



City of Greensboro

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

Agenda Report

File Number: 2025-554

Agenda Item# H.12.

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

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

Title: 2025-554 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property Located at 2603 Cromwell Road – .52 Acres (Trace McKinney for McKinney Homes, 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: 7/5/2025/by City Clerk

Contact 1 and Phone: Sue Schwartz, Ext. 2149

Contact 2 and Phone: Mike Kirkman, Ext 4649

PURPOSE:

Trace McKinney, for McKinney Homes, LLC is requesting annexation of the property located at 2603 Cromwell Road, generally described as east of Cromwell Road and south of Hilltop 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 **July 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 6-inch water line that fronts the property on Cromwell Road.

City sewer is available by connecting to the eight inch sewer line that fronts the property on Cromwell Road.

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 Station 23, on Mackay Road (southwest of the request). Upon annexation, Greensboro Station 10, on West Gate City Boulevard will serve the property. Service to this location would improve upon annexation. The department can meet the Standard of Cover 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 June 3, 2025 meeting

The Planning and Zoning Commission recommended approval of this annexation at its June 16, 2025 meeting on a vote of 8-0 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.