



City of Greensboro

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

Agenda Report

File Number: 2022-1080

Agenda Item# H.4.

Agenda Date: 11/15/2022. **Department:** Planning

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

Title: 2022-1080 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 1309, 1401, 1403, 1405, & 1407 Bridgepoint Road and 3207 & 3211 Cedar Park Road – 5.133-Acres (Redwolf Development Company, 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 #1

Public Hearing: Yes

Advertising Date/By: 11/3/2022/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Steve Galanti, Ext. 2918

PURPOSE:

Redwolf Development Company, LLC is requesting annexation of the property located at 1309, 1401, 1403, 1405, & 1407 Bridgepoint Road and 3207 & 3211 Cedar Park Road, generally described as south of McConnell Road, east of Bridgepoint Road, and north of Cedar Park 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 November 15, 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 existing 30-inch line located within Bridgepoint Road or the existing 16-inch line located within McConnell 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 60-inch line outfall located to the northwest of the site on the north side of McConnell 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 #56 on Franklin Boulevard (northwest of the site) based on a long-standing service contract for Fire District #14, which is included in Greensboro Fire's agency response. Upon annexation the site will continued to be served by City Station #56. Service to this location will remain the same, as it is already served by Greensboro Fire Department, which can meet the Standard of Cover with existing stations and personnel.

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 will be able to provide sanitation services to this site.

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, west and north.

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 October meeting on a vote of 5-0.

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.