



City of Greensboro

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

Agenda Report

File Number: 2025-300

Agenda Item# H.2.

Agenda Date: 5/20/2025. **Department:** Planning

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

Title: 2025-300 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Properties located at Portions of 3725 and 3739 and All of 3751 McConnell Rd – 35.68 Acres (Mary Bell Tuttle 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 type="checkbox"/> Abundance of Attainable Housing | <input checked="" type="checkbox"/> Other/Admin <u>Promote Economic Development</u> |

Council District: Proximate to District 1

Public Hearing: Yes

Advertising Date/By: 5/10/2025/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Mary Belle Tuttle, Neal C. Tuttle, Charles E Garrison, David A Garrison, Dwight A Garrison, Russell D Batts, Carolyn Batts Carter, Kathy Batts McCarty, John Kenneth Batts, Stephen Monroe Batts and the City of Greensboro are requesting annexation of the properties located at a portion of 3725 and 3739 and all of 3751 McConnell Road, generally described as east of McConnell Road, north of I-40 and west of I-840.

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 **May 20, 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 16-inch water line located on the south side of McConnell Road and along the south side of the subject properties.

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

City sewer is available by connecting to the 8” sewer line located the northwest side of 3742 McConnell Road.

The City’s Fire Department notes that this site is currently served by Greensboro Fire Station 63 on Burlington Road (north of the request), based on a long-standing service contract for Fire District 14, which is included in Greensboro Fire’s agency response. Upon annexation, Greensboro Fire Station 63 will continue to respond to this location. 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.