



# City of Greensboro

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

## Agenda Report

File Number: 2022-1137

---

### Agenda Item# H.4.

**Agenda Date:** 12/20/2022. **Department:** Planning

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

**Title:** 2022-1137 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 – 39.95-Acres (Tina S. Hobbs and the Ella Mae S. Hobbs Estate)

**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.

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 December 20, 2022 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 recommended approval of this annexation at its November meeting on a vote of 7-0 and the meeting minutes have been attached to the associated zoning item.

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.