



City of Greensboro

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

Agenda Report

File Number: 2022-832

Agenda Item# H.8.

Agenda Date: 8/16/2022. **Department:** Planning

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

Title: 2022-832 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 1341, 1353 and 1357 Pleasant Ridge Rd, 1025 NC Hwy 68 North, a Portion of 1511 Pleasant Ridge Rd and a Portion of NC Hwy 68 North ROW (Edgefield Road Partners 2, LLC and Edgefield Road Partners, 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: 8/4/2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Steve Galanti, Ext. 2918

PURPOSE:

Edgefield Road Partners 2, LLC and Edgefield Road Partners, LLC are requesting annexation of the property located at 1341, 1353 and 1357 Pleasant Ridge Road and 1025 NC Highway 68 North, generally described as west of NC Highway 68 North and north of Pleasant Ridge Road. The portion of right-of-way containing NC Highway 68 North 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 August 16, 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 Pleasant Ridge Road or the 12-inch line located within Greenbourne Drive. 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 connecting to the 8-inch outfall located approximately 50 feet to the north of the site. 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 Fire Station #16 on West Market Street (southwest of the site). Upon annexation the site will be served by City Station #17 (in tandem with Oak Ridge Station #51) located on Old Oak Ridge Road (to the east of the site). Service to this location should improve, based on personnel numbers and better utilized 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 notes that as light industrial property the site would not be eligible for curbside sanitation services. If the owner requested the City's subscription/fee refuse collection service, Field Operations would be able to provide service.

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 south, north and west.

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 July 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.