

DATE: November 28, 2017  
TO: Jim Westmoreland, City Manager  
FROM: Tom Carruthers, City Attorney  
RE: Petition for Local Improvements  
Primrose Avenue – From Princess Road to Prince Road

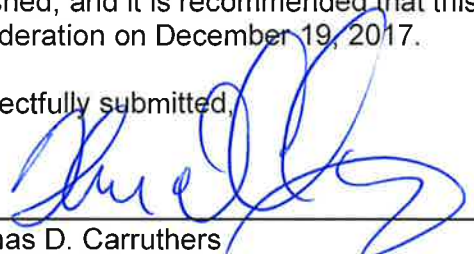
The above-referenced Petition for Local Improvements has been received by the City Attorney's Office:

This petition has been found to be sufficient as follows: The total number of owners is 8; the number thereof signing the petition is 6, a majority of 75%. The total number of linear feet is 676.3; the number of linear feet signed for by petitioners is 475, a majority of 70%.

With respect to the 6-inch water main, the estimated cost based upon current unit prices for linear feet on past contracts is \$43,200. The assessment rate of \$12.00 per foot represents \$6,900, which is 16% of the total cost. The source of funding will be the Water Resources Capital Improvement Fund.

Appropriate legal notices have been published, and it is recommended that this matter be placed on the City Council agenda for its consideration on December 19, 2017.

Respectfully submitted,



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Thomas D. Carruthers  
City Attorney

THIS IS A BINDING DOCUMENT ALL PERSONS MUST READ BEFORE SIGNING.

original  
LF-17-00385  
Pet 17-02

PETITIONER

NAME: **WILEY A. SYKES, III**  
ADDRESS: **4006 PRIMROSE AVE.**  
**GREENSBORO, NC 27410**  
PHONE NO: **336-708-2619**

RETURN TO: CITY OF GREENSBORO  
ENGINEERING RECORDS  
P.O. BOX 3136  
GREENSBORO NC 27402-3136

PETITION FOR LOCAL IMPROVEMENTS

GREENSBORO NC **JUNE 13, 2017**

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO...

A. WE THE UNDERSIGNED, WHO CONSTITUTE A MAJORITY IN NUMBER OF THE OWNERS, AND WHO OWN A MAJORITY OF ALL THE LINEAL FEET OF FRONTAGE, OF THE LANDS ABUTTING UPON THE STREET OR STREETS HEREIN PROPOSED TO BE IMPROVED (EXCLUDING THE STREET INTERSECTION), DO HEREBY PETITION YOUR HONORABLE BODY TO MAKE THE LOCAL IMPROVEMENTS HEREINAFTER DESIGNATED BY A GENERAL DESCRIPTION OF THE FOLLOWING STREET OR STREETS:

B. STREET PROPOSED TO BE IMPROVED:

**PRIMROSE AVE**

FROM **PRINCESS RD** TO **PRINCE RD**

**A WATER LINE IMPROVEMENT ON PRIMROSE AVENUE FROM AN EXISTING 6-INCH WATER LINE AT 4018 PRIMROSE AVENUE, TO APPROXIMATELY 480 LINEAL FEET SOUTH TO 4000 PRIMROSE AVENUE.**

- C. THE UNDERSIGNED REQUEST THAT SAID IMPROVEMENTS TO BE MADE IN CONFORMITY WITH THE PROVISIONS OF THE CHARTER OF THE CITY OF GREENSBORO, AND THAT THE COST OF THE IMPROVEMENTS TO BE SPECIALLY ASSESSED AGAINST THE ABUTTING PROPERTY BE IN ACCORDANCE WITH THE CITY CHARTER.
- D. THE PROPERTY FRONTAGE IN FEET ARE SHOWN BELOW AS NEARLY CORRECT AS CAN AT PRESENT BE ASCERTAINED, BUT IT IS THE INTENTION OF EACH OF THE UNDERSIGNED IN SIGNING THIS PETITION TO SIGN FOR ALL THE PROPERTY WHICH HE OWNS OR IN WHICH HE HAS ANY INTEREST WHICH ABUTS ON THE STREET OR STREETS REQUESTED TO BE IMPROVED.
- E. EACH OF THE UNDERSIGNED HEREBY WAIVES ANY AND ALL REQUIREMENTS THAT HE BE SERVED WITH NOTICE OF A PUBLIC HEARING AS TO THE ORDERING OF THE IMPROVEMENTS AND A PUBLIC HEARING AS TO CONFIRMATION OF THE FINAL ASSESSMENT ROLL, AND HEREBY ACKNOWLEDGES THAT HE CANNOT WITHDRAW HIS SIGNATURE FROM THIS PETITION AFTER IT IS FILED.
- F. EACH OF THE UNDERSIGNED, IN CONSIDERATION OF THE DESCRIBED LOCAL IMPROVEMENTS, HEREBY GRANTS TO THE CITY OF GREENSBORO THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, PERMITS, AND LICENSES FOR ENTRY UPON THEIR PROPERTY TO ENABLE THE IMPROVEMENTS TO BE SURVEYED, CONSTRUCTED, AND MAINTAINED. THESE RIGHTS-OF-WAY, EASEMENTS, PERMITS, AND LICENSES ARE GRANTED AT NO COST TO THE CITY AND THE UNDERSIGNED AGREE TO EXECUTE THE PROPER CONVEYANCES WHEN PRESENTED

FILED WITH THE CITY COUNCIL

DATE: \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

CITY OF GREENSBORO

POLICY WITH RESPECT TO ASSESSMