right-of-way line the following two (2) courses and distances: 1) N 15°57'49" E 510.04 feet to a #5 rebar found with aluminum NCDOT R/W disc with center punch, and 2) N 08°38'42" W 516.85 feet to a #5 rebar found with aluminum NCDOT R/W disc with center punch at the northwest corner of said Lot 1; thence with the northern line of said Lot 1 S 72°11'56" E 856.26 feet to the point and place of BEGINNING, containing approximately 12.23 acres. The plat and deed referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

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

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

That this ordinance shall become effective upon adoption.

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

That Tuesday, August 19, 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 August 9, 2025.

City of Greensboro

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

Agenda Report

File Number: 2025-545

Agenda Item# G.23.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025-545 Resolution Calling a Public Hearing for August 19, 2025 to Annex the Property Located at 5511 Burlington Road – 2.85 Acres (Amarjot Singh of AR General Inc)

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

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

Council District: 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:
Amarjot Singh, of AR General Inc, is requesting annexation of the property located at 5511 Burlington Road, generally described as north of Burlington Road and east of Mount Hope Church Road.

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

BACKGROUND:
n 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

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

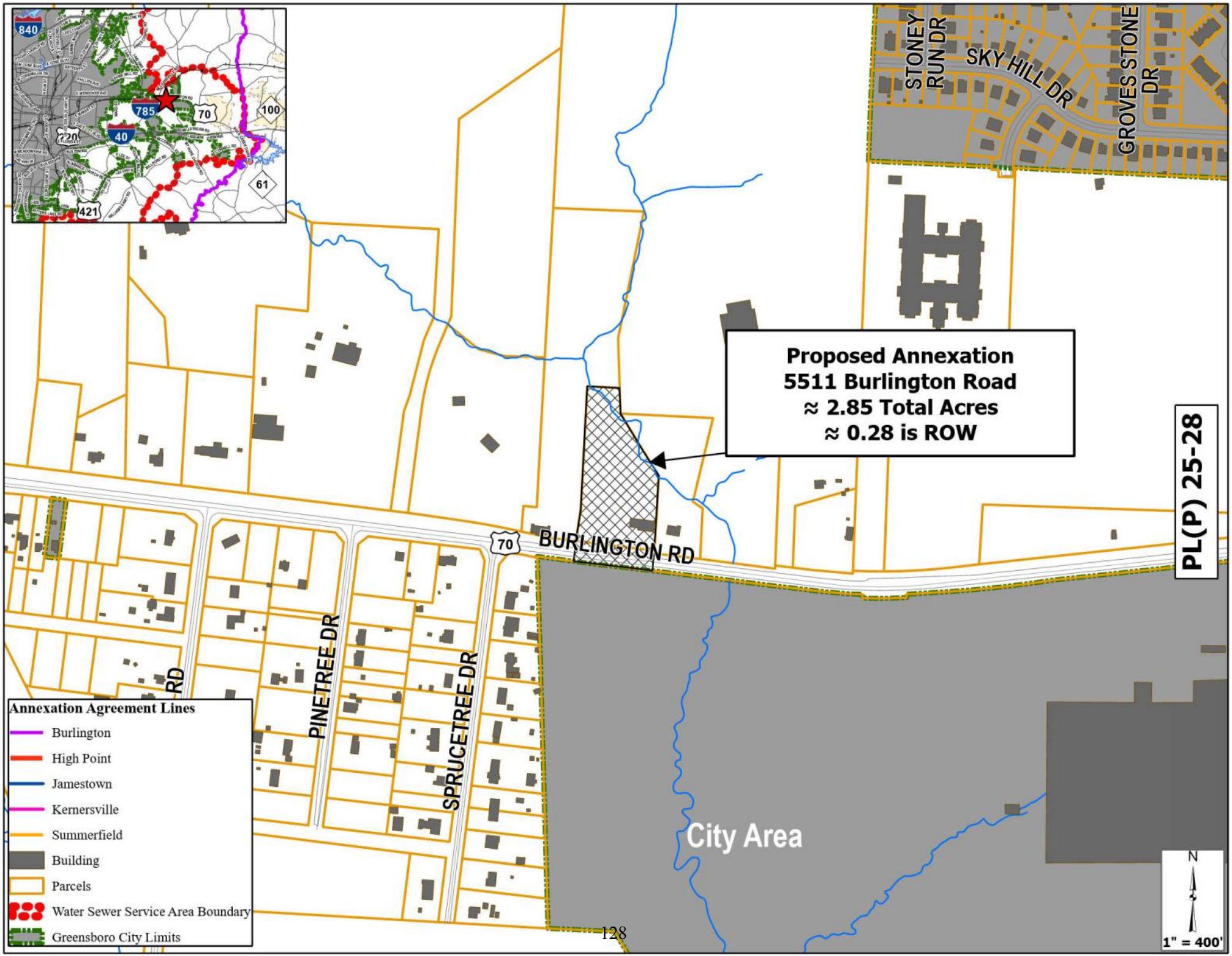
This annexation is within the boundary of Growth Tier 1 on the Anticipated Growth Maps in the Comprehensive Plan. Although it has been previously determined that city service can be provided to property located within Growth Tier 1, a detailed description of service provisions will be provided for consideration 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 its July 21, 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 August 19, 2025 on the annexation of the above-mentioned property to the City of Greensboro.


Proposed Annexation
5511 Burlington Road
≈ 2.85 Total Acres
≈ 0.28 is ROW
PL(P) 25-28
BURLINGTON RD
70
STONEY RUN DR
SKY HILL DR
GROVES STONE DR
PINETREE DR
SPRUCETREE DR
RD
City Area
Annexation Agreement Lines
Burlington
High Point
Jamestown
Kernersville
Summerfield
Building
Parcels
Water Sewer Service Area Boundary
Greensboro City Limits
N
1" = 400'


Proposed Annexation
5511 Burlington Road
≈ 2.85 Total Acres
≈ 0.28 is ROW
PL(P) 25-28
BURLINGTON RD
70
SKY HILL DR
GROVES
STONE DR
DEBANNE RD
PINETREE DR
SPRUCETREE DR
City Area
City Area
N
1" = 400'

GREENSBORO
NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date June 5, 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 Attachment 1 of 1: Metes & Bounds
for 5511 Burlington Rd.

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

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	AR General, Inc. c/o Amarjot Singh 5511 Burlington Rd. McLeansville, NC 27301	No	Amarjot Singh Corp. President
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: 6-6-25 Received By: L. Carter

Attachment 1 of 1: Metes & Bounds for 5511 Burlington Rd.

Being a parcel of land on the north side of Burlington Road located in Jefferson Township, Guilford County, North Carolina and being all of Lot 2 of the Amy Lewis property as recorded in Plat Book 139 page 91 in the Guilford County Registry and being more particularly described as follows:

Beginning at a new iron pipe on the northern right of way of Burlington Road, said new iron pipe being the common corner of Lot 2 of the Amy Lewis property as recorded in Plat Book 139 page 91 in the Guilford County Registry, and the property owned by Fred E. Burgin and others (Deed Book 5168 Pg. 129), thence with the line of Fred E. Burgin and others three (3) calls as follows: 1) N. 11-23-14 E. 107.77 feet to a rebar; 2) N. 05-11-49 E. 419.45 feet (passing a rebar at 404.54 feet) to a point; 3) S 84-44-05 E. 109.75 feet (passing a rebar at 14.89 feet) to a rebar in the line of property owned by Pierre A. Goria and Carolyn E. Goria (Deed Book 2750 Page 749); Thence with the Goria property S. 00-18-41 W. 87.13 feet to pinched top iron, a corner of the property owned by Lisa Tenese Poole; thence with the Poole property four (4) calls as follows: 1) S. 29-19-45 E. 147.76 feet to a new iron pipe; 2) S. 29-19-45 E. 99.96 feet to a tall existing iron pipe; 3) S. 04-56-43 W. 127.31 feet to an existing iron pipe; 4) S. 05-46-14 W. 127.72 feet to a new iron pipe on the northern right of way of Burlington Road; thence with the northern right of way of Burlington Road N. 80-39-27 W. 269.18 feet to the point and place of beginning and containing 2.572 acres more or less as shown on a survey for A R General, Inc. by Wilson Surveying, Inc. dated April 5, 2022 having a job number of 64331.

Official website of the State of North Carolina Here's how you know

Business Corporation

Actions

- Online Filing
- Order a Document Online
- Add Entity to My Email Notification List
- View Filings

Legal name: AR GENERAL, INC

Secretary of State Identification Number (SOSID): 1280627

Status: Active/Failure to Pay Fee

Citizenship: Domestic

Date formed: 10/1/2012

Fiscal month: December

Registered agent: Amarjot Singh

mailing address

701 Brookview Dr
Elon, NC 27244

Principal office address

701 Brookview Dr
Elon, NC 27244

Registered office address

701 Brookview Dr
Elon, NC 27244

Registered mailing address

701 Brookview Dr
Elon, NC 27244

Officers

- **President**

  Amarjot Singh

  701 Brookview Dr
  Elon NC 27244

Stock:

- **Class:** Common

  Shares: 10000

  No par value: Yes

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North Carolina Department of Revenue

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RESOLUTION CALLING A PUBLIC HEARING FOR AUGUST 19, 2025 ON THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS –PROPERTY LOCATED AT 5511 BURLINGTON ROAD – 2.85 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 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 19th day of August, 2025, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTY LOCATED AT 5511 BURLINGTON ROAD – 2.85 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 point in the existing Greensboro city limits (as of May 31, 2025), said point being the intersection of the northern line of that 338.688-acre annexation approved by Ordinance No. 22-251 and the southward projection of the western line of Lot 2 of Amy Lewis, as recorded in Plat Book 139, Page 91; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said projection N 11° 23’ 14” E approximately 45 feet to the southwest corner of said Lot 2; thence with the eastern line of Fred E. and Kathy M. Burgin and James G., Jr. and Judy B. Allred, as recorded in Deed Book 5168, Page 129, the following three (3) courses and distances: 1) N 11° 23’ 14” E 107.77 feet to a rebar, 2) N 05° 11’ 49” E 419.45 feet to the northwest corner of said Lot 2, and 3) S 84° 44’ 05” E 109.75 feet to a rebar in the western line of Pierre A. and Carolyn E. Goria, as recorded in Deed Book 2750, Page 749; thence with the western line of Goria S 00° 18’ 41” W 87.13 feet to a pinched top iron at the northwest corner of Lisa T. Poole, as recorded in Deed Book 8607, Page 115; thence with the western line of Poole the following four (4) courses and distances: 1) S 29° 19’ 45” E 147.76 feet to a new iron pipe, 2) S 29° 19’ 45” E 99.96 feet to a tall existing iron pipe, 3) S 04° 56’ 43” W 127.31 feet to an existing iron pipe, and 4) S 05° 46’ 14” W 127.72 feet to a new iron pipe on the northern right-of-way line of Burlington Road; thence with the southward projection of said eastern line S 05° 46’ 14” W approximately 45 feet to a point in the existing city limits; THENCE PROCEEDING WITH THE EXISTING GREENSBORO CITY LIMITS N 82° 57’ 54” W approximately 270 feet to the point and place of BEGINNING, and containing approximately 2.85 acres, of which approximately 2.572 acres lies outside of street right-of-way. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

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

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

That this ordinance shall become effective upon adoption.

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

That Tuesday, August 19, 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 August 9, 2025.

Agenda Item# G.24.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025-546 Resolution Calling a Public Hearing for August 19, 2025 to Annex the Properties Located at 725, 729 and 749 Knox Rd and 5437 and 5441 Marley Dr – 56.4 Acres (Michael S. Fox and others)

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

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

Council District: 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:
Michael S. Fox, on behalf of Ronald C. Carlock of Land Port Investments, LLC and Carroll Industrial Development LLC, is requesting annexation of the properties located at 725, 729 and 749 Knox Road, 5437 and 5441 Marley Drive and a portion of Interstate 40/85 and Millstream Road right of way generally described as north of Burlington Road and east of Mount Hope Church 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

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

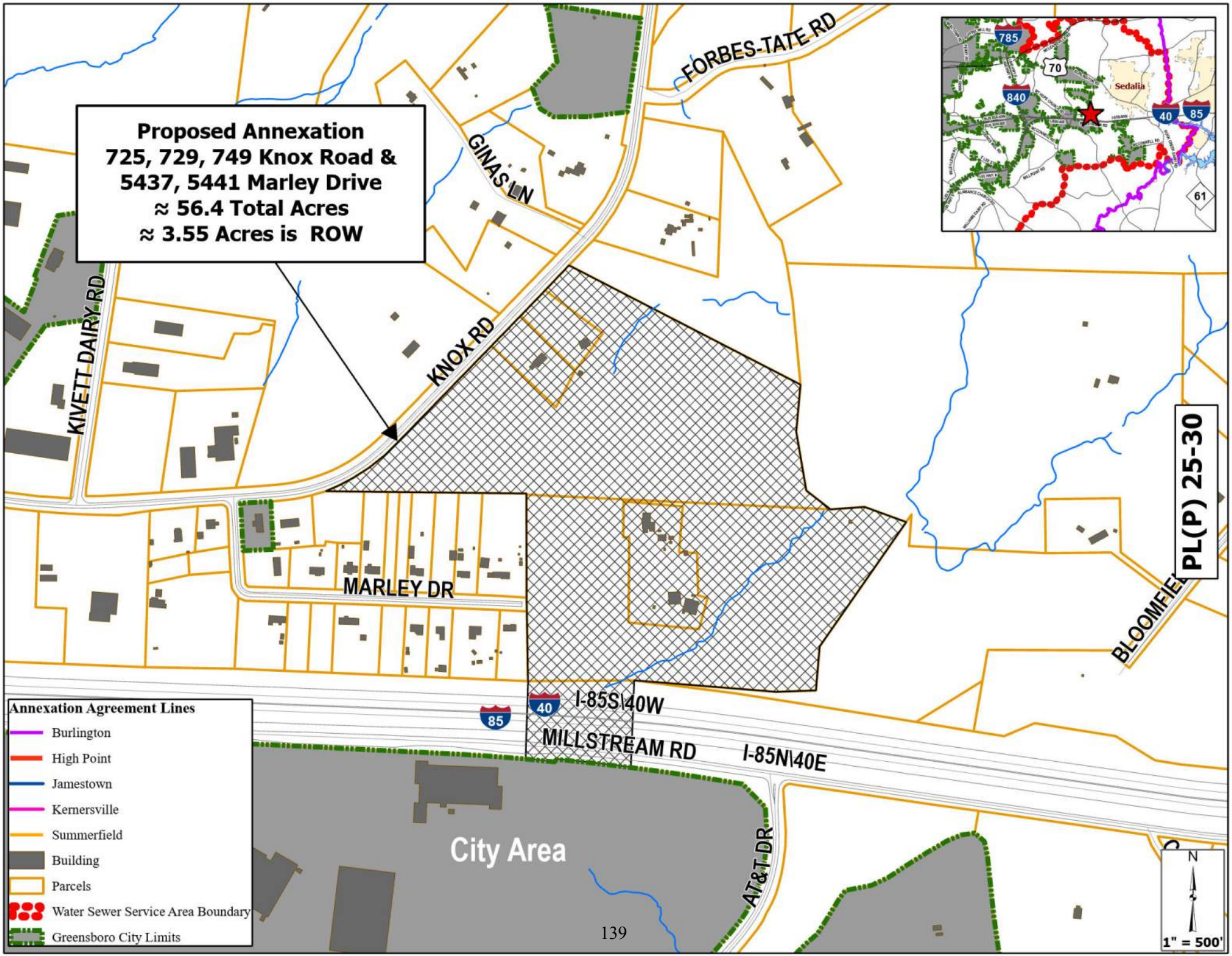
This annexation is within the boundary of Growth Tier 1 on the Anticipated Growth Maps in the Comprehensive Plan. Although it has been previously determined that city service can be provided to property located within Growth Tier 1, a detailed description of service provisions will be provided for consideration 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 its July 21, 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 August 19, 2025 on the annexation of the above-mentioned property to the City of Greensboro.


Proposed Annexation
725, 729, 749 Knox Road &
5437, 5441 Marley Drive
≈ 56.4 Total Acres
≈ 3.55 Acres is ROW
FORBES-TATE RD
GINAS LN
KNOX RD
KIVETT DAIRY RD
MARLEY DR
PL(P) 25-30
BLOOMFIE
I-85S\40W
MILLSTREAM RD
I-85N\40E
AT&T DR
City Area
Annexation Agreement Lines
Burlington
High Point
Jamestown
Kernersville
Summerfield
Building
Parcels
Water Sewer Service Area Boundary
Greensboro City Limits
Sedalia
785
70
840
40
85
61
N
1" = 500'


Proposed Annexation
725, 729, 749 Knox Road &
5437, 5441 Marley Drive
≈ 56.4 Total Acres
≈ 3.55 Acres is ROW
FORBES-TATE RD
GINAS LN
KIVETT DAIRY RD
KNOX RD
MARLEY DR
PL(P) 25-30
BLOOMFIEL
City Area
40
I-85S\40W
MILLSTREAM RD
85
I-85N\40E
AT&T
DR
City Area
CREEK RD
N
1" = 500'

GREENSBORO
NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 6-4-25

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.)

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Land Port Investment US, LLC PO Box 9846, Greensboro, NC 27429	No	Ronald C. Carlock C.O.O.
2.	Carroll Industrial Development US, LLC PO Box 9846, Greensboro, NC 27429	No	Ronald C. Carlock C.O.O.
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: _____

THE POINT OF BEGINNING BEING A ONE INCH EXISTING IRON PIPE BEING IN THE EASTERN RIGHT-OF-WAY OF KNOX ROAD (SR-3051) AND HAVING NORTH CAROLINA NAD83(2011) GRID COORDINATES OF NORTHING 842836.34 U.S. FEET AND AN EASTING OF1809156.15 U.S. FEET. SAID IRON PIPE BEING THE SOUTHWESTERN CORNER OF DEED BOOK 5694-394, THOMAS & VICKI SMITH, AND THE MOST NORTHWESTERN CORNER OF DEED BOOK 6431-2107, LAND PORT INVESTMENTS. SAID IRON PIPE BEING LOCATED 43° 48' 45" W A DISTANCE OF 150.00 FEET FROM AN EXISTING ONE INCH IRON PIPE ALSO IN THE EASTERN RIGHT-OF-WAY OF KNOX ROAD (SR3051) AND BEING THE NORTHWESTERN CORNER OF DEED BOOK 5694-394, THOMAS & VICKI SMITH.

THENCE FROM THE POINT OF BEGINNING S 61° 32' 58" E FOR A DISTANCE OF 289.27 FEET TO A ONE INCH IRON PIPE BY A FENCE.

THENCE, S 61° 11' 43" E FOR A DISTANCE OF 492.60 FEET TO A ONE INCH IRON PIPE NEAR A FENCE CORNER.

THENCE, S 61° 11' 12" E FOR A DISTANCE OF 328.07 FEET TO AN EXISTING ONE INCH IRON PIPE LOCATED IN BIRCH CREEK.

THENCE WITH AND IN BIRCH CREEK THE FOLLOWING FIVE CALLS

1. S 04° 10' 51" W FOR A DISTANCE OF 201.26 FEET TO A COMPUTED POINT.
2. THENCE, S 10° 41' 18" E FOR A DISTANCE OF 253.09 FEET TO A COMPUTED POINT.
3. THENCE, S 52° 54' 23" E FOR A DISTANCE OF 129.23 FEET TO A COMPUTED POINT.
4. THENCE, N 84° 48' 24" E FOR A DISTANCE OF 145.04 FEET TO A COMPUTED POINT.
5. THENCE, S 71° 05' 12" E FOR A DISTANCE OF 188.73 FEET TO A COMPUTED POINT.

THENCE, LEAVING BIRCH CREEK AND WITH THE WESTERN LINES OF DEED BOOK 6417-1117, LAND PORT INVESTMENTS, LLC WITH SAID WESTERN LINE RUNNING NEAR THE WESTERN BANK OF BIRCH CREEK THE FOLLOWING FOUR CALLS.

1. S 33° 47' 19" W FOR A DISTANCE OF 134.35 FEET TO AN EXISTING ONE INCH IRON PIPE.
2. THENCE, S 33° 45' 55" W FOR A DISTANCE OF 154.65 FEET TO AN EXISTING ONE INCH IRON PIPE.
3. THENCE, S 33° 48' 22" W FOR A DISTANCE OF 355.61 FEET TO AN THEE-QUARTER INCH EXISTING IRON ROD.
4. THENCE, S 03° 47' 16" W FOR A DISTANCE OF 187.70 FEET TO AN EXISTING ONE INCH IRON PIPE.

THENCE, LEAVING THE WESTERN BANK AREA NEAR BIRCH CREEK AND CONTINUING WITH THE WESTERN LINE OF DEED BOOK 6417-1117, LAND PORT INVESTMENTS, LLC ON AN ANGLED PORTION OF THAT PARCEL BOUNDARY NEAR THE NORTHERN RIGHT-OF-WAY OF INTERSTATE I-85 THE FOLLOWING TWO CALLS.

1. S 87° 00' 59" W FOR A DISTANCE OF 171.06 FEET TO AN EXISTING ONE INCH IRON PIPE.
2. THENCE, N 86° 25' 07" W FOR A DISTANCE OF 604.43 FEET TO AN EXISTING CONCRETE RIGHT-OF-WAY MONUMENT AT THE RIGHT-OF-WAY FENCE.

THENCE WITH THE NORTHERN RIGHT-OF-WAY OF INTERSTATE I-85, N 86° 05' 08" W FOR A DISTANCE OF 461.87 FEET TO AN EXISTING ONE INCH BENT IRON PIPE IN THE LINE OF SAID RIGHT-OF-WAY BEING THE SOUTHEASTERN CORNER OF MARLEY ACRES SUBDIVISION AS SHOWN IN PLAT BOOK 26-52.

THENCE LEAVING THE RIGHT-OF-WAY OF INTERSTATE I-85 RUNNING NEAR THE WESTERN SIDE OF A WIRE FENCE AND WITH THE EASTERN LINE OF PLAT BOOK 26-52 MARLEY ACRES SUBDIVISION THE FOLLOWING THREE CALLS.

1. N 00° 47' 18" W FOR A DISTANCE OF 301.32 FEET TO AN EXISTING ONE INCH IRON PIPE. SAID IRON PIPE BEING IN AND THE TERMINUS POINT OF THE SOUTHERN RIGHT-OF-WAY MARLEY DRIVE (SR-3147).

2. THENCE, N 00° 47' 18" W FOR A DISTANCE OF 60.07 FEET TO AN EXISTING ONE INCH IRON PIPE IN THE NORTHERN RIGHT-OF-WAY OF MARLEY DRIVE (SR-3147) AND BEING THE TERMINUS POINT OF SAID NORTHERN RIGHT-OF-WAY.

3. THENCE, N 00° 47' 18" W FOR A DISTANCE OF 441.00 FEET TO AN EXISTING ONE INCH IRON PIPE IN THE NORTHERN LINE OF PLAT BOOK 26-52 MARLEY ACRES SUBDIVISION AND NEAR AN OLD FENCE CORNER POST.

THENCE WITH THE NORTHERN LINE OF PLAT BOOK 26-52 MARLEY ACRES SUBDIVISION AND NEAR THE SOUTH SIDE OF A WIRE FENCE THE FOLLOWING FOUR CALLS.

1. N 89° 06' 15" W FOR A DISTANCE OF 189.98 FEET TO AN EXISTING ONE INCH IRON PIPE.

2. THENCE, N 89° 46' 08.7" W FOR A DISTANCE OF 199.99 FEET TO AN EXISTING ONE INCH IRON PIPE.

3. THENCE, N 89° 49' 59" W FOR A DISTANCE OF 299.78 FEET TO AN EXISTING ONE INCH IRON PIPE.

4. THENCE, N 89° 33' 11" W FOR A DISTANCE OF 150.41 FEET TO A POINT ON A NEW HALF INCH IRON ROD. SAID NEW IRON ROAD BEING LOCATED IN THE EASTERN RIGHT-OF-WAY OF KNOX ROAD (SR-3051) AND IN THE LINE OF DEED BOOK 2217-18, VELNA MAY, LOTS 8, 9, 31, 32, AND 33 OF PLAT BOOK 26-52.

THENCE WITH THE EASTERN RIGHT-OF-WAY OF KNOX ROAD (SR-3051) THE FOLLOWING 15 CALLS.

1. THENCE, N 62° 45' 41" E FOR A DISTANCE OF 88.10 FEET TO A COMPUTED POINT.

2. THENCE, N 61° 06' 14" E FOR A DISTANCE OF 54.82 FEET TO A COMPUTED POINT.

3. THENCE, N 56° 03' 17" E FOR A DISTANCE OF 56.98 FEET TO A COMPUTED POINT.

4. THENCE, N 52° 17' 51" E FOR A DISTANCE OF 54.50 FEET TO A COMPUTED POINT.

5. THENCE, N 48° 31' 55" E FOR A DISTANCE OF 54.81 FEET TO A COMPUTED POINT.

6. THENCE, N 45° 44' 41" E FOR A DISTANCE OF 25.62 FEET TO A COMPUTED POINT.

7. THENCE, N 44° 48' 14" E FOR A DISTANCE OF 130.29 FEET TO A COMPUTED POINT.

8. THENCE, N 44° 03' 21" E FOR A DISTANCE OF 86.87 FEET TO A COMPUTED POINT.

9. THENCE, N 43° 37' 41" E FOR A DISTANCE OF 92.43 FEET TO A COMPUTED POINT.

10. THENCE, N 43° 50' 38" E FOR A DISTANCE OF 98.00 FEET TO A COMPUTED POINT.

11. THENCE, N 43° 50' 52" E FOR A DISTANCE OF 97.47 FEET TO A COMPUTED POINT.

12. THENCE, N 43° 48' 37" E FOR A DISTANCE OF 98.53 FEET TO AN EXISTING ONE INCH IRON PIPE NEAR AN OLD FENCE CORNER AND BEING THE NORTHWESTERN CORNER OF DEED BOOK 8494-1456 (PLAT BOOK 79-109) (TRACT 2).

13. THENCE, N 43° 51' 12" E FOR A DISTANCE OF 178.07 FEET TO AN EXISTING ONE INCH IRON PIPE NEAR AN OLD FENCE CORNER AND BEING THE NORTHEASTERN CORNER OF DEED BOOK 8494-1456 (PLAT BOOK 79-109) (TRACT 2).

14. THENCE, N 43° 35' 10" E FOR A DISTANCE OF 149.29 FEET TO A COMPUTED

POINT ALSO THE NORTHEASTERN CORNER OF TRACT 1 OF DEED BOOK 8494-1456.

15. THENCE N 44° 03' 14" E A DISTANCE OF 148.35 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING PARCELS PID 116778 (TRACT 2 OF DEED BOOK 8494-1456), PID 116782 (TRACT 1 OF DEED BOOK 8494-1456), PID 116784 (TRAT 2 OF DEED BOOK 6431-211), PID 116789 (TRACT 1 OF DEED BOOK 6431-2111), AND PID 116790 (TRACT 2 OF DEED BOOK 6431-2107). ALL PARCELS TOTALING AN AREA OF 52.846 ACRES OR 2,301,961 SQ. FT., MORE OR LESS.

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- File an Annual Report/Amend an Annual Report
- Online 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

Legal name: Land Port Investments, LLC

Secretary of State Identification Number (SOSID): 0807059

Status: Current-Active

Citizenship: Domestic

Date formed: 10/10/2005

Registered agent: Ronald C Carlock

mailing address

201 N Elm Street, Suite 201
Greensboro, NC 27401-2447

Principal office address

201 N Elm Street, Suite 201
Greensboro, NC 27401-2447

Registered office address

201 N Elm Street, Suite 201
Greensboro, NC 27401-2447

Registered mailing address

201 N Elm Street, Suite 201
Greensboro, NC 27401-2447

Company officials

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

- **Chief Operating Officer**

  Ronald C Carlock

  201 N Elm St Ste 201
  Greensboro NC 27401

- **Manager**

  Roy E Carroll

  PO Box 9846
  Greensboro NC 27401

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- View Filings
- Print a Pre-Populated Annual Report form
- Print an Amended a Annual Report form

Legal name: Carroll Industrial Development US, LLC

Secretary of State Identification Number (SOSID): 1975880

Status: Current-Active

Citizenship: Domestic

Date formed: 4/22/2020

Registered agent: Ronald C Carlock

mailing address

201 North Elm St Suite 201
Greensboro, NC 27401

Principal office address

201 North Elm St Suite 201
Greensboro, NC 27401

Registered office address

201 North Elm St Suite 201
Greensboro, NC 27401

Registered mailing address

201 North Elm St Suite 201
Greensboro, NC 27401

Company officials

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

- **Chief Operating Officer**

  Ronald C Carlock

  201 N Elm St., Suite 201
  Greensboro NC 27401-2447

- **Manager**

  Roy E Carroll , II

  201 North Elm Street, Suite 201
  Greensboro NC 27401

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North Carolina Secretary of State's Office

RESOLUTION CALLING A PUBLIC HEARING FOR AUGUST 19, 2025 ON THE ANNEXATION OF TERRITORY TO THE CORPORATE LIMITS –PROPERTIES LOCATED AT 725, 729 AND 749 KNOX ROAD, 5437 AND 5441 MARLEY DRIVE AND PORTIONS OF INTERSTATE 40/85 AND MILLSTREAM ROAD RIGHT OF WAY – 56.4 ACRES

WHEREAS, the owner of all the hereinafter-described property, which is contiguous 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 19th day of August, 2025, the following ordinance will be introduced; and

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTIES LOCATED AT 725, 729 AND 749 KNOX ROAD, 5437 AND 5441 MARLEY DRIVE AND PORTIONS OF INTERSTATE 40/85 AND MILLSTREAM ROAD RIGHT OF WAY – 56.4 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 existing Greensboro city limit line (as of May 31, 2025), said point being on the southern right-of-way line of Millstream Road (NCSR #3143), a frontage road of Interstate 85/40, and being 200 feet east along said right-of-way line from an iron rod set at the northwest corner of Lot 2 of Property of KDC-Carolina Investments, LP, as recorded in Plat Book 157, Page 69; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a westerly direction along said right-of-way line 200 feet to the northwest corner of said Lot 2; thence continuing with said right-of-way line with a curve to the left having a radius of 11,429.16 feet, an arc length of 112.71 feet, and a chord bearing and distance of N 83°09’23” W 112.71 feet to an iron rod set; thence continuing with said right-of-way line S 06°33’40” W 10.50 feet to an iron rod set; thence continuing in a westerly direction with said right-of-way line 145 feet to a point; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a northerly direction, crossing Millstream Road/Interstate 85/40, approximately 330 feet to an existing 1” bent iron pipe in the northern right-of-way line of Interstate 85/40 at the southeast corner of Lot 28 of Marley Acres Subdivision, as recorded in Plat Book 26, Page 52; thence running near the western side of a wire fence and with the eastern line of Marley Acres Subdivision the following three (3) courses and distances: 1) N 00°47’18” W 301.32 feet to an existing 1” iron pipe in the southern right-of-way line of Marley Drive (NCSR #3147) at its terminus, 2) N 00°47’18” W 60.07 feet to an existing 1” iron

pipe in the northern right-of-way line of Marley Drive at its terminus, and 3) N 00°47’18” W 441.00 feet to an existing 1” iron pipe in the northern line of Marley Acres Subdivision and near an old fence corner post; thence with the northern line of Marley Acres Subdivision and near the south side of a wire fence the following four (4) courses and distances: 1) N 89°06’15” W 189.98 feet to an existing 1” iron pipe, 2) N 89°46’08” W 199.99 feet to an existing 1” iron pipe, 3) N 89°49’59” W 299.78 feet to an existing 1” iron pipe, and 4) N 89°33’11” W 150.41 feet to a point on a new ½” iron rod in the eastern right-of-way line of Knox Road (NCSR #3051) and in the northern line of Lot 31 of Marley Acres Subdivision; thence with the eastern right-of-way line of Knox Road the following fifteen (15) courses and distances: 1) N 62°45’41” E 88.10 feet to a computed point, 2) N 61°06’14” E 54.82 feet to a computed point, 3) N 56°03’17” E 56.98 feet to a computed point, 4) N 52°17’51” E 54.50 feet to a computed point, 5) N 48°31’55” E 54.81 feet to a computed point, 6) N 45°44’41” E 25.62 feet to a computed point, 7) N 44°48’14” E 130.29 feet to a computed point, 8) N 44°03’21” E 86.87 feet to a computed point, 9) N 43°37’41” E 92.43 feet to a computed point, 10) N 43°50’38” E 98.00 feet to a computed point, 11) N 43°50’52” E 97.47 feet to a computed point, 12) N 43°48’37” E 98.53 feet to an existing 1” iron pipe near an old fence corner and being the westernmost corner of Lot 1 of Property of Roger H. Smith & Wife Mildred F., as recorded in Plat Book 79, Page 109, 13) N 43°51’12” E 178.07 feet to an existing 1” iron pipe near an old fence corner and being the northernmost corner of said Lot 1, 14) N 43°35’10” E 149.29 feet to a computed point, also being the northernmost corner of Tract 1 of Carroll Industrial Development US, LLC, as recorded in Deed Book 8494, Page 1456, and 15) N 44°03’14” E 148.35 feet to a 1” existing iron pipe having North Carolina NAD83(2011) grid coordinates of Northing 842836.34 U.S. feet and Easting 1809156.15 U.S. feet, said iron pipe being the southwest corner of Thomas E. and Vicki C. Smith, as recorded in Deed Book 5694, Page 394, and the northwesternmost corner of Land Port Investments, LLC, as recorded in Deed Book 6431, Page 2107; thence S 61°32’58” E 289.27 feet to a 1” iron pipe by a fence; thence S 61°11’43” E 492.60 feet to a 1” iron pipe near a fence corner; thence S 61°11’12” E 328.07 feet to an existing 1” iron pipe located in Burch Creek; thence with and in Birch Creek the following five (5) courses and distances: 1) S 04°10’51” W 201.26 feet to a computed point, 2) S 10°41’18” E 253.09 feet to a computed point, 3) S 52°54’23” E 129.23 feet to a computed point, 4) N 84°48’24” E 145.04 feet to a computed point, and 5) S 71°05’12” E 188.73 feet to a computed point; thence leaving Birch Creek with the western line of Land Port Investments, LLC, as recorded in Deed Book 6417, Page 1117, running near the western bank of Birch Creek, the following four (4) courses and distances: 1) S 33°47’19” W 134.35 feet to an existing 1” iron pipe, 2) S 33°45’55” W 154.65 feet to an existing 1” iron pipe, 3) S 33°48’22” W 355.61 feet to an existing 3/4” iron rod, and 4) S 03°47’16” W 187.70 feet to an existing 1” iron pipe; thence leaving the western bank area near Birch Creek and continuing with said western property line on an angled portion of said line near the northern right-of-way line of Interstate 85/40 the following two (2) courses and distances: 1) S 87°00’59” W 171.06 feet to an existing 1” iron pipe, and 2) N 86°25’07” W 604.43 feet to an existing concrete right-of-way monument at the right-of-way fence; thence in a southerly direction, crossing the Interstate 85/40/Millstream Road right-of-way, approximately 370 feet to the point and place of BEGINNING, and containing approximately 56.4 acres, of

which approximately 52.846 acres lies outside of street right-of-way. All deeds and 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, August 19, 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 August 9, 2025.

Agenda Report

File Number: 2025-88

Agenda Item# G.25.

Agenda Date: 7/15/2025. **Department:** Budget & Evaluation
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025-88 Budget Adjustments Approved by Budget Officer 6/14/25 through 6/30/25 and 7/1/25 through 7/7/25

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

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

Council District: All

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

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

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

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

Budget Adjustments Approved by Budget Officer

06/14/2025 thru 06/30/2025
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

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
16575	**Parks & Recreation**				**45,000**	
FROM	Heat & Electric	101-50-5013001.5121		10,000		4,214
FROM	Office Equipment & Furniture	101-50-5023065.5214		1,000		-1,000
FROM	Mileage Reimbursement	101-50-5023065.5540		1,500		-1,500
FROM	Maintenance & Repair - Equipment	101-50-5023065.5621		2,500		-2,096
FROM	Maintenance & Repair - Other	101-50-5023065.5627		2,500		-2,395
FROM	Program Supplies	101-50-5023067.5237		1,000		-1,000
FROM	Desktop Lease Services	101-50-5023067.5432		5,000		-4,906
FROM	Chemicals	101-50-5025001.5233		4,000		-3,047
FROM	Program Supplies	101-50-5025001.5237		1,500		-1,500
FROM	Diesel Fuel	101-50-5025001.5245		5,000		-4,358
FROM	Maintenance & Impvmt - Grounds	101-50-5025001.5612		6,000		-5,356
FROM	Maintenance & Repair - Buildings	101-50-5025001.5613		5,000		-1,027
TO	Maintenance & Repair - Buildings		101-50-5015001.5613		45,000	83,733
	A budget adjustment is necessary to cover maintenance and operations costs for the Lindley Park restroom roof repair. (Contract # 2025-0080)					
2552	**Transportation**				**10,000**	
FROM	Professional Svcs-Capital Projects	492-45-4599160.5410		10,000		7,976,519
TO	Land Right-Of-Way		492-45-4599175.6012		10,000	53,983
	A BA is needed to fund soil testing for the A&Y Greenway Parking lot.					
2560	**Transit**				**1,000**	
FROM	Consultant Services	220-47-4798011.5413		1,000		93
TO	Transfer To Transit (GTA) System Fund		220-47-4798011.6564		1,000	1,000
	Corrections of a charge that occurred last year in the 564 funds.					
2562	**Transit**				**1,000**	
FROM	All Other Revenue	564-47-4731002.8690		1,000		-251,365
TO	Transfer Fm State & Federal Grants Fund		564-NC-NC.9220		1,000	1,000
	Budget adjustment for grant funds on the revenue side					

Budget Adjustments Approved by Budget Officer

06/14/2025 thru 06/30/2025
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

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
2570	**Neighborhood Development**				**40,640**	
FROM	Disposition Expenses	212-21-2198048.5285		40,640		-14,549
TO	Real Estate Grants		212-21-2198052.5283		40,640	131,512
	Moving expiring funds from S Elm Street Project for Lead Match for FY 24-25 expenses					
2572	**Neighborhood Development**				**10,400**	
FROM	Disposition Expenses	212-21-2198048.5285		10,400		15,691
TO	Real Estate Grants		212-21-2198052.5283		10,400	101,272
	Moving expiring funds from S Elm Street Project for Lead Match for FY 20-21 expenses					
2574	**Transit**				**16,169**	
FROM	Maintenance & Repair - Equipment	564-47-4731001.5621		16,169		37,542
TO	Licensed Vehicles		564-47-4731001.6051		16,169	32,338
	Transfer of funds to cover additional purchase costs					
7728	**Neighborhood Development**				**18,981**	
FROM	Federal Grant	212-21-2198214.7100		10,559		-148,879
FROM	Federal Grant	212-21-2198215.7100		7,112		-526,993
FROM	Federal Grant	212-21-2198216.7100		1,310		-153,850
TO	Federal Grant		212-21-2198210.7100		10,559	-19,360
TO	Federal Grant		212-21-2198210.7100		7,112	-22,807
TO	Federal Grant		212-21-2198210.7100		1,310	-28,609
	Program income was used in activities where where 100% of budget was projected to use entitlement funds. Moving revenue funds to balance the offset of using entitlement and program income.					
7740	**Neighborhood Development**				**18,981**	
FROM	Federal Grant	212-21-2198210.7100		7,112		-37,031
FROM	Federal Grant	212-21-2198210.7100		10,559		-40,478
FROM	Federal Grant	212-21-2198214.7100		1,310		-139,630
TO	Federal Grant		212-21-2198214.7100		10,559	-127,761
TO	Federal Grant		212-21-2198215.7100		7,112	-512,769
TO	Federal Grant		212-21-2198216.7100		1,310	-151,230
	Reversal of BA #1288					

Budget Adjustments Approved by Budget Officer

06/14/2025 thru 06/30/2025
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

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
5136	**Neighborhood Development**				**38,485**	
FROM	Disposition Expenses	212-21-2198048.5285		36,015		-9,924
FROM	Disposition Expenses	212-21-2198048.5285		2,470		23,621
TO	Real Estate Grants		212-21-2198052.5283		36,015	126,887
TO	Relocation		212-21-2198052.5284		2,470	-3,263
	Moving expiring funds from S Elm Street Project to Lead Match for FY 23-24 expenses					
2582	**Neighborhood Development**				**47,589**	
FROM	Federal Grant	212-21-2198216.7100		47,589		-200,129
TO	Federal Grant		212-21-2198210.7100		47,589	17,670
	Moving revenue funds to balance the offset of using entitlement funds instead of program income.					

Budget Adjustments Approved by Budget Officer

07/01/2025 thru 07/07/2025
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

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
2584	**Home Investmt Partnership Pgm**				**7,167**	
FROM	Real Estate Grants	213-90-9098173.5283		7,167		100,833
TO	Real Estate Loans		213-90-9098170.5282		7,167	250,531
	Moving funds to pay for an existing expense so that the FY 17-18 HOME grant can be closed.					
5208	**Coliseum**				**45,000**	
FROM	Other Capital Equipment	529-75-7517903.6059		45,000		-312,904
TO	Advertising		529-75-7517903.5221		490	491
TO	Professional Svcs-Capital Projects		529-75-7517903.5410		39,310	54,055
TO	Maintenance & Repair - Buildings		529-75-7517903.5613		5,200	5,200
	To move appropriations between accounts within the same fund to properly categorize Coliseum Hockey Improvement Fund expenses for accounting purposes only. This Budget Adjustment has NO impact on the General Fund.					
5220	**Parks & Recreation**				**3,086**	
FROM	IT Services and Fees	101-50-5006007.5442		3,077		-3,077
FROM	Insurance Premiums	101-50-5006007.5710		9		-9
TO	IT Services and Fees		101-50-5007028.5442		3,077	6,154
TO	Insurance Premiums		101-50-5007028.5710		9	18
	A budget adjustment is necessary to move budget funding from the old Caldcleugh account to the new Caldcleugh account.					
6545	**Parks & Recreation**				**13,997**	
FROM	IT Services and Fees	101-50-5022001.5442		1,026		-1,026
FROM	Insurance Premiums	101-50-5022001.5710		11,945		-11,945
FROM	IT Services and Fees	101-50-5022050.5442		1,026		-1,026
TO	IT Services and Fees		101-50-5016001.5442		2,052	7,181
TO	Insurance Premiums		101-50-5016001.5710		11,945	23,933
	A budget adjustment is necessary to move budget funding from old Specialized Park Services account to Parks Operations Admin.					

City of Greensboro

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

Agenda Report

File Number: 2025-573

Agenda Item# G.26.

Agenda Date: 7/15/2025. **Department:** Budget & Evaluation
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025-573 Budget Adjustments Requiring Council Approval 7/1/25 through 7/7/25

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

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

Council District: All

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

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

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

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

Budget Adjustments for Council Approval

07/01/2025 thru 07/07/2025
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

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
6465	**Transportation**				**1,340,000**	
FROM	Professional Svcs-Capital Projects	492-45-4599160.5410		1,340,000		6,646,519
TO	Transfer To General Fund		492-45-4599160.6101		1,000,000	1,000,000
TO	Professional Svcs-Capital Projects		492-45-4599175.5410		200,000	3,565
TO	Contracted Construction		492-45-4599175.5427		20,000	5,199
TO	Sidewalk Construction		492-45-4599175.6015		120,000	2,934
	A BA is needed to correct fund sufficiency issues resulting from the Fund 471 contracts that were transferred as part of the close out of that fund.					
49172	**Water Resources**				**21,127,824**	
FROM	Professional Svcs-Capital Projects	503-70-7029001.5410		13		0
FROM	Other Improvements	503-70-7031108.6019		198,235		0
FROM	Sewer Lines	503-70-7033204.6017		869,603		0
FROM	Other Improvements	503-70-7033207.6019		98,497		0
FROM	Other Improvements	503-70-7033209.6019		13,180		0
FROM	Land	503-70-7033211.6011		9,467		0
FROM	Water Lines	503-70-7059103.6016		3,801,248		0
FROM	Water Lines	503-70-7059104.6016		1,150,000		0
FROM	Water Lines	503-70-7059106.6016		509,500		0
FROM	Other Improvements	503-70-7059107.6019		172,341		0
FROM	Maint & Repair- Pipes	503-70-7059108.5615		611,665		0
FROM	Other Improvements	503-70-7059110.6019		300,000		0
FROM	Maintenance & Repair - Other	503-70-7059111.5627		2,250,000		0
FROM	Land Right-Of-Way	503-70-7059201.6012		153,292		8,300
FROM	Sewer Lines	503-70-7059202.6017		750,000		0
FROM	Professional Svcs-Capital Projects	503-70-7059203.5410		8,719		0
FROM	Sewer Lines	503-70-7059203.6017		7,727,776		632,000
FROM	Sewer Lines	503-70-7059204.6017		393,288		480,539
FROM	Professional Svcs-Capital Projects	503-70-7059205.5410		11,000		195,000
FROM	Other Improvements	503-70-7059205.6019		1,000,000		0
FROM	Other Improvements	503-70-7059301.6019		1,100,000		0
TO	Water Lines		503-70-7008103.6016		3,801,248	10,801,248
TO	Water Lines		503-70-7008104.6016		1,150,000	2,150,000
TO	Water Lines		503-70-7008106.6016		509,500	1,259,500

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
TO	Other Improvements		503-70-7008107.6019		172,341	511,341
TO	Maint & Repair- Pipes		503-70-7008108.5615		611,665	1,611,665
TO	Other Improvements		503-70-7008110.6019		300,000	600,000
TO	Maintenance & Repair - Other		503-70-7008111.5627		2,250,000	3,100,000
TO	Land Right-Of-Way		503-70-7008201.6012		153,292	253,292
TO	Sewer Lines		503-70-7008202.6017		750,000	2,250,000
TO	Professional Svcs-Capital Projects		503-70-7008203.5410		8,719	649,719
TO	Sewer Lines		503-70-7008203.6017		7,727,776	13,410,214
TO	Sewer Lines		503-70-7008204.6017		1,349,355	1,849,355
TO	Professional Svcs-Capital Projects		503-70-7008205.5410		11,000	311,000
TO	Other Improvements		503-70-7008205.6019		1,000,000	1,895,000
TO	Other Improvements		503-70-7008301.6019		1,100,000	1,514,000
TO	Contracted Transportation		503-70-7033109.5423		9,928	0
TO	Professional Svcs-Capital Projects		503-70-7059103.5410		223,000	491,000
	The purpose of this budget adjustment is to move remaining capital improvement project (CIP) funding from FY25 into new account numbers being used for FY26. This will allow FY25 account numbers to be prepared for closing.					
28490	**Water Resources**				**5,172,554**	
FROM	Professional Svcs-Capital Projects	506-70-7021006.5410		43,176		0
FROM	Consultant Services	506-70-7022101.5413		5,125		0
FROM	Consultant Services	506-70-7053101.5413		140,000		0
FROM	Stormwater Capital Improvements	506-70-7053101.6018		1,066,113		145,001
FROM	Professional Svcs-Capital Projects	506-70-7053102.5410		15,000		0
FROM	Stormwater Capital Improvements	506-70-7053102.6018		946,308		0
FROM	Professional Svcs-Capital Projects	506-70-7053103.5410		275,685		0
FROM	Land	506-70-7053103.6011		68,639		0
FROM	Stormwater Capital Improvements	506-70-7053103.6018		875,013		0
FROM	Professional Svcs-Capital Projects	506-70-7053104.5410		75,000		0
FROM	Stormwater Capital Improvements	506-70-7053104.6018		661,463		1,378,537
FROM	Professional Svcs-Capital Projects	506-70-7053105.5410		85,232		0
FROM	Stormwater Capital Improvements	506-70-7053105.6018		912,800		60,000
FROM	Land	506-70-7053106.6011		3,000		0
TO	Professional Svcs-Capital Projects		506-70-7009102.5410		15,000	65,000
TO	Stormwater Capital Improvements		506-70-7009102.6018		946,308	1,447,161

Budget Adjustments for Council Approval

07/01/2025 thru 07/07/2025
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

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
TO	Professional Svcs-Capital Projects		506-70-7009103.5410		275,685	334,490
TO	Stormwater Capital Improvements		506-70-7009103.6018		2,124,302	2,525,102
TO	Professional Svcs-Capital Projects		506-70-7009104.5410		75,000	121,145
TO	Stormwater Capital Improvements		506-70-7009104.6018		661,463	1,361,463
TO	Professional Svcs-Capital Projects		506-70-7009105.5410		85,232	135,232
TO	Stormwater Capital Improvements		506-70-7009105.6018		989,564	1,090,417
	The purpose of this budget adjustment is to remove remaining FY25 Stormwater Capital Improvement Project (CIP) into FY26. This will allow preparation for FY25 accounts to be closed.					
2592	**Transportation**				**180,000**	
FROM	Professional Svcs-Capital Projects	492-45-4599160.5410		180,000		7,806,519
TO	Land Right-Of-Way		492-45-4599178.6012		180,000	221,485
	A BA is needed for additional ROW expenses for projects on Vandalia Rd.					
2594	**Executive**				**200,000**	
FROM	Other Contracted Services	216-02-0298813.5429		200,000		-307,558
TO	Other Contracted Services		216-02-0298810.5429		200,000	-3,830
	Budget adjustment to transfer (redistribute) funds for Other Contracted Services in the amount of $200,000 from Division 216-02-0298813.5429 - PY 24 Dislocated Worker to Division 216-02-0298810.5429 - PY 24 Adult					
5196	**Coliseum**				**1,783,188**	
FROM	Buildings	528-75-7599026.6013		400,000		0
FROM	Other Improvements	528-75-7599033.6019		1,383,188		93,578
TO	Other Improvements		528-75-7599026.6019		400,000	-84,229
TO	Professional Svcs-Capital Projects		528-75-7599033.5410		1,383,188	-119,315
	To move appropriations between accounts within the same fund to properly categorize Coliseum Improvement Bond Fund expenses for accounting purposes only. The Budget Adjust has NO impact on the General Fund.					
2602	**Coliseum**				**500,000**	
FROM	Other Capital Equipment	523-75-7521001.6059		500,000		605,049
TO	Maintenance & Repair - Buildings		523-75-7521001.5613		500,000	167,673
	To move appropriations between accounts within the same fund to properly categorize Tanger Capital Improvement Fund expenses for accounting purposes only. The Budget Adjust has NO impact on the General Fund					
5216	**Parks & Recreation**				**52,011**	
FROM	IT Services and Fees	101-50-5006003.5442		2,684		0
FROM	Insurance Premiums	101-50-5006003.5710		49,327		0
TO	IT Services and Fees		101-50-5001008.5442		2,684	2,684
TO	Insurance Premiums		101-50-5001008.5710		49,327	-61,223

Budget Adjustments for Council Approval

07/01/2025 thru 07/07/2025
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

Budget Adj #	Account Description	From Code Block	To Code Block	From	To	Unencumbered Amount After Adjustment
	A budget adjustment is necessary to move budget funding from the old Transportation account to the new Transportation account.					
26220	**Parks & Recreation**				**109,620**	
FROM	IT Services and Fees	101-50-5060001.5442		2,500		0
FROM	Insurance Premiums	101-50-5060001.5710		45		0
FROM	Salaries & Wages	101-50-5060011.4110		73,146		0
FROM	Fica Contribution	101-50-5060011.4510		5,520		0
FROM	Retirement Contribution	101-50-5060011.4520		12,598		0
FROM	Health Coverage	101-50-5060011.4610		9,816		0
FROM	Dental Coverage	101-50-5060011.4650		612		0
FROM	Life Insurance	101-50-5060011.4710		255		0
FROM	Long Term Disability	101-50-5060011.4750		104		0
FROM	IT Services and Fees	101-50-5060011.5442		4,931		0
FROM	Insurance Premiums	101-50-5060011.5710		93		0
TO	Salaries & Wages		101-50-5006011.4110		73,146	73,146
TO	Fica Contribution		101-50-5006011.4510		5,520	10,735
TO	Retirement Contribution		101-50-5006011.4520		12,598	12,854
TO	Health Coverage		101-50-5006011.4610		9,816	9,676
TO	Dental Coverage		101-50-5006011.4650		612	612
TO	Life Insurance		101-50-5006011.4710		255	253
TO	Long Term Disability		101-50-5006011.4750		104	104
TO	IT Services and Fees		101-50-5006011.5442		7,431	7,431
TO	Insurance Premiums		101-50-5006011.5710		138	138
	A budget adjustment is necessary to move budget funding from the old GYC account to the new GYC account.					

City of Greensboro

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

Agenda Report

File Number: 2025-566

Agenda Item# G.27.

Agenda Date: 7/15/2025. **Department:** Legislative/City Council
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025 – 566 Motion to Approve the DRAFT June 3, 2025 City Council Meeting Minutes.

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

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

Council District: All

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

Contact 1 and Phone: Torie Howell, Ext. 2396
Contact 2 and Phone: Destiny Stansberry, Ext.2396

PURPOSE:
To approve the draft June 3, 2025 regular meeting minutes. Please Click HERE for review.

BACKGROUND:
N/A

BUDGET IMPACT:
N/A

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the June 3, 2025 City Council meeting minutes.

City of Greensboro

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

Agenda Report

File Number: 2025-571

Agenda Item# G.28.

Agenda Date: 7/15/2025. **Department:** Legislative/City Council
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025 – 571 Motion to Approve the DRAFT June 5, 2025 City Council Meeting Work Session Minutes.

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

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

Council District: All

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

Contact 1 and Phone: Torie Howell, Ext. 2396
Contact 2 and Phone: Destiny Stansberry, Ext.2396

PURPOSE:
To approve the draft June 5, 2025 Work Session meeting minutes.

BACKGROUND:
N/A

BUDGET IMPACT:
N/A

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the June 5, 2025 City Council Work Session meeting minutes.

City of Greensboro Meeting Minutes - DRAFT

City Council Work Session

June 5, 2025, 2:00 p.m.
Plaza Level Conference Room
300 West Washington Street
Greensboro, NC

Present:	Mayor Nancy Vaughan, Mayor Pro-Tem Marikay Abuzuaiter, Councilmember Sharon Hightower, Councilmember Nancy Hoffmann, Councilmember Hugh Holston, Councilmember Zack Matheny, Councilmember Jamilla Pinder, Councilmember Tammi Thurm, and Councilmember Goldie Wells
Also Present:	City Manager Trey Davis, City Attorney Chuck Watts, and Assistant City Clerk Destiny Stansberry

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A. Call To Order

These City Council minutes are a general account of the June 5, 2025 meeting. For full details of discussions, the meeting video can be located on the City of Greensboro website at https://www.greensboro-nc.gov/government/city-council/council-meetings.

This City Council Work Session of the City of Greensboro was called to order at 2:02 P.M. on the above date in the Plaza Level Conference Room of the Melvin Municipal Office Building.

Mayor Vaughan confirmed all Councilmembers in attendance.

City Manager Davis made opening remarks.

B. Presentations

B.1 2025-470 Budget Update

Assistant City Manager Larry Davis made a PowerPoint Presentation (PPP); spoke to State Mandated Period for inspections.

Greensboro Fire Chief Jim Robinson highlighted fire inspections completion percentage for 2024-2025.

Councilmember Matheny entered the meeting at 2:06 P.M.

Planning Director, Sue Schwartz continue the PPP; spoke to the annexation and rezoning cost recovery model.

Planning Manager, Christopher Andrew outlined a breakdown of the City of Greensboro planning fees in comparison to other municipalities.

Discussion ensued regarding developer opportunities and fees.

Budget and Evaluation Director, Jon Decker continued PPP; spoke to peer city parking citations.

Councilmember Matheny requested parking citation fees increase by five dollars going from fifteen dollars to twenty dollars.

Mr. Decker continued the PPP; spoke to transportation fees; and to outside service agreements.

Discussion took place regarding proposed service amounts for outside agencies.

Councilmember Matheny requested staff to provide updates from Unifour One, Greensboro Peace Corp., AWOL Outreach, and One Step Further.

Councilwoman Hightower requested staff to provide an increase of twenty -five thousand dollars to Greensboro Business League.

People and Culture Director, Jamiah Waterman made a PPP; highlighted the service bonus program.

Discussion took place regarding various options for reinstating the service bonus program; and fund balance goals.

Councilmember Thurm requested staff to provide recommendations for an employee incentive program within ninety days.

It was the consensus of Council for an employee incentive program.

Assistant City Manager Andrea Harrell and Greensboro Police Chief John Thompson spoke to the take home vehicle program.

Discussion ensued regarding the take home vehicle program; fine increases; and funding for service provider agencies.

Mayor Vaughan requested Staff to provide a funding update for service provider agencies.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer H, No. 21, which is hereby referred to and made a part of these minutes.)

C. Adjournment

Moved by Councilmember Matheny, seconded by Mayor Pro Tem Abuzuaiter, to adjourn the meeting. The motion carried by affirmation.

The City Council Adjourned at 3:35 P.M.

_____ _____

Nancy Vaughan, Mayor Destiny Stansberry, Assistant City Clerk

City of Greensboro

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

Agenda Report

File Number: 2025-567

Agenda Item# G.29.

Agenda Date: 7/15/2025. **Department:** Legislative/City Council
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025 – 567 Motion to Approve the DRAFT June 12, 2025 City Council Special Meeting Minutes

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

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

Council District: All

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

Contact 1 and Phone: Torie Howell, Ext. 2396
Contact 2 and Phone: Destiny Stansberry, Ext.2396

PURPOSE:
To review and approve the Draft June 12, 2025 City Council Special meeting minutes.

BACKGROUND:
N/A

BUDGET IMPACT:
N/A

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council approve the draft June 12, 2025 City Council Special meeting minutes.

City of Greensboro Meeting Minutes - DRAFT

City Council Special

June 12, 2025, 11:00 am
Katie Dorsett Council Chamber
300 West Washington Street, Greensboro, NC 27401

Present:	Mayor Nancy Vaughan, Mayor Pro-Tem Marikay Abuzuaiter, Councilmember Sharon Hightower, Councilmember Nancy Hoffmann, Councilmember Hugh Holston, Councilmember Zack Matheny, Councilmember Jamilla Pinder, Councilmember Tammi Thurm, and Councilmember Goldie Wells
Also Present:	City Manager Trey Davis, City Attorney Chuck Watts, and Interim City Clerk Victoria Howell

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A. Call to Order

These City Council minutes are a general account of the June 12, 2025 Special meeting. For full details of discussions, the meeting video can be located on the City of Greensboro website at https://www.greensboro-nc.gov/government/city-council/council-meetings.

This City Council Special meeting of the City of Greensboro was called to order at 11:00 a.m. on the above date in the Katie Dorsett Council Chamber of the Melvin Municipal Office Building.

Mayor Vaughan confirmed all Councilmembers in attendance.

B. PUBLIC HEARING

B.1 2025 - 469 Resolution Authorizing an Economic Development Incentive to Project Atlas in an Amount not to Exceed $1,000 per Job

Economic Development Director, Marshell Yandle made a PowerPoint presentation (PPP); spoke to economic development incentive request; highlighted Jetzero; spoke to capital investments; outlined average wage of $89,341; incentive criteria; and provided staff recommendations.

Discussion took place regarding hiring; appreciation for staff and the Chamber of Commerence (COC); average wage; incentive policy; job fairs; community partnerships; and affordable housing.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer H, No. 22, which is hereby referred to and made a part of these minutes.)

Moved By Mayor Vaughan
Seconded By Mayor Pro-Tem Abuzuaiter

Ayes (9): Mayor Vaughan, Mayor Pro-Tem Abuzuaiter, Councilmember Hightower, Councilmember Hoffmann, Councilmember Holston, Councilmember Matheny, Councilmember Pinder, Councilmember Thurm, and Councilmember Wells

Carried (9 to 0)

146-25 RESOLUTION AUTHORIZING AN ECONOMIC DEVELOPMENT INCENTIVE TO PROJECT ATLAS IN AN AMOUNT NOT TO EXCEED $1,000 PER JOB

WHEREAS, on May 17, 2005 the City Council adopted Economic Development Guidelines whereby the City may participate financially in the development of certain private improvements to promote economic development in accordance with the Guidelines and NCGS § 158-7.1;

WHEREAS, the Company is considering locating at Piedmont Triad International Airport in addition to other options within the United States;

WHEREAS, the Company has requested that the City provide for an economic development incentive grant in the projected amount of $1,000.00 per job, for the creation of 14,564 new jobs and a projected investment made directly by the Company or made at the direction of the Company in the amount of $4,724,000,000.00 in real property and personal property on or before December 31, 2036;

WHEREAS, the company would be eligible, per the Economic Development Guidelines, for an additional $250.00 incentive per job for any new employee whose permanent address is located in an Impact Zone or who is hired through NCWorks Career Centers;

WHEREAS, but for the City's Incentive Grant, the Company would not locate at Piedmont Triad International Airport in the Greensboro area;

WHEREAS, the addition of 14,564 new jobs and investment in real and personal property is expected to generate public benefit by increasing taxable property and employment in the City;

WHEREAS, the City Council finds that because of the overall public benefit there should be an exception to the Economic Development Incentive Program as the Company would not locate in the City of Greensboro Corporate limits;

WHEREAS, a public hearing was held on June 12, 2025, in accordance with NCGS § 158-7.1 setting out the particulars of the request and the public benefits to be derived from said improvements; and

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

- That in accordance with the City's Economic Development Incentive Program Guidelines, and pursuant to NCGS 158-7.1, a grant reimbursement and participatory agreement between the City, as grantor, and the Company as grantee in an amount not to exceed $1,000.00 per job that is contingent upon the creation of 14,564 new jobs paying not below $18.75 per hour with an average annual wage of $89,341.00 and project investment made or caused to be made by the Company of approximately $4,724,000,000.00 in real and personal property at the Piedmont Triad International Airport on or before December 31, 2036.

- The City Manager is hereby authorized to execute, on behalf of the City, the proper agreements to effectuate the Incentive Grant and any other related documentation.

- The Incentive Grant shall be paid annual installment payments not to exceed $1,500,000.00 per year, after investment has been made, whether by the Company directly or caused to be made by the Company, and provided new jobs are created according to the benchmarks and confirmed by the City.

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

- In accordance with NCGS 158-7.1(h), the agreement shall include provisions approved by the City Attorney to recapture the incentive in the

event the jobs are not retained for a certain period or there is a lower capital investment than specified in the incentive grant agreement.

(Signed) Nancy Vaughan

C. <u>Adjournment</u>

Moved by Mayor Pro-Tem Abuzuaiter, seconded by Councilmember Matheny, to adjourn the meeting. The motion carried by affirmation.

The City Council Adjourned at 11:27 a.m.

_____ _____

Nancy Vaughan, Mayor Victoria L. Howell, Interim City Clerk

Agenda Item# H.1.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2025-561 Public Hearing for an Ordinance for Rezoning for 3510-3516 W Friendly Ave and 805-807 Hobbs Rd – Michael S. Fox for Carroll at Hobbs LLC

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

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

Council District: District 4

Public Hearing: Yes
Advertising Date/By: July 3 and 10, 2025/by City Clerk

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

PURPOSE:
Michael S. Fox, for Carroll at Hobbs LLC, is requesting rezoning from **PUD** (Planned Unit Development) to **PUD** (Planned Unit Development) for 3510-3516 West Friendly Avenue and 805-807 Hobbs Road, generally described as north of West Friendly Avenue and west of Hobbs 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 **July 15, 2025** meeting.

BACKGROUND:
Following a public hearing on June 16, 2025, the Planning and Zoning Commission voted 8-0 to approve this request. There were 3 speakers in favor and 2 in opposition for this item. (See minutes of the June 16, 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 includes the following condition:

1. Permitted uses shall include all uses allowed in the Planned Unit Development zoning district, except for the following:
   a. Eating and Drinking Establishments with Drive-through Facilities;
   b. Animal Shelters;
   c. All Community Scale Cultural and Community Uses;
   d. Day Care Centers;
   e. All Educational Uses;
   f. Governmental Buildings;
   g. Group Care Facilities;
   h. Clubs and Lodges;
   i. Shooting Ranges;
   j. Tourist Homes (Bed and Breakfast);
   k. Night Clubs;
   l. Funeral Homes and Crematoriums;
   m. Veterinary Services, Pet Grooming, Kennels;
   n. ABC Stores;
   o. Convenience Store with Fuel Pumps;
   p. Garden Centers;
   q. Pawnshops;
   r. Sexually Oriented Businesses;
   s. Vehicle Sales and Service;
   t. Car Washes; and
   u. Tattoo Parlors

BUDGET IMPACT:
This item will have no budget impact

ACCOUNT NUMBER:
N/A

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

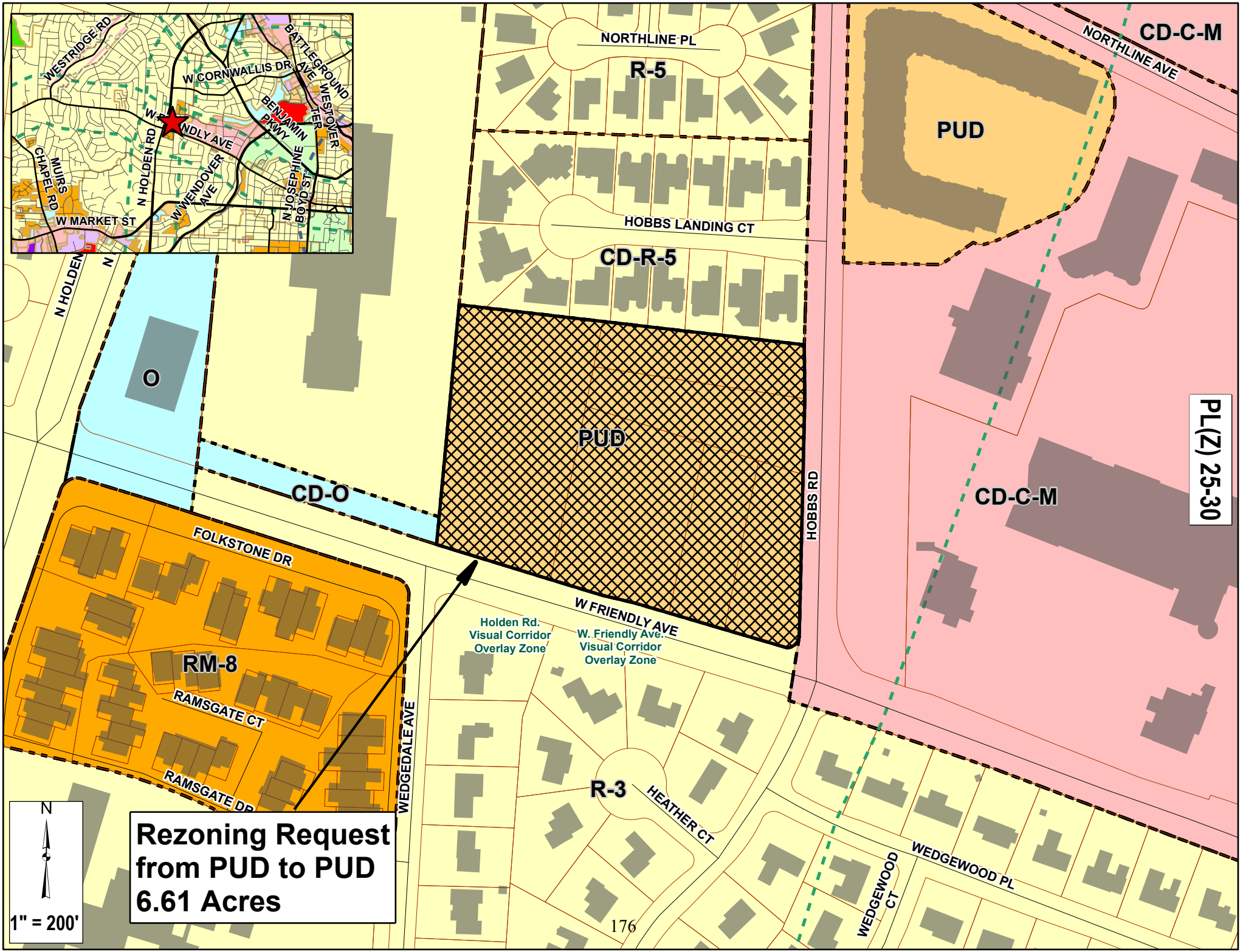
The Planning and Zoning Commission recommended **approval** of this request 8-0.

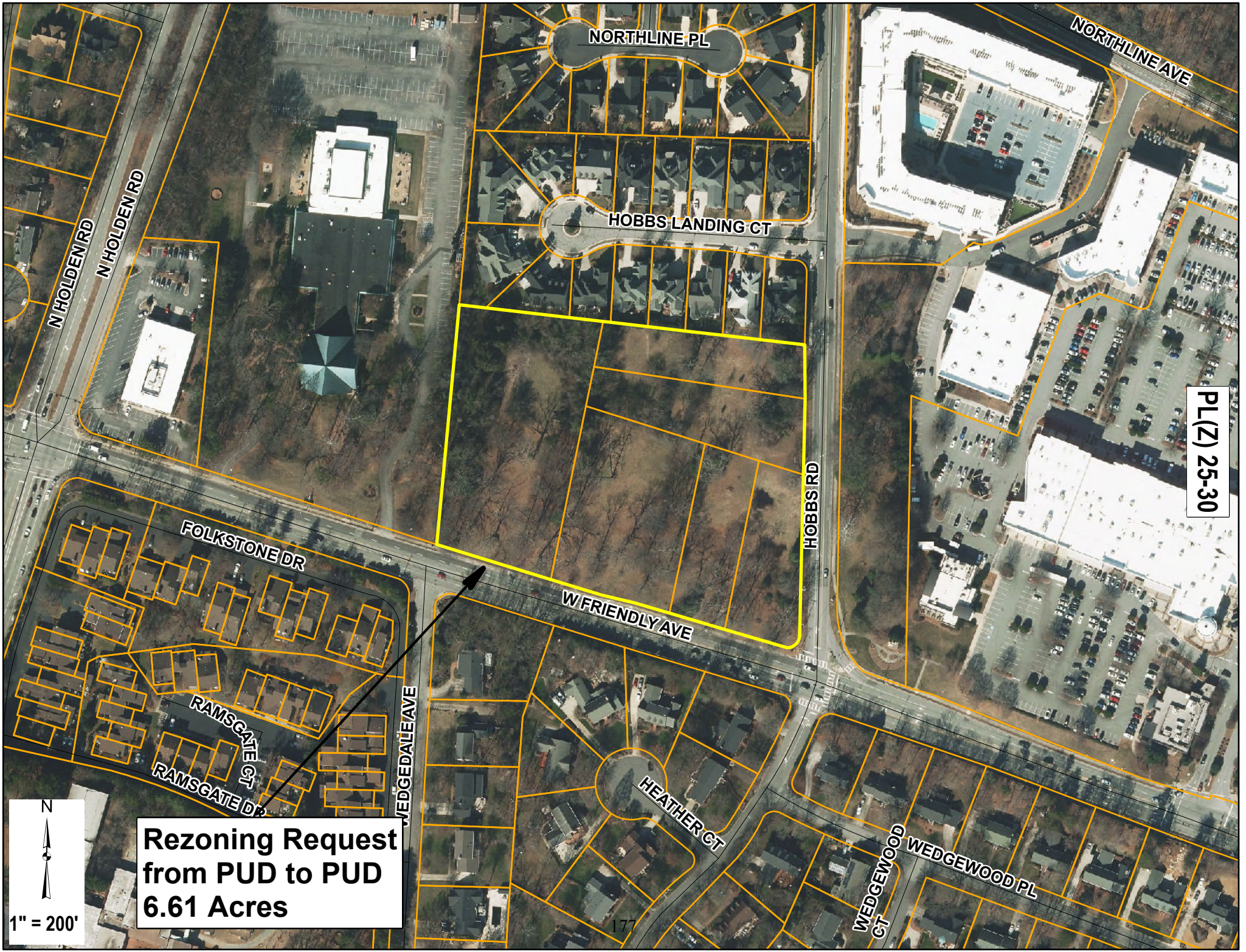
Planning recommends **approval** of the **PUD** zoning request based on:

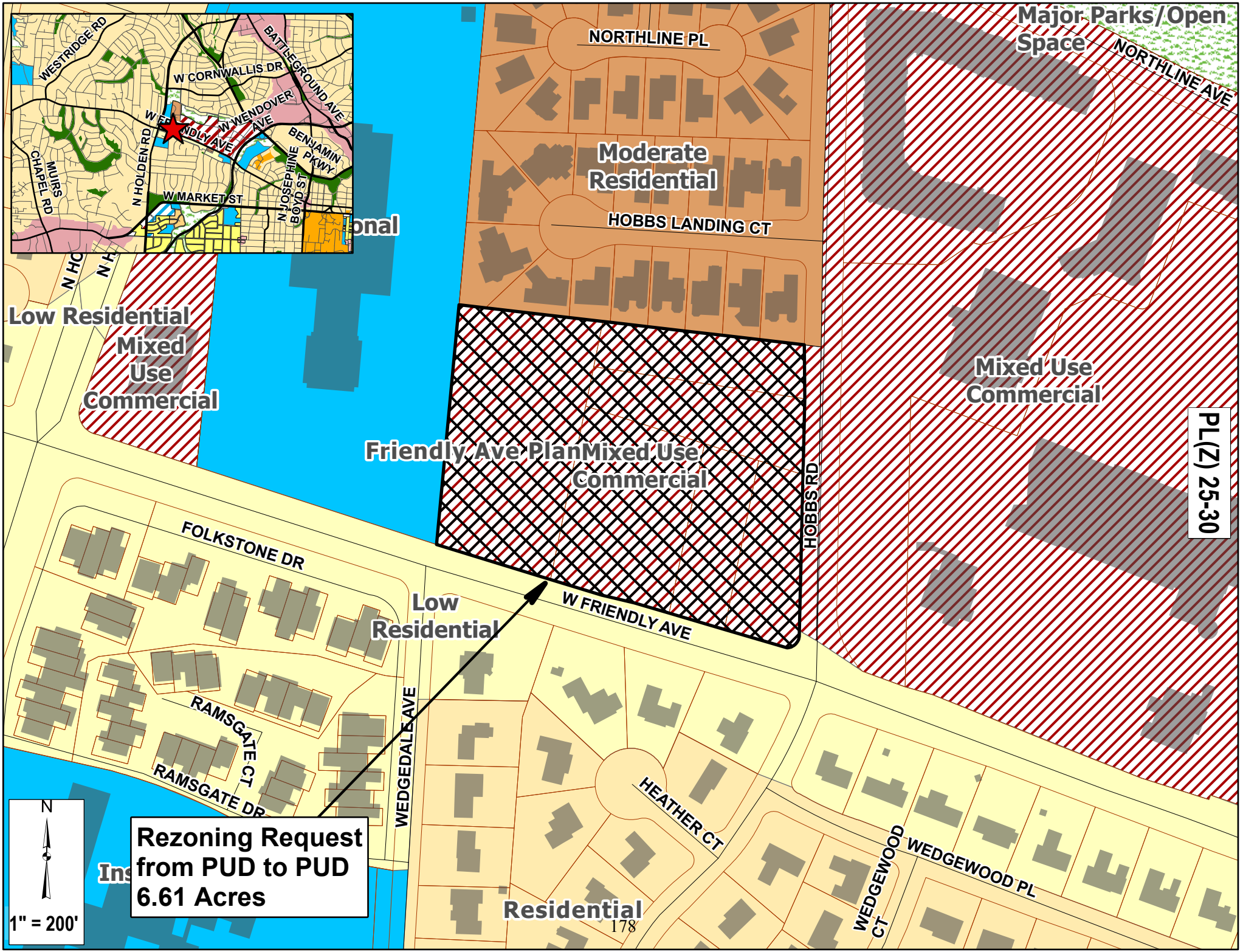
- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.

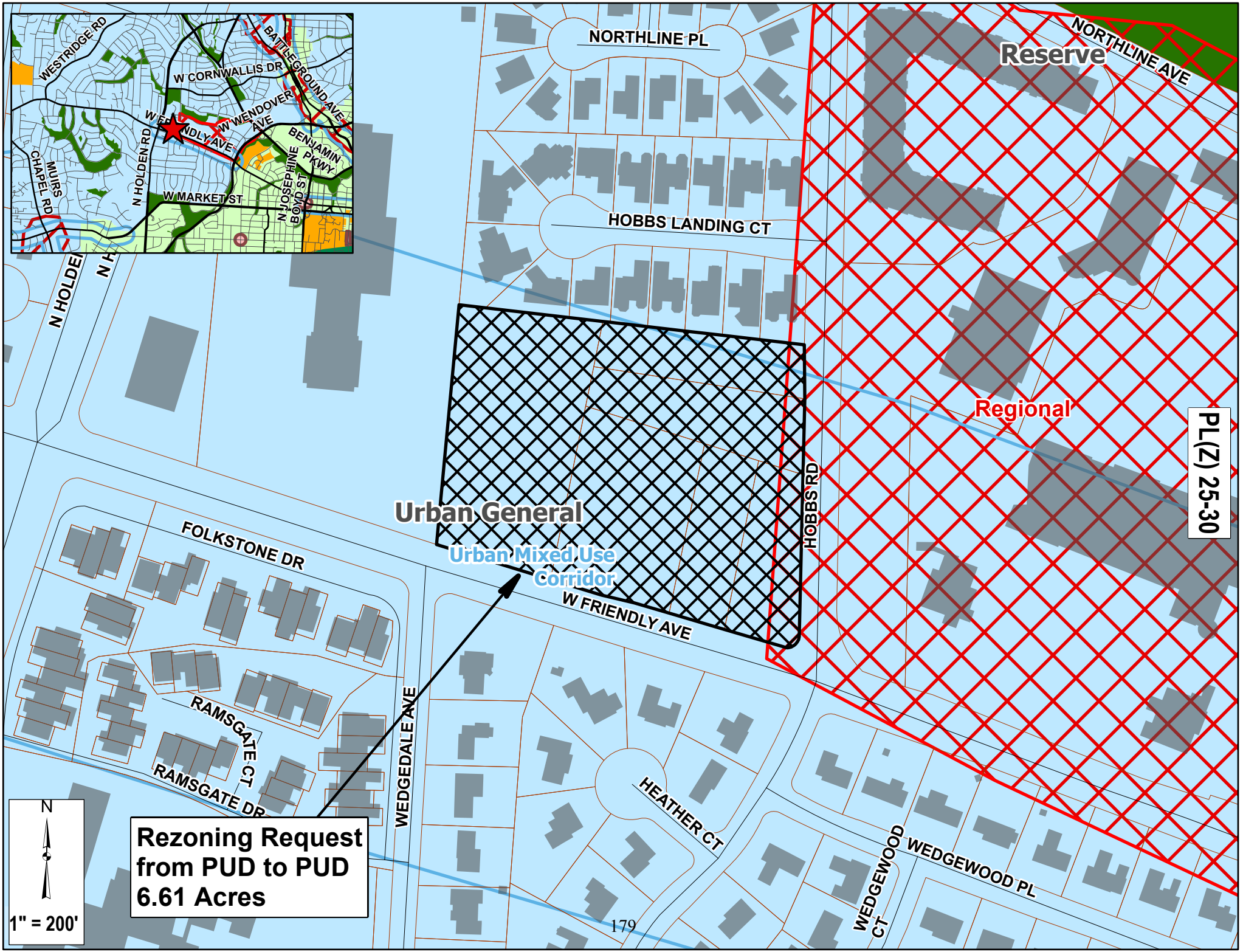
- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

- Request is consistent with the **Growing Economic Competitiveness** Big Idea so Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.


