



City of Greensboro

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

Agenda Report

File Number: 2022-833

Agenda Item# H.4.

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

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

Title: 2022-833 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 231 Ritters Lake, 151 Wolfetrail Road, and 155-ZZ Wolfetrail Road – 36.44-Acres (Randal Stone, Sylvia Stone, BMS Investment Properties, LLC and B

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 #1

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:

Randal Stone, Sylvia Stone, BMS Investment Properties, LLC and Bailey Thirloway are requesting annexation of the property located at 231 Ritters Lake, 151 Wolfetrail Road, and 155-ZZ Wolfetrail Road, generally described as north of Ritters Lake Road and south of Wolfetrail Road. The portion of right-of-way containing Ritters Lake Road, Cranford Road and McCall Place are located between the site and Greensboro’s current city limits and are 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 connecting to the 12-inch line located within South Elm-Eugene Street. There is a Capital Improvement Project (estimated to be completed by 2027) to provide a 30-inch waterline along the Ritters Lake Road frontage of the site. 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 946 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 City Station #61 on West Vandalia Road (north of the site) due to a reciprocal response agreement with Pinecroft Sedgfield Fire District. Upon annexation the site will continue to be served by City Station #61. Service to this location would remain the same for single unit incidents; for multi-unit incidents, service would improve based on station proximity and personnel 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 location for sanitation services.

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.

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 8-1.

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.