



City of Greensboro

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

Agenda Report

File Number: 2023-566

Agenda Item# H.3.

Agenda Date: 8/15/2023. **Department:** Planning

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

Title: 2023-566 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Properties located at 2220 and 2300 Z4 Huffine Mill Road and portions of 260 Willowlake Road, Willowlake Road Right of Way and I-840 Right of Way – 46.03 Acres (

Council Priority: Place an 'x' in the box.

- | | |
|---|--|
| <input type="checkbox"/> Safest City | <input type="checkbox"/> Most Skilled Workforce |
| <input type="checkbox"/> Easiest Place to Do Business | <input type="checkbox"/> Most Connected City |
| <input type="checkbox"/> Youth Sports Capital | <input type="checkbox"/> Hub of Recreation and Entertainment |
| <input checked="" type="checkbox"/> Abundance of Attainable Housing | <input type="checkbox"/> Other/Admin <u>Briefly Explain 3 word maximum</u> |

Council District: Proximate to District 2

Public Hearing: Yes

Advertising Date/By: 8/5/2023/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

D Stone Builders Inc. and City of Greensboro are requesting annexation of the property located at 2220 and 2300 Z4 Huffine Mill Road and portions of 260 Willowlake Road, Willowlake Road Right of Way and I-840 Right of Way, generally described as south of Huffine Mill Road, east of Willowlake Road and including a portion of I-840.

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 **August 15, 2023** meeting

BACKGROUND:

This property is located within the Tier 1 Growth Area on the Growth Tiers Map in the Comprehensive Plan.

City water is available by connecting to the 12 inch water line that is located 660 feet south of the properties on Willowlake Road. There is also a capital improvement project to install an 16 inch waterline along Huffine Mill Road.

City sewer is available. There is an 18 inch sewer outfall on the southern properties.

Vision Statement: "A Community with Endless Economic Opportunities and Exceptional Quality of Life."

The City's Fire Department notes that this site is currently served by City Station #63, Burlington Road, (southwest of the request) through a reciprocal aid agreement McLeansville Fire District. Upon annexation, City Station #63 will continue to provide service to the site. Service to this location will improve, if annexed. The Standard of Cover can be met with existing stations and personnel.

The Police Department can provide service to the site with no effect. 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.

City Solid Waste can provide collection services to this location.

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 July 17, 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.