WESTRIDGE RD
W CORNWALLIS DR
BATTLEGROUND AVE
WESTOVER TER
BENJAMIN PKWY
W FRIENDLY AVE
N HOLDEN RD
MUIRS CHAPEL RD
W WENDOVER AVE
N JOSEPHINE ST
CLAY BOB
W MARKET ST
NORTHLINE PL
R-5
CD-C-M
NORTHLINE AVE
PUD
HOBBS LANDING CT
CD-R-5
N HOLDEN
O
PUD
CD-O
HOBBS RD
CD-C-M
PL(Z) 25-30
FOLKSTONE DR
W FRIENDLY AVE
Holden Rd. Visual Corridor Overlay Zone
W. Friendly Ave. Visual Corridor Overlay Zone
RM-8
RAMSGATE CT
RAMSGATE DR
WEDGEDALE AVE
R-3
HEATHER CT
WEDGEWOOD PL
WEDGEWOOD CT
N
1" = 200'
Rezoning Request from PUD to PUD 6.61 Acres


NORTHLINE PL
NORTHLINE AVE
HOBBS LANDING CT
N HOLDEN RD
N HOLDEN RD
HOBBS RD
PL(Z) 25-30
FOLKSTONE DR
W FRIENDLY AVE
RAMSGATE CT
RAMSGATE DR
EDGEDALE AVE
HEATHER CT
WEDGEWOOD PL
WEDGEWOOD CT
N
1" = 200'
Rezoning Request
from PUD to PUD
6.61 Acres


WESTRIDGE RD
W CORNWALLIS DR
BATTLEGROUND AVE
W FRIENDLY AVE
W WENDOVER AVE
BENJAMIN PKWY
N HOLDEN RD
MUIRS CHAPEL RD
W MARKET ST
N JOSEPHINE BOOD ST
NORTHLINE PL
Major Parks/Open Space
NORTHLINE AVE
Moderate Residential
HOBBS LANDING CT
Low Residential
Mixed Use Commercial
Friendly Ave PlanMixed Use Commercial
Mixed Use Commercial
HOBBS RD
PL(Z) 25-30
FOLKSTONE DR
W FRIENDLY AVE
Low Residential
RAMSGATE CT
RAMSGATE DR
WEDGEDALE AVE
HEATHER CT
WEDGEWOOD PL
WEDGEWOOD CT
Residential
N
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Rezoning Request from PUD to PUD 6.61 Acres


WESTRIDGE RD
W CORNWALLIS DR
BATTLEGROUND AVE
W WENDOVER AVE
W FRIENDLY AVE
BENJAMIN PKWY
MUIRS CHAPEL RD
N HOLDEN RD
W MARKET ST
N JOSEPHINE BOND ST
NORTHLINE PL
HOBBS LANDING CT
Reserve
NORTHLINE AVE
Regional
PL(Z) 25-30
Urban General
Urban Mixed Use Corridor
HOBBS RD
FOLKSTONE DR
W FRIENDLY AVE
RAMSGATE CT
RAMSGATE DR
WEDGEDALE AVE
HEATHER CT
WEDGEWOOD PL
WEDGEWOOD CT
N
1" = 200'
Rezoning Request from PUD to PUD 6.61 Acres

PLZ-25-30

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: July 15, 2025

GENERAL INFORMATION

APPLICANT	Michael S. Fox for Carrol at Hobbs, LLC
HEARING TYPE	Rezoning Request
REQUEST	PUD (Planned Unit Development) to PUD (Planned Unit Development) and consideration of the required Unified Development Plan
CONDITIONS	1. Permitted uses shall include all uses allowed in the Planned Unit Development zoning district, except for the following: a. Eating and Drinking Establishments with Drive-through Facilities; b. Animal Shelters; c. All Community Scale Cultural and Community Uses; d. Day Care Centers; e. All Educational Uses; f. Governmental Buildings; g. Group Care Facilities; h. Clubs and Lodges; i. Shooting Ranges; j. Tourist Homes (Bed and Breakfast); k. Night Clubs; l. Funeral Homes and Crematoriums; m. Veterinary Services, Pet Grooming, Kennels; n. ABC Stores; o. Convenience Store with Fuel Pumps; p. Garden Centers; q. Pawnshops; r. Sexually Oriented Businesses; s. Vehicle Sales and Service; t. Car Washes; and u. Tattoo Parlors
LOCATION	3510-3516 West Friendly Avenue and 805-807 Hobbs Road
PARCEL NUMBER	7855114622, 7855113644, 7855111699, 7855113816, and 7855113915

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

TRACT SIZE 6.61 Acres

TOPOGRAPHY Slopes upward toward the rear of the property

VEGETATION Wooded

SITE DATA

Existing Use Undeveloped land

	Adjacent Zoning	**Adjacent Land Uses**
N	CD-R-5 (Conditional District - Residential Single-family – 5)	Single-family dwellings
E	CD-C-M (Conditional District - Commercial – Medium)	Shopping center
S	R-3 (Residential Single-family – 3)	Single-family dwellings
W	R-3 (Residential Single-family – 3) and CD-O (Conditional District - Office)	Religious assembly use

Zoning History

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing **(PUD)**	Requested **(PUD)**
Max. Density:	3.44 dwelling units/acre	37.8 dwelling units/acre as indicated on the Unified Development Plan

***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 W. Friendly Ave. Visual Corridor Overlay Zone.

Typical Uses

GD-3997 May 9, 2015

The subject property is limited to those uses permitted in the PUD District, except that Single-family Residential shall be the only residential use allowed in the PUD (Planned Unit Development) with the following conditions:

1. Uses shall be limited to all uses permitted in the PUD District, except that the following uses shall not be permitted: billboards, eating and drinking establishments with drive-through facilities, animal shelters, community scale cultural and educational facilities, day care centers, governmental buildings, group care facilities, clubs and lodges, brewpubs, indoor motion picture theaters, lodges, brewpubs, and motels, bed and breakfast inns, shooting ranges, funeral homes and crematoriums, veterinary motels, bed and breakfast inns, services, kennels, pet grooming, kennels, ABC stores, convenience bars, night clubs, stores with gas pumps, hardware stores, pawn shops, sexually oriented business, self-storage, vehicle sales and service, car washes, and tattoo parlors.
2. There shall be no more than 22 residential units and 48,500 square feet of non-residential development.
3. All uses except single family dwellings shall be limited to one point of access on Hobbs Road and no more than one point of access on W. Friendly Avenue.
4. Sales and service areas shall be clearly defined, residential and commercial buildings that are protected from vehicular traffic.
5. Freestanding signs shall be limited to one monument sign on Hobbs Road and one monument sign on W. Friendly Ave. Each sign shall be limited to a maximum of 12 feet in height.
6. Wall signs and monument signs shall not be internally illuminated.
7. Exterior lights shall not exceed 22 feet in height.
8. Vehicular use areas located between any building and W. Friendly Avenue shall be setback at least 15 feet from the right-of-way and landscaped in general accordance with Type C buffer planting yard standards.
9. Building facades that are not separated from Hobbs or West Friendly Avenue by vehicular use areas shall provide the following:
   a. Commercial and mixed-use buildings should have at least 35% fenestration (transparent openings) on the ground floor.
   b. Entrances should be oriented to pedestrians with clearly defined access.
   c. Windows on the ground floor of commercial and mixed-use buildings should be located not more than 36 inches from the ground.

Permitted uses shall include all uses permitted in the PUD (Planned Unit Development) zoning district, except for the following:

a. Eating and Drinking Establishments with Drive-through Facilities;
b. Animal Shelters;
c. Community Scale Cultural and Educational facilities;
d. Day Care Centers;
e. Hotels and Motels;
f. Bed and Breakfast Inns;
g. Clubs and Lodges;
h. Brewpubs;
i. Shooting Ranges;
j. Funeral Homes and Crematoriums;
k. Veterinary Services, Pet Grooming, Kennels;
l. ABC Stores;
m. Convenience Stores with Gas Pumps;
n. Pawn Shops;
o. Sexually Oriented Businesses;
p. Self-Storage;
q. Vehicle Sales and Service;
r. Car Washes; and
s. Tattoo Parlors.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community

d. Windows, bays, varying shades of brick, or other articulation shall be introduced at least every 15 feet to eliminate blank walls.

10. Building exteriors in the non-residential area, at a minimum, shall consist of 85% brick or stone veneer. In the residential area, building exteriors shall be no less than 90% brick (excluding windows, doors and garages) and use architectural shingles for roof.
11. Residential buildings adjoining the northern property line shall not exceed 1.5 (one and a half) stories in height and shall not have balconies on the northern side of the buildings.
12. Loading and service areas and dumpsters shall be screened by masonry walls 8 feet in height.
13. Developer shall prepare a tree survey when addressing LDO tree conservation requirements (Section 30121.5).
14. To provide compatibility with surrounding properties, any building located within 50 feet of the northern lot line, and with a facade oriented towards Hobbs Rd, shall include a doorway visible from Hobbs with an ADA compliant pedestrian connection to the public sidewalk.
15. Dumpsters (not including rolloff compactors) shall be nonmetal and shall not be emptied between 8:00 p.m. and 8:00 a.m.
16. Product deliveries may not be made between 9:00 p.m. and 7:00 a.m.
17. No retail business may be open prior to 6:00 a.m. Retail businesses other than grocery stores and restaurants shall close by 10:00 p.m. Grocery stores shall close by 11:30 p.m. and restaurants shall close by 12:00 a.m.
18. Building setbacks along the northern boundary shall not be less than 20 feet.
19. Nonresidential buildings shall not exceed 35 feet in height.

Z-14-01-005	February 10, 2014	The Zoning Commission voted 8-1 to approve this request; however, it was withdrawn before City Council could render a decision.
N/A	N/A	The properties were previously zoned R-3 (Residential Single-family – 3) and had been since the adoption of the Land Development Ordinance in July 2010. Prior to the adoption of the LDO, the subject properties were zoned RS-12 (Residential Single-family).

- 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 North Buffalo Creek, Non-Watersupply Watershed
Floodplains	N/A
Streams	N/A
Other:	If >1acre is disturbed and the BUA is increased, site must address current watershed requirements, Water Quality and Water Quantity Control for Phase 2 must be addressed for the entire site. Water Quality must treat the first 1" of rainfall. Water Quantity Control must reduce the 1yr, 2yr & 10yr 24hr storms to pre-development levels. All BUA must be treated by a State approved water quality BMP/SCM. 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. State/Corps permits are required for any stream or wetland disturbance or crossing.

Utilities (Availability)

Water and sewer are available on W Friendly Avenue and Hobbs Road. Private developer shall ensure all extensions to the property and on site water and sewer meet the City of Greensboro and NCDEQ's Standards.

Airport Overlay District & Noise Cone

n/a

Landscaping & Tree Conservation Requirements

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

Street Yards:

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

Buffer Yards:

Adjacent to Single-family / Religious Assembly / Office 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.

Parking Lots:

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

Tree Conservation: For 6.61 acres, 10% of lot size in critical root zone preserved for Tree Conservation.

Transportation

Street Classification:	West Friendly Avenue – Major Thoroughfare. Hobbs Road – Collector Street.
Site Access:	All access(es) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	West Friendly Avenue AADT = 16,500 vpd (NCDOT, 2023). Hobbs Road AADT = 3,600 vpd (NCDOT, 2023). North Holden Road AADT= 15,000 vpd (NCDOT, 2023).
Trip Generation:	24 Hour = 6,573, AM Peak Hour = 402, PM Peak Hour = 691.
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 Friendly Avenue frontage of this property.
Transit in Vicinity:	Yes, GTA Route 7 (Friendly Avenue) is adjacent to the subject site, along West Friendly Avenue.
Traffic Impact Study: (TIS)	Yes, required per TIS Ordinance. Please see the end of this staff report for the Executive Summary of the **DRAFT** TIS.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Comprehensive Plan Consistency

In determining whether the proposed zoning is consistent with these designations, use the following questions to frame the discussion. This is not a checklist, but a set of questions to guide the determination of consistency with the Comprehensive Plan. If the answers to these questions are generally in the positive, the rezoning request should be deemed consistent with the Comprehensive Plan.

1. Is the proposed rezoning in an area with an adopted neighborhood, corridor, Redevelopment, or small area plan, and if so is it consistent with that plan?
2. Does the proposed rezoning support uses anticipated within the Comprehensive Plan's Future Land Use Map and Future Built Form Map designations?
3. Is the site for the proposed zoning district in an Activity Center or directly adjacent to an Activity Center?

4. Are the uses permitted within the proposed zoning district found elsewhere within the same Future Built Form (center, place type, or corridor), or can the same uses be found in an area with the same Future Built Form designation elsewhere in Greensboro?
5. Are the uses permitted within the proposed zoning district of a similar scale, intensity, or offsite impact as existing nearby uses?
6. If warranted due to differences in the zoning, use, or scale of adjacent properties, can the property proposed for rezoning accommodate a satisfactory transition to the existing scale and intensity of existing, adjacent uses?
7. Are the uses permitted within the proposed zoning district compatible with the scale and design of the adjacent road?
8. Would the proposed rezoning or land use change impact the existing adjacent land uses? Is the proposed zoning compatible with existing adjacent land uses? Would the proposed change make a use or building nonconforming or increase the degree of nonconformity?
9. Will the proposed zoning accommodate development that permits the extension of the existing and planned street and sidewalk system and the plan's priorities for interconnection of adjacent neighborhoods?
10. Does the proposed change in zoning support one of the Big Ideas such as Growing Economic Competitiveness, Filling in our Framework, or Creating Great Places, as discussed on page 75 of the Comprehensive Plan?

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

***GSO**2040* **Comprehensive Plan Policies**
The ***GSO**2040* Future Land Use Map designates this location as **Mixed Use Commercial in the Friendly Avenue Plan**. The ***GSO**2040* Future Built Form Map designates this location as **Urban General**. The subject site is also located in an **Urban (Mixed-Use) Corridor** and adjacent to a **Regional Scaled Activity Center**.

GSO 2040 Written Policies
Filling In Our Framework – How we arrange our land uses for where we live, work, attend school, shop and enjoy our free time can create a more vibrant and livable Greensboro.
Goal B – Greensboro attracts world-class development to transform underutilized sites and buildings into valued assets that complement their surroundings.
Strategy 2 – Establish infill development guidelines that ensure revitalized sites will be of high quality and complement existing neighborhood character.

GSO 2040 Map Policies
Future Land Use Map
Future Land Uses: Broad areas based on the main character of land uses that we want to see in the future. These are not intended to be exclusive; it is assumed that there are a variety of uses in each area, but the designation reflects the area's predominant character. The City of Greensboro's previous comprehensive plan, Connections 2025, provides general guidance for changes in land use based on policy statements and the Generalized Future Land Use Map (GFLUM) for the Friendly Avenue Plan.

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses

are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

Future Built Form Map

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

Urban General should reflect these characteristics:

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

Corridors: Corridors are the linear commercial and office developments typically along collector or arterial roadways. They include properties directly fronting on the road and may include properties having primary access to or in immediate proximity to the road. The character and function of the road and the uses within a corridor are highly correlated.

Urban (Mixed-Use) Corridors reflect these additional characteristics:

1. Consistency with adopted corridor plans.
2. Cross easements are provided for vehicular and pedestrian access.
3. They meet the existing need and convenience of the surrounding community.
4. Visual clutter and confusion caused by sign proliferation is minimized while maintaining safe and efficient wayfinding for both pedestrians and vehicles.
5. Landscaping, sidewalks, lighting, fencing, and building features are located so as to guide pedestrian movement on or through the site. On-site and on-building lighting at entrances and along walkways is maintained at safe lighting levels.

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.

Regional Scaled Activity Centers, in addition to the characteristics referenced in Neighborhood and Community Scaled Activity Centers, should also reflect these characteristics:

1. Development is in close proximity and has a high degree of accessibility to High Frequency Transit Service.
2. Safe access by automobile to and from the site is essential, as are logical and clear driving paths within developments.
3. Cross access easements between commercial properties limit roadway congestion and contribute to walkable commercial environments.
4. Development is separated from residential neighborhoods and other low intensity uses.
5. Infrastructure capacity serves the highest densities and intensities of use.
6. Storm water management is integrated into site plans and landscape plans.
7. Adopted design standards and best design practices result in pedestrian-scaled building design that breaks up uninterrupted building walls and blank facades with the use of architecture, fenestration, building material changes, and greenwalls.

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

Friendly Avenue Area Plan

The proposed rezoning is consistent with the Future Land Use designation in the Friendly Avenue Area Plan. The rezoning is supported by policies in the plan found on page 14:

- Focus new development and a greater mix of uses onto land already commercially developed. Although this site is not developed currently, it was zoned as a PUD at the time the plan was developed and adopted.
- Design new development to match and not disrupt the surrounding community.

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed rezoning and development with owners of surrounding properties and with representatives of the adjacent Friendswood Neighborhood, (the boundaries of which, as identified by said neighborhood, are located to the east of the subject site).

Staff's Unified Development Plan (UDP) Analysis

On September 1, 2020 the Zoning Commission assumed responsibility for reviewing Unified Development Plans in conjunction with a rezoning request to a Planned Unit Development zoning district.

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

When making the determination to approve a Unified Development Plan (UDP), the Zoning Commission must review the UDP for consistency with the approved Planned Unit Development (PUD) Concept Plan and zoning conditions.

The Technical Review Committee reviewed and approved the Unified Development Plan (UDP) on June 6, 2025.

Staff's Rezoning Analysis

The subject properties are approximately 6.61 acres and are undeveloped. North of the request contains single-family dwellings, zoned CD-R-5 (Conditional District - Residential Single-family – 5). East of the request contains a shopping center, zoned CD-C-M (Conditional District - Commercial – Medium). South of the request contains single-family dwellings, zoned R-3 (Residential Single-family – 3). West of the request contains a religious assembly use, zoned R-3 (Residential Single-family – 3) and CD-O (Conditional District - Office).

The proposed rezoning request supports the Comprehensive Plan's Filling In Our Framework Big Idea to encourage higher density, mixed-use, walkable infill development. It also supports the Comprehensive Plan's Growing Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed.

The Comprehensive Plan's Future Land Use Map shows this property as within the Friendly Avenue Plan. The Friendly Avenue Plan designates the properties as Mixed Use Commercial. The Mixed Use Commercial designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

The Friendly Avenue Plan recommends that new development include a greater mix of uses and be located on land already commercially developed. Although this site is not developed currently, it was zoned as a PUD at the time the plan was developed and adopted.

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

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

The subject properties are also located within an Urban Mixed-Use Corridor and adjacent to a Regional Scaled Activity Center.

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.

Regional Scaled Activity Centers**,** in addition to the characteristics referenced in Neighborhood and Community Scaled Activity Centers, should also reflect these characteristics:
1. Development is in close proximity and has a high degree of accessibility to High Frequency Transit Service.
2. Safe access by automobile to and from the site is essential, as are logical and clear driving paths within developments.
3. Cross access easements between commercial properties limit roadway congestion and contribute to walkable commercial environments.
4. Development is separated from residential neighborhoods and other low intensity uses.
5. Infrastructure capacity serves the highest densities and intensities of use.
6. Storm water management is integrated into site plans and landscape plans.
7. Adopted design standards and best design practices result in pedestrian-scaled building design that breaks up uninterrupted building walls and blank facades with the use of architecture, fenestration, building material changes, and greenwalls.

The proposed PUD zoning designation, as conditioned, would allow a mix of residential and nonresidential uses that are complimentary to uses permitted in the surrounding area. The proposed uses and density are appropriate because the property is located along a major thoroughfare and directly adjacent to a Regional Scaled Activity Center. 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 **PUD (Planned Unit Development)** zoning district.

TRAFFIC IMPACT STUDY - *DRAFT*

EXECUTIVE SUMMARY

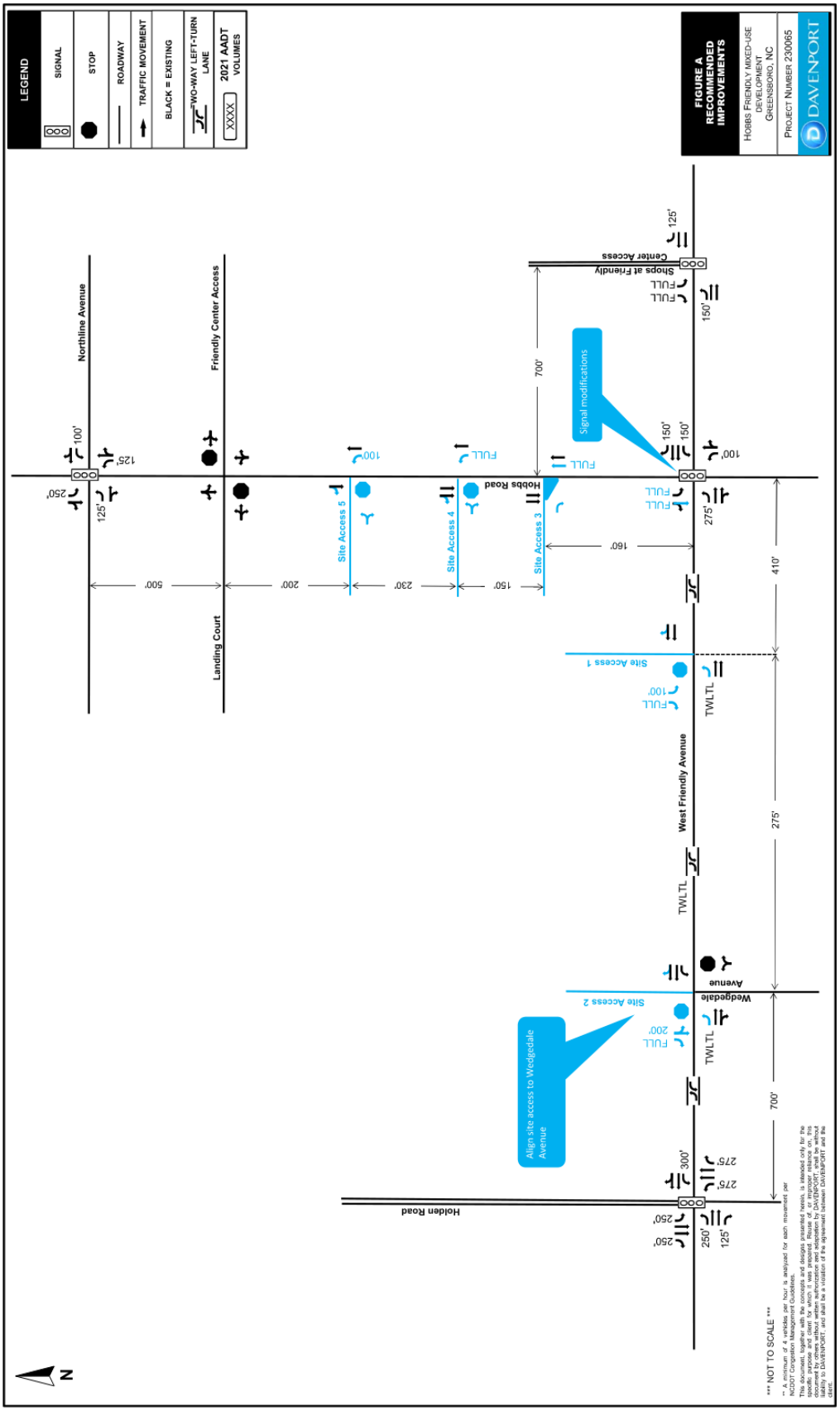
The Hobbs Friendly Mixed-Use proposed development is located in the northwest quadrant of W. Friendly Avenue and Hobbs Road in Greensboro, NC. It will consist of 550-unit mini storage, 250 apartment units, 150-room hotel, 50,000 square feet of office, 30,000 square feet of retail, three (3) 5,000 square feet of fast casual restaurants and 5,000 square feet of high-turnover sit-down restaurant. On W. Friendly Avenue there are two (2) proposed access points and on Hobbs Road there are three (3) proposed access points. The expected build-out year for this development is 2028, per Greensboro Department of Transportation (GDOT) guidelines the analysis year will be build plus one year (2029). Information regarding the property was provided by The Carroll Companies.

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

The Transportation Impact Analysis (TIA) was performed based on the scope agreed upon with GDOT and NCDOT. This site has a trip generation potential of 6,573 daily trips, 286 trips in the AM peak hour, and 332 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 – Summary of Recommended Improvements	
INTERSECTION	**RECOMMENDATIONS**
W. Friendly Avenue at Holden Road (signalized)	• No improvements are recommended.
W. Friendly Avenue at Wedgedale Avenue/ Site Access 2 (unsignalized)	• Align proposed access to Wedgedale Avenue • Provide a separate egress southbound left-through and right turn lanes • Design site drive according to applicable GDOT standards.
W. Friendly Avenue at Hobbs Road (signalized)	• Restripe the southbound lanes to a dedicated left turn lane and a shared through-right turn lane • Modify the signal
W. Friendly Avenue at Shops at Friendly Center Access (signalized)	• No improvements are recommended.
Hobbs Road at Landing Court/ Friendly Center Access (unsignalized)	• No improvements are recommended.
Hobbs Road at Northline Avenue (signalized)	• No improvements are recommended.
W. Friendly Avenue at Site Access 1	• Provide a separate egress southbound left and right turn lanes • Design site drive according to applicable GDOT standards.
Hobbs Road at Site Access 3	• Construct access as right-out only • Design site drive according to applicable GDOT standards.
Hobbs Road at Site Access 4	• Provide a full storage northbound left turn lane from W. Friendly Avenue to the access point • Design site drive according to applicable GDOT standards.
Hobbs Road at Site Access 5	• Provide a northbound left turn lane of 100 feet of storage and appropriate taper • Design site drive according to applicable GDOT standards.


LEGEND
SIGNAL
STOP
ROADWAY
TRAFFIC MOVEMENT
BLACK = EXISTING
TWO-WAY LEFT-TURN LANE
2021 AADT VOLUMES
XXXX
FIGURE A
RECOMMENDED IMPROVEMENTS
HOBBS FRIENDLY MIXED-USE DEVELOPMENT
GREENSBORO, NC
PROJECT NUMBER 230065
DAVENPORT
Northline Avenue
Friendly Center Access
Landing Court
Hobbs Road
Holden Road
West Friendly Avenue
Wedgedale Avenue
Shops at Friendly Center Access
Site Access 1
Site Access 2
Site Access 3
Site Access 4
Site Access 5
Signal modifications
Align site access to Wedgedale Avenue
TWLTL
FULL
500'
200'
230'
150'
160'
700'
275'
410'
N
*** NOT TO SCALE ***

PICK UP: CITY OF GREENSBORO

PLAT BOOK _____ PAGE _____

SITE DATA

1. TYPE OF SUBMITTAL: PLANNED UNIT DEVELOPMENT (PUD)
2. PROPERTY ADDRESSES: 3510, 3512, 3514 & 3516 W. FRIENDLY AVE., GREENSBORO, NC 27410
   805 & 807 HOBBS ROAD, GREENSBORO, NC 27410
3. OWNER INFORMATION: CARROLL AT HOBBS, LLC
   201 NORTH ELM STREET, GREENSBORO, NC 27401
4. OWNER CONTACT: CHARLES WORSHAM
   P: 336-274-8531
5. TOTAL SITE AREA: 6.61 AC
6. # OF EXISTING LOTS: 6
7. # OF PROPOSED LOTS: 1
8. DEED BOOK REFERENCE: DB 8122 PG 448
9. REQUIRED OPEN SPACE: RESIDENTIAL PUD (> 35 DU/ AC) = 5% OF SITE AREA
   NONRESIDENTIAL PUD = 10% OF GFA

   *IN ACCORDANCE WITH 30-12-8.2(C), 50% OF THE REQUIRED OPEN SPACE IS PLANNED TO BE CONTAINED WITHIN A PUBLIC USE AREA.
10. PARKING REQUIRED: PER CITY OF GREENSBORO LDO SEC. 30-11-5 (TABLE 11-1)

    EXCEPT FOR THE FOLLOWING USE: EATING & DRINKING ESTABLISHMENT = 1 SPACE PER 300 GSF
11. WATERSHED: N/A - DRAINS TO NORTH BUFFALO CREEK
12. FLOOD ZONE: PER FEMA MAP PANEL #3710785500J THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. EFFECTIVE DATE 06/18/2007.
13. BUA ALLOCATION: 100% TO PROPOSED COMBINED LOT

DIMENSIONAL REQUIREMENTS:

LOT DIMENSIONS:
1. MINIMUM LOT SIZE: 20,000 SF
2. MINIMUM LOT WIDTH: 100 FT

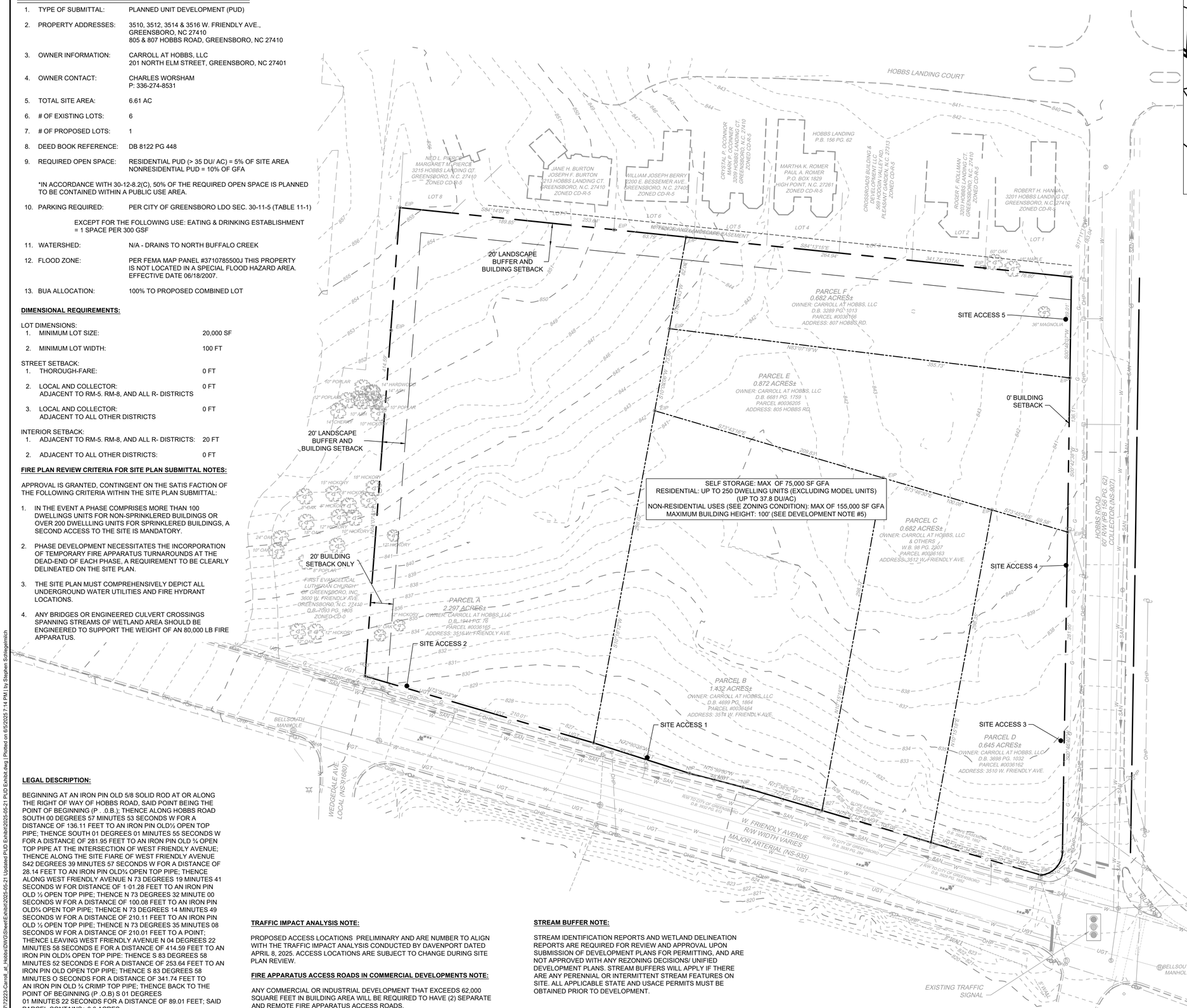
STREET SETBACK:
1. THOROUGH-FARE: 0 FT
2. LOCAL AND COLLECTOR: ADJACENT TO RM-5. RM-8, AND ALL R- DISTRICTS: 0 FT
3. LOCAL AND COLLECTOR: ADJACENT TO ALL OTHER DISTRICTS: 0 FT

INTERIOR SETBACK:
1. ADJACENT TO RM-5. RM-8, AND ALL R- DISTRICTS: 20 FT
2. ADJACENT TO ALL OTHER DISTRICTS: 0 FT

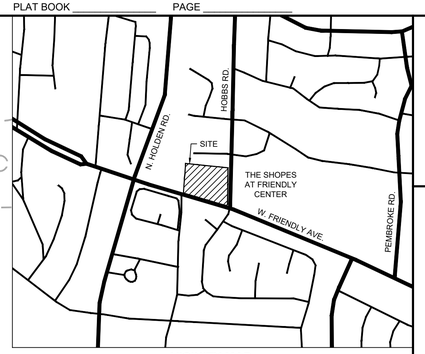
FIRE PLAN REVIEW CRITERIA FOR SITE PLAN SUBMITTAL NOTES:

APPROVAL IS GRANTED, CONTINGENT ON THE SATIS FACTION OF THE FOLLOWING CRITERIA WITHIN THE SITE PLAN SUBMITTAL:

1. IN THE EVENT A PHASE COMPRISES MORE THAN 100 DWELLINGS UNITS FOR NON-SPRINKLERED BUILDINGS OR OVER 200 DWELLLING UNITS FOR SPRINKLERED BUILDINGS, A SECOND ACCESS TO THE SITE IS MANDATORY.
2. PHASE DEVELOPMENT NECESSITATES THE INCORPORATION OF TEMPORARY FIRE APPARATUS TURNAROUNDS AT THE DEAD-END OF EACH PHASE, A REQUIREMENT TO BE CLEARLY DELINEATED ON THE SITE PLAN.
3. THE SITE PLAN MUST COMPREHENSIVELY DEPICT ALL UNDERGROUND WATER UTILITIES AND FIRE HYDRANT LOCATIONS.
4. ANY BRIDGES OR ENGINEERED CULVERT CROSSINGS SPANNING STREAMS OF WETLAND AREA SHOULD BE ENGINEERED TO SUPPORT THE WEIGHT OF AN 80,000 LB FIRE APPARATUS.



VICINITY MAP:
1" = 1,000'



ZONING CONDITION:

1. PERMITTED USES SHALL INCLUDE ALL USES ALLOWED IN THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT, EXCEPT FOR THE FOLLOWING: EATING AND DRINKING ESTABLISHMENTS WITH DRIVE-THROUGH FACILITIES, ANIMAL SHELTERS, COMMUNITY SCALE CULTURAL AND COMMUNITY USES, DAY CARE CENTERS, EDUCATIONAL FACILITIES, GOVERNMENTAL BUILDINGS, GROUP CARE FACILITIES, CLUBS AND LODGES, INDOOR SHOOTING RANGES, BED AND BREAKFASTS, NIGHT CLUBS, FUNERAL HOMES AND CREMATORIUMS, VETERINARY SERVICES AND PET GROOMING., KENNELS, ABC STORES, CONVENIENCE STORES WITH GAS PUMPS, GARDEN CENTERS, PAWN SHOPS, SEXUALLY ORIENTED BUSINESSES, VEHICLE SALES AND-SERVICE, CAR WASHES AND TATTOO PARLORS.

ADDITIONAL USE STANDARDS:

ALL ADDITIONAL USE STANDARDS SET FORTH IN 30-8-10 SHALL APPLY EXCEPT FOR THE FOLLOWING:

1. MINIMUM BUILDINGS SEPARATION, MAXIMUM BUILDING LENGTH, AND MINIMUM BUILDING SETBACK STANDARDS FOR MULTI-FAMILY DWELLINGS (30-8-10.1.H.1(B),(E), AND (K);
2. THE APPLICATION OF MULTI-FAMILY DWELLING MINIMUM BUILDINGS SEPARATION, MAXIMUM BUILDING LENGTH, AND MINIMUM BUILDING SETBACK STANDARDS SET FORTH IN 30-8-10.1.H TO TOWNHOUSES (30-8-10.1.K.1);
3. ALL ADDITIONAL USE STANDARDS FOR BARS, NIGHTCLUBS, AND BREWPUBS (30-8-10.4.F);
4. MINIMUM PROPERTY SEPARATION AND LIMITATIONS ON OUTDOOR SEATING AREA LOCATIONS FOR SPECIAL EVENT FACILITIES (30-8-10.4.P(1) AND (5);
5. MINIMUM AND MAXIMUM LOT SIZE, BUILDING COVERAGE, MAXIMUM HEIGHT STANDARDS AND EXTERIOR ELEVATION FINISHES FOR SELF-STORAGE FACILITIES (30-8-10.4.S.1(C),(D), (E) AND 2(C),(D).

DEVELOPMENT PLAN NOTES:

1. NO FENCE OR WALL MAY EXCEED 8 FEET IN HEIGHT UNLESS THE FENCE IS AT LEAST 15 FEET FROM ALL PROPERTY LINES.
2. EASEMENT ENCROACHMENTS SHALL BE GOVERNED BY THE CITY OF GREENSBORO ZONING REQUIREMENTS AS FOUND IN THE DEVELOPMENT ORDINANCE SECTION 30-7-1.6.
3. SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF GREENSBORO DEVELOPMENT ORDINANCE SECTION 30-7-7.2(E)(12). SIGNAGE PLAN WILL BE PROVIDED AT TIME OF SIGN PERMITTING.
4. LANDSCAPING WILL COMPLY WITH THE REQUIREMENTS OF ARTICLE 30-10.
5. WITHIN 50 FEET OF ANY R-DISTRICT, THE MAXIMUM HEIGHT OF A BUILDING MAY NOT EXCEED 50 FEET OR 3 STORIES EXCEPT ALONG THE RIGHT-OF-WAY OF A RAILROAD OR A STREET RIGHT-OF-WAY THAT IS ALREADY CONSTRUCTED OR IS BEING CONSTRUCTED AS A PART OF THE PLANNED UNIT DEVELOPMENT. PROVISIONS GOVERNING MAXIMUM HEIGHT ARE ESTABLISHED BY THE UNIFIED DEVELOPMENT PLAN FOR ALL OTHER PORTIONS OF THE DEVELOPMENT.

CERTIFICATION FOR UDP:

THIS IS NOT A SUBDIVISION AS DEFINED BY THE CITY OF GREENSBORO SUBDIVISION ORDINANCE.
THIS PLAN WAS NOT PREPARED IN ACCORDANCE WITH 47-30 SINCE IT IS FOR ILLUSTRATIVE AND NOTICE PURPOSES ONLY, ALL AREAS AND BOUNDARIES SHOWN ARE APPROXIMATE. THIS MAP SHALL NOT BE ISED TO CONVEY OR DEFINE SPECIFIC PROPERTY LINES OR AREAS.

_____ DATE:_____
PLANNING DIRECTOR
CITY OF GREENSBORO

UNIFIED DEVELOPMENT PLAN (UDP) NOTE:

COMPLIANCE WITH PUD DISTRICT STANDARDS OF SECTION 30-7-7.2 WILL BE REQUIRED. COMPLIANCE WITH ALL OTHER LAND DEVELOPMENT ORDINANCE STANDARDS IS ALSO REQUIRED, INCLUDING BUT NOT LIMITED TO THE FENCE AND WALL STANDARDS OF SECTION 30-9-4; EASEMENT ENCROACHMENTS IN ACCORDANCE WITH SECTION 30-7-1.5; AND SIGNAGE IN ACCORDANCE WITH SECTION 30-7-7.2(E)(12) AND ARTICLE 14.

SCALE 1"=40'
0 40' 80'

LEGAL DESCRIPTION:

BEGINNING AT AN IRON PIN OLD 5/8 SOLID ROD AT OR ALONG THE RIGHT OF WAY OF HOBBS ROAD, SAID POINT BEING THE POINT OF BEGINNING (P . .0.B.); THENCE ALONG HOBBS ROAD SOUTH 00 DEGREES 57 MINUTES 53 SECONDS W FOR A DISTANCE OF 136.11 FEET TO AN IRON PIN OLD½ OPEN TOP PIPE; THENCE SOUTH 01 DEGREES 01 MINUTES 55 SECONDS W FOR A DISTANCE OF 281.95 FEET TO AN IRON PIN OLD ¾ OPEN TOP PIPE AT THE INTERSECTION OF WEST FRIENDLY AVENUE; THENCE ALONG THE SITE FIARE OF WEST FRIENDLY AVENUE S42 DEGREES 39 MINUTES 57 SECONDS W FOR A DISTANCE OF 28.14 FEET TO AN IRON PIN OLD¾ OPEN TOP PIPE; THENCE ALONG WEST FRIENDLY AVENUE N 73 DEGREES 19 MINUTES 41 SECONDS W FOR DISTANCE OF 1-01.28 FEET TO AN IRON PIN OLD ½ OPEN TOP PIPE; THENCE N 73 DEGREES 32 MINUTE 00 SECONDS W FOR A DISTANCE OF 100.08 FEET TO AN IRON PIN OLD¾ OPEN TOP PIPE; THENCE N 73 DEGREES 14 MINUTES 49 SECONDS W FOR A DISTANCE OF 210.11 FEET TO AN IRON PIN OLD ½ OPEN TOP PIPE; THENCE N 73 DEGREES 35 MINUTES 08 SECONDS W FOR A DISTANCE OF 210.01 FEET TO A POINT; THENCE LEAVING WEST FRIENDLY AVENUE N 04 DEGREES 22 MINUTES 58 SECONDS E FOR A DISTANCE OF 414.59 FEET TO AN IRON PIN OLD¾ OPEN TOP PIPE: THENCE S 83 DEGREES 58 MINUTES 52 SECONDS E FOR A DISTANCE OF 253.64 FEET TO AN IRON PIN OLD OPEN TOP PIPE; THENCE S 83 DEGREES 58 MINUTES O SECONDS FOR A DISTANCE OF 341.74 FEET TO AN IRON PIN OLD ¾ CRIMP TOP PIPE; THENCE BACK TO THE POINT OF BEGINNING (P .O.B) S 01 DEGREES 01 MINUTES 22 SECONDS FOR A DISTANCE OF 89.01 FEET; SAID PARCEL CONTAINS± 6.6 ACRES.

TRAFFIC IMPACT ANALYSIS NOTE:

PROPOSED ACCESS LOCATIONS PRELIMINARY AND ARE NUMBER TO ALIGN WITH THE TRAFFIC IMPACT ANALYSIS CONDUCTED BY DAVENPORT DATED APRIL 8, 2025. ACCESS LOCATIONS ARE SUBJECT TO CHANGE DURING SITE PLAN REVIEW.

FIRE APPARATUS ACCESS ROADS IN COMMERCIAL DEVELOPMENTS NOTE:

ANY COMMERCIAL OR INDUSTRIAL DEVELOPMENT THAT EXCEEDS 62,000 SQUARE FEET IN BUILDING AREA WILL BE REQUIRED TO HAVE (2) SEPARATE AND REMOTE FIRE APPARATUS ACCESS ROADS.

STREAM BUFFER NOTE:

STREAM IDENTIFICATION REPORTS AND WETLAND DELINEATION REPORTS ARE REQUIRED FOR REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING, AND ARE NOT APPROVED WITH ANY REZONING DECISIONS/ UNIFIED DEVELOPMENT PLANS. STREAM BUFFERS WILL APPLY IF THERE ARE ANY PERENNIAL OR INTERMITTENT STREAM FEATURES ON SITE. ALL APPLICABLE STATE AND USACE PERMITS MUST BE OBTAINED PRIOR TO DEVELOPMENT.

NOT FOR CONSTRUCTION

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THE CARROLL COMPANIES

REVISION DESCRIPTION	DATE
UDP PLAN REVIEW COMMENT REVISIONS	05/01/2025
ZONING CONDITIONS TABLE ADDITION	05/23/2025
DEVELOPMENT PLAN NOTE REVISION	06/05/2025

DATE 03/14/2025
DRAWN BY S. SCHLEG.
DESIGNED BY S. SCHLEG.
CHECKED BY A. CARROLL
SCALE 1" = 40'

TIMMONS GROUP

CARROLL AT HOBBS
CITY OF GREENSBORO - GUILFORD COUNTY, NC
COMBINED CONCEPT & UNIFIED DEVELOPMENT PLAN

JOB NO. 72223
SHEET NO. UDP-1

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S:\107\72223-Carroll_at_Hobbs\DWG\Sheet\Exhibit\2025-05-21 Updated PUD Exhibit\2025-05-21 PUD Exhibit.dwg | Plotted on 6/5/2025 7:14 PM | by Stephen Sattwgeinrich

Z-25-05-004: A rezoning request from PUD (Planned Unit Development) to PUD (Planned Unit Development) and consideration of the required Unified Development Plan for the properties identified as 3510-3516 West Friendly Avenue and 805-807 Hobbs Road, generally described as north of West Friendly Avenue and west of Hobbs Road (6.61 acres). (APPROVED)

Mr. Nelson explained that PUD allowed for defined zoning and other development standards to better fit development patterns. He stated that, based on current development patterns, the applicant was modifying the existing PUD zoning district to include uses that were not allowed under the current zoning condition.

Mr. Nelson reviewed the summary information for the subject properties and surrounding properties.

Mr. Nelson advised that the applicant proposed the following condition:

1. Permitted uses shall include all uses allowed in the Planned Unit Development zoning district, except for the following: Eating and Drinking Establishments with Drive-through Facilities; Animal Shelters; All Community Scale Cultural and Community Uses; Day Care Centers; All Educational Uses; Governmental Buildings; Group Care Facilities; Clubs and Lodges; Shooting Ranges; Tourist Homes (Bed and Breakfast); Night Clubs; Funeral Homes and Crematoriums; Veterinary Services, Pet Grooming, Kennels; ABC Stores; Convenience Store with Fuel Pumps; Garden Centers; Pawnshops; Sexually Oriented Businesses; Vehicle Sales and Service; Car Washes; and Tattoo Parlors.

Mr. Nelson stated that the GSO2040 Comprehensive Plan currently designates the properties as Urban General and within an Urban Mixed-Use Corridor and adjacent to a Regional Scaled Activity Center on the Future Built Form Map. The Future Land Use Map shows that the property is located within the Friendly Avenue Area Plan. The Friendly Avenue Area Plan designates the properties as Mixed Use Commercial. Staff determined the proposed rezoning request supports the Comprehensive Plan's Filling In Our Framework Big Idea to encourage higher density, mixed-use, walkable infill development. It also supports the Comprehensive Plan's Growing Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed. The proposed PUD zoning designation, as conditioned, would allow a mix of residential and nonresidential uses that are complimentary to uses permitted in the surrounding area. The proposed uses and density are appropriate because the property is located along a major thoroughfare and directly adjacent to a Regional Scaled Activity Center. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on adjacent properties. Staff recommended approval of the request.

Chair Magid asked the applicant and anyone wishing to speak in favor of the request to come to the podium. She noted they had ten minutes total to speak on the request.

Nathan Duggins, 400 Bellemeade Street, introduced: the traffic engineering team - Mr. John Davenport, Dionne and John Davenport III; his colleague Mr. Charles Worsham – engineer; Mr.

Paul Smith – Counsel; and Mr. Carroll – the applicant. Mr. Duggins acknowledged other members of the team.

Mr. Duggins gave a summary of the request and noted the request was maintaining a PUD zoning district. He highlighted the proposed uses as multi-family dwellings, hotel, restaurants, retail, office, self-storage, and structure parking.

Mr. Duggins stated that in December 2019 when the applicant bought the subject property a community meeting was convened. He said several residents participated in that meeting. During the same meeting the residents were asked for their opinion on how the subject property should be developed. Mr. Duggins noted it was clear the residents did not want: a strip center nor surfaced parking lots. He said with the incidents of Covid and other economic downturns, the project was on hold until February 10th of this year the applicant reengaged with the community. Mr. Duggins said they met with the First Evangelical Lutheran Church, west of the request. He said shared access was discussed with the Church representatives. Mr. Duggins said most conversations are still ongoing. He said on February 11th, April 21st and June 9th they met with about twelve neighbors from the Wedgewood Community Association, south of the request. Mr. Duggins stated they also met with the residents of Hobbs Landing, north of the request, on the same day they met with the other neighbors. He mentioned larger community meeting was held on February 24th at the Lutheran Church. He said over one hundred people attended the meeting. Mr. Duggins stated it could be concluded that the residents were aware of the request. He said information about the request was also on the news media. He emphasized that the residents' feedback was important. He said they were applauded at the community meeting and was supported by some of the residents.

Mr. Duggins invited the applicant, Mr. Carroll, to the podium to talk about the development. He showed illustrations of the development and emphasized it was only for illustrative purpose. He noted the UDP provided to the commissioners, was essential in explaining the changes to the PUD zoning.

Roy Carroll, 201 North Elm Street, introduced himself as the president of the Carroll Companies. He said he was lifelong resident of Greensboro. Mr. Carroll stated the development was big project for the city and for his company. Therefore, community input was important to him. He said the feedback received on how they would like to see the site developed ranged from parks, single-family dwelling, offices, shops and restaurants. Mr. Carroll stated on thing clear from the residents' feedback was that the development needed to be walkable. He said he challenged the design team on this feedback. As such, parking would be an underground garage. Mr. Carroll also noted the site slope throughout by 16 feet. He said faced with this physical constraint they provided underground parking, which would not be visible. Mr. Carroll stated there were concerns about the "Bee Safe" (self-storage facility). He said the "Bee Safe" was basically a retaining wall buried underground with one story above the ground. He said this design was great use of space since windows were not required for storage. He felt the storage design was good.

Mr. Carroll stated the current PUD design was what the residents did not want. He said the current PUD design included strip center with extensive parking lot and parking lights. He emphasized the residents did not want the current PUD design. Mr. Carroll mentioned they are continuing working with the neighbors. He noted the request was a large mixed-use development comprised of apartments, office, retail and restaurants. He said he would like the neighbors be able to walk to the development. He said crosswalks and sidewalks could be added to the development.

Mr. Carroll displayed a concept site plan. He said the development had a central core; customer could park and walk around to the shops and restaurants. He stressed the plan was pedestrian friendly. He envisioned the development with outdoor bands and ice cream kiosk in the summer time. Mr. Carroll stated he received tremendous positive response from a lot of the neighbors about the proposed development. He noted they would continue the neighborhood outreach process. Mr. Carroll pointed out that the landscape buffer would continue to grow as they continuing working the neighbors. He noted the Bee Safe storage (northeast of the site plan) would be one story high.

Mr. Carroll showed the rendering for the hotel development and possible restaurant along Friendly Avenue. He said the aim was to design the hotel building to fit in with the surrounding residential development. He stated the architecture would not be vinyl siding or stucco but would be brick development. Mr. Carroll mentioned the development would be a legacy project with his family name attached to it. He said the project would be first class. Mr. Carroll told the commissioners he planned on living at the development. Therefore, the development would be well maintained. He acknowledged his daughter at the meeting and said she should maintain the development after him. He emphasized the development would stay in the family. Mr. Carroll said the request was the type of infill development that community should want.

Mr. Carroll thanked the commission for their consideration.

Chair Magid asked for questions or comments from the Commissioners. Hearing none, Chair Magid asked for persons speaking in opposition to the request to come forward to the podium. She reminded that as a group they had a shared total of ten minutes to speak on the request. Chair Magid inquired if there was anyone wishing to speak online.

Frank Burton, 3212 Hobbs Landing Court, said he was present on behalf of the residents of Hobbs Landing Court. He asked the residents to raise their hands. He stated the residents supported the current PUD zoning. He said the proposed PUD zoning would allow massive density and uses that were inconsistent with any residential neighborhood. Mr. Burton noted that the current PUD approval restricted uses that were included in the rezoning request. Such uses were billboards, hotels and motels, bars and self-storage. He pointed out that the current approval was limited to one access along Hobbs Road with one point of access on Friendly Avenue. On the other hand, the request had an access from Hobbs Road, which traversed directly behind Hobbs Landing Court and exited on Friendly. The exit was proposed close to Lutheran Church. He found it difficult to imagine the proposed density would work for the site with the limited access. Therefore, the residents opposed the request.

Stephen Marks, 3214 Hobbs Landing Court, added that the residents worked extensively with the previous developer. He stated it was evident in the PUD approval with the landscape buffer for residential protection and safety. Mr. Marks said the request only showed astronomical increase in density. He said the proposed density was between eight to ten times greater than the current density. Mr. Marks noted it was difficult to know the exact density since the plans were illustrative. He made a comparison with adjacent shopping center on Friendly Avenue. Mr. Marks stated the shopping center was on acreage that was six times greater than the subject properties. While the development square footage for the shopping center was less than the rezoning request development area. He stated the adjacent shopping center had nice setbacks with green space. Mr. Marks acknowledged the concept site plan was work in progress, however, showed very little green space. He said the previous developer worked with tree surveys to formulate the current PUD.

Mr. Marks noted that to accommodate the proposed development tremendous soil and tree removal would be needed. He said how the uses were laid out on the site a lot of time and energy was put into the current PUD site design. He had no doubt the applicant would do an attractive development or workmanship. He said his concern was with the density. He mentioned he lived in the area for over thirty years. He was familiar with the difficulty of the north and south traffic movement around the Hobbs Road and Friendly Avenue traffic light. Mr. Marks said this concern would be a GDOT concern, noting the residents were promised a right turn lane. He said without the development having a deaccelerating lane on Friendly Avenue, there would be tremendous afternoon traffic jam. The traffic would extend from Sternberger Elementary School, along Wedgedale Avenue to Friendly Avenue. He said turning left out of the site would be dangerous. He stated the intersection at Hobbs Road and Friendly Avenue was already having frequent traffic accidents. Mr. Marks said adding eighty hotel rooms, two hundred apartments, retails and restaurants would be adding thousand more trips in the area. He emphasized the request would be on 6.1 acres with very high density. He added the residents had concern with the building height, and the closeness to Friendly Avenue. He said the hotel building would appear as a six story building. He asked the commission to decline the request for these reasons.

Chair Magid asked staff if the commission could take into consideration the comparison between the current PUD approval and the proposed PUD zoning.

Mr. Carter advised that the commission could that the comparison between the existing and proposed zoning. He explained that determining reasonableness of a request the commission could consider the degree of the difference of the current and proposed land uses.

Chair Magid questioned, current land uses.

Mr. Ducharme clarified, taking the existing zoning, conditions and the UDP and compare them with the request.

Chair Magid asked if there were anyone else wishing to speak in opposition to the request, noting they had three minutes remaining to speak. Hearing no further comments, Chair Magid asked the applicant to come to the podium. She announced the speaker in favor of the request had five minutes total for rebuttal.

Rebuttal

Nathan Duggins stated the applicant, Mr. Carroll would address the residents' concerns. Additionally, Mr. Davenport would address the traffic concerns raised by the residents.

Roy Carroll, said he was excited to talk about the request that he forgot to mention the hotel component. He thanked Mr. Burton for mentioning the hotel during his presentation. Mr. Carroll stated the hotel was not the traditional big hotel, instead he would be a boutique hotel. He explained the hotel would be top class hosting executives who want an outstanding place to stay. Mr. Carroll emphasized the city did not have a five star hotel.

Mr. Carroll said the Lutheran Church was an influential neighbor. Therefore, his team met with them discussing realignment of their driveway. He stated that his team would continue working with the Church on the realignment.

John Davenport, 119 Brookstown Avenue, Winston-Salem, said he represented John Davenport Engineering. He confirmed a traffic impact study (TIS) was conducted for the request.

He mentioned his company also did the TIS for the current PUD zoning, almost a decade ago. He highlighted the big difference was the request fit in the city's goal for land use planning. He stated the proposed development was truly a mixed use development. Mr. Davenport explained that while the proposed buildings were larger and denser than the current use, the development was not vehicle oriented. He listed there would be hotel, restaurants and other uses which complement each other. He noted the development design allowed for trips without using vehicles. Therefore, it is resulting to vehicle trips reduction. Mr. Davenport emphasized that while the request was denser having more square footage, it did not generate more traffic per square foot as the current strip center. Mr. Davenport mentioned the proposed design would be the trend for future mixed use development in the Triad. He said such projects which generate less traffic would be better for transit and pedestrians.

Chair Magid noted one of the residents' concerns about right turn existing the property. She added that the traffic concerns would be addressed by the Technical Review Committee (TRC).

Mr. Davenport stated a separate lane, for left turn, would be provided at the intersection at Hobbs Road and Friendly Avenue. He noted the proposed turn lane was the same as the current zoning approval. Mr. Davenport noted the driveway access and turn lanes would be provided by GDOT standards.

Chair Magid referenced the UPD. She noted there would be two access points on Friendly Avenue (in and out); and three access points on Hobbs Road (1 out and 2 in and out).

Mr. Davenport agreed with Chair Magid. He added that the driveways would not be similar for those used for drive through restaurants. He likened the proposed operations using uber or concierge for moving customers. He noted there would not be a lot of parking lots on the site; the design would be to get customers to the building.

Chair Magid asked for any questions from the Commissioners. Hearing none, Chair Magid noted the applicant had 2.3 minutes remaining for rebuttal in favor of the request.

Mr. Duggins asked for any questions the commission had for his team. He expressed the team was excited about the proposed development. Mr. Duggins stated the request was a good infill project for the site. He mentioned there was a huge job announcement and said it was time for the city to have such infill project. He asked the commission to approve the request.

Ms. O'Connor had a question about the proposed density. She said the request was mixed use with a combination of several uses. She asked how the commission could view the proposed density.

Mr. Duggins stated the UDP showed the design of the PUD and included the density. He explained the plan consisted of no more than two hundred and fifty apartment units; no more than a certain amount of retails or self-storage units. The uses are controlled and the UDP vetted by staff. He agreed the request was denser than the mixed use development on neighboring properties (Friendly Center). However, he pointed out the development (Hawthorne at Friendly) on adjacent property was six stories tall. He stated that Hawthorne at Friendly worked well in the area. He mentioned residents were selling their residences in Wedgewood and moving to Hawthorne. He stated residents wanted to live north of Friendly to enjoy the walkability to the Friendly Shopping Center. Mr. Duggins said that the proposed development was an extension of the walkability environment. He emphasized his team was excited about the project design, and to offer such community to the city.

Chair Magid asked for persons speaking in opposition to the request to come to the podium. She noted they have a shared total of five minutes for the rebuttal.

Frank Burton, stated that the traffic explanation did not give specific numbers the community would be facing. He noted there would be two access points on Friendly Avenue and three access points from the short distance from Friendly Avenue to Hobbs Landing Court. Mr. Burton said there was very little explanation on the traffic. He specifically mentioned the access road that would turn off Hobbs Road, traversing north of the site along Hobbs Landing Court and existing on Friendly Avenue beside the Lutheran Church. Mr. Burton stated their expert estimated parking requirements, for the request, for seven vehicles. He said the proposed parking deck could not accommodate the required parking. He stated the parking deck might be five stories in the future to accommodate the seven hundred vehicles.

Mr. Burton stated the residents of Hobbs Landing Court were very concerned with the access being directly next to them. He said the access could become a cut-through from Hobbs Road to Friendly Avenue. Mr. Burton said drivers currently uses Northline Avenue through the Hawthorne apartments to get onto Hobbs Road. Mr. Burton corrected that the Hawthorne apartment building was not six stories but four stories tall. He reinforced that the access road coming from Hobbs Road, adjacent to Hobbs Landing Court and existing at Friendly Avenue has the potential of becoming a major thoroughfare.

Chair Magid asked for anyone else wishing to speak in opposition to the request. Hearing no further objections to the request Chair Magid closed the public hearing. She then asked the Commissioners for any comments.

Mr. Nichols stated that as commissioners they have their own personal experiences and bias. He said before moving to Greensboro he lived in Singapore for eight years. He said describing the request as “massively dense” and “astronomical density” he said compared to the most densely populated cities he lived the request was not massive density. In fact, he said the illustration displayed was how development should look like moving forward. He mentioned massive influx of people would be coming to the city to work at sites currently preparing for growth. Mr. Nichols said that unless we are willing to give up more of our green space, we need to have more densities.

Mr. Nichols said the two main arguments against the request were massive density, which he did not agree to. He agreed the request was denser. He mentioned the request should not be compared to the Friendly Center, which was built at a different time, circumstances with different deliverable. He did not find the comparison persuasive. He noted there would be a few more trips generated and there could be traffic collisions. However, the movement towards higher density development near major centers of activities is absolutely the direction the city needed to embark on. Mr. Nichols emphasized that when the city take this initiative it should be done by someone who demonstrated the ability to execute such projects. He said Mr. Roy Carroll and the Carroll Companies fit the description.

Mr. Nichols, however, stated he had reservations on the self-storage component of the request. He said the explanation provided by building a retaining wall disguised as storage space was not convincing. Mr. Nichols said the retaining wall should be used for other things. Overall, he understood the project and despite his reservation on the self-storage aspect, he supported the request.

Mr. Downing noted he liked the overall concept and the lifestyle the project promoted. He said he too had issues with the self-storage units. But having the storage placed underground and one level above ground he felt it was acceptable. Mr. Downing felt the design was intentional to not have another ostentatious storage facilities. He said there were too many storage facilities throughout the city. He mentioned he did some research on development trend. He stated in 2015 the city focused on the 2025 "the connections comprehensive plan", which was ten years ago. Currently, the city is guided by the 2040 comprehensive plan. He said there is a new direction, new paradigm that the city was looking towards.

Mr. Downing acknowledged the residents' concerns. However, things began to evolve. He said based on Mr. Carroll's presentation; he demonstrated he cared about the proposed development. He supported the request. He reminded that the current zoning approval was ten years old and the commission considered the current PUD zoning. Notwithstanding, their decision was guided by the 2040 Comprehensive Plan for the infill and making the city attractive, a great place to do business and to live.

Mr. Gilmer, Sr. acknowledged the applicant's business creditability. He said he met the applicant about twenty years ago when he opened the first Sheets (fuel station). He said Mr. Carroll was a pioneer and well respected in the city and across the east coast. He supported the request and stated such a design was well overdue. He expressed appreciation to the residents; however, he felt it was time to move in the direction of such a request.

Mr. Downing added that the commission was not supporting the request just because of the applicant. He emphasized that the support for the request was due to the design and what the development was promoting.

Vice Chair Skenes, stated she had the pleasure to be part of the commission to decide on the previous zoning approvals for the subject properties. Now, another request was before her. She said compared to the previous projects the request was "hands above". Vice Chair Skenes stated the request was prettier, well laid out, and more respect for the surrounding neighbors. She said the development came a long way. Vice Chair Skenes agreed with Commissioner Gilmer, Sr and said it was time to move in the direction of the request. She felt the request was a good mixed use development. She mentioned the shops at the Friendly Center revealed that the residents of Wedgewood socialized there. Hence the same could be for the request. Vice Chair Skenes said the request has redeeming values in addition to having the intersection remedied. She stated the residents were told for some time that intersection at Friendly Avenue and Hobbs Road would be remedied. However, the intersection could only be redone when development came to the area. Vice Chair Skenes felt this development would provide the opportunity to remedy the intersection.

Vice Chair Skenes acknowledged the intersection was not related to zoning. However, there would be a lot of positive coming from the project. She supported the request and noted she lived in Wedgewood Community.

Chair Magid asked for further comments from the Commissioners.

Chair Magid agreed with the Commissioners. She added that tremendous thought was given to the city's Development Plan in the project design. Chair Magid said that the design showed what the next level should be for the city. She noted that such type of development was occurring across the country and has not happened in the city. She agreed that the design was a "cutting edge" project. Chair Magid said with the recent announcement that more people are coming to

the city to live, they would appreciate the request. Chair Magid hoped more of this project type to be duplicated throughout the city.

Vice Chair Skenes added that she researched on google about the Hawthorne Apartment Complex. She said the building was four stories tall with an underground garage. She stated that the request would not have the tallest building in the neighborhood.

Chair Magid noted the proposed retaining wall adjacent to Hobbs Landing would have vegetation above. She felt this design would create a form of privacy for the neighbors.

Commission Motion:

Ms. O'Connor then stated regarding item **Z-25-05-005**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the properties at 3510-3516 West Friendly Avenue and 805-807 Hobbs Road from PUD (Planned Unit Development) to PUD (Planned Unit Development) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed PUD zoning district permits uses that fit the context of the 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, Turner, Gilmer Sr., Downing, Nichols and Peterson). Nays: (None).

Ms. O'Connor made a motion to approve the Unified Development Plan associated with **Z-25-05-005** for the properties identified as 3510-3516 West Friendly Avenue and 805-807 Hobbs Road. Ms. Turner seconded the motion.

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

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, July 15, 2025 City Council Meeting. All adjoining property owners will be notified of any such appeal.

Official website of the State of North Carolina Here's how you know

Limited Liability Company

Actions

- File an Annual Report/Amend an Annual Report
- Online 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

Legal name: Carroll at Hobbs, LLC

Secretary of State Identification Number (SOSID): 1796225

Status: Current-Active

Citizenship: Domestic

Date formed: 1/24/2019

Registered agent: Ronald C Carlock

mailing address

201 North Elm St Suite 201
Greensboro, NC 27401

Principal office address

201 North Elm St Suite 201
Greensboro, NC 27401

Registered office address

201 North Elm St Suite 201
Greensboro, NC 27401

Registered mailing address

201 North Elm St Suite 201
Greensboro, NC 27401

Company officials

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

- **Chief Operating Officer**

  Ronald C Carlock

  201 N Elm St Ste 201
  Greensboro NC 27401

Return to top

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North Carolina State Bar

North Carolina Department of Commerce

North Carolina Department of Revenue

All North Carolina Government Organizations

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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

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North Carolina Secretary of State's Office

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919-814-5400 Support Division Directory

Item: 3510-3516 W Friendly Ave and 805-807 Hobbs Rd

Rezoning

Date: July 15, 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 **3510-3516 West Friendly Avenue and 805-807 Hobbs Road** from **PUD (Planned Unit Development) to PUD (Planned Unit Development)** to be **consistent** with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

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

AMENDING OFFICIAL ZONING MAP

3510-3516 WEST FRIENDLY AVENUE AND 805-807 HOBBS ROAD, GENERALLY DESCRIBED AS NORTH OF WEST FRIENDLY AVENUE AND WEST OF HOBBS 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 **PUD (**Planned Unit Development) to **PUD** (Planned Unit Development)

The area is described as follows:

BEING A PARCEL OF LAND AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF W. FRIENDLY AVE. AND THE WESTERN RIGHT OF WAY OF HOBBS ROAD LOCATED IN THE CITY OF GREENSBORO, MOREHEAD TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA AND BEING THE SAME PARCELS OF LAND CONVEYED TO VERA T. RABIN AS RECORDED IN DEED BOOK 1944 PAGE 76, JOHN BISHOP BYERLY AS RECORDED IN DEED BOOK 4699 PAGE 1864, WILLIAM E. SMITH AND OTHERS AS RECORDED IN WILL BOOK 98 PAGE 2307, VERA T. RABIN AS RECORDED IN DEED BOOK 3698 PAGE 1032, JENNIFER O. KRISHER AS RECORDED IN DEED BOOK 6681 PAGE 1759 AND ADA S. GERMAN AS RECORDED IN DEED BOOK 3289 PAGE 1013 ALL IN THE GUILFORD COUNTY REGISTRY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN EXISTING IRON PIPE ON THE WESTERN RIGHT OF WAY OF HOBBS ROAD, SAID EXISTING IRON PIPE BEING THE SOUTHEASTERN CORNER OF LOT 1 OF HOBBS LANDING AS RECORDED IN PLAT BOOK 156 PAGE 162; THENCE WITH THE RIGHT OF WAY OF HOBBS ROAD THREE CALLS AS FOLLOWS: 1) S. 00-46-07 W. 89.01 FEET TO AN EXISTING IRON PIPE; 2) S. 00-42-38 W. 136.11 FEET TO AN EXISTING IRON PIPE; 3) S. 00-46-40 W. 281.95 FEET TO AN EXISTING IRON PIPE; THENCE WITH A CURVE TO RIGHT LEADING INTO THE RIGHT OF WAY OF W. FRIENDLY AVE. HAVING A RADIUS OF 20.96 FEET, AN ARC LENGTH OF 30.86 FEET AND A CHORD BEARING OF S. 42-16-46 W. 28.14 FEET TO AN EXISTING IRON PIPE; THENCE WITH THE NORTHERN RIGHT OF WAY OF W. FRIENDLY AVE. SIX (6) CALLS AS FOLLOWS: 1) N. 73-34-56 W. 101.28 FEET TO AN EXISTING IRON PIPE; 2) N. 73-47-15 W. 100.08 FEET TO AN EXISTING IRON PIPE; 3) N. 73-38-52 W. 72.77 TO A NEW IRON PIPE; 4) N. 75-39-50 W. 48.60 FEET TO A NEW IRON PIPE; 5) N. 72-30-38 W. 88. 79 FEET TO AN EXISTING IRON PIPE; 6) N. 73-50-23 W. 210.01 FEET TO A NEW IRON PIPE. THE SOUTHEAST CORNER OF PROPERTY OWNED BY FIRST EVANGELICAL LUTHERAN CHURCH AS RECORDED IN DEED BOOK 7093 PAGE

1905; THENCE WITH THE EASTERN LINE OF THE FIRST EVANGELICAL LUTHERAN CHURCH PROPERTY N. 04-07-43 E. 414.59 FEET TO AN EXISTING IRON PIPE, THE SOUTHWESTERN CORNER OF LOT 8 OF THE AFOREMENTIONED HOBBS LANDING SUBDIVISION, THENCE WITH THE SOUTHERN LINE OF THE HOBBS LANDING SUBDIVISION TWO CALLS AS FOLLOWS: 1) S. 84-14-07 E. 253.64 FEET TO AN EXISTING IRON PIPE; 2) S. 84-13-15 E. 341.74 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 6.609 ACRES.

Section 2

That the zoning amendment from PUD (Planned Unit Development) to PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall include all uses allowed in the Planned Unit Development zoning district, except for the following:
   a. Eating and Drinking Establishments with Drive-through Facilities;
   b. Animal Shelters;
   c. All Community Scale Cultural and Community Uses;
   d. Day Care Centers;
   e. All Educational Uses;
   f. Governmental Buildings;
   g. Group Care Facilities;
   h. Clubs and Lodges;
   i. Shooting Ranges;
   j. Tourist Homes (Bed and Breakfast);
   k. Night Clubs;
   l. Funeral Homes and Crematoriums;
   m. Veterinary Services, Pet Grooming, Kennels;
   n. ABC Stores;
   o. Convenience Store with Fuel Pumps;
   p. Garden Centers;
   q. Pawnshops;
   r. Sexually Oriented Businesses;
   s. Vehicle Sales and Service;
   t. Car Washes; and
   u. Tattoo Parlors

Section 3

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

Section 4

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

Section 5

This ordinance shall be effective on July 15, 2025.

City of Greensboro

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

Agenda Report

File Number: 2025-558

Agenda Item# H.2.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2025-558 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Properties located at Portions of 3725 and 3739 and All of 3751 McConnell Rd – 35.68 Acres (Mary Bell Tuttle, and others)

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

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

Council District: Proximate to District 1

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

Note: City Council continued this item to their July 15, 2025 meeting without further advertising.

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

PURPOSE:
Mary Belle Tuttle, Neal C. Tuttle, Charles E Garrison, David A Garrison, Dwight A Garrison, Russell D Batts, Carolyn Batts Carter, Kathy Batts McCarty, John Kenneth Batts, Stephen Monroe Batts and the City of Greensboro are requesting annexation of the properties located at a portion of 3725 and 3739 and all of 3751 McConnell Road, generally described as east of McConnell Road, north of I-40 and west of I-840.

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 **July 15, 2025** meeting.

BACKGROUND:
his property is located within the Tier 1 Growth Area on the Growth Strategies Map in the Comprehensive Plan.

City water is available by connecting to the 16-inch water line located on the south side of McConnell Road and along the south side of the subject properties.

City sewer is available by connecting to the 8" sewer line located the northwest side of 3742 McConnell Road.

The City's Fire Department notes that this site is currently served by Greensboro Fire Station 63 on Burlington Road (north of the request), based on a long-standing service contract for Fire District 14, which is included in Greensboro Fire's agency response. Upon annexation, Greensboro Fire Station 63 will continue to respond to this location. 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.

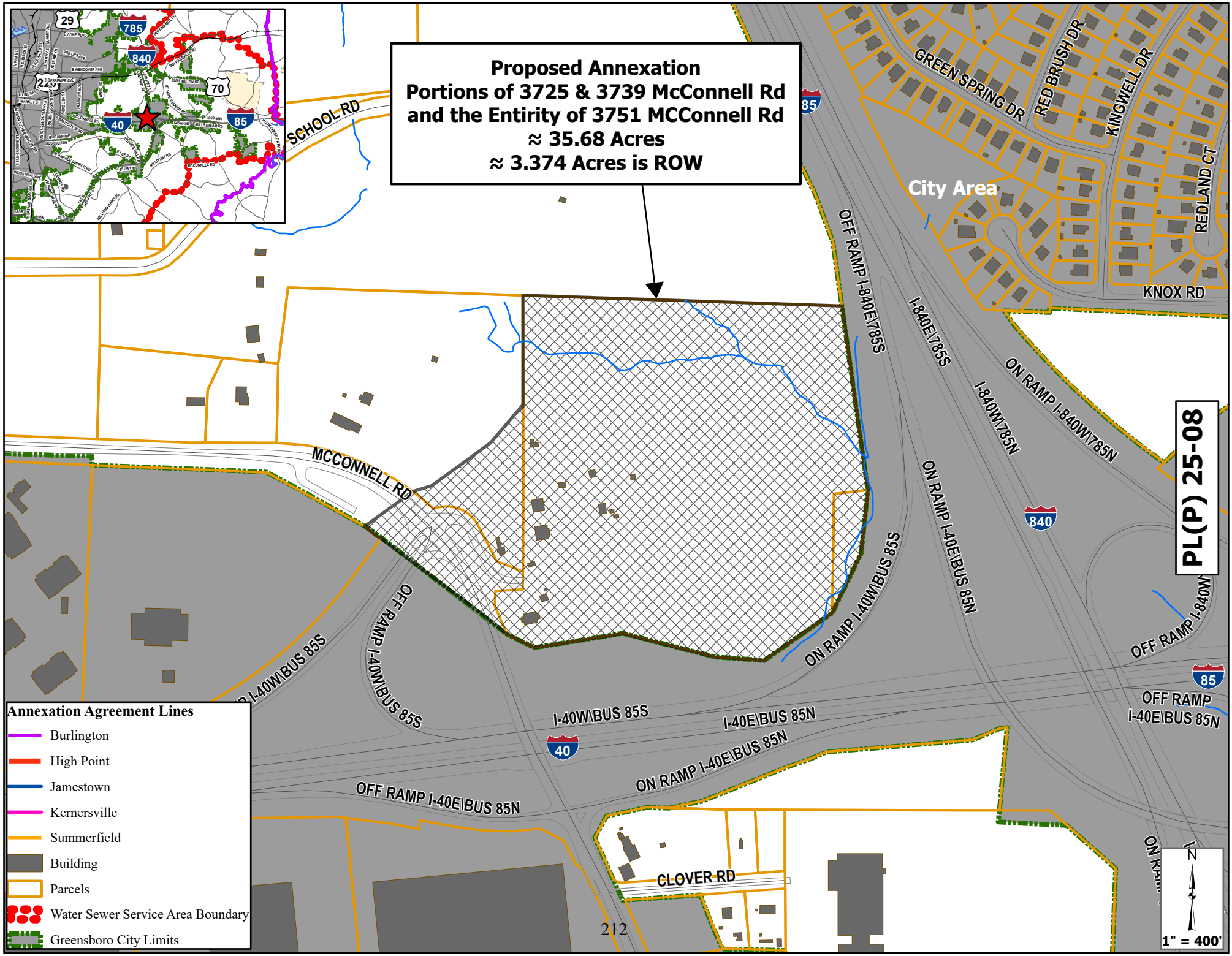
BUDGET IMPACT:
Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

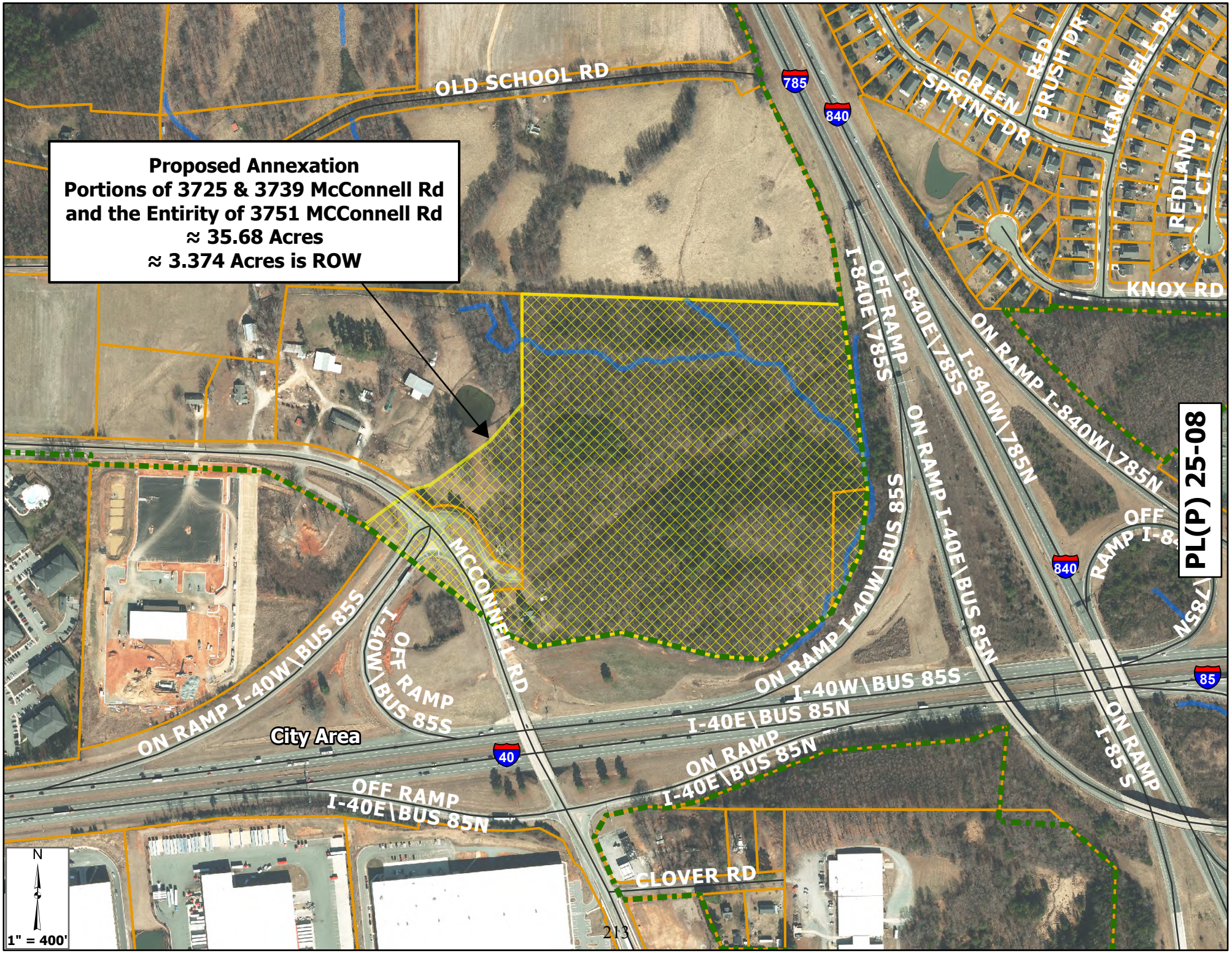
ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to City Council at its February 4, 2025 meeting

The Planning and Zoning Commission recommended approval of this annexation at its February 17, 2025 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
Portions of 3725 & 3739 McConnell Rd
and the Entirity of 3751 MCConnell Rd
≈ 35.68 Acres
≈ 3.374 Acres is ROW
PL(P) 25-08
City Area
SCHOOL RD
MCCONNELL RD
KNOX RD
GREEN SPRING DR
RED BRUSH DR
KINGWELL DR
REDLAND CT
OFF RAMP I-840E\785S
I-840E\785S
I-840W\785N
ON RAMP I-840W\785N
ON RAMP I-40E\BUS 85N
ON RAMP I-40W\BUS 85S
OFF RAMP I-40W\BUS 85S
I-40W\BUS 85S
I-40E\BUS 85N
ON RAMP I-40E\BUS 85N
OFF RAMP I-40E\BUS 85N
OFF RAMP I-840W
OFF RAMP I-40E\BUS 85N
CLOVER RD
Annexation Agreement Lines
Burlington
High Point
Jamestown
Kernersville
Summerfield
Building
Parcels
Water Sewer Service Area Boundary
Greensboro City Limits
N
1" = 400'


Proposed Annexation
Portions of 3725 & 3739 McConnell Rd
and the Entirety of 3751 MCConnell Rd
≈ 35.68 Acres
≈ 3.374 Acres is ROW
PL(P) 25-08
OLD SCHOOL RD
SPRING DR
GREEN
BRUSH DR
KINGWELL DR
REDLAND CT
KNOX RD
I-840E\785S
OFF RAMP
I-840E\785S
ON RAMP I-840W\785N
I-840W\785N
ON RAMP I-40E\BUS 85N
ON RAMP I-40W\BUS 85S
I-40W\BUS 85S
MCCONNELL RD
I-40W\BUS 85S
OFF RAMP
ON RAMP I-40W\BUS 85S
City Area
I-40W\BUS 85S
I-40E\BUS 85N
ON RAMP
I-40E\BUS 85N
OFF RAMP
I-40E\BUS 85N
I-85 S
ON RAMP
CLOVER RD
785
840
40
85
N
1" = 400'

GREENSBORO
NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date _____

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

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

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

Portion of 3725 McConnell Road; Being Parcel Number 115516;
Portion of 3739 McConnell Road; Being Parcel Number 115507;
3751 McConnell Road; Being Parcel Number 115477
See Attached for full metes and bounds description.

