



# City of Greensboro

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

## Agenda Report

File Number: 2025-183

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### Agenda Item# H.3.

**Agenda Date:** 3/18/2025. **Department:** Planning

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

**Title:** 2025-183 Public Hearing for an Ordinance Annexing Territory into Corporate Limits for Properties located at 8218 Ballard Rd and 8102, 8106 and 8106-ZZ Leabourne Road – 30.33 Acres (Tom Terrell 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 5

**Public Hearing:** Yes

**Advertising Date/By:** 3/8/2025/by City Clerk

**Contact 1 and Phone:** Sue Schwartz, Ext. 2149

**Contact 2 and Phone:** Mike Kirkman, Ext 4649

**PURPOSE:**

Tom Terrell, for Pulte Home Company on behalf of Alexandria D. and Donald A. Dillon, is requesting annexation of the properties located at 8218 Ballard Road and 8102, 8106 and 8106-ZZ Leabourne Road, generally described as west of Leabourne Road and north of Ballard 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 **March 18, 2025** meeting.

**BACKGROUND:**

This property is located within the Tier 3 Growth Area on the Growth Strategies Map in the Comprehensive Plan.

City water is available by connecting to the 16-inch water line located on Leabourne Road.

City sewer is available by connecting to the 24-inch sewer line near Brynwood Drive, approximately 11,000 feet to the northeast of the subject parcels.

*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 Kernersville Fire Department Station 16 on West Market Street (southwest of the request). Upon annexation, Kernersville Fire Department Station 16 will continue to serve the property based on a service agreement contract. The City Fire Department can meet the Standard of Cover to this location with existing stations, personnel, and contracts.

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 February 4, 2025 meeting

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