



City of Greensboro

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

Agenda Report

File Number: 2022-555

Agenda Item# H.3.

Agenda Date: 6/21/2022. **Department:** Planning

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

Title: 2022-555 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 5520, 5520-YY, 5524, 5600, and 5600-ZZ Sapp Road and 817-YY, 819, 823, 827, 827-ZZ, 827-ZZ1, and 829 Guilford College Road – 12.5-Acres (Gail Shepherd, Carter Shepherd, John Carroll, Shannon Carroll, Beth Carroll, Paul Hilton Living Trust Agreement, Paul Hilton, Gertrude Jones Estate, Matthew Tedder, Chelsea Sheppard)

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: 6/9/2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Steve Galanti, Ext. 2918

PURPOSE:

Gail Shepherd, Carter Shepherd, John Carroll, Shannon Carroll, Beth Carroll, Paul Hilton Living Trust Agreement, Paul Hilton, Gertrude Jones Estate, Matthew Tedder, Chelsea Sheppard are requesting annexation of the property located at 5520, 5520-YY, 5524, 5600, and 5600-ZZ Sapp Road and 817-YY, 819, 823, 827, 827-ZZ, 827-ZZ1, and 829 Guilford College Road, generally described as southeast of Guilford College Road and north of Sapp Road. The portion of right-of-way containing Sapp Road is 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 June 21, 2022 meeting.

BACKGROUND:

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

City water will be available by either connecting to the 12-inch line located within Guilford College Road or Sapp 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 extending and connecting to the 8-inch line located within Sapp Road. 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 Pinecroft-Sedgefield Station #23 located on Mackay Road (to the south of the site). Upon annexation the site will be served by City Station #52 located on Meadowood Street (to the east of the site). Service to this location will improve for both single and multi-unit incidents, based on station proximity and staffing numbers.

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 east, south, north and west.

Please note a full set of Planning and Zoning Commission minutes are provided in the attachments for this item. These minutes will be available for all following planning and zoning items on this agenda through this link: <https://www.greensboro-nc.gov/home/showdocument?id=52999>.

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 May meeting on a vote of 9-0.

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.