



City of Greensboro

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

Agenda Report

File Number: 2023-54

Agenda Item# I. 5.

Agenda Date: 2/21/2023. **Department:** Planning

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

Title: 2023-54 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 3923 and 3929 Presbyterian Road – 17.37-Acres (Greensboro Land Development Partners OZ II, 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
2/9/2023

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext. 4649

PURPOSE:

Greensboro Land Development Partners OZ II, LLC is requesting annexation of the property located at 3923 and 3929 Presbyterian Road, generally described as south of I-85 and north of Presbyterian 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 February 21, 2023 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 approximately 2,300 feet to the east 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 8-inch line outfall which crosses 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 Fire Station #54 located on Presbyterian Road (south of the site). Upon annexation the site will continue to be served by Alamance Fire Station #54, based on monetary contract between Greensboro Fire and Alamance Fire. Service to this location would improve for both single and multi-unit incidents based on station proximity / staffing and the department can meet the standard of cover with existing stations / 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, south, 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 January meeting on a vote of 8-0 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.