



# City of Greensboro

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

## Agenda Report

File Number: 2023-171

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### Agenda Item# H. 1.

**Agenda Date:** 3/21/2023. **Department:** Planning

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

**Title:** 2023-171 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property Located at 511 Kallamdale Road and Portion of Kallamdale Road Right of Way – 5.64 Acres (Rural Housing Developers - North Carolina, 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:** 3/9/2023/by City Clerk

**Contact 1 and Phone:** Sue Schwartz, Ext 2149

**Contact 2 and Phone:** Mike Kirkman, Ext 4649

**PURPOSE:**

Rural Housing Developers - North Carolina, LLC is requesting annexation of property located at 511 Kallamdale Road and a portion of Kallamdale Road right of way, generally described as south of Kallamdale Road and north of I-85.

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 **March 21, 2023** meeting.

**BACKGROUND:**

This contiguous annexation is within the boundary of Growth Tier 1 on the Anticipated Growth Maps in the Comprehensive Plan. The portion of right-of-way containing Kallamdale Road is located between the site and Greensboro’s current city limits and is annexed as part of this request.

City water will be available by connecting to the 8-inch line located within Kallamdale 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 located approximately 885 feet to the west 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 Greensboro Fire Station #61 (based on reciprocal agreement with Pineroft-Sedgefield Fire District) located on West Vandalia Road (north of the site). Upon annexation the site will continue to be served by City Station #61. Service to this location would improve for both single and multi-unit incidents based on city 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 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 February 20, 2023 meeting on a vote of 9-0 and the meeting minutes are included with 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.