



City of Greensboro

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

Agenda Report

File Number: 2022-428

Agenda Item# H.8.

Agenda Date: 5/23/2022. **Department:** Planning

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

Title: 2022-428 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 1691 Greenbourne Drive – 40.81-Acres (Greenlea 68 Development, 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: 5/12/2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Steve Galanti, Ext. 2918

PURPOSE:

Greenlea 68 Development, LLC is requesting annexation of the property located at 1691 Greenbourne Drive, generally described as west of NC Highway 68 and south of Leabourne Road. The portion of right-of-way containing NC Highway 68 North and Leabourne Drive are located between the site and Greensboro's current city limits and is annexed as part of this request.

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 May 23, 2022 meeting.

BACKGROUND:

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

City water will be available by connecting to the 16-inch line located within Leabourne Road. In order for this site to be served with water the owner would be responsible for all costs associated with extending and connecting to the public line.

City sewer will be available by either connecting to the 12-inch outfall along the west side of the site or the 8-inch line located within Redbourne Drive. In order for this site to be served with sanitary sewer the owner would be responsible for all costs associated with extending and connecting to the public line.

The City's Fire Department notes that this site is currently served by Oakridge Fire Department Station #51 located on Northwest School Road (to the northeast of the site). Upon annexation the site will be served by City Station #17 located on Old Oak Ridge Road (to the southeast of the site). Service to this location would improve based on staffing numbers and overall station proximity.

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.

Field Operations could service this property for sanitation services if requested.

Provision of other City services will involve a travel distance almost equal to that necessary to provide service to the previously-annexed property located to the north, east and south.

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.

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

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.