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

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Mary Belle Tuttle (3725 McConnell)	No	X _____
	Neal C. Tuttle (3725 McConnell)	No	X _____
2.	Russell David Batts (3751 McConell)	No	X _____
	Carolyn Batts Carter (3751 McConell)	No	X _____
3.	Charles E. Garrison (3739 McConnell)	No	X _____
	David A. Garrison (3739 McConnell)	No	X Sandra A Garrison, ADM for David Garrison
	Dwight A. Garrison (3739 McConnell)	No	X Sandra A Garrison Wanda D. Garrison
	Russell D. Batts (3739 McConnell)	No	X _____
	Carolyn Batts Carter (3739 McConnell)	No	X _____
	Kathy Batts McCarty (3739 McConnell)	No	X Kathy Batts McCarty
	John Kenneth Batts (3739 McConnell)	No	X _____
	Stephen Monroe Batts (3739 McConnell)	No	X _____

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
NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 12-5-24

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

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2.	Russell David Batts (3751 McConell)	No	X
	Carolyn Batts Carter (3751 McConell)	No	X
3.	Charles E. Garrison (3739 McConnell)	No	X
	David A. Garrison (3739 McConnell)	No	X
	Dwight A. Garrison (3739 McConnell)	No	X
	Russell D. Batts (3739 McConnell)	No	X
	Carolyn Batts Carter (3739 McConnell)	No	X
	Kathy Batts McCarty (3739 McConnell)	No	X
	John Kenneth Batts (3739 McConnell)	No	X John Kenneth Batts
	Stephen Monroe Batts (3739 McConnell)	No	X

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Date Received: _____ Received By: _____

GREENSBORO
NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 12/9/24

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	Carolyn Batts Carter (3751 McConell)	No	X
3.	Charles E. Garrison (3739 McConnell)	No	X
	David A. Garrison (3739 McConnell)	No	X
	Dwight A. Garrison (3739 McConnell)	No	X
	Russell D. Batts (3739 McConnell)	No	X
	Carolyn Batts Carter (3739 McConnell)	No	X
	Kathy Batts McCarty (3739 McConnell)	No	X
	John Kenneth Batts (3739 McConnell)	No	X
	Stephen Monroe Batts (3739 McConnell)	No	X Stephen M Batts Jami B Batts

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Date Received: _____ 216 Received By: _____

SURVEYOR'S NOTES

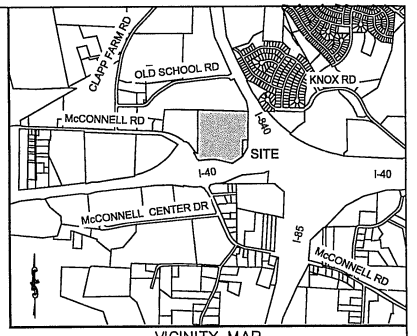
1. THIS IS A PROPOSED REZONING EXHIBIT
2. AREA SHOWN HEREON COMPUTED BY COORDINATE METHOD.
3. THE BASIS OF THE BEARING SHOWN HEREON IS NC STATE PLANE GRID NORTH;
4. SUBJECT PROPERTIES KNOWN AS PARCEL NUMBERS: AS SHOWN
5. SUBJECT PARCELS ARE LOCATED IN ZONE X AND ZONE AE, AS SHOWN ON FIRM 3720073700J EFFECTIVE 6/02/2006 AND 3720072700K EFFECTIVE 2/2/2007.

AREA TABLE

P1		
(PORTION) PARCEL 115516	84,814 SF	1.95 AC
(PORTION) PARCEL 115507	1,291,455 SF	29.65 AC
PARCEL 115477	30,832 SF	0.71 AC
TOTAL	1,407,101 SF	32.31 AC
P2 (Controlled Access R/W)	20,576 SF	0.47 AC
P3 (R/W)	5,210 SF	0.12 AC
TOTAL (P1, P2 & P3)	1,432,887 SF	32.90 AC

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	121.40'	92.32'	90.12'	N50°05'59"W
C2	121.40'	83.53'	81.89'	S88°24'07"W
C4	38.00'	39.38'	37.65'	N64°59'33"E
C6	569.25'	150.13'	149.70'	N42°51'23"E
C8	836.61'	137.51'	137.36'	N33°28'00"W
C9	152.41'	60.18'	59.79'	N22°02'40"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 67°48'57" W	97.49'
L2	N 27°25'07" W	137.66'
L4	N 49°22'49" W	29.90'
L5	N 35°18'03" E	68.50'
L6	N 18°17'34" W	83.15'
L7	N 27°01'24" W	50.65'
L9	N 61°48'49" E	76.45'
L10	N 42°22'41" W	42.66'
L11	N 33°11'04" E	8.34'



VICINITY MAP
(NOT TO SCALE)

LEGEND
CALCULATED POINT
BOUNDARY MONUMENT
BOUNDARY

N/F
CPT FARM LLC
PARCEL# 115508
PIN# 7894520952
DB 5373, PG 974
PB 142, PG 147

S 88°05'02" E 1085.36'

IRON AXLE
0.20' BELOW GRADE

IRON PIPE

RUSSELL D BATTS,
CAROLYN BATTS CARTER
CHARLES E GARRISON
DAVID A GARRISON
DWIGHT A GARRISON
KATHY BATTS MCCARTY
JOHN KENNETH BATTS
STEPHEN MONROE BATTS

(A PORTION OF) PARCEL # 115507
DB 7688, PG 837

3739 McCONNELL ROAD

AREA: 1,291,455 SF
29.65 AC

N/F
MARY BELLE & NEAL C TUTTLE
(PORTION) PARCEL# 115516
PIN# 7894427265
DB 1728, PG 324

3725 McCONNELL ROAD

AREA: 84,814 SF
1.95 AC

397.80'
N 00°09'57" W 594.38'
S 00°01'33" E 631.48'
N 32°24'45" E 187.29'
166.56'
N 00°11'05" E 355.02'
S 00°46'43" W 404.86'
S 00°01'56" W 216.57'
204.91'
228.04'
S 25°36'26" W 252.14'

BUILDING
EIR
0.40' BELOW GRADE
DILAPIDATED BUILDING
IRON REBAR
AT GROUND LEVEL
IRON REBAR
AT GROUND LEVEL
R/W MONUMENT
WITH CAP
EIR
AT GRADE
R/W MONUMENT
WITH CAP
R/W MONUMENT
WITH "X" IN CONCRETE
HOUSE

N 89°11'35" E
113.89'
1" EIR
DISTURBED
11.66'
R/W MONUMENT
WITH CAP

RUSSELL D BATTS &
CAROLYN BATTS CARTER
PARCEL# 115477
PIN# 7894612783
DB 7688, PG 840

3751 McCONNELL ROAD

AREA: 30,832 SF
0.71 AC

P1
P2
P3

McCONNELL RD - SR 3000
(VARIABLE WIDTH R/W)

ACCESS RD.

N 00°07'30" E
60.09'
N 86°46'11" E
82.86'
N 03°40'39" E
50.54'
S 60°45'23" W 303.95'
N 75°45'28" W 326.16'
N 85°56'47" W 165.25'
S 55°09'17" W 252.14'

P.O.B.
R/W MONUMENT WITH CAP
NC GRID COORDS (NAD 83 / 2011)
N:841524.69
E:1796236.53

U.S. INTERSTATE I-65 S
/ I-40 W OFF RAMP 3
(VARIABLE WIDTH R/W)
NCDOT PROJECT # 8.U492303

U.S. INTERSTATE I-40 W
(VARIABLE WIDTH R/W)
NCDOT PROJECT # 8.U492303

SURVEYOR CERTIFICATE

I, ERIC MANTURUK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING THE DEED DESCRIPTIONS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS MAP DOES REPRESENT AN OFFICIAL BOUNDARY SURVEY AND HAS BEEN PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

ALSO, I CERTIFY THAT THIS SURVEY IS 47-30 (F)-(11):

(D) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS __TH DAY OF _____, 2024.

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: L-5019

NORTH CAROLINA PROFESSIONAL SEAL L-5019 LAND SURVEYOR ERIC M. MANTURUK

GENERAL SURVEY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH CAROLINA STATE PLANE GRID (NAD83/2011).
2. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF NORTH CAROLINA.
3. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3710789400J, WITH AN EFFECTIVE DATE OF MARCH 16, 2009.
4. THE PROPERTY HAS ACCESS TO ACCESS ROAD (WITHIN A PUBLIC R/W).
5. AREA COMPUTER BY COORDINATE METHOD.
6. ZONING: AG PER GUILFORD COUNTY
   SCENIC CORRIDOR OVERLAY DISTRICT 2 (SCOD - 2) PER GREENSBORO ZONING

GRAPHIC SCALE
0 50 100 200
1 INCH = 100 FEET

KCI
ASSOCIATES OF NORTH CAROLINA
C-0764

KCI ASSOCIATES OF N.C.
ENGINEERS, SURVEYORS AND PLANNERS

4800 FALLS OF NEUSE ROAD, SUITE 200
RALEIGH, NC 27609
PHONE (919) 783-9214 * FAX (919) 783-9266

BOUNDARY EXHIBIT
3739 , 3751 & 3725 McCONNELL ROAD
IN
JEFFERSON TOWNSHIP
GUILFORD COUNTY NORTH CAROLINA

DATE:	12/05/24	SCALE:	SHEET:
REVISED:	../../..	1" = 100'	1 OF 1

C:\Eric\KCI projects\Greensboro_Industrial REZONING.dwg

The Land referred to herein below in situated in the County of Guilford, State of North Carolina, and is described as follows:

AREA 'P1'

Including the entirety of Parcel # 115477
Including a portion of Parcel # 115507
Including a portion of Parcel # 115516

BEGINNING at an existing R/W Monument with cap along the western R/W of Interstate I-85/I-40 off ramp (heading south) and having a North Carolina Grid Coordinate (NAD 83 /2011) of Northing: 841524.69, Easting:1796236.53; thence South 55°09'17" West a distance of 282.44 feet to a R/W monument with cap along the northern R/W of I-40 (a variable width public R/W); thence with the northern R/W of I-40, North 85°56'47" West a distance of 165.25 feet to a point; thence North 75°45'28" West a distance of 326.16 feet to a point; thence South 80°45'23" West a distance of 303.95 feet to a point: thence North 63°46'27" West a distance of 103.69 feet to a R/W monument in concrete with an 'X" along the eastern R/W of McConnell Road, SR 3000 (a variable width public R/W); thence with the eastern R/W of McConnell Road (SR 3000), North 23°30'38" West a distance of 105.67 feet to a point; thence North 03°40'39" East a distance of 50.54 feet to a R/W monument with a cap; thence North 86°46'11" East a distance of 92.96 feet to an iron rebar; thence North 00°07'30" East a distance of 60.09 feet to a R/W monument with a cap; thence North 67°48'57" West a distance of 97.49 feet to a point; thence North 27°24'49" West a distance of 136.63 feet to an iron pipe; thence along a curve to the left a radius of 121.40 feet, with an arc length of 176.88 feet, and a chord bearing and distance of North 69°34'04" West, 161.65 feet to an iron pipe; thence North 49°22'49" West a distance of 29.90 feet to a point; thence leaving the eastern R/W of McConnell Road, along a curve to the left a radius of 38.00 feet, with an arc length of 39.38 feet, and a chord bearing and distance of North 64°59'33" East, 37.65 feet thence to a point; thence North 35°18'03" East a distance of 68.50 feet to a point; thence along a curve to the right a radius of 569.25 feet, with an arc length of 150.13 feet, and a chord bearing and distance of North 42°51'23" East, 149.70 feet a point; thence North 50°24'43" East a distance of 197.79 feet to a point on the western property line of Batts, et al. (DB 7688, PG 837); thence with the line of Batts, et al. thence North 00°09'57" West a distance of 397.79 feet to an iron axle;
thence South 88°05'02" East a distance of 1085.36 feet to an iron pipe along the western R/W if I-85 (a variable width public R/W); thence with the western R/W of I-85, South 08°01'33" East a distance of 631.48 feet to a R/W monument with a cap; thence South 06°01'56" West a distance of 216.57 feet to a R/W monument with a cap; thence South 25°46'20" West a distance of 225.04 feet to the point of BEGINNING, containing an area of 1,407,100 square feet, or 32.31 acres, more or less.

AREA 'P2'
Including that portion of McConnell Road (SR 3000) lying within the public R/W and Controlled Access R/W

BEGINNING at an iron pipe along the eastern R/W of Mconnell Road (SR 3000) a vartibalke width public R/W, iron also being on the southern property line of now or formerly Mary Belle and Neal C Tuttle (PARCEL# 115516, DB 1728, PG 324); thence with the R/W of McConnell Road, South 27°24'49" East a distance of 136.63 feet to a point; thence South 67°48'57" East a distance of 97.49 feet to a R/W monument with a cap on the western property line of Batts, et al. (DB 7688, PG 837); thence with the line of Batts, et al., South 00°07'30" West a distance of 60.09 feet to an iron rebar; thence South 86°46'11" West a distance of 92.96 feet to a R/W monument with a cap;

PLANNING

GREENSBORO ANNEXATION PETITION

Date _____

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	Gary Wayne Tuttle (3725 McConnell)	No	X
	Keith Alton Tuttle (3725 McConnell)	No	X
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	Carolyn Batts Carter (3751 McConell)	No	X
3.	Charles E. Garrison (3739 McConnell)	No	X
	David A. Garrison (3739 McConnell)	No	X
	Dwight A. Garrison (3739 McConnell)	No	X
	Russell D. Batts (3739 McConnell)	No	X
	Carolyn Batts Carter (3739 McConnell)	No	X
	Kathy Batts McCarty (3739 McConnell)	No	X
	John Kenneth Batts (3739 McConnell)	No	X
	Stephen Monroe Batts (3739 McConnell)	No	X

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GREENSBORO NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 12/26/24

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	Dwight A. Garrison (3739 McConnell)	No	X
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	Carolyn Batts Carter (3739 McConnell)	No	X
	Kathy Batts McCarty (3739 McConnell)	No	X
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GREENSBORO ANNEXATION PETITION

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	Dwight A. Garrison (3739 McConnell)	No	X _____
	Russell D. Batts (3739 McConnell)	No	X _____
	Carolyn Batts Carter (3739 McConnell)	No	X _____
	Kathy Batts McCarty (3739 McConnell)	No	X _____
	John Kenneth Batts (3739 McConnell)	No	X _____
	Stephen Monroe Batts (3739 McConnell)	No	X _____

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

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Date Received: _____ Received By: _____

GREENSBORO
NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 12/20/24

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

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

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

Portion of 3725 McConnell Road; Being Parcel Number 115516;
Portion of 3739 McConnell Road; Being Parcel Number 115507;
3751 McConnell Road; Being Parcel Number 115477
See Attached for full metes and bounds description.

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	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Mary Belle Tuttle (3725 McConnell)	No	X _____
	Neal C. Tuttle (3725 McConnell)	No	X
2.	Russell David Batts (3751 McConell)	No	X Russell David Batts
	Carolyn Batts Carter (3751 McConell)	No	X _____
3.	Charles E. Garrison (3739 McConnell)	No	X _____
	David A. Garrison (3739 McConnell)	No	X _____
	Dwight A. Garrison (3739 McConnell)	No	X _____
	Russell D. Batts (3739 McConnell)	No	X Russell David Batts
	Carolyn Batts Carter (3739 McConnell)	No	X _____
	Kathy Batts McCarty (3739 McConnell)	No	X _____
	John Kenneth Batts (3739 McConnell)	No	X _____
	Stephen Monroe Batts (3739 McConnell)	No	X _____

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GREENSBORO NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 12-18-24

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	Neal C. Tuttle (3725 McConnell)	No	X-
2.	Russell David Batts (3751 McConell)	No	X
Clarence Dennard Carter, II	Carolyn Batts Carter (3751 McConell)	No	X Carolyn Batts Carter
3.	Charles E. Garrison (3739 McConnell)	No	X
	David A. Garrison (3739 McConnell)	No	X
	Dwight A. Garrison (3739 McConnell)	No	X
	Russell D. Batts (3739 McConnell)	No	X
Clarence Dennard Carter, II	Carolyn Batts Carter (3739 McConnell)	No	X Carolyn Batts Carter
	Kathy Batts McCarty (3739 McConnell)	No	X
	John Kenneth Batts (3739 McConnell)	No	X
	Stephen Monroe Batts (3739 McConnell)	No	X

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GREENSBORO
PLANNING

GREENSBORO ANNEXATION PETITION

Date _____

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	Neal C. Tuttle (3725 McConnell)	No	X _____
2.	Russell David Batts (3751 McConell)	No	X _____
	Carolyn Batts Carter (3751 McConell)	No	X _____
3.	Charles E. Garrison (3739 McConnell)	No	X _____
	David A. Garrison (3739 McConnell)	No	X _____
	Dwight A. Garrison (3739 McConnell)	No	X _____
	Russell D. Batts (3739 McConnell)	No	X _____
	Carolyn Batts Carter (3739 McConnell)	No	X _____
	Kathy Batts McCarty (3739 McConnell)	No	X _____
	John Kenneth Batts (3739 McConnell)	No	X _____
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PLANNING

GREENSBORO ANNEXATION PETITION

Date _____

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

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	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Jeffrey Neal Tuttle (3725 McConnell)	No	X Barbara B Tuttle
	Gary Wayne Tuttle (3725 McConnell)	No	X
	Keith Alton Tuttle (3725 McConnell)	No	X
2.	Russell David Batts (3751 McConell)	No	X
	Carolyn Batts Carter (3751 McConell)	No	X
3.	Charles E. Garrison (3739 McConnell)	No	X
	David A. Garrison (3739 McConnell)	No	X
	Dwight A. Garrison (3739 McConnell)	No	X
	Russell D. Batts (3739 McConnell)	No	X
	Carolyn Batts Carter (3739 McConnell)	No	X
	Kathy Batts McCarty (3739 McConnell)	No	X
	John Kenneth Batts (3739 McConnell)	No	X
	Stephen Monroe Batts (3739 McConnell)	No	X

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Date Received: _____ Received By: _____

GREENSBORO NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 12/26/24

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

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	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Jeffrey Neal Tuttle (3725 McConnell)	No	X _____
	Gary Wayne Tuttle (3725 McConnell)	No	X Gary Wayne Tuttle
	Keith Alton Tuttle (3725 McConnell)	No	X _____
2.	Russell David Batts (3751 McConell)	No	X _____
	Carolyn Batts Carter (3751 McConell)	No	X _____
3.	Charles E. Garrison (3739 McConnell)	No	X _____
	David A. Garrison (3739 McConnell)	No	X _____
	Dwight A. Garrison (3739 McConnell)	No	X _____
	Russell D. Batts (3739 McConnell)	No	X _____
	Carolyn Batts Carter (3739 McConnell)	No	X _____
	Kathy Batts McCarty (3739 McConnell)	No	X _____
	John Kenneth Batts (3739 McConnell)	No	X _____
	Stephen Monroe Batts (3739 McConnell)	No	X _____

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Date Received: Received By: _____

GREENSBORO ANNEXATION PETITION

Date _____

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

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	Gary Wayne Tuttle (3725 McConnell)	No	X
	Keith Allen Tuttle (3725 McConnell)	No	X Keith A Tuttle
2.	Russell David Batts (3751 McConnell)	No	X _____
	Carolyn Batts Carter (3751 McConnell)	No	X _____
3.	Charles E. Garrison (3739 McConnell)	No	X _____
	David A. Garrison (3739 McConnell)	No	X _____
	Dwight A. Garrison (3739 McConnell)	No	X _____
	Russell D. Batts (3739 McConnell)	No	X _____
	Carolyn Batts Carter (3739 McConnell)	No	X _____
	Kathy Batts McCarty (3739 McConnell)	No	X _____
	John Kenneth Batts (3739 McConnell)	No	X _____
	Stephen Monroe Batts (3739 McConnell)	No	X _____

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Date Received: _____ Received By: _____

GREENSBORO
NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 12/20/24

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

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	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Mary Belle Tuttle (3725 McConnell)	No	X _____
	Neal C. Tuttle (3725 McConnell)	No	X _____
2.	Russell David Batts (3751 McConell)	No	X Russell David Batts
	Carolyn Batts Carter (3751 McConell)	No	X _____
3.	Charles E. Garrison (3739 McConnell)	No	X _____
	David A. Garrison (3739 McConnell)	No	X _____
	Dwight A. Garrison (3739 McConnell)	No	X _____
	Russell D. Batts (3739 McConnell)	No	X Russell David Batts
	Carolyn Batts Carter (3739 McConnell)	No	X _____
	Kathy Batts McCarty (3739 McConnell)	No	X _____
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GREENSBORO NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 12-18-24

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	Neal C. Tuttle (3725 McConnell)	No	X-
2.	Russell David Batts (3751 McConell)	No	X
Clarence Dennard Carter, II	Carolyn Batts Carter (3751 McConell)	No	X Carolyn Batts Carter
3.	Charles E. Garrison (3739 McConnell)	No	X
	David A. Garrison (3739 McConnell)	No	X
	Dwight A. Garrison (3739 McConnell)	No	X
	Russell D. Batts (3739 McConnell)	No	X
Clarence Dennard Carter, II	Carolyn Batts Carter (3739 McConnell)	No	X Carolyn Batts Carter
	Kathy Batts McCarty (3739 McConnell)	No	X
	John Kenneth Batts (3739 McConnell)	No	X
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GREENSBORO PLANNING

GREENSBORO ANNEXATION PETITION

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2.	Russell David Batts (3751 McConell)	No	X _____
	Carolyn Batts Carter (3751 McConell)	No	X _____
3.	Charles E. Garrison (3739 McConnell)	No	X _____
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Date Received: _____ 230 Received By: _____

GREENSBORO
NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date _____

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	Neal C. Tuttle (3725 McConnell)	No	X _____
2.	Russell David Batts (3751 McConell)	No	X _____
	Carolyn Batts Carter (3751 McConell)	No	X _____
3.	Charles E. Garrison (3739 McConnell)	No	X _____
	David A. Garrison (3739 McConnell)	No	X Sandra A Garrison, ADM for David Garrison
	Dwight A. Garrison (3739 McConnell)	No	X Sandra A Garrison Wanda D. Garrison
	Russell D. Batts (3739 McConnell)	No	X _____
	Carolyn Batts Carter (3739 McConnell)	No	X _____
	Kathy Batts McCarty (3739 McConnell)	No	X Kathy Batts McCarty
	John Kenneth Batts (3739 McConnell)	No	X _____
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Date Received: _____ Received By: _____

GREENSBORO
NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 12-5-24

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.)

Portion of 3725 McConnell Road; Being Parcel Number 115516;
Portion of 3739 McConnell Road; Being Parcel Number 115507;
3751 McConnell Road; Being Parcel Number 115477
See Attached for full metes and bounds description.

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

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Mary Belle Tuttle (3725 McConnell)	No	X _____
	Neal C. Tuttle (3725 McConnell)	No	X _____
2.	Russell David Batts (3751 McConell)	No	X _____
	Carolyn Batts Carter (3751 McConell)	No	X _____
3.	Charles E. Garrison (3739 McConnell)	No	X _____
	David A. Garrison (3739 McConnell)	No	X _____
	Dwight A. Garrison (3739 McConnell)	No	X _____
	Russell D. Batts (3739 McConnell)	No	X _____
	Carolyn Batts Carter (3739 McConnell)	No	X _____
	Kathy Batts McCarty (3739 McConnell)	No	X _____
	John Kenneth Batts (3739 McConnell)	No	X John Kenneth Batts Janet D Batts
	Stephen Monroe Batts (3739 McConnell)	No	X _____

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
NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 12/9/24

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

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

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

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

Portion of 3725 McConnell Road; Being Parcel Number 115516;
Portion of 3739 McConnell Road; Being Parcel Number 115507;
3751 McConnell Road; Being Parcel Number 115477
See Attached for full metes and bounds description.

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

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Mary Belle Tuttle (3725 McConnell)	No	X
	Neal C. Tuttle (3725 McConnell)	No	X
2.	Russell David Batts (3751 McConell)	No	X
	Carolyn Batts Carter (3751 McConell)	No	X
3.	Charles E. Garrison (3739 McConnell)	No	X
	David A. Garrison (3739 McConnell)	No	X
	Dwight A. Garrison (3739 McConnell)	No	X
	Russell D. Batts (3739 McConnell)	No	X
	Carolyn Batts Carter (3739 McConnell)	No	X
	Kathy Batts McCarty (3739 McConnell)	No	X
	John Kenneth Batts (3739 McConnell)	No	X
	Stephen Monroe Batts (3739 McConnell)	No	X Stephen M Batts Jami B Batts

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: _____ 233 Received By: _____

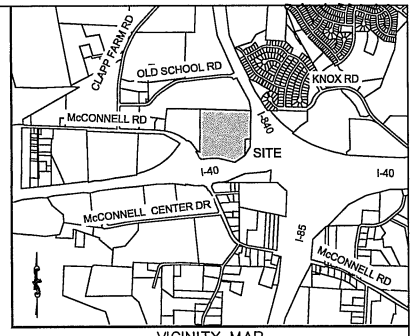
SURVEYOR'S NOTES

1. THIS IS A PROPOSED REZONING EXHIBIT
2. AREA SHOWN HEREON COMPUTED BY COORDINATE METHOD.
3. THE BASIS OF THE BEARING SHOWN HEREON IS NC STATE PLANE GRID NORTH;
4. SUBJECT PROPERTIES KNOWN AS PARCEL NUMBERS: AS SHOWN
5. SUBJECT PARCELS ARE LOCATED IN ZONE X AND ZONE AE, AS SHOWN ON FIRM 3720073700J EFFECTIVE 5/02/2006 AND 3720072700K EFFECTIVE 2/2/2007.

AREA TABLE

P1		
(PORTION) PARCEL 115516	84,814 SF	1.95 AC
(PORTION) PARCEL 115507	1,291,455 SF	29.65 AC
PARCEL 115477	30,832 SF	0.71 AC
TOTAL	1,407,101 SF	32.31 AC
P2 (Controlled Access R/W)	20,576 SF	0.47 AC
P3 (R/W)	5,210 SF	0.12 AC
TOTAL (P1, P2 & P3)	1,432,887 SF	32.90 AC

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	121.40'	92.32'	90.12'	N50°05'59"W
C2	121.40'	83.53'	81.89'	S88°24'07"W
C4	38.00'	39.38'	37.65'	N64°59'33"E
C6	569.25'	150.13'	149.70'	N42°51'23"E
C8	836.61'	137.51'	137.36'	N33°28'00"W
C9	152.41'	60.18'	59.79'	N22°02'40"E



VICINITY MAP
(NOT TO SCALE)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 67°48'57" W	97.49'
L2	N 27°25'07" W	137.66'
L4	N 49°22'49" W	29.90'
L5	N 35°18'03" E	68.50'
L6	N 18°17'34" W	83.15'
L7	N 27°01'24" W	50.65'
L9	N 61°48'49" E	76.45'
L10	N 42°22'41" W	42.66'
L11	N 33°11'04" E	8.34'

LEGEND
- CALCULATED POINT
- BOUNDARY MONUMENT
- BOUNDARY

N/F
CPT FARM LLC
PARCEL# 115508
PIN# 7894320952
DB 5373, PG 974
PB 142, PG 147

S 88°05'02" E 1085.36'

IRON AXLE
0.20' BELOW GRADE

IRON PIPE

RUSSELL D BATTS,
CAROLYN BATTS CARTER
CHARLES E GARRISON
DAVID A GARRISON
DWIGHT A GARRISON
KATHY BATTS MCCARTY
JOHN KENNETH BATTS
STEPHEN MONROE BATTS

(A PORTION OF) PARCEL # 115507
DB 7688, PG 837

3739 McCONNELL ROAD

AREA: 1,291,455 SF
29.65 AC.

P1

N/F
MARY BELLE & NEAL C TUTTLE
(PORTION) PARCEL# 115516
PIN# 7894427265
DB 1728, PG 324

3725 McCONNELL ROAD

AREA: 84,814 SF
1.95 AC

N 02°21'45" E 197.76'

397.80'

N 00°09'57" W 594.38'

186.58'

N 00°11'05" E 355.02'

BUILDING

EIR
0.40' BELOW GRADE

BUILDING

DILAPIDATED BUILDING

BUILDING

BUILDING

BUILDING

BUILDING

BUILDING

R/W MONUMENT
WITH CAP

BUILDING

IRON REBAR
AT GROUND LEVEL

IRON REBAR
AT GROUND LEVEL

P3

P2

P1

McCONNELL RD - SR 3000
(VARIABLE WIDTH R/W)

ACCESS RD.

N 00°07'30" E
60.09'

N 86°46'11" E
82.86'

EIR
AT GRADE

BUILDING

N 03°40'39" E
50.54'

HOUSE

R/W MONUMENT
WITH CAP

R/W MONUMENT
WITH "X" IN CONCRETE

N 23°10'35" W
105.64'

N 53°46'27" W
103.89'

S 80°45'23" W 303.95'

N 75°45'28" W 328.16'

N 85°56'47" W 165.25'

R/W MONUMENT
WITH CAP

N 89°11'35" E
113.89'

1" EIR
DISTURBED

11.66'

R/W MONUMENT
WITH CAP

RUSSELL D BATTS &
CAROLYN BATTS CARTER
PARCEL# 115477
PIN# 7894512783
DB 7688, PG 840

3751 McCONNELL ROAD

AREA: 30,832 SF
0.71 AC

S 08°01'33" E 451.48'

S 06°01'58" W 216.57'

S 00°46'43" W 404.86'

S 25°16'26" W 228.04'

S 35°09'17" W 202.44'

P.O.B.
R/W MONUMENT WITH CAP
NC GRID COORDS (NAD 83 / 2011)
N:841524.69
E:1796236.53

U.S. INTERSTATE I-85 S
/ I-40 W OFF RAMP 3
(VARIABLE WIDTH R/W)
NCDOT PROJECT # 8.U492303

U.S. INTERSTATE I-40 W
(VARIABLE WIDTH R/W)
NCDOT PROJECT # 8.U492303

SURVEYOR CERTIFICATE

I, ERIC MANTURUK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING THE DEED DESCRIPTIONS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS MAP DOES REPRESENT AN OFFICIAL BOUNDARY SURVEY AND HAS BEEN PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

ALSO, I CERTIFY THAT THIS SURVEY IS 47-30 (F)-(11):

(D) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _TH DAY OF _____, 2024.

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: L-5019

NORTH CAROLINA PROFESSIONAL SEAL L-5019 LAND SURVEYOR ERIC M MANTURUK

GENERAL SURVEY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH CAROLINA STATE PLANE GRID (NAD83/2011).
2. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF NORTH CAROLINA.
3. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3710789400J, WITH AN EFFECTIVE DATE OF MARCH 16, 2009.
4. THE PROPERTY HAS ACCESS TO ACCESS ROAD (WITHIN A PUBLIC R/W).
5. AREA COMPUTER BY COORDINATE METHOD.
6. ZONING: AG PER GUILFORD COUNTY
   SCENIC CORRIDOR OVERLAY DISTRICT 2 (SCOD - 2) PER GREENSBORO ZONING

GRAPHIC SCALE
0 50 100 200
1 INCH = 100 FEET

KCI ASSOCIATES OF NORTH CAROLINA C-0764

KCI ASSOCIATES OF N.C.
ENGINEERS, SURVEYORS AND PLANNERS

4800 FALLS OF NEUSE ROAD, SUITE 200
RALEIGH, NC 27609
PHONE (919) 783-9214 * FAX (919) 783-9266

BOUNDARY EXHIBIT
3739 , 3751 & 3725 MCCONNELL ROAD
IN
JEFFERSON TOWNSHIP
GUILFORD COUNTY NORTH CAROLINA

DATE:	12/05/24	SCALE:	SHEET:
REVISED:	../../..	1" = 100'	1 OF 1

C:\Eric\KCI projects\Greensboro_Industrial REZONING.dwg

The Land referred to herein below in situated in the County of Guilford, State of North Carolina, and is described as follows:

AREA 'P1'

Including the entirety of Parcel # 115477
Including a portion of Parcel # 115507
Including a portion of Parcel # 115516

BEGINNING at an existing R/W Monument with cap along the western R/W of Interstate I-85/I-40 off ramp (heading south) and having a North Carolina Grid Coordinate (NAD 83 /2011) of Northing: 841524.69, Easting:1796236.53; thence South 55°09'17" West a distance of 282.44 feet to a R/W monument with cap along the northern R/W of I-40 (a variable width public R/W); thence with the northern R/W of I-40, North 85°56'47" West a distance of 165.25 feet to a point; thence North 75°45'28" West a distance of 326.16 feet to a point; thence South 80°45'23" West a distance of 303.95 feet to a point: thence North 63°46'27" West a distance of 103.69 feet to a R/W monument in concrete with an 'X" along the eastern R/W of McConnell Road, SR 3000 (a variable width public R/W); thence with the eastern R/W of McConnell Road (SR 3000), North 23°30'38" West a distance of 105.67 feet to a point; thence North 03°40'39" East a distance of 50.54 feet to a R/W monument with a cap; thence North 86°46'11" East a distance of 92.96 feet to an iron rebar; thence North 00°07'30" East a distance of 60.09 feet to a R/W monument with a cap; thence North 67°48'57" West a distance of 97.49 feet to a point; thence North 27°24'49" West a distance of 136.63 feet to an iron pipe; thence along a curve to the left a radius of 121.40 feet, with an arc length of 176.88 feet, and a chord bearing and distance of North 69°34'04" West, 161.65 feet to an iron pipe; thence North 49°22'49" West a distance of 29.90 feet to a point; thence leaving the eastern R/W of McConnell Road, along a curve to the left a radius of 38.00 feet, with an arc length of 39.38 feet, and a chord bearing and distance of North 64°59'33" East, 37.65 feet thence to a point; thence North 35°18'03" East a distance of 68.50 feet to a point; thence along a curve to the right a radius of 569.25 feet, with an arc length of 150.13 feet, and a chord bearing and distance of North 42°51'23" East, 149.70 feet a point; thence North 50°24'43" East a distance of 197.79 feet to a point on the western property line of Batts, et al. (DB 7688, PG 837); thence with the line of Batts, et al. thence North 00°09'57" West a distance of 397.79 feet to an iron axle;
thence South 88°05'02" East a distance of 1085.36 feet to an iron pipe along the western R/W if I-85 (a variable width public R/W); thence with the western R/W of I-85, South 08°01'33" East a distance of 631.48 feet to a R/W monument with a cap; thence South 06°01'56" West a distance of 216.57 feet to a R/W monument with a cap; thence South 25°46'20" West a distance of 225.04 feet to the point of BEGINNING, containing an area of 1,407,100 square feet, or 32.31 acres, more or less.

AREA 'P2'
Including that portion of McConnell Road (SR 3000) lying within the public R/W and Controlled Access R/W

BEGINNING at an iron pipe along the eastern R/W of Mconnell Road (SR 3000) a vartibalke width public R/W, iron also being on the southern property line of now or formerly Mary Belle and Neal C Tuttle (PARCEL# 115516, DB 1728, PG 324); thence with the R/W of McConnell Road, South 27°24'49" East a distance of 136.63 feet to a point; thence South 67°48'57" East a distance of 97.49 feet to a R/W monument with a cap on the western property line of Batts, et al. (DB 7688, PG 837); thence with the line of Batts, et al., South 00°07'30" West a distance of 60.09 feet to an iron rebar; thence South 86°46'11" West a distance of 92.96 feet to a R/W monument with a cap;

thence South 03°40'39" West a distance of 50.54 feet to a point: thence North 18°17'34" West a distance of 83.15 feet to an point; thence North 27°01'24" West a distance of 50.65 feet to an iron pipe set; thence along a curve to the left a radius of 836.61 feet, with an arc length of 137.51 feet, and a chord bearing and distance of North 33°28'00" West, 137.36 feet to a point; thence North 61°48'49" East a distance of 76.45 feet to a point on the southern line of Tuttle; thence along a curve to the right a radius of 121.40 feet, with an arc length of 1.03 feet, and a chord bearing and distance of South 28°04'10" East, 1.03 feet to the point of BEGINNING, containing an area of 20,576 square feet, or 0.47 acres, more or less.

AREA 'P3'
Including that portion of McConnell Road (SR 3000) lying within the public R/W

BEGINNING at an iron pipe along the eastern R/W of Mconnell Road (SR 3000) a vartibalke width public R/W, iron also being on the southern property line of now or formerly Mary Belle and Neal C Tuttle (PARCEL# 115516, DB 1728, PG 324); thence with the R/W of McConnell Road, South 61°48'49" West a distance of 76.45 feet to a point; thence North 42°22'41" West a distance of 42.66 feet to a point; thence along a curve to the right a radius of 152.41 feet, with an arc length of 60.18 feet, and a chord bearing and distance of North 22°02'40" East, 59.79 feet to a point; thence North 33°11'04" East a distance of 8.34 feet to a point on the line of Tuttle; thence with the line of Tuttle, along a curve to the right a radius of 121.40 feet, with an arc length of 92.32 feet, and a chord bearing and distance of South 50°05'59" East, 90.12 feet to the point of BEGINNING, containing an area of 5,210 square feet, or 0.12 acres, more or less.

PRELIMINARY INVENTORY

(Give values as of date of decedent's death. Continue on separate attachment if necessary.)

PART I. PROPERTY OF THE ESTATE

		Est. Market Value
1. Accounts solely in the name of decedent *(List bank, etc., account type, and balance. Do not list account nos.)*		$ UNKNOWN
2. Joint accounts **without** right of survivorship *(List bank, etc., account type, balance, and joint owners. Do not list account nos.)*		
	% Owned By Decedent	
	% Owned By Decedent	
	% Owned By Decedent	
	% Owned By Decedent	
3. Stocks/bonds/securities solely in the name of decedent or jointly owned **without** right of survivorship	% Owned By Decedent	UNKNOWN
4. Cash and undeposited checks on hand		
5. Household furnishings		
6. Farm products, livestock, equipment, and tools		
7. Vehicles		
8. Interests in partnership or sole proprietor businesses		
9. Insurance, Retirement Plans, IRAs, annuities, etc., payable to Estate		
10. Notes, judgments, and other debts due decedent		
11. Miscellaneous personal property		
12. Real estate willed to the Estate	$	
13. Estimated annual income of Estate		
14. Is there a pending lawsuit that involves the decedent? ☐ Yes ☐ No		
(Base bond on this amount, if applicable.) **TOTAL PART I.**		$ UNKNOWN

PART II. PROPERTY WHICH CAN BE ADDED TO ESTATE IF NEEDED TO PAY CLAIMS

1. Joint accounts with right of survivorship *(List bank, etc., account type, balance, and joint owners. Do not list account nos.)*	$ UNKNOWN
2. Stocks/bonds/securities registered in beneficiary form and immediately transferred on death or jointly owned with right of survivorship	
3. Other personal property recoverable (G.S. 28A-15-10)	
4. Real estate owned by decedent and not listed elsewhere	
TOTAL PART II.	$ UNKNOWN

PART III. OTHER PROPERTY

1. There ☐ is ☒ is not entireties real estate owned by decedent and spouse.
2. There ☒ are ☐ are not Insurance, Retirement Plans, IRAs, annuities, etc., payable to named beneficiaries.
3. There ☐ is ☒ is not a potential claim for wrongful death arising under G.S. 28A-18-2.

Signature Of Applicant Kristie Alston-Tuttle	*Signature Of Co-Applicant*
SWORN/AFFIRMED AND SUBSCRIBED TO BEFORE ME	**SWORN/AFFIRMED AND SUBSCRIBED TO BEFORE ME**
Date 6-20-24	*Signature Of Person Authorized To Administer Oaths* Bonnie P Caldwell
Date	*Signature Of Person Authorized To Administer Oaths*
☐ *Deputy CSC* ☐ *Assistant CSC* ☐ *Clerk Of Superior Court*	☐ *Deputy CSC* ☐ *Assistant CSC* ☐ *Clerk Of Superior Court*
☒ *Notary* *Date Commission Expires* 2-27-26	*Date Commission Expires* ☐ *Notary*
SEAL *County Where Notarized* Chatham	*County Where Notarized* **SEAL**

BONNIE P CALDWELL NOTARY PUBLIC RANDOLPH COUNTY NORTH CAROLINA

AOC-E-201, Side Two, Rev. 8/21
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STATE OF NORTH CAROLINA

Chatham County

FILED
DATE: 6/20/2024
TIME: 4:38:46 pm
CHATHAM COUNTY
CLERK OF SUPERIOR COURT
BY: M. Dixon

File No. 24E001337-180

In The General Court Of Justice
Superior Court Division
Before The Clerk

IN THE MATTER OF THE ESTATE OF

Name, Street Address, City, State, And Zip Code Of Decedent
Neal Covington Tuttle
95 Tuttle Lane
Siler City, NC 27344

APPLICATION FOR PROBATE AND LETTERS
☒ **TESTAMENTARY** ☐ **OF ADMINISTRATION CTA**
☐ **AND ADDENDUM (AOC-E-309)**

G.S. 28A-2A-1, -2, -5; 28A-6-1; 28A-12-4

County Of Domicile At Time Of Death
Chatham

Date Of Death	*Date Of Will And Codicil(s), If Any*	*Place Of Death (If different from County Of Domicile)*
06/19/2024	4/5/2018	Randolph

Name, Street Address, PO Box, City, State, And Zip Code Of Applicant
Keith Alton Tuttle
737 Ben Smith Rd
Siler City, NC 27344

Name, Street Address, PO Box, City, State, And Zip Code Of Co-Applicant

Legal Residence (County, State)
Chatham Co, NC

Legal Residence (County, State)

Name, Street Address, PO Box, City, State, And Zip Code Of Attorney
Benjamin Spence Albright
3157 Old Coleridge Rd.
Siler City, NC 27344

Attorney Bar No.
12722

I, the undersigned, applying for probate and for letters in the above estate, being first duly sworn, say that:

1. The decedent was domiciled in this county at the time of the decedent's death, or left property or assets in this county, or was a nonresident motorist who died in North Carolina; no other proceeding for probate or for administration is pending in any jurisdiction.
2. The decedent left the paper-writing(s) purporting to be the decedent's Last Will and Testament ☐ and codicil(s), dated as shown above.
3. ☒ a. I am an executor, devisee, or legatee named in the will, or a next-of-kin or creditor of the decedent.
   ☐ b. I am the person entitled to apply for letters or am applying after all persons having prior right to apply have renounced.
   ☐ c. I am applying subject to G.S. 28A-6-2(1) and move that all necessary notices be issued.
   ☐ d. I am the public administrator appointed by the Court.
4. I am not disqualified pursuant to G.S. 28A-4-2 to administer the estate and have not renounced my right to do so.
5. Following the execution of the will there were no children born to or adopted by the decedent, and the decedent did not thereafter marry or obtain a divorce. *(If the facts are otherwise, state them on an attachment.)*
6. After diligent inquiry, I have determined that the persons listed below are all the persons entitled to share in the decedent's estate. *(If there is a court-appointed guardian for any such person(s), list the guardian's name and address on an attachment.)*

NAME	AGE	RELATIONSHIP	MAILING ADDRESS
Keith Alton Tuttle	18+	Son	737 Ben Smith Rd, Siler City, NC 27344
Jeffrey Neal Tuttle	65	Son	4721 Old School Rd, Greensboro, NC 27405
Gary Wayne Tuttle	71	Son	6720 Lackey Rd., Staley, NC 27355

Original - File Copy - Applicant
(Preliminary Inventory On Reverse)

AOC-E-201, Rev. 8/21
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FILED
DATE: June 20, 2024
TIME: 4:35:51 PM
CHATHAM COUNTY
CLERK OF SUPERIOR COURT
BY: M. Dixon

LAST WILL AND TESTAMENT OF

NEAL COVINGTON TUTTLE

I, NEAL COVINGTON TUTTLE, domiciled in Guilford County, North Carolina, declare this to be my last will, hereby revoking all wills and codicils heretofore made by me.

Article I

I direct that all of my just debts, including unpaid charitable pledges whether or not the same are enforceable obligations of my estate, my funeral expenses including the cost of a suitable monument at my grave, and the cost of administration of my estate be paid out of the assets of my estate as soon as practicable after my death.

Article II

I direct that all estate and inheritance taxes and other taxes in the general nature thereof which shall become payable upon or by reason of my death with respect to any property passing by or under the terms of this will or any codicil to it hereafter executed by me, or with respect to the proceeds of any policy or policies of insurance on my life, or with respect to any other property included in my gross estate for the purpose of such taxes, shall be paid by my Executor out of the principal of my residuary estate, and I direct that no part of any of such taxes be charged against or collected from the person receiving or in possession of the property taxed, or receiving the benefit thereof, it being my intention that all such persons, legatees, devisees, surviving tenant by the entirety, appointees and beneficiaries receive full benefits without any diminution on account of such taxes.

Article III

I bequeath to my wife, Mary Belle Clapp Tuttle, if she shall survive me, all my personal effects, and all tangible personal property including automobiles owned by me and held for personal use at the time of my death, including cash on hand or on deposit, securities, choses in action or other intangibles.

If my wife, Mary Belle Clapp Tuttle, shall predecease me, I bequeath make the following specific bequest:

> To Keith Alton Tuttle, if he shall survive me, I bequeath all of my cattle located in Chatham County at the time of my death, all of my equipment located in Chatham County at the time of my death including but not limited to all tractors, implements and manure spreader, and one Stroll 16 foot livestock trailer.

If my wife, Mary Belle Clapp Tuttle, shall predecease me, subject to the specific bequest to Keith Alton Tuttle set out above, I bequeath all my remaining personal effects, and all remaining tangible personal property including automobiles owned by me and held for personal use at the time of my death, including cash on hand or on deposit, securities, choses in action or other intangibles, equally to my three children, Gary Wayne Tuttle, Jeffrey Neal Tuttle, and Keith Alton Tuttle, if they are then living, or to their surviving issue per stirpes. And if any of my children predecease me without surviving issue, then in this event I direct that his or her share be divided equally among my surviving children or their issue per stirpes.

It is my intent that if Gary Wayne Tuttle shall predecease me that his child shall take any share that Gary Wayne Tuttle would have received if he had survived me. It is further my intent that if Jeffrey Neal Tuttle and/or Keith Alton Tuttle shall predecease me, that their bequests shall lapse and be distributed to my surviving children or the child of Gary Wayne Tuttle if he has also predeceased me.

Article IV

I devise to my wife Mary Belle Clapp Tuttle, if she shall survive me, all of my real property, including my place of residence, together with improvements thereon.

If my wife Mary Belle Clapp Tuttle shall predecease me, then I devise all of my real property together with improvements thereon to my Executor named herein, and I direct my Executor to take the following actons:

My Executor is to hire a licensed MAI certified appraiser and appraise all of my lands in Chatham County, N.C. After appraising this land, My Executor is to offer and convey these Chatham County lands to Keith Alton Tuttle; provided however, that Keith Alton Tuttle executes a promissory note and deed of trust secured against his share of my Guilford County Lands as hereinafter set out which will equal 2/3 of the appraised value of the Chatham County Lands or ½ of the value of the Chatham County Lands as the case may be depending on whether Jeffrey Neal Tuttle shall survive me. If Jeffrey Neal Tuttle shall survive me, then this note and deed of trust will be for 2/3 of the appraised value of the Chatham County lands and be payable to Jeffrey Neal Tuttle and Gary Wayne Tuttle or his child if Gary; Wayne Tuttle has predeceased me. If Jeffrey Neal Tuttle does not survive me, then in this event, this note and deed of trust will be for ½ of the appraised value of the Chatham County Lands and be payable to Gary Wayne Tuttle or his child if Gary Wayne Tuttle has predeceased me. The note will be payable upon sale of the Guilford County Lands secured at the time of the sale of the Guilford County Lands and will bear no interest and will consist solely of Principal.

My Executor is to convey all of my Guilford County lands equally to Gary Wayne Tuttle, Jeffrey Neal Tuttle, and Keith Alton Tuttle, if they are then living, or to their surviving issue per stirpes. And if any of my children predecease me without surviving issue, then

in this event I direct that his or her share be divided equally among my surviving children or their issue per stirpes.

It is my intent that if Gary Wayne Tuttle shall predecease me that his child shall take any share that Gary Wayne Tuttle would have received if he had survived me. It is further my intent that if Jeffrey Neal Tuttle and/or Keith Alton Tuttle shall predecease me, that their devise shall lapse and be distributed to my surviving children or the child of Gary Wayne Tuttle if he has also predeceased me..

Article V

All the residue of the property which I may own at the time of my death, real or personal, tangible and intangible, of whatsoever nature and wheresoever situated, including all lapsed legacies and devises, or other gifts made by this will which fail for any reason, I bequeath and devise in fee to my wife, Mary Belle Clapp Tuttle. If my said wife Mary Belle Clapp Tuttle shall not survive me, then I bequeath and devise the said property in fee and in equal shares to my surviving children or their surviving issue, per stirpes.

Article VI

If my wife, Mary Belle Clapp Tuttle, and I shall die under such circumstances that there is not sufficient evidence to determine the order of our deaths or if she shall die within a period of one month after the date of my death, then all benefits, devises and provisions made herein to or for her benefit shall be void; and my estate shall be administered and distributed, in all respects as though my said wife, Mary Belle Clapp Tuttle, had not survived me.

Article VII

I appoint my wife, Mary Belle Clapp Tuttle, to be Executor of this my last will; and I vest my said Executor with full power and authority to sell, transfer, and convey any property, real or personal, which I may own at the time of my death at such time and price and upon such terms and conditions as she may determine and to do every other act and thing necessary or appropriate for the complete administration of my estate. Without in any way limiting the generality of the foregoing provision, I hereby grant my Executor all of the powers set forth in North Carolina General Statutes, Section 32-27, subject to Section 32-26, and these powers are incorporated by reference. If my Executor shall predecease me or for any reason shall fail to qualify as Executor hereunder, or having qualified shall die or resign, then in such event, I appoint Keith Alton Tuttle, as substitute Executor and in such a capacity I vest my substitute Executor with all powers and authority that have

been herein conferred to Mary Belle Clapp Tuttle. I direct that no bond be required of my Executor or substitute Executor hereunder.

IN WITNESS WHEREOF, I, NEAL COVINGTON TUTTLE, the testator, sign my name to this instrument this 5 day of April, 2018 and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my last will and that I sign it willingly, that I execute it as my free and voluntary act for the purposes therein expressed, and that I am eighteen years of age or older, of sound mind, and under no constraint or undue influence.

Neal C. Tuttle (SEAL)
NEAL COVINGTON TUTTLE

We, Linda A. Clanton, Benjamin Spence Albright, the witnesses sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the testator signs and executes this instrument as his last will and that he signs it willingly, and that each of us, in the presence and hearing of the testator, hereby sign this will as witness to the testator's signing, and to the best of our knowledge the testator is eighteen years of age or older, of sound mind, and under no constraint or undue influence.

Linda A. Clanton Witness

Witness

The State of North Carolina
County of Randolph

Subscribed and sworn to and acknowledged before me by NEAL COVINGTON TUTTLE, the testator and subscribed and sworn to before me by Linda A Clanton, and Benjamin Spence Albright witnesses, this 5 day of April, 2018.

Connie P. Albright Notary Public

my commission expires 2-27-21

This will was prepared by Benjamin Spence Albright, Attorney at Law, 101 Weatherly Square, Ramseur, N.C. 27316, 336 824 4802

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTIES LOCATED AT PORTIONS OF 3725 AND 3739 AND ALL OF 3751 MCCONNELL ROAD – 35.68 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 existing Greensboro city limit line (as of December 31, 2024), said point being a right-of-way monument with cap on the western right-of-way line of Interstate I-85/I-40 off ramp (heading south) and having a NC Grid Coordinate (NAD 83/2011) of N:841524.69, E: 1796236.53; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 55°09'17" W 282.44 feet to a right-of-way monument with cap; thence with the northern right-of-way line of I-40 N 85°56'47" W 165.25 feet to a point; thence N 75°45'28" W 326.16 feet to a point; thence S 80°45'23" W 303.95 feet to a point; thence N 63°46'27" W 103.69 feet to a right-of-way monument in concrete with an "X" on the eastern right-of-way line of McConnell Road (SR #3000); thence in a northwesterly direction approximately 630 feet to the western end of Line "L-1" on the northern line of Lot 1 of Property of Penske Truck Leasing Co., L.P., as recorded in Plat Book 214, Page 13; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction, crossing McConnell Road, approximately 200 feet to a point on the northern right-of-way line of McConnell Road, said point being the westernmost corner of Area P1 shown on Boundary Exhibit 3739, 3751, & 3725 McConnell Road, by KCI Associates of N.C., dated 12/05/24; thence with the western line of said Area P1 the following four (4) courses and distances: 1) with a curve to the left having a radius of 38.00 feet and a chord bearing and distance of N 64°59'33" E 37.65 feet to a point, 2) N 35°18'03" E 68.50 feet to a point, 3) with a curve to the right having a radius of 569.25 feet and a chord bearing and distance of N 42°51'23" E 149.70 feet to a point, and 4) N 50°24'43" E 197.79 feet to a point on the western line of Batts, et al., as recorded in Deed Book 7688, Page 837; thence with the western line of Batts et al. N 00°09'57" W 397.79 feet to an iron axle; thence with the northern line of said Area P1 S 88°05'02" E 1085.36 feet to an iron pipe in the western right-of-way line of Interstate I-85/I-40 off ramp, a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along said right-of-way line the following three (3) courses and distances: 1) S 08°01'33" E 631.48 feet to a right-of-way monument with cap, 2) S 06°01'56" W 216.57 feet to a right-of-way monument with cap, and 3) S 25°46'20" W 225.04 feet to the point and place of BEGINNING, and containing approximately 35.68 acres, of which approximately 32.31 acres lies outside of street right-of-way. All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

That this ordinance shall become effective upon adoption.

City of Greensboro

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

Agenda Report

File Number: 2025-559

Agenda Item# H.3.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2025-559 Public Hearing for an Ordinance for Original Zoning for Portions of 3725 and 3739 and all of 3751 McConnell Road – Amanda Hodierne for Mary Belle Tuttle, Neal C. Tuttle and others

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

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

Council District: Proximate to District 1

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

Note: City Council continued this item to their July 15, 2025 meeting without further advertising

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

PURPOSE:
Amanda Hodierne, for Mary Bell Tuttle, Neal C. Tuttle, Charles E. Garrison, David A. Garrison, Dwight A. Garrison, Russell D. Batts, Carolyn Batts Carter, Kathy Batts McCarty, John Kenneth Batts and Stephen Monroe Batts, is requesting original zoning from **County AG** (Agricultural) to **City CD-LI** (Conditional District Light Industrial) for portions of 3725 and 3739 and all of 3751 McConnell Road, generally described as east of McConnell Road, north of I-40 and west of I-840.

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 **July 15, 2025** meeting.

BACKGROUND:

Following a public hearing on February 17, 2025, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There were no speakers for this item. (See minutes of the February 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:

1. Permitted uses shall include all uses allowed in the LI zoning district except: Cemeteries; Auditoriums, Coliseums and Stadiums; Bus and Rail Terminal; Shooting Range; Amusement or Water Park, Fairgrounds; Hotels and Motels; Single Room Occupancy Residences; Inert Debris Landfill, Minor (Temporary Use); Animal Shelter; Day Care Centers; Elementary/Secondary Schools, Neighborhood-scale; Elementary/Secondary Schools, Community-scale; Religious Assembly, Neighborhood-scale; Religious Assembly, Community-scale; Shelters, Temporary and Emergency; Funeral Homes and Crematoriums; Veterinary Services, Pet Grooming, Kennels; Car Washes; Recycling Processing Centers; Caretaker Dwellings; Junk Motor Vehicles; Eating and Drinking Establishments; Group Care Facilities.

BUDGET IMPACT:
This item will have no budget impact.

ACCOUNT NUMBER:
N/A

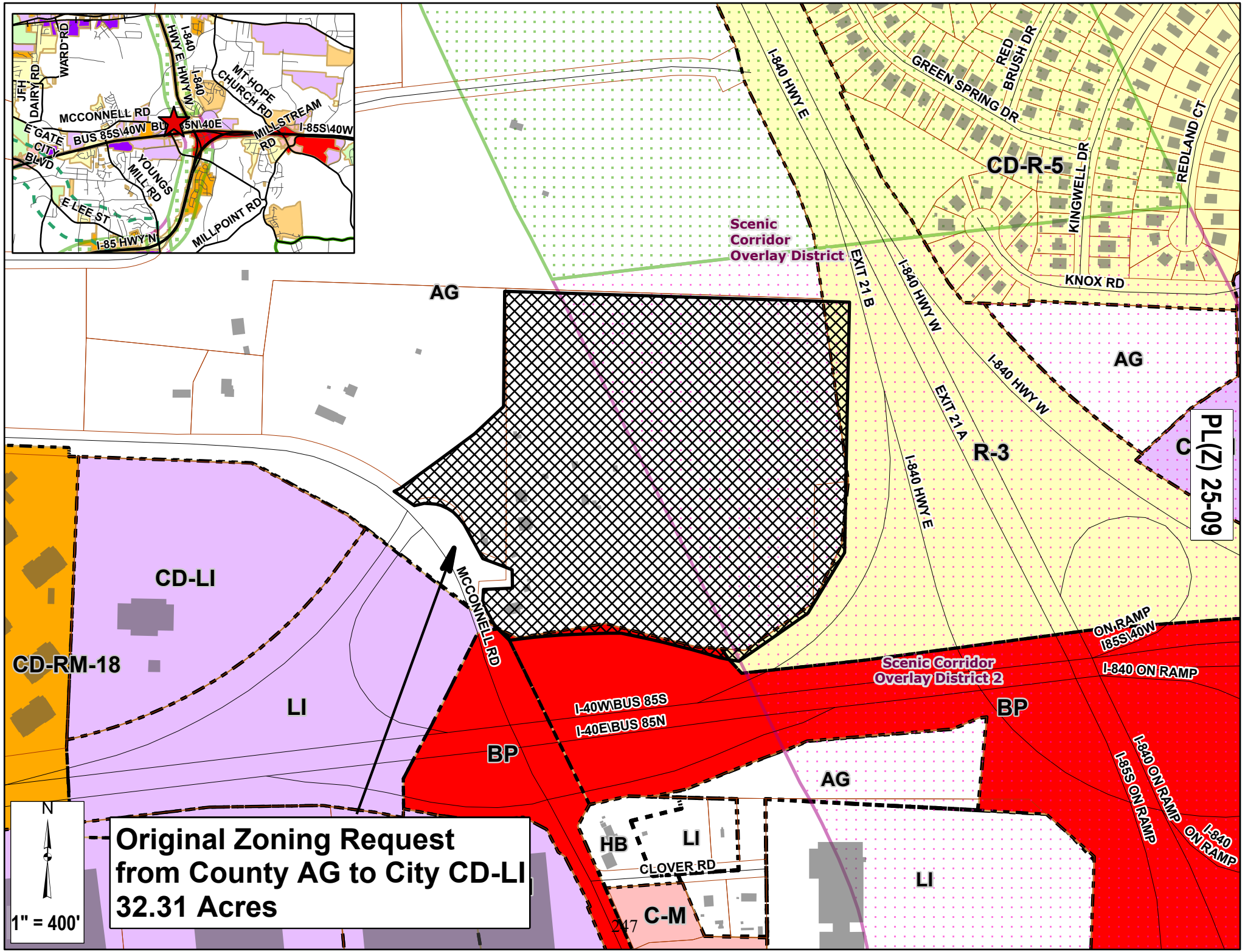
RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and approve this request.

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

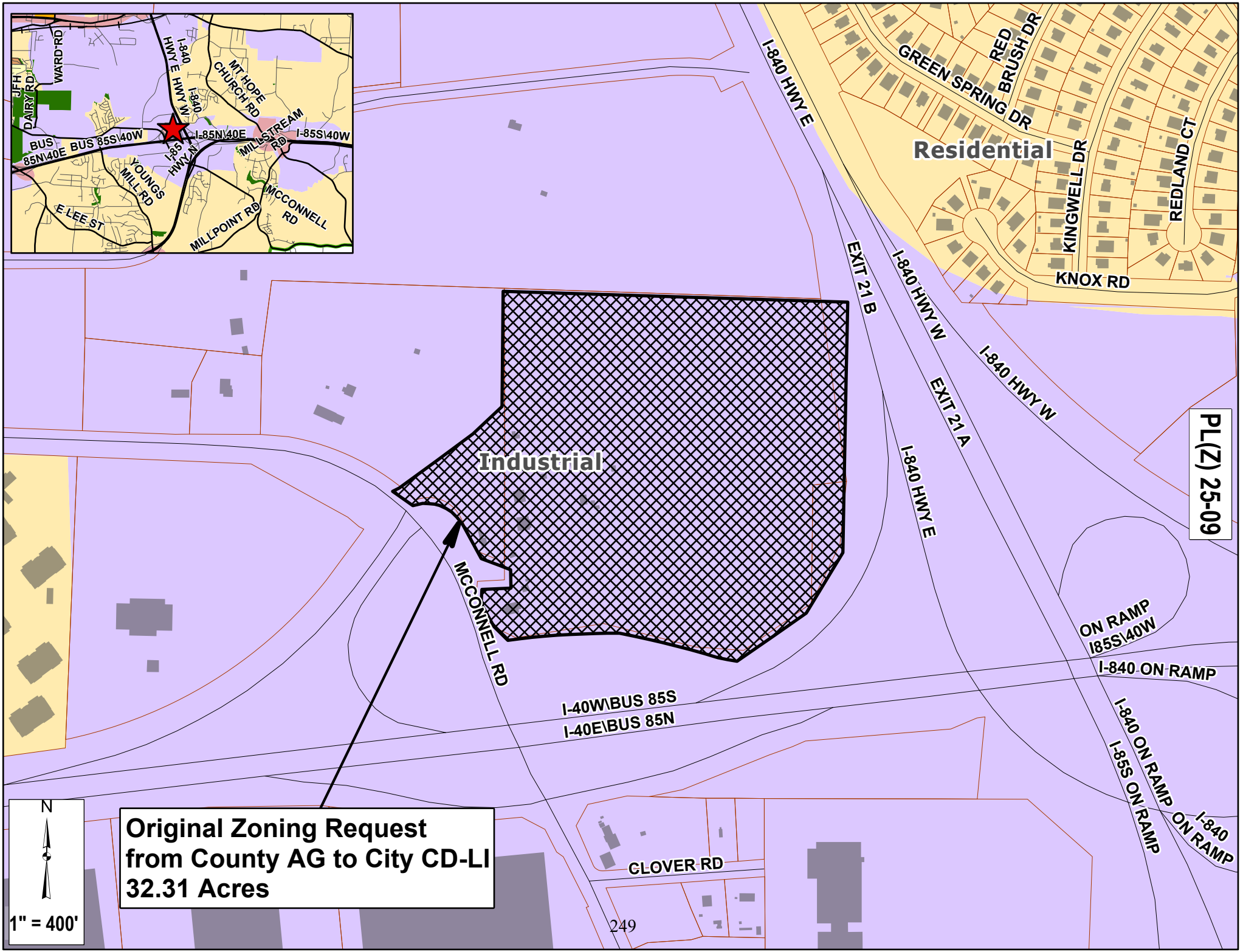
Planning recommends **approval** of the **City CD-LI** zoning request based on:

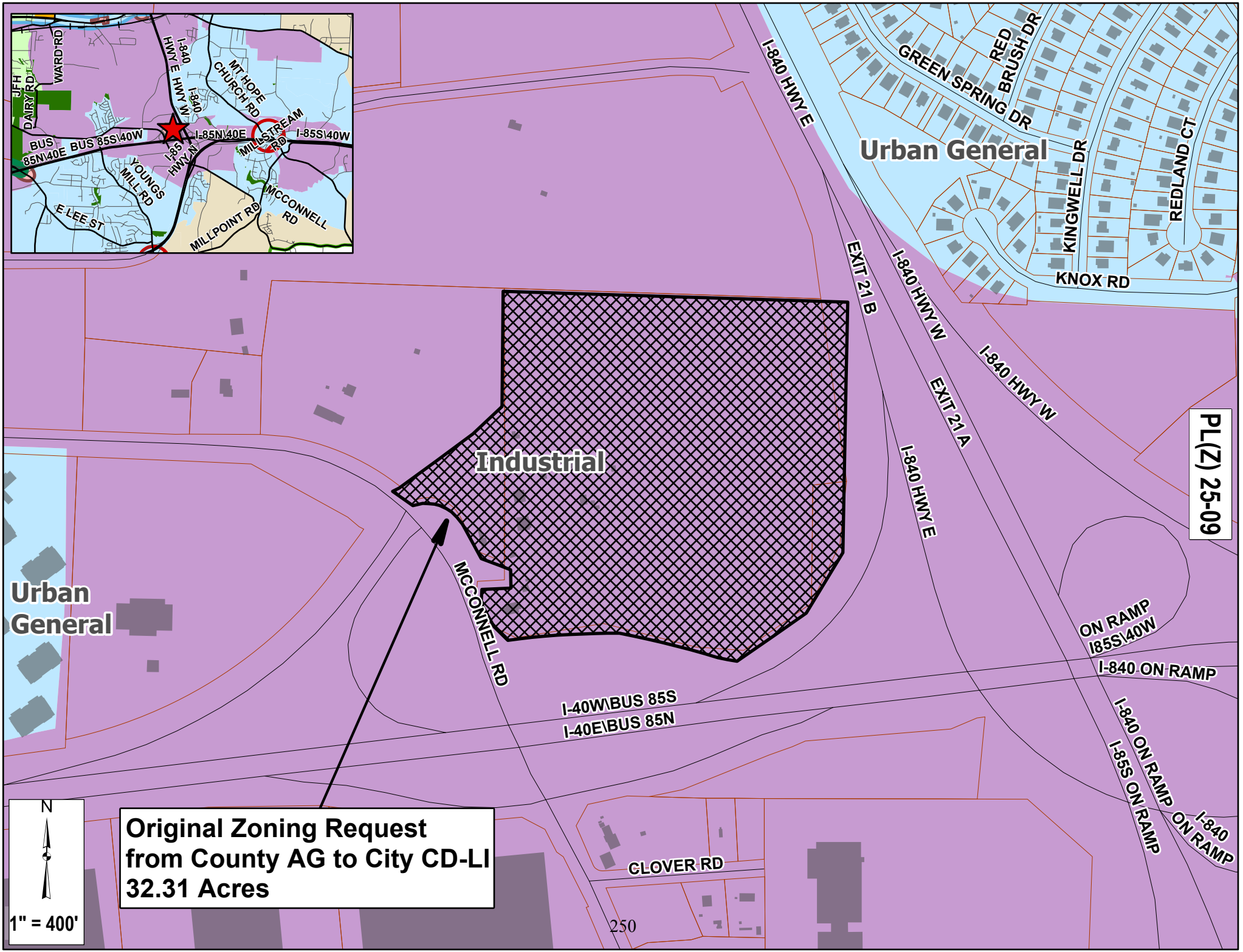
- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.

- Request is consistent with the **Growing Economic Competitiveness** Big Idea so Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.


PL(Z) 25-09
Original Zoning Request
from County AG to City CD-LI
32.31 Acres
1" = 400'
N
AG
CD-LI
CD-RM-18
LI
BP
HB
C-M
CD-R-5
R-3
C
Scenic
Corridor
Overlay District
Scenic Corridor
Overlay District 2
I-840 HWY E
I-840 HWY W
EXIT 21 B
EXIT 21A
KNOX RD
GREEN SPRING DR
RED
BRUSH DR
KINGWELL DR
REDLAND CT
MCCONNELL RD
I-40W\BUS 85S
I-40E\BUS 85N
ON RAMP
I85S\40W
I-840 ON RAMP
I-85S ON RAMP
CLOVER RD
MILLPOINT RD
MILL RD
YOUNGS
MILLSTREAM
RD
MT HOPE
CHURCH RD
WARD RD
JFH
DAIRY RD
E GATE
CITY
BLVD
E LEE ST
I-85 HWY N
I-85\40W
I-840
HWY E HWY W


OLD SCHOOL RD
I-840 HWY E
GREEN SPRING DR
RED BRUSH DR
KINGWELL DR
REDLAND CT
KNOX RD
EXIT 21 B
I-840 HWY W
EXIT 21 A
I-840 HWY E
I-840 HWY W
PL(Z) 25-09
MCCONNELL RD
ON RAMP I85S\40W
I-840 ON RAMP
I-40W\BUS 85S
I-40E\BUS 85N
I-840 ON RAMP I-85S ON RAMP
I-840 ON RAMP
CLOVER RD
N
1" = 400'
Original Zoning Request
from County AG to City CD-LI
32.31 Acres


Residential
Industrial
I-840 HWY E
EXIT 21 B
I-840 HWY W
EXIT 21 A
I-840 HWY E
I-840 HWY W
GREEN SPRING DR
RED BRUSH DR
KINGWELL DR
REDLAND CT
KNOX RD
MCCONNELL RD
I-40W\BUS 85S
I-40E\BUS 85N
ON RAMP I85S\40W
I-840 ON RAMP
I-840 ON RAMP
I-85S ON RAMP
I-840 ON RAMP
CLOVER RD
PL(Z) 25-09
Original Zoning Request
from County AG to City CD-LI
32.31 Acres
N
1" = 400'
WARD RD
JFH DAIRY RD
I-840 HWY E
I-840 HWY W
MT HOPE CHURCH RD
BUS 85N\40E
BUS 85S\40W
I-85N\40E
I-85S\40W
I-85 HWY N
MILLSTREAM RD
YOUNGS MILL RD
E LEE ST
MILLPOINT RD
MCCONNELL RD


Urban General
Industrial
Urban General
PL(Z) 25-09
I-840 HWY E
EXIT 21 B
I-840 HWY W
EXIT 21 A
I-840 HWY E
I-840 HWY W
GREEN SPRING DR
RED BRUSH DR
KINGWELL DR
REDLAND CT
KNOX RD
MCCONNELL RD
I-40W\BUS 85S
I-40E\BUS 85N
ON RAMP I85S\40W
I-840 ON RAMP
I-85S ON RAMP
I-840 ON RAMP
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1" = 400'
WARD RD
JFH DAIRY RD
I-840 HWY E
HWY W
I-840
MT HOPE CHURCH RD
I-85N\40E
I-85S\40W
BUS 85N\40E
BUS 85S\40W
I-85 HWY N
MILL STREAM RD
YOUNGS MILL RD
E LEE ST
MILL POINT RD
MCCONNELL RD

PL(Z) 25-09

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: July 15, 2025

GENERAL INFORMATION

APPLICANT	Amanda Hodierne for Mary Belle Tuttle, Neal C. Tuttle, Charles E Garrison, David A Garrison, Dwight A Garrison, Russell D Batts, Carolyn Batts Carter, Kathy Batts McCarty, John Kenneth Batts, and Stephen Monroe Batts
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County AG (Agricultural) to City CD-LI (Conditional District - Light Industrial)
CONDITIONS	1. Permitted uses shall include all uses allowed in the LI zoning district except: Cemeteries; Auditoriums, Coliseums and Stadiums; Bus and Rail Terminal; Shooting Range; Amusement or Water Park, Fairgrounds; Hotels and Motels; Single Room Occupancy Residences; Inert Debris Landfill, Minor (Temporary Use); Animal Shelter; Day Care Centers; Elementary/Secondary Schools, Neighborhood-scale; Elementary/Secondary Schools, Community-scale; Religious Assembly, Neighborhood-scale; Religious Assembly, Community-scale; Shelters, Temporary and Emergency; Funeral Homes and Crematoriums; Veterinary Services, Pet Grooming, Kennels; Car Washes; Recycling Processing Centers; Caretaker Dwellings; Junk Motor Vehicles; Eating and Drinking Establishments; Group Care Facilities.
LOCATION	A portion of 3725, a portion of 3739, and all of 3751 McConnell Road
PARCEL ID NUMBER(S)	7894427265, 7894517918, and 7894612783
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). **91** notices were mailed to those property owners in the mailing area.
TRACT SIZE	32.31 acres

TOPOGRAPHY Sloping to the southeast

VEGETATION Mostly wooded, with some clearance near existing dwelling

SITE DATA

Existing Use Undeveloped

	Adjacent Zoning	Adjacent Land Uses
N	County AG (Agricultural)	Single-family dwellings and agricultural land
E	City R-3 (Residential Single-family – 3) and County AG (Agricultural)	Interstate 840 and 785 Concurrency (Greensboro Urban Loop)
S	City LI (Light Industrial), City CD-LI (Conditional District - Light Industrial), City BP (Business Park), City R-3 (Residential Single-family – 3), and County AG (Agricultural)	Undeveloped land and Interstate 40
W	City LI (Light Industrial) and County AG (Agricultural)	Single-family dwellings, agricultural land, and Light Truck and Equipment rental

Zoning History

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

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing **(County AG)**	Requested **(CD-LI)**
Max. Density:	1.1 dwellings per acre	N/A
Typical Uses	Typical uses in the County AG district include agricultural uses as well as supporting facilities that can include limited residential uses.	Permitted uses shall be limited to: All uses allowed in the LI zoning district except: Cemeteries; Auditoriums, Coliseums and Stadiums; Bus and Rail Terminal; Shooting Range; Amusement or Water Park, Fairgrounds; Hotels and Motels; Single Room Occupancy Residences; Inert Debris Landfill, Minor (Temporary Use); Animal Shelter; Day Care Centers; Elementary/Secondary Schools, Neighborhood-scale; Elementary/Secondary Schools, Community-scale; Religious Assembly, Neighborhood-scale; Religious Assembly, Community-scale; Shelters, Temporary and Emergency; Funeral Homes and Crematoriums; Veterinary Services, Pet Grooming, Kennels; Car Washes; Recycling Processing Centers; Caretaker Dwellings; Junk Motor Vehicles; Eating and Drinking Establishments; Group Care Facilities.

*****_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 a Scenic Corridor Overlay District. The applicant should 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 Lake MackIntosh Watersupply Watershed WS-IV, Little Alamance Creek sub-basin

Floodplains N/A

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

Other: Site must meet current Phase 2 watershed requirements, Water Quality and Water Quantity control must be addressed for the entire site. 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 1yr, 2yr & 10yr 24hr storms to pre-development levels. All new BUA must be treated by a State approved water quality device. State/Corps permits are required for any stream or wetland disturbance or crossing.

Utilities (Availability)
Water is in the right of way of the properties on McConnell 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

Landscaping:
The site is within the Scenic Corridor Overlay District 2 (SCOD 2). SCOD 2 buffer requirements for lots adjacent to the right-of-way are for a natural undisturbed buffer next to the right-of-way, with an average width of 30' and a minimum width of 25'. 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 4 canopy trees and 4 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 Agriculture: 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 Single-family: Type A buffer yard, with an average width of 45', a minimum width of 35', and a planting rate of 4 canopy trees, 10 understory trees and 33 shrubs per 100 l.f.

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

Transportation

Street Classification:	McConnell Road – Minor Thoroughfare. I-40 – Freeway. Clapp Farm Road – Minor Thoroughfare.
Site Access:	All access(es) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	McConnell Road AADT = 5,300 vpd (NCDOT, 2023).
Trip Generation:	AM Peak Hour = 188, PM Peak Hour = 81.
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 these properties.
Transit in Vicinity:	No.
Traffic Impact Study: (TIS)	Yes, required per TIS Ordinance. Please see the end of this staff report for the Executive Summary of the **DRAFT** TIS.
Street Connectivity:	The GUAMPO Thoroughfare and Collector Street Plan indicates the need for a future collector street through the subject properties. This street will need to be constructed as part of site development.
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.

***GSO**2040* **Comprehensive Plan Policies**
The ***GSO**2040* Future Land Use Map designates this location as **Industrial.** The requested **City CD-LI (Conditional District - Light Industrial)** zoning district would allow uses that are generally consistent with those currently on the properties and described in the **Industrial** future land use designation. The ***GSO**2040* Future Built Form Map designates this location as **Industrial**. The subject properties are located in **Growth Tier 1** of the Growth Tiers Map.

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

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 1 –** Development should focus on industrial uses first.

Prioritizing Sustainability – Greensboro has a strong leadership role in environmental stewardship, social equity, and a resilient economy.
- **Goal A –** Greensboro advances environmental stewardship, taking care of our natural resources and the natural systems that support all living things.
  - **Strategy 1 –** Promote resilient, efficient and environmentally beneficial patterns of land use.

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

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

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

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

Planned Industrial Districts should reflect these characteristics:

1. Employment or employment support uses only are permitted. Support could include retail, services, and housing but only if new uses do not undermine the potential for future job creation.
2. Employment areas are protected from erosion by non-employment uses so that their viability for industrial and other uses that create quality, living-wage jobs is not lessened. This could include guarding against loss of important road or rail access, having

contiguous land broken up into smaller pieces, or introducing new housing or other uses that can later claim that the employment uses are not compatible.

3. They have a demonstrated tolerance for noise, trucking, and other off-site impacts.
4. They are sufficiently supported by roadways, rail lines, and other infrastructure.
5. Employment and employees are supported and connected through transit, bicycle and pedestrian access and connections, and the installation of high-quality infrastructure such as bus shelters, heating, lights, and data displays.
6. Adaptive reuse of older industrial and commercial property is encouraged.
7. Inactive uses, such as storage facilities, are screened by active uses along street frontages or located above or below street level.

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

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

Staff Annexation Analysis

The subject properties are 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 February 4, 2025

meeting. The subject properties are located within the Tier 1 Growth Area on the Growth Strategy map in the Comprehensive Plan. Since these properties can be served by City utility providers, it is the City of Greensboro's policy to annex the properties pending approval of the associated original zoning.

Staff Original Zoning Analysis
The subject properties are approximately 32.31 acres and are currently undeveloped. North of the request contains single-family dwellings and agricultural land, zoned County AG (Agricultural). East of the request contains the concurrency of Interstate 840 and 785 (Greensboro Urban Loop), zoned City R-3 (Residential Single-family – 3) and County AG (Agricultural). South of the request contains Interstate 40 and undeveloped land, zoned City LI (Light Industrial), City CD-LI (Conditional District - Light Industrial), City BP (Business Park), City R-3 (Residential Single-family – 3) and County AG (Agricultural). West of the request contains single-family dwellings, agricultural land, and Light Truck and Equipment Rental, zoned City LI (Light Industrial) and County AG (Agricultural).

The proposed original zoning request supports the GSO2040 Growing Economic Competitiveness Plan to increase and preserve the inventory of developable sites compatible with corporate and industrial uses. The request also supports 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 GSO 2040 Comprehensive Plan's Future Land Use Map designates the property as Industrial. The Industrial designation includes light and heavy manufacturing, assembly and fabrication, and warehousing, logistics and distribution centers. Greensboro has seen a loss of land suitable for and attractive to industrial development, and it is critical that these areas be protected for larger industrial development opportunities.

The GSO2040 Comprehensive Plan's Future Built Form Map currently designates the subject property as Planned Industrial. Planned Industrial Districts should reflect these characteristics:

1. Employment or employment support uses only are permitted. Support could include retail, services, and housing but only if new uses do not undermine the potential for future job creation.
2. Employment areas are protected from erosion by non-employment uses so that their viability for industrial and other uses that create quality, living-wage jobs is not lessened. This could include guarding against loss of important road or rail access, having contiguous land broken up into smaller pieces, or introducing new housing or other uses that can later claim that the employment uses are not compatible.
3. They have a demonstrated tolerance for noise, trucking, and other off-site impacts.
4. They are sufficiently supported by roadways, rail lines, and other infrastructure.
5. Employment and employees are supported and connected through transit, bicycle and pedestrian access and connections, and the installation of high-quality infrastructure such as bus shelters, heating, lights, and data displays.
6. Adaptive reuse of older industrial and commercial property is encouraged.
7. Inactive uses, such as storage facilities, are screened by active uses along street frontages or located above or below street level.

The proposed LI zoning district is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities

which in their normal operations have little or no adverse effect upon adjoining properties. This request would permit uses that are present on adjacent tracts. 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.

Recommendation
Staff recommends **approval** of the requested **CD-LI (Conditional District - Light Industrial)** zoning district.

Draft Traffic Impact Analysis Executive Summary

Kimley-Horn and Associates, Inc. has performed a Traffic Impact Analysis (TIA) for the Scannell Greensboro development located on McConnell Road in Greensboro, North Carolina. The project proposes to construct approximately 265,000 SF of warehouse space; however, per discussions with the City, trips will be generated as a General Light Industrial land use. Site access will be provided via one proposed full-movement driveway on McConnell Road. Build-out is anticipated in 2026, so 2027 was used as the future study year per City of Greensboro standards.

This report presents trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands in conjunction with the development. The traffic conditions studied include the existing traffic condition as well as the projected (2027) background and build-out traffic conditions.

Study Intersections

The study area for this development included the following intersections based on discussions with the City of Oxford and the North Carolina Department of Transportation (NCDOT):

- McConnell Road – Clapp Farms Road/Innisbrook Driveway
- McConnell Road – I-40 WB Ramps/Site Driveway
- McConnell Road – I-40 EB Ramps

Existing Traffic Data

Weekday AM (7:00 – 9:00 AM) and PM (4:00 – 6:00 PM) peak hour turning movement counts were collected at the existing intersections in October 2024 while Guilford County schools were in session.

Future No-Build Volumes

To calculate projected (2027) background traffic volumes, site traffic from the Abberly McConnell Residential, Brookhaven Mill Road, Clapp Farms Road Assemblage, McConnell Goodwill, McConnell Industrial, McConnell Road Industrial, and WC McConnell Road Commerce Center developments was added to existing traffic.

Trip Generation

As shown in Table ES-1, the proposed development has the potential to generate 184 new trips in the AM peak hour and 81 new trips in the PM peak hour on a typical weekday. However, the proposed warehousing use is expected to generate fewer peak hour trips, therefore the trip generation presented herein is expected to be conservative.

Table ES-1
ITE Traffic Generation (Vehicles)

Land Use Code	Land Use	Intensity	AM Peak Hour		PM Peak Hour	
			In	Out	In	Out
110	General Light Industrial	265,000 s.f.	162	22	11	70

Capacity analyses were performed using Synchro Version 11 software. Table ES-2 summarizes the operation of the study intersections in the AM and PM peak hours.

Table ES-2
Level-of-Service Summary

Condition	AM Peak Hour LOS (Delay)	PM Peak Hour LOS (Delay)
McConnell Road – Clapp Farms Road/Innisbrook Driveway (Unsignalized)		
Existing (2024) Traffic	NB – B (11.3) SB – B (12.8)	NB – B (11.7) SB – B (13.9)
Background (2027) Traffic	NB – B (14.7) SB – C (21.9)	NB – C (15.1) SB – C (20.3)
Build-out (2027) Traffic	NB – C (15.1) SB – C (24.2)	NB – C (15.3) SB – C (20.8)
McConnell Road – I-40 WB Ramps/Site Driveway (Signalized)		
Existing (2024) Traffic	B (12.3)	B (11.2)
Background (2027) Traffic	B (15.2)	B (14.5)
Build-out (2027) Traffic – *Unimproved*	B (16.7)	B (15.0)
Build-out (2027) Traffic – *Improved*	B (16.5)	B (15.0)
McConnell Road – I-40 EB Ramps (Unsignalized)		
Existing (2024) Traffic	EB – B (11.6)	EB – B (14.1)
Background (2027) Traffic	EB – C (18.7)	EB – D (28.8)
Build-out (2027) Traffic	EB – D (27.0)	EB – E (40.6)

Recommended Improvements

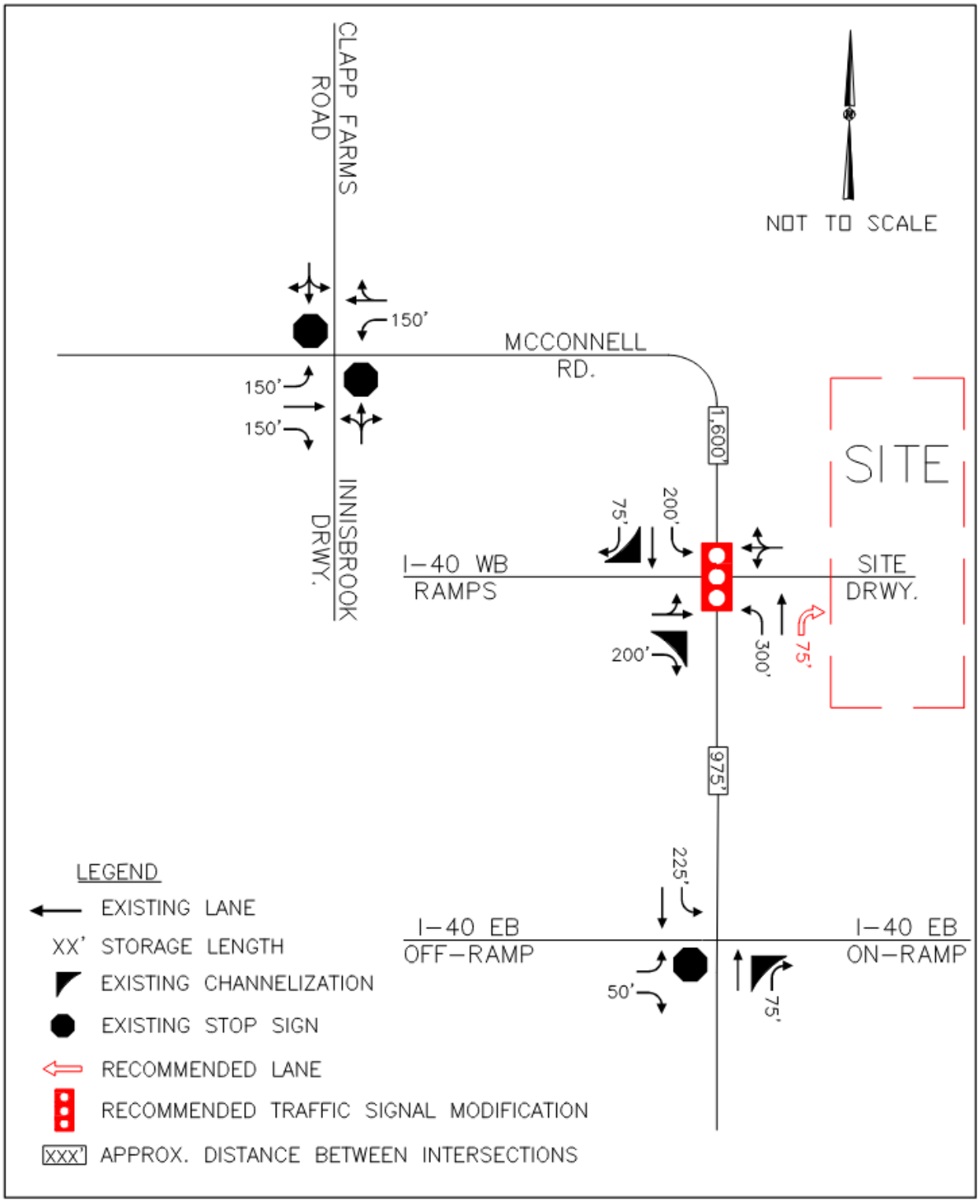
The following improvements are recommended as part of the proposed development:

McConnell Road – I-40 WB Ramps/Site Driveway:

- Construct an exclusive northbound right-turn lane on McConnell Road with 75 feet of storage and appropriate taper
- Modify the existing traffic signal to accommodate the additional laneage

Analyses indicate that all of the study intersections are expected to operate at acceptable LOS at project build-out with the exception of the McConnell Road – I-40 EB Ramps intersection. However, anticipated queues at this intersection are expected to be within the effective storage based on SimTraffic average queue length. SimTraffic records the longest queue in each two-minute interval and finds the average of these maximum queues. SimTraffic queuing reports are included in the Appendix.

Figure ES-1 shows the committed and recommended roadway laneage.



Kimley»Horn	SCANNELL GREENSBORO GREENSBORO, NC TRAFFIC IMPACT ANALYSIS	RECOMMENDED ROADWAY LANEAGE	FIGURE ES-1

PL(P) 25-08 & Z-25-02-009: An annexation and original zoning request from County AG (Agricultural) to CD-LI (Conditional District - Light Industrial) for the properties identified as a portion of 3725, a portion of 3739, and all of 3751 McConnell Road, generally described as east of McConnell Road, north of I-40, and west of I-840 (32.31 acres). (RECOMMENDED APPROVAL)

AND

PL(P) 25-08 & Z-25-02-010: An annexation and original zoning request from County AG (Agricultural) to LI (Light Industrial) for the property identified as a portion of McConnell Road Right-of-way, generally described as McConnell Road northwest of Interstate 40 and east of Clapp Farms Road (3.37 acres). (RECOMMENDED APPROVAL)

Mr. Nelson explained the request consisted of two rezoning and one annexation. He noted that item Z-25-02-009 was conditional zoning from County AG to CD-LI, and item Z-25-02-010 was to assign city land use classification to a portion of the McConnell Road Right-of-way.

Mr. Nelson reviewed the summary information for the subject properties and surrounding properties. He advised that the applicant (Z-25-02-009) proposed the following condition:

1. Permitted uses shall include all uses allowed in the LI zoning district except: Cemeteries; Auditoriums, Coliseums and Stadiums; Bus and Rail Terminal; Shooting Range; Amusement or Water Park, Fairgrounds; Hotels and Motels; Single Room Occupancy Residences; Inert Debris Landfill, Minor (Temporary Use); Animal Shelter; Day Care Centers; Elementary/Secondary Schools, Neighborhood-scale; Elementary/Secondary Schools, Community-scale; Religious Assembly, Neighborhood-scale; Religious Assembly, Community-scale; Shelters, Temporary and Emergency; Funeral Homes and Crematoriums; Veterinary Services, Pet Grooming, Kennels; Car Washes; Recycling Processing Centers; Caretaker Dwellings; Junk Motor Vehicles; Eating and Drinking Establishments; Group Care Facilities.

Mr. Nelson stated that the GSO 2040 Comprehensive Plan designates this site as Planned Industrial on the Future Built Form Map and Industrial on the Future Land Use Map. Staff determined the proposed original zoning request supports the GSO2040 Growing Economic Competitiveness Plan to increase and preserve the inventory of developable sites compatible with corporate and industrial uses. The request also supports 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, and LI district would permit uses that are present on adjacent tracts. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on adjacent properties. Staff recommended approval of the request.

Chair 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.

Mr. Peterson made a motion to annex the subject properties, seconded by Vice Chair Skenes. The Commission voted 9 - 0 (Ayes: Chair Magid, Vice Chair Skenes, Ms. O'Connor, Mr. Gilmer Sr., Ms. Glass, Ms. Turner, Mr. Downing, Mr. Peterson and Mr. Nichols). Nays: (None).

Mr. Peterson then stated regarding item **Z-25-02-009**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties at a portion of 3725, a portion of 3739, and all of 3751 McConnell Road from County AG (Agricultural) 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 the 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 9 - 0 (Ayes: Chair Magid, Vice Chair Skenes, Ms. O'Connor, Mr. Gilmer Sr., Ms. Glass, Ms. Turner, Mr. Downing, Mr. Peterson and Mr. Nichols). Nays: (None).

Mr. Peterson then stated regarding item **Z-25-02-010**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at a portion of McConnell Road Right-of-way from County AG (Agricultural) 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 the surrounding area and limits negative impacts on the adjacent properties; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. Ms. O'Connor seconded the motion.

The Commission voted 9 - 0 (Ayes: Chair Magid, Vice Chair Skenes, Ms. O'Connor, Mr. Gilmer Sr., Ms. Glass, Ms. Turner, Mr. Downing, Mr. Peterson and Mr. Nichols). Nays: (None).

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

Item H.: Portions of 3725 and 3739 and All of 3751 McConnell Road

Original Zoning

Date: July 15, 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 **a portion of 3725, a portion of 3739, and all of 3751 McConnell Road** from **County AG (Agricultural)** 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:
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 the surrounding area and limits negative impacts on the adjacent properties. 3. The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. 4. **Other factors raised at the public hearing, if applicable (describe)**	1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. 2. The proposed City 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

PORTIONS OF 3725 AND 3739 AND ALL OF 3751 MCCONNELL ROAD, GENERALLY DESCRIBED AS EAST OF MCCONNELL ROAD, NORTH OF I-40 AND WEST 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 AG** (Agricultural) to **City CD-LI** (Conditional District Light Industrial)

The area is described as follows:

BEGINNING at a point on the existing Greensboro city limit line (as of December 31, 2024), said point being a right-of-way monument with cap on the western right-of-way line of Interstate I-85/I-40 off ramp (heading south) and having a NC Grid Coordinate (NAD 83/2011) of N:841524.69, E: 1796236.53; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 55°09’17” W 282.44 feet to a right-of-way monument with cap; thence with the northern right-of-way line of I-40 N 85°56’47” W 165.25 feet to a point; thence N 75°45’28” W 326.16 feet to a point; thence S 80°45’23” W 303.95 feet to a point; thence N 63°46’27” W 103.69 feet to a right-of-way monument in concrete with an “X” on the eastern right-of-way line of McConnell Road (SR #3000); THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said right-of-way line the following eight (8) courses and distances: 1) N 23°30’38” W 105.67 feet to a point, 2) N 03°40’39” E 50.54 feet to a right-of-way monument with a cap, 3) N 86°46’11” E 92.96 feet to an iron rebar, 4) N 00°07’30” E 60.09 feet to a right-of-way monument with a cap, 5) N 67°48’57” W 97.49 feet to a point, 6) N 27°24’49” W 136.63 feet to an iron pipe, 7) with a curve to the left having a radius of 121.40 feet and a chord bearing and distance of N 69°34’04” W 161.65 feet to an iron pipe, and 8) N 49°22’49” W 29.90 feet to the westernmost corner of Area P1 shown on Boundary Exhibit 3739, 3751, & 3725 McConnell Road, by KCI Associates of N.C., dated 12/05/24; thence with the western line of said Area P1 the following four (4) courses and distances: 1) with a curve to the left having a radius of 38.00 feet and a chord bearing and distance of N 64°59’33” E 37.65 feet to a point, 2) N 35°18’03” E 68.50 feet to a point, 3) with a curve to the right having a radius of 569.25 feet and a chord bearing and distance of N 42°51’23” E 149.70 feet to a point, and 4) N 50°24’43” E 197.79 feet to a point on the western line of Batts, et al., as recorded in Deed Book 7688, Page 837; thence with the western line of Batts et al. N 00°09’57” W 397.79 feet to an iron axle; thence with the northern line of said Area P1 S 88°05’02” E 1085.36 feet to an iron pipe in the western right-of-way line of Interstate I-85/I-40 off ramp, a point in the existing city limit line; THENCE

PROCEEDING WITH THE EXISTING CITY LIMITS along said right-of-way line the following three (3) courses and distances: 1) S 08°01’33” E 631.48 feet to a right-of-way monument with cap, 2) S 06°01’56” W 216.57 feet to a right-of-way monument with cap, and 3) S 25°46’20” W 225.04 feet to the point and place of BEGINNING, and containing approximately 32.31 acres. All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2

That the zoning amendment from County AG (Agricultural) to City CD-LI (Conditional District Light Industrial) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall include all uses allowed in the LI zoning district except: Cemeteries; Auditoriums, Coliseums and Stadiums; Bus and Rail Terminal; Shooting Range; Amusement or Water Park, Fairgrounds; Hotels and Motels; Single Room Occupancy Residences; Inert Debris Landfill, Minor (Temporary Use); Animal Shelter; Day Care Centers; Elementary/Secondary Schools, Neighborhood-scale; Elementary/Secondary Schools, Community-scale; Religious Assembly, Neighborhood-scale; Religious Assembly, Community-scale; Shelters, Temporary and Emergency; Funeral Homes and Crematoriums; Veterinary Services, Pet Grooming, Kennels; Car Washes; Recycling Processing Centers; Caretaker Dwellings; Junk Motor Vehicles; Eating and Drinking Establishments; Group Care Facilities.

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 July 15, 2025.

City of Greensboro

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

Agenda Report

File Number: 2025-560

Agenda Item# H.4.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2025-560 Public Hearing for an Ordinance for Original Zoning for a Portion of McConnell Road R-O-W – City of Greensboro

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

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

Council District: Proximate to District 1

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

Note: City Council continued this item to their July 15, 2025 meeting without further advertising

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 AG** (Agricultural) to **City LI** (Light Industrial) for portion of McConnell Road, generally described as northwest of I-40 and east of Clapp Farms 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 **July 15, 2025** meeting.

BACKGROUND:
Following a public hearing on February 17, 2025, the Planning and Zoning Commission voted 9-0 to recommend approval of this request. There were no speakers for this item. (See minutes of the February 17, 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:
N/A

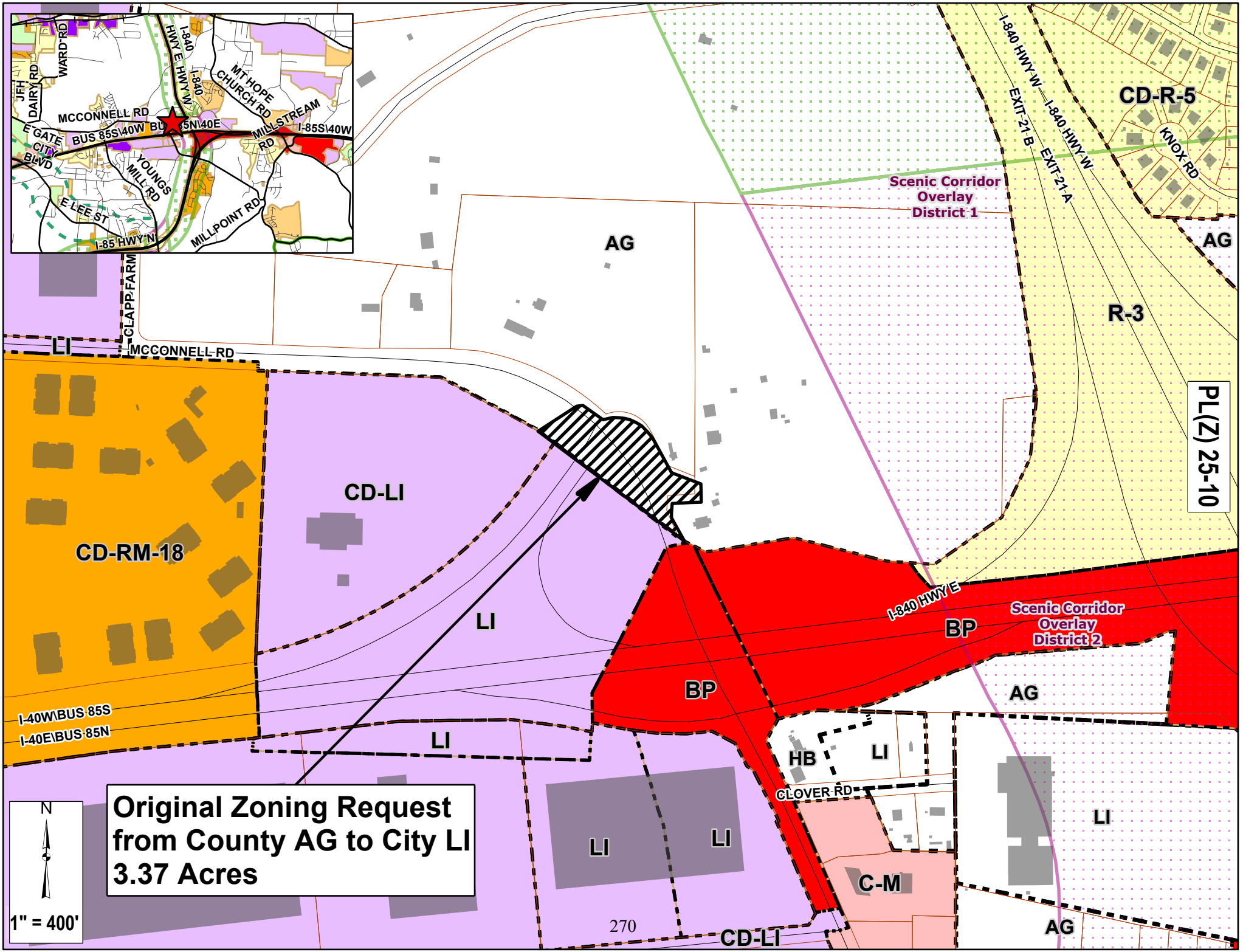
RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and approve this request.

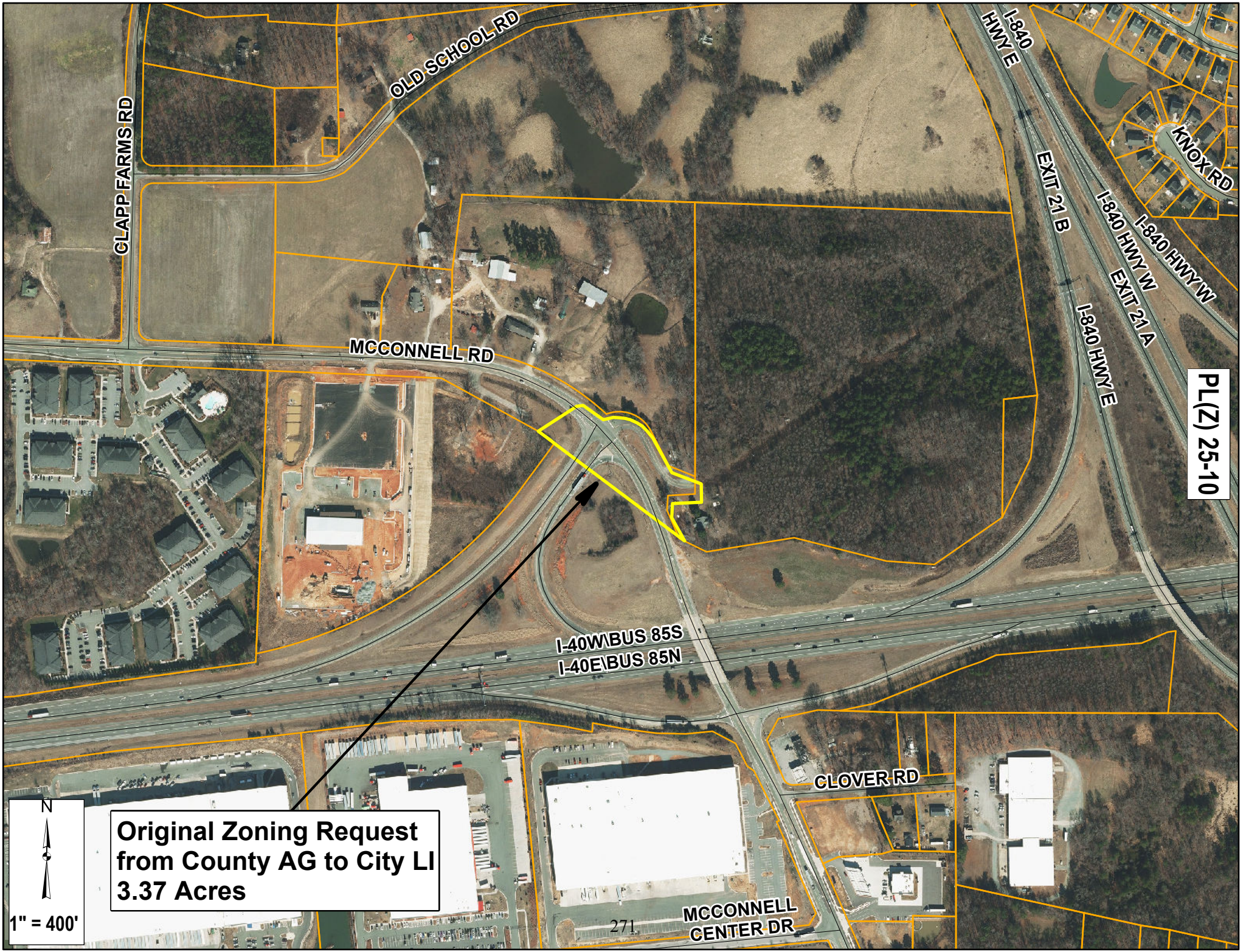
The Planning and Zoning Commission recommended **approval** of this request 9-0.

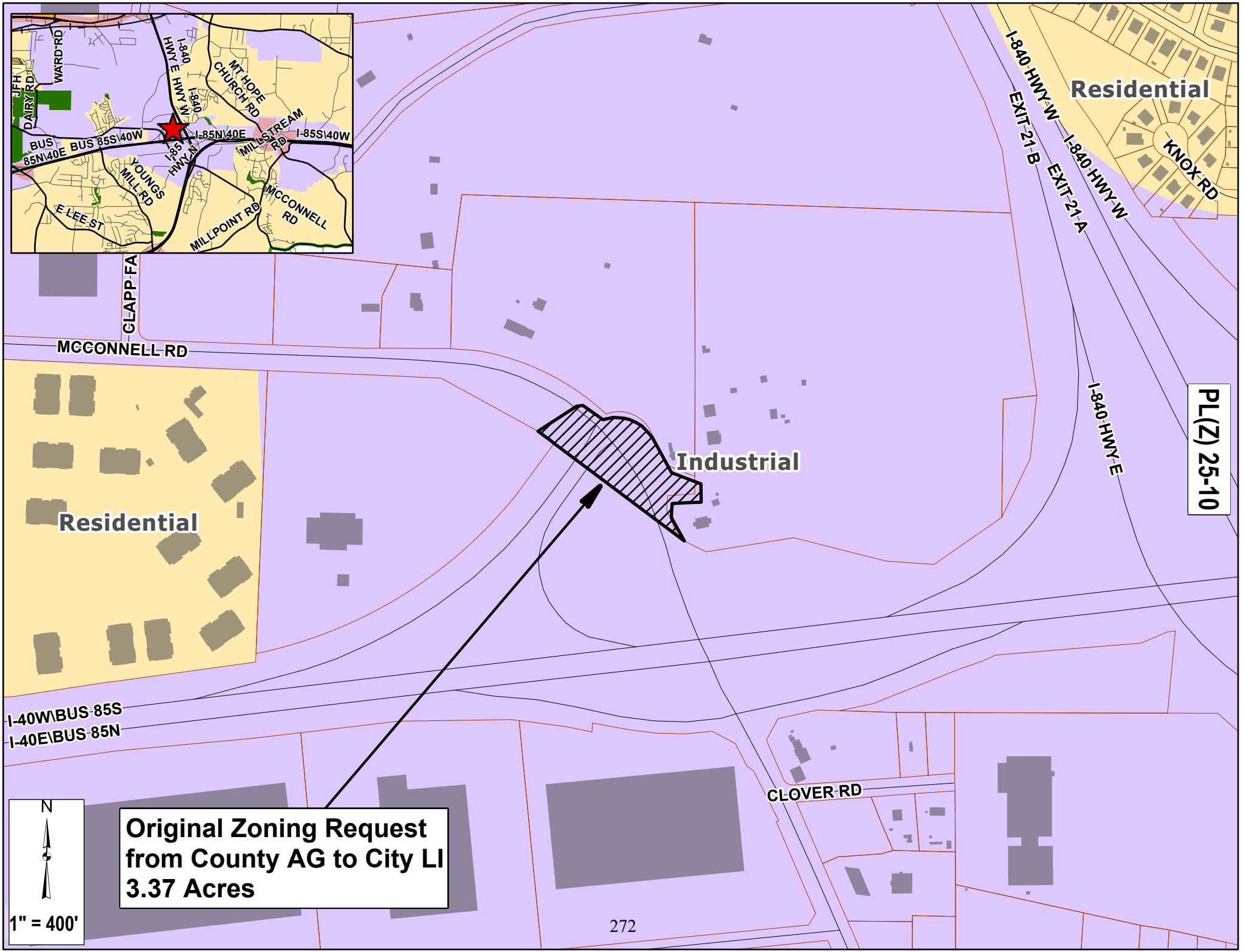
Planning recommends **approval** of the **City LI** zoning request based on:

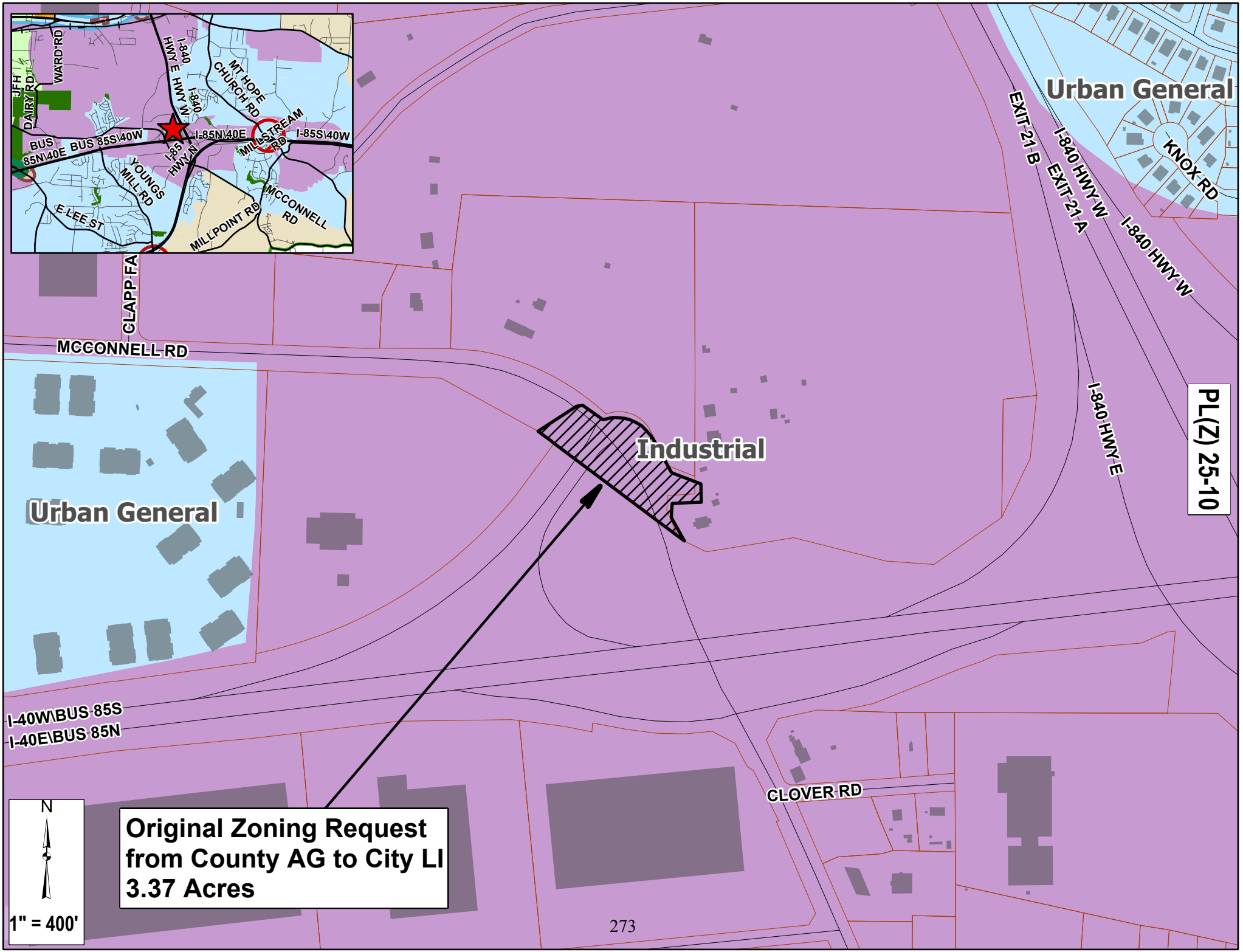
- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.

- Request is consistent with the **Growing Economic Competitiveness** Big Idea so Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.


WARD RD
JFH DAIRY RD
I-840 HWY E
I-840 HWY W
MT HOPE CHURCH RD
MCCONNELL RD
BUS 85S\40W
I-85S\40W
MILLSTREAM RD
E GATE CITY BLVD
YOUNGS MILL RD
E LEE ST
I-85 HWY N
MILLPOINT RD
CLAPP FARM
I-840 HWY W
EXIT 21-B
EXIT 21-A
CD-R-5
KNOX RD
Scenic Corridor Overlay District 1
AG
R-3
LI
MCCONNELL RD
CD-LI
CD-RM-18
LI
I-840 HWY E
BP
Scenic Corridor Overlay District 2
BP
AG
I-40W\BUS 85S
I-40E\BUS 85N
LI
HB
LI
CLOVER RD
LI
LI
LI
C-M
AG
CD-LI
PL(Z) 25-10
Original Zoning Request from County AG to City LI 3.37 Acres
N
1" = 400'
270


OLD SCHOOL RD
CLAPP FARMS RD
I-840 HWY E
EXIT 21 B
KNOX RD
I-840 HWY W
EXIT 21 A
I-840 HWY E
MCCONNELL RD
PL(Z) 25-10
I-40W\BUS 85S
I-40E\BUS 85N
CLOVER RD
MCCONNELL CENTER DR
271
N
1" = 400'
Original Zoning Request
from County AG to City LI
3.37 Acres


WARD RD
JFH DAIRY RD
I-840 HWY E
I-840 HWY W
MT HOPE CHURCH RD
I-840
BUS 85N\40E
BUS 85S\40W
I-85N\40E
I-85S\40W
I-85 HWY N
MILLSTREAM RD
YOUNGS MILL RD
E LEE ST
MILLPOINT RD
MCCONNELL RD
I-840 HWY W
EXIT 21 B
EXIT 21 A
I-840 HWY W
Residential
KNOX RD
CLAPP FA
MCCONNELL RD
Industrial
I-840 HWY E
PL(Z) 25-10
Residential
I-40W\BUS 85S
I-40E\BUS 85N
CLOVER RD
N
1" = 400'
Original Zoning Request
from County AG to City LI
3.37 Acres


Urban General
Urban General
Industrial
PL(Z) 25-10
MCCONNELL RD
CLAPP FA
I-40W\BUS 85S
I-40E\BUS 85N
CLOVER RD
EXIT 21 B
EXIT 21 A
I-840 HWY W
I-840 HWY E
KNOX RD
WARD RD
JFH DAIRY RD
HWY E
HWY W
I-840
MT HOPE CHURCH RD
I-85N\40E
I-85S\40W
BUS 85N\40E
BUS 85S\40W
I-85 HWY N
MILLSTREAM RD
YOUNGS MILL RD
E LEE ST
MILLPOINT RD
MCCONNELL RD
N
1" = 400'
Original Zoning Request
from County AG to City LI
3.37 Acres

PL(Z) 25-10

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: July 15, 2025

GENERAL INFORMATION

APPLICANT	City of Greensboro
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County AG (Agricultural) to City LI (Light Industrial)
CONDITIONS	N/A
LOCATION	A portion of McConnell Road Right-of-way
PARCEL ID NUMBER(S)	N/A
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). **91** notices were mailed to those property owners in the mailing area.
TRACT SIZE	3.37 acres
TOPOGRAPHY	Generally flat
VEGETATION	None

SITE DATA

Existing Use McConnell Road

	Adjacent Zoning	**Adjacent Land Uses**
N	County AG (Agricultural)	Single-family dwellings and undeveloped land
E	County AG (Agricultural)	Undeveloped land

S	City LI (Light Industrial), City CD-LI (Conditional District - Light Industrial), City BP (Business Park), and City R-3 (Residential Single-family – 3)	Undeveloped land and Light Truck and Equipment rental
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)**	**(City LI)**
Max. Density:	1 unit per acre	N/A
Typical Uses	Primarily intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. It also accommodates scattered non-farm residences on large tracts of land.	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 in the Scenic Corridor Overlay District. The applicant should 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 Lake MackIntosh Watersupply Watershed WS-IV, Little Alamance Creek sub-basin

Floodplains N/A

Streams N/A

Other: Site must meet current watershed Phase 2 development 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 1yr, 2yr & 10yr 24hr storms to pre-development levels. All new BUA must be treated by a State approved water quality BMP/SCM and any existing BUA that would drain to the BMP/SCM to the maximum extent practicable.

Utilities (Availability)
Water is available on McConnell Road. Sewer is available on the west side of 3742 McConnell Road. Private Developer will need to extend water and sewer to City of Greensboro's Water and Sewer Design Standards. A feasibility for these properties was completed in 2023.

Airport Overlay District & Noise Cone
n/a

Landscaping & Tree Conservation Requirements

Landscaping and Tree Conservation requirements are not applicable to public rights-of-way.

Transportation
Street Classification: McConnell Road – Minor Thoroughfare.

Site Access: N/A.

Traffic Counts: N/A.

Trip Generation: N/A.

Sidewalks: N/A

Transit in Vicinity: No.

Traffic Impact Study: (TIS) No TIS required per TIS Ordinance.

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

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

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

The ***GSO**2040* Future Land Use Map designates this location as **Industrial.** 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 **Industrial** future land use designation. The ***GSO**2040* Future Built Form Map designates this location as **Industrial**. The subject property is located in **Growth Tier 1** of the Growth Tiers Map.

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

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 1 – Development should focus on industrial uses first.

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

Goal A – Greensboro advances environmental stewardship, taking care of our natural resources and the natural systems that support all living things.

Strategy 1 – Promote resilient, efficient and environmentally beneficial patterns of land use.

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

Future Land Use Map

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

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

Future Built Form 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.

Planned Industrial Districts should reflect these characteristics:

1. Employment or employment support uses only are permitted. Support could include retail, services, and housing but only if new uses do not undermine the potential for future job creation.
2. Employment areas are protected from erosion by non-employment uses so that their viability for industrial and other uses that create quality, living-wage jobs is not lessened. This could include guarding against loss of important road or rail access, having

contiguous land broken up into smaller pieces, or introducing new housing or other uses that can later claim that the employment uses are not compatible.

3. They have a demonstrated tolerance for noise, trucking, and other off-site impacts.
4. They are sufficiently supported by roadways, rail lines, and other infrastructure.
5. Employment and employees are supported and connected through transit, bicycle and pedestrian access and connections, and the installation of high-quality infrastructure such as bus shelters, heating, lights, and data displays.
6. Adaptive reuse of older industrial and commercial property is encouraged.
7. Inactive uses, such as storage facilities, are screened by active uses along street frontages or located above or below street level.

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.

Element 6) Education and Outreach:

Policy 11) Provide technical support, awards and recognition to individuals and organizations furthering Greensboro's energy and sustainability efforts.

Other Plans

N/A

STAFF ANALYSIS AND RECOMMENDATION

Community Outreach

Applicant is strongly encouraged to discuss this proposed original zoning and development with owners of surrounding properties.

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 February 4, 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 is located in Growth Tier 1, 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 3.37 acres and is a portion of right of way for McConnell Road. North of the subject property contains single-family dwellings and undeveloped land, zoned County AG. East of the subject property contains undeveloped land, zoned County AG. South of the subject property contains light truck and equipment rental and undeveloped land, zoned City LI, City CD-LI, City BP, and City R-3. West of the subject property contains single-family dwellings and undeveloped land, zoned County AG.

The proposed original zoning request supports the GSO2040 Growing Economic Competitiveness Plan to increase and preserve the inventory of developable sites compatible with corporate and industrial uses. The request also supports 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 GSO 2040 Comprehensive Plan's Future Land Use Map designates the property as Industrial. The Industrial designation includes light and heavy manufacturing, assembly and fabrication, and warehousing, logistics and distribution centers. Greensboro has seen a loss of land suitable for and attractive to industrial development, and it is critical that these areas be protected for larger industrial development opportunities.

The GSO2040 Comprehensive Plan's Future Built Form Map currently designates the subject property as Planned Industrial. Planned Industrial Districts should reflect these characteristics:

1. Employment or employment support uses only are permitted. Support could include retail, services, and housing but only if new uses do not undermine the potential for future job creation.
2. Employment areas are protected from erosion by non-employment uses so that their viability for industrial and other uses that create quality, living-wage jobs is not lessened. This could include guarding against loss of important road or rail access, having contiguous land broken up into smaller pieces, or introducing new housing or other uses that can later claim that the employment uses are not compatible.
3. They have a demonstrated tolerance for noise, trucking, and other off-site impacts.
4. They are sufficiently supported by roadways, rail lines, and other infrastructure.
5. Employment and employees are supported and connected through transit, bicycle and pedestrian access and connections, and the installation of high-quality infrastructure such as bus shelters, heating, lights, and data displays.
6. Adaptive reuse of older industrial and commercial property is encouraged.
7. Inactive uses, such as storage facilities, are screened by active uses along street frontages or located above or below street level.

Per N.C.G.S 160A-31(F), property that is owned by a public entity, such as the NCDOT, may be annexed if the inclusion of said property makes an annexation petition contiguous with the primary corporate limits. The proposed LI zoning district is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties. This request would permit uses that are present on adjacent tracts. 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 annexation and original zoning to the **City LI (Light Industrial)** zoning district.

PL(P) 25-08 & Z-25-02-009: An annexation and original zoning request from County AG (Agricultural) to CD-LI (Conditional District - Light Industrial) for the properties identified as a portion of 3725, a portion of 3739, and all of 3751 McConnell Road, generally described as east of McConnell Road, north of I-40, and west of I-840 (32.31 acres). (RECOMMENDED APPROVAL)

AND

PL(P) 25-08 & Z-25-02-010: An annexation and original zoning request from County AG (Agricultural) to LI (Light Industrial) for the property identified as a portion of McConnell Road Right-of-way, generally described as McConnell Road northwest of Interstate 40 and east of Clapp Farms Road (3.37 acres). (RECOMMENDED APPROVAL)

Mr. Nelson explained the request consisted of two rezoning and one annexation. He noted that item Z-25-02-009 was conditional zoning from County AG to CD-LI, and item Z-25-02-010 was to assign city land use classification to a portion of the McConnell Road Right-of-way.

Mr. Nelson reviewed the summary information for the subject properties and surrounding properties. He advised that the applicant (Z-25-02-009) proposed the following condition:

1. Permitted uses shall include all uses allowed in the LI zoning district except: Cemeteries; Auditoriums, Coliseums and Stadiums; Bus and Rail Terminal; Shooting Range; Amusement or Water Park, Fairgrounds; Hotels and Motels; Single Room Occupancy Residences; Inert Debris Landfill, Minor (Temporary Use); Animal Shelter; Day Care Centers; Elementary/Secondary Schools, Neighborhood-scale; Elementary/Secondary Schools, Community-scale; Religious Assembly, Neighborhood-scale; Religious Assembly, Community-scale; Shelters, Temporary and Emergency; Funeral Homes and Crematoriums; Veterinary Services, Pet Grooming, Kennels; Car Washes; Recycling Processing Centers; Caretaker Dwellings; Junk Motor Vehicles; Eating and Drinking Establishments; Group Care Facilities.

Mr. Nelson stated that the GSO 2040 Comprehensive Plan designates this site as Planned Industrial on the Future Built Form Map and Industrial on the Future Land Use Map. Staff determined the proposed original zoning request supports the GSO2040 Growing Economic Competitiveness Plan to increase and preserve the inventory of developable sites compatible with corporate and industrial uses. The request also supports 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, and LI district would permit uses that are present on adjacent tracts. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on adjacent properties. Staff recommended approval of the request.

Chair 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.

Mr. Peterson made a motion to annex the subject properties, seconded by Vice Chair Skenes. The Commission voted 9 - 0 (Ayes: Chair Magid, Vice Chair Skenes, Ms. O'Connor, Mr. Gilmer Sr., Ms. Glass, Ms. Turner, Mr. Downing, Mr. Peterson and Mr. Nichols). Nays: (None).

Mr. Peterson then stated regarding item **Z-25-02-009**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties at a portion of 3725, a portion of 3739, and all of 3751 McConnell Road from County AG (Agricultural) 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 the 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 9 - 0 (Ayes: Chair Magid, Vice Chair Skenes, Ms. O'Connor, Mr. Gilmer Sr., Ms. Glass, Ms. Turner, Mr. Downing, Mr. Peterson and Mr. Nichols). Nays: (None).

Mr. Peterson then stated regarding item **Z-25-02-010**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at a portion of McConnell Road Right-of-way from County AG (Agricultural) 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 the surrounding area and limits negative impacts on the adjacent properties; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. Ms. O'Connor seconded the motion.

The Commission voted 9 - 0 (Ayes: Chair Magid, Vice Chair Skenes, Ms. O'Connor, Mr. Gilmer Sr., Ms. Glass, Ms. Turner, Mr. Downing, Mr. Peterson and Mr. Nichols). Nays: (None).

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

Item H.4: Portion of McConnell Road Right of Way

Original Zoning

Date: July 15, 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 **a portion of McConnell Road Right-of-way** from **County AG (Agricultural)** 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:
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 the surrounding area and limits negative impacts on the adjacent properties. 3. The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. 4. **Other factors raised at the public hearing, if applicable (describe)**	1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. 2. The proposed City 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

PORTION OF MCCONNELL ROAD RIGHT OF WAY, GENERALLY DESCRIBED AS NORTHWEST OF I-40 AND EAST OF CLAPP FARMS ROAD

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

Section 1

The Official Zoning Map is hereby amended by original zoning from **County AG** (Agricultural) to **City LI** (Light Industrial)

The area is described as follows:

BEGINNING at a point on the existing Greensboro city limit line (as of December 31, 2024), said point being a right-of-way monument in concrete with an "X" on the eastern right-of-way line of McConnell Road (SR #3000); THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said right-of-way line the following eight (8) courses and distances: 1) N 23°30'38" W 105.67 feet to a point, 2) N 03°40'39" E 50.54 feet to a right-of-way monument with a cap, 3) N 86°46'11" E 92.96 feet to an iron rebar, 4) N 00°07'30" E 60.09 feet to a right-of-way monument with a cap, 5) N 67°48'57" W 97.49 feet to a point, 6) N 27°24'49" W 136.63 feet to an iron pipe, 7) with a curve to the left having a radius of 121.40 feet and a chord bearing and distance of N 69°34'04" W 161.65 feet to an iron pipe, and 8) N 49°22'49" W 29.90 feet to the westernmost corner of Area P1 shown on Boundary Exhibit 3739, 3751, & 3725 McConnell Road, by KCI Associates of N.C., dated 12/05/24; thence in a westerly direction, crossing McConnell Road, approximately 200 feet to a point on the existing city limit line, said point being the western end of Line "L-1" on the northern line of Lot 1 of Property of Penske Truck Leasing Co., L.P., as recorded in Plat Book 214, Page 13; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a southeasterly direction approximately 630 feet to the point and place of BEGINNING, and containing approximately 3.37 acres. All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2

This property will be perpetually bound to the uses authorized and subject to the development standards of the **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 July 15, 2025.

City of Greensboro

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

Agenda Report

File Number: 2025-547

Agenda Item# H.5.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2025-547 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property Located at 3526 McConnell Rd – .936 Acres (Amanda Hodierne, and others)

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

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

Council District: Proximate to District 1

Public Hearing: Yes
Advertising Date/By: July 3 and 10, 2025/by City Clerk

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

PURPOSE:
Amanda Hodierne, Ernie Reinstein and Jason Simon, on behalf of Molly Biggs, are requesting annexation of the property located at 3526 McConnell Road, generally described as south of McConnell Road and east of Youngs Mill 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 **July 15, 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 16 inch water line that fronts the property on McConnell Road.

City sewer is available by connecting to the eight inch sewer line to the southeast of the property. The sewer line is on the north side of 4737 McConnell Center Drive.

The City's Fire Department notes that this site is currently served by Greensboro Fire Station 56, on Cole Street (west of the request) due to Fire District 14 being part of GFD's agency response. Upon annexation, Greensboro Fire Station 56 will continued to serve the property. Service to this location would remain the same upon annexation.

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.

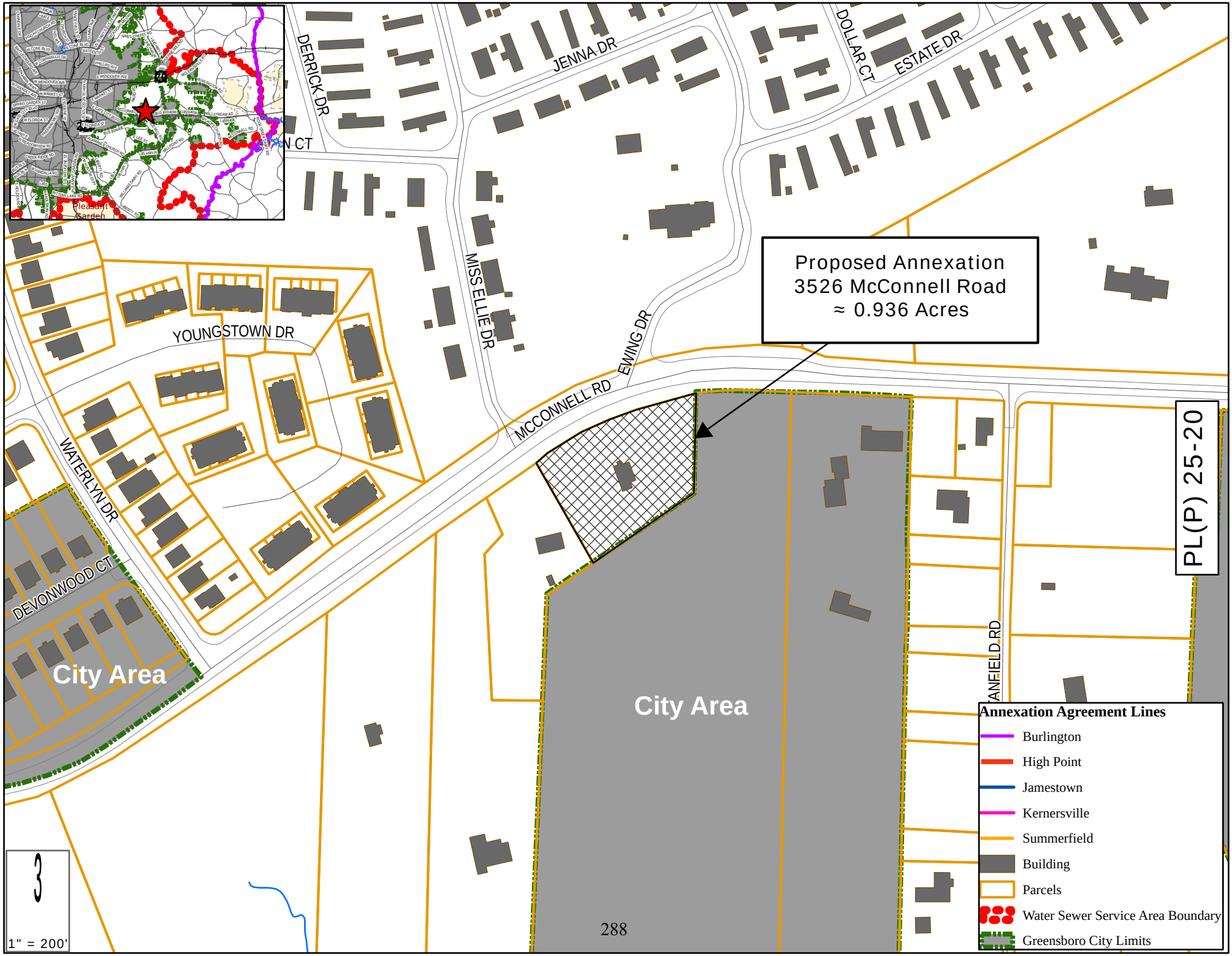
BUDGET IMPACT:
Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

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 June 2, 2025 meeting

The Planning and Zoning Commission recommended approval of this annexation at its June 16, 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
3526 McConnell Road
≈ 0.936 Acres
DERRICK DR
JENNA DR
DOLLAR CT
ESTATE DR
MISS ELLIE DR
EWING DR
MCCONNELL RD
YOUNGSTOWN DR
WATERLYN DR
DEVONWOOD CT
City Area
City Area
PL(P) 25-20
ANFIELD RD
288
Annexation Agreement Lines
Burlington
High Point
Jamestown
Kernersville
Summerfield
Building
Parcels
Water Sewer Service Area Boundary
Greensboro City Limits
3
1" = 200'


Proposed Annexation
3526 McConnell Road
≈ 0.936 Acres
DERRICK DR
JENNA DR
DOLLY DESTATE DR
SUE ELLEN CT
MISSELLIE DR
EMMA DR
YOUNGSTOWN DR
WATERFORD DR
MCCONNELL RD
STANFIELD RD
City Area
PL(P) 25-20
3
1" = 200'

GREENSBORO
NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 4/15/2025

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 legal description for Biggs - 3526 McConnell Rd. - Parcel # 118718

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

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Molly Biggs 3526 McConnell Rd. Greensboro, NC 27405	No	Molly Biggs
2.			

LEGAL DESCRIPTION – 3526 McConnell Rd. – Parcel # 118718

BEGINNING AT A (1") IRON PIPE FOUND WITHIN THE SOUTHERN RIGHT-OF-WAY OF McCONNELL ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) , SAID IRON PIPE BEING LOCATED IN THE WESTERN LINE OF THE PROPERTY OF WC MCCONNELL 20 LLC (DEED BOOK 8866, PAGE 893);

THENCE DEPARTING SAID RIGHT-OF-WAY AND CONTINUING WITH THE WESTERN LINE OF WC MCCONNELL 20 LLC THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 01-12-46 W A DISTANCE OF 160.36 FEET TO A (1") IRON PIPE FOUND;

2. S 55-19-02 W A DISTANCE OF 207.84 FEET TO A (1") IRON PIPE FOUND, SAID IRON PIPE BEING THE SOUTHEASTERN CORNER OF THE PROPERTY OF ALEXANDER PRATTO AND PAMELA K. PROTTO (DEED BOOK 5292. PAGE 1371);

THENCE DEPARTING THE WESTERN LINE OF WC MCCONNELL 20 LLC AND RUNNING WITH THE EASTERN LINE OF ALEXANDER PRATTO AND PAMELA K. PROTTO N 19-08-35 W A DISTANCE OF 196.44 FEET TO AN (1") IRON PIPE FOUND IN THE AFOREMENTIONED SOUTHERN RIGHT OF WAY OF McCONNELL ROAD;

THENCE DEPARTING THE EASTERN LINE OF ALEXANDER PRATTO AND PAMELA K. PROTTO AND RUNNING WITH THE SOUTHERN RIGHT-OF-WAY OF McCONNELL ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 61-07-19 E A DISTANCE OF 101.56 FEET TO A (#5) IRON REBAR SET;

2. N 70-27-11 E A DISTANCE OF 96.50 FEET TO A (#5) IRON REBAR SET;

3. N 78-46-21 E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 40,784 SQUARE FEET OF 0.936 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND CONVEYANCES OF RECORD.

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 3526 MCCONNELL ROAD – .936 ACRES)

Section 1

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

BEGINNING at a found 1" iron pipe in the existing Greensboro city limits (as of March 31, 2025), said point being the southwest corner of Molly Feimster, as recorded in Deed Book 8041, Page 35; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of Lot 1 of Property of Margie C. Scott, as recorded in Plat Book 116, Page 68, now being the property of Alexander and Pamela K. Pratto, as recorded in Deed Book 5292, Page 1371, N 19° 08' 35" W 196.44 feet to a found 1" iron pipe in the southern right-of-way line of McConnell Road (S.R. 3000); thence with said right-of-way line the following three (3) courses and distances: 1) N 61° 07' 19" E 101.56 feet to a #5 iron rebar set, 2) N 70° 27' 11" E 96.50 feet to a #5 iron rebar set, and 3) N 78° 46' 21" E 60.00 feet to a found 1" iron pipe in the existing city limit line, said pipe being in the western line of WC McConnell 20 LLC, as recorded in Deed Book 8866, Page 893, said pipe being located S 01° 12' 46" W 10.18 feet from a found 1" iron pipe having NC state plane coordinates NAD 83(2011) N:842,165.16 E:1,790,829.35; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the western line of said LLC S 01° 12' 46" W 160.36 feet to a 1" iron pipe found; thence continuing with said western line S 55° 19' 02" W 207.84 feet to the point and place of BEGINNING, and containing approximately 0.936 acres.

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

Section 2

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

Section 3

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

Section 4

From and after the effective date of annexation, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in

force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5

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

Section 6

That this ordinance shall become effective upon adoption.

City of Greensboro

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

Agenda Report

File Number: 2025-548

Agenda Item# H.6.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2025-548 Public Hearing for an Ordinance for Original Zoning for 3526 McConnell Rd – Amanda Hodierne, Ernie Reinstein and Jason Simon on behalf of Molly Biggs

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

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

Council District: Proximate to District 1

Public Hearing: Yes
Advertising Date/By: July 3 and 10, 2025/by City Clerk

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

PURPOSE:
Amanda Hodierne, Ernie Reinstein and Jason Simon, on behalf of Molly Biggs, are requesting original zoning from **County AG** (Agricultural) to **City CD-LI** (Conditional District Light Industrial) for 3526 McConnell Road, generally described as south of McConnell Road and east of Youngs Mill 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 **July 15, 2025** meeting.

BACKGROUND:
Following a public hearing on June 16, 2025, the Planning and Zoning Commission voted 8-0 to recommend approval of this request. There was one speaker in favor and none in opposition for this item. (See minutes of the June 16, 2025 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new industrial development tied to adjacent properties.

This request includes the following conditions:

1. Permitted uses shall be limited to shall include all uses allowed in LI zoning district except: Cemeteries; Auditoriums, Coliseums, and Stadiums; Bus and Rail Terminal; Shooting Range; Amusement or Water Park, Fairgrounds; Hotels and Motels; Single Room Occupancy Residences; Inert Debris Landfill, Minor (Temporary Use); and Animal Shelters.

There shall be an enhanced visual screen along the western property boundary with the residential properties located at 3520 & 3524 McConnell Road that includes the following: Existing canopy trees in the required Type A buffer yard shall be saved as much as possible. Any new plantings in the required Type A landscape buffer yard shall be of evergreen material for year round screening. Any additional required canopy trees will be substituted with 2 understory trees for each required canopy tree to ensure full visual screening from ground level.

BUDGET IMPACT:
This item will have no budget impact.

ACCOUNT NUMBER:
N/A

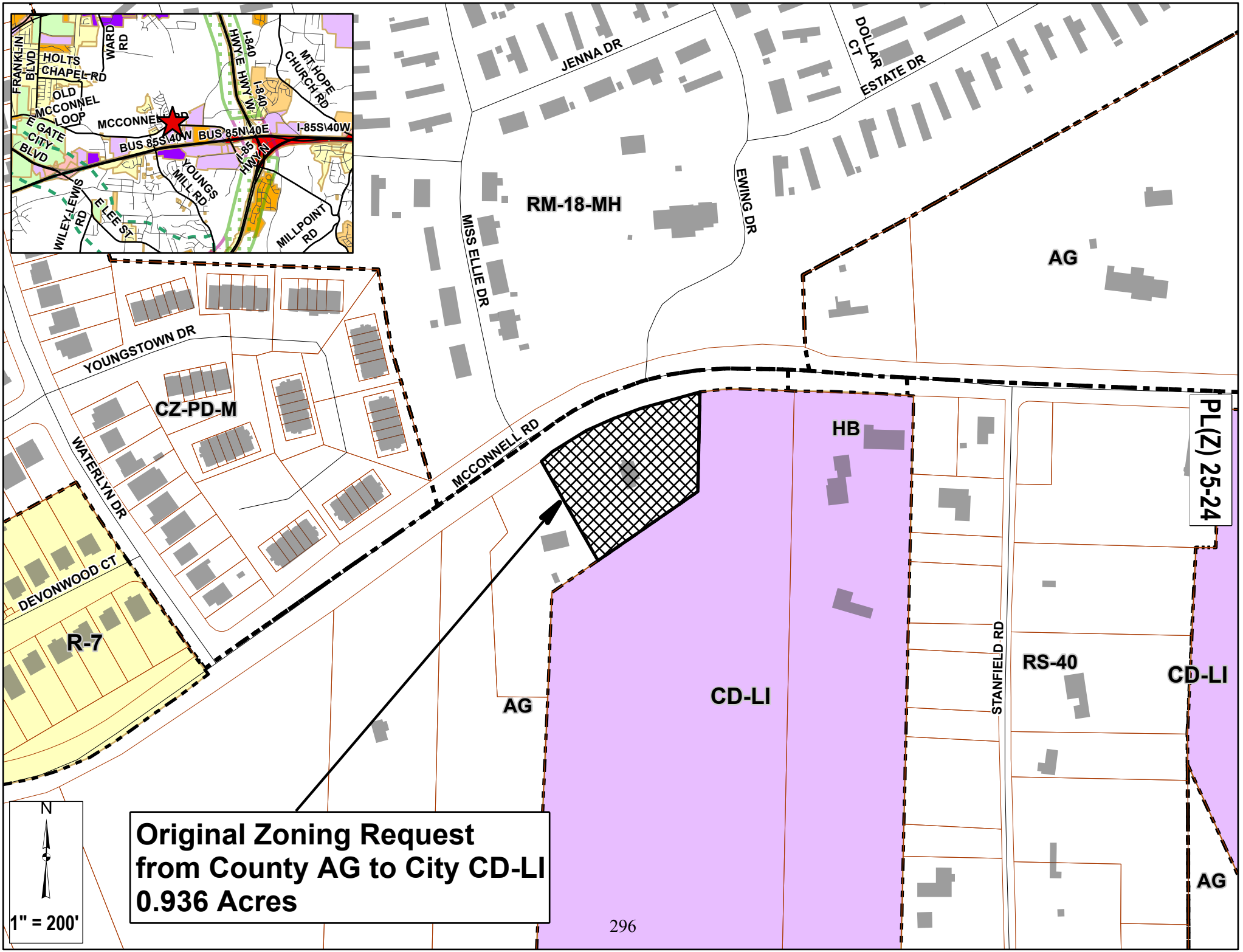
RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council It is recommended that City Council hold a public hearing and approve this request.

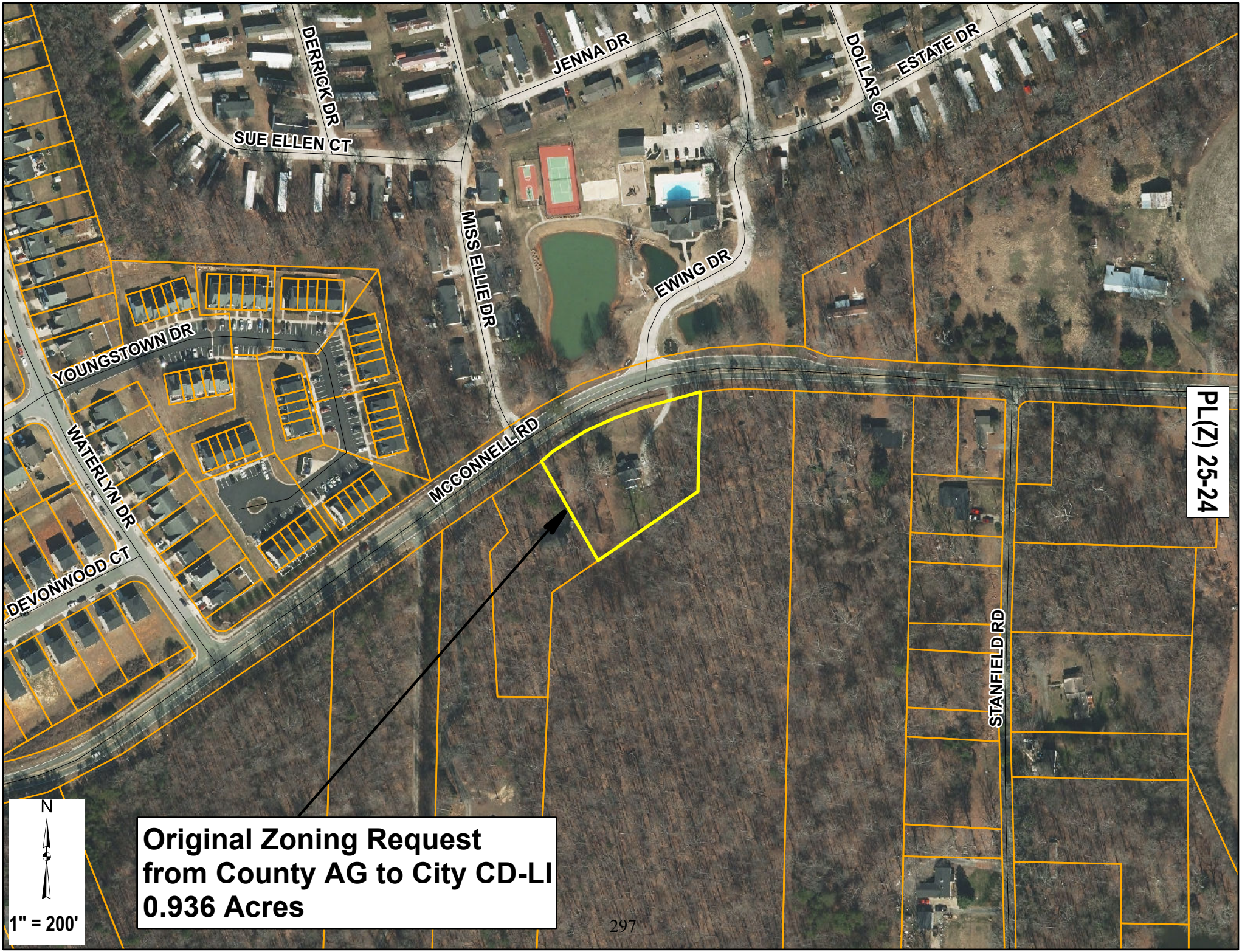
The Planning and Zoning Commission recommended **approval** of this request 8-0.

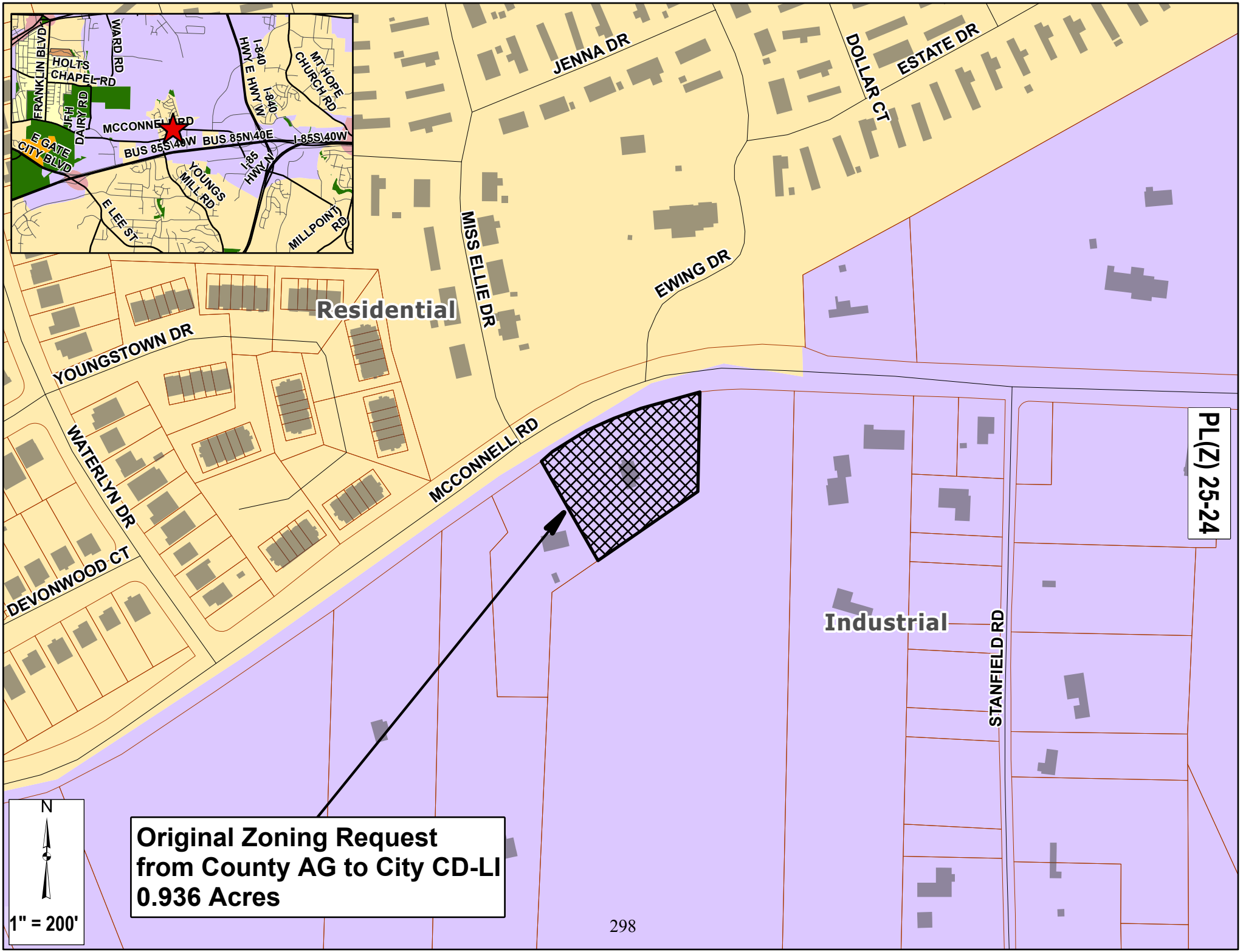
Planning recommends **approval** of the **City CD-LI** zoning request based on:

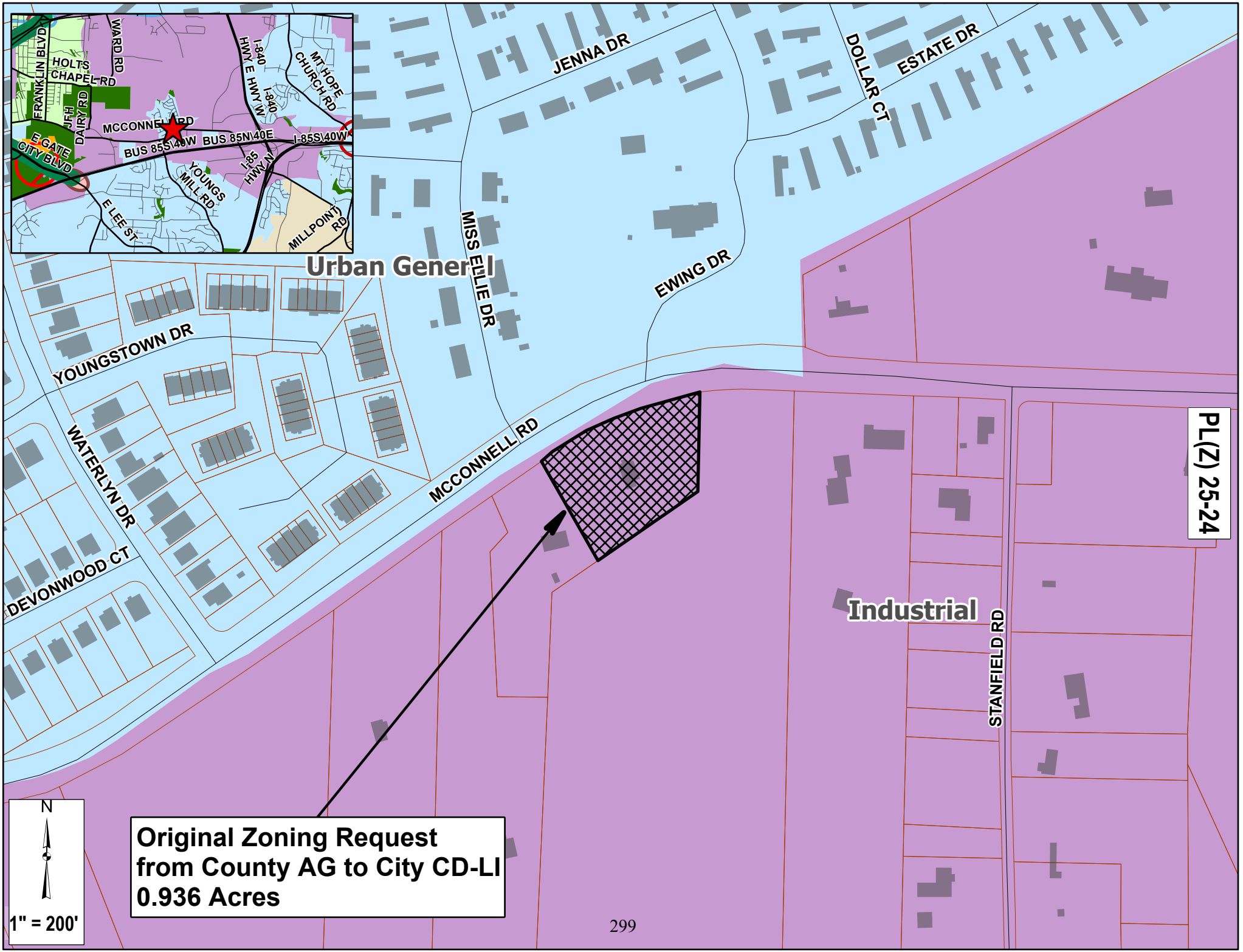
- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.

- Request is consistent with the **Growing Economic Competitiveness** Big Idea so Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.


JENNA DR
DOLLAR CT
ESTATE DR
RM-18-MH
EWING DR
MISS ELLIE DR
AG
YOUNGSTOWN DR
CZ-PD-M
WATERLYN DR
MCCONNELL RD
HB
PL(Z) 25-24
DEVONWOOD CT
R-7
AG
CD-LI
STANFIELD RD
RS-40
CD-LI
AG
N
1" = 200'
Original Zoning Request
from County AG to City CD-LI
0.936 Acres
FRANKLIN BLVD
HOLTS CHAPEL RD
WARD RD
OLD MCCONNEL LOOP
E GATE CITY BLVD
MCCONNELL RD
BUS 85S\40W
BUS 85N\40E
I-85S\40W
I-840 E HWY W
I-840
MT HOPE CHURCH RD
I-85 HWY N
YOUNGS MILL RD
WILEY-LEWIS RD
E LEE ST
MILLPOINT RD


DERRICK DR
JENNA DR
DOLLAR CT
ESTATE DR
SUE ELLEN CT
MISS ELLIE DR
EWING DR
YOUNGSTOWN DR
WATERLYN DR
MCCONNELL RD
DEVONWOOD CT
STANFIELD RD
PL(Z) 25-24
N
1" = 200'
Original Zoning Request
from County AG to City CD-LI
0.936 Acres


JENNA DR
DOLLAR CT
ESTATE DR
MISS ELLIE DR
EWING DR
Residential
YOUNGSTOWN DR
WATERLYN DR
DEVONWOOD CT
MCCONNELL RD
PL(Z) 25-24
Industrial
STANFIELD RD
Original Zoning Request
from County AG to City CD-LI
0.936 Acres
N
1" = 200'
HOLTS CHAPEL RD
WARD RD
FRANKLIN BLVD
I-840 HWY E
I-840 HWY W
MT HOPE CHURCH RD
JFH DAIRY RD
MCCONNELL RD
BUS 85S\40W
BUS 85N\40E
I-85S\40W
E GATE CITY BLVD
I-85 HWY N
YOUNGS MILL RD
E LEE ST
MILLPOINT RD


JENNA DR
DOLLAR CT
ESTATE DR
MISS ELLIE DR
EWING DR
Urban General
YOUNGSTOWN DR
WATERLYN DR
DEVONWOOD CT
MCCONNELL RD
PL(Z) 25-24
Industrial
STANFIELD RD
Original Zoning Request
from County AG to City CD-LI
0.936 Acres
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HOLTS CHAPEL RD
WARD RD
FRANKLIN BLVD
JFH DAIRY RD
E GATE CITY BLVD
MCCONNELL RD
BUS 85S\40W
BUS 85N\40E
I-85S\40W
I-840 HWY E
I-840 HWY W
MT HOPE CHURCH RD
I-85 HWY N
YOUNGS MILL RD
E LEE ST
MILLPOINT RD

PLZ-25-24

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: July 15, 2025

GENERAL INFORMATION

APPLICANT	Amanda Hodierne, Ernie Reinstein, and Jason Simon on behalf of Molly Biggs
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County AG (Agricultural) to City CD-LI (Conditional District - Light Industrial)
CONDITIONS	1. Permitted uses shall include all uses allowed in LI zoning district except: Cemeteries; Auditoriums, Coliseums, and Stadiums; Bus and Rail Terminal; Shooting Range; Amusement or Water Park, Fairgrounds; Hotels and Motels; Single Room Occupancy Residences; Inert Debris Landfill, Minor (Temporary Use); and Animal Shelter. 2. There shall be an enhanced visual screen along the western property boundary with the residential properties located at 3520 & 3524 McConnell Road that includes the following: Existing canopy trees in the required Type A buffer yard shall be saved as much as possible. Any new plantings in the required Type A landscape buffer yard shall be of evergreen material for year round screening. Any additional required canopy trees will be substituted with 2 understory trees for each required canopy tree to ensure full visual screening from ground level.
LOCATION	3526 McConnell Road
PARCEL ID NUMBER(S)	7894026081
PUBLIC NOTIFICATION	The notification area for this public hearing was 750 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). **55** notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.936 acres
TOPOGRAPHY	Generally flat

VEGETATION Wooded

SITE DATA

Existing Use Single-family dwelling

	Adjacent Zoning	Adjacent Land Uses
N	County RM-18-MH (Residential Multi-family with a Manufactured Housing Overlay)	Manufactured home park
E	City CD-LI (Conditional District - Light Industrial)	Undeveloped land
S	City CD-LI (Conditional District - Light Industrial)	Undeveloped land
W	County AG (Agricultural)	Single-family dwellings

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 AG**	Requested **(City CD-LI)**
Max. Density:	1 dwelling per acre	N/A
Typical Uses	Primarily intended to accommodate various agricultural uses.	Permitted uses shall include all uses allowed in LI zoning district except: Cemeteries; Auditoriums, Coliseums, and Stadiums; Bus and Rail Terminal; Shooting Range; Amusement or Water Park, Fairgrounds; Hotels and Motels; Single Room Occupancy Residences; Inert Debris Landfill, Minor (Temporary Use); and Animal Shelter.

***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 South to Lake MackIntosh, Watersupply Watershed WS-IV, Little Alamance Creek sub-basin
Floodplains	N/A
Streams	N/A
Other:	Site must meet current watershed requirements, Water Quality and Water Quantity Control must be addressed for the entire development. Water Quality must treat the first 1" of rainfall. Water Quantity Control must reduce the 1yr, 2yr & 10yr 24hr storms to pre-development levels. All BUA must be treated by a State approved water quality BMP/SCM. State/Corps permits are required for any stream or wetland disturbance or crossing.

Utilities (Availability)

Water is available on McConnell Road. Sewer is available approximately 2,115 feet to the southeast of the property on the south side of I-40. Private developer shall ensure all extensions to the property and on site water and sewer meet the City of Greensboro and NCDEQ's 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 A buffer yard, with an average width of 45', a minimum width of 35', and a planting rate of 4 canopy trees, 10 understory trees and 33 shrubs per 100 l.f.

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

Parking Lots:

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

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

On lots of record that existed prior to July 1, 1992 that are less than 55,000 square feet in area, no development is required to landscape more than 15% of the site.

Tree Conservation:

For 0.936 acres, 1% of parcel size to be dedicated in critical root zone for Tree Conservation.

Transportation

Street Classification:	McConnell Road – Minor Thoroughfare.
Site Access:	All access(es) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	McConnell Road AADT = 4,300 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)	No TIS required per Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Comprehensive Plan Consistency

In determining whether the proposed zoning is consistent with these designations, use the following questions to frame the discussion. This is not a checklist, but a set of questions to guide the determination of consistency with the Comprehensive Plan. If the answers to these questions are generally in the positive, the rezoning request should be deemed consistent with the Comprehensive Plan.

1. Is the proposed rezoning in an area with an adopted neighborhood, corridor, Redevelopment, or small area plan, and if so is it consistent with that plan?
2. Does the proposed rezoning support uses anticipated within the Comprehensive Plan's Future Land Use Map and Future Built Form Map designations?
3. Is the site for the proposed zoning district in an Activity Center or directly adjacent to an Activity Center?
4. Are the uses permitted within the proposed zoning district found elsewhere within the same Future Built Form (center, place type, or corridor), or can the same uses be found in an area with the same Future Built Form designation elsewhere in Greensboro?
5. Are the uses permitted within the proposed zoning district of a similar scale, intensity, or offsite impact as existing nearby uses?
6. If warranted due to differences in the zoning, use, or scale of adjacent properties, can the property proposed for rezoning accommodate a satisfactory transition to the existing scale and intensity of existing, adjacent uses?
7. Are the uses permitted within the proposed zoning district compatible with the scale and design of the adjacent road?
8. Would the proposed rezoning or land use change impact the existing adjacent land uses? Is the proposed zoning compatible with existing adjacent land uses? Would the proposed change make a use or building nonconforming or increase the degree of nonconformity?
9. Will the proposed zoning accommodate development that permits the extension of the existing and planned street and sidewalk system and the plan's priorities for interconnection of adjacent neighborhoods?
10. Does the proposed change in zoning support one of the Big Ideas such as Growing Economic Competitiveness, Filling in our Framework, or Creating Great Places, as discussed on page 75 of the Comprehensive Plan?

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.

***GSO**2040* **Comprehensive Plan Policies**
The ***GSO**2040* Future Land Use Map designates this location as Industrial. 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 **Industrial** future land use designation. The ***GSO**2040* Future Built Form Map designates this location as **Planned Industrial District**. The subject property is located in **Growth Tier 1** of the Growth Tiers Map.

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

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 1 – Work with community partners to ensure that the appropriate sites on Greensboro's periphery are designated as Industrial on the Future Land Use map. Development should focus on industrial uses first.

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

Future Land Use Map

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

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

Future Built Form

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

> **Planned Industrial Districts** should reflect these characteristics:

1. Employment or employment support uses only are permitted. Support could include retail, services, and housing but only if new uses do not undermine the potential for future job creation.
2. Employment areas are protected from erosion by non-employment uses so that their viability for industrial and other uses that create quality, living-wage jobs is not lessened. This could include guarding against loss of important road or rail access, having contiguous land broken up into smaller pieces, or introducing new housing or other uses that can later claim that the employment uses are not compatible.
3. They have a demonstrated tolerance for noise, trucking, and other off-site impacts.
4. They are sufficiently supported by roadways, rail lines, and other infrastructure.
5. Employment and employees are supported and connected through transit, bicycle and pedestrian access and connections, and the installation of high-quality infrastructure such as bus shelters, heating, lights, and data displays.
6. Adaptive reuse of older industrial and commercial property is encouraged.
7. Inactive uses, such as storage facilities, are screened by active uses along street frontages or located above or below street level.

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 June 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 0.936 acres and contains a single-family dwelling. North of the request contains a manufactured home park, zoned County RM-18-MH (Residential Multi-family with a Manufactured Housing Overlay). East and south of the request contain undeveloped land, zoned CD-LI (Conditional District – Light Industrial). West of the request contains a single-family dwelling, zoned AG (Agricultural).

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 the Growing Economic Competitiveness Big Idea to increase and preserve the inventory of developable sites compatible with corporate and industrial uses.

The Comprehensive Plan's Future Land Use Map, designates this property as Industrial. The proposed City CD-LI (Conditional District – Light Industrial) zoning district would allow land uses that are compatible with the existing and emerging character of the area.

The Comprehensive Plan's Future Built Form Map currently designates this property as Planned Industrial District. The industrial designation includes light and heavy manufacturing, assembly and fabrication, and warehousing, logistics and distribution centers. Greensboro has seen a loss of land suitable for and attractive to industrial development, and it is critical that these areas be protected for larger industrial development opportunities.

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

1. Employment or employment support uses only are permitted. Support could include retail, services, and housing but only if new uses do not undermine the potential for future job creation.
2. Employment areas are protected from erosion by non-employment uses so that their viability for industrial and other uses that create quality, living-wage jobs is not lessened. This could include guarding against loss of important road or rail access, having contiguous land broken up into smaller pieces, or introducing new housing or other uses that can later claim that the employment uses are not compatible.
3. They have a demonstrated tolerance for noise, trucking, and other off-site impacts.
4. They are sufficiently supported by roadways, rail lines, and other infrastructure.
5. Employment and employees are supported and connected through transit, bicycle and pedestrian access and connections, and the installation of high-quality infrastructure such as bus shelters, heating, lights, and data displays.
6. Adaptive reuse of older industrial and commercial property is encouraged.
7. Inactive uses, such as storage facilities, are screened by active uses along street frontages or located above or below street level.

The proposed CD-LI zoning district, as conditioned, would limit permitted uses to all uses allowed in LI zoning district except: Cemeteries; Auditoriums, Coliseums, and Stadiums; Bus and Rail Terminal; Shooting Range; Amusement or Water Park, Fairgrounds; Hotels and Motels; Single Room Occupancy Residences; Inert Debris Landfill, Minor (Temporary Use); and Animal Shelter. The uses permitted under this request are similar to existing uses present in the surrounding area.

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

Staff Recommendation
Staff recommends **approval** of the requested **City CD-LI (Conditional District – Light Industrial)** zoning district.

TRAFFIC IMPACT ANALYSIS
WC MCCONNELL ROAD COMMERCE CENTER
GREENSBORO, NORTH CAROLINA

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed WC McConnell Road Commerce Center in accordance with the Greensboro Department of Transportation (GDOT) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located south of McConnell Road, between Youngs Mill Road and Clapp Farms Road in Greensboro, North Carolina. The proposed development, anticipated to be completed in 2024, is assumed to consist of up to 257,000 square feet of general light industrial. Site access is proposed via one (1) full movement driveway along McConnell Road located approximately 380 feet east of Ewing Drive.

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with NCDOT and GDOT and consists of the following existing intersections:

- McConnell Road and I-40 EB Ramps [unsignalized]
- McConnell Road and I-40 WB Ramps [signalized]
- McConnell Road and Clapp Farms Road [unsignalized]
- McConnell Road and Youngs Mill Road [unsignalized]

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed above in September 2023 by Quality Counts, LLC. during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods while schools were in session. Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate.

3. Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 11th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
General Light Industrial (110)	257,000 sq ft	1,018	157	22	11	68
Truck Trips			*2*	*1*	*1*	*2*
Passenger Car Trips			*155*	*21*	*10*	*66*

4. Future Traffic Conditions

Through coordination with NCDOT and GDOT, it was determined that an annual growth rate of 3% would be used to generate 2025 [build out + 1] projected weekday AM and PM peak hour traffic volumes. The following adjacent developments were identified to be considered under future conditions:

- Abberly McConnell
- McConnell Industrial II
- Brookhaven Mill Residential Development
- McConnell Commercial Development
- Clapp Farms Road Residential
- McConnell Pond

Based on coordination with NCDOT and GDOT, it was determined that no future roadway improvements would be included in future analysis scenarios. Improvements associated with adjacent developments or future roadway projects are currently not constructed or have construction timelines outside of the proposed development study year. Therefore, as a conservative analysis, these improvements were not analyzed.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2023 Existing Traffic Conditions
- 2025 (Build Out + 1) No-Build Traffic Conditions
- 2025 (Build Out + 1) Build Traffic Conditions

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2023 existing, 2025 no-build, and 2025 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

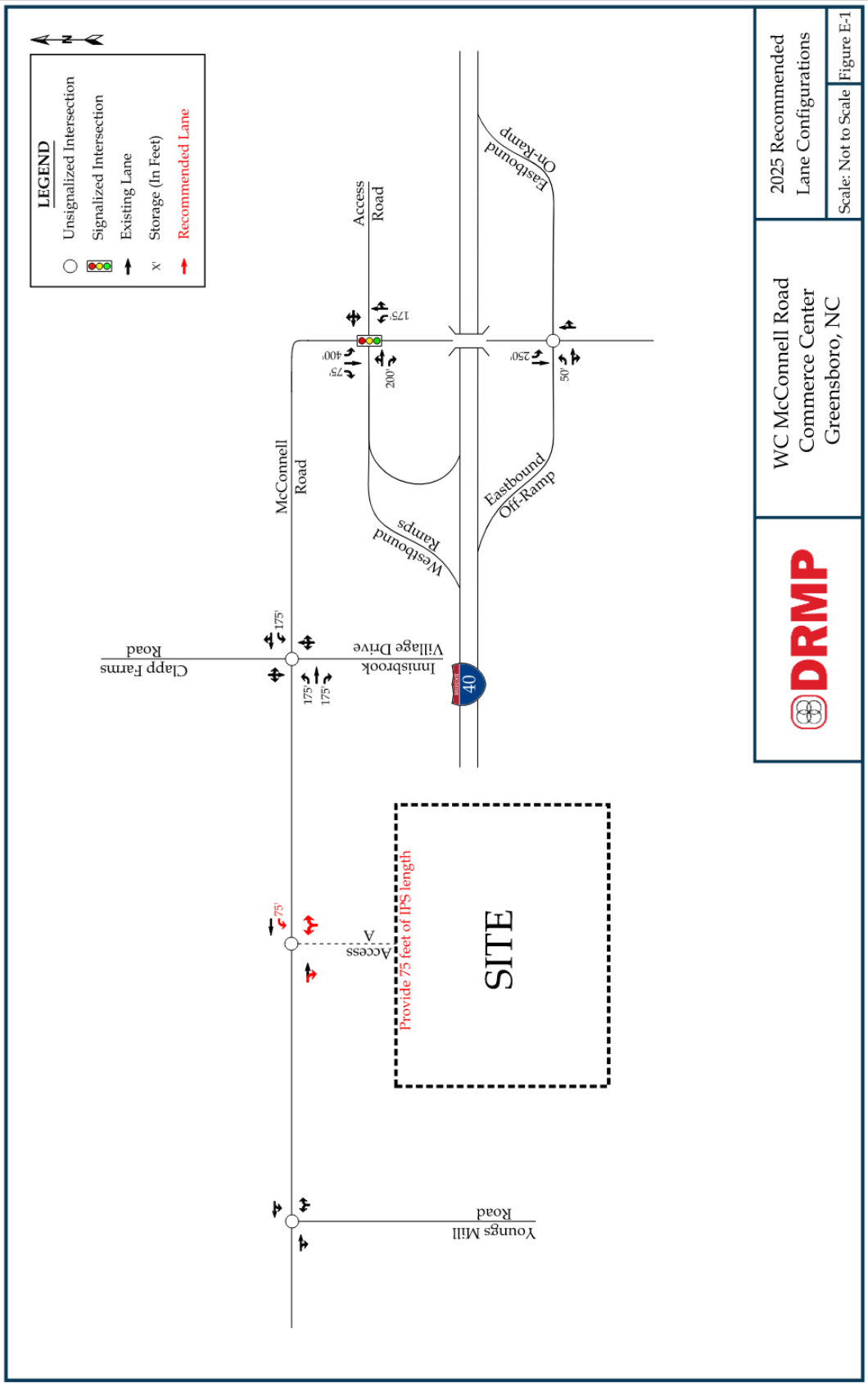
6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Committed Improvements by Others

McConnell Road and Access A

- Construct Access A with one ingress and one egress lane (shared left-right lane)
- Construct a westbound McConnell Road left turn lane with 75 feet of storage and appropriate taper length.
- Provide at least 75 feet of Internal Protected Stem (IPS) length.


LEGEND
Unsignalized Intersection
Signalized Intersection
Existing Lane
Storage (In Feet)
Recommended Lane
Access Road
Eastbound On-Ramp
175'
400'
75'
200'
250'
50'
McConnell Road
Eastbound Off-Ramp
Westbound Ramps
175'
175'
175'
Innisbrook Village Drive
Clapp Farms Road
40
75'
Access A
Provide 75 feet of TPS length
SITE
Youngs Mill Road
DRMP
WC McConnell Road Commerce Center Greensboro, NC
2025 Recommended Lane Configurations
Scale: Not to Scale
Figure E-1

PL(P) 25-20 & Z-25-06-001: An annexation and original zoning request from County AG (Agricultural) to City CD-LI (Conditional District - Light Industrial) for the property identified as 3526 McConnell Road, generally described as south of McConnell Road and east of Youngs Mill Road (0.936 acres). (RECOMMENDED APPROVAL)

Mr. Nelson reviewed the summary information for the subject property and surrounding properties. Mr. Nelson advised that the applicant proposed the following conditions:

1. Permitted uses shall include all uses allowed in LI zoning district except: Cemeteries; Auditoriums, Coliseums, and Stadiums; Bus and Rail Terminal; Shooting Range; Amusement or Water Park, Fairgrounds; Hotels and Motels; Single Room Occupancy Residences; Inert Debris Landfill, Minor (Temporary Use); and Animal Shelter.
2. There shall be an enhanced visual screen along the western property boundary with the residential properties located at 3520 & 3524 McConnell Road that includes the following: Existing canopy trees in the required Type A buffer yard shall be saved as much as possible. Any new plantings in the required Type A landscape buffer yard shall be of evergreen material for year round screening. Any additional required canopy trees will be substituted with 2 understory trees for each required canopy tree to ensure full visual screening from ground level.

Mr. Nelson stated that the GSO 2040 Comprehensive Plan designates this site as Planned Industrial on the Future Built Form Map and Industrial on the Future Land Use Map. 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 the Growing Economic Competitiveness Big Idea to increase and preserve the inventory of developable sites compatible with corporate and industrial uses. The proposed CD-LI zoning district, as conditioned, would limit permitted uses to all uses allowed in LI zoning district except: Cemeteries; Auditoriums, Coliseums, and Stadiums; Bus and Rail Terminal; Shooting Range; Amusement or Water Park, Fairgrounds; Hotels and Motels; Single Room Occupancy Residences; Inert Debris Landfill, Minor (Temporary Use); and Animal Shelter. The uses permitted under this request are similar to existing uses present in the surrounding area.

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

Chair Magid, asked if the request would be added to a recently approved rezoning on the adjacent property east of the request.

Mr. Nelson confirmed the request would be added to the property east of the request.

Chair Magid then asked if the applicant or anyone else wished to speak in favor of the request. She noted they had two (2) minutes to speak on the request.

Amanda Hodierne, 804 Green Valley Road, stated she made commitment to adjacent residential property owner to provide enhanced landscaping buffers. She highlighted condition 2 of the request which included the planting types. She also confirmed that the request would be an extension to the previous rezoning approval for the property east of the request. Ms. Hodierne

presented a site plan and emphasized that landscaping buffer would be provided along the subject property and the adjacent residential property south of the request.

Chair Magid asked for any questions from the Commissioners. Hearing none, and without opposition to the request Chair Magid closed the public hearing.

Commission Motion:

Ms. Skenes made a motion to annex item **PL(P) 25-20** for the property identified as 3526 McConnell Road. Ms. O'Connor seconded the motion.

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

Ms. Skenes then stated regarding item **Z-25-06-001**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 3526 McConnell Road from County AG (Agricultural) 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 permits uses that fit the context of the surrounding area and limits negative impacts on adjacent properties; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. Ms. O'Connor seconded the motion.

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

Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, July 15, 2025 City Council Meeting.

Item: 3526 McConnell Road

Original Zoning

Date: July 15, 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 requests for the property at **3526 McConnell Road** from **County AG (Agricultural) 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:
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 permits uses that fit the context of the surrounding area and limits negative impacts on adjacent properties. 3. The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. 4. **Other factors raised at the public hearing, if applicable (describe)**	1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. 2. The proposed City CD-LI zoning district, even as conditioned, does not limit negative impacts on adjacent properties nor does it permit uses that fit the context of the 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

3526 MCCONNELL ROAD, GENERALLY DESCRIBED AS SOUTH OF MCCONNELL ROAD AND EAST OF YOUNGS MILL ROAD

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

Section 1

The Official Zoning Map is hereby amended by original zoning from **County AG** (Agricultural) to **City CD-LI** (Conditional District Light Industrial)

The area is described as follows:

BEGINNING at a found 1" iron pipe in the existing Greensboro city limits (as of March 31, 2025), said point being the southwest corner of Molly Feimster, as recorded in Deed Book 8041, Page 35; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of Lot 1 of Property of Margie C. Scott, as recorded in Plat Book 116, Page 68, now being the property of Alexander and Pamela K. Pratto, as recorded in Deed Book 5292, Page 1371, N 19° 08' 35" W 196.44 feet to a found 1" iron pipe in the southern right-of-way line of McConnell Road (S.R. 3000); thence with said right-of-way line the following three (3) courses and distances: 1) N 61° 07' 19" E 101.56 feet to a #5 iron rebar set, 2) N 70° 27' 11" E 96.50 feet to a #5 iron rebar set, and 3) N 78° 46' 21" E 60.00 feet to a found 1" iron pipe in the existing city limit line, said pipe being in the western line of WC McConnell 20 LLC, as recorded in Deed Book 8866, Page 893, said pipe being located S 01° 12' 46" W 10.18 feet from a found 1" iron pipe having NC state plane coordinates NAD 83(2011) N:842,165.16 E:1,790,829.35; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the western line of said LLC S 01° 12' 46" W 160.36 feet to a 1" iron pipe found; thence continuing with said western line S 55° 19' 02" W 207.84 feet to the point and place of BEGINNING, and containing approximately 0.936 acres.

Section 2

That the zoning amendment from County AG (Agricultural) to City CD-LI (Conditional District Light Industrial) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall include all uses allowed in LI zoning district except: Cemeteries; Auditoriums, Coliseums, and Stadiums; Bus and Rail Terminal; Shooting Range; Amusement or Water Park, Fairgrounds; Hotels and Motels; Single Room Occupancy Residences; Inert Debris Landfill, Minor (Temporary Use); and Animal Shelter.

2. There shall be an enhanced visual screen along the western property boundary with the residential properties located at 3520 & 3524 McConnell Road that includes the following: Existing canopy trees in the required Type A buffer yard shall be saved as much as possible. Any new plantings in the required Type A landscape buffer yard shall be of evergreen material for year round screening. Any additional required canopy trees will be substituted with 2 understory trees for each required canopy tree to ensure full visual screening from ground level.

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 July 15, 2025.

City of Greensboro

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

Agenda Report

File Number: 2025-549

Agenda Item# H.7.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2025-549 Public Hearing for Ordinance Annexing Territory into Corporate Limits for properties on Willow Rd and Sharpe Rd -27.64 acres (Mt Zion Baptist Church of Greensboro Inc.)

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

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

Council District: Proximate to District 1

Public Hearing: Yes
Advertising Date/By: 7/5/2025/by City Clerk

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

PURPOSE:
Mount Zion Baptist Church of Greensboro Inc. is requesting annexation of the properties located at 2023 and 2029 Willow Rd, a Portion of Willow Rd R-O-W, and a portion of 1605-ZZ and all of 1607 Sharpe Rd, generally described as east of Willow Road and west of Sharpe 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 **July 15, 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 Willow Road.

City sewer is available by connecting to the eight inch sewer outfall on the east side of the 2023 and 2029 Willow Road.

The City's Fire Department notes that this site is currently served by Alamance Fire District Station 54, on Presbyterian Road (east of the request). Upon annexation, Greensboro Fire Station 53, on Willow Road (north of the request) will serve the property. Service to this location would improve upon annexation. The department can meet the Standard of Cover 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.

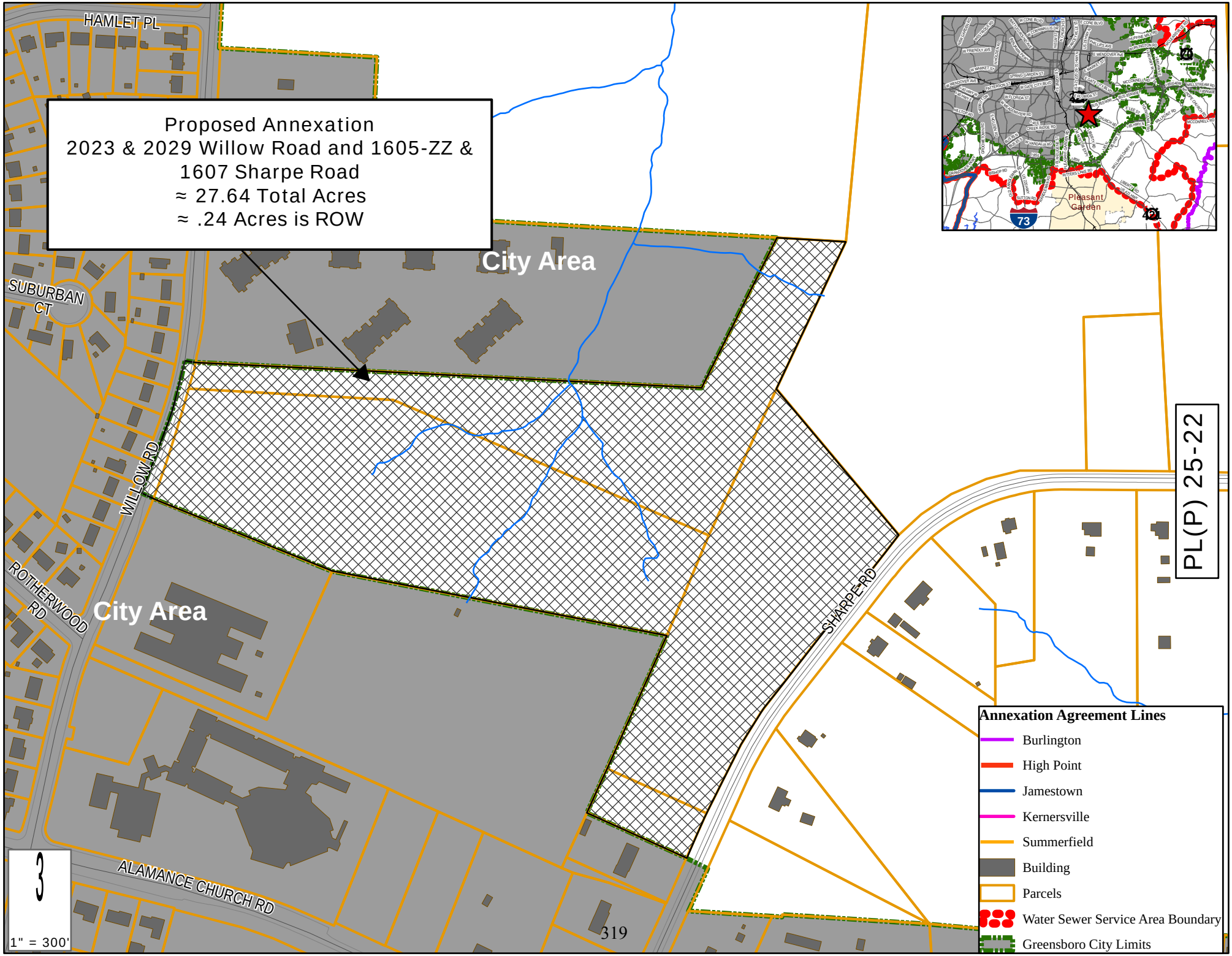
BUDGET IMPACT:
Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

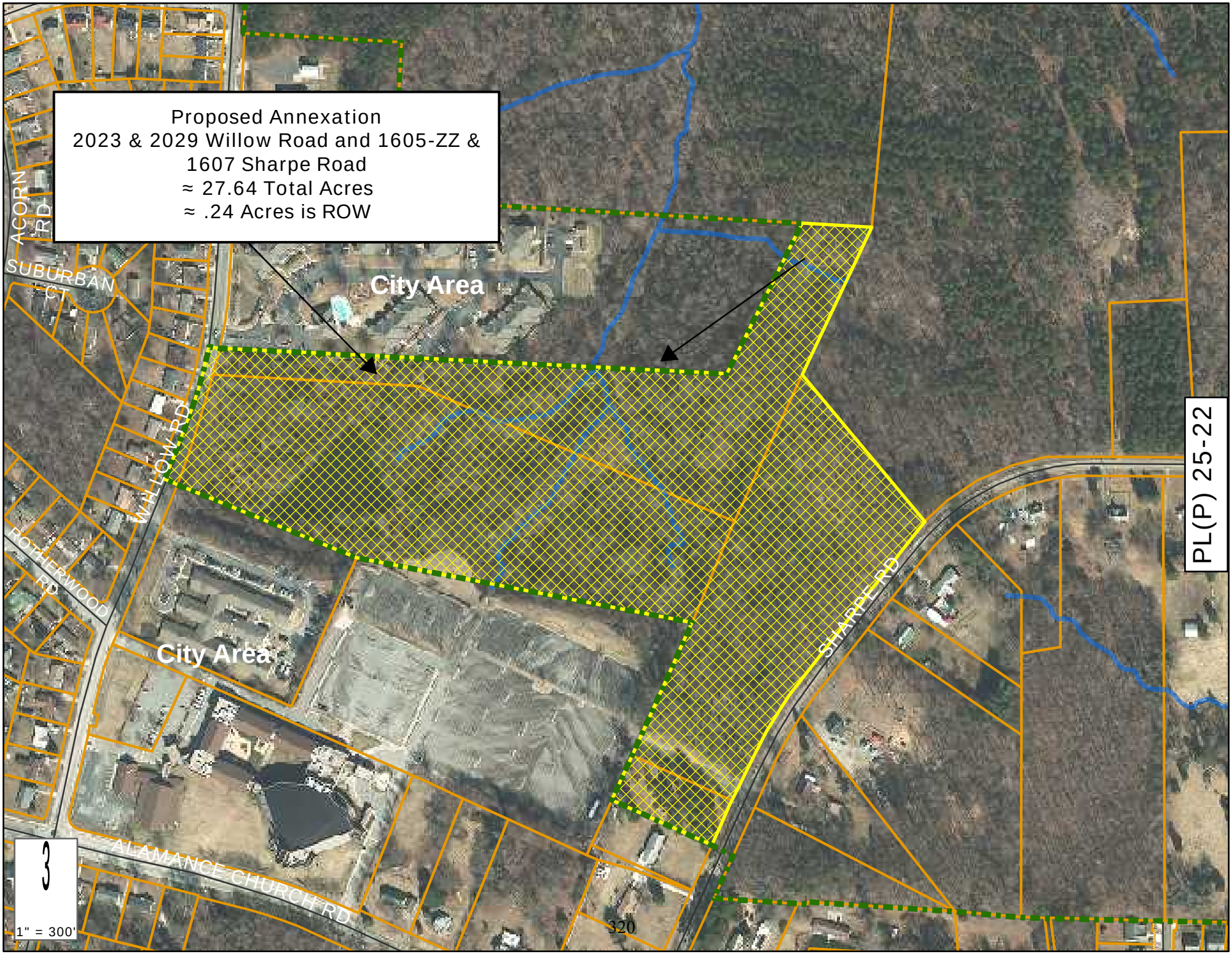
ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to City Council at its June 2, 2025 meeting

The Planning and Zoning Commission recommended approval of this annexation at its June 16, 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
2023 & 2029 Willow Road and 1605-ZZ &
1607 Sharpe Road
≈ 27.64 Total Acres
≈ .24 Acres is ROW
HAMLET PL
SUBURBAN CT
WILLOW RD
ROTHERWOOD RD
SHARPE RD
ALAMANCE CHURCH RD
City Area
City Area
PL(P) 25-22
Pleasant Garden
73
Annexation Agreement Lines
Burlington
High Point
Jamestown
Kernersville
Summerfield
Building
Parcels
Water Sewer Service Area Boundary
Greensboro City Limits
3
1" = 300'
319


Proposed Annexation
2023 & 2029 Willow Road and 1605-ZZ &
1607 Sharpe Road
≈ 27.64 Total Acres
≈ .24 Acres is ROW
City Area
City Area
ACORN RD
SUBURBAN CT
WILLOW RD
ROTHERWOOD RD
SHARPE RD
ALAMANCE CHURCH RD
PL(P) 25-22
320
1" = 300'

GREENSBORO
NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 4.25.25

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

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

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

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

2029 Willow Road; REID 114641;
2023 Willow Road; REID 114642;
1607 Sharpe Road; REID 114635;
1605 ZZ Sharpe Road; REID 114626

(See Attached for legal descriptions)

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

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Mount Zion Baptist Church of Greensboro, Inc.	No	X Pastor Odell Cleveland Printed Name: Pastor Odell Cleveland Title: Chief Administrative Officer
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: 5-1-25 Received By: L. Carter

Official website of the State of North Carolina Here's how you know

Non-Profit Corporation

Actions

- Online Filing
- Order a Document Online
- Add Entity to My Email Notification List
- View Filings

Legal name: Mount Zion Baptist Church of Greensboro, Inc.

Secretary of State Identification Number (SOSID): 0303575

Status: Current-Active

Citizenship: Domestic

Date formed: 3/31/1992

Registered agent: Bryan J Pierce , Sr.

Registered office address

1301 Alamance Church Rd
Greensboro, NC 27420

Registered mailing address

1301 Alamance Church Rd
Greensboro, NC 27420

Return to top

Other Agencies

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State Board of Elections

North Carolina Birth Certificate Information

North Carolina State Bar

North Carolina Department of Commerce

North Carolina Department of Revenue

All North Carolina Government Organizations

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AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (PROPERTIES LOCATED AT 2023 AND 2029 WILLOW ROAD, A PORTION OF 1605-ZZ AND ALL OF 1607 SHARPE ROAD AND A PORTION OF WILLOW ROAD RIGHT OF WAY – 27.64 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 existing Greensboro city limit line (as of Apri1 30, 2025), said point being a found rebar bent with NC State Plane Coordinates (NAD 83 ((NSRS 2011)) N: 833,911.989 E: 1,775,040.986); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the northern line of 2041 Willow Road, LLC, as recorded in Deed Book 8459, Page 1148, also being Lot 1 of Property of C. W. Pemberton, as recorded in Plat Book 105, Page 144, N 68°11'30" W 491.40 feet to said Lot 1's northwest corner, a point in the eastern right-of-way line of Willow Road; thence continuing in a westerly direction approximately 30 feet to a point in the centerline of Willow Road; thence in a northerly direction along said centerline approximately 350 feet to its intersection with the westwardly projection of the southern line of SREIT Willow Ridge, L.P., as recorded in Deed Book 8247, Page 2448; thence with said projection S 88°13'04" E approximately 30 feet to a point on the eastern right-of-way line of Willow Road; thence with said southern line S 88°13'04" E 1279.68 feet to an existing rebar at the southeast corner of said L.P.; thence with the eastern line of said L.P. N 25°04'03" E 434.42 feet to an existing nail in a tree root at the northeast corner of said L.P.; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the southern line of Neese Sausage Company, as recorded in Deed Book 1478, Page 61, S 88°13'39" E 194.30 feet to a found rebar at the southeast corner of Neese Sausage Company; thence with the western line of Thomas R. Neese Family Limited Partnership, as recorded in Deed Book 8773, Page 512, S 24°11'14" W 432.22 feet to a found iron pin at the northwest corner of Mount Zion Baptist Church of Greensboro, Inc., as recorded in Deed Book 4347, Page 1767; thence with the northeastern line of said Church property S 40°23'58" E 497.70 feet to an unmarked point in the western right-of-way line of Sharpe Road; thence with said right-of-way line the following seven (7) courses and distances: 1) S 49°41'46" W 100.00 feet to an unmarked point, 2) S 38°04'06" W 354.26 feet to an unmarked point, 3) S 37°10'36" W 45.71 feet to an unmarked point, 4) S 33°53'36" W 121.95 feet to an unmarked point, 5) S 29°06'56" W 121.96 feet to an unmarked point, 6) S 25°26'26" W 65.74 feet to an unmarked point, and 7) S 23°57'51" W 59.59 feet to an existing iron pin at the northeast corner of Tract Two of Mount Zion Baptist Church of Greensboro, Inc. , as recorded in Deed Book 8302, Page 715; thence continuing with said right-of-way line S 24°11'13" W 125.00 feet to the southeast corner of said Tract Two, said corner being on the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the southern line of said Tract Two N 65°49'07" W 279.12 feet to the southwest corner of said Tract Two; thence with the western line of said Tract Two N 24°10'53" E 125.22 feet to an iron pin found at the northwest corner of said Tract Two,

having NC State Plane Coordinates (NAD 83 ((NSRS 2011)) N: 833,412.767 E: 1,775,744.066); thence with the eastern line of Mount Zion Baptist Church of Greensboro, Inc., as recorded in Deed Book 4268, Page 1169, N 24°11'46" E 370.09 feet to an existing iron pin bent at the northeast corner of said property; thence with the northern line of said property N 79°12'28" W 869.92 feet to the point and place of BEGINNING, and containing approximately 27.64 acres, of which approximately 27.40 acres lies outside of street right-of-way. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

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

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

That this ordinance shall become effective upon adoption.

City of Greensboro

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

Agenda Report

File Number: 2025-550

Agenda Item# H.8.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2025-550 Public Hearing for an Ordinance for Original Zoning and Rezoning for properties on Willow Road, Alamance Church Road and Sharpe Road – Marc Isaacson for Mount Zion Baptist Church of Greensboro, Inc.

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

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

Council District: Within and Proximate to District 1

Public Hearing: Yes
Advertising Date/By: July 3 and 10, 2025/by City Clerk

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

PURPOSE:
Marc Isaacson, for Mount Zion Baptist Church of Greensboro, Inc., is requesting original zoning and rezoning from **County RM-8** (Residential Multifamily -8), **City R-3** (Residential Single Family – 3) and **City R-5** (Residential Single Family -5) to **City PUD** (Planned Unit Development) for 2023, 2029, 2101 and 2103 Willow Road, 1301, 1321 and 1323 Alamance Church Road, and 1605, 1605-ZZ and 1607 Sharpe Road, generally described as north of Alamance Church Road, east of Willow Road and west of Sharpe 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 **July 15, 2025** meeting.

BACKGROUND:
Following a public hearing on June 16, 2025, the Planning and Zoning Commission voted 8-0 to recommend approval of this request. There was one speaker in favor and none in opposition for this item. (See minutes of the June 16, 2025 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new community serving residential, office and services development.

This request includes the following conditions:

1. Uses in Area 1 as shown on the Unified Development Plan shall be limited to Religious Assembly and Ancillary Uses and total building square footage shall not exceed 275,000 square feet.
2. Uses in Area 2 as shown on the Unified Development Plan shall be limited to Offices; Medical, Dental and Related Offices; and total building square footage shall not exceed 45,000 square feet.
3. Uses in Area 3 as shown on the Unified Development Plan shall be limited to Residential Uses, not to exceed 280 dwelling units, and Retail Sales and Services (Personal and Professional), total non-residential building square footage shall not exceed 20,000 square feet.

BUDGET IMPACT:
This item will have no budget impact

ACCOUNT NUMBER:
N/A

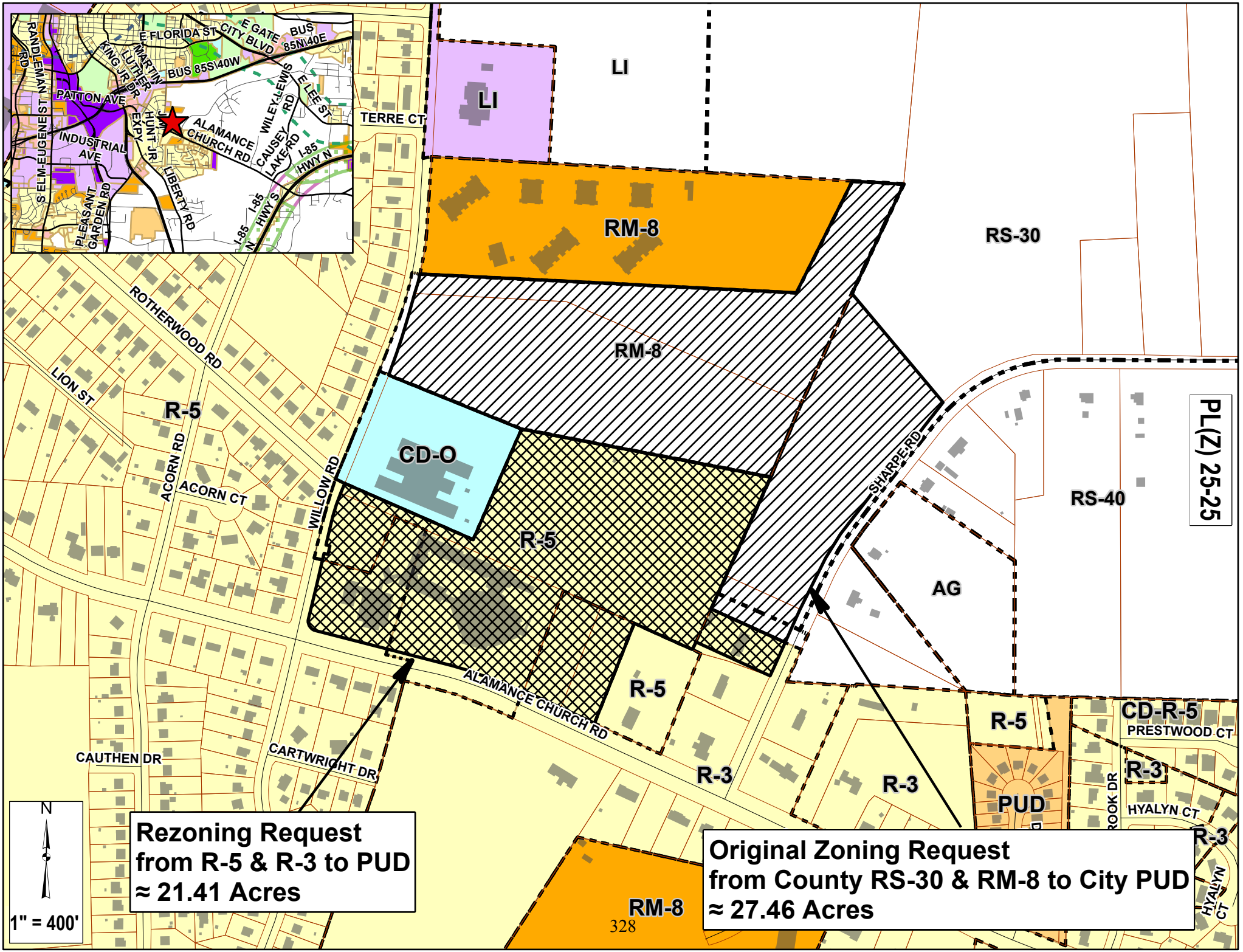
RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and approve this request.

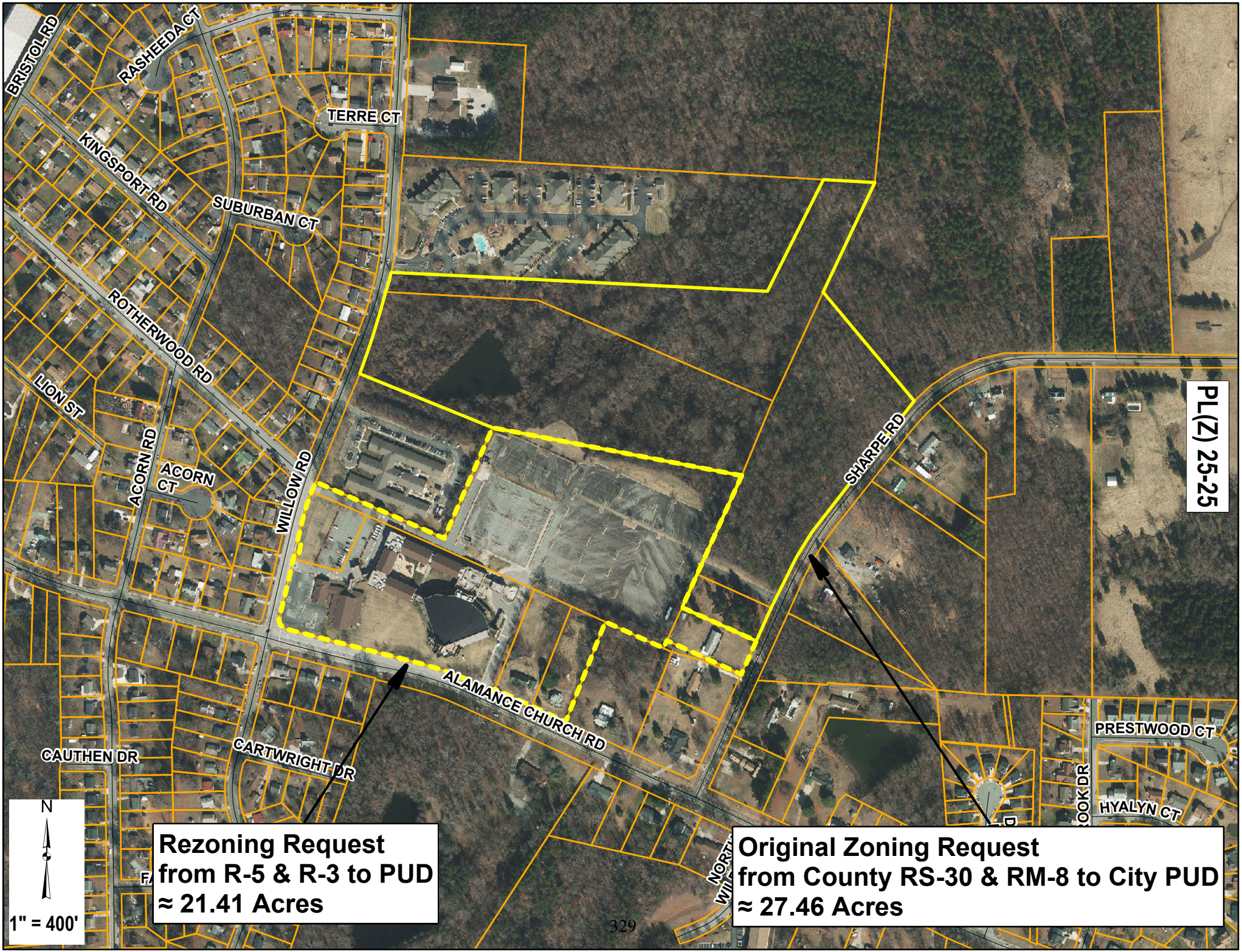
The Planning and Zoning Commission recommended **approval** of this request 8-0.

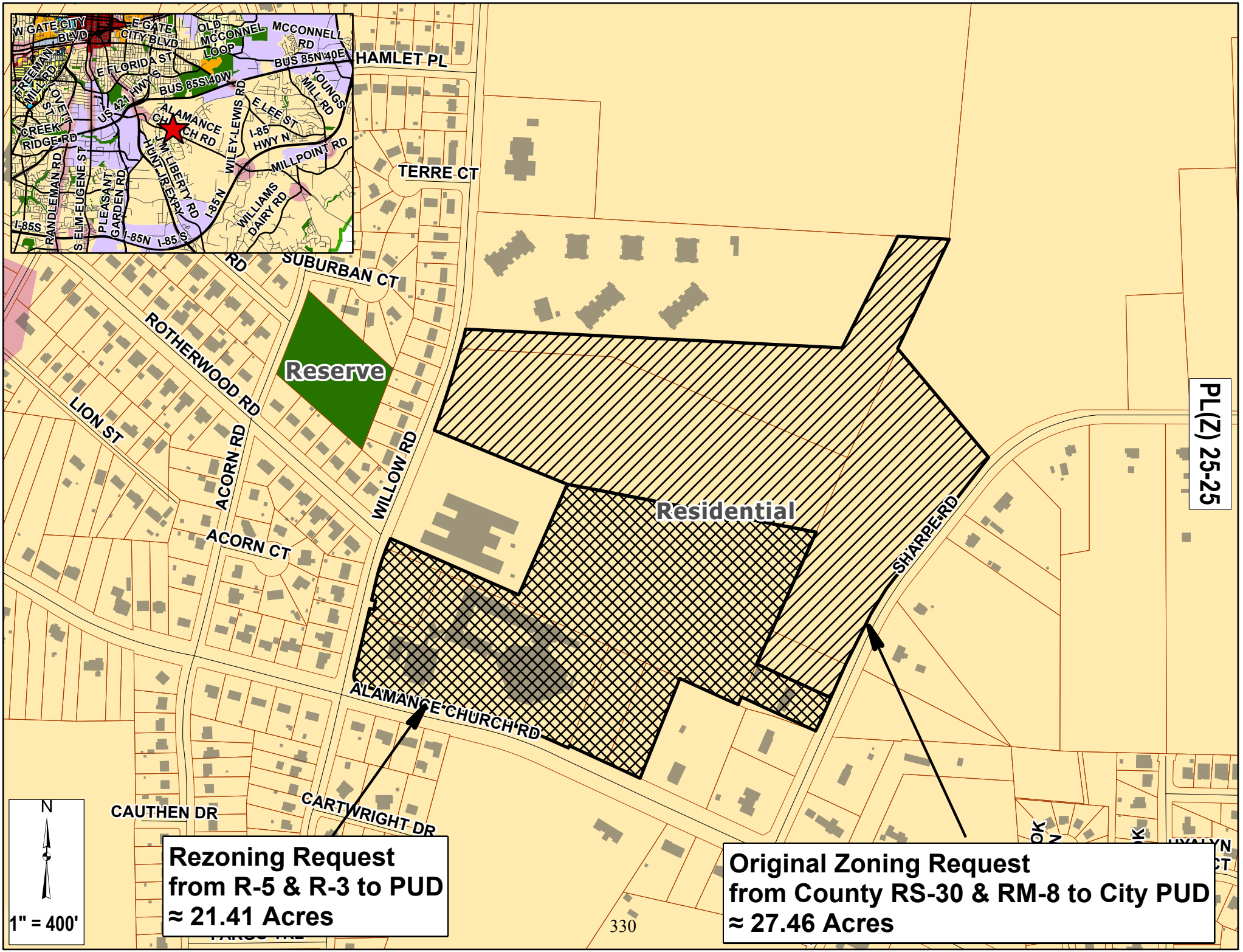
Planning recommends **approval** of the **City PUD** zoning request based on:

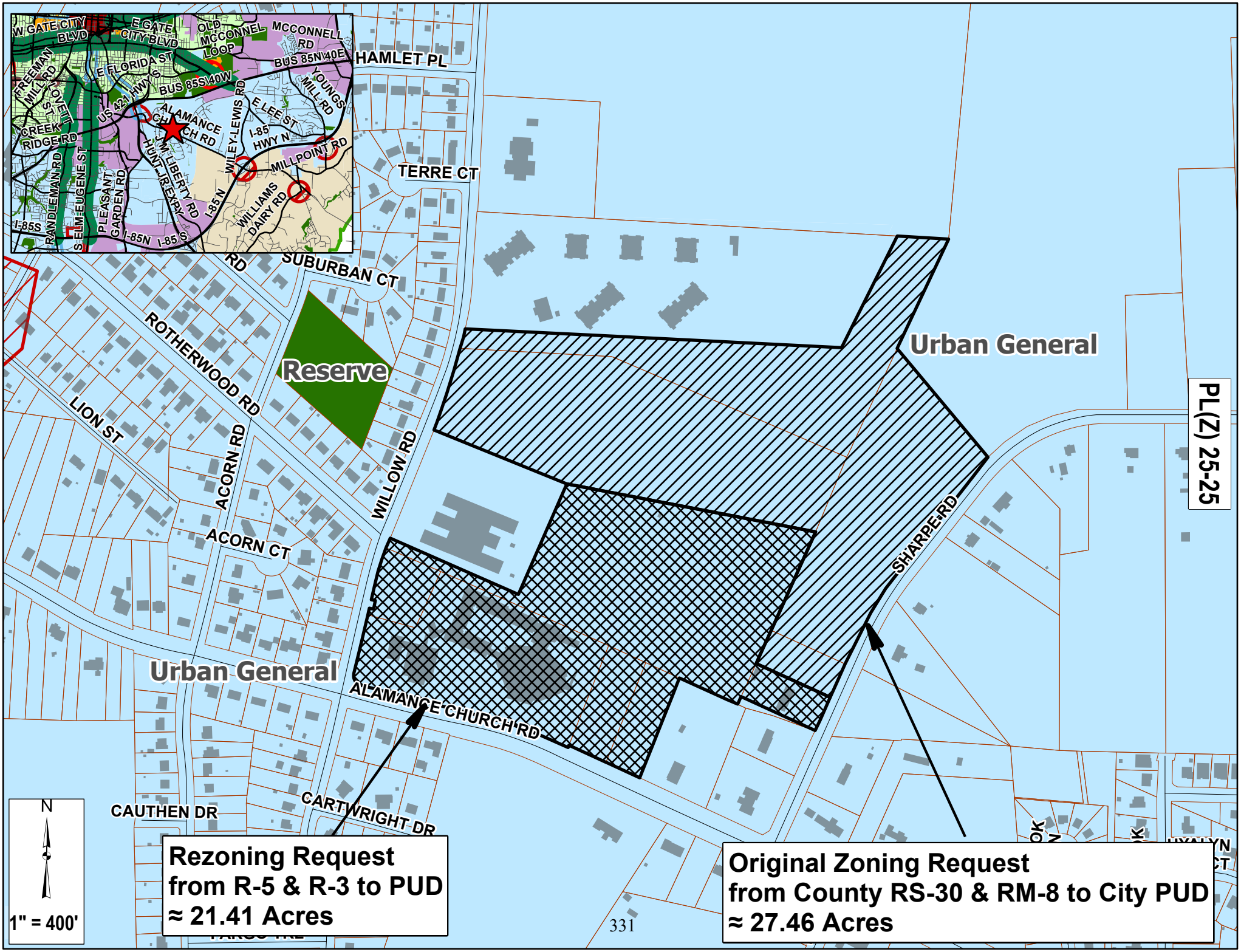
- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.

- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.


LI
LI
RM-8
RS-30
RM-8
CD-O
R-5
R-5
AG
RS-40
PL(Z) 25-25
R-5
R-5
R-3
R-3
PUD
R-3
CD-R-5
PRESTWOOD CT
HYALYN CT
RM-8
TERRE CT
ROTHERWOOD RD
LION ST
ACORN RD
ACORN CT
WILLOW RD
SHARPE RD
ALAMANCE CHURCH RD
CARTWRIGHT DR
CAUTHEN DR
ROOK DR
HYALYN CT
E FLORIDA ST
CITY BLVD
E GATE
BUS 85N\40E
BUS 85S\40W
MARTIN LUTHER KING JR DR
PATTON AVE
INDUSTRIAL AVE
S ELM-EUGENE ST
RANDLEMAN RD
HUNT JR EXPY
LIBERTY RD
PLEASANT GARDEN RD
ALAMANCE CHURCH RD
WILEY-LEWIS RD
CAUSEY LAKE RD
E LEE ST
I-85 HWY N
I-85 HWY S
I-85 N
N
1" = 400'
Rezoning Request
from R-5 & R-3 to PUD
≈ 21.41 Acres
Original Zoning Request
from County RS-30 & RM-8 to City PUD
≈ 27.46 Acres


BRISTOL RD
RASHEEDA CT
TERRE CT
KINGSPORT RD
SUBURBAN CT
ROTHERWOOD RD
LION ST
ACORN RD
ACORN CT
WILLOW RD
SHARPE RD
PL(Z) 25-25
ALAMANCE CHURCH RD
CAUTHEN DR
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PL(Z) 25-25
Reserve
Residential
HAMLET PL
TERRE CT
SUBURBAN CT
ROTHERWOOD RD
LION ST
ACORN RD
ACORN CT
WILLOW RD
SHARPE RD
ALAMANCE CHURCH RD
CAUTHEN DR
CARTWRIGHT DR
MILLPOINT RD
E LEE ST
I-85 HWY N
WILEY-LEWIS RD
YOUNGS MILL RD
MCCONNELL RD
BUS 85N 40E
BUS 85S 40W
E FLORIDA ST
OLD MCCONNEL LOOP
E GATE CITY BLVD
W GATE CITY BLVD
FREEMAN MILL RD
US 421 HWY S
ALAMANCE CHURCH RD
SLOAN CREEK RIDGE RD
RANDLEMAN RD
S ELM-EUGENE ST
PLEASANT GARDEN RD
I-85S
I-85N
I-85 S
HUNT JR EXPY
J W LIBERTY RD
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W GATE CITY BLVD
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BUS 85N 40E
HAMLET PL
FREEMAN MILL RD
E FLORIDA ST
BUS 85S 40W
YOUNGS MILL RD
LOVETT CREEK RIDGE RD
US 421 HWY
ALAMANCE CHURCH RD
WILEY-LEWIS RD
E LEE ST
I-85 HWY N
MILLPOINT RD
TERRE CT
SELMA-EUGENE ST
RANDLEMAN RD
PLEASANT GARDEN RD
SW LIBERTY RD
HUNT JR EXPY
I-85N
WILLIAMS DAIRY RD
I-85S
I-85N
I-85S
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PLZ-25-25

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: July 15, 2025

GENERAL INFORMATION

APPLICANT

Marc Isaacson and Amanda Hodierne for Mount Zion Baptist Church of Greensboro, Inc.

HEARING TYPE

Annexation, original zoning and rezoning request

REQUEST

County RM-8 (Residential Multi-family), City R-5 (Residential Single-family – 5), and City R-3 (Residential Single-family – 3) to PUD (Planned Unit Development), and consideration of the required Unified Development Plan

CONDITIONS

1. Uses in Area 1 as shown on the Unified Development Plan shall be limited to Religious Assembly and Ancillary Uses and total building square footage shall not exceed 275,000 square feet.
2. Uses in Area 2 as shown on the Unified Development Plan shall be limited to Offices; Medical, Dental and Related Offices; and total building square footage shall not exceed 45,000 square feet.
3. Uses in Area 3 as shown on the Unified Development Plan shall be limited to Residential Uses, not to exceed 280 dwelling units, and Retail Sales and Services (Personal and Professional), total non-residential building square footage shall not exceed 20,000 square feet.

LOCATION

2101, 2103, 2023, and 2029 Willow Road, 1301, 1321, and 1323 Alamance Church Road, and 1605, 1605 ZZ, and 1607 Sharpe Road

PARCEL ID NUMBER(S)

7873434575, 7873533557, 7873545311, 7873542191, 7873437342, 7873531183, 7873533019, 7873538202, 7873538365, and 7873631817

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

TRACT SIZE

48.87 acres

TOPOGRAPHY Undulating

VEGETATION Northern portion mostly wooded, southern portion developed with some landscape buffering.

SITE DATA

Existing Use Single-family dwellings, religious assembly uses, and undeveloped land

	Adjacent Zoning	Adjacent Land Uses
N	City RM-8 (Residential Multi-family – 8) and County RS-40 (Residential Single-family)	Multi-family dwellings, assisted living facility, and undeveloped land
E	City R-3 (Residential Single-family – 3) and County RS-30 (Residential Single-family – 30)	Single-family dwellings and undeveloped land
S	City R-3 (Residential Single-family – 3) and City R-5 (Residential Single-family – 5)	Single-family dwellings and undeveloped land
W	City R-3 (Residential Single-family – 3), City RM-8 (Residential Multi-family – 8) and City CD-O (Conditional District - Office)	Single-family dwellings, assisted living facility, and undeveloped land

Zoning History

Case #	Effective Date	Request Summary
CD3248	July 20, 2004	1605 Sharpe Road and 1321 and 1323 Alamance Church Road 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). These properties were part of a City-initiated annexation (Area 2004-2) in June 2004.
CD2463	December 31, 1995	1301 Alamance Church Road and 2101 and 2103 Willow Road are currently zoned R-5 (Residential Single-family – 5). That has been the zoning on this property since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the adoption of the LDO, the properties were zoned RS-9 (Residential Single-family).

		These properties were annexed and original zoning established in December, 1995.
N/A	N/A	1303 Alamance Church Road is currently zoned R-5 (Residential Single-family – 5). That has been the zoning on this property since the adoption of the Land Development Ordinance (LDO) in July 2010. Prior to the adoption of the LDO, the properties were zoned RS-9 (Residential Single-family).
N/A	N/A	1605 ZZ and 1607 Sharpe Road and 2023 and 2029 Willow Road are not currently located in the City's jurisdiction.

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing **County RM-8**	Existing **City R-3**	Existing **City R-5**	Requested **City PUD**
Max. Density:	8 dwelling units/acre	3 dwelling units/acre	5 dwelling units/acre	14.96 dwelling units/acre
Typical Uses	Primarily intended for a variety of housing types including duplexes, townhomes, cluster housing, and other similar residential uses at a maximum overall density of 8.0 units per acre. Development in this district shall have connections to neighborhood and civic amenities, water and sewer infrastructure.	Typical uses in the R-3 district include single family residential of up to 3 dwelling units per acre.	Typical uses in the R-5 district include single family residential of up to 5 dwelling units per acre.	Uses in Area 1 as shown on the Unified Development Plan shall be limited to Religious Assembly and Ancillary Uses and total building square footage shall not exceed 275,000 square feet. Uses in Area 2 as shown on the Unified Development Plan shall be limited to Offices; Medical, Dental and Related Offices; and total building square footage shall not exceed 45,000 square feet. Uses in Area 3 as shown on the Unified Development Plan shall be limited to

	Residential Uses, not to exceed 280 dwelling units, and Retail Sales and Services (Personal and Professional), total non-residential building square footage shall not exceed 20,000 square feet

*****_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 Southwest and Northeast to South Buffalo Creek, Non-Watersupply Watershed, and to the Southeast to Lake MackIntosh Watersupply Watershed WS-IV, 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 and Intermittent streams require a 50' stream buffer measured from top of bank on each side. Show and label top of stream bank. Label zones with dimensions and restrictions within the buffer. "No BUA is allowed in the entire buffer" (see section LDO 30-12-3.9 for buffer restrictions). Show and label the different zones within the buffer (see LDO 30-12-3.9F for information about the different zones). Intermittent and Perennial streams that have no special flood hazard area must shall apply a non-encroachment area to the stream. Please show & label non-encroachment area (measured 30ft from top of bank or 5x's the width of the channel) for intermittent & perennial streams. See the Land Development Ordinance (LDO) Flood Damage Prevention, Chp.30-12-2.3F for description of requirements.

Other: If >1 acre is disturbed and the BUA is increased to the areas draining to South Buffalo Creek and areas draining to Lake MackIntosh, must meet current Phase 2 and Watershed requirements, Water Quality and Water Quantity control must be addressed. Water Quality must treat the first 1" of rainfall. Water Quantity Control must reduce the 1yr, 2yr & 10yr 24hr storms to pre-development levels. State / Corps permits are required for any stream or wetland disturbance or crossing. All BUA must be treated by a State approved water quality BMP/SCM. See Land Development Ordinance Requirements pertaining to site. State/Corps permits are required for any stream or wetland disturbance or crossing.

Utilities (Availability)
Water is available on Willow Road and Alamance Church Road. Sewer is available on Willow Road, Alamance Church Road, and an outfall that runs north through the east side of 2103, 2109, 2023 Willow Road. Private developer shall ensure all extensions to the property and on site water and sewer meet the City of Greensboro and NCDEQ's Standards.

Airport Overlay District & Noise Cone
N/A

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

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

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

Adjacent to Single-family / Multi-family: 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 or 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 48.87 acres, 10% of parcel size in critical root zone to be dedicated for Tree Conservation.

Transportation

Street Classification:	Alamance Church Road – Major Thoroughfare. Willow Road – Minor Thoroughfare. Sharpe Road – Minor Thoroughfare.
Site Access:	All access(es) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Alamance Church Road AADT = 4,000 (NCDOT, 2023). Willow Road AADT = 3,000 (NCDOT, 2023).
Trip Generation:	24 Hour = 3,181, AM Peak Hour = 204, PM Peak Hour = 291.
Sidewalks:	Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does exist along a portion of the frontage of these properties.
Transit in Vicinity:	Yes. GTA Route 4 (Martin Luther King, Jr. Drive/ Benbow / Willow Road) is adjacent to the subject site, along Willow Road.
Traffic Impact Study: (TIS)	Yes, required per TIS Ordinance. Please see the end of this staff report for the Executive Summary of the **DRAFT** TIS.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

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

GSO*2040* **Comprehensive Plan Policies**
The ***GSO****2040* Future Land Use Map designates this site as **Residential.** The requested **City PUD (Planned Unit Development)** zoning district would allow uses that are generally consistent with this future land use designation. The ***GSO****2040* Future Built Form Map designates this site as **Urban General**. The subject property is located in **Growth Tier 1** of the Growth Tiers Map.

GSO*2040* **Written Policies:**

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

Goal A – Greensboro is recognized and admired for its attractive, walkable and compact mixed-use activity centers where people live, work and enjoy life.
Strategy 2 – Encourage higher density, mixed-use, walkable infill development.

_GSO_*2040* Map Policies:

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

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 Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

Growth Tiers Map

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

Growth Tier 1: This is the area where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

CONFORMITY WITH OTHER PLANS

City Plans

Sustainability Action Plan

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

Other Plans

N/A

STAFF ANALYSIS AND RECOMMENDATION

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

Staff Annexation Analysis

A portion of the subject properties are 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 June 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 Unified Development Plan (UDP) Analysis

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

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

When making the determination to approve a Unified Development Plan (UDP), the Planning and Zoning Commission must review the UDP for consistency with the Planned Unit Development (PUD) Concept Plan and zoning conditions. The Technical Review Committee (TRC) reviewed and recommended approval of the Unified Development Plan (UDP) on June 6, 2025.

Staff Original Zoning Analysis
The combined acreage for the subject properties is approximately 48.87 acres. The properties currently contain single-family dwellings, religious assembly uses, and undeveloped land. North of the request contains multi-family dwellings, an assisted living facility, and undeveloped land, zoned City RM-8 (Residential Multi-family – 8) and County RS-40 (Residential Single-family). East of the request contains single-family dwellings and undeveloped land, zoned City R-3 (Residential Single-family – 3) and County RS-30 (Residential Single-family). South of the request contains single-family dwellings and undeveloped land, zoned City R-3 (Residential Single-family – 3) and City R-5 (Residential Single-family – 5). West of the request contains single-family dwellings, an assisted living facility, and undeveloped land, zoned City R-3 (Residential Single-family – 3), City RM-8 (Residential Multi-family – 8), and City CD-O (Conditional District - Office).

The proposed original zoning request supports the Comprehensive Plan's Filling In Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro.

The Comprehensive Plan's Future Land Use Map designates the subject properties as Residential. 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 the subject properties as Urban General. Urban General should reflect the following characteristics:

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

The PUD zoning district encourages innovation by allowing flexibility in permitted uses, design, and layout requirements in accordance with a Unified Development Plan. This should provide benefits by providing opportunities for employment and services closer to residences. The proposed PUD zoning district, as conditioned, is primarily intended to accommodate a mix of residential housing types and complementary nonresidential uses. The request also maintains

the continuity of the existing historic religious assembly use. The proposed original zoning and rezoning request allows uses that are compatible with existing uses in the surrounding area. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on adjacent properties.

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

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

DRAFT Traffic Impact Study

Executive Summary

The proposed mixed-use development will be located along both sides of Alamance Church Road and between Willow Road and Sharpe Road in Greensboro, North Carolina. Site access will be served via one (1) existing full movement driveway on the northern side of Alamance Church Road [Site Access #1], one (1) proposed full movement driveway on the southern side of Alamance Church Road [Site Access #1], one (1) proposed full movement driveway on Alamance Church Road [Site Access #2], one (1) existing full movement driveway on Sharpe Road [Site Access #4], and two (2) full movement driveways on Sharpe Road [Site Access #3 and #5]. The site is currently partially developed, including Mount Zion Baptist Church and associated facilities and parking, and upon buildout is expected to consist of up to a maximum of 45,000 square feet (sq. ft.) of medical office space (Phase 1), 280 senior adult multifamily homes (Phase 2), and 75 townhomes (Phase 3).

It should be noted that the land use densities considered in this traffic study include a buffer beyond the densities shown in Figure 2 and as such this study provides for a conservative analysis of future study area intersection operations. Additionally, the preliminary site plan included as Figure 2 reflects the potential for a small density of single-family detached housing off of Wells Road as part of Phase 3 which if constructed, is expected to result in a negligible amount of increased traffic along Wells Road and therefore based on coordination with City of Greensboro (City) and North Carolina Department of Transportation (NCDOT) staff did not warrant inclusion of any study area intersections south of Alamance Church Road. The trip generation buffer assumed for Phase 3 includes trip generation budget for construction of these single family homes based on the expected density shown on Figure 2. It should also be noted that the existing church will remain and a 20,000 sq. ft. expansion to the fellowship center of the existing Mount Zion Baptist Church is planned as part of this development however, based on initial coordination with City of Greensboro (City) and North Carolina Department of Transportation (NCDOT) staff it is not included in the trip generation estimates in this study as negligible additional trips would be expected to be generated by this land use during the typical weekday AM and PM peak hours.

The proposed development is expected to be phased with Phase 1 expected to be completed in 2026, Phase 2 expected to be completed in 2028, and Phase 3 (Full Buildout) of the development expected to be completed by 2029; however, future year analysis is based on Build+1 (2027, 2029, and 2030) conditions per City Traffic Impact Analysis (TIA) requirements. The purpose of this TIA is to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to mitigate the impacts on the roadway network.

A Memorandum of Understanding (MOU) was reviewed and approved by NCDOT and the City, outlining the TIA scope and assumptions. The MOU and approval correspondence is provided in the appendix of this study. Based on the approved scoping, the following intersections are included in this TIA study area:

- Martin Luther King Jr. Drive and I-40 Westbound Ramps
- Martin Luther King Jr. Drive and I-40 Eastbound Ramps
- Martin Luther King Jr. Drive and Patton Avenue / Alamance Church Road
- Alamance Church Road and Rotherwood Road / Walmart Driveway
- Alamance Church Road and Willow Road
- Alamance Church Road and Sharpe Road
- Alamance Church Road and I-85 Southbound Ramps
- Alamance Church Road and I-85 Northbound Ramps
- Sharpe Road and E. Lee Street
- Willow Road and E. Florida Street
- Alamance Church Road and Site Access #1

- Alamance Church Road and Site Access #2 (*Proposed*)
- Sharpe Road and Site Access #3 (*Proposed*)
- Sharpe Road and Site Access #4
- Sharpe Road and Site Access #5 (Proposed)

To determine the traffic impacts of the proposed development, the following analysis scenarios are included in this study:

- Existing (2025) Traffic Conditions
- No-Build (2027) Traffic Conditions – Phase 1
- Build (2027) Traffic Conditions – Phase 1
- No-Build (2029) Traffic Conditions – Phase 2
- Build (2029) Traffic Conditions – Phase 2
- No-Build (2030) Traffic Conditions – Phase 3 (Full Buildout)
- Build (2030) Traffic Conditions – Phase 3 (Full Buildout)

Peak hour traffic counts were conducted at the existing study intersections in March 2025 and balanced between study intersections, as appropriate to determine Existing (2025) traffic volumes. To account for background development growth, a 1% annual growth rate was applied to the existing traffic volumes to determine Projected (2027), Projected (2029), and Projected (2030) traffic volumes. Adjacent development traffic from one (1) approved nearby development was also applied to determine the No-Build (2027), No-Build (2029), and No-Build (2030) traffic volumes. This adjacent development was:

- Herfshire Development

Based on the Institute for Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, and the suggested method of trip calculations provided in NCDOT's *Rate vs. Equation spreadsheet* trips for the proposed development were calculated for weekday daily, weekday AM peak hour, and weekday PM peak hour. A summary of this trip generation is provided in Table ES-1.

TABLE ES-1: TRIP GENERATION

Land Use (ITE Code)	Density	Calculation Methodology	Daily Trips	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Phase 1 (2027)									
Medical Office Building (720)	45 KSF	Adjacent / Equation	1,826	93	24	117	54	126	180
Phase 2 (2029)									
Senior Adult Multifamily Homes (252)	280 units	Adjacent / Equation	834	18	36	54	39	31	70
Phase 3 (2030)									
Townhomes (215)	75 units	Adjacent / Equation	521	8	25	33	24	17	41
		TOTAL	**3,181**	**119**	**85**	**204**	**117**	**174**	**291**

The peak hour site traffic was distributed throughout the network according to the site trip distribution approved by NCDOT and City staff within the MOU. This site traffic was added onto the No-Build (2027), No-Build (2029), and No-Build (2030) traffic volumes to determine the Build (2027), Build (2029), and Build (2030) traffic volumes, respectively, for the capacity analysis.

Capacity analysis was conducted at all study intersections according to NCDOT and City guidelines utilizing the methodology contained in the *Highway Capacity Manual*, 6th Edition, published by the Transportation Research Board. Refer to Table ES-2 for a summary of the capacity analysis results.

Based on the findings in the TIA, the improvements below have been recommended to be constructed by the **developer** to mitigate traffic impacts by the proposed development:

Alamance Church Road + Site Access #1

Phase 3

- Construct Site Access #1 as the 4th leg (northbound approach) with one (1) ingress lane and one (1) egress lane.
- Provide stop control for the northbound approach of the proposed site driveway.

Alamance Church Road + Site Access #2

Phase 1

- Construct Site Access #2 as the southbound approach with one (1) ingress lane and one (1) egress lane.
- Provide stop control for the southbound approach of the proposed site driveway.

Sharpe Road + Site Access #3

Phase 2

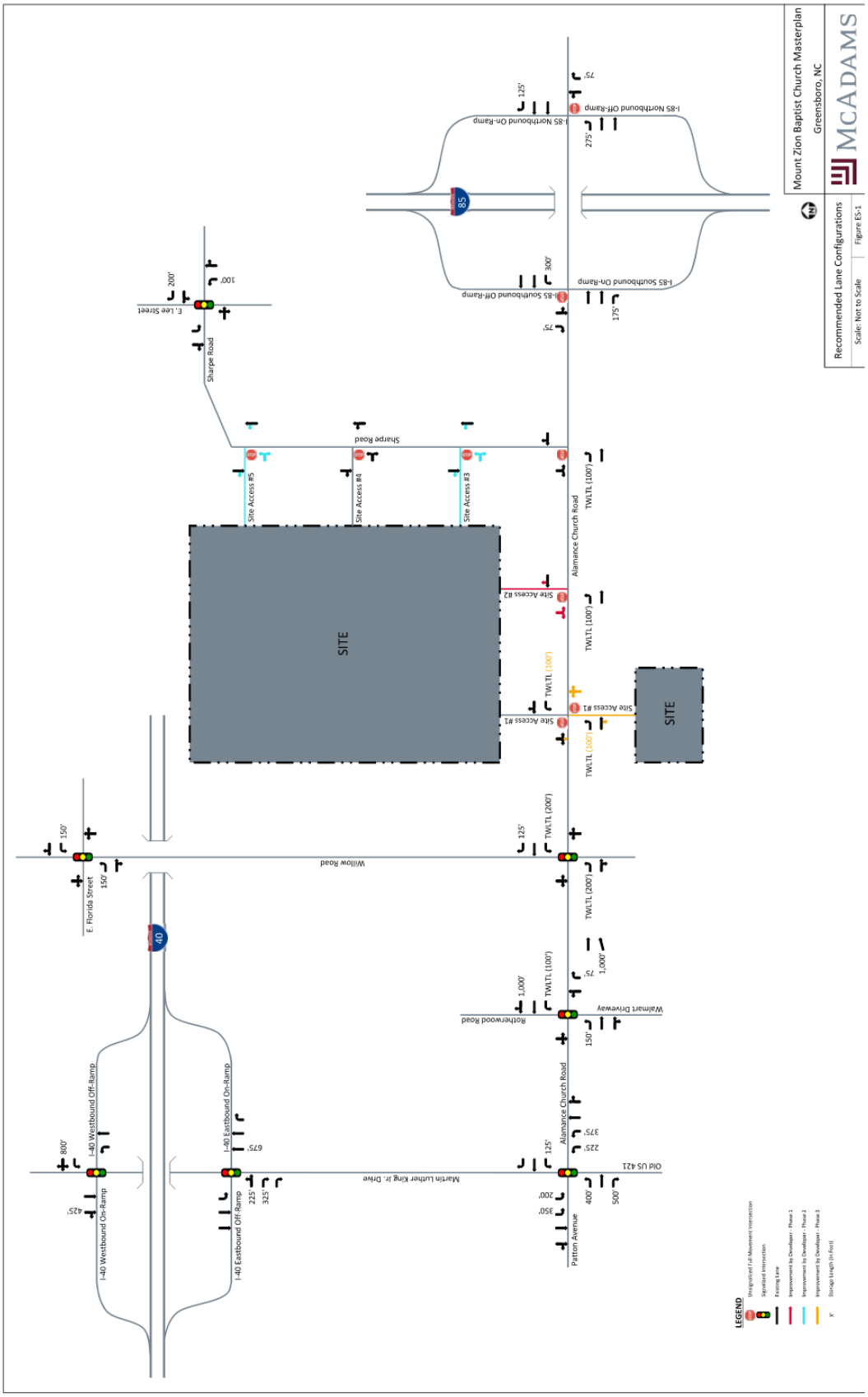
- Construct Site Access #3 as the eastbound approach with one (1) ingress lane and one (1) egress lane.
- Provide stop control for the eastbound approach of the proposed site driveway.

Sharpe Road + Site Access #5

Phase 2

- Construct Site Access #5 as the eastbound approach with one (1) ingress lane and one (1) egress lane.
- Provide stop control for the eastbound approach of the proposed site driveway.

Figure ES-1, on the following page, provides a graphical representation of recommended improvements at the study intersections.


Mount Zion Baptist Church Masterplan
Greensboro, NC
MCADAMS
Recommended Lane Configurations
Scale: Not to Scale
Figure ES-1
SITE
SITE
Alamance Church Road
Sharpe Road
E. Lee Street
Willow Road
E. Florida Street
I-40 Westbound Off-Ramp
I-40 Westbound On-Ramp
I-40 Eastbound On-Ramp
I-40 Eastbound Off-Ramp
Martin Luther King Jr. Drive
Patton Avenue
Old US 421
Rotherwood Road
Walmart Driveway
I-85 Northbound Off-Ramp
I-85 Northbound On-Ramp
I-85 Southbound Off-Ramp
I-85 Southbound On-Ramp
Site Access #1
Site Access #2
Site Access #3
Site Access #4
Site Access #5
TWLTL (100')
TWLTL (200')
LEGEND

PICKUP: CITY OF GREENSBORO

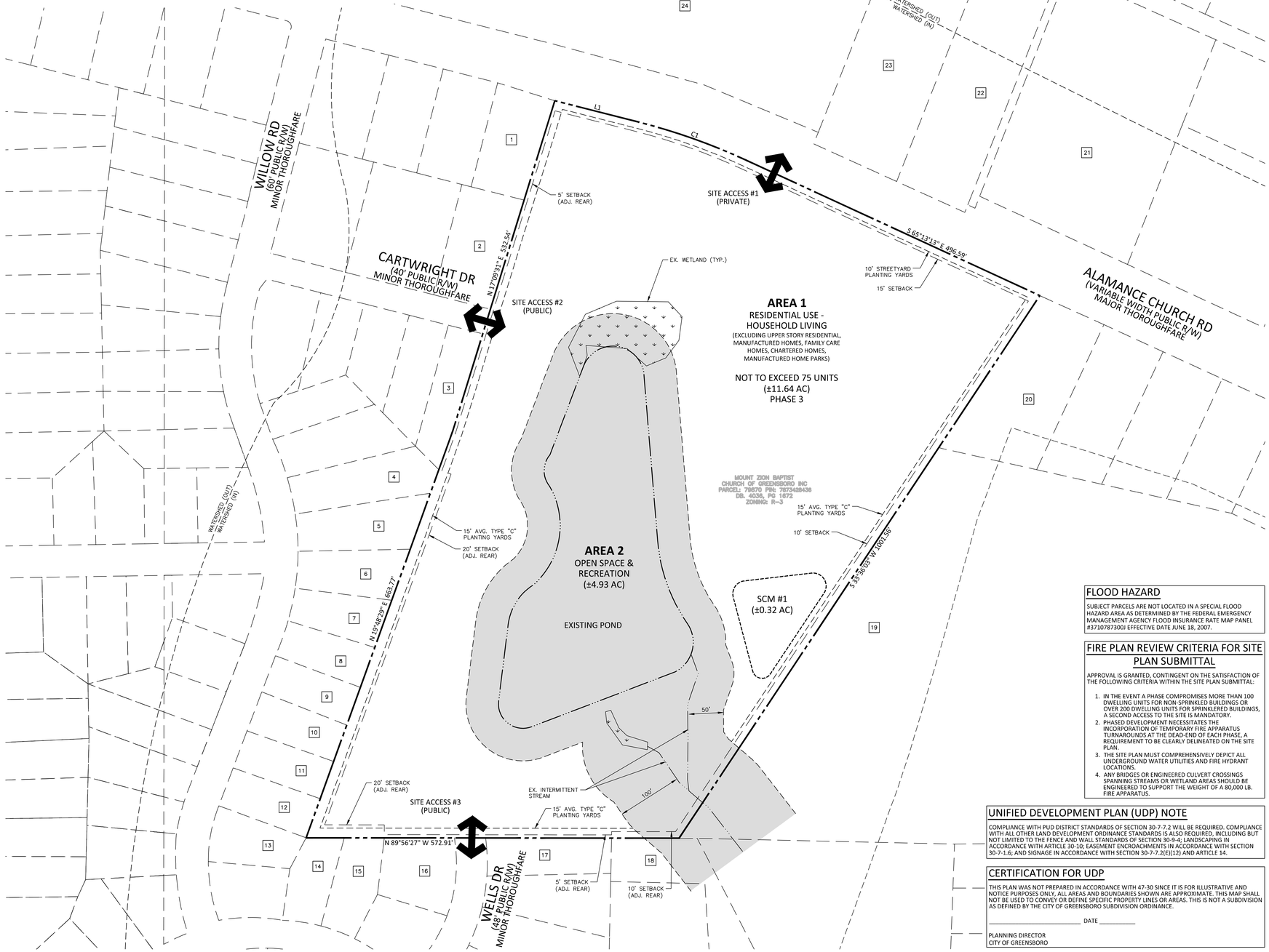
PLAT BOOK _____ PAGE _____

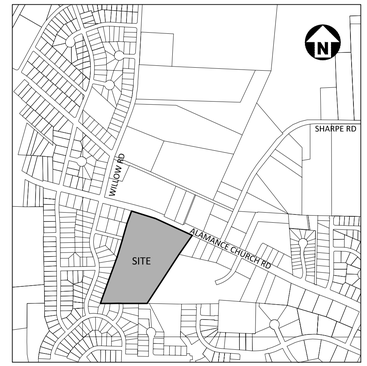
ADJACENT OWNERS

	OWNER	PARCEL ID	PIN	BOOK	PAGE	ZONING	LAND CLASS
1	SUTTON, NAPOLEON;SUTTON, LILLIAN S	52329	7873435980	2298	480	R-5	RESIDENTIAL
2	MWMD LLC	52335	7873425833	8011	306	R-5	RESIDENTIAL
3	MACIAS, JUANA	52336	7873424681	7508	2541	R-5	RESIDENTIAL
4	CASTRO, JUAN PANIAGUA	52343	7873423456	6340	176	R-5	RESIDENTIAL
5	NUNNALLY, VARNDA A	52344	7873423359	4253	757	R-5	RESIDENTIAL
6	MAYNARD, AJANA;LEANI;CATON, FOLA DESIREE	52345	7873423332	8983	1714	R-5	RESIDENTIAL
7	BJAMIN DOLLAR LLC	52346	7873423216	8374	950	R-5	RESIDENTIAL
8	WILLIAMS, DEBORAH D	52347	7873422290	8045	2494	R-5	RESIDENTIAL
9	CLEVELAND, DAVID;CLEVELAND, GARIEL	52348	7873422174	6864	1916	R-5	RESIDENTIAL
10	HUNT, EUGENE JR	52349	7873422058	6089	2216	R-5	RESIDENTIAL
11	WATKINS, NELLOUISE D HEIRS	52350	7873422032	2861	336	R-5	RESIDENTIAL
12	THOMPSON, ALLEN; THOMPSON, GWENDOLYN	52351	7873412916	2500	653	R-5	RESIDENTIAL
13	NEWMAN, BARBARA J	52352	7873411990	2491	720	R-5	RESIDENTIAL
14	MARTINEZ, ALBINO P	52354	7873412874	7950	741	R-5	RESIDENTIAL
15	BRICE, MARY LEE	52355	7873413833	2496	67	R-5	RESIDENTIAL
16	HAWKINS, BARRY W;HAWKINS, OLLIE	52357	7873414836	2581	683	R-5	RESIDENTIAL
17	HAWKINS, BARRY W SR	52488	7873416839	6042	1242	R-5	RESIDENTIAL
18	CORINTH VILLAGE HOMEOWNERS ASSOCIATION	80263	7873418787	5744	1318	R-3	RESIDENTIAL
19	ANOINTED ACRES HOUSING DEVELOPMENT	79856	7873524179	4957	381	RM-8	ASSIST LIVING/ SKILLCARE
20	JONES, JAMES H.;JONES, DORIS J	79872	7873523660	2715	819	R-3	RESIDENTIAL
21	SHERROD, BETTY COOPER	79867	7873534071	3914	376	R-5	RESIDENTIAL
22	MOUNT ZION BAPTIST CHURCH OF GREENSBORO INC	79866	7873533019	7730	916	R-3	RESIDENTIAL
23	MOUNT ZION BAPTIST CHURCH OF GREENSBORO INC	79865	7873531183	7626	1629	R-3	RESIDENTIAL
24	MOUNT ZION BAPTIST CHURCH OF GREENSBORO INC	79833	7873437342	6047	852	R-5	INSTITUTIONAL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 75°41'33" E	133.05'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	175.71'	960.00'	S 70°27'23" E	175.46'





VICINITY MAP

SITE DATA

OWNER	NAME	PARCEL	PIN
	MOUNT ZION BAPTIST CHURCH OF GREENSBORO INC	79870	7873428436
COUNTY/MUNICIPALITY	CITY OF GREENSBORO		
EXISTING ZONING	R-3		
PROPOSED ZONING	PUD		
EXISTING USE	RESIDENTIAL		
PROPOSED USE	USES SHALL BE LIMITED AS LABELED FOR EACH SITE AREA		
SITE AREA	GROSS AREA: 16.57 AC +/- R/W DEDICATION (APPARENT): 0.00 AC +/- NET AREA: 16.57 AC +/-		
RIVER BASIN	CAPE FEAR		
WATERSHED OVERLAY	NPDES/LAKE MACKINTOSH WS IV		
LOT SIZE	MINIMUM	NO MINIMUM	
BUILDING HEIGHT	MAXIMUM	50 FEET	
		WITHIN 50 FEET OF ANY R- DISTRICT, OR RS-DISTRICT ON ADJACENT LOTS IN THE COUNTY'S JURISDICTION, THE MAXIMUM HEIGHT OF A BUILDING MAY NOT EXCEED 50 FEET OR 3 STORIES EXCEPT ALONG THE RIGHT-OF-WAY OF A RAILROAD OR A STREET RIGHT-OF-WAY THAT IS ALREADY CONSTRUCTED OR IS BEING CONSTRUCTED AS PART OF THE PLANNED UNIT DEVELOPMENT.	
PERIMETER SETBACKS	SEE PLAN		
INTERIOR SETBACKS	MINIMUM	THE MINIMUM INTERIOR SETBACK IS ZERO (0) FEET. HOWEVER, IF A SETBACK IS PROVIDED, IT MUST BE AT LEAST 5 FEET.	
DENSITY	MAXIMUM	SEE LABEL FOR EACH SITE AREA	
	PROPOSED	NOT TO EXCEED MAXIMUM FOR EACH SITE AREA	

STREAM BUFFER NOTE

STREAM IDENTIFICATION REPORTS AND WETLAND DELINEATION REPORTS ARE REQUIRED FOR REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING, AND ARE NOT APPROVED WITH ANY REZONING DECISIONS/UNIFIED DEVELOPMENT PLANS. STREAM BUFFERS WILL APPLY IF THERE ARE ANY PERENNIAL OR INTERMITTENT STREAM FEATURES ON SITE. ALL APPLICABLE STATE AND USACE PERMITS MUST BE OBTAINED PRIOR TO DEVELOPMENT.

