



City of Greensboro

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

Agenda Report

File Number: 2025-178

Agenda Item# H.1.

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

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

Title: 2025-178 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Properties Located at 5136 Carlson Dairy Rd and 4305-4307 Hamburg Mill Rd – 78.512 Acres (Tom Terrell for Christopher Farms LLC 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 checked="" type="checkbox"/> Other/Admin <u>Promote Economic Development</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 Christopher Farms, LLC, Hamburg Heights, LLC, MMM-4305 Hamburg Mill Road, LLC and CF-4265 Hamburg Mill Road, LLC, is requesting annexation of the properties located at 5136 Carlson Dairy Road and 4305-4307 Hamburg Mill Road, generally described as south of Hamburg Mill Road and north of Carlson Dairy 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:

The GSO2040 Comprehensive Plan's Growth Strategies Map did not designate a Growth Tier for the subject properties as the properties were under the Town of Summerfield's jurisdiction when the plan was adopted. However, the properties were de-annexed by the North Carolina General Assembly effective June 30, 2024. The properties are not subject to the annexation agreement between Summerfield and the City of Greensboro. The properties are contiguous to Greensboro's primary city limits. The subject parcels may be annexed by the City of Greensboro.

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

City water is available by connecting to the 12-inch water line located approximately 7,235 away at the intersection for Carlson Dairy Road and Horse Pen Creek Road.

City sewer is available by connecting to the 15-inch sewer line located approximately 7,235 away at the intersection for Carlson Dairy Road and Horse Pen Creek Road.

The City's Fire Department notes that this site is currently served by Summerfield Fire Station 09 on Summerfield Road (north of the request). Upon annexation, Greensboro City Fire Station 21 on Horse Pen Creek Road (south 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 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.