



# City of Greensboro

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

## Agenda Report

File Number: 2026-94

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### Agenda Item# H.3.

**Agenda Date:** 2/17/2026. **Department:** Planning

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

**Title:** 2026-94 Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for the Property Located at 3804 Pineneedle Drive – .5 Acres (Hugh Latham of Centurion Buyers 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 2

**Public Hearing:** Yes

**Advertising Date/By:** 2/7/2026/by City Clerk

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

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

**PURPOSE:**

Hugh Latham, of Centurion Buyers LLC, is requesting annexation of the property located at 3804 Pineneedle Drive, generally described as east of Pineneedle Drive and west of US Highway 29 North.

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 **February 17, 2026** meeting.

**BACKGROUND:**

his 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 line on Pineneedle Drive and the 16-inch line on the east side of 3804 Pineneedle Drive.

City sewer is available by connecting to the eight inch sewer line that is located on the east side of 3804 Pineneedle Drive.

*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 Fire District 13 Station 13, on Lees Chapel Road (southwest of the request) and Greensboro Station 14, on Summit Avenue (west of the request). Upon annexation, Greensboro Station 14, 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 January 21, 2026 meeting

The Planning and Zoning Commission recommended approval of this annexation at its January 21, 2026 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.