STORMWATER NOTE

STORMWATER CONTROL MEASURES SHOWN ARE CONCEPTUAL IN NATURE. ACTUAL SIZE, QUANTITY, AND LOCATION MAY CHANGE BASED ON FINAL ENGINEERING.

SIGNAGE NOTES

1. A COMMON SIGN PLAN MUST BE APPROVED PRIOR TO INSTALLATION OF ANY SIGNS.
2. THE COMMON SIGN PLAN MUST SPECIFY THE SIZE, TYPE, HEIGHT, SETBACK, LOCATION, DESIGN, ILLUMINATION, AND NUMBER OF SIGNS.
3. ALL SIGNS MUST USE A COORDINATED COLOR, STYLE, AND LETTERING SCHEME SHOWN ON THE COMMON SIGN PLAN.

PLAN NOTES

1. SITE AREAS ARE APPROXIMATE AND MAY CHANGE BASED ON FINAL SITE PLAN DEVELOPMENT AND ENGINEERING.
2. SUPPORT AND ANCILLARY USES SUCH AS PARKING, DRIVE AISLES, STORMWATER, AND OTHER FEATURES TO BE SHARED ACROSS ALL AREAS. PURSUANT TO PROPERLY EXECUTED AND RECORDED IMUD PLAT AND DECLARATION.
3. FINAL ACCESS POINT LOCATIONS TO BE DETERMINED WITH TRC REVIEW. ACCESS POINTS MAY BE REMOVED WHERE MULTIPLE POINTS EXIST ON THE SAME ROAD.
4. FINAL STREAM, WETLAND, AND BUFFER EXTENTS SUBJECT TO CHANGE PENDING LOCAL AND FEDERAL REVIEW.
5. PARCEL BOUNDARY IS BASED ON DB 4036, PG 1672, AND IS NOT BASED ON AN ACTUAL FIELD SURVEY

OPEN SPACE NOTES

30-12-8.2(B)

OPEN SPACE SHALL BE PROVIDED AS FOLLOWS:

- RESIDENTIAL DEVELOPMENT SHALL BE A MINIMUM OF 1.74 ACRES, OR 15% OF RESIDENTIAL AREA (SITE AREA 1)
- OPEN SPACE AREA PROVIDED IN AREA 2 TO BE UTILIZED AS CUMULATIVE SHARED SPACE TO FULFILL REQUIREMENTS OF ALL RESIDENTIAL DEVELOPMENT ON SITE.

FLOOD HAZARD

SUBJECT PARCELS ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL #3710787300J EFFECTIVE DATE JUNE 18, 2007.

FIRE PLAN REVIEW CRITERIA FOR SITE PLAN SUBMITTAL

APPROVAL IS GRANTED, CONTINGENT ON THE SATISFACTION OF THE FOLLOWING CRITERIA WITHIN THE SITE PLAN SUBMITTAL:

1. IN THE EVENT A PHASE COMPROMISES MORE THAN 100 DWELLING UNITS FOR NON-SPRINKLED BUILDINGS OR OVER 200 DWELLING UNITS FOR SPRINKLERED BUILDINGS, A SECOND ACCESS TO THE SITE IS MANDATORY.
2. PHASED DEVELOPMENT NECESSITATES THE INCORPORATION OF TEMPORARY FIRE APPARATUS TURNAROUNDS AT THE DEAD-END OF EACH PHASE, A REQUIREMENT TO BE CLEARLY DELINEATED ON THE SITE PLAN.
3. THE SITE PLAN MUST COMPREHENSIVELY DEPICT ALL UNDERGROUND WATER UTILITIES AND FIRE HYDRANT LOCATIONS.
4. ANY BRIDGES OR ENGINEERED CULVERT CROSSINGS SPANNING STREAMS OR WETLAND AREAS SHOULD BE ENGINEERED TO SUPPORT THE WEIGHT OF A 80,000 LB. FIRE APPARATUS.

UNIFIED DEVELOPMENT PLAN (UDP) NOTE

COMPLIANCE WITH PUD DISTRICT STANDARDS OF SECTION 30-7-7.2 WILL BE REQUIRED. COMPLIANCE WITH ALL OTHER LAND DEVELOPMENT ORDINANCE STANDARDS IS ALSO REQUIRED, INCLUDING BUT NOT LIMITED TO THE FENCE AND WALL STANDARDS OF SECTION 30-9-4; LANDSCAPING IN ACCORDANCE WITH ARTICLE 30-10; EASEMENT ENCROACHMENTS IN ACCORDANCE WITH SECTION 30-7-1.6; AND SIGNAGE IN ACCORDANCE WITH SECTION 30-7-7.2(E)(12) AND ARTICLE 14.

CERTIFICATION FOR UDP

THIS PLAN WAS NOT PREPARED IN ACCORDANCE WITH 47-30 SINCE IT IS FOR ILLUSTRATIVE AND NOTICE PURPOSES ONLY, ALL AREAS AND BOUNDARIES SHOWN ARE APPROXIMATE. THIS MAP SHALL NOT BE USED TO CONVEY OR DEFINE SPECIFIC PROPERTY LINES OR AREAS. THIS IS NOT A SUBDIVISION AS DEFINED BY THE CITY OF GREENSBORO SUBDIVISION ORDINANCE.

_____ DATE _____

PLANNING DIRECTOR
CITY OF GREENSBORO

GRAPHIC SCALE
0 40 80 160
1 inch = 80 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
486 North Patterson Avenue
Suite 201
Winston-Salem, NC 27101
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

MOUNT ZION DEVELOPMENT COMPANY
1301 ALAMANCE CHURCH RD
GREENSBORO, NC 27406

ZION HILLS - TRACT 2
UNIFIED DEVELOPMENT PLAN
1301 ALAMANCE CHURCH ROAD
GREENSBORO, NORTH CAROLINA 27406
GILMER TOWNSHIP

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 21139 STEPHEN C. OWEN NOT RELEASED FOR CONSTRUCTION 2025.05.22 15:10:31 -04'00'

REVISIONS

NO.	DATE	
1	05. 23. 2025	PER COMMENTS

PLAN INFORMATION

PROJECT NO.	SPEC24205
FILENAME	SPEC24205-XC1
CHECKED BY	SO
DRAWN BY	CJ
SCALE	1"=80'
DATE	04. 11. 2025

SHEET

UNIFIED DEVELOPMENT PLAN
C1.00

Y:\Projects\SPEC\SPEC 2024\SPEC24205 Mount Zion Baptist Church Entitlements\04-Production\Planning and Design\Unified Development Plan\South Tract\Current Drawing\SPEC24205-XC1.dwg, 5/22/2025 2:01:59 PM, Cody James

PL(P) 25-22 & Z-25-06-005: An annexation, original zoning and rezoning request from County RM-8 (Residential Multi-family), County RS-30 (Residential Single-family), City R-5 (Residential Single-family – 5), and City R-3 (Residential Single-family – 3) to City PUD (Planned Unit Development), and consideration of the required Unified Development Plan, for the properties identified as 2101, 2103, 2023, and 2029 Willow Road; 1301, 1321, and 1323 Alamance Church road; and 1605, 1605 ZZ, and 1607 Sharpe Road, generally described as north of Alamance Church Road, east of Willow Road, and west of Sharpe Road (48.87 acres). (RECOMMENDED APPROVAL)

AND

PL(P) 25-22 & Z-25-06-007: An annexation and original zoning request from County RM-8 (Residential Multi-family) to City R-5 (Residential Single-family – 5) for the property identified as the eastern portion of Willow Road right of way adjacent to 2023 and 2029 Willow Road, generally described as north of Rotherwood Road and south of Terre Court (0.24 acres). (RECOMMENDED APPROVAL)

Mr. Nelson reviewed the summary information for the subject properties and surrounding properties. Mr. Nelson advised that the applicant proposed the following conditions for item Z-25-06-005:

1. Uses in Area 1 as shown on the Unified Development Plan shall be limited to Religious Assembly and Ancillary Uses and total building square footage shall not exceed 275,000 square feet.
2. Uses in Area 2 as shown on the Unified Development Plan shall be limited to Offices; Medical, Dental and Related Offices; and total building square footage shall not exceed 45,000 square feet.
3. Uses in Area 3 as shown on the Unified Development Plan shall be limited to Residential Uses, not to exceed 280 dwelling units, and Retail Sales and Services (Personal and Professional), total non-residential building square footage shall not exceed 20,000 square feet.

Mr. Nelson stated that the GSO2040 Comprehensive Plan's Future Built Form Map designates the subject property as Urban General and the Future Land Use Map designates this property as Residential. Staff determined the proposed original zoning and rezoning request supports the Comprehensive Plan's Filling In Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro. The proposed PUD zoning district, as conditioned, is primarily intended to accommodate a mix of residential housing types and complementary nonresidential uses. The request also maintains continuity with the existing historic religious assembly use. The proposed original zoning and rezoning request allows uses that are compatible with existing uses in the surrounding area. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on adjacent properties. Staff recommended approval of the request.

Chair Magid asked if the applicant wished to speak in favor of the request. She stated the request was for very significant rezoning district, Planned Unit Development (PUD) which includes three

different development areas. As such, Chair Magid allowed the applicant to speak on the request for three (3) minutes instead of the usual two (2) minutes.

Marc Isaacson, 804 Green Valley Road, stated he usually would be available for questions for expedited items. However, he agreed with Chair Magid that the request was a significant project. He introduced his colleague Pastor Odell Cleveland and acknowledged other members of the team. He also noted the commission received letter from Doctor Wood who was acknowledged and present at the meeting. Mr. Isaacson explained that the PUD request allowed the existing church, owner of the subject properties, to include several components that are important, especially to the neighborhood. The PUD consisted of medical offices, senior housing, market rate housing and recreational areas. He mentioned the existing church would remain with the addition of a worship hall. Mr. Isaacson said the proposal was creating a "campus like" environment. He stated all the uses would be coordinated and work seamlessly together. Mr. Isaacson said the PUD also incorporated lakes and walking trails. He stated the development allowed for people to spend time together, with family, with friends, just people relating to each other and creating a sense of place. He said the request was unlike any development in the neighborhood.

Mr. Isaacson, mentioned that several neighborhood meetings were held. In addition to general meetings there were specific meetings with neighborhood groups such as the Willpower State group. Also, there were individual meetings with adjacent property owners. He summarized that the PUD request addressed several significant concerns that the city leaders have identified. He listed:1) Medical Care; 2) Reasonable and affordable housing for seniors; and 3) Market rate housing. Mr. Isaacson stated the request was significant investment and that the owner, Mount Zion Baptist Church, would be managing the development.

Mr. Isaacson displayed illustrative plan for the development.

Chair Magid talked about the site plan and noted there would be a 275 sq. ft. religious assembly in Area 1; A 3 floor, 35,000 sq. ft. medical building in Area 2; and in Area 3 – 280 senior housing units. Chair Magid asked Mr. Isaacson if the senior housing would be apartments, town homes or single-family dwellings.

Mr. Isaacson stated the senior housing would be combination of apartments, townhomes and single-family dwellings.

Mr. Isaacson said that the illustrative site plan was reviewed and recommended for approval by the TRC.

Chair Magid asked for comments from the Commissioners.

Vice Chair Skenes asked for northern section of the site plan to be displayed. She noted that the northern section was associated with the request.

Mr. Downing commended the Mount Zion Baptist Church on their impacts on the community, and for a job well done. He stated the request fostered community, belonging and development. He noted the letter submitted by Doctor Wood in support of the development. Mr. Downing said not often recommendations as noted in the letter are expressed by neighbors especially for development of this nature.

Chair Magid stated the plan seemed to take some time to develop and was unusual in its approach.

Chair Magid asked for further comments from the Commissioners. Hearing no further comments and without opposition to the request Chair Magid closed the public hearing.

Vice Chair Skenes asked staff if the commission should vote on the entire UDP since it was associated with another item.

Mr. Carter noted that each request had an associated UDP. Therefore, the commission should vote on the UDP associated with the request.

Commission Motion:

Mr. Peterson made a motion to annex item **PL(P) 25-22** for the properties identified as 2023 and 2029 Willow Road; a portion of Willow Road R-O-W; and a portion of 1605 ZZ and 1607 Sharpe Road. Mr. Nichols seconded the motion.

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

Mr. Downing then stated regarding item **Z-25-06-005**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning and rezoning requests for the properties at 2101, 2103, 2023, and 2029 Willow Road, 1301, 1321, and 1323 Alamance Church Road, and 1605, 1605 ZZ, and 1607 Sharpe Road from County RM-8 (Residential Multi-family), County RS-30 (Residential Single-family), City R-5 (Residential Single-family – 5), and City R-3 (Residential Single-family – 3) to City PUD (Planned Unit Development) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed City PUD zoning district permits uses that fit the context of the surrounding area and limits negative impacts on 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, Turner, Gilmer Sr., Downing, Nichols and Peterson). Nays: (None).

Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, June 17, 2025 City Council Meeting.

Ms. Skenes made a motion to approve the **Unified Development Plan associated with Z-25-06-005** for the properties at 2101, 2103, 2023, and 2029 Willow Road, 1301, 1321, and 1323 Alamance Church Road, and 1605, 1605 ZZ, and 1607 Sharpe Road. Mr. Gilmer, Sr. seconded the motion.

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

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, July 15, 2025 City Council Meeting. All adjoining property owners will be notified of any such appeal.

Ms. O'Connor then stated regarding item **Z-25-06-007**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning requests for the property at the eastern portion of Willow Road right-of-way adjacent to 2023 and 2029 Willow Road from County RM-8 (Residential Multi-family) to City R-5 (Residential Single-family – 5) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed City R-5 zoning district permits uses that fit the context of the surrounding area and limits negative impacts on 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, Turner, Gilmer Sr., Downing, Nichols and Peterson). Nays: (None).

Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, July 15, 2025 City Council Meeting.

Official website of the State of North Carolina Here's how you know

Non-Profit Corporation

Actions

- Online Filing
- Order a Document Online
- Add Entity to My Email Notification List
- View Filings

Legal name: Mount Zion Baptist Church of Greensboro, Inc.

Secretary of State Identification Number (SOSID): 0303575

Status: Current-Active

Citizenship: Domestic

Date formed: 3/31/1992

Registered agent: Bryan J Pierce , Sr.

Registered office address

1301 Alamance Church Rd
Greensboro, NC 27420

Registered mailing address

1301 Alamance Church Rd
Greensboro, NC 27420

Return to top

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North Carolina State Bar

North Carolina Department of Commerce

North Carolina Department of Revenue

All North Carolina Government Organizations

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Item: 2023-2103 Willow Road, 1301-1323 Alamance Church Road and 1605-1607 Sharpe Road
Original Zoning and Rezoning

Date: July 15, 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 and rezoning requests for the properties at **2101, 2103, 2023, and 2029 Willow Road, 1301, 1321, and 1323 Alamance Church Road, and 1605, 1605 ZZ, and 1607 Sharpe Road** from **County RM-8 (Residential Multi-family), County RS-30 (Residential Single-family), City R-5 (Residential Single-family – 5), and City R-3 (Residential Single-family – 3)** to **City PUD (Planned Unit Development)** to be **consistent** with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

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

2023, 2029, 2101 AND 2103 WILLOW ROAD, 1301, 1321 AND 1323 ALAMANCE CHURCH ROAD AND 1605, 1605-ZZ AND 1607 SHARPE ROAD, GENERALLY DESCRIBED AS NORTH OF ALAMANCE CHURCH ROAD, EAST OF WILLOW ROAD AND WEST OF SHARPE 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 RM-8** (Residential Multi-family - 8), **City R-3** (Residential Single Family -3) and **City R-5** (Residential Single Family -5) to **City PUD** (Planned Unit Development)

The area is described as follows:

BEGINNING at a found rebar bent with NC State Plane Coordinates (NAD 83 ((NSRS 2011)) N: 833,911.989 E: 1,775,040.986), said rebar being at the northeast corner of 2041 Willow Road, LLC, as recorded in Deed Book 8459, Page 1148, also being Lot 1 of Property of C. W. Pemberton, as recorded in Plat Book 105, Page 144; thence with the northern line of said Lot 1 N 68°11'30" W 491.40 feet to said Lot 1's northwest corner, a point in the eastern right-of-way line of Willow Road; thence with said eastern right-of-way line the following two (2) courses and distances: 1) N 20°16'25" E 217.85 feet to an unmarked point, and 2) with a curve to the left having a radius of 1,030.00 feet, an arc length of 132.25 feet, and a chord bearing and distance of N 16°35'43" E 132.16 feet to its intersection with the southern line of SREIT Willow Ridge, L.P., as recorded in Deed Book 8247, Page 2448; thence with said southern line S 88°13'04" E 1,279.68 feet to an existing rebar at the southeast corner of said L.P.; thence with the eastern line of said L.P. N 25°04'03" E 434.42 feet to an existing nail in a tree root at the northeast corner of said L.P.; thence with the southern line of Neese Sausage Company, as recorded in Deed Book 1478, Page 61, S 88°13'39" E 194.30 feet to a found rebar at the southeast corner of Neese Sausage Company; thence with the western line of Thomas R. Neese Family Limited Partnership, as recorded in Deed Book 8773, Page 512, S 24°11'14" W 432.22 feet to a found iron pin at the northwest corner of Mount Zion Baptist Church of Greensboro, Inc., as recorded in Deed Book 4347, Page 1767; thence with the northeastern line of said Church property S 40°23'58" E 497.70 feet to an unmarked point in the western right-of-way line of Sharpe Road; thence with said right-of-way line the following seven (7) courses and distances: 1) S 49°41'46" W 100.00 feet to an unmarked point, 2) S 38°04'06" W 354.26 feet to an unmarked point, 3) S 37°10'36" W 45.71 feet to an unmarked point, 4) S 33°53'36" W 121.95 feet to an unmarked point, 5) S 29°06'56" W 121.96 feet to an unmarked point, 6) S 25°26'26" W 65.74 feet to an

unmarked point, and 7) S 23°57’51” W 59.59 feet to an existing iron pin at the northeast corner of Tract Two of Mount Zion Baptist Church of Greensboro, Inc., as recorded in Deed Book 8302, Page 715; thence continuing with said right-of-way line S 24°11’13” W 250.14 feet to a found iron pin at the southeast corner of said Tract One, as recorded on that same deed; thence N 65°45’14” W 279.10 feet with the southern line of said Tract One to an existing iron rod at its southwest corner; thence with the western line of James F. and Peggy J. Woods, as recorded in Deed Book 8142, Page 2824, S 24°20’35” W 29.10 feet to a new iron pin in the northern line of Lot 1 of Property of Hase H. Smith, as recorded in Plat Book 26, Page 85; thence with said northern line N 65°47’55” W 218.66 feet to an existing iron pin; thence S 21°27’34” W 368.67 feet to an iron pin in the northern right-of-way line of Alamance Church Road; thence in a westerly direction with said right-of-way line the following eight (8) courses and distances: 1) N 65°12’59” W 127.85 feet to an existing iron pin, 2) N 65°13’02” W 132.52 feet to an unmarked point, 3) N 24°46’55” E 5.00 feet to an unmarked point, 4) N 65°13’05” W 74.00 feet to an unmarked point, 5) S 24°32’15” W 5.84 feet to an unmarked point, 6) N 65°30’47” W 0.85 feet to an unmarked point, 7) with a curve to the left having a radius of 1,224.74 feet, an arc length of 218.49 feet, and a chord bearing and distance of N 70°37’25” W 218.20 feet to an unmarked point, and 8) N 75°44’04” W 448.11 feet to an unmarked point at the intersection of said right-of-way and the eastern right-of-way line of Willow Road; thence with said eastern right-of-way line the following eight (8) courses and distances: 1) N 30°08’24” W 56.56 feet to an unmarked point, 2) N 13°17’36” E 186.76 feet to an unmarked point, 3) N 14°32’56” E 23.09 feet to an unmarked point, 4) S 76°45’38” E 14.44 feet to an unmarked point, 5) N 13°14’22” E 30.00 feet to an unmarked point, 6) N 76°45’04” W 13.75 feet to an unmarked point, 7) N 14°33’13” E 179.12 feet to an unmarked point, and 8) N 17°28’18” E 42.51 feet to the southwest corner of 2041 Willow Road, LLC; thence with the southern line of said LLC S 66°35’11” E 480.00 feet to an iron pin capped at the southeast corner of said LLC; thence N 23°24’50” E 413.51 feet to the point and place of BEGINNING, and containing approximately 49 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

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

Section 2

That the zoning amendment from County RM-8 (Residential Multi-family - 8), City R-3 (Residential Single Family -3) and City R-5 (Residential Single Family -5) to City PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. Uses in Area 1 as shown on the Unified Development Plan shall be limited to Religious Assembly and Ancillary Uses and total building square footage shall not exceed 275,000 square feet.

2. Uses in Area 2 as shown on the Unified Development Plan shall be limited to Offices; Medical, Dental and Related Offices; and total building square footage shall not exceed 45,000 square feet.

3. Uses in Area 3 as shown on the Unified Development Plan shall be limited to Residential Uses, not to exceed 280 dwelling units, and Retail Sales and Services (Personal and Professional), total non-residential building square footage shall not exceed 20,000 square feet.

Section 3

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

Section 4

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

Section 5

This ordinance shall be effective on July 15, 2025.

City of Greensboro

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

Agenda Report

File Number: 2025-551

Agenda Item# H.9.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2025-551 Public Hearing for an Ordinance for Original Zoning for Portion of Willow Road R-O-W – City of Greensboro

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

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

Council District: Proximate to District 1

Public Hearing: Yes
Advertising Date/By: July 3 and 10, 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 RM-8** (Residential Multi-family) to **City R-5** (Residential Single Family - 5) for the eastern portion of Willow Road Right of Way adjacent to 2023 and 2069 Willow Road, generally described as north of Rotherwood Road and south of Terre Court.

As this request is associated with a voluntary annexation petition, the City Council will conduct a public hearing to consider and take action on this request at its **July 15, 2025** meeting.

BACKGROUND:
Following a public hearing on June 16, 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 June 16, 2025 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to annex public rights of way adjacent to new community serving residential, office and services development.

BUDGET IMPACT:
This item will have no budget impact.

ACCOUNT NUMBER:
N/A

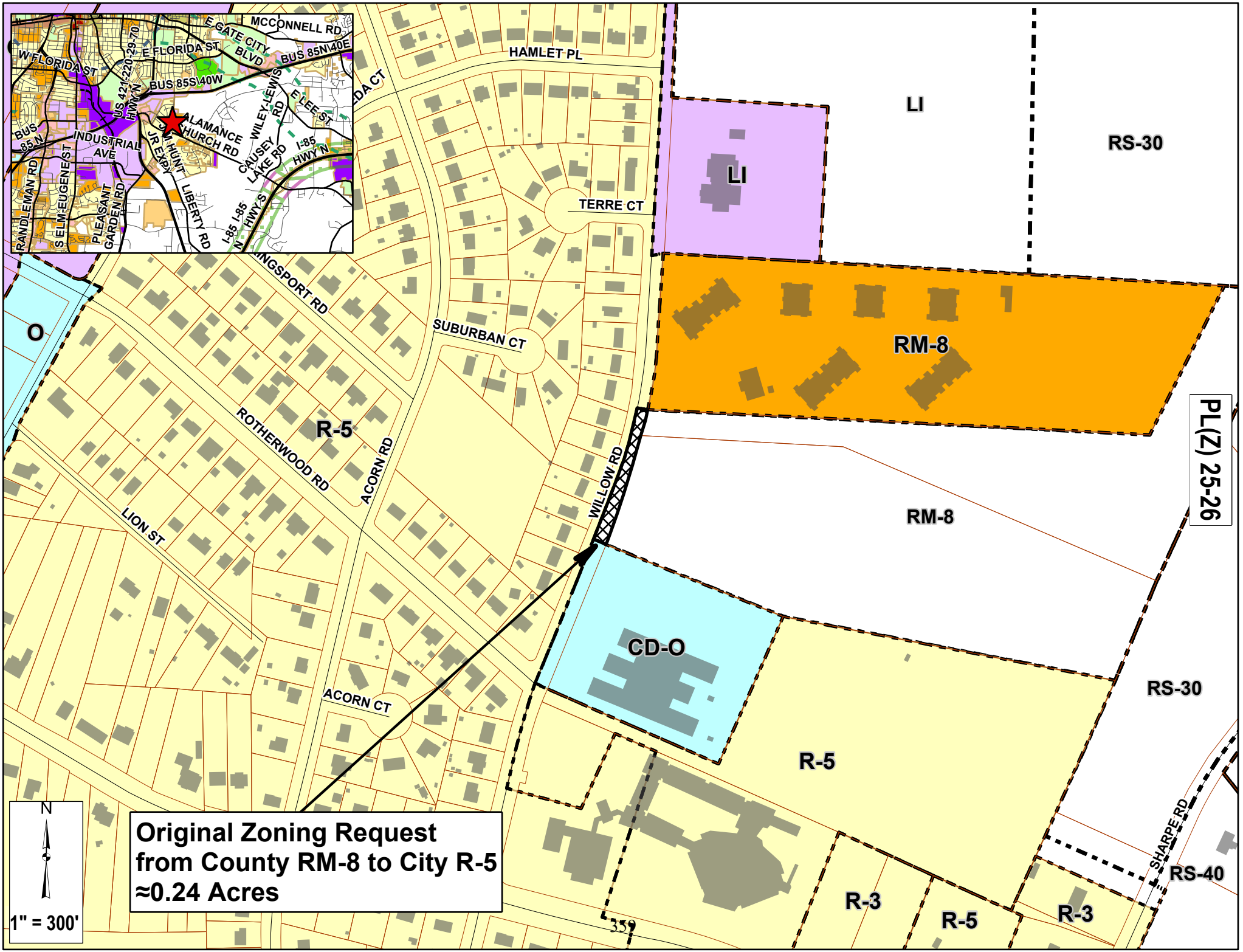
RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and approve this request.

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

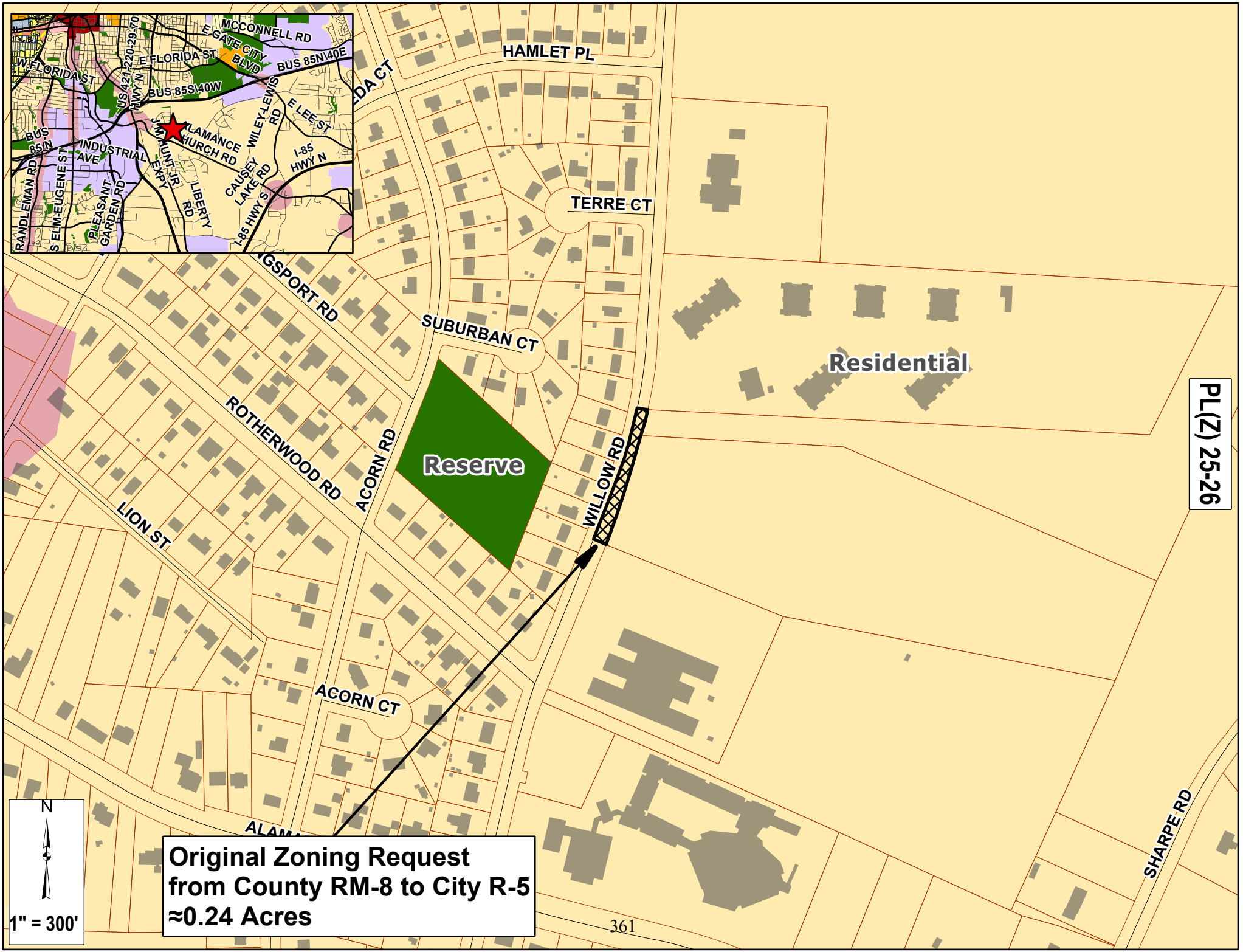
Planning recommends **approval** of the **City R-5** zoning request based on:

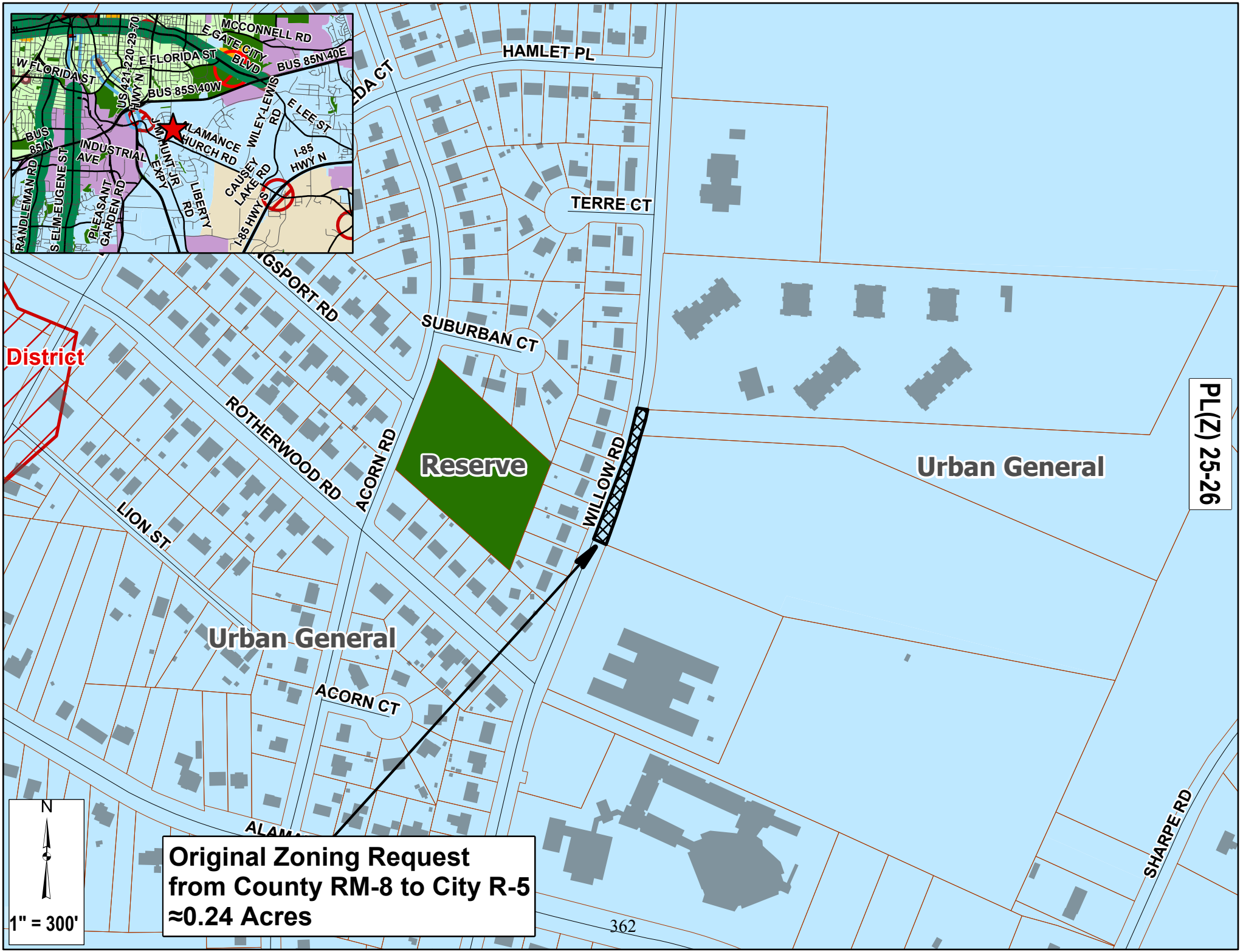
- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.

- Request is consistent with Strategy 2 of the **Creating Great Places** Big Idea to meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.


MCCONNELL RD
E GATE CITY BLVD
E FLORIDA ST
W FLORIDA ST
BUS 85N/40E
BUS 85S/40W
US 421-220-29-70 HWY N
ALAMANCE CHURCH RD
D M HUNT JR EXPY
WILEY-LEWIS RD
E LEE ST
CAUSEY LAKE RD
I-85 HWY N
INDUSTRIAL AVE
BUS I-85 N
RANDLEMAN RD
S ELM-EUGENE ST
PLEASANT GARDEN RD
LIBERTY RD
I-85 I-85 N HWY S
HAMLET PL
TERRE CT
SUBURBAN CT
INGSPORT RD
ROTHERWOOD RD
ACORN RD
ACORN CT
LION ST
WILLOW RD
SHARPE RD
LI
RS-30
RM-8
O
R-5
CD-O
R-3
RS-40
PL(Z) 25-26
N
1" = 300'
Original Zoning Request
from County RM-8 to City R-5
≈0.24 Acres


HAMLET PL
RASHEEDA CT
BRISTOL RD
KINGSPORT RD
TERRE CT
SUBURBAN CT
ROTHERWOOD RD
ACORN RD
WILLOW RD
LION ST
ACORN CT
SHARPE RD
PL(Z) 25-26
N
1" = 300'
Original Zoning Request
from County RM-8 to City R-5
≈0.24 Acres
360


HAMLET PL
TERRE CT
SUBURBAN CT
ROTHERWOOD RD
ACORN RD
ACORN CT
LION ST
WILLOW RD
SHARPE RD
Residential
Reserve
PL(Z) 25-26
N
1" = 300'
Original Zoning Request
from County RM-8 to City R-5
≈0.24 Acres


HAMLET PL
TERRE CT
SUBURBAN CT
ROTHERWOOD RD
ACORN RD
ACORN CT
LION ST
WILLOW RD
SHARPE RD
PL(Z) 25-26
District
Reserve
Urban General
Urban General
Original Zoning Request
from County RM-8 to City R-5
≈0.24 Acres
N
1" = 300'
362

PL(Z) 25-26

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: July 15, 2025

GENERAL INFORMATION

APPLICANT	City of Greensboro
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County RM-8 (Residential Multi-family) to City R-5 (Residential Single-family – 5)
CONDITIONS	N/A
LOCATION	The eastern portion of Willow Road Right-of-way adjacent to 2023 and 2029 Willow Road
PARCEL ID NUMBER(S)	N/A
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). **173** notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.24 acres
TOPOGRAPHY	Slopes upward toward Rotherwood Road
VEGETATION	None

SITE DATA

Existing Use Willow Road

	Adjacent Zoning	Adjacent Land Uses
N	City R-5 (Residential Single-family – 5)	Street Right-of-way
E	County RM-8 (Residential Multi-family)	Undeveloped land
S	City CD-O (Conditional District - Office)	Street Right-of-way

W	City R-5 (Residential Single-family – 5)	Single-family dwellings

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 RM-8)**	Requested **(City R-5)**
Max. Density:	8 dwelling units per acre	5 dwelling units per acre
Typical Uses	Primarily intended for a variety of housing types including duplexes, townhomes, cluster housing, and other similar residential uses at a maximum overall density of 8.0 units per acre. Development in this district shall have connections to neighborhood and civic amenities, water and sewer infrastructure.	Typical uses in the R-5 district include single family residential of up to 5 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 located in the Scenic Corridor Overlay District. The applicant should 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 Northeast to South Buffalo Creek, Non- Watersupply Watershed

Floodplains N/A

Streams N/A

Other: If >1 acre is disturbed and the BUA is increased to the areas draining to South Buffalo Creek, site must meet current watershed Phase 2 development requirements, Water Quality and Water Quantity Control must be addressed. Water Quality must treat the first 1" of rainfall. Water Quantity Control must reduce the 1yr, 2yr & 10yr 24hr storms to pre-development levels. All 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. State/Corps permits are required for any stream or wetland disturbance or crossing.

Utilities (Availability)
Water and sewer are on the west side of Willow Road in the right of way. Private developer shall ensure all extensions to the property and on site water and sewer meet the City of Greensboro and NCDEQ's Standards.

Airport Overlay District & Noise Cone
n/a

Landscaping & Tree Conservation Requirements

Landscaping and Tree Conservation requirements are not applicable to public rights-of-way nor single-family residential uses.

Transportation
Street Classification: Willow Road – Minor Thoroughfare.

Site Access: N/A.

Traffic Counts: Willow Road AADT = 3,000 (NCDOT, 2023).

Trip Generation: N/A.

Sidewalks: N/A

Transit in Vicinity: No.

Traffic Impact Study: (TIS) No TIS required per TIS Ordinance.

Street Connectivity: N/A.

Other: N/A.

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The proposed **City R-5 (Residential Single-family – 5)** zoning district would allow land uses that are compatible with the general character of the area.

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

The ***GSO**2040* Future Land Use Map designates this site as **Residential.** The requested **City R-5 (Residential Single-family – 5)** zoning district would allow uses that are generally consistent with those future land use designations. The ***GSO**2040* Future Built Form Map designates this site as **Urban General**. This site is located in **Growth Tier 1** of the City's Growth Tiers Map.

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

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

Goal A – Greensboro is recognized and admired for its attractive, walkable and compact mixed-use activity centers where people live, work and enjoy life.

Strategy 2 – Encourage higher density, mixed-use, walkable infill development.

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

Future Land Use Map

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

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.

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 owners of surrounding properties.

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 June 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 is located in Growth Tier 1, 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 0.24 acres and is a portion of right-of-way for Willow Road. North of the subject property contains street right-of-way, zoned City R-5. East of the subject property undeveloped land, zoned County RM-8. South of the subject property contains street right-of-way, zoned City CD-O. West of the subject property contains single-family dwellings, zoned City R-5.

The proposed original zoning request supports the GSO2040 Filling in Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro.

The Comprehensive Plan's Future Land Use Map designates this property as Residential. The Residential designation includes both single-and multi-family residential uses. Other uses should generally be in the scale of a Neighborhood or a Community Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

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

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

Per N.C.G.S 160A-31(F), property that is owned by a public entity, such as the NCDOT, may be annexed if the inclusion of said property makes an annexation petition contiguous with the primary corporate limits. The proposed R-5 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 5 dwelling units per acre. The request permits uses that are present on adjacent tracts.

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 annexation and original zoning to the **City R-5 (Residential Single-family – 5)** zoning district.

PL(P) 25-22 & Z-25-06-005: An annexation, original zoning and rezoning request from County RM-8 (Residential Multi-family), County RS-30 (Residential Single-family), City R-5 (Residential Single-family – 5), and City R-3 (Residential Single-family – 3) to City PUD (Planned Unit Development), and consideration of the required Unified Development Plan, for the properties identified as 2101, 2103, 2023, and 2029 Willow Road; 1301, 1321, and 1323 Alamance Church road; and 1605, 1605 ZZ, and 1607 Sharpe Road, generally described as north of Alamance Church Road, east of Willow Road, and west of Sharpe Road (48.87 acres). (RECOMMENDED APPROVAL)

AND

PL(P) 25-22 & Z-25-06-007: An annexation and original zoning request from County RM-8 (Residential Multi-family) to City R-5 (Residential Single-family – 5) for the property identified as the eastern portion of Willow Road right of way adjacent to 2023 and 2029 Willow Road, generally described as north of Rotherwood Road and south of Terre Court (0.24 acres). (RECOMMENDED APPROVAL)

Mr. Nelson reviewed the summary information for the subject properties and surrounding properties. Mr. Nelson advised that the applicant proposed the following conditions for item Z-25-06-005:

1. Uses in Area 1 as shown on the Unified Development Plan shall be limited to Religious Assembly and Ancillary Uses and total building square footage shall not exceed 275,000 square feet.
2. Uses in Area 2 as shown on the Unified Development Plan shall be limited to Offices; Medical, Dental and Related Offices; and total building square footage shall not exceed 45,000 square feet.
3. Uses in Area 3 as shown on the Unified Development Plan shall be limited to Residential Uses, not to exceed 280 dwelling units, and Retail Sales and Services (Personal and Professional), total non-residential building square footage shall not exceed 20,000 square feet.

Mr. Nelson stated that the GSO2040 Comprehensive Plan's Future Built Form Map designates the subject property as Urban General and the Future Land Use Map designates this property as Residential. Staff determined the proposed original zoning and rezoning request supports the Comprehensive Plan's Filling In Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro. The proposed PUD zoning district, as conditioned, is primarily intended to accommodate a mix of residential housing types and complementary nonresidential uses. The request also maintains continuity with the existing historic religious assembly use. The proposed original zoning and rezoning request allows uses that are compatible with existing uses in the surrounding area. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on adjacent properties. Staff recommended approval of the request.

Chair Magid asked if the applicant wished to speak in favor of the request. She stated the request was for very significant rezoning district, Planned Unit Development (PUD) which includes three

different development areas. As such, Chair Magid allowed the applicant to speak on the request for three (3) minutes instead of the usual two (2) minutes.

Marc Isaacson, 804 Green Valley Road, stated he usually would be available for questions for expedited items. However, he agreed with Chair Magid that the request was a significant project. He introduced his colleague Pastor Odell Cleveland and acknowledged other members of the team. He also noted the commission received letter from Doctor Wood who was acknowledged and present at the meeting. Mr. Isaacson explained that the PUD request allowed the existing church, owner of the subject properties, to include several components that are important, especially to the neighborhood. The PUD consisted of medical offices, senior housing, market rate housing and recreational areas. He mentioned the existing church would remain with the addition of a worship hall. Mr. Isaacson said the proposal was creating a "campus like" environment. He stated all the uses would be coordinated and work seamlessly together. Mr. Isaacson said the PUD also incorporated lakes and walking trails. He stated the development allowed for people to spend time together, with family, with friends, just people relating to each other and creating a sense of place. He said the request was unlike any development in the neighborhood.

Mr. Isaacson, mentioned that several neighborhood meetings were held. In addition to general meetings there were specific meetings with neighborhood groups such as the Willpower State group. Also, there were individual meetings with adjacent property owners. He summarized that the PUD request addressed several significant concerns that the city leaders have identified. He listed:1) Medical Care; 2) Reasonable and affordable housing for seniors; and 3) Market rate housing. Mr. Isaacson stated the request was significant investment and that the owner, Mount Zion Baptist Church, would be managing the development.

Mr. Isaacson displayed illustrative plan for the development.

Chair Magid talked about the site plan and noted there would be a 275 sq. ft. religious assembly in Area 1; A 3 floor, 35,000 sq. ft. medical building in Area 2; and in Area 3 – 280 senior housing units. Chair Magid asked Mr. Isaacson if the senior housing would be apartments, town homes or single-family dwellings.

Mr. Isaacson stated the senior housing would be combination of apartments, townhomes and single-family dwellings.

Mr. Isaacson said that the illustrative site plan was reviewed and recommended for approval by the TRC.

Chair Magid asked for comments from the Commissioners.

Vice Chair Skenes asked for northern section of the site plan to be displayed. She noted that the northern section was associated with the request.

Mr. Downing commended the Mount Zion Baptist Church on their impacts on the community, and for a job well done. He stated the request fostered community, belonging and development. He noted the letter submitted by Doctor Wood in support of the development. Mr. Downing said not often recommendations as noted in the letter are expressed by neighbors especially for development of this nature.

Chair Magid stated the plan seemed to take some time to develop and was unusual in its approach.

Chair Magid asked for further comments from the Commissioners. Hearing no further comments and without opposition to the request Chair Magid closed the public hearing.

Vice Chair Skenes asked staff if the commission should vote on the entire UDP since it was associated with another item.

Mr. Carter noted that each request had an associated UDP. Therefore, the commission should vote on the UDP associated with the request.

Commission Motion:

Mr. Peterson made a motion to annex item **PL(P) 25-22** for the properties identified as 2023 and 2029 Willow Road; a portion of Willow Road R-O-W; and a portion of 1605 ZZ and 1607 Sharpe Road. Mr. Nichols seconded the motion.

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

Mr. Downing then stated regarding item **Z-25-06-005**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning and rezoning requests for the properties at 2101, 2103, 2023, and 2029 Willow Road, 1301, 1321, and 1323 Alamance Church Road, and 1605, 1605 ZZ, and 1607 Sharpe Road from County RM-8 (Residential Multi-family), County RS-30 (Residential Single-family), City R-5 (Residential Single-family – 5), and City R-3 (Residential Single-family – 3) to City PUD (Planned Unit Development) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed City PUD zoning district permits uses that fit the context of the surrounding area and limits negative impacts on 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, Turner, Gilmer Sr., Downing, Nichols and Peterson). Nays: (None).

Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, June 17, 2025 City Council Meeting.

Ms. Skenes made a motion to approve the **Unified Development Plan associated with Z-25-06-005** for the properties at 2101, 2103, 2023, and 2029 Willow Road, 1301, 1321, and 1323 Alamance Church Road, and 1605, 1605 ZZ, and 1607 Sharpe Road. Mr. Gilmer, Sr. seconded the motion.

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

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, July 15, 2025 City Council Meeting. All adjoining property owners will be notified of any such appeal.

Ms. O'Connor then stated regarding item **Z-25-06-007**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning requests for the property at the eastern portion of Willow Road right-of-way adjacent to 2023 and 2029 Willow Road from County RM-8 (Residential Multi-family) to City R-5 (Residential Single-family – 5) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed City R-5 zoning district permits uses that fit the context of the surrounding area and limits negative impacts on 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, Turner, Gilmer Sr., Downing, Nichols and Peterson). Nays: (None).

Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, July 15, 2025 City Council Meeting.

Item: Eastern Portion of Willow Road Right of Way adjacent to 2023 and 2029 Willow Road

Original Zoning

Date: July 15, 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 **the eastern portion of Willow Road right-of-way adjacent to 2023 and 2029 Willow Road** from **County RM-8 (Residential Multi-family)** to **City R-5 (Residential Single-family – 5)** to be **consistent** with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

Factors that support **approval** of the rezoning request:	Factors that support **denial** of the rezoning request:
1. The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. 2. The proposed City R-5 zoning district permits uses that fit the context of the surrounding area and limits negative impacts on adjacent properties. 3. The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. 4. **Other factors raised at the public hearing, if applicable (describe)**	1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. 2. The proposed City R-5 zoning district does not limit negative impacts on adjacent properties nor does it permit uses that fit the context of the 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

EASTERN PORTION OF WILLOW ROAD RIGHT OF WAY ADJACENT TO 2023 AND 2029 WILLOW ROAD, GENERALLY DESCRIBED AS NORTH OF ROTHERWOOD ROAD AND SOUTH OF TERRE COURT

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

Section 1

The Official Zoning Map is hereby amended by original zoning from **County RM-8** (Residential Multi-family - 8) to **City R-5** (Residential Single Family - 5)

The area is described as follows:

BEGINNING at the northwest corner of 2041 Willow Road, LLC, as recorded in Deed Book 8459, Page 1148, also being Lot 1 of Property of C. W. Pemberton, as recorded in Plat Book 105, Page 144, said point being in the eastern right-of-way line of Willow Road; thence with said eastern right-of-way line the following two (2) courses and distances: 1) N 20°16'25" E 217.85 feet to an unmarked point, and 2) with a curve to the left having a radius of 1,030.00 feet, an arc length of 132.25 feet, and a chord bearing and distance of N 16°35'43" E 132.16 feet to its intersection with the southern line of SREIT Willow Ridge, L.P., as recorded in Deed Book 8247, Page 2448; thence with the westwardly projection of said southern line N 88°13'04" W approximately 30 feet to a point in the centerline of Willow Road; thence in a southerly direction with said centerline approximately 350 feet to its intersection with the westwardly projection of the northern line of said Lot 1; thence S 68°11'30" E approximately 30 feet to the point and place of BEGINNING, and containing approximately 0.24 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

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

Section 2

This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-5 (Residential Single Family - 5)** zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 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 July 15, 2025.

Agenda Item# H.10.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2025-552 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property Located at 4712 Hicone Road – 1.63 Acres (Amanda Hodierne for Tom C. James of Columbia Holdings LLC)

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

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

Council District: Proximate to District 2

Public Hearing: Yes
Advertising Date/By: 7/5/2025/by City Clerk

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

PURPOSE:
Amanda Hodierne, for Tom C. James (AKA T. Cooper James) of Columbia Holdings LLC, is requesting annexation of the property located at 4712 Hicone Road, generally described as south of Hicone Road, and east of Rankin Mill 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 **July 15, 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 20-inch water line that fronts the property on Hicone Road.

City sewer is available by connecting to the eight inch sewer line that fronts the property on Hicone Road.

The City's Fire Department notes that this site is currently served by Fire District 13, station 55, on Hicone Road (west of the request). Upon annexation, Fire District 13, station 55 will continue serve the property based an ongoing contract GFD maintains with FD13. Second in station would be City Station 59. Service to this location would improve upon annexation. The department can meet the Standard of Cover 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.

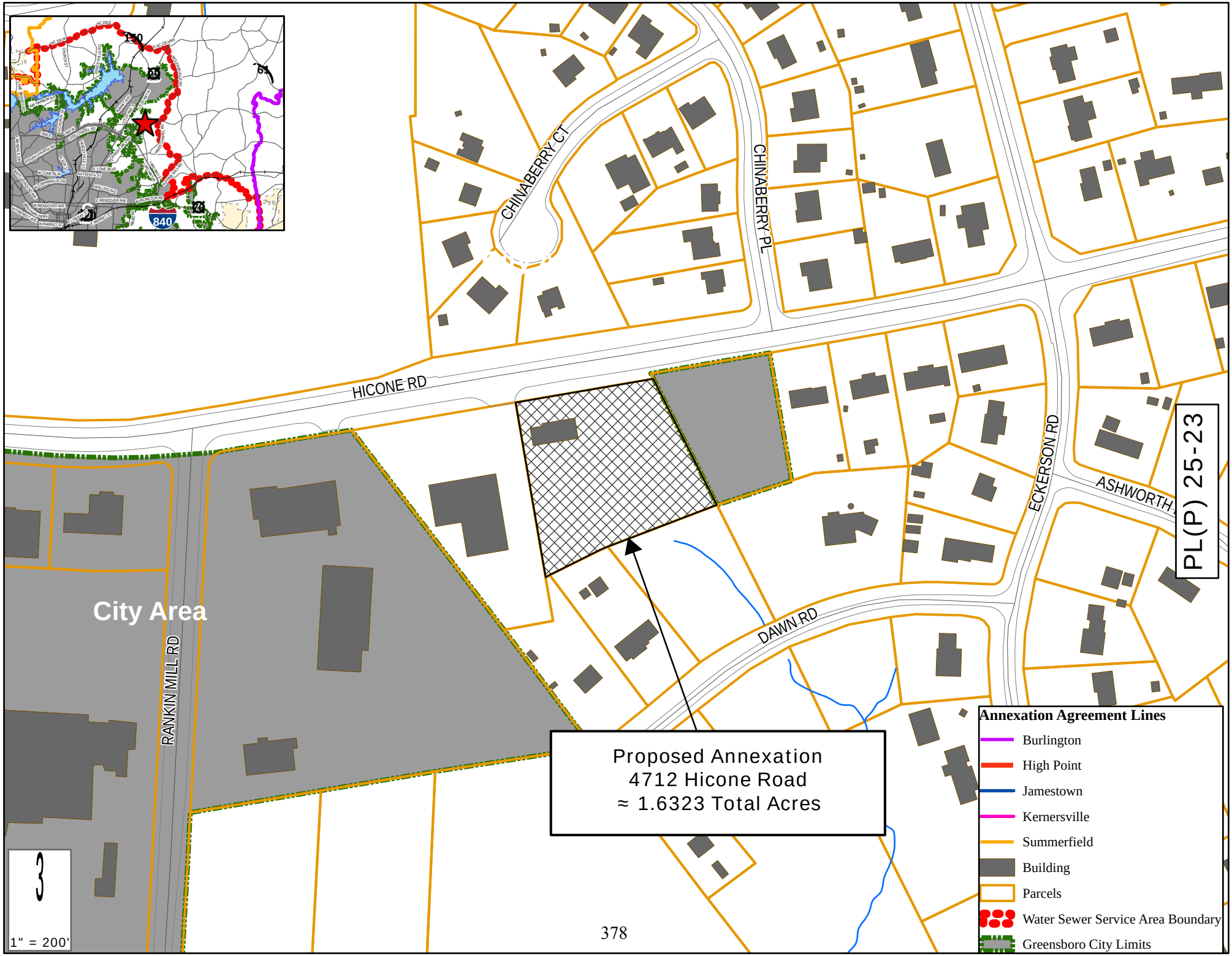
BUDGET IMPACT:
Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

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 June 3, 2025 meeting

The Planning and Zoning Commission recommended approval of this annexation at its June 16, 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.


HICONE RD
CHINABERRY CT
CHINABERRY PL
ECKERSON RD
ASHWORTH
DAWN RD
RANKIN MILL RD
City Area
PL(P) 25-23
Proposed Annexation
4712 Hicone Road
≈ 1.6323 Total Acres
Annexation Agreement Lines
Burlington
High Point
Jamestown
Kernersville
Summerfield
Building
Parcels
Water Sewer Service Area Boundary
Greensboro City Limits
3
1" = 200'
378


CHINABERRY CT
CHINABERRY PL
HICONE RD
ECKERSON RD
ASHWORTH
DAWN RD
RANKIN MILL RD
City Area
PL(P) 25-23
Proposed Annexation
4712 Hicone Road
≈ 1.6323 Total Acres
1" = 200'

GREENSBORO NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 4.24.25

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.)

4712 Hicone Road; Being Parcel No.127535

Being all of Lot 2 (1.6323 acres) as shown on that certain plat entitled "Final Plat for Dollar General", said plat being recorded in the Office of the Register of Deeds of Guilford County in Plat Book 175, Page 51.

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

Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1. Columbia Holdings, LLC	No	X Manager of Columbia Holdings, LLC

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: 5-2-25 Received By:

Official website of the State of North Carolina Here's how you know

Limited Liability Company

Actions

- File an Annual Report/Amend an Annual Report
- Online 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

Legal name: Columbia Holdings, LLC

Secretary of State Identification Number (SOSID): 0900747

Status: Current-Active

Citizenship: Domestic

Date formed: 2/27/2007

Registered agent: Jason B Sparrow

Registered office address

400 Bellemeade St, Suite
Greensboro, NC 27401

Registered mailing address

400 Bellemeade St, Suite
Greensboro, NC 27401

mailing address

600 Green Valley Road, Suite 202
Greensboro, NC 27408

Principal office address

600 Green Valley Road, Suite 202
Greensboro, NC 27408

Company officials

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

- **Manager**

  T Cooper James

  PO Box 10325
  Greensboro NC 27404

Return to top

Other Agencies

NC Gov

State Board of Elections

North Carolina Birth Certificate Information

North Carolina State Bar

North Carolina Department of Commerce

North Carolina Department of Revenue

All North Carolina Government Organizations

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

SOSKB
Secretary of State Knowledge Base

North Carolina Secretary of State's Office

Contact Us

919-814-5400 Support Division Directory

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 4712 HICONE ROAD – 1.63 ACRES)

Section 1

Pursuant to G.S. 160A-58.1 (non-contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

Beginning at a new iron pipe in the existing Greensboro satellite city limits (as of May 31, 2025), said point being on the southern right-of-way line of Hicone Road (N.C.S.R. 2565) and being the northeast corner of Lot 2 of Dollar General, as recorded in Plat Book 175, Page 51; THENCE PROCEEEDING WITH THE EXISTING CITY LIMITS with the eastern line of said Lot 2 S 28°51'00" E 228.50 feet to an existing iron pipe at the southeast corner of Lot 2; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the southern line of Lot 2 the following three (3) courses and distances: 1) S 63°28'14" W 193.62 feet to a new iron pipe, 2) S 63°18'36" W 16.02 feet to a new iron pipe; and 3) S 61°23'43" W 104.48 feet to a new iron pipe at the southwest corner of Lot 2; thence with the western line of Lot 2 N 11°56'30" W 301.50 feet to a new iron pipe at the northwest corner of Lot 2, said corner being on the southern right-of-way line of Hicone Road; thence with said southern right-of-way line the following two (2) courses and distances: 1) N 78°09'59" E 100.32 feet to a new iron pipe, and 2) N 78°00'34" E 136.18 feet to the POINT AND PLACE OF BEGINNING, being all of said Lot 2 and containing 1.6323 acres. The plat referred to hereinabove is recorded in the Guilford County Register of Deeds Office.

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

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

That this ordinance shall become effective upon adoption.

City of Greensboro

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

Agenda Report

File Number: 2025-553

Agenda Item# H.11.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2025-553 Public Hearing for an Ordinance for Original Zoning 4712 Hicone Rd – Amanda Hodierne for Tom C James of Columbia Holdings LLC

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

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

Council District: Proximate to District 2

Public Hearing: Yes
Advertising Date/By: July 3 and 10, 2025/by City Clerk

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

PURPOSE:
Amanda Hodierne, for Tom C. James (AKA T. Cooper James) of Columbia Holdings, LLC, is requesting original zoning from **County CZ-LB** (Conditional Zoning Limited Business) to **City CD-C-M** (Conditional District Commercial Medium) for 4712 Hicone Road, generally described as south of Hicone Road and east of Rankin Mill 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 **July 15, 2025** meeting.

BACKGROUND:
Following a public hearing on June 16, 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 June 16, 2025 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new commercial development.

This request includes the following conditions:

1. Uses shall include all uses permitted in the Commercial – Medium zoning district EXCEPT the following: Group Living Facilities; Animal Shelters; Cemeteries;

Temporary and Emergency Shelters; Shooting Ranges; Amusement and Water Parks; Fairgrounds; Campgrounds and Recreational Vehicle Parks; Bars, Nightclubs, and Brewpubs; Pawnshops; Sexually Oriented Businesses; Laundry and Dry Cleaning Plants; Warehousing; Junked Motor Vehicles; Land Clearing and Inert Debris Landfills; and Portable Storage Units.

2. There shall be no new vehicular access from the subject property to Hicone Road.

BUDGET IMPACT:
This item will have no budget impact.

ACCOUNT NUMBER:
N/A

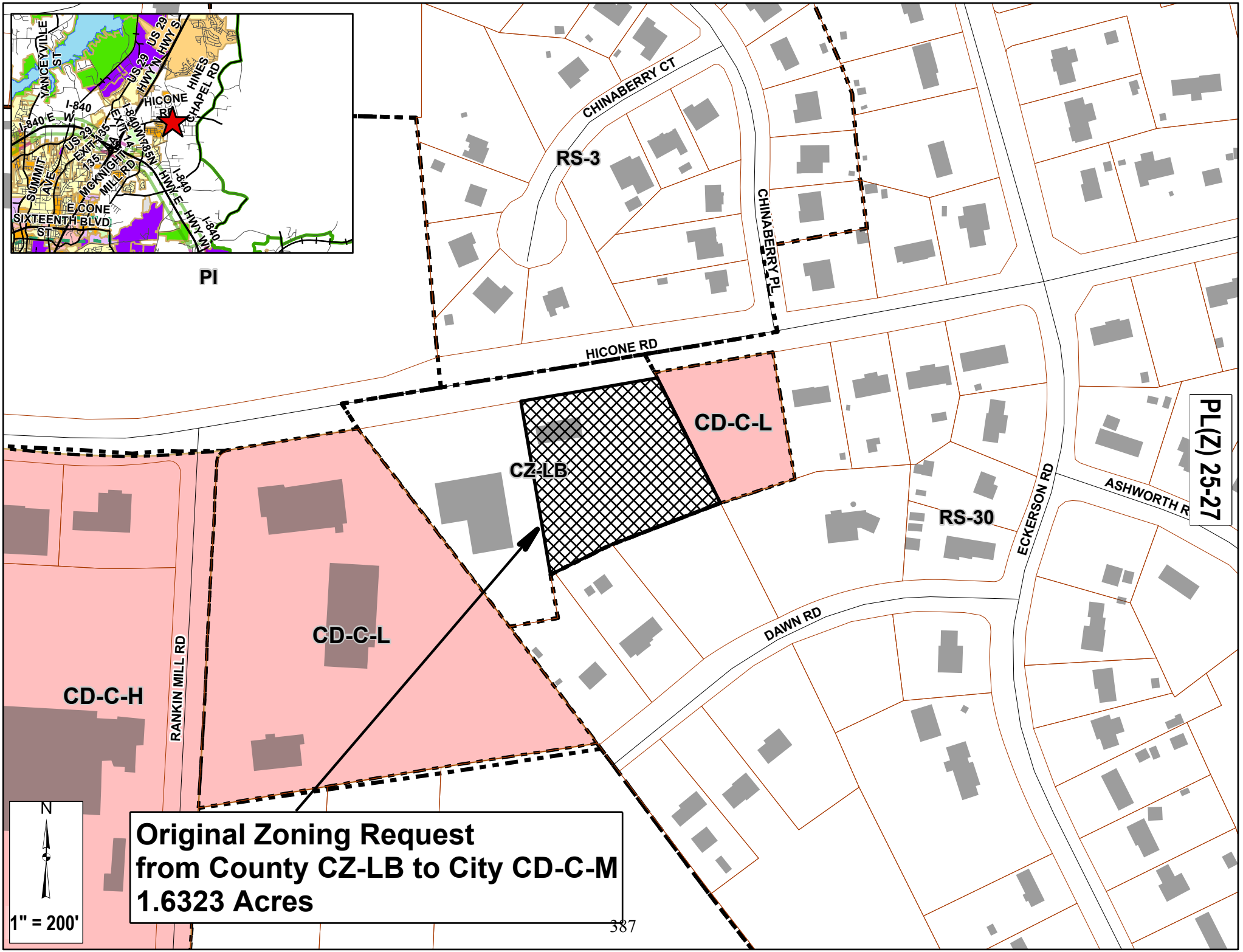
RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and approve this request.

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

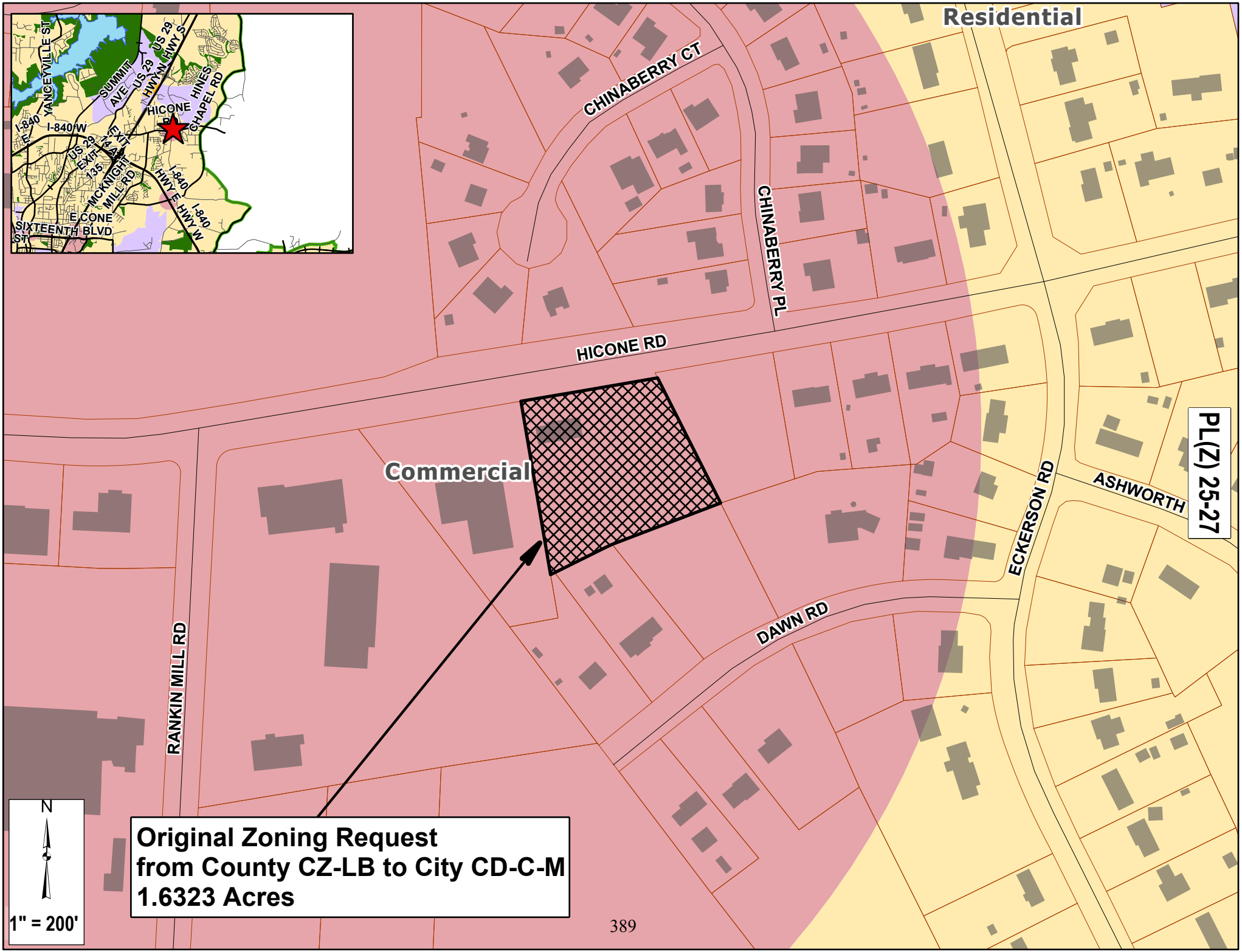
Planning recommends **approval** of the **City CD-C-M** zoning request based on:

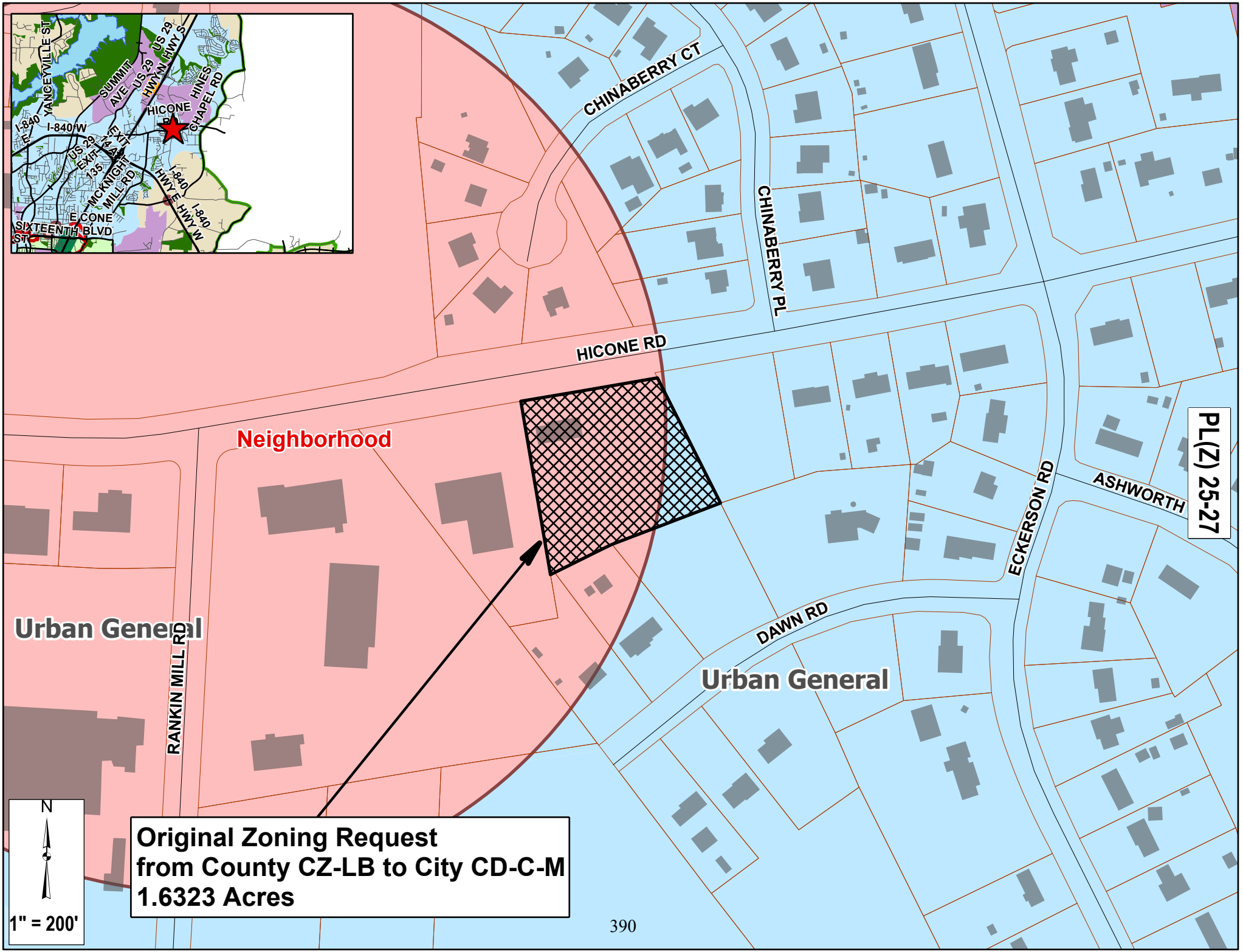
- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.

- Request is consistent with the **Growing Economic Competitiveness** Big Idea so Greensboro will build a prosperous, resilient economy that creates equitable opportunities to succeed.


PI
RS-3
CHINABERRY CT
CHINABERRY PL
HICONE RD
CD-C-L
CZ-LB
RS-30
ECKERSON RD
ASHWORTH R
PL(Z) 25-27
DAWN RD
CD-C-L
CD-C-H
RANKIN MILL RD
N
1" = 200'
Original Zoning Request
from County CZ-LB to City CD-C-M
1.6323 Acres


CHINABERRY CT
CHINABERRY PL
HICONE RD
ECKERSON RD
ASHWORTH
DAWN RD
RANKIN MILL RD
PL(Z) 25-27
N
1" = 200'
Original Zoning Request
from County CZ-LB to City CD-C-M
1.6323 Acres


Residential
CHINABERRY CT
CHINABERRY PL
HICONE RD
Commercial
RANKIN MILL RD
DAWN RD
ECKERSON RD
ASHWORTH
PL(Z) 25-27
N
1" = 200'
Original Zoning Request
from County CZ-LB to City CD-C-M
1.6323 Acres


CHINABERRY CT
CHINABERRY PL
HICONE RD
Neighborhood
Urban General
RANKIN MILL RD
DAWN RD
Urban General
ECKERSON RD
ASHWORTH
PL(Z) 25-27
Original Zoning Request
from County CZ-LB to City CD-C-M
1.6323 Acres
N
1" = 200'
YANCEYVILLE ST
SUMMIT AVE
US 29
HWY N HWY S
HINES CHAPEL RD
HICONE RD
I-840
I-840 W
EXIT 214
EXIT 215
US 29
I-40
I-85
MCKNIGHT MILL RD
HWY E HWY W
I-840
E CONE BLVD
SIXTEENTH ST

PLZ-25-27

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: July 15, 2025

GENERAL INFORMATION

APPLICANT	Amanda Hodierne for Tom C. James (AKA T. Cooper James) of Columbia Holdings, LLC
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County CZ-LB (Conditional Zoning - Limited Business) to City CD-C-M (Conditional District - Commercial – Medium)
CONDITIONS	1. Uses shall include all uses permitted in the Commercial – Medium zoning district EXCEPT the following: Group Living Facilities; Animal Shelters; Cemeteries; Temporary and Emergency Shelters; Shooting Ranges; Amusement and Water Parks; Fairgrounds; Campgrounds and Recreational Vehicle Parks; Bars, Nightclubs, and Brewpubs; Pawnshops; Sexually Oriented Businesses; Laundry and Dry Cleaning Plants; Warehousing; Junked Motor Vehicles; Land Clearing and Inert Debris Landfills; and Portable Storage Units. 2. There shall be no new vehicular access from the subject property to Hicone Road.
LOCATION	4712 Hicone Road
PARCEL ID NUMBER(S)	7897059156
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). **64** notices were mailed to those property owners in the mailing area.
TRACT SIZE	1.63 acres
TOPOGRAPHY	Generally flat; some slope to the southern property line
VEGETATION	Wooded toward the southern property line

SITE DATA

Existing Use Single-family dwelling

	Adjacent Zoning	Adjacent Land Uses
N	County RS-3 (Residential Single-family)	Single-family dwellings
E	City CD-C-L (Conditional District - Commercial – Low)	Undeveloped land
S	County RS-30 (Residential Single-family)	Single-family dwellings
W	County CZ-LB (Conditional Zoning - Limited Business)	Retail sales

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 CZ-LB)**	Requested **(City CD-C-M)**
Max. Density:	N/A	N/A
Typical Uses	Use(s): All uses permitted in the LB district, excluding Billiard Parlors, Fortunetellers, Astrologers, Convenience Stores, Kennels or Pet Grooming Services, Junked Motor Vehicles, and Land Clearing and Inert Debris Landfills.	Permitted uses shall include all uses allowed in LI zoning district except: Group Living Facilities; Animal Shelters; Cemeteries; Temporary and Emergency Shelters; Shooting Ranges; Amusement and Water Parks; Fairgrounds; Campgrounds and Recreational Vehicle Parks; Bars, Nightclubs, and Brewpubs; Pawnshops; Sexually Oriented Businesses; Laundry and Dry Cleaning Plants; Warehousing; Junked Motor Vehicles; Land Clearing and Inert Debris Landfills; and Portable Storage 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 Watershed: Site drains to the South to North Buffalo Creek, Non-Watersupply Watershed

Floodplains: N/A

Streams: N/A.

Other: If >1 acre is disturbed and the BUA is increased, site must meet current Phase 2 watershed requirements, Water Quality and Water Quantity Control must be addressed for the entire development. Water Quality must treat the first 1" of rainfall. Water Quantity Control must reduce the 1yr, 2yr & 10yr 24hr storms to pre-development levels. All BUA must be treated by a State approved water quality BMP/SCM. State and Corps permits are required for any stream/wetland disturbance and or crossing.

Utilities (Availability)

Water and sewer are available on Hicone Road. Private developer shall ensure all extensions to the property and on site water and sewer meet the City of Greensboro and NCDEQ's 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 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 1.63 acres, 5% of parcel size to be dedicated in critical root zone for Tree Conservation.

Transportation

Street Classification:	Hicone Road – Major Thoroughfare.
Site Access:	All access(es) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Hicone Road AADT = 9,200 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)	No TIS required per TIS Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS

Comprehensive Plan Consistency

In determining whether the proposed zoning is consistent with these designations, use the following questions to frame the discussion. This is not a checklist, but a set of questions to guide the determination of consistency with the Comprehensive Plan. If the answers to these questions are generally in the positive, the rezoning request should be deemed consistent with the Comprehensive Plan.

1. Is the proposed rezoning in an area with an adopted neighborhood, corridor, Redevelopment, or small area plan, and if so is it consistent with that plan?
2. Does the proposed rezoning support uses anticipated within the Comprehensive Plan's Future Land Use Map and Future Built Form Map designations?
3. Is the site for the proposed zoning district in an Activity Center or directly adjacent to an Activity Center?
4. Are the uses permitted within the proposed zoning district found elsewhere within the same Future Built Form (center, place type, or corridor), or can the same uses be found in an area with the same Future Built Form designation elsewhere in Greensboro?
5. Are the uses permitted within the proposed zoning district of a similar scale, intensity, or offsite impact as existing nearby uses?
6. If warranted due to differences in the zoning, use, or scale of adjacent properties, can the property proposed for rezoning accommodate a satisfactory transition to the existing scale and intensity of existing, adjacent uses?
7. Are the uses permitted within the proposed zoning district compatible with the scale and design of the adjacent road?
8. Would the proposed rezoning or land use change impact the existing adjacent land uses? Is the proposed zoning compatible with existing adjacent land uses? Would the proposed change make a use or building nonconforming or increase the degree of nonconformity?
9. Will the proposed zoning accommodate development that permits the extension of the existing and planned street and sidewalk system and the plan's priorities for interconnection of adjacent neighborhoods?
10. Does the proposed change in zoning support one of the Big Ideas such as Growing Economic Competitiveness, Filling in our Framework, or Creating Great Places, as discussed on page 75 of the Comprehensive Plan?

Land Use Compatibility
The proposed **City CD-C-M (Conditional District - Commercial – Medium)** zoning district would allow land uses that are compatible with the general character of the area.

***GSO**2040* **Comprehensive Plan Policies**
The ***GSO**2040* Future Land Use Map designates this location as Commercial. The requested **City CD-C-M (Conditional District - Commercial – Medium)** 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 ***GSO**2040* Future Built Form Map designates this location as **Urban General**. The subject property is located in **Growth Tier 1** of the Growth Tiers Map.

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

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

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

Strategy 1 – Maintain, inventory, and market key underutilized sites and structures to private industry and developers.

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

Future Land Use Map

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

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

Future Built Form

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

Urban General should reflect these characteristics:

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

Growth Tiers Map

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

Growth Tier 1: This is the area where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

CONFORMITY WITH OTHER PLANS

City Plans

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

Other Plans
N/A

STAFF ANALYSIS AND RECOMMENDATION

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

Staff Annexation Analysis
The subject property is currently located in the County. On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing annexation petitions and making a recommendation to City Council regarding annexation requests. Upon submittal of a valid annexation petition, Planning staff forwards annexation requests to City services providers. These service providers include Water Resources (water and sewer), Fire Marshal's Office, Police Department, and Solid Waste (trash and recycling services). Each service provider stated that infrastructure is in place to provide City services to this location. The Technical Review Committee recommended approval of this annexation request at its June 3, 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 1.63 acres and is currently undeveloped. North of the request contains single-family dwellings, zoned County RS-3 (Residential Single-family). East of the request contains undeveloped land, zoned City CD-C-L (Conditional District -Commercial - Low). South of the request contains single-family dwellings, zoned County RS-30 (Residential Single-family). West of the request contains a retail development, zoned County CZ-LB (Conditional Zoning – Limited Business).

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 the Growing Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed.

