



City of Greensboro

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

Agenda Report

File Number: 2022-557

Agenda Item# H.8.

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

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

Title: 2022-557 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at a Portion of 1317, a Portion of 1511 Pleasant Ridge Road and R-O-W – 27.4-Acres (Mercy Hill Church and NCDOT)

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:

Mercy Hill Church is requesting annexation of the property located at a portion of 1317 Pleasant Ridge Road, generally described as north of Pleasant Ridge Road and on both sides of NC 68 and I-73. The portion of right-of-way containing NC 68, I-73 and Pleasant Ridge 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 connecting to the 12-inch line located within Pleasant Ridge 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 8-inch sewer outfall located approximately 3,510 feet to the north of the site or the 8-inch line located approximately 977 feet to the south of the site. The applicant is advised that using the “southern” option might require a private pump station. 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 Colfax Station #16 located on West Market Street (southwest of the site). Upon annexation the site will be served by City Station #17 located on Old Oak Ridge Road (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 and south.

(See minutes of the May 16, 2022 Planning and Zoning Commission meeting at <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.