



City of Greensboro

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

Agenda Report

File Number: 2022-912

Agenda Item# H.9.

Agenda Date: 9/20/2022. **Department:** Planning

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

Title: 2022-912 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 4329-4399 Burlington Road and 203-229 Willowlake Road - 56.2 Acres (Annacor Properties LLC and others)

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 #2

Public Hearing: Yes

Advertising Date/By: 9/8/2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Steve Galanti, Ext. 2918

PURPOSE:

Annacor Properties LLC, Donna Sanders, Robert Sanders, Stevevon Capps, Lillie Donnell, And John Donnell are requesting annexation of the property located at 203-229 Willowlake Road and 4329-4399 Burlington Road, generally described as north of Burlington Road and west of Willowlake Road. The portion of right-of-way containing Willowlake 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 September 20, 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 Willowlake Road or the 12-inch line located within Burlington 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 15-inch outfall located approximately 80 feet to the north of the site or the 8-inch line located within Willowlake 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 City Station #63 located on Burlington Road (west of the site), based on a reciprocal aid agreement with McLeansville. Upon annexation the site will continue to be served by City Station #63. The department can meet the standard of cover with existing stations and personnel. Service to this location should remain the same for single unit incidents. Service to multi-unit incidents should improve based on city station proximity and staffing levels.

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 east 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 August 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.