The Comprehensive Plan's Future Land Use Map, designates this property as Commercial. The requested CD-C-M zoning district would allow uses that are consistent with the surrounding uses as described in the Commercial future land use designation. The Commercial designation includes retail sales, wholesale sales, personal service businesses, professional service businesses, restaurants, entertainment, hotels and hospitality, commercial assembly halls, and event spaces. These can be either linear commercial corridors or larger centers of commercial development or a combination of both. Some include residential uses as well, and represent an opportunity for denser development, particularly in conjunction with enhanced transit service and mobility hubs.

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

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

The proposed CD-C-M zoning district, as conditioned, would limit permitted uses to all uses allowed in C-M zoning district except: Group Living Facilities; Animal Shelters; Cemeteries; Temporary and Emergency Shelters; Shooting Ranges; Amusement and Water Parks; Fairgrounds; Campgrounds and Recreational Vehicle Parks; Bars, Nightclubs, and Brewpubs; Pawnshops; Sexually Oriented Businesses; Laundry and Dry Cleaning Plants; Warehousing; Junked Motor Vehicles; Land Clearing and Inert Debris Landfills; and Portable Storage Units. The uses permitted under this request are similar to existing uses present in the surrounding area.

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

Staff Recommendation
Staff recommends **approval** of the requested **City CD-C-M (Conditional District - Commercial – Medium)** zoning district.

PL(P) 25-23 & Z-25-06-008: An annexation and original zoning request from County CZ-LB (Conditional Zoning - Limited Business) to City CD-C-M (Conditional District - Commercial – Medium) for the property identified as 4712 Hicone Road, generally described as south of Hicone Road and east of Rankin Mill Road (1.63 acres). (RECOMMENDED APPROVAL)

Mr. Nelson reviewed the summary information for the subject property and surrounding properties. Mr. Nelson advised that the applicant proposed the following conditions:

1. Uses shall include all uses permitted in the Commercial – Medium zoning district EXCEPT the following: Group Living Facilities; Animal Shelters; Cemeteries; Temporary and Emergency Shelters; Shooting Ranges; Amusement and Water Parks; Fairgrounds; Campgrounds and Recreational Vehicle Parks; Bars, Nightclubs, and Brewpubs; Pawnshops; Sexually Oriented Businesses; Laundry and Dry Cleaning Plants; Warehousing; Junked Motor Vehicles; Land Clearing and Inert Debris Landfills; and Portable Storage Units.

2. There shall be no new vehicular access from the subject property to Hicone Road.

Mr. Nelson stated that the GSO 2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map and Commercial on the Future Land Use Map. Staff determined the proposed 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 the Growing Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed. The proposed CD-C-M zoning district, as conditioned, limits negative impact on the surrounding area. The proposed permitted uses are complimentary to uses on adjacent tracts. Staff recommended approval of the request.

Chair Magid asked for any questions from the Commissioners. Hearing none, she asked if the applicant wished to speak in favor of the request. The applicant declined on speaking on the item. Hearing no comments and without opposition to the request Chair Magid closed the public hearing.

Commission Motion:

Ms. Turner made a motion annex item PL(P) 25-23 for the property identified as 4712 Hicone Road, seconded by Ms. O'Connor.

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

Ms. Skenes then stated regarding item Z-25-06-008, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 4712 Hicone Road from County CZ-LB (Conditional Zoning - Limited Business) to City CD-C-M (Conditional District - Commercial – Medium) to be consistent with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's

Future Built Form Map and Future Land Use Map; (2.) The proposed City CD-C-M zoning district permits uses that fit the context of the surrounding area and limits negative impacts on 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, Turner, Gilmer Sr., Downing, Nichols and Peterson). Nays: (None).

Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, July 15, 2025 City Council Meeting.

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Limited Liability Company

Actions

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- Online 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

Legal name: Columbia Holdings, LLC

Secretary of State Identification Number (SOSID): 0900747

Status: Current-Active

Citizenship: Domestic

Date formed: 2/27/2007

Registered agent: Jason B Sparrow

Registered office address

400 Bellemeade St, Suite
Greensboro, NC 27401

Registered mailing address

400 Bellemeade St, Suite
Greensboro, NC 27401

mailing address

600 Green Valley Road, Suite 202
Greensboro, NC 27408

Principal office address

600 Green Valley Road, Suite 202
Greensboro, NC 27408

Company officials

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

- **Manager**

  T Cooper James

  PO Box 10325
  Greensboro NC 27404

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Other Agencies

NC Gov

State Board of Elections

North Carolina Birth Certificate Information

North Carolina State Bar

North Carolina Department of Commerce

North Carolina Department of Revenue

All North Carolina Government Organizations

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

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919-814-5400 Support Division Directory

Item: 4712 Hicone Road

Original Zoning

Date: July 15, 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 **4712 Hicone Road** from **County CZ-LB (Conditional Zoning - Limited Business)** to **City CD-C-M (Conditional District - Commercial – Medium)** to be **consistent** with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

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

4712 HICONE ROAD, GENERALLY DESCRIBED AS SOUTH OF HICONE ROAD AND EAST OF RANKIN MILL 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 CZ-LB** (Conditional Zoning Limited Business) to **City CD-C-M** (Conditional District Commercial Medium)

The area is described as follows:

Beginning at a new iron pipe in the existing Greensboro satellite city limits (as of May 31, 2025), said point being on the southern right-of-way line of Hicone Road (N.C.S.R. 2565) and being the northeast corner of Lot 2 of Dollar General, as recorded in Plat Book 175, Page 51; THENCE PROCEEEDING WITH THE EXISTING CITY LIMITS with the eastern line of said Lot 2 S 28°51'00" E 228.50 feet to an existing iron pipe at the southeast corner of Lot 2; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the southern line of Lot 2 the following three (3) courses and distances: 1) S 63°28'14" W 193.62 feet to a new iron pipe, 2) S 63°18'36" W 16.02 feet to a new iron pipe; and 3) S 61°23'43" W 104.48 feet to a new iron pipe at the southwest corner of Lot 2; thence with the western line of Lot 2 N 11°56'30" W 301.50 feet to a new iron pipe at the northwest corner of Lot 2, said corner being on the southern right-of-way line of Hicone Road; thence with said southern right-of-way line the following two (2) courses and distances: 1) N 78°09'59" E 100.32 feet to a new iron pipe, and 2) N 78°00'34" E 136.18 feet to the POINT AND PLACE OF BEGINNING, being all of said Lot 2 and containing 1.6323 acres. The plat referred to hereinabove is recorded in the Guilford County Register of Deeds Office.

Section 2

That the zoning amendment from County RS-30 (Residential Single Family) to City CD-RM-18 (Conditional District Residential Multi-family - 18) is hereby authorized subject to the following use limitations and conditions:

1. Uses shall include all uses permitted in the Commercial – Medium zoning district EXCEPT the following: Group Living Facilities; Animal Shelters; Cemeteries; Temporary and Emergency Shelters; Shooting Ranges; Amusement and Water Parks; Fairgrounds; Campgrounds and Recreational Vehicle Parks; Bars, Nightclubs, and Brewpubs; Pawnshops; Sexually Oriented Businesses; Laundry and Dry Cleaning Plants;

Warehousing; Junked Motor Vehicles; Land Clearing and Inert Debris Landfills; and Portable Storage Units.

2. There shall be no new vehicular access from the subject property to Hicone Road.

Section 3

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

Section 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 July 15, 2025.

Agenda Item# H.12.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2025-554 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property Located at 2603 Cromwell Road – .52 Acres (Trace McKinney for McKinney Homes, LLC)

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

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

Council District: Proximate to District 5

Public Hearing: Yes
Advertising Date/By: 7/5/2025/by City Clerk

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

PURPOSE:
Trace McKinney, for McKinney Homes, LLC is requesting annexation of the property located at 2603 Cromwell Road, generally described as east of Cromwell Road and south of Hilltop 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 **July 15, 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 6-inch water line that fronts the property on Cromwell Road.

City sewer is available by connecting to the eight inch sewer line that fronts the property on Cromwell Road.

The City's Fire Department notes that this site is currently served by Pinecroft Sedgefield Fire Station 23, on Mackay Road (southwest of the request). Upon annexation, Greensboro Station 10, on West Gate City Boulevard will serve the property. Service to this location would improve upon annexation. The department can meet the Standard of Cover 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.

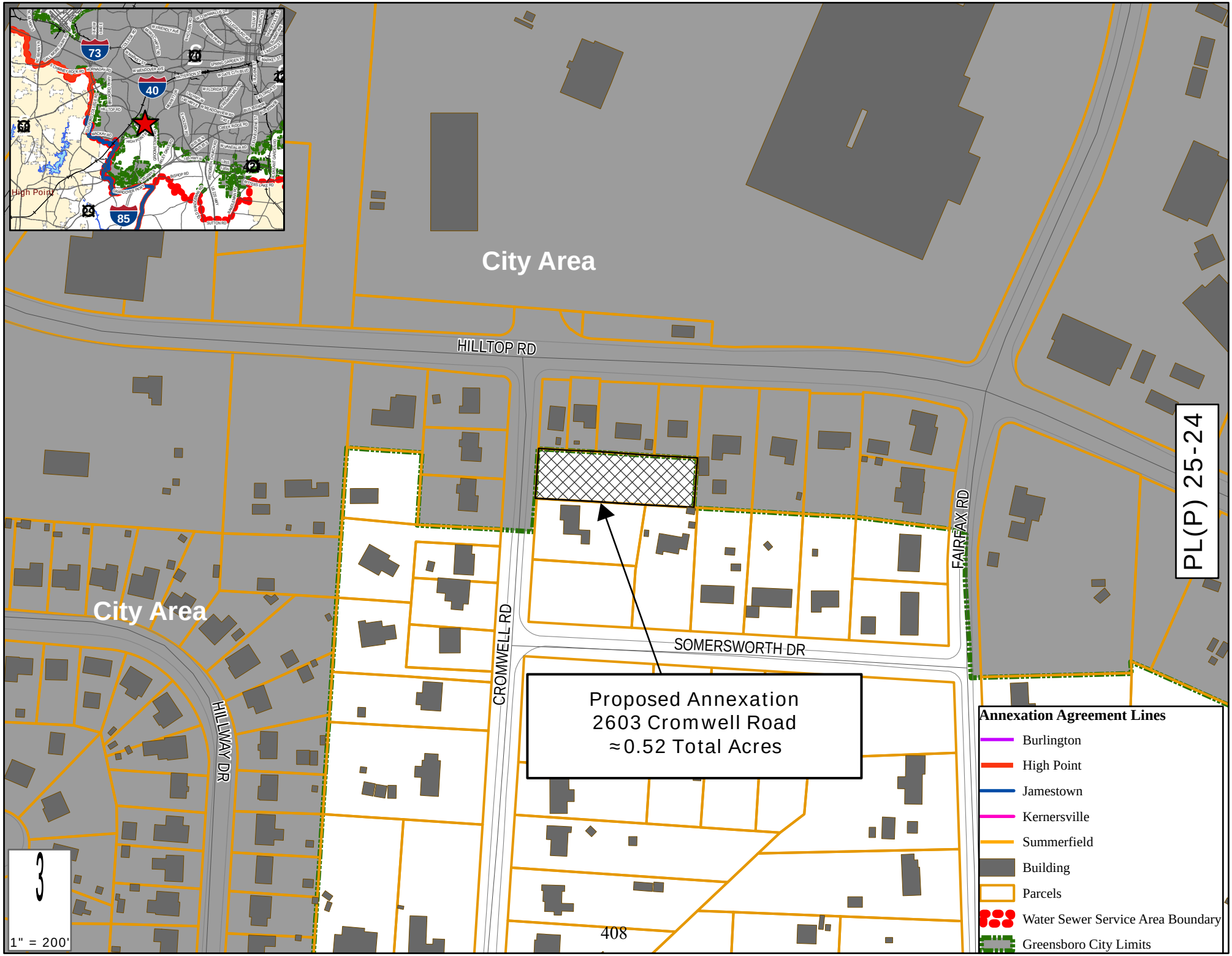
BUDGET IMPACT:
Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

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 June 3, 2025 meeting

The Planning and Zoning Commission recommended approval of this annexation at its June 16, 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.


City Area
HILLTOP RD
PL(P) 25-24
City Area
FAIRFAX RD
CROMWELL RD
SOMERSWORTH DR
HILLWAY DR
Proposed Annexation
2603 Cromwell Road
≈0.52 Total Acres
408
Annexation Agreement Lines
Burlington
High Point
Jamestown
Kernersville
Summerfield
Building
Parcels
Water Sewer Service Area Boundary
Greensboro City Limits
3
1" = 200'


City Area
HILLTOP RD
PL(P) 25-24
City Area
CROMWELL RD
FAIRFAX RD
SOMERSWORTH DR
HILLWAY DR
Proposed Annexation
2603 Cromwell Road
≈0.52 Total Acres
1" = 200'

GREENSBORO
NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 4/25/2025

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.)

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

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Trace McKinney		
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: 5-2-25 Received By:

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- Order a Document Online
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- View Filings
- Print a Pre-Populated Annual Report form
- Print an Amended a Annual Report form

Legal name: McKinney Homes, LLC

Previous legal name: McKinney and Sons Construction LLC

Secretary of State Identification Number (SOSID): 2698673

Status: Current-Active

Citizenship: Domestic

Date formed: 8/31/2023

Registered agent: Trace McKinney

mailing address

1551 W Gate City Blvd
Greensboro, NC 27403

Principal office address

1551 W Gate City Blvd
Greensboro, NC 27403

Registered office address

5504 Fleetwood Ln.
Greensboro, NC 27407-7370

Registered mailing address

5504 Fleetwood Ln.
Greensboro, NC 27407-7370

Company officials

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

- **Manager**

  Mark A. McKinney

  5504 Fleetwood Ln.
  Greensboro NC 27407-7370
- **Member**

  Mark A. McKinney

  5504 Fleetwood Ln.
  Greensboro NC 27407-7370
- **Managing Member**

  Trace McKinney

  5504 Fleetwood Ln.
  Greensboro NC 27407-7370

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AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 2603 CROMWELL ROAD – .52 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 in the existing Greensboro city limits (as of May 31, 2025), said point being on the eastern right-of-way line of Cromwell Road and being the southwest corner of Lot 11 in Block C of Map 2 of a Resubdivision of a Portion of Carlisle Estates, as recorded in Plat Book 25, Page 42; THENCE PROCEEEDING WITH THE EXISTING CITY LIMITS with said eastern right-of-way line N 06°08' E 84.43 feet to the northwest corner of said Lot 11; thence with the northern line of said Lot 11 S 83°52' E 267.08 feet to the northeast corner of said Lot 11; thence with the eastern line of said Lot 11 S 06°18' W 84.74 feet to the southeast corner of said Lot 11; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the southern line of said Lot 11 N 83°48' W 266.90 feet to the POINT AND PLACE OF BEGINNING, being all of said Lot 11 and containing 0.52 acres. The plat referred to hereinabove is recorded in the Guilford County Register of Deeds Office.

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

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

That this ordinance shall become effective upon adoption.

City of Greensboro

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

Agenda Report

File Number: 2025-555

Agenda Item# H.13.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2025-555 Public Hearing for an Ordinance for Original Zoning 2603 Cromwell Rd – Trace McKinney for McKinney Homes, LLC

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

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

Council District: Proximate to District 5

Public Hearing: Yes
Advertising Date/By: July 3 and 10, 2025/by City Clerk

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

PURPOSE:
Trace McKinney, for McKinney Homes, LLC, is requesting original zoning from **County RS-40** (Residential Single Family) to **City R-3** (Residential Single Family - 3) for 2603 Cromwell Road, generally described as ease of Cromwell Road and south of Hilltop 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 **July 15, 2025** meeting.

BACKGROUND:
Following a public hearing on June 16, 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 June 16, 2025 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new residential development.

BUDGET IMPACT:
This item will have no budget impact.

ACCOUNT NUMBER:
N/A

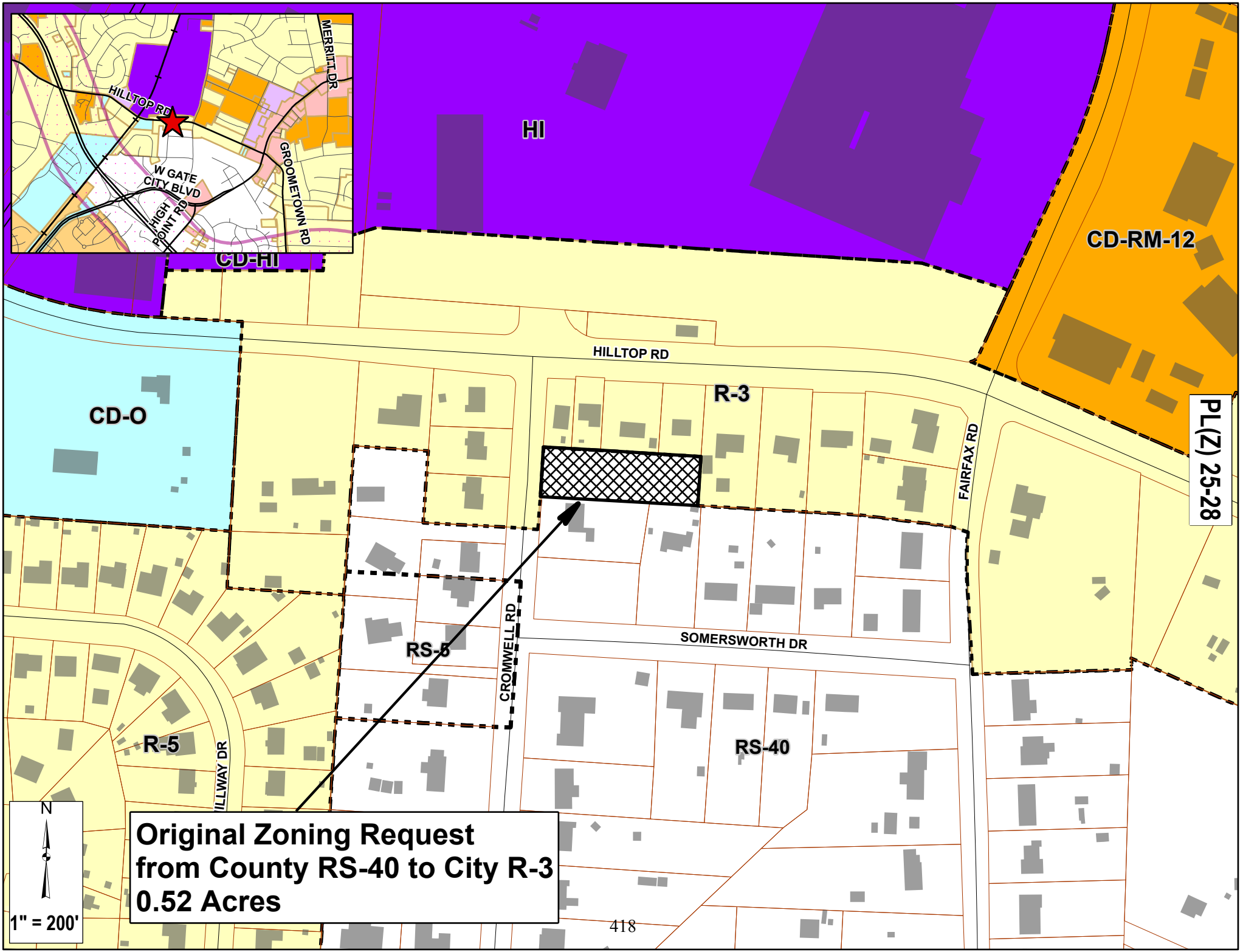
RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and approve this request.

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

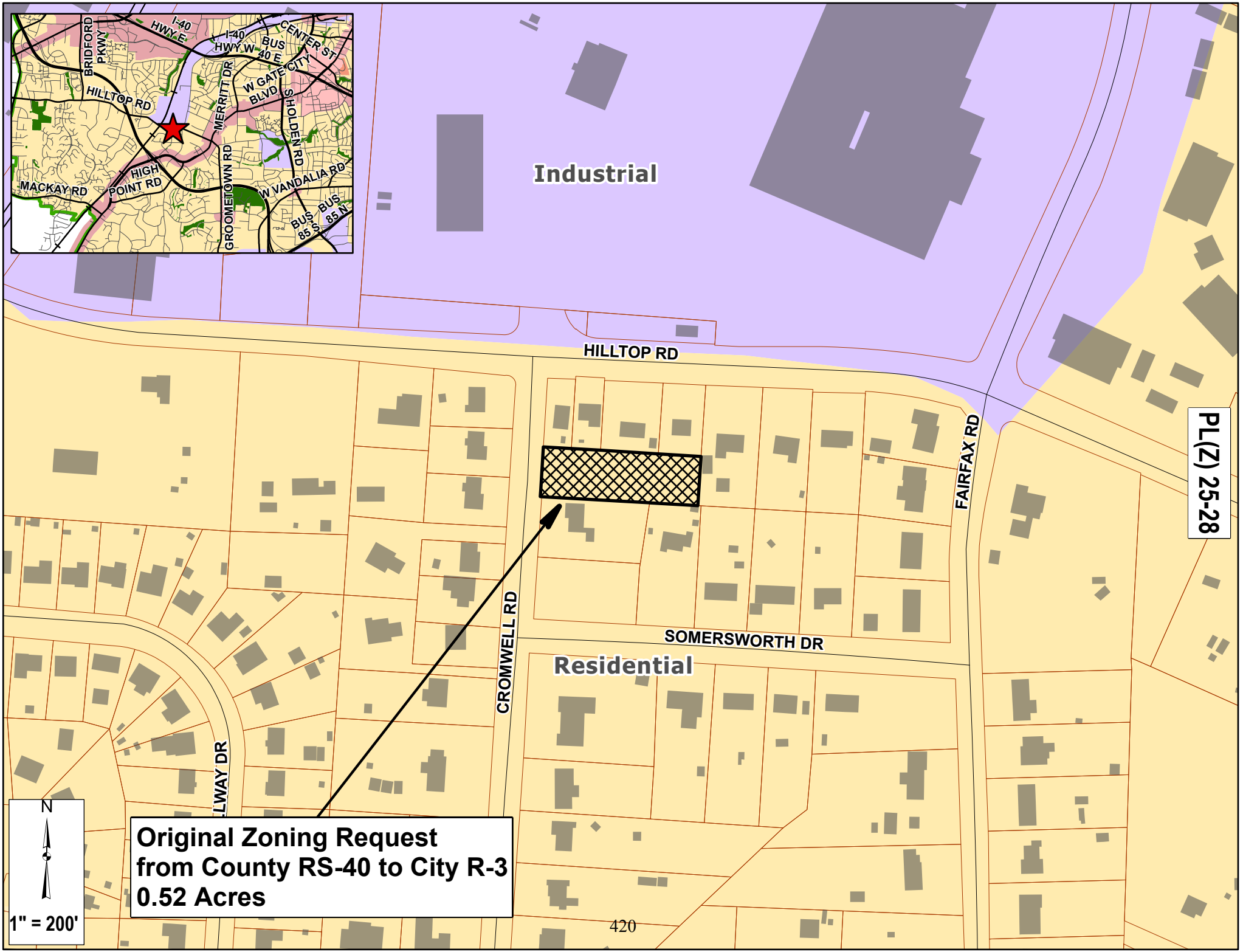
Planning recommends **approval** of the **City R-3** zoning request based on:

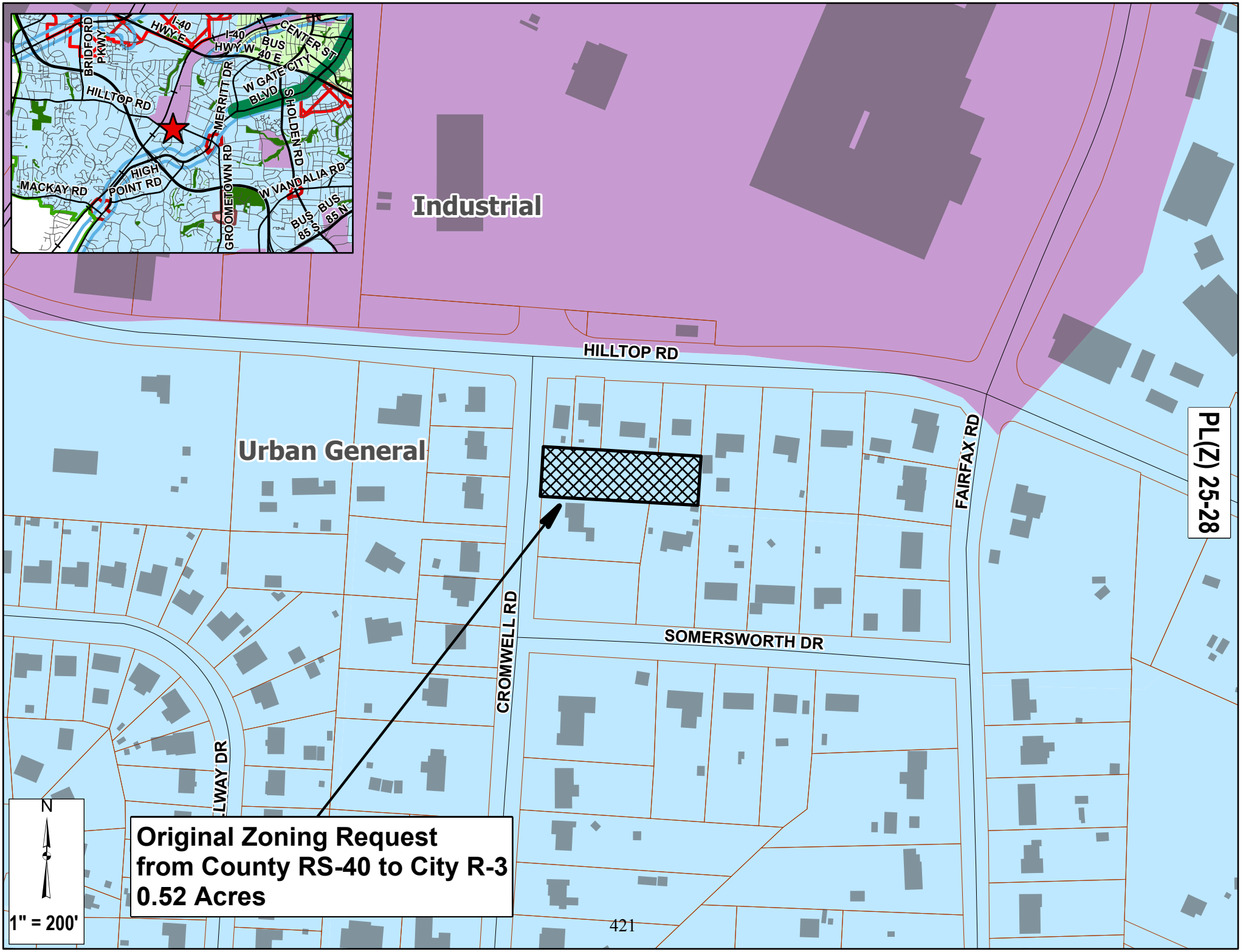
- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.

- 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.


HILLTOP RD
MERRITT DR
W GATE CITY BLVD
HIGH POINT RD
GROOMETOWN RD
CD-HI
HI
CD-RM-12
HILLTOP RD
CD-O
R-3
PL(Z) 25-28
FAIRFAX RD
SOMERSWORTH DR
CROMWELL RD
RS-5
R-5
RS-40
ILLWAY DR
N
1" = 200'
Original Zoning Request
from County RS-40 to City R-3
0.52 Acres


HILLTOP RD
FAIRFAX RD
CROMWELL RD
SOMERSWORTH DR
LWAY DR
PL(Z) 25-28
N
1" = 200'
Original Zoning Request
from County RS-40 to City R-3
0.52 Acres


I-40
HWY E
I-40
HWY W
BUS 40 E
CENTER ST
BRIDFORD PKWY
HILLTOP RD
MERRITT DR
W GATE CITY BLVD
S HOLDEN RD
MACKAY RD
HIGH POINT RD
GROOMETOWN RD
W VANDALIA RD
BUS 85 S
BUS 85 N
Industrial
HILLTOP RD
FAIRFAX RD
PL(Z) 25-28
CROMWELL RD
SOMERSWORTH DR
Residential
N
1" = 200'
Original Zoning Request
from County RS-40 to City R-3
0.52 Acres


I-40
HWY E
I-40
HWY W
BUS
40 E
CENTER ST
BRIDFORD PKWY
HILLTOP RD
MERRITT DR
W GATE CITY BLVD
S HOLDEN RD
MACKAY RD
HIGH POINT RD
GROOMETOWN RD
W VANDALIA RD
BUS 85 S
BUS 85 N
Industrial
HILLTOP RD
Urban General
FAIRFAX RD
PL(Z) 25-28
CROMWELL RD
SOMERSWORTH DR
N
1" = 200'
Original Zoning Request
from County RS-40 to City R-3
0.52 Acres

PL(Z)25-28

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: July 15, 2025

GENERAL INFORMATION

APPLICANT	Trace McKinney for McKinney Homes, LLC
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	2603 Cromwell Road
PARCEL ID NUMBER(S)	7843024011
PUBLIC NOTIFICATION	The notification area for this public hearing was 750 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). **69** notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.52 acres
TOPOGRAPHY	Slopes to the east
VEGETATION	Wooded

SITE DATA

Existing Use Undeveloped

	Adjacent Zoning	Adjacent Land Uses
N	City R-3 (Residential Single-family – 3)	Single-family dwellings
E	City R-3 (Residential Single-family – 3)	Single-family dwellings
S	County RS-40 (Residential Single-family)	Single-family dwellings
W	City R-3 (Residential Single-family – 3)	Single-family dwellings

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-20)**	Requested **(City R-3)**
Max. Density:	1.09 dwelling units/acre	3 dwelling units/acre
Typical Uses	Typical uses in the County RS-40 district include single-family dwellings with an overall gross residential density of not more than 1.09 units 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	Currently site drains to the North to South Buffalo Creek, Non-Watersupply Watershed. If site drains to the South, site will drain to Lower Randleman Lake, Hickory Creek sub-basin
Floodplains	N/A
Streams	N/A
Other:	If site continues to drain to the North to South Buffalo Creek, site must meet Water Quantity control must be addressed for the entire site. If site drains to the South to Lower Randleman Lake, site must meet current Watershed requirements. Maximum BUA for High Density Development is 50% with sewer, Low Density is 12% with sewer. Water Quality must treat the first 1" of rainfall. Water Quantity Control must reduce the 2yr & 10yr 24hr storms to pre-development levels. All BUA must be treated by a State approved water quality BMP/SCM. State / Corps permits are required for any stream or wetland disturbance or crossing.

Utilities (Availability)
Water and sewer are available on Cromwell Road. Private developer shall ensure all extensions to the property and on site water and sewer meet the City of Greensboro and NCDEQ's 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:	Cromwell Road – Local Street. Hilltop Road - Major Thoroughfare.
Site Access:	All access(es) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	None available.
Trip Generation:	N/A.
Sidewalks:	Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does not exist along the frontage of this property.
Transit in Vicinity:	No.
Traffic Impact Study: (TIS)	No TIS required per Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS
Land Use Compatibility
The proposed **City R-3 (Residential Single-family – 3)** zoning district would allow land uses that are compatible with the general character of the area.

GSO*2040* **Comprehensive Plan Policies**
The ***GSO****2040* Future Land Use Map designates this location as **Residential.** The requested **City R-3 (Residential Single-family – 3)** zoning district would allow uses that are consistent with the **Residential** future land use designation. The ***GSO****2040* Future Built Form Map designates this location as **Urban General**. The subject property is located in **Growth Tier 1** of the Growth Tiers Map.

GSO*2040* **Written Policies:**
Creating Great Places – Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.

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

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

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

Future Land Use Map

Future Land Uses: The future land uses from that 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 Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

Growth Tiers Map

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

Growth Tier 1: This is the area where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued

annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

CONFORMITY WITH OTHER PLANS

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

Other Plans
N/A

STAFF ANALYSIS AND RECOMMENDATION

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

Staff Annexation Analysis
The subject property is currently located in the County. On September 1, 2020 the Planning and Zoning Commission assumed responsibility for reviewing annexation petitions and making a recommendation to City Council regarding annexation requests. Upon submittal of a valid annexation petition, Planning staff forwards annexation requests to City services providers. These service providers include Water Resources (water and sewer), Fire Marshal's Office, Police Department, and Solid Waste (trash and recycling services). Each service provider stated that infrastructure is in place to provide City services to this location. The Technical Review Committee recommended approval of this annexation request at its June 3, 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 0.52 acres and is currently undeveloped. North, east, and west of the request contain single-family dwellings, zoned City R-3 (Residential Single-family – 3). South of the request contains single-family dwellings, zoned County RS-40 (Residential Single-family).

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

The Comprehensive Plan's Future Land Use Map designates this property as Residential. The Residential designation includes both single-and multi-family residential uses. Other uses should generally be in the scale of a Neighborhood or a Community Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many

residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

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

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

The proposed R-3 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre. The request permits uses that are present on adjacent tracts.

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 R-3 (Residential Single-family – 3)** zoning district.

PL(P) 25-24 & Z-25-06-009: 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 2603 Cromwell Road, generally described as east of Cromwell Road and south of Hilltop Road (0.52 acres). (RECOMMENDED APPROVAL)

Mr. Nelson reviewed the summary information for the subject property and surrounding properties.

Mr. Nelson stated that the GSO 2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. Staff determined the proposed original zoning request supports both the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and the Filling in Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro. The proposed R-3 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre. The request permits uses that are present on adjacent tracts. Staff recommended approval of the request.

Chair Magid asked for any questions from the Commissioners. Hearing none, she asked if the applicant wished to speak in favor of the request. Hearing no comments and without opposition to the request Chair Magid closed the public hearing.

Commission Motion:

Mr. Nichols made a motion annex item PL(P) 25-24 for the property identified as 2603 Cromwell Road, seconded by Ms. Skenes.

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

Ms. Turner then stated regarding item Z-25-06-009, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 2603 Cromwell 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 the surrounding area and limits negative impacts on 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. Nichols seconded the motion.

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

Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, July 15, 2025 City Council Meeting.

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- Online 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

Legal name: McKinney Homes, LLC

Previous legal name: McKinney and Sons Construction LLC

Secretary of State Identification Number (SOSID): 2698673

Status: Current-Active

Citizenship: Domestic

Date formed: 8/31/2023

Registered agent: Trace McKinney

mailing address

1551 W Gate City Blvd
Greensboro, NC 27403

Principal office address

1551 W Gate City Blvd
Greensboro, NC 27403

Registered office address

5504 Fleetwood Ln.
Greensboro, NC 27407-7370

Registered mailing address

5504 Fleetwood Ln.
Greensboro, NC 27407-7370

Company officials

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

- **Manager**

  Mark A. McKinney

  5504 Fleetwood Ln.
  Greensboro NC 27407-7370
- **Member**

  Mark A. McKinney

  5504 Fleetwood Ln.
  Greensboro NC 27407-7370
- **Managing Member**

  Trace McKinney

  5504 Fleetwood Ln.
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North Carolina Secretary of State's Office

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919-814-5400 Support Division Directory

Item: 2603 Cromwell Road

Original Zoning

Date: July 15, 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 requests for the property at **2603 Cromwell 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:
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 the surrounding area and limits negative impacts on adjacent properties. 3. The request is reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. 4. **Other factors raised at the public hearing, if applicable (describe)**	1. The request is inconsistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map. 2. The proposed City R-3 zoning district does not limit negative impacts on adjacent properties nor does it permit uses that fit the context of the 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

2603 CROMWELL ROAD, GENERALLY DESCRIBED AS EAST OF CROMWELL ROAD AND SOUTH OF HILLTOP 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** (Conditional District Residential Single Family - 3)

The area is described as follows:

Beginning at a new iron pipe in the existing Greensboro city limits (as of May 31, 2025), said point being on the eastern right-of-way line of Cromwell Road and being the southwest corner of Lot 11 in Block C of Map 2 of a Resubdivision of a Portion of Carlisle Estates, as recorded in Plat Book 25, Page 42; THENCE PROCEEEDING WITH THE EXISTING CITY LIMITS with said eastern right-of-way line N 06°08' E 84.43 feet to the northwest corner of said Lot 11; thence with the northern line of said Lot 11 S 83°52' E 267.08 feet to the northeast corner of said Lot 11; thence with the eastern line of said Lot 11 S 06°18' W 84.74 feet to the southeast corner of said Lot 11; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the southern line of said Lot 11 N 83°48' W 266.90 feet to the POINT AND PLACE OF BEGINNING, being all of said Lot 11 and containing 0.52 acres. The plat referred to hereinabove is recorded in the Guilford County Register of Deeds Office.

Section 2

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

Section 3

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

Section 4

This ordinance shall be effective on July 15, 2025.

City of Greensboro

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

Agenda Report

File Number: 2025-556

Agenda Item# H.14.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2025-556 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property Located at 4719 Bowman Avenue – .31 Acres (Naydi and Victor Garcia)

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

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

Council District: Proximate to District 5

Public Hearing: Yes
Advertising Date/By: July 3 and 10, 2025/by City Clerk

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

PURPOSE:
Naydi and Victor Garcia are requesting annexation of the property located at 4719 Bowman Avenue, generally described as southeast of Bowman Avenue and southwest of Oakvale 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 **July 15, 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 6-inch water line that fronts the property on Bowman Avenue.

City sewer is available by connecting to the eight-inch sewer line that fronts the property on Bowman Avenue.

The City's Fire Department notes that this site is currently served by Pinecroft Sedgefield Fire Station 23, on Mackay Road (west of the request). Upon annexation, Greensboro Station 10, on

West Gate City Boulevard will serve the property. Service to this location would improve upon annexation. The department can meet the Standard of Cover 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.

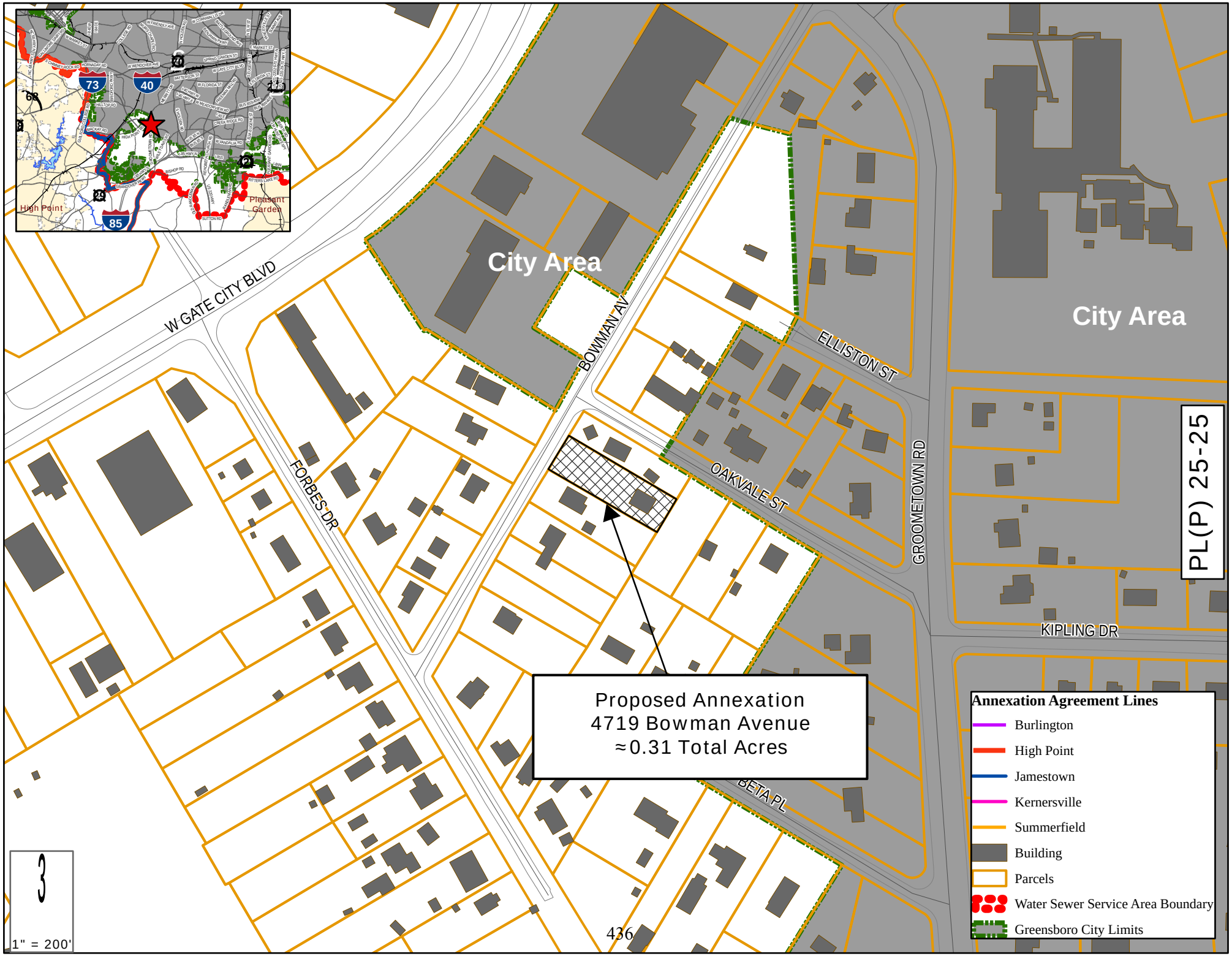
BUDGET IMPACT:
Initial service will be absorbed in the budget; future services will have an incremental effect on future budgets.

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 June 3, 2025 meeting

The Planning and Zoning Commission recommended approval of this annexation at its June 16, 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.


City Area
City Area
W GATE CITY BLVD
BOWMAN AV
ELLISTON ST
OAKVALE ST
GROOMETOWN RD
FORBES DR
KIPLING DR
BETA PL
PL(P) 25-25
Proposed Annexation
4719 Bowman Avenue
≈0.31 Total Acres
Annexation Agreement Lines
Burlington
High Point
Jamestown
Kernersville
Summerfield
Building
Parcels
Water Sewer Service Area Boundary
Greensboro City Limits
High Point
Pleasant Garden
3
1" = 200'


KITTY HAWK RD
W GATE CITY BLVD
FORBES DR
BOWMAN AV
ELLISTON ST
GROOMETOWN RD
OAKVALE ST
KIPLING DR
PL(P) 25-25
City Area
City Area
Proposed Annexation
4719 Bowman Avenue
≈0.31 Total Acres
437
1" = 200'

GREENSBORO
NORTH CAROLINA
PLANNING

GREENSBORO ANNEXATION PETITION

Date 5/2/25

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
4719 Bowman Ave, Greensboro NC 27407

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

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	Victor Garcia 3811 Waldenbrook Rd Greensboro NC 27407	NO	Victor Garcia
2.	Nayeli Garcia 3811 Waldenbrook Rd Greensboro NC 27407	NO	Nayeli Garcia
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: 5-2-25 Received By:

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTIES LOCATED AT 4719 BOWMAN AVENUE – .31 ACRES)

Section 1

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

Beginning at the northwest corner of Lot 72 of Bowman Park, as recorded in Plat Book 9, Page 34, said point being on the eastern right-of-way line of Bowman Avenue; thence in a southerly direction with said eastern right-of-way line 66.5 feet to a point in the western line of Lot 71 of Bowman Park; thence in an easterly direction with a line parallel to and 16.5 feet from the southern line of said Lot 72 200 feet to a point on the eastern line of said Lot 71; thence in a northerly direction with the eastern lines of said Lots 71 and 72 66.5 feet to the northeast corner of said Lot 72; thence in a westerly direction with the northern line of said Lot 72 200 feet to the POINT AND PLACE OF BEGINNING, being all of said Lot 72 and the northern 16.5 feet of said Lot 71 and containing 0.31 acres. The plat referred to hereinabove is recorded in the Guilford County Register of Deeds Office.

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

Section 2

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

Section 3

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

Section 4

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

Section 5

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

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

Section 6

That this ordinance shall become effective upon adoption.

City of Greensboro

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

Agenda Report

File Number: 2025-557

Agenda Item# H.15.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2025-557 Public Hearing for an Ordinance for Original Zoning 4719 Bowman Ave – Naydi and Victor Garcia

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

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

Council District: Proximate to District 5

Public Hearing: Yes
Advertising Date/By: July 3 and 10, 2025/by City Clerk

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

PURPOSE:
Naydi and Victor Garcia are requesting original zoning from **County RS-20** (Residential Single Family) to **City R-3** (Residential Single Family - 3) for 4719 Bowman Avenue, generally described as southeast of Bowman Avenue and southwest of Oakvale 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 **July 15, 2025** meeting.

BACKGROUND:
Following a public hearing on June 16, 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 June 16, 2025 Planning and Zoning Commission meeting). This request is associated with a voluntary annexation petition to access City services for new residential development.

BUDGET IMPACT:
This item will have no budget impact.

ACCOUNT NUMBER:
N/A

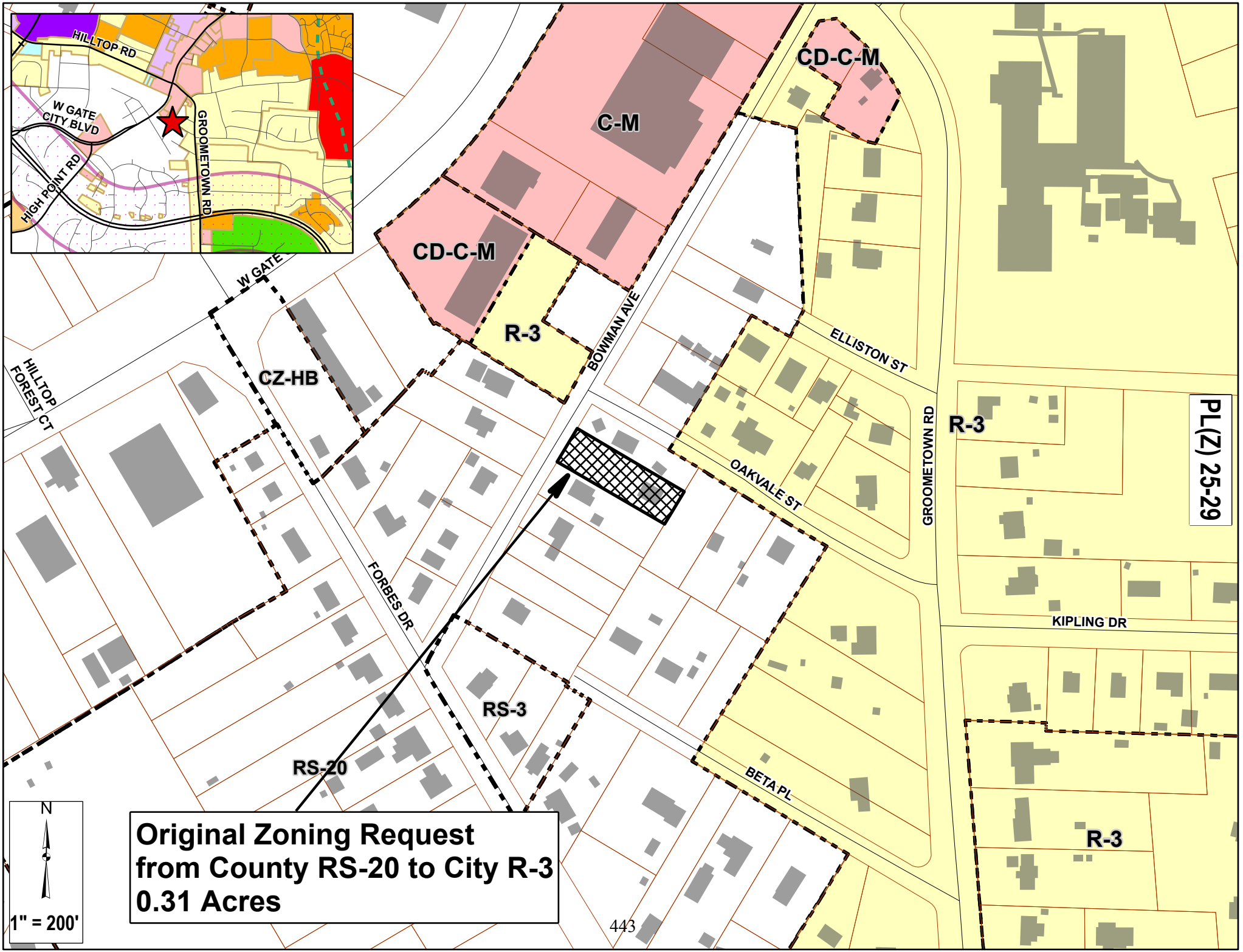
RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and approve this request.

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

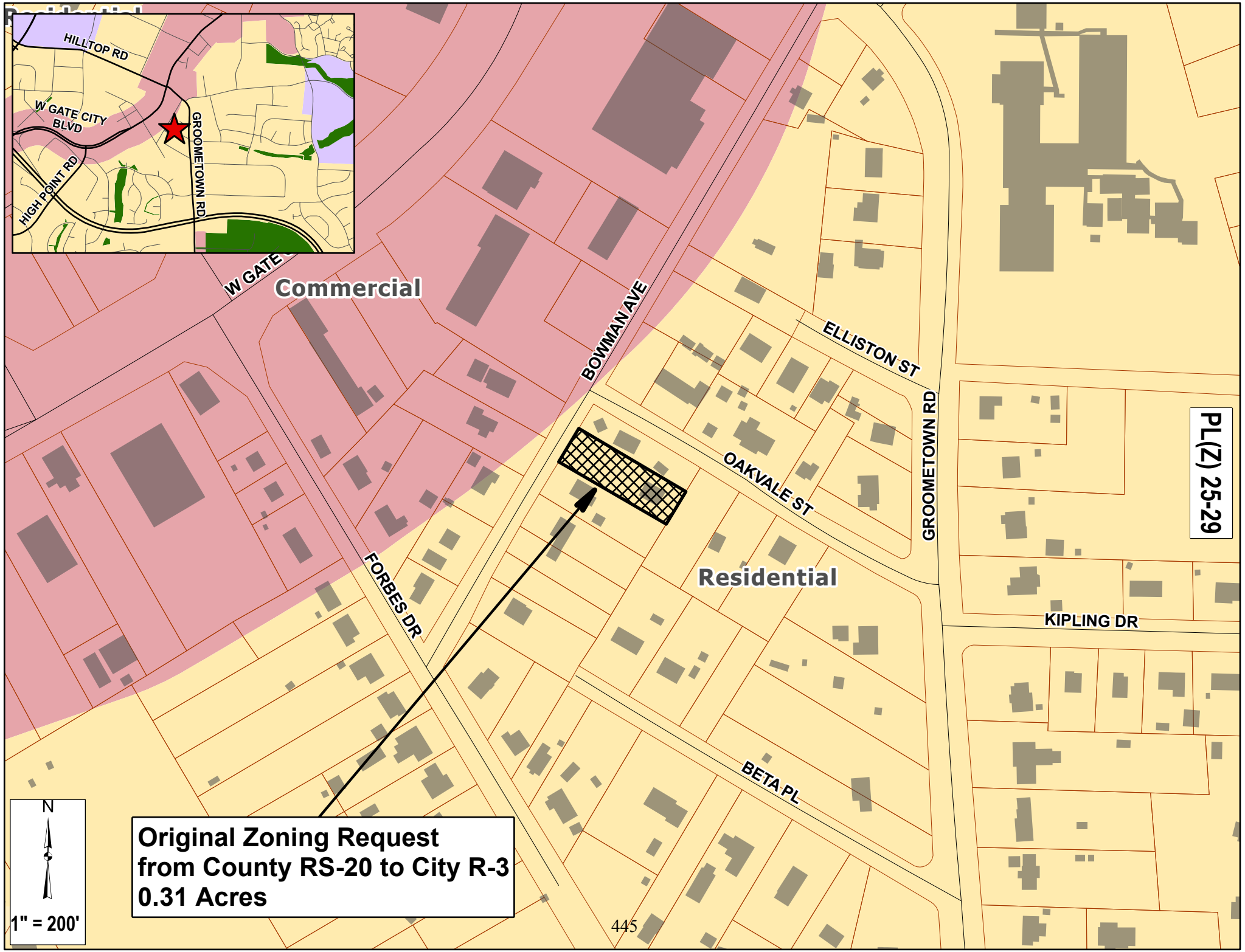
Planning recommends **approval** of the **City R-3** zoning request based on:

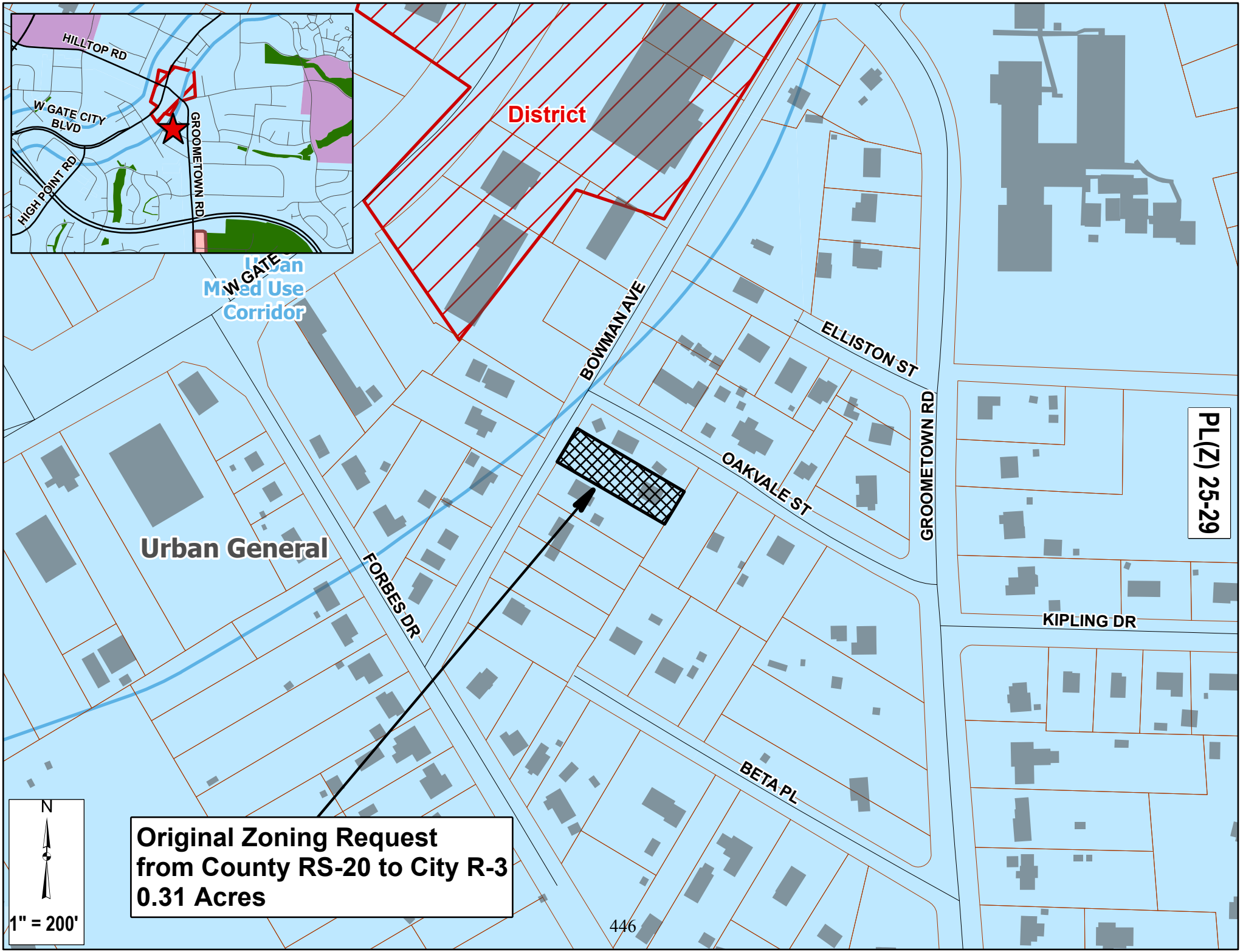
- Request is consistent with the **Filling in Our Framework** Big Idea to arrange land uses to create a more vibrant and livable Greensboro.

- 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.


HILLTOP RD
W GATE CITY BLVD
GROOMETOWN RD
HIGH POINT RD
C-M
CD-C-M
CD-C-M
R-3
W GATE
BOWMAN AVE
ELLISTON ST
HILLTOP FOREST CT
CZ-HB
GROOMETOWN RD
R-3
PL(Z) 25-29
OAKVALE ST
FORBES DR
KIPLING DR
RS-3
RS-20
BETA PL
R-3
N
1" = 200'
Original Zoning Request
from County RS-20 to City R-3
0.31 Acres


KITTY HAWK RD
FORBES DR
W GATE CITY BLVD
BOWMAN AVE
ELLISTON ST
GROOMETOWN RD
OAKVALE ST
FORBES DR
KIPLING DR
BETA PL
PL(Z) 25-29
N
1" = 200'
Original Zoning Request
from County RS-20 to City R-3
0.31 Acres


HILLTOP RD
W GATE CITY BLVD
HIGH POINT RD
GROOMETOWN RD
W GATE
Commercial
BOWMAN AVE
ELLISTON ST
OAKVALE ST
GROOMETOWN RD
FORBES DR
Residential
KIPLING DR
BETA PL
PL(Z) 25-29
N
1" = 200'
Original Zoning Request
from County RS-20 to City R-3
0.31 Acres


HILLTOP RD
W GATE CITY BLVD
GROOMETOWN RD
HIGH POINT RD
District
W GATE
Urban Mixed Use Corridor
BOWMAN AVE
ELLISTON ST
GROOMETOWN RD
OAKVALE ST
FORBES DR
KIPLING DR
BETA PL
PL(Z) 25-29
Urban General
N
1" = 200'
Original Zoning Request
from County RS-20 to City R-3
0.31 Acres

PL(Z)25-29

City of Greensboro Planning Department
Zoning Staff Report

City Council Hearing Date: July 15, 2025

GENERAL INFORMATION

APPLICANT	Naydi and Victor Garcia
HEARING TYPE	Annexation and Original Zoning Request
REQUEST	County RS-20 (Residential Single-family) to City R-3 (Residential Single-family – 3)
CONDITIONS	N/A
LOCATION	4719 Bowman Avenue
PARCEL ID NUMBER(S)	7842393928
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). **74** notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.31 acres
TOPOGRAPHY	Slopes to the rear
VEGETATION	Some trees at rear of property

SITE DATA

Existing Use Single-family dwelling

	Adjacent Zoning	Adjacent Land Uses
N	County RS-20 (Residential Single-family)	Single-family dwellings
E	County RS-20 (Residential Single-family)	Single-family dwellings
S	County RS-20 (Residential Single-family)	Single-family dwellings
W	County RS-20 (Residential Single-family)	Single-family dwellings

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-20)**	Requested **(City R-3)**
Max. Density:	2.18 dwelling units/acre	3 dwelling units/acre
Typical Uses	Typical uses in the County RS-20 district include single-family dwellings with an overall gross residential density of not more than 2.18 units per acre.	Typical uses in the R-3 district include single family residential of up to 3 dwelling units per acre.

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

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

The subject site is not located within an overlay district.

The subject site is not:

- Located in a City of Greensboro Historic District or Heritage Community
- Designated as a Guilford County Landmark Property
- Recognized as a State of North Carolina Historic Site
- Listed in the National Register of Historic Places
- Located in a National Register Historic District

Environmental/Soils

Water Supply Watershed: Site drains to Lower Randleman Lake WS-IV, Hickory Creek sub-basin

Floodplains: N/A

Streams: N/A

Other: If site remains single family, No Watersupply Watershed requirements are necessary.

Utilities (Availability)

Water and sewer are available on Bowman Avenue. Private developer shall ensure all extensions to the property and on site water and sewer meet the City of Greensboro and NCDEQ's 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:	Bowman Avenue – Local Street. Groometown Road – Major Thoroughfare.
Site Access:	All access(es) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	None available.
Trip Generation:	N/A.
Sidewalks:	Sidewalks are a requirement of the Development Ordinance and shall be installed per the Streets Design Standards Manual. Sidewalk does not exist along the frontage of this property.
Transit in Vicinity:	Yes. GTA Route 11(Gate City Boulevard) is within 500ft. of the subject site, along Groometown Road.
Traffic Impact Study: (TIS)	No TIS required per Ordinance.
Street Connectivity:	N/A.
Other:	N/A.

IMPACT/POLICY ANALYSIS
Land Use Compatibility
The proposed **City R-3 (Residential Single-family – 3)** zoning district would allow land uses that are compatible with the general character of the area.

GSO*2040* **Comprehensive Plan Policies**
The ***GSO****2040* Future Land Use Map designates this location as **Residential.** The requested **City R-3 (Residential Single-family – 3)** zoning district would allow uses that are consistent with those currently on the property and described in the **Residential** future land use designation. The ***GSO****2040* Future Built Form Map designates this location as **Urban General**. The subject property is located in **Growth Tier 1** of the Growth Tiers Map and is located in the **Gateway Corridor Phase III.**

GSO*2040* **Written Policies:**
Creating Great Places – Creating interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources.
Goal A – Greensboro's citywide network of unique neighborhoods offer residents of all walks of life a variety of quality housing choices.
Strategy 2 – Meet housing needs and desires with a sufficient and diverse supply of housing products, prices and locations.

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

Future Land Use Map

Future Land Uses: The future land uses from that 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 Activity Centers and along Mixed-Use Corridors.
3. Transitions between neighborhoods and different land uses provide continuity in scale, density, intensity with adjacent uses.
4. Cut-through traffic is minimized.
5. New freestanding or expanded business areas are created within or adjoining an existing Activity Center or as part of creating a new Activity Center.
6. Exterior building materials are durable, sustainable, and contribute positively to the character of the public realm.
7. The size and impact of surface parking lots is minimized through landscaping, screening, narrow curb-cuts, and use of glare-free, no-spill lighting.
8. New sidewalks contribute to the completion of a sidewalk network.

Growth Tiers Map

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

Growth Tier 1: This is the area where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next six years.

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.

Reinvestment Areas and Corridors reflect these additional characteristics:

1. Consistency with adopted corridor plans.
2. Uses that support or provide access to employment are prioritized.
3. Existing buildings are adapted for reuse.
4. Neighborhood support services are accommodated.
5. Specific deficiencies, such as lack of access to healthy food, health services, and social services are eliminated.
6. Barriers to reinvestment are reduced.
7. Displacement is avoided for creative and activity-producing uses such as artist studios, work/live spaces, and galleries.

CONFORMITY WITH OTHER PLANS

City Plans
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 June 3, 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 0.31 acres and currently contains a single-family dwelling. North, east, south, and west of the request contain single-family dwellings, zoned County RS-20 (Residential Single-family).

The proposed original zoning request supports 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.

The Comprehensive Plan's Future Land Use Map designates this property as Residential. The Residential designation includes both single-and multi-family residential uses. Other uses should generally be in the scale of a Neighborhood or a Community Center as described in the Future Built Form Map, in a form that is appropriate to the character of the area. Many residential areas include commercial corridors, and future development along these corridors should be oriented to the corridor to avoid negative impacts to adjacent residences.

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

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

The proposed R-3 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre. The request permits uses that are present on adjacent tracts.

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.

PL(P) 25-25 & Z-25-06-010: An annexation and original zoning request from County RS-20 (Residential Single-family) to City R-3 (Residential Single-family – 3) for the property identified as 4719 Bowman Avenue, generally described as southeast of Bowman Avenue and southwest of Oakvale Street (0.31 acres). (RECOMMENDED APPROVAL)

Mr. Nelson reviewed the summary information for the subject property and surrounding properties.

Mr. Nelson stated that the GSO 2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. Staff determined the proposed original zoning request supports both the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and the Filling in Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro. The proposed R-3 zoning district is primarily intended to accommodate low-density single-family detached residential development of up to 3 dwelling units per acre. The request permits uses that are present on adjacent tracts. Staff recommended approval of the request.

Ms. O'Connor asked staff if the property was located on private or public street. She asked if such concerns would be consideration for the commission.

Mr. Nelson and Mr. Carter confirmed the request was located on a public street.

Ms. O'Connor stated the narrowness of the street prompted her question.

Chair Magid asked for further questions from the Commissioners. Hearing none, she asked if the applicant wished to speak in favor of the request. Hearing no comments and without opposition to the request Chair Magid closed the public hearing.

Commission Motion:

Ms. O'Connor made a motion annex item **PL(P) 25-25** for the property identified as 4719 Bowman Avenue, seconded by Ms. Skenes.

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

Ms. O'Connor then stated regarding item **Z-25-06-010**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property at 4719 Bowman Avenue from County RS-20 (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 the surrounding area and limits negative impacts on adjacent properties; (3.) The request is

reasonable due to the size, physical conditions, and other attributes of the area, it will benefit the property owner and surrounding community, and approval is in the public interest. Ms. Skenes seconded the motion.

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

Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, July 15, 2025 City Council Meeting.

Item: 4719 Bowman Avenue

Original Zoning

Date: July 15, 2025

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

The **Greensboro City Counicl** believes that its action to **approve/deny** the original zoning request for the property at **4719 Bowman Avenue** from **County RS-20 (Residential Single-family) to City R-3 (Residential Single-family – 3)** to be **consistent** with the adopted GSO2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: **[choose from the following based on the motion]**

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

4719 BOWMAN AVENUE, GENERALLY DESCRIBED AS SOUTHEAST OF BOWMAN AVENUE AND SOUTHWEST OF OAKVALE 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 RS-20** (Residential Single Family) to **City R-3** (Residential Single Family - 3)

The area is described as follows:

Beginning at the northwest corner of Lot 72 of Bowman Park, as recorded in Plat Book 9, Page 34, said point being on the eastern right-of-way line of Bowman Avenue; thence in a southerly direction with said eastern right-of-way line 66.5 feet to a point in the western line of Lot 71 of Bowman Park; thence in an easterly direction with a line parallel to and 16.5 feet from the southern line of said Lot 72 200 feet to a point on the eastern line of said Lot 71; thence in a northerly direction with the eastern lines of said Lots 71 and 72 66.5 feet to the northeast corner of said Lot 72; thence in a westerly direction with the northern line of said Lot 72 200 feet to the POINT AND PLACE OF BEGINNING, being all of said Lot 72 and the northern 16.5 feet of said Lot 71 and containing 0.31 acres. The plat referred to hereinabove is recorded in the Guilford County Register of Deeds Office.

Section 2

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

Section 3

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

Section 4

This ordinance shall be effective on July 15, 2025.

Agenda Item# H.16.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2025 – 477 Landmark Designation Expansion for Poplar Hall

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: Council District 3

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

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Russ Clegg, Ext. 2211

PURPOSE:
Hold a public hearing to consider Landmark designation expansion for Poplar Hall, 409 Sunset Drive, tax parcel 7045.

BACKGROUND:
The City received a recommendation from the Guilford County Historic Preservation Commission to expand the designation of Poplar Hall, 409 Sunset Drive, as a Guilford County Historic Landmark. The designation is to include the adjacent land that has been recombined to recreate the original lot. Based on the Landmark Report, the proposed designation includes the entire exterior and the entire interior of the house and both lots that are now combined in order to protect the historic setting.

Poplar Hall was built in 1914 for the family of Aubrey Lee Brooks, lawyer, politician, author, and general counsel for the Jefferson Standard Life Insurance Company. It is an exceptional example of Neoclassical Revival architecture in Guilford County. Interior updates in the 1970s by Otto Zenke add another layer to the home's historical significance. The workmanship of the original builders has been carefully maintained over the years and architectural features have been painstakingly restored by three generations of the Brooks family, making this one of the best preserved historic homes in Guilford County.

BUDGET IMPACT:
Landmark designation makes the owner eligible for a deferral of up to 50% of City and County property taxes. The total appraised value of the property is $2,339,600. The tax deferral is calculated by the Guilford County Tax Department based on the percentage of the property that is designated.

ACCOUNT NUMBER:
NA

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and adopt the ordinance establishing an expanded Landmark Designation for Poplar Hall, 409 Sunset Drive.

ORDINANCE EXPANDING THE GUILFORD COUNTY
HISTORIC LANDMARK DESIGNATION OF POPLAR HALL

WHEREAS, Poplar Hall, 409 Sunset Drive, was designated as a Guilford County Local Landmark in 2022;

WHEREAS, At the time of designation, the current property owners only owned a portion of the original parcel, which they have since acquired in 2024 and the lots were recombined to the original historic lot size;

WHEREAS, the owners are now applying for a local landmark lot expansion to include the entire recombined lot;

WHEREAS, Poplar Hall is locally significant to Guilford County as an excellent representative example of the early development of Irving Park as a thriving community in northwest Greensboro;

WHEREAS, the period of significance for the home and surrounding lot is the building's ca. 1914 construction date;

WHEREAS, all the prerequisites to the adoption of the ordinance, as prescribed by Chapter 160D of the North Carolina General Statutes, have been met;

WHEREAS, the local landmark designation report prepared by Gate City Preservation LLC specifies the architectural details to be preserved and is hereby incorporated by reference;

WHEREAS, the Guilford County Historic Preservation Commission has submitted a report, which is incorporated herein by reference, and recommended in a public hearing that the Historic Landmark designation be expanded;

WHEREAS, appropriate notice has been given of the public hearing as required by law;

WHEREAS, the Guilford County Historic Preservation Commission finds that the property described herein is of historical, architectural, educational, and/or cultural significance, and its preservation should be encouraged so as to safeguard the heritage of the City and County and to promote the use and conservation for the education, pleasure and enrichment of the residents of the City and County; and

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

1. The City Council of the City of Greensboro accepts the findings of the Guilford County Historic Preservation Commission and adopts the recommendation of the Commission for the preservation of the expanded designation of the subject property by the authority set forth in Chapter 160D of the North Carolina General Statutes and local ordinance adopted pursuant thereto.

2. Poplar Hall was built in 1914 for the family of Aubrey Lee Brooks, lawyer, politician, author, and general counsel for the Jefferson Standard Life Insurance Company. It is an exceptional example of Neoclassical Revival architecture in Guilford County. Interior updates in the 1970s by Otto Zenke add another layer to the home's historical significance. The workmanship of the original builders has been carefully maintained over the years and architectural features have been painstakingly restored by three generations of the Brooks family, making this one of the best preserved historic homes in Guilford County.

3. As described in the Landmark Report created by Gate City Preservation, LLC, the designation includes the entire exterior and interior of the house, and both lots as listed above in order to protect the historic setting.

4. The procedures provided by law, including waiting period, shall be observed prior to demolition, alteration, remodeling or removal of the designated property. This includes the process of obtaining a Certificate of Appropriateness before making any changes to the property.

6. A certified copy of this ordinance is to be appropriately recorded with the Register of Deeds, the Guilford County Tax Department and City of Greensboro Engineering and Inspections Department in accordance with provisions of Chapter 160D, Article 9, Part 4 of the North Carolina General Statutes and the local ordinance adopted pursuant thereto.

7. This ordinance shall be effective from and after its adoption.

City of Greensboro

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

Agenda Report

File Number: 2025-480

Agenda Item# H.17.

Agenda Date: 7/15/2025. **Department:** Planning
Meeting Type: Council Meeting **Category**: Public Hearing Agenda

Title: 2025 – 480 Public Hearing to Consider Landmark Designation for the Powhatan Apartments

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: Council District 4

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

Contact 1 and Phone: Sue Schwartz, Ext. 2149
Contact 2 and Phone: Russ Clegg, Ext. 2211

PURPOSE:
To hold a public hearing and consider Landmark designation for the Powhatan Apartments, 904 West Market Street, tax parcel 61540.

BACKGROUND:
The City received a recommendation from the Guilford County Historic Preservation Commission to designate the Powhatan Apartments, 904 West Market Street, as a Guilford County Historic Landmark. Based on the Landmark Report, the designation is to include the entire lot, the entire exterior of the building, and the shared interior stairwells and corridors of the building, including the condo entry doors, window and door surrounds, and terrazzo and wood flooring of the common areas. The interiors of the individual units and any features not specifically listed are excluded from this designation.

The Powhatan Apartments, constructed in 1927, is locally significant to Guilford County because it is a fine example of multi-unit Neoclassical Revival residential architecture and is the only documented example designed by prominent architect Harry Barton.

BUDGET IMPACT:

Landmark designation makes the owner eligible for a deferral of up to 50% of City and County property taxes. The total appraised value of the property is $1,252,700. The tax deferral is calculated by the Guilford County Tax Department based on the percentage of the property that is designated.

ACCOUNT NUMBER:
NA

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council hold a public hearing and adopt the ordinance establishing a Landmark Designation for the Powhatan Apartments, 904 West Market Street.

ORDINANCE DESIGNATING THE POWHATAN APARTMENTS
A GUILFORD COUNTY HISTORIC LANDMARK

WHEREAS, the Powhatan Apartments, 904 West Market Street, Tax Parcel Number 61540 is owned by the Powhatan Homeowners Association c/o Rent-a-Home of the Triad and is located in the College Hill Locally Zoned Historic District;

WHEREAS, all the prerequisites to the adoption of the ordinance, as prescribed by Chapter 160D of the North Carolina General Statutes, have been met;

WHEREAS, the Powhatan Apartments, constructed in 1927, is locally significant to Guilford County because it is a fine example of multi-unit Neoclassical Revival residential architecture and is the only documented example designed by prominent architect Harry Barton;

WHEREAS, the design encompasses Neoclassical elements including the highly symmetrical common-bond brick building exterior with deep overhanging eaves and a heavy modillion cornice, limestone trim and entries with broken pediments, double entrances, and double entry doors making it an exceptional example of Neoclassical Revival and representative of Greensboro's apartment boom in the early 20th century;

WHEREAS, the Guilford County Historic Preservation Commission recommends to the Greensboro City Council that the portions enumerated herein of the properties listed above be designated as a Guilford County Historic Landmark property;

WHEREAS, The designation includes the entire lot, the entire exterior of the building, and the shared interior stairwells and corridors of the building, including the condo entry doors, window and door surrounds, and terrazzo and wood flooring of the common areas, while the interiors of the individual units and any features not specifically listed are excluded from this designation;

WHEREAS, the Guilford County Historic Preservation Commission has submitted a report, which is incorporated herein by reference, and recommended in a public hearing that the property described below be designated as a Historic Landmark;

WHEREAS, appropriate notice has been given of the public hearing as required by law;

WHEREAS, the Guilford County Historic Preservation Commission finds that the property described herein is of historical, architectural, educational, and/or cultural significance, and its preservation should be encouraged so as to safeguard the heritage of the City and County and to promote the use and conservation for the education, pleasure and enrichment of the residents of the City and County; and

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

1. The City Council of the City of Greensboro accepts the findings of the Guilford County Historic Preservation Commission and adopts the recommendation of the Commission for

the preservation of the subject property by the authority set forth in Chapter 160D of the North Carolina General Statutes and local ordinance adopted pursuant thereto.

2. The Powhatan Apartments were designed by Harry Barton and constructed in 1927. It is the only example in Guilford County of a multi-unit building designed in the Neoclassical style by Barton.

3. The designation is for the following items and all others specified in the Landmark Report prepared by Gate City Preservation: the entire lot, the entire exterior of the building, and the shared interior stairwells and corridors of the building, including the condo entry doors, window and door surrounds, and terrazzo and wood flooring of the common areas. The interiors of the individual units and any features not specifically listed are excluded from this designation.

4. The Guilford County Landmark plaque shall be installed on the property and such sign shall indicate that the property has been designated as a Historic Landmark. Details of the display of the plaque are to be approved by the Guilford County Historic Preservation Commission before installation.

5. The procedures provided by law, including waiting period, shall be observed prior to demolition, alteration, remodeling or removal of the designated property. This includes the process of obtaining a Certificate of Appropriateness before making any changes to the property.

6. A certified copy of this ordinance is to be appropriately recorded with the Register of Deeds, the Guilford County Tax Department and City of Greensboro Engineering and Inspections Department in accordance with provisions of Chapter 160D of the North Carolina General Statutes and the local ordinance adopted pursuant thereto.

7. This ordinance shall be effective from and after its adoption.

City of Greensboro

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

Agenda Report

File Number: 2025-515

Agenda Item# I.1.

Agenda Date: 7/15/2025. **Department:** Water Resources
Meeting Type: Council Meeting **Category**: General Business Agenda

Title: 2025-515 Resolution Approving Bid in the Amount of $10,671,335 and Authorizing Execution of Contract 2024-0460 with Mainlining America, LLC for the Water Line Rehabilitation 2025 Project

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

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

Council District: All

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

Contact 1 and Phone: Mike Borchers, Ext. 2494
Contact 2 and Phone: Jason Geary, Ext. 3302

PURPOSE:
The bids for Contract 2024-0460, Water Line Rehabilitation 2025 Project, have been received. In order for the work to proceed on this contract, City Council approval is requested for award of the contract to Mainlining America, LLC for $10,671,335.

BACKGROUND:
Work to be performed under this contract consists of the following: 6 inch and 8 inch water main rehabilitation through spray in place application of a semi-structural in-situ liner, pipe bursting; valve and fitting replacements; open cut dig and re-lay; and water service renewal and open-cuts. Ancillary tasks include, but are not limited to fire hydrant replacement, sidewalk and pavement replacement, and other site renewal tasks.

The bids were opened on May 1, 2025, and the apparent lowest, responsive bidder was Mainlining America, LLC with a bid of $10,671,335. The MWBE goals for this project are 6.07% MBE and 13.55% WBE. The contractor's commitments are 6.97% MBE and 17.23% WBE.

The other bids received were:

Instituform Technologies	$13,033,550.00	MBE = 6.10%	WBE =13.60%	Chesterfield, MO
Breece Enterprises, Inc.	$15,211,700.00	MBE = 3.81%	WBE = 8.57%	High Point, NC

Due to the fact this was a bifurcated bid, a Good Faith Effort review was conducted of the bid submitted by Breece Enterprises, Inc. before the bids could be opened. This review concluded that Breece Enterprises, Inc. demonstrated sufficient Good Faith Efforts.

The proposed date for start of construction is August 2025. The proposed date of completion is April 2027.

BUDGET IMPACT:
Funds in the amount of $10,671,335 are budgeted for this project in Water Resources are budgeted for this project in Water Resources Water Lines account #503-70-7008103.6016.

A budget adjustment is required for sufficient funding of the account number provided.

ACCOUNT NUMBER:

503-70-7008103.6016	$10,671,335	Water Lines

RECOMMENDATION / ACTION REQUESTED:
It is recommended by the Departments of Engineering & Inspections and Water Resources that City Council approve the bid and award Contract 2024-0460 for the Water Line Rehabilitation 2025 Project to Mainlining America, LLC for the bid amount of $10,671,335.

• 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
Mainlining America, LLC

Information

SosId: 1546522
Status: Current-Active ⓘ
Date Formed: 9/29/2016
Citizenship: Foreign
State of Incorporation: NJ
Annual Report Due Date: April 15th
Current **Annual Report Status:**
Registered Agent: COGENCY GLOBAL INC.

Addresses

Reg Office
212 South Tryon Street Suite 1000
Charlotte, NC 28281

Reg Mailing
212 South Tryon Street Suite 1000
Charlotte, NC 28281

Mailing
354 Eisenhower Parkway
Livingston, NJ 07039

Principal Office
354 Eisenhower Parkway
Livingston, NJ 07039

Company Officials

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

Chief Financial Officer
William Black
354 EISENHOWER PARKWAY Suite 1300
Livingston NJ 07039

Treasurer
Emil W Solimine
354 EISENHOWER PARKWAY
LIVINGSTON NJ 07039

Managing Member
Yvonne Solimine
354 Eisenhower Parkway
Livingston NJ 07039

GREENSBORO

DATE: May 21, 2025

TO: Jay Guffey, Engineering Supervisor

FROM: Nora Gardner, OBO Specialist

SUBJECT: M/WBE Memo for Contract 2024-0460 Water Line Rehabilitation 2025

The M/WBE Office has reviewed the documentation submitted for Contract 2024-0460 Water Line Rehabilitation 2025 Project to determine compliance with the Greensboro M/WBE Program Plan. The goals established for the project were MBE 6.07% and WBE 13.55%. Mainlining America, LLC (Mainlining) achieved MBE 6.97% ($743,708.00) and WBE 17.23% ($1,838,175.00). Mainlining committed to subcontract $2,581,883.00 of the total contract value of $10,671,334.25 to the following M/WBE firms:

ID	Firm Name	County	Description of the Work	Contract Amount	Contract %
WBE	P&S Grading, LLC	Guilford	Paving & Concrete	$1,558,928.00	14.61%
WBE	D&C Trucking	Guilford	Trucking & Hauling	$116,350.00	1.09%
WBE	Staff Zone	Guilford	Flag Labor Supply	$162,897.00	1.53%
MBE	Right of Way	Iredell	Open Cut Pipe Insulation	$743,708.00	6.97%

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

Cc: Michael Humphrey, OBO Compliance Officer

RESOLUTION APPROVING BID IN THE AMOUNT OF $10,671,335 AND AUTHORIZING EXECUTION OF CONTRACT 2024-0460 WITH MAINLINING AMERICA, LLC FOR THE WATER LINE REHABILITATION 2025 PROJECT

WHEREAS, after due notice, bids have been received for Contract 2024-0460 for the Water Line Rehabilitation 2025 Project;

WHEREAS, Mainlining America, LLC , a responsible bidder, has submitted the low base bid in the total amount of $10,671,335, as general contractor for Contract 2024-0460 which bid, in the opinion of the City Council, is the best bid from the standpoint of the City; and

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

That the bid hereinabove mentioned submitted by Mainlining America, LLC is hereby accepted, and the City is authorized to enter into a contract with Mainlining America, LLC for the Water Line Rehabilitation 2025 Project to the terms outlined above. The City Manager is hereby authorized to execute the contract on behalf of the City of Greensboro.

