



City of Greensboro

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

Agenda Report

File Number: 2025-284

Agenda Item# H.6.

Agenda Date: 4/15/2025. **Department:** Planning

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

Title: 2025-284 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Properties Located at 3004 York House Dr – .289 Acres (Dennis Allred on behalf of Robert Schermerhorn for BMS Investment Properties LLC)

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 5

Public Hearing: Yes

Advertising Date/By: 4/5/2025/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Dennis Allred, on behalf of Robert Schermerhorn for BMS Investment Properties LLC, is requesting annexation of the properties located at 3004 York House Drive, generally described as west of Castle Croft Road and north of York House 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 **April 15, 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 four-inch water line that fronts the property in York House Drive.

City sewer is available by connecting to the eight inch sewer line located in York House Drive.

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 Pinecroft Sedgefield Fire District Station 23 on Mackay Road (west of the request). Upon annexation, Greensboro City Fire Station 10 on West Gate City Boulevard (northeast 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 March 6, 2025 meeting

The Planning and Zoning Commission recommended approval of this annexation at its March 17, 2025 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.