



City of Greensboro

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

Agenda Report

File Number: 2024-726

Agenda Item# H.10.

Agenda Date: 10/15/2024. **Department:** Planning

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

Title: 2024-726 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Properties Located at 5936 Burlington Rd and 626 Knox Rd – 71.08 Acres (Tom Terrell on behalf of Chris Raughley for Pulte Home Company and others

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 1

Public Hearing: Yes

Advertising Date/By: 10/5/2024/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Tom Terrell, on behalf of Chris Raughley for Pulte Home Company, Lois R. Miles for the Estate of Daphne R. Miles, Janet L. Dees for Dees Real Estate Holdings, LLC, is requesting annexation of the properties located at 5936 Burlington Road and 626 Knox Road, generally described as west of Knox Road and south of Burlington 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 **October 15, 2024** meeting.

BACKGROUND:

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

City water is available by connecting to the 12-inch water line on Knox Road and the 16-in water line on Burlington Road.

City sewer is available by connecting to the sewer outfall located approximately 980 linear feet west of the request.

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 McLeansville Fire District Station 37 on Knox Road (east of the request). Upon annexation, City Station 57 on Mount Hope Church Road (west of the request) will serve the property. The City Fire Department can meet the Standard of Cover to this location 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 at its August 30, 2024 meeting.

The Planning and Zoning Commission recommended approval of this annexation at its September 16, 2024 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.