



City of Greensboro

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

Agenda Report

File Number: 2022-667

Agenda Item# H.6.

Agenda Date: 7/19/2022. **Department:** Planning

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

Title: 2022-667 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 5701 West Gate City Blvd – 1.6-Acres (ZAS Ventures, 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: 7/7/2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Steve Galanti, Ext. 2918

PURPOSE:

ZAS Ventures, LLC is requesting annexation of the property located at 5701 West Gate City Boulevard, generally described as southeast of West Gate City Boulevard and southwest of Anson Road.

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 July 19, 2022 meeting.

(See minutes of the June 23, 2022 Planning and Zoning Commission meeting at <https://www.greensboro-nc.gov/home/showdocument?id=53179&t=637926068786186917>).

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 8-inch line located within West Gate City Boulevard or the 6-inch line located within Anson 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 connecting to the 8-inch line located within West Gate City Boulevard. 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 (west of the site). Upon annexation the site will continue to be served by Pinecroft Sedgefield Station #23 based on a long standing monetary contract GFD maintains with PSFD. Station #10 would be the closest city station. Service to this location would remain the same or improve for single unit incidents. Service to this location on multi-unit incidents would improve based on response times and staffing.

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. Commercial properties are not eligible for curbside cart services and would need to have a subscription service with either the City or a private provider.

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 northwest and southwest.

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 June meeting on a vote of 7-0.

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.