



City of Greensboro

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

Agenda Report

File Number: 2025-116

Agenda Item# H.3.

Agenda Date: 2/18/2025. **Department:** Planning

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

Title: 2025-116 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Properties at 2527 Nelson Farm Rd and 3824 E Lee St (Fox Rothschild and Forestar (USA) Real Estate Group Inc, on behalf of Matthew and Jeremy C.)

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: N/A/by City Clerk

Note: This item was continued from the January 21, 2025 City Council meeting to the February 18, 2025 City Council meeting without further advertising.

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Fox Rothschild and Forestar (USA) Real Estate Group Inc, on behalf of Matthew and Jeremy Causey of the William M. Causey Jr. Estate are requesting annexation of the properties located at 2527 Nelson Farm Road and 3824 East Lee Street, generally described as east of Nelson Farm Road and south of East Lee Street.

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 18, 2025** 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 eight inch water line that fronts the property on East Lee Street.

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

City sewer is available by connecting to the eight inch sewer line located south of I-85 at 3921 Presbyterian Road.

The City's Fire Department notes that this site is currently served by Alamance Fire Station 54 on Presbyterian Road (south of the request). Upon annexation, Alamance Fire Station 54 will continue to serve the property based on a reciprocal agreement between Greensboro Fire and Alamance Fire. 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 December 2, 2024 meeting

The Planning and Zoning Commission recommended approval of this annexation at its December 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.