



City of Greensboro

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

Agenda Report

File Number: 2022-1082

Agenda Item# H.8.

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

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

Title: 2022-1082 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 1822 Youngs Mill Road and 4701-A Hickory Valley Road, generally described as west of Youngs Mill Road and north of Hickory Valley Road – 39.95-A

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:

Tina S. Hobbs and the Ella Mae S, Hobbs Estate are requesting annexation of the property located at 1822 Youngs Mill Road and 4701-A Hickory Valley Road, generally described as west of Youngs Mill Road and north of Hickory Valley Road.

The Planning and Zoning Commission will consider this annexation at their November meeting and it is recommended that City Council continue this item to the December 20, 2022, City Council meeting.

BACKGROUND:

This contiguous annexation is within the boundary of Growth Tier 2 on the Anticipated Growth Maps in the Comprehensive Plan. Although the site is located in Growth Tier 2, it has been determined that city services can be provided to this site in accordance with the North Carolina General Statutes and the site can be annexed.

City water will be available by connecting to the 12-inch line located within Youngs Mill 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 24-inch outfall located approximately 674 feet to the northwest 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 Alamance Station #54 on Presbyterian Road (west of the site) based on an established contract. Upon annexation the site will continue to be served by Station #54. The department can meet the Standard of Cover with existing stations and personnel. Service to this location for single unit incidents would remain the same; multi-unit incident response would 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.

The multifamily development will be on dumpster service. Field Operations can provide sanitation services, if requested, or they may choose a private hauler.

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 north and east.

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 will consider this annexation at their November meeting.

Accordingly, it is recommended that City Council continue this item to the December 20, 2022, City Council meeting.