



City of Greensboro

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

Agenda Report

File Number: 2021-481

Agenda Item# H.1.

Agenda Date: 12/21/2021. **Department:** Planning

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

Title: 2021-481 - Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 5807 West Gate City Boulevard and a Portion of West Gate City Boulevard Right of Way – 3.19 Acres (Gohar Global LLC)

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

- ☒ Create an Environment to Promote Economic Development Opportunities and Job Creation
- ☒ Maintain Infrastructure and Provide Sustainable Growth Opportunities
- ☐ Promote Public Safety & Reduce Crime
- ☐ Exceptional Customer Service and a Diverse City Government Workforce
- ☐ Ensure Fiscal Stewardship, Transparency, & Accountability

Council District: Proximate to District 5

Public Hearing: Yes

Advertising Date/By: 12/10/2021/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Gohar Global LLC and City of Greensboro, is requesting annexation of the property located at 5807 West Gate City Boulevard and a portion of West Gate City Boulevard Right of Way, generally described as southeast of West Gate City Boulevard and southwest of Suttonwood Drive. 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 December 21, 2021 meeting.

BACKGROUND:

This contiguous annexation is within the boundary of Growth Tier 1 on the Anticipated Growth Maps in the Comprehensive Plan.

City water is available by connecting to the 16 inch water line on the north side of West Gate City Boulevard.

City Sewer is available by connecting to the eight inch sewer line that front the property on West Gate City Boulevard. A private pump station may be needed. Gravity sewer can be extended south of the property from Link Oaks Court or Olde Sedgefield Way.

The City's Fire Department notes that this site is currently served by Pinecroft Sedgefield Fire District Station 23 on Mackay Road (northwest of the request). Upon annexation, Pinecroft Sedgefield Fire District Station 23 will continued to serve the property due to an existing contract with Pinecroft Sedgefield. However, Greensboro Fire Department Station 10 would be the first city station to respond. Service to this location would improve upon annexation. Single unit incidents would remain the same; multi-unit incidents would improve, with a full Effective Response Force (17 personnel on scene within 10 minutes, 20 seconds) responding with an estimated travel time of approximately 7 minutes.

The Police Department can provide service to the site with no effect. The Police Department can provide response service to the property under consideration as comparable to existing service 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 stated that as a commercial property, Field Operations could service this if the owner/tenant requested our subscription services.

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:

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.

The Technical Review Committee (TRC) recommended this annexation to the Planning and Zoning Commission and to City Council.

The Planning and Zoning Commission recommended approval of this annexation at its November 15, 2021 meeting on a vote of 8-0.