



# City of Greensboro

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

## Agenda Report

File Number: 2023-173

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### Agenda Item# H. 4.

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

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

**Title:** 2023-173 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property Located at 6450 and 6454 US Highway 29 – 39.2 Acres (AF-Burton, 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 2

**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:**

AF-Burton, LLC is requesting annexation of the property located at 6450 and 6454 US Highway 29, generally described as east of US Highway 29 and north of Red Poll Drive.

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 2 on the Anticipated Growth Maps in the Comprehensive Plan.

City water will be available by connecting to the 8-inch line located within Cattleman Trail. 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 either connecting to the 8-inch line located within Cattleman Trail or the 8-inch outfall located southeast 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 Northeast Fire District Station #32 located on Jackson School Road (northeast of the site). Upon annexation the site will be served by City Station #59 located on Reedy Fork Parkway (southwest of the site). For single unit incidents, service to this location would improve, based on station proximity. For multi-unit incidents, a contract with Northeast Fire District or providing an additional truck at Station #59, to provide additional (necessary) personnel within a shorter travel time, will be needed to meet the department's Standard of Cover.

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 notes that they can service this area for sanitation services and that no additional equipment or personnel will be needed to incorporate service to this site. It will require approximately \$3,500 in re-routing costs that can be absorbed by the Department.

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 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.