



# City of Greensboro

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

## Agenda Report

File Number: 2025-542

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### Agenda Item# G.20.

**Agenda Date:** 7/15/2025. **Department:** Planning

**Meeting Type:** Council Meeting **Category:** Consent Agenda

**Title:** 2025-542 Resolution Calling a Public Hearing for August 19, 2025 to Annex the Properties Located at a Portion of 164 and all of 135ZZ and 168 Marshall Smith Road – 59.42 Acres (Tom Terrell for Chris Raughley of Pulte Homes on Behalf of 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:** No

**Advertising Date/By:** N/A/by City Clerk

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

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

**PURPOSE:**

Tom Terrell, for Chris Raughley of Pulte Home Company on behalf of Frances Willard Marshall, Linda Davis Marshall, Reavis Devon Marshall, Jr. Kempyy Marshall, Lisa Marshall McLaughlin and Douglas McLaughlin, is requesting annexation of the properties located at a portion of 164 and all of 135-ZZ and 169 Marshall Smith Road, generally described as west of Marshall Smith Road and north of West Market Street.

In order to consider the annexation covered by this petition, the City Council must set a public hearing.

**BACKGROUND:**

In accordance with Sections 160A-31 (contiguous) and 160A-58.2 (noncontiguous) of the North Carolina General Statutes, when an annexation petition is received the following is to occur prior to consideration by City Council at a public hearing:

1. The City Clerk is to investigate the petition's sufficiency,
2. Upon completion of the investigation, the City Clerk is to certify the petition's sufficiency,

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

3. Upon completion of the Clerk's certification, the City Council is to set a date for the public hearing, and

4. Notice of the public hearing is to be published once at least 10 days prior to the date of the public hearing.

This annexation is within the boundary of Growth Tier 1 on the Anticipated Growth Maps in the Comprehensive Plan. Although it has been previously determined that city service can be provided to property located within Growth Tier 1, a detailed description of service provisions will be provided for consideration by City Council at the public hearing.

**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 Planning and Zoning Commission will consider this annexation at its July 21, 2025 meeting following a recommendation for approval by the Technical Review Committee (TRC).

Accordingly, it is recommended that City Council adopt a resolution calling a public hearing for August 19, 2025 on the annexation of the above-mentioned property to the City of Greensboro.