City of Greensboro

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

Agenda Report

File Number: 2025-520

Agenda Item# I.2.

Agenda Date: 7/15/2025. **Department:** Engineering & Inspections
Meeting Type: Council Meeting **Category**: Consent Agenda

Title: 2025-520 Resolution Authorizing the Sale of City Owned Surplus Property Located at 1001 Fourth Street to Mill District Properties, LLC in the Amount of $1,179,000

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

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

Council District: 2

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

Contact 1 and Phone: Kenney McDowell Ext. 2302
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 surplus property located at 1001 Fourth Street, Parcel #27224. Council approval is requested to proceed with the sale of the property to the highest bidder, Mill District Properties, LLC.

BACKGROUND:
The highest bid from Mill District Properties, LLC was accepted in accordance with Section 4:122 of the City Code of Ordinances, "Sale of real property by advertisement for bid". The property was appraised by Matthew Foster at a value of $2,110,000. The highest and final bid of $1,179,000 was accepted and advertised in the News & Record with a 10 day upset period. This upset period has expired with no further bids.

The City of Greensboro acquired the property from Cone Mills Corporation in May of 1994 with a general warranty deed. It has been determined that there is no municipal need for the property. The total area of the lot is 108,028 Sq. Ft. (2.48 acres). The property is zoned CDO (Commercial District).

BUDGET IMPACT:
The proceeds from the sale of this property will be credited to the Sale of Real Estate revenue account in the General Fund.

ACCOUNT NUMBER:
101-NC-NC.8616

RECOMMENDATION / ACTION REQUESTED:
The Property Management Section of the Engineering and Inspections Department recommends City Council approval for the sale of surplus property located at 1001 Fourth Street to Mill District Properties, LLC.



Site Map 1575

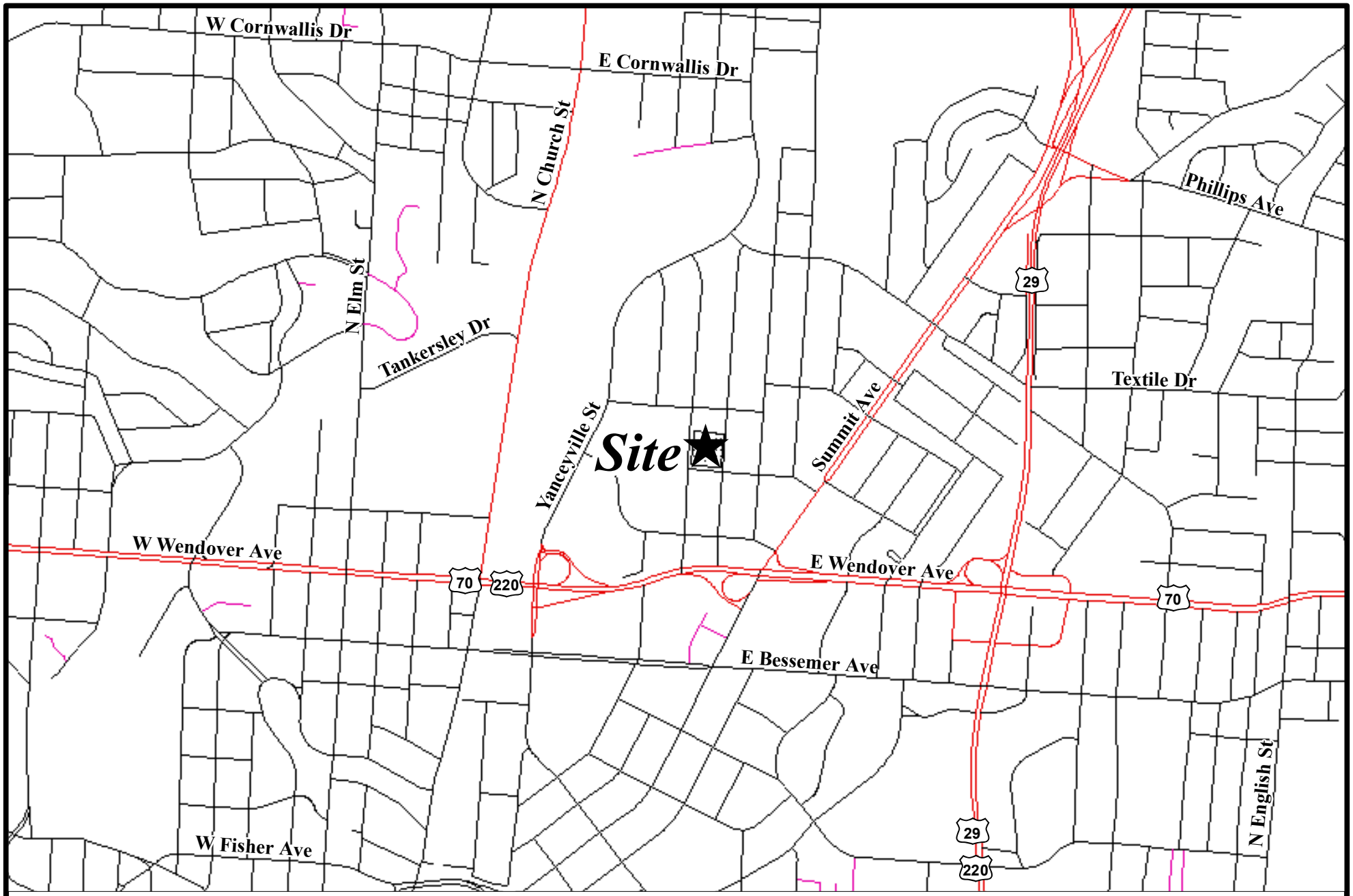
Project #: S00109-08 - Sale of Surplus City Property
Owner: City of Greensboro
Address: 1001 Fourth Street
Parcel #: 0027224

N W E S

472 GREENSBORO

Engineering Records Map 1575

Compiled By: Brian J. Gillies
2-27-2020



Vicinity Map 1575

Project #: S00109-08 - Sale of Surplus City Property
Owner: City of Greensboro
Address: 1001 Fourth Street
Parcel #: 0027224

N
W E
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473

GREENSBORO

Engineering Records Map 1575

Compiled By: Brian J. Gillies
2-27-2020

RESOLUTION AUTHORIZING THE SALE OF SURPLUS PROPERTY LOCATED AT 1001 FOURTH STREET TO MILL DISTRICT PROPERTIES, LLC IN THE AMOUNT OF $1,179,000

WHEREAS, the City of Greensboro owns surplus property located at 1001 Fourth Street, Parcel 27224 said property being shown on the attached map, for which the City has no governmental or other public need;

WHEREAS, Property Management advertised the lot for sale and accepted the highest bid from Mill District Properties, LLC in accordance with Section 4.122 of the Greensboro Charter;

WHEREAS, the property was appraised by Matthew Foster, at a value of $2,110,000, and the final highest bid of $1,179,000 was accepted, which amount, in the opinion of the 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 Mill District Properties, LLC for the aforementioned surplus property in the amount of $1,179,000.

City of Greensboro

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

Agenda Report

File Number: 2025-513

Agenda Item# I.3.

Agenda Date: 7/15/2025. **Department:** Water Resources
Meeting Type: Council Meeting **Category**: General Business Agenda

Title: 2025-513 Resolution Approving a Change Order in the Amount of $80,451 for Contract 2023-0340 with Jimmy R Lynch & Sons, Inc. for the Atwater Drive Water Line Extension Project

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

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

Council District: 5

Public Hearing: 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 2023-0340 with Jimmy R Lynch & Sons, Inc. for the Atwater Drive Water Line Extension Project. This change order for $80,451 is requested to cover material and labor costs increases due to delays in executing the contract.

BACKGROUND:
The bids for this contract were opened on November 21, 2024. Due to the administrative process and staffing changes in the Office of Business Opportunity, a delay resulted in making a determination as to the responsiveness of the bid. Once the favorable determination was made the contract was presented to Council for award on May 14, 2025.

In consideration of the delay on the bid were caused by no fault of the contractor, price escalations have been requested and negotiated. These escalations were based on documentation submitted by the contractor showing the incurred costs at bid time versus the incurred costs six months later at contract award time.

City Council originally approved a contract award in the amount of $1,137,775 to Jimmy R Lynch & Sons, Inc. on May 14, 2025. MWBE goals were 14.0% MBE and 23.0% WBE, and Jimmy R Lynch & Sons, Inc. committed to 0.48% MBE participation and 10.10% WBE participation. This change order for $80,451 increases the total contract award to $1,218,226.

BUDGET IMPACT:
Funds in the amount of $80,451 are budgeted in Water Resources Water Lines account #503-70-7059102.6016.

ACCOUNT NUMBER:

#503-70-7059102.6016	$80,451	Water Lines

RECOMMENDATION / ACTION REQUESTED:
It is recommended by the Departments of Engineering & Inspections and Water Resources that City Council approve this change order for $80,451 to Contract 2023-0340 with Jimmy R Lynch & Sons, 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
Jimmy R. Lynch & Sons, Inc.

Information

SosId: 0087962
Status: Current-Active ⓘ
Date Formed: 3/18/1976
Citizenship: Domestic
Fiscal Month: March
Annual Report Due Date: July 15th
Registered Agent: Lynch, James Daniel,

Addresses

Principal Office	Reg Office	Mailing	Reg Mailing
314 S Academy St	314 S Academy St	PO Box BB	PO Box BB
Pilot Mtn, NC 27041	Pilot Mtn, NC 27041	Pilot Mtn, NC 27041	Pilot Mtn, NC 27041

Officers

President	Vice President	Vice President	Secretary
James Daniel Lynch	James R. Lynch	Mark K. Lynch	Cathy Snow
314 S Academy St	314 S Academy St.	314 S Academy St	314 S Academy St
Pilot Mtn NC 27041	Pilot Mtn NC 27041	Pilot Mtn NC 27041	Pilot Mountain NC 27041

Stock

Class: COMMON
Shares: 100000

Par Value 2.5

GREENSBORO

DATE: June 18, 2025

TO: Jay Guffey, Engineering Supervisor, Water Resources Department

FROM: Shelia Reaves-Willett, M/WBE Specialist

SUBJECT: M/WBE Memo for Contract 2023-3040- Atwater Drive Waterline Extension Cost Escalations - Change Order #1

The M/WBE Office reviewed the change order documentation submitted by the Engineering & Inspections Department for Contract 2023-3040 Atwater Drive Waterline Extension to determine compliance with the M/WBE Program Plan. The M/WBE office was notified prior to the award of services, and M/WBE firms were notified of the opportunity to submit a bid.

Jimmy R. Lynch & Sons, Inc. was awarded a contract for $1,137,775.00 for the Atwater Drive Extension. The bid opening was on November 21, 2024, and on April 15, 2025 City Council approved the bid. Change Order #1 in the amount of $80,450.97 was submitted by the prime contractor to cover the cost escalation associated with waterworks materials and labor, increasing the total contract amount to $1,218,225.97. This change order will decrease the MBE commitment from 0.48% to 0.45% and the WBE commitment from 10.10% to 9.43%. The contract continues to comply with the M/WBE Program Plan.

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: Michael A. Humphrey, M/WBE Compliance Officer
Jason Geary, PE, Deputy Director, Engineering and Inspections

RESOLUTION AUTHORIZING A CHANGE ORDER IN THE AMOUNT OF $80,451 FOR CONTRACT 2023-0340 WITH JIMMY R LYNCH & SONS, INC. FOR THE ATWATER DRIVE WATER LINE EXTENSION PROJECT

WHEREAS, Contract 2023-0340 with Jimmy R Lynch & Sons, Inc. provides for the Atwater Drive Water Line Extension Project;

WHEREAS, this change order is needed in the amount of $80,451 for material and labor cost escalations; 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 Jimmy R Lynch & Sons, Inc.

City of Greensboro

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

Agenda Report

File Number: 2025-514

Agenda Item# I.4.

Agenda Date: 7/15/2025. **Department:** Water Resources
Meeting Type: Council Meeting **Category**: General Business Agenda

Title: 2025-514 Resolution Approving Bid in the Amount of $23,425,866 and Authorizing Execution of Contract 2017-020A with Jimmy R. Lynch & Sons, Inc. for the Lees Chapel Road Feeder Main Project

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

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

Council District: 2

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

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

PURPOSE:
The bids for Contract 2017-020A, Lees Chapel Road Feeder Main Project, have been received. In order for the work to proceed on this contract, City Council approval is requested for award of the contract to Jimmy R. Lynch & Sons, Inc. for $23,425,866.

BACKGROUND:
Work to be performed under this contract consists of the installation of approximately 18,545 L.F. of 36" water line, 43 LF of 16" water line; 970 L.F. of 12" water line; 352 L.F. of 8" water line; 180 L.F. of 18" steel encasement, 60 L.F. of 24" steel encasement, and 270 L.F. of 54" steel encasement to be installed by boring and jacking method. These lines are to be installed along Lees Chapel Road and Townsend Road from Brightwood School Road to the Townsend Water Treatment Plant.

The bids were opened on May 22, 2025, and the apparent lowest, responsive bidder was Jimmy R. Lynch & Sons, Inc. with a bid of $23,425,866. The MWBE goals for this project are 15.5% MBE and 24.5% WBE. The contractor's commitments are 0.99% MBE and 8.75% WBE. Due to the fact the MWBE goals were not met by either bidder, a Good Faith Effort (GFE) review

was conducted by the MWBE Department. Their review concluded that Jimmy R. Lynch & Sons, Inc. did demonstrate sufficient Good Faith Efforts.

The other bids received were:
Mainlining America, LLC $29,871,334.00 MBE = 18.10% WBE =14.11% Livingston, NJ

The GFE review determined that Mainlining America, LLC did not demonstrate sufficient good faith efforts. Due to the fact this bid was bifurcated, an appeal to this determination was made by Mainlining America, LLC, and an appeal hearing was conducted. This appeal resulted in the original GFE review determination being overturned.

The proposed date for start of construction is September 2025. The proposed date of completion is July 2027.

BUDGET IMPACT:
Funds in the amount of $23,425,866 are budgeted for this project in Water Resources are budgeted for this project in Water Resources Water Lines account #518-70-7099219.6016.

ACCOUNT NUMBER:
#518-70-7099219.6016 $23,425,866 Water Lines

RECOMMENDATION / ACTION REQUESTED:
It is recommended by the Departments of Engineering & Inspections and Water Resources that City Council approve the bid and award Contract 2017-020A for the Lees Chapel Road Feeder Main Project to Jimmy R. Lynch & Sons, Inc. for the bid amount of $23,425,866.

• 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
Jimmy R. Lynch & Sons, Inc.

Information

SosId: 0087962
Status: Current-Active ⓘ
Date Formed: 3/18/1976
Citizenship: Domestic
Fiscal Month: March
Annual Report Due Date: July 15th
Registered Agent: Lynch, James Daniel,

Addresses

Principal Office	Reg Office	Mailing	Reg Mailing
314 S Academy St	314 S Academy St	PO Box BB	PO Box BB
Pilot Mtn, NC 27041	Pilot Mtn, NC 27041	Pilot Mtn, NC 27041	Pilot Mtn, NC 27041

Officers

President	Vice President	Vice President	Secretary
James Daniel Lynch	James R. Lynch	Mark K. Lynch	Cathy Snow
314 S Academy St	314 S Academy St.	314 S Academy St	314 S Academy St
Pilot Mtn NC 27041	Pilot Mtn NC 27041	Pilot Mtn NC 27041	Pilot Mountain NC 27041

Stock

Class: COMMON
Shares: 100000

Par Value 2.5

GREENSBORO

DATE: June 29, 2025

TO: Jason Geary, Deputy Director E&I

FROM: Nora Gardner, Office of Business Opportunity Specialist

SUBJECT: M/WBE Memo for Contract 2017-020A Lees Chapel Feeder Main

The M/WBE Office reviewed the documentation submitted for the Contract 2017-020A Lees Chapel Feeder Main Project to determine compliance with the City of Greensboro M/WBE Program Plan. The goals established for the project were MBE 15.50% and WBE 24.50%. JR Lynch & Sons achieved MBE 0.99% and WBE 8.75%. The company did not meet the M/WBE goals; however, it achieved Good Faith Efforts.

JR Lynch committed to subcontract MBE $234,916.08 and WBE $2,049,763.27 of the total contract value of $23,425,865.93 to the following certified M/WBE firms:

ID	Firm Name	County	Description of the Work	Contract Amount	%
MBE	Martin Enterprise	Guilford	Hauling	$51,536.91	0.22%
MBE	Martin Enterprise	Guilford	Clearing & Grubbing	$98,388.64	0.42%
MBE	Cruz Brothers	Alamance	Concrete	$18,740.69	0.08%
MBE	40 Acres Surveying	Guilford	Surveying	$32,796.21	0.14%
MBE	McCain Striping	Guilford	Flagging	$30,453.63	0.13%
WBE	Moffat Pipe	Wake	Jack & Bore	$880,812.56	3.76%
WBE	P&S Grading	Guilford	Asphalt Paving & Milling	$1,077,589.83	4.60%
WBE	Canady's Landscaping & Erosion Control	Davidson	Erosion Control	$81,990.53	0.35%
WBE	Nickelston Fence	Stokes	Fencing	$9,370.35	0.04%

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 Office of Business Opportunity for approval before making any such changes or substitutions.

Cc: Michael Humphrey, OBO Compliance Officer

RESOLUTION APPROVING BID IN THE AMOUNT OF $23,425,866 AND AUTHORIZING EXECUTION OF CONTRACT 2017-020A WITH JIMMY R. LYNCH & SONS, INC. FOR THE LEES CHAPEL ROAD FEEDER MAIN PROJECT

WHEREAS, after due notice, bids have been received for Contract 2017-020A for the Lees Chapel Road Feeder Main Project

WHEREAS, Jimmy R. Lynch & Sons, Inc., a responsible bidder, has submitted the low base bid in the total amount of $23,425,866, as general contractor for Contract 2017-020A which bid, in the opinion of the City Council, is the best bid from the standpoint of the City; and

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

That the bid hereinabove mentioned submitted by Jimmy R. Lynch & Sons, Inc. is hereby accepted, and the City is authorized to enter into a contract with Jimmy R. Lynch & Sons, Inc. for the Lees Chapel Feeder Main Project to the terms outlined above. The City Manager is hereby authorized to execute the contract on behalf of the City of Greensboro.

City of Greensboro

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

Agenda Report

File Number: 2025-522

Agenda Item# I.5.

Agenda Date: 7/15/2025. **Department:** Water Resources
Meeting Type: Council Meeting **Category**: General Business Agenda

Title: 2025 – 522 Ordinance to Amend Water Resources Capital Project Revenue Bond Fund To Fund Lees Chapel Water Line In The Amount of $23,425,866

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

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

Council District: 2

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

Contact 1 and Phone: Michael Borchers, Ext. 2494
Contact 2 and Phone: Kristine Williams, Ext. 2556

PURPOSE:
The City of Greensboro Water Resources Department requests to appropriate bond funding for the Water Resources Capital Project Revenue Bond Fund budget for the Lees Chapel Road Water Line Project. Council approval is requested for a budget ordinance to permit the expenditure of funds.

BACKGROUND:
This project provides transmission of finished water from Townsend Water Treatment Plant to Brightwood School Road through approximately 18,500 LF of 36-inch water line. Water main connections will be made at Bryan Park Drive and Rudd Station Road to provide redundancy for water supply to large commercial users. The project will improve resiliency of the water distribution system in northern Greensboro.

BUDGET IMPACT:
This amendment will increase the Water Resources Bond Fund budget by $23,425,866 from revenue bond funding.

ACCOUNT NUMBER:
518-70-7099219.6016

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council adopt the budget ordinance to amend the Water Resources Capital Project Revenue Bond Fund Budget to establish funding for the Lees Chapel Road Water Line project.

ORDINANCE IN THE AMOUNT OF $23,425,866 AMENDING THE WATER RESOURCES CAPITAL PROJECT REVENUE BOND FUND BUDGET TO ESTABLISH FUNDING FOR THE LEES CHAPEL ROAD WATER LINE PROJECT

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

Section 1

That the Water Resources Capital Project Revenue Bond Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the Water Resources Capital Project Revenue Bond Fund be increased as follows:

Account	Description	Amount
518-70-7099219.6016	Water Lines	$23,425,866

And, that this increase be financed by increasing the following Water Resources Capital Project Revenue Bond Fund accounts:

Account	Description	Amount
518-NC-NC-9005	Revenue Bond Proceeds	$23,425,866

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: 2025-572

Agenda Item# I.6.

Agenda Date: 7/15/2025. **Department:** Legislative/City Council
Meeting Type: Council Meeting **Category**: General Business Agenda

Title: 2025-572 Boards and Commissions Report for July 15, 2025

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

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

Council District: All

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

Contact 1 and Phone: Torie Howell, Ext 2396
Contact 2 and Phone: Destiny Stansberry, Ext 2396

PURPOSE:
The City Clerk's office maintains records of Council appointed Boards and Commissions rosters, vacancies and a data bank list of interested residents. Board Manager is a public facing website platform to view rosters and vacancies can be assessed at https://www.greensboro-nc.gov/government/boards-and-commissions. To review the data bank listing click https://bm-admin-greensboro-nc.escribemeetings.com/ and navigate to the Analytics tab.

BACKGROUND:
N/A

BUDGET IMPACT:
N/A

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council to consider appointments as needed.

City of Greensboro

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

Agenda Report

File Number: 2025-537

Agenda Item# O.1.

Agenda Date: 7/15/2025. **Department:** Financial & Administrative Services
Meeting Type: Council Meeting **Category**: Informational Purposes

Title: 2025 – 537 Report of Disbursements

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

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

Council District: All

Public Hearing: No
Advertising Date/By: N/A/by City Clerk

Contact 1 and Phone: Marlene Druga, Ext. 2077
Contact 2 and Phone: Amy Friddle, Ext. 2025

PURPOSE:
Informational Purposes Only

BACKGROUND:
Informational Purposes Only

BUDGET IMPACT:
N/A

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council

TREASURY REPORT OF DISBURSEMENTS FOR 5/1/2025 THROUGH 5/31/25

Transaction Date	Fund Name	Check Number	Vendor Name	Description	Disbursement Amount
5/1/2025	Water Resources Bnd Fd	25491	Hazen & Sawyer PC	TZ Osborne Incinerator Design Build Ph 1	$29,842.60
5/1/2025	State/Federal/Other Grants Fnd	25492	HDR Engineering Inc	Downtown Transportation Study Play	$59,818.74
5/1/2025	General Fund	25497	Ingram Library Systems	Books	$23,006.63
5/1/2025	Solid Waste Disposal	25501	Stearns Conrad & Schmidt	Pipeline Decommissioning Service	$69,600.00
5/1/2025	State/Federal/Other Grants Fnd	25504	David Collins General Contractor Inc	Lead Safe program for Dorothy Cuthbertson	$34,235.00
5/1/2025	Water Resources Bnd Fd	25506	Freese and Nichols Inc	Camp Burton Water, Sewer Utilities Construction	$11,903.50
5/1/2025	Capital Improvements Bond Fund	25509	Baynor Construction Inc	Fountain Repair	$25,000.00
5/1/2025	General Fund	498371	Greensboro Chamber of Commerce	Q3 payment - Economic Dev Services	$58,051.00
5/1/2025	Nussbaum Housing Pshp Revol Fd	498386	Benevate Inc	ERAP Annual Subscription fee	$16,800.00
5/1/2025	Nussbaum Housing Pshp Revol Fd	498387	Emmanuel Gilmore dba Eagle	Doorway Project	$14,500.00
5/1/2025	Network Services Fund	498401	Achieveit Online LLC	Subscription and support	$45,000.00
5/1/2025	Community Developmt Block Grnt	498407	Elder Properties of Greensboro Inc dba Your Home	ERAP Rental Assistance Ingram Bell	$11,737.50
5/1/2025	General Fund	498423	Tec Utilities Supply Inc	Meter Setter	$11,092.89
5/2/2025	Capital Improvements Bond Fund	25511	Atlantic Contracting Co Inc	Concrete Sidewalk and Curb Ramp Repairs	$121,659.23
5/2/2025	Nussbaum Housing Pshp Revol Fd	25512	Interactive Resource Center	Doorway Project	$19,919.00
5/2/2025	Water Resources Cap Imprvmt Fd	25517	Critek Engineering Group PC	N Holden Road Water Line Replacement-Design	$96,302.81
5/2/2025	**General Fund	498429	Duke Energy	Utilities - power	$72,797.08
5/2/2025	General Fund	498435	McGuire Woods LLP	State Lobbying Services	$29,512.00
5/2/2025	Water Resources Enterprise Fd	498450	Carotek Inc	Portable Prosonic Flow	$11,038.91
5/2/2025	General Fund	498451	Aqua Aerobic Systems Inc	Pillow Block Bearing and Coupling	$10,658.43
5/5/2025	Network Services Fund	25528	Ontario Investments Inc	Rental of computers	$340,360.05
5/5/2025	**General Fund	25530	Blue Arbor Inc	Temporary Services	$10,611.20
5/5/2025	General Fund	25531	Michael McKoy dba M & V	Support Services	$20,000.00
5/5/2025	Emergency Telephone System Fnd	498461	Duke Energy	Generator Lease	$12,589.00
5/5/2025	Community Developmt Block Grnt	498462	Youth Focus Inc	Act Together reimbursement	$11,000.01
5/5/2025	Transit System (GTA) Fund	498465	Piedmont Authority for Regional Transportation	Ridesharing Vanpool Program	$21,399.00
5/5/2025	**General Fund	498482	Phoenix Special Police LLC	Security Services	$35,910.00
5/5/2025	General Fund	498499	APAC-Atlantic Inc	Hot Mix Asphalt	$51,769.11
5/5/2025	Solid Waste Disposal	498500	A & D Environmental	Vacuuming Services	$27,487.47
5/5/2025	Water Resources Enterprise Fd	498503	Tencarva Machinery Company	Turbine Pump	$100,183.81
5/5/2025	Equipment Services Fund	498506	Performance Ford Inc	Vehicles	$43,826.90
5/6/2025	Water Resources Enterprise Fd	25533	HDR Engineering Inc	Electrical Improvements	$70,718.75
5/6/2025	General Fund	25541	Universal Protection Service LP	Security Services	$18,559.20
5/6/2025	Water Resources Enterprise Fd	25543	Clinard Oil Company Inc	Fuel	$11,039.76
5/6/2025	Water Resources Enterprise Fd	498512	City Of Burlington	Water	$154,264.38
5/6/2025	Solid Waste Disposal	498521	Powerscreen Mid-Atlantic Inc	Rental of Screener	$11,527.93
5/6/2025	General Fund	498563	Ennis-Flint Inc	Traffic White and Yellow Paint	$28,015.47
5/6/2025	**General Fund	498564	Bluebeam Software Inc	Maintenance	$15,209.00
5/7/2025	Water Resources Cap Imprvmt Fd	25547	Hazen & Sawyer PC	TZ Osborne WWRF-New Generators Improvements	$20,800.00
5/7/2025	General Capital Improvemts Fd	25549	Samet Construction Co Inc	Police HQ 4th Floor Renovations	$336,402.75
5/7/2025	Water Resources Bnd Fd	25550	HDR Engineering Inc	Sandy Creek Sewer Lift Station-Limited CA and Redes	$19,400.00
5/7/2025	General Capital Improvemts Fd	25552	Brooks Lumber Company DBA	Bryan Park Turf Conversion Site Preparation Project	$11,527.30
5/7/2025	Capital Improvements Bond Fund	25553	ASJ Wilson Construction LLC	Lindley Park Pool Renovations-Pump Room Repairs	$132,739.70
5/7/2025	Community Developmt Block Grnt	25562	AR General Contracting LLC	Lead Safe Program Elijah Whitaker	$22,300.00
5/7/2025	Water Resources Cap Imprvmt Fd	25564	CaJenn Construction & Rehabilitation Services Inc	Sanitary Sewer Rehabilitation	$1,170,108.47
5/7/2025	General Fund	25568	Universal Protection Service LP	Security Services	$12,090.00
5/7/2025	Stormwater Cap Improvemts Fund	25573	Blair Willard dba BW Infrastructure LLC	Streambank Stabilization Projects	$339,765.36
5/7/2025	Solid Waste Disposal	25575	Clinard Oil Company Inc	Fuel	$17,656.25
5/7/2025	Water Resources Enterprise Fd	25576	Chemtrade	Polyaluminum Chloride Solution	$35,281.30
5/7/2025	Community Developmt Block Grnt	498584	Revington Reaves Landscape	Rosewood Construction	$19,600.00
5/7/2025	Water Resources Cap Imprvmt Fd	498585	Breece Enterprises Inc	Distribution System Sample Station Improvements	$169,575.00
5/7/2025	Coliseum Imprvmt Bnd Fd	498592	Global Spectrum LP dba OVG360	Reimbursement for EFIS Exterior Wall Repair-Perfect View	$82,246.50
5/7/2025	Capital Improvements Bond Fund	498595	Connor Fields	Drainage Assessment and repairs	$11,256.67
5/7/2025	General Fund	498603	Right Touch Interiors	Installation of carpet	$11,994.58
5/7/2025	Water Resources Enterprise Fd	498608	Condy Holdings LLC	Corrosion Inhibitor	$36,375.76

Transaction Date	Fund Name	Check Number	Vendor Name	Description	Amount
5/7/2025	Equipment Services Fund	498609	Gabes Oil Inc dba Heritage Petroleum LLC	Fuel	$47,893.33
5/8/2025	Water Resources Bnd Fd	25580	Sensus USA Inc	Advanced Metering Infrastructure	$83,542.47
5/8/2025	Water Resources Enterprise Fd	25581	J & J Underground Utilities LLC	Locate Services	$47,750.00
5/8/2025	Water Resources Enterprise Fd	25583	ADS LLC dba ADS Environmental	Collections and Rainfall Monitoring Services	$32,454.05
5/8/2025	Equipment Services Fund	25587	Clinard Oil Company Inc	Fuel	$47,912.21
5/8/2025	**Water Resources Enterprise Fd	25588	Martin Marietta Materials	RipRap	$14,446.88
5/8/2025	Water Resources Enterprise Fd	498611	Piedmont Triad Regional Water	April 2025 Water Sales	$254,937.06
5/8/2025	Network Services Fund	498623	Info-Tech Research Group Inc	Research and Advisory Membership	$92,185.75
5/8/2025	Water Resources Enterprise Fd	498627	Duke Energy Carolinas LLC	Generator Lease	$30,550.00
5/8/2025	Parking Facilities Operatng Fd	498644	Heakyung Rho dba Kyung Enterprise Inc	Lease Termination due to Bellemeade Deck Demolition	$15,000.00
5/8/2025	Water Resources Enterprise Fd	498650	Tencarva Machinery Company	Pump Rebuild	$47,971.32
5/8/2025	General Fund	498651	Ennis-Flint Inc	White and Yellow Traffic Paint	$13,482.53
5/8/2025	General Fund	498652	Schwing Bioset	Pump, Valve and Cylinder	$52,337.35
5/8/2025	General Fund	498653	Boulton Creative Inc	Videography	$14,694.70
5/8/2025	**General Fund	498655	Parker Gregg Associates LLC	Parking Lot Restriping	$11,433.05
5/9/2025	**Equipment Services Fund	25589	Samet Construction Co Inc	Equipment Services Garage-CMAR and Windsor Chavis	$885,352.03
5/9/2025	Water Resources Cap Imprvmt Fd	25591	CDM Smith Inc	Sanitary Sewer Rehabilitation 2022-Construction Adm	$81,921.55
5/9/2025	Water Resources Bnd Fd	25594	Arcadis G&M of North Carolina	Lake Townsend WTP-Major Electrical Upgrade Ph II	$136,253.92
5/9/2025	Water Resources Cap Imprvmt Fd	25596	Sam W Smith Inc	Hammel Rd Waterline Replacement-Construction	$241,436.84
5/9/2025	**General Fund	498656	City of Greensboro	Utilities - water	$212,174.20
5/9/2025	**General Fund	498662	Duke Energy	Utilities - power	$166,536.51
5/9/2025	Street & Sidewalk Cap Proj Fnd	498665	Smith-Rowe Inc	Murrow Blvd Bridge Repairs EL-4101DR	$126,908.19
5/9/2025	State/Federal/Other Grants Fnd	498667	Fleming Engineering Inc	Peacehaven Farms Infrastructure Improvements-Design	$18,501.00
5/9/2025	General Fund	498671	Government Jobs.Com Inc	Candidate Text Msg and Insight Subscriptions	$42,107.79
5/9/2025	General Fund	498678	Republic Services Inc	Materials Recovery	$76,369.23
5/9/2025	General Fund	498682	Greensboro Business League Inc	Expenditures	$23,127.71
5/9/2025	State/Federal/Other Grants Fnd	498684	National Public Safety Group	Public Safety Software Consulting	$11,883.18
5/9/2025	General Fund	498701	Schwing Bioset	Pump Hose, Gearbox, Cylinder, and Valve	$66,638.18
5/9/2025	General Fund	498705	Phoenix Pump Inc	Fuel Tank	$20,767.71
5/12/2025	Network Services Fund	25603	Ontario Investments Inc	Rental of computers	$11,595.56
5/12/2025	**General Fund	25613	WEX Bank	Fuel Charges	$107,159.01
5/12/2025	General Fund	25614	McBride Lawn Care	Mowing Services Parks and Rec	$15,175.00
5/12/2025	Transit System (GTA) Fund	25619	RATP DEV USA INC	Professional Services for Mgmt and Operations of GTA	$2,411,311.95
5/12/2025	GTA Grant Fund	25620	Planning Communities LLC	Transportation Digital Inclusion Plan	$18,942.48
5/12/2025	State/Federal/Other Grants Fnd	498717	Praylor Construction Company Inc	Lead Safe Program for Crystal Oliver	$17,450.00
5/12/2025	General Insurance Fund	498722	Rossabi Law PLLC	Professional Services	$22,568.30
5/12/2025	General Insurance Fund	498724	Fox Rothschild LLP	Professional Services	$77,566.50
5/12/2025	Water Resources Enterprise Fd	498731	Cranfill Sumner LLP	Professional Services	$103,895.56
5/12/2025	War Memorial Coliseum Complex	498732	Global Spectrum LP dba OVG360	Reimbursement for Hall of Champion Signage	$28,239.05
5/12/2025	General Insurance Fund	498735	The White Law Firm PLLC	Professional Services	$450,000.00
5/12/2025	Equipment Services Fund	498740	James River Equipment Virginia LLC	John Deere Excavator	$300,394.50
5/12/2025	Equipment Services Fund	498741	Transource Inc	New Way Sidewinder	$211,263.96
5/12/2025	Equipment Services Fund	498742	Sink Farm Equipment Inc	Kubota Zero Turn Lawn Mower	$55,075.70
5/12/2025	Equipment Services Fund	498746	S & S Auto Services LLC	Repair Equipment	$10,049.10
5/13/2025	Water Resources Cap Imprvmt Fd	25624	Hazen & Sawyer PC	Improve and Design Main Feeder	11,886.47
5/13/2025	Water Resources Enterprise Fd	25625	Laughlin-Sutton Construction	Plumbing	31,803.51
5/13/2025	Water Resources Enterprise Fd	498761	Sharpe's Landscaping & Design	Grounds Management and Landscaping	14,000.00
5/13/2025	General Fund	498765	Invoice Cloud Inc	Online Payment Fees	23,831.16
5/13/2025	Water Resources Enterprise Fd	498768	Virginia Carolina Refractory dba VCMech LLC	On Call Structural Services	28,976.12
5/13/2025	Emergency Telephone System Fnd	498802	ePlus Technology	Pure Storage	58,206.08
5/13/2025	General Insurance Fund	498804	UL Verification Services Inc	OHM Base System Access	25,127.50
5/13/2025	General Fund	498806	CITIBIN INC	Module Large Kit	26,392.20
5/14/2025	Water Resources Cap Imprvmt Fd	25634	CDM Smith Inc	Lake Townsend WTP Master Site Plan	$127,209.00
5/14/2025	Water Resources Cap Imprvmt Fd	25636	S & ME Inc	Fall Protection Coating and Inspection Services	$15,701.25
5/14/2025	General Capital Improvemts Fd	25637	ASJ Wilson Construction LLC	Warnersville and Peeler Pool Repair	$93,127.55
5/14/2025	Emergency Telephone System Fnd	498828	AT&T	Telephone Services	$18,229.70

Transaction Date	Fund Name	Check Number	Vendor Name	Description	Disbursement Amount
5/14/2025	Water Resources Enterprise Fd	498835	Verizon Wireless	Telephone Services	$14,601.10
5/14/2025	Water Resources Enterprise Fd	498836	Cavanaugh & Associates PA	Water Loss Reduction Program	$16,650.00
5/14/2025	General Insurance Fund	498848	Rossabi Law PLLC	Legal Services	$45,600.00
5/14/2025	Stormwater Mgmt Enterprise Fd	498858	Mission Landmark Center	Erosion Control Surety	$74,932.50
5/14/2025	General Fund	498865	J & E Uniforms Inc	Uniforms	$14,449.29
5/14/2025	**General Fund	498870	Millenium Products Inc	Trailer with Camera Tower	$40,403.27
5/14/2025	General Fund	498871	Fire and Rescue Concepts LLC dba Modern Rescue	Supplies	$11,839.82
5/15/2025	General Fund	25643	OverDrive Inc	Books	$29,345.15
5/15/2025	General Fund	25644	Gale/CENGAGE Learning	Books	$12,838.87
5/15/2025	**General Fund	25646	Blue Arbor Inc	Temporary Services	$12,628.95
5/15/2025	**General Fund	498875	Duke Energy	Utilities - power	$148,391.07
5/15/2025	Parks & Rec Bond Fund	498878	Vines Architecture Inc	Construction	$148,098.09
5/15/2025	**General Fund	498901	APAC-Atlantic Inc	Hot Mix Asphalt	$31,790.65
5/16/2025	Water Resources Bnd Fd	25653	Hazen & Sawyer PC	Townsend WTP Plant Lab Upgrades	$63,455.75
5/16/2025	Stormwater Cap Improvemts Fund	25657	Schnabel Engineering South PC	Fairview Street Reservoir Improvements	$20,674.50
5/16/2025	Water Resources Bnd Fd	25659	Arcadis G&M of North Carolina	Various Sewer Outfall Projects-Construction	$11,987.21
5/16/2025	**General Fund	25662	Blue Arbor Inc	Temporary Services	$13,996.17
5/16/2025	Equipment Services Fund	25663	Clinard Oil Company Inc	Fuel	$46,293.72
5/16/2025	Water Resources Enterprise Fd	25664	Pencco Inc	Ferric Sulfate	$75,798.39
5/16/2025	Garage Facilities LOB Fund	498911	CPL Architects, Engineers, Landscape Architect	Equipment Services Garage Construction	$13,950.00
5/19/2025	Water Resources Enterprise Fd	25666	Raftelis Financial Consultants	Water and Stormwater Rate Study Services	$28,616.25
5/19/2025	Water Resources Enterprise Fd	25671	Clinard Oil Company Inc	Fuel	$17,436.19
5/19/2025	Water Resources Enterprise Fd	25673	Sensus USA Inc	Advanced Metering Infrastructure	$565,510.99
5/19/2025	General Fund	498926	Duke Energy	Street Lighting	$376,257.77
5/19/2025	State/Federal/Other Grants Fnd	498929	Piedmont Authority for Regional Transportation	Data Collection and Management	$11,917.00
5/19/2025	Transit System (GTA) Fund	498930	American Public Transportation	Membership Dues	$35,500.00
5/19/2025	**General Fund	498932	First Data Merchant Services LLC	Credit Card Fees	$92,577.20
5/19/2025	General Fund	498935	SPL Properties	Lease at 301 S Greene Street	$16,340.00
5/19/2025	General Fund	498941	Link2Gov Corporation	Interchange Fees	$11,935.72
5/19/2025	General Fund	498944	Greensboro Sports Foundation	Recruitment, marketing and hosting of athletic events	$27,654.03
5/19/2025	Equipment Services Fund	498953	Piedmont Truck Center Inc	Tandem Truck	$349,110.00
5/19/2025	State/Federal/Other Grants Fnd	498957	Safeware Inc	Fire Equipment	$12,913.81
5/19/2025	Equipment Services Fund	498960	Tri-State Pump & Control Inc	Mower and canopy	$72,240.31
5/19/2025	**General Fund	498961	Reads Uniforms LLC	Uniforms	$16,906.09
5/19/2025	Equipment Services Fund	498962	Hudson Autoworks LLC	Repair Equipment	$15,610.08
5/19/2025	Transit System (GTA) Fund	498963	Elerts Corporation	Annual Service Agreement	$11,688.00
5/19/2025	Network Services Fund	498965	Hyland Software Inc	Maintenance Fees	$62,542.19
5/19/2025	General Fund	498967	Knox Company	Dual Key Assembly and Mount Bracket	$27,635.45
5/19/2025	Equipment Services Fund	498970	Gabes Oil Inc dba Heritage Petroleum LLC	Fuel	$61,470.80
5/19/2025	Equipment Services Fund	498971	Classic Ford Sales Inc	Vehicle	$29,917.63
5/20/2025	Solid Waste Disposal	25675	Waste Management of Carolinas	Solid Waste Disposal Services	$514,367.42
5/20/2025	Solid Waste Disposal	25679	Hilco Transport Inc	Solid Waste Hauling Services	$350,475.40
5/20/2025	Water Resources Enterprise Fd	25680	Oltrin Solutions LLC	Sodium Hypochlorite	$71,412.82
5/20/2025	**General Fund	498973	City of Greensboro	Utilities - water	$104,890.21
5/20/2025	**General Fund	498980	Duke Energy	Utilities - power	$104,879.97
5/20/2025	General Fund	499019	Heyward Services	Laval Wear Liner	$11,504.65
5/21/2025	Street & Sidewalk Cap Proj Fnd	25682	Yates Construction Company	Downtown Greenway	$1,109,819.37
5/21/2025	Garage Facilities LOB Fund	25683	Samet Construction Co Inc	Equipment Services Garage Construction	$97,484.95
5/21/2025	Street & Sidewalk Cap Proj Fnd	25685	Atlantic Contracting Co Inc	Concrete Sidewalk and Curb Ramp Repairs	$596,101.37
5/21/2025	Street & Sidewalk Cap Proj Fnd	25700	Freese and Nichols Inc	E GSO Warehouse Area Water Line Replacement	$131,917.55
5/21/2025	General Insurance Fund	25704	Accelerated Adjusting LLC	Service Expense for April	$28,364.20
5/21/2025	Water Resources Enterprise Fd	25705	Laughlin-Sutton Construction	Awning	$15,856.07
5/21/2025	Water Resources Enterprise Fd	25706	Campbell Oil Company	Fuel	$12,723.76
5/21/2025	Community Developmt Block Grnt	499033	Stoneybrook Apartments of Greensboro LLC	ERAP rental assistance for Norma Teagle	$10,248.75
5/21/2025	General Fund	499043	PDF Supply Company	Pac System	$14,974.89
5/21/2025	General Fund	499044	Craig's Firearm Supply Inc	Firearms	$17,402.39
5/21/2025	Equipment Services Fund	499045	Global Public Safety LLC	Upfit Police Replacement Vehicles	$75,357.95
5/22/2025	State/Federal/Other Grants Fnd	25707	Hazen & Sawyer PC	Pleasant Garden Infrastructure Improvements	$114,175.00

Transaction Date	Fund Name	Number	Vendor Name	Description	Amount
5/22/2025	Water Resources Bnd Fd	25708	Jimmy R Lynch & Sons Inc	Camp Burton Lift Station, Force Main and Sewer	$111,240.03
5/22/2025	General Fund	25709	Ecoflo Inc	Household Hazardous Waste Disposal	$73,988.98
5/22/2025	Stormwater Cap Improvemts Fund	25711	Kimley-Horn & Associates Inc	5621 Hornaday Rd Design and CA	$19,074.00
5/22/2025	Water Resources Bnd Fd	25713	Arcadis G&M of North Carolina	Lake Townsend WTP Major Electrical Upgrade	$208,159.79
5/22/2025	Water Resources Bnd Fd	25717	Harper Corporation	Lake Townsend WTP Major Electrical Upgrade	$1,938,109.50
5/22/2025	General Fund	25721	Ferguson US Holdings Inc	Flange Valve	$10,455.86
5/22/2025	Water Resources Enterprise Fd	25722	Campbell Oil Company	Fuel	$18,683.01
5/22/2025	Transportation Bond	499056	NC Dept of Transportation	Intersection Improvement	$55,356.73
5/22/2025	**General Fund	499063	Duke Energy	Utilities - power	$10,545.35
5/22/2025	General Fund	499076	Holland & Knight LLP	Consulting Services	$40,000.00
5/22/2025	Stormwater Cap Improvemts Fund	499088	Spring Garden Properties LLC	Fulton Street Storm Water Relocation Project	$11,125.00
5/23/2025	State/Federal/Other Grants Fnd	25725	Central Carolina Health Network	Reimbursement for January 2025	$62,548.01
5/23/2025	Nussbaum Housing Pshp Revol Fd	25728	McBride Lawn Care	Lawn Service	$14,879.94
5/23/2025	**General Fund	499096	Thyssenkrupp Elevator Corp	Elevator Service	$21,596.52
5/23/2025	General Fund	499103	Duke Energy	Street Lighting	$45,129.08
5/23/2025	**General Fund	499127	Phoenix Special Police LLC	Security Services for Depot and GTA Admin	$35,910.00
5/23/2025	Community Developmt Block Grnt	499138	Alexander Parker	ERAP Rental Assistance	$16,123.84
5/27/2025	Network Services Fund	25734	Ontario Investments Inc	Computer rentals	$51,775.61
5/27/2025	State Highway Allocatn Cap Prj	25736	Blythe Construction Inc	Resurfacing the Streets	$1,491,717.89
5/27/2025	**General Fund	25737	Blue Arbor Inc	Temporary Services	$15,929.45
5/27/2025	**General Fund	499143	Piedmont Natural Gas	Utilities - gas	$44,342.04
5/27/2025	Network Services Fund	499146	AT&T	Telephone services	$14,765.33
5/27/2025	**General Fund	499147	Duke Energy	Utilities - power	$117,823.95
5/27/2025	Water Resources Cap Imprvmt Fd	499157	David Dick	Easement Purchase 3200 Hines Chapel Rd	$11,800.00
5/27/2025	State/Federal/Other Grants Fnd	499161	Craig's Firearm Supply Inc	Firearms	$23,420.42
5/27/2025	Equipment Services Fund	499163	Modern Automotive Network LLC	Vehicles	$113,877.40
5/27/2025	Water Resources Enterprise Fd	499164	SwiftComply US Opco Inc	Annual Subscription Services	$33,756.25
5/27/2025	Capital Improvements Bond Fund	499165	OnCourse Turf Solutions LLC	Irrigation Install	$14,500.00
5/28/2025	Water Resources Enterprise Fd	25745	Hilco Transport Inc	Hauling Services	$128,532.12
5/28/2025	General Fund	25748	Schaefer Plastics North America LLC	Bar Cart with Label	$89,308.65
5/28/2025	General Fund	499166	One Step Further Inc	Community Violence Intervention Program	$25,000.00
5/28/2025	General Fund	499189	Unifour One	Community Violence Intervention Program	$25,000.00
5/28/2025	Water Resources Enterprise Fd	499196	CSG Systems Inc	Water bills and notices postage	$51,058.22
5/28/2025	Workforce Investment Act (WIA)	499199	American Capital Properties LLC	Rental for Henderson Building	$28,424.16
5/28/2025	General Fund	499203	AWOL Outreach Inc	Community Violence Intervention Program	$25,000.00
5/28/2025	Water Resources Enterprise Fd	499207	Robert H Wager Co Inc	Media Odor Control Unit	$14,197.75
5/28/2025	Equipment Services Fund	499209	Gabes Oil Inc dba Heritage Petroleum LLC	Fuel	$64,893.15
5/29/2025	Water Resources Cap Imprvmt Fd	25750	Hazen & Sawyer PC	Townsend WTP Lab Upgrades	$76,806.99
5/29/2025	Water Resources Cap Imprvmt Fd	25752	Jimmy R Lynch & Sons Inc	TZ Osborne Primary Clarifiers Rehab	$513,239.93
5/29/2025	General Fund	25754	Ecoflo Inc	Household Hazardous Waste Disposal	$13,802.69
5/29/2025	Water Resources Bnd Fd	25755	Arcadis G&M of North Carolina	Big Alamance and Liberty Rd Lift Station Improvement	$152,599.58
5/29/2025	General Fund	25757	OverDrive Inc	Books	$100,526.78
5/29/2025	Equipment Services Fund	25762	Clinard Oil Company Inc	Fuel	$16,398.81
5/29/2025	General Fund	499212	NC Department Of Revenue	Multiple Warrants for Collection of Taxes	$33,729.91
5/29/2025	**General Fund	499213	Piedmont Natural Gas	Utilities - gas	$11,019.88
5/29/2025	Water Resources Cap Imprvmt Fd	499215	Utility Service Co Inc	24-25 Fall Protection System Improvements	$206,296.30
5/29/2025	**General Fund	499216	Duke Energy	Utilities - power	$30,875.02
5/29/2025	Street & Sidewalk Cap Proj Fnd	499233	Alta Planning and Design Inc	A Y Greenway BL-0116 Design	$38,100.00
5/29/2025	General Fund	499237	Custom Coatings Inc	Mill District Water Tower Restoration	$116,974.10
5/29/2025	General Capital Improvemts Fd	499248	Kameron Shaw	DPA Loan Closing	$10,000.00
5/29/2025	Equipment Services Fund	499249	Piedmont Truck Center Inc	Vehicle	$51,380.62
5/29/2025	General Fund	499250	Yandle-Witherspoon Supply Inc	HVAC package	$70,829.08
5/29/2025	General Fund	499252	Right Touch Interiors	Tile Excelon	$18,625.00
5/29/2025	Water Resources Enterprise Fd	499253	Polydyne Inc	Polymer Sludge	$115,788.80
5/29/2025	Equipment Services Fund	499255	Performance Ford Inc	Vehicle	$29,158.85
5/29/2025	Equipment Services Fund	499256	TLG Operations LLC	Injectors, Gaskets and Seals	$10,884.65
5/30/2025	Water Resources Enterprise Fd	25765	Hazen & Sawyer PC	Sewer Master Plan	$73,850.04
5/30/2025	Water Resources Bnd Fd	25768	Yates Construction Company	North Buffalo Outfall Phase II Sewer Improvements	$1,255,615.67

Transaction Date	Fund Name	Number	Vendor Name	Description	Amount
5/30/2025	Stormwater Cap Improvemts Fund	25773	Freese and Nichols Inc	Technical Services	$13,408.15
5/30/2025	General Capital Improvemts Fd	25776	WxTite LLC dba WxProofing	Central Library Roof Replacement	$351,005.05
5/30/2025	State/Federal/Other Grants Fnd	25777	Clearview AI Inc dba Clearview AI	Software	$32,490.00
5/30/2025	Water Resources Enterprise Fd	499260	City Of Burlington	Water	$170,974.36
5/30/2025	State/Federal/Other Grants Fnd	499264	Covenant Enterprise Painting	J Douglas Galyon Interior Painting and Wall Repair	$18,499.00
5/30/2025	State/Federal/Other Grants Fnd	499270	Kellin Foundation	Crisis Response and Intervention Training	$32,800.00
5/30/2025	Home Program Fund	499302	Nidia Roman	2128 Textile Dr Housing Connect GSO Loan Closing	$15,000.00
5/30/2025	**General Fund	499303	APAC-Atlantic Inc	Hot Mix Asphalt	$33,613.06
5/30/2025	State/Federal/Other Grants Fnd	499304	New Resources Group Inc	Hose Nozzle, Swivel Spray and Water Sense	$11,525.23
5/30/2025	Water Resources Enterprise Fd	499305	Polytec Incorporated	Lime Slurry	$29,740.24

Payments $10,000.00 or more	**$26,244,878.50**
Payments less than $10,000.00	**$1,611,606.20**
Voided/Reissued pmts over $10,000.00 (includes voided pmts listed on previous reports)	**$0.00**
Personnel related expenses, revenue offsets, foreclosures over $10,000.00	**$6,331,079.88**
Total Issued	**$34,187,564.58**

Payroll and Fringe Benefits	
Bi Weekly Payroll for 5/2/25, 5/16/25 & 5/30/25	**$27,253,818.87**
Taxes and Fringe Benefits	**$8,672,145.78**
Total	**$35,925,964.65**

****Denotes checks being paid from multiple funds**

***Denotes multiple checks included in figure**

City of Greensboro

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

Agenda Report

File Number: 2025-538

Agenda Item# O.2.

Agenda Date: 7/15/2025. **Department:** Financial & Administrative Services
Meeting Type: Council Meeting **Category**: Informational Purposes

Title: 2025 – 538 Report of Disbursements

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

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

Council District: All

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

Contact 1 and Phone: Marlene Druga, Ext. 2077
Contact 2 and Phone: Amy Friddle, Ext. 2025

PURPOSE:
Informational Purposes Only

BACKGROUND:
Informational Purposes Only

BUDGET IMPACT:
N/A

ACCOUNT NUMBER:
N/A

RECOMMENDATION / ACTION REQUESTED:
It is recommended that City Council

TREASURY REPORT OF DISBURSEMENTS FOR 6/1/2025 THROUGH 6/30/25

Transaction Date	Fund Name	Check Number	Vendor Name	Description	Disbursement Amount
6/2/2025	General Capital Improvemts Fd	25780	Samet Construction Co Inc	Police HQ 4th Floor Renovations	$712,824.62
6/2/2025	Water Resources Bnd Fd	25781	HDR Engineering Inc	Mitchell WTP Adv Treatment of Emerging Contaminants	$373,434.30
6/2/2025	Water Resources Enterprise Fd	25783	Black & Veatch International	Lead and Copper Rule	$62,792.98
6/2/2025	Street & Sidewalk Cap Proj Fnd	25785	Volkert Inc	A Y Greenway Bridge Replacement, Trail Repair	$113,645.33
6/2/2025	Water Resources Bnd Fd	25789	Harper Corporation	Townsend WTP Lab Upgrades- Construction	$656,604.43
6/2/2025	General Fund	25790	Meyers Building LLC	April 2025 rent for 200 S Elm St Ste 410	$15,666.67
6/2/2025	Stormwater Cap Improvemts Fund	25791	Stantec Consulting Services Inc	401 W Avondale Flood Mitigation Improvements	$14,972.24
6/2/2025	**General Fund	25792	Blue Arbor Inc	Temporary Services	$15,840.43
6/2/2025	Water Resources Cap Imprvmt Fd	25793	CaJenn Construction & Rehabilitation Services Inc	Sanitary Sewer Rehabilitation	$440,186.81
6/2/2025	General Fund	25797	Michael McKoy dba M & V	Support Services	$20,000.00
6/2/2025	**General Fund	499307	City of Greensboro	Utilities - water	$44,855.65
6/2/2025	Water Resources Cap Imprvmt Fd	499310	NC Dept of Transportation	Intersection Improvements	$26,391.59
6/2/2025	**General Fund	499312	Duke Energy	Utilities - power	$24,114.77
6/2/2025	Water Resources Enterprise Fd	499326	Erin Gallimore Worldwide	First Aid/CPR/AED Program	$15,930.00
6/2/2025	Water Resources Enterprise Fd	499339	Cranfill Sumner LLP	Legal Services	$106,874.31
6/2/2025	Equipment Services Fund	499351	Weisiger Group Inc dba Carolina 1926 LLC	Caterpillar Trash Compactor	$1,166,202.07
6/2/2025	General Fund	499352	Ennis-Flint Inc	Thermodrop White Alkyd	$22,718.11
6/2/2025	Equipment Services Fund	499353	Transource Inc	Front Loader Refuse Truck	$728,094.40
6/2/2025	Solid Waste Disposal	499356	Snider Fleet Solutions	Tires	$17,345.27
6/3/2025	Water Resources Cap Imprvmt Fd	25805	Critek Engineering Group PC	Randolph Ave Water Line Replacement-Design	$112,040.60
6/3/2025	Nussbaum Housing Pshp Revol Fd	25809	MB3 Inc dba Civix	Housing Plans and Analysis	$47,495.00
6/3/2025	Water Resources Enterprise Fd	25811	Univar USA Inc	Sodium Hydroxide	$65,004.07
6/3/2025	Housing Bond Fund	499362	Habitat For Humanity of Greater Greensboro	Single-Family new construction project	$14,268.00
6/3/2025	General Fund	499365	Verizon Wireless	Telephone Services	$27,869.83
6/3/2025	Technical Services Fund	499371	Motorola Credit Corporation	Radio Equipment Lease	$126,721.93
6/3/2025	Housing Bond Fund	499381	Townsend Trace LLC	Development Costs for Townsend Trace Apartments	$355,000.00
6/3/2025	Water Resources Enterprise Fd	499389	Carolina Office Supply & Furniture	Office Furniture	$11,652.81
6/3/2025	General Fund	499392	Systems Contractors Inc	HVAC Equipment	$213,393.25
6/3/2025	Equipment Services Fund	499395	Classic Ford Sales Inc	Vehicle	$59,835.26
6/4/2025	Water Resources Enterprise Fd	25814	Laughlin-Sutton Construction	On Call Mechanical Fabrication Services	$15,464.62
6/4/2025	Emergency Telephone System Fnd	499402	Duke Energy	On Site Generation Service	$12,589.00
6/4/2025	**General Fund	499411	Phoenix Special Police LLC	Security Services Depot and GTA Admin	$39,501.00
6/4/2025	General Capital Improvemts Fd	499415	Makobero Ntakamaro	Housing Connect Loan Closing	$10,000.00
6/4/2025	General Capital Improvemts Fd	499417	Amber Nichols	Housing Connect GSO Loan Closing	$10,000.00
6/4/2025	General Fund	499419	Systems Contractors Inc	Repair Unit	$10,506.34
6/4/2025	Network Services Fund	499422	ThunderCat Technology LLC	Intelligence Subs and Support	$39,388.83
6/4/2025	General Fund	499423	RenovoPay	Software Support	$19,972.13
6/4/2025	General Fund	499424	Potters Industries LLC	Glass Bead Spheres For Marking	$18,830.70
6/5/2025	State/Federal/Other Grants Fnd	25825	HDR Engineering Inc	Gate City Bus Rapid Transit Study	$20,039.99
6/5/2025	State/Federal/Other Grants Fnd	25828	David Collins General Contractor Inc	Lead Safe Program for Lillie Whitaker	$13,100.00
6/5/2025	Water Resources Enterprise Fd	25834	Clinard Oil Company Inc	Fuel	$11,423.92
6/5/2025	General Fund	499428	Postmaster	Postage for Bulk mailing account	$30,000.00
6/5/2025	General Fund	499447	Invoice Cloud Inc	Online Payment Gateway	$18,338.15
6/5/2025	Workforce Investment Act (WIA)	499453	Rock Gate Capital LLC dba 160 Driving Academy	Driving Training	$12,933.00
6/5/2025	Workforce Investment Act (WIA)	499454	Ross Innovative Employment Solutions Corp	Operational Adult/DW/Youth Expenses	$128,860.13
6/5/2025	State/Federal/Other Grants Fnd	499456	Lawmen's Safety Supply Inc	Holsters	$12,862.79
6/6/2025	Water Resources Bnd Fd	25835	Jimmy R Lynch & Sons Inc	Camp Burton Lift Station Force Main and Gravity Sewer	$246,125.29
6/6/2025	Community & Economic Bd Fd	25836	Yates Construction Company	Greene Street Streetscape	$221,284.48
6/6/2025	Stormwater Cap Improvemts Fund	25837	Kimley-Horn & Associates Inc	5621 Hornaday Road - Design and CA	$10,362.00
6/6/2025	GTA Grant Fund	25839	Planning Communities LLC	Transportation Digital Inclusion Plan	$11,757.44
6/6/2025	Stormwater Cap Improvemts Fund	25843	Blair Willard dba BW Infrastructure LLC	Streambank Stabilization Projects	$393,227.09
6/6/2025	Emergency Telephone System Fnd	25847	Carolina Recording Systems LLC	Integration to Motorola	$34,127.98
6/6/2025	Housing Bond Fund	499469	Community Housing Solutions of Guilford Inc	Home Repair from 2022 Housing Bond	$125,000.00
6/6/2025	State/Federal/Other Grants Fnd	499476	The Servant Center Inc	RRH Reimbursement	$40,511.67

Transaction Date	Fund Name	Check Number	Vendor Name	Description	Amount
6/6/2025	Capital Leasing	499487	RPI Consultants LLC	Consultant Services	$70,972.50
6/6/2025	**General Fund	499508	APAC-Atlantic Inc	Hot Mix Asphalt	$25,304.52
6/6/2025	**General Fund	499511	Vecellio & Grogan-Asphalt Div	Asphalt	$21,396.81
6/6/2025	General Fund	499512	Reads Uniforms LLC	Uniforms	$19,077.30
6/6/2025	State/Federal/Other Grants Fnd	499515	Deccan International	Software Maintenance	$10,100.00
6/9/2025	Water Resources Cap Imprvmt Fd	25849	S & ME Inc	Fall Protection Coating and Inspection Services	$11,627.81
6/9/2025	**General Fund	25865	Blue Arbor Inc	Temporary Services	$17,175.71
6/9/2025	Water Resources Enterprise Fd	25875	Hilco Transport Inc	Hauling Services	$63,376.38
6/9/2025	Equipment Services Fund	25878	Clinard Oil Company Inc	Fuel	$47,723.11
6/9/2025	Water Resources Enterprise Fd	499527	Duke Energy Carolinas LLC	North Buffalo Generator Lease	$30,550.00
6/9/2025	State/Federal/Other Grants Fnd	499536	National Public Safety Group	Consulting Services	$11,883.18
6/9/2025	State/Federal/Other Grants Fnd	499568	Kittelson & Associates Inc	Corridor Study	$18,332.88
6/9/2025	Special Tax Districts Fund	499571	Margaret Reed-Lade	Dunleath Historic Retaining Wall Restoration Grant	$15,976.56
6/9/2025	Water Resources Enterprise Fd	499572	P&M Holding Group LLP	Water Resources Technology Strategic Plan	$20,000.00
6/9/2025	General Fund	499592	Vecellio & Grogan-Asphalt Div	Asphalt	$11,347.89
6/9/2025	Equipment Services Fund	499594	Gabes Oil Inc	Fuel	$33,399.56
6/10/2025	Nussbaum Housing Pshp Revol Fd	25882	Interactive Resource Center	IRC Doorway July - August 2024	$21,330.20
6/10/2025	**General Fund	499596	City of Greensboro	Utilities - water	$227,045.17
6/10/2025	**General Fund	499602	Duke Energy	Utilities - power	$403,616.25
6/10/2025	Water Resources Enterprise Fd	499640	In-Situ Inc	Chemscan Analyzer	$18,264.14
6/11/2025	Nussbaum Housing Pshp Revol Fd	25891	Interactive Resource Center	IRC Doorway April 2025	$72,705.47
6/11/2025	Water Resources Cap Imprvmt Fd	25895	Sam W Smith Inc	Hammel Rd Waterline Replacement-Construction	$59,546.36
6/11/2025	Nussbaum Housing Pshp Revol Fd	25897	McBride Lawn Care	Mowing and Maintenance and lot clean up May 2025	$24,384.12
6/11/2025	Transit System (GTA) Fund	25898	RATP DEV USA INC	Manage and Operate GTA Transit	$2,367,598.24
6/11/2025	General Fund	25900	Universal Protection Service LP	Security Services	$25,384.00
6/12/2025	Water Resources Bnd Fd	25901	Hazen & Sawyer PC	TZ Osborne Incinerator Design Build	$11,811.27
6/12/2025	General Fund	25902	Ecoflo Inc	Household Hazardous Waste Disposal	$72,119.31
6/12/2025	Parks & Rec Bond Fund	25903	Samet Construction Co Inc	Nocho Park Improvements	$374,568.75
6/12/2025	**General Fund	499698	Duke Energy	Utilities - power	$153,347.17
6/12/2025	Community Developmt Block Grnt	499726	LWH Edgewater Village Apartments LP	ERAP Rental Assistance Case 47889 Danielle Perry	$10,021.36
6/12/2025	General Fund	499730	Garner Ventures LLC dba tru by Hilton	Hotel Rooms for Driver Training 7/6-18/25 37 GPD employees	$11,660.00
6/12/2025	Home Program Fund	499732	Peri Rennie	1003 Meadow Oaks Dr Housing Connect GSO Loan Closing	$15,000.00
6/12/2025	Equipment Services Fund	499766	John Deere Company	Gator	$23,592.18
6/12/2025	Water Resources Enterprise Fd	499767	Tencarva Machinery Company	Parts and Materials	$47,093.83
6/12/2025	General Fund	499768	M Michael Elkis Co Inc	Basketball Backstop	$15,100.00
6/12/2025	Water Resources Enterprise Fd	499769	Heyward Services	Control Version	$11,370.18
6/12/2025	Equipment Services Fund	499774	Clinton Automotive LLC	Vehicle	$45,593.41
6/12/2025	State/Federal/Other Grants Fnd	499775	All Safe Industries Inc	Face Mask Rescue with Headsets	$10,219.84
6/12/2025	General Fund	499776	Frank Makle dba Frank's Pressure Washing LLC	Pressure Washing	$10,600.00
6/13/2025	Water Resources Cap Imprvmt Fd	25916	Hazen & Sawyer PC	SE Feeder Main Water Improvements	$41,893.33
6/13/2025	**General Fund	25918	Ontario Investments Inc	Rental of computers	$343,603.85
6/13/2025	State/Federal/Other Grants Fnd	25931	Alta Planning and Design Inc	Comprehensive Safety Action	$115,104.33
6/13/2025	**General Fund	499777	City of Greensboro	Utilities - water	$66,057.91
6/13/2025	General Capital Improvemts Fd	499780	Netcom Cabling Inc	Interior Structured Cabling Services	$24,405.24
6/13/2025	General Fund	499781	Duke Energy	COG Street Lighting	$376,936.40
6/13/2025	General Fund	499785	LeadsOnline LLC	Subscription Fee	$62,848.00
6/13/2025	Community Developmt Block Grnt	499788	Claremont Courts LLC	ERAP Rental Assistance	$23,225.82
6/13/2025	Network Services Fund	499807	Performance Cabling Technologies Inc	Outside Structured Cabling Services	$10,482.75
6/13/2025	General Fund	499808	Checkmate Government Relations LLC	State Policy and Legislative Matters	$30,000.00
6/13/2025	General Fund	499819	Company Wrench Ltd	Backhoe Repair	$14,352.23
6/16/2025	Water Resources Cap Imprvmt Fd	25932	CDM Smith Inc	Lake Townsend WTP Master Site Plan	$126,707.00
6/16/2025	Water Resources Bnd Fd	25933	HDR Engineering Inc	Mitchell WTP Treatment of Emerging Contaminants	$439,788.26
6/16/2025	Water Resources Bnd Fd	25934	Davis-Martin-Powell & Associates Inc	Sandy Creek Sewer Lift Station-CA and RPR Services	$11,537.20
6/16/2025	Parks & Rec Bond Fund	25937	Natural Science Center Of Greensboro	Construction	$398,791.05
6/16/2025	Water Resources Enterprise Fd	25943	Southern Ionics Inc	Sodium Bisulfite	$36,273.47
6/16/2025	General Fund	25944	Zencity Technologies US Inc	Zencity Organic	$36,000.00

Transaction Date	Fund Name	Check Number	Vendor Name	Description	Disbursement Amount
6/16/2025	Parks & Rec Bond Fund	499824	Bar Construction Co	Spencer Love Court Expansion	$33,628.87
6/16/2025	Water Resources Enterprise Fd	499825	Piedmont Triad Regional Water	Water	$263,108.16
6/16/2025	General Fund	499831	Link2Gov Corporation	Gov Fees	$13,883.87
6/16/2025	Parks & Rec Bond Fund	499837	Vines Architecture Inc	Construction	$63,470.61
6/16/2025	State/Federal/Other Grants Fnd	499841	National Public Safety Group	Consulting Services	$47,532.72
6/17/2025	Water Resources Bnd Fd	25945	Jimmy R Lynch & Sons Inc	TZ Osborne Primary Clarifiers 1-4 Rehab	$596,068.49
6/17/2025	Water Resources Bnd Fd	25946	CDM Smith Inc	Mitchell WTP HSPS and Surge Valve Improvements Design	$97,002.88
6/17/2025	Water Resources Bnd Fd	25953	Arcadis G&M of North Carolina	Lake Townsend WTP-Major Electrical Upgrade	$99,730.39
6/17/2025	General Fund	25956	Blue Arbor Inc	Temporary Services	$13,341.06
6/17/2025	General Fund	25959	Universal Protection Service LP	Security Services	$13,019.54
6/17/2025	Equipment Services Fund	25960	Clinard Oil Company Inc	Fuel	$64,612.17
6/17/2025	**General Fund	499865	Thyssenkrupp Elevator Corp	Elevator Service	$31,851.48
6/17/2025	**General Fund	499866	City of Greensboro	Utilities - water	$22,482.88
6/17/2025	General Fund	499869	Greensboro Community TV	Supplemental PEG support and Operation and Support funding	$46,848.44
6/17/2025	**General Fund	499871	Duke Energy	Utilities - power	$71,563.43
6/17/2025	General Fund	499873	Guilford County Schools	Supplemental PEG support and Operation and Support funding	$14,369.69
6/17/2025	Stormwater Cap Improvemts Fund	499885	CH Engineering PLLC	Woodcroft Circle Stream Bank Stabilization	$24,170.25
6/17/2025	Fire Stations Bond Series 2022	499894	Air Cleaning Specialist Inc	Demo & Reinstall Plymovent Vehicle Exhaust System	$26,150.55
6/17/2025	Equipment Services Fund	499901	Gabes Oil Inc dba Heritage Petroleum LLC	Fuel	$47,105.02
6/18/2025	Parks & Rec Bond Fund	25964	Laughlin-Sutton Construction	Barber Park Amphitheater Improvements-ADA compliance	$14,919.14
6/18/2025	Solid Waste Disposal	25965	Waste Management of Carolinas	Solid Waste Disposal Services	$555,646.59
6/18/2025	Network Services Fund	25968	Ontario Investments Inc	Rental of computers	$56,321.19
6/18/2025	Capital Improvements Bond Fund	25970	ASJ Wilson Construction LLC	Lindley Park Pool Renovations-Pump Room Repairs	$170,941.10
6/18/2025	General Fund	25982	GSOPEACECORP	Community Violence Intervention and Interrupt	$25,000.00
6/18/2025	Solid Waste Disposal	25983	Hilco Transport Inc	Solid Waste Hauling Services	$371,822.62
6/18/2025	General Fund	499903	Guilford County	Fingerprinting and Mug Shot Services	$50,038.44
6/18/2025	General Fund	499912	SPL Properties	Lease at 301 S Greene Street	$16,340.00
6/18/2025	Transit System (GTA) Fund	499930	UZURV Holdings Inc	Supplemental Paratransit Services	$23,306.52
6/18/2025	Stormwater Cap Improvemts Fund	499938	CH Engineering PLLC	Webster Road Stream Bank Stabilization	$13,878.25
6/18/2025	Water Resources Enterprise Fd	499942	Cranfill Sumner LLP	Dioxane and Forever Chemicals Guidance	$59,989.56
6/20/2025	Water Resources Bnd Fd	25984	Crowder Construction Company	TZ Osborne Incinerator Design Build Ph I	$946,386.07
6/20/2025	Stormwater Cap Improvemts Fund	25989	Critek Engineering Group PC	Confined Space Culvert Inspections	$10,510.00
6/20/2025	Water Resources Enterprise Fd	25992	Universal Protection Service LP	Security Services	$14,326.00
6/20/2025	State/Federal/Other Grants Fnd	499965	Youth Focus Inc	My Sister Susan's House Reimbursement	$17,099.74
6/20/2025	Coliseum Improvements Fund	499987	Global Spectrum LP dba OVG360	Reimbursement for Hockey Shell and Upfit Project	$24,565.00
6/23/2025	Community Developmt Block Grnt	25998	Family Service of the Piedmont	CDBG Contract	$17,054.66
6/23/2025	General Fund	25999	OverDrive Inc	Books	$160,097.93
6/23/2025	State/Federal/Other Grants Fnd	26000	Central Carolina Health Network	HOPWA Contract	$12,019.60
6/23/2025	Community Developmt Block Grnt	26001	AR General Contracting LLC	Lead Safe Program for Otis Harris at 910 Vance St	$30,400.00
6/23/2025	State/Federal/Other Grants Fnd	26003	David Collins General Contractor Inc	Lead safe program for Dorothy Cuthbertson	$10,650.00
6/23/2025	Solid Waste Disposal	26005	Eurofins Environment Testing Southeast LLC	Professional Lab Services	$14,396.00
6/23/2025	**General Fund	500007	City of Greensboro	Utilities - water	$34,767.17
6/23/2025	**General Fund	500015	Duke Energy	Utilities - power	$312,709.30
6/23/2025	General Fund	500024	Sit-In Movement Inc	ICRCM operational support FY24-25	$250,000.00
6/23/2025	State/Federal/Other Grants Fnd	500028	The Servant Center Inc	RRH Reimbursement for March and April 2025	$22,116.58
6/23/2025	**General Fund	500052	Phoenix Special Police LLC	Security Services	$35,910.00
6/23/2025	Workforce Investment Act (WIA)	500060	Ross Innovative Employment Solutions Corp	Operational Adult/DW/Youth Expenses	$82,168.02
6/23/2025	Home Program Fund	500067	Yusif Mustafa	DPA Loan Closing	$15,000.00
6/23/2025	Home Program Fund	500069	Mohamed Alkhder	DPA Loan Closing	$15,000.00
6/23/2025	General Fund	500074	Bibey Machine Company	Steel Oil Gun and Incinerator	$16,886.77
6/23/2025	2025 Limited Obligation Bonds	500076	Motorola Solutions Inc	Radios and Equipment	$4,117,695.09
6/23/2025	General Fund	500077	Templeton & Associates Equipment Sales Inc	Suction Housing Tungsten Carbide	$13,203.64
6/24/2025	**General Fund	26010	WEX Bank	Fuel Charges	$109,123.88
6/24/2025	State/Federal/Other Grants Fnd	26012	Stantec Consulting Services Inc	Better Bus Stop	$25,000.00
6/24/2025	**General Fund	26014	Blue Arbor Inc	Temporary Services	$14,893.18

Transaction Date	Fund Name	Number	Vendor Name	Description	Amount
6/24/2025	Water Resources Enterprise Fd	26024	Campbell Oil Company	Fuel	$40,966.47
6/24/2025	Network Services Fund	500084	AT&T	Telephone Service	$14,768.54
6/24/2025	**General Fund	500087	Duke Energy	Utilities - power	$13,785.12
6/24/2025	Community Developmt Block Grnt	500089	Youth Focus Inc	Act Together Reimbursement	$10,559.06
6/24/2025	Home Program Fund	500119	Yanceyville Place LLC	Multi Family Construction Project at 2005 Mitchell Ave	$92,000.00
6/25/2025	Water Resources Enterprise Fd	26027	Pencco Inc	Ferric Sulfate	$134,032.34
6/25/2025	**General Fund	500154	Duke Energy	Utilities - power	$90,499.86
6/25/2025	General Fund	500160	Victor H Sanchez	Travel advance - 20 employees	$11,820.00
6/25/2025	Equipment Services Fund	500179	Amick Equipment Co Inc	Arm and Gripper Assembly	$44,011.29
6/25/2025	Capital Leasing	500181	MHC Software Inc	Module Maintenance Renewal	$44,111.09
6/26/2025	General Fund	26031	Meyers Building LLC	June 2025 Rent for PSD office	$15,666.67
6/26/2025	General Fund	26036	Michael McKoy dba M & V	MWBE Program Support Svcs June 2025	$20,000.00
6/26/2025	Equipment Services Fund	26038	Campbell Oil Company	Fuel	$55,355.10
6/26/2025	**General Fund	500183	City of Greensboro	Utilities - water	$39,376.62
6/26/2025	**General Fund	500184	Piedmont Natural Gas	Utilities - gas	$53,574.10
6/26/2025	Water Resources Enterprise Fd	500186	City of Reidsville	Water	$179,736.44
6/26/2025	Water Resources Enterprise Fd	500189	Meritech Inc	Laboratory Services	$12,794.00
6/26/2025	**Water Resources Enterprise Fd	500191	Verizon Wireless	Telephone Service	$10,686.44
6/26/2025	**General Fund	500192	First Data Merchant Services LLC	Credit Card fees	$93,607.29
6/26/2025	Water Resources Enterprise Fd	500209	GE Construction Co	Distribution and collection construction support	$17,847.00
6/26/2025	Capital Improvements Bond Fund	500233	US Patriot Builders	Paint and stain fence	$19,300.00
6/27/2025	Network Services Fund	26040	NWN Corporation	Migration cost for Existing Records	$14,933.50
6/27/2025	Water Resources Enterprise Fd	26043	J & J Underground Utilities LLC	Locate Services	$47,750.00
6/27/2025	General Fund	500235	Piedmont Triad Film Commission	Provision of Film Industry Recruit & Product Service	$35,000.00
6/27/2025	General Fund	500239	Republic Services Inc	Materials Recovery	$71,174.71
6/27/2025	General Fund	500243	Encoretech Inc	Execution of the SOW	$12,000.00
6/27/2025	General Fund	500244	Reads Uniforms LLC	Uniforms	$16,731.03

Payments $10,000.00 or more	**$24,218,412.79**
Payments less than $10,000.00	**$1,682,794.54**
Voided/Reissued pmts over $10,000.00 (includes voided pmts listed on previous reports)	**$0.00**
Personnel related expenses, revenue offsets, foreclosures over $10,000.00	**$5,709,486.27**
Total Issued	**$31,610,693.60**

Payroll and Fringe Benefits	
Bi Weekly Payroll for 6/13/25 & 6/27/25	**$18,336,672.84**
Taxes and Fringe Benefits	**$5,804,017.99**
Total	**$24,140,690.83**

****Denotes checks being paid from multiple funds**

***Denotes multiple checks included in figure**

City of Greensboro

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

Agenda Report

File Number: 2025-576

Agenda Item# O.3.

Agenda Date: 7/15/2025. **Department:** Legal
Meeting Type: Council Meeting **Category**: Informational Purposes

Title: 2025-576 MWBE Utilization Report – July 15, 2025

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

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

Council District: All

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

Contact 1 and Phone: Lora Cubbage, Ext. 4771
Contact 2 and Phone: Michael Humphrey, 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.

July 15, 2025

Greensboro City Council Meeting

Summary of M/WBE Utilization

Council ID Number	Project	Business Category	Total Contract Amount	Change Order Amount	M/WBE Prime Awarded Amount	Goal Setting Committee Goals		Subcontracting Commitments Established		M/WBE Prime or Subcontracting Award Amount		Total M/WBE Contract Award Amount	Notes
						MBE	WBE	MBE	WBE	MBE	WBE		
2025-486	Fire Station 62 Design Build Contract 2025-0150	Construction	$651,854.00	$0.00	$0.00	5.50%	12.20%	0.00%	0.00%	$0.00	$0.00	$0.00	
2025-515	Water Line Rehabilitation Contract 2024-0460	Construction	$10,671,334.25	$0.00	$0.00	6.07%	13.55%	6.97%	17.23%	$743,708.00	$1,836,175.00	$2,581,883.00	
2025-513	Atwater Drive Water Line Contract 2023-0340 Change Order 1	Construction	$1,218,225.97	$80,450.97	$0.00	14.00%	23.00%	0.48%	10.10%	$5,461.32	$114,914.98	$120,376.30	
2025-514	Lees Chapel Road Feeder Main Contract 2017-020A	Construction	$23,425,865.93	$0.00		15.60%	24.50%	0.99%	6.75%	$234,916.08	$2,049,763.27	$2,284,679.35	
	Totals		**$35,967,280.15**	**$80,450.97**	**$0.00**	**41.07%**	**73.25%**	**8.44%**	**36.08%**	**$984,085.40**	**$4,002,853.25**	**$4,986,938.65**	
	Total M/WBE Percentages									**2.74%**	**11.13%**	**13.87%**	
	RELEVANT NOTES												
2025-513	For Material Cost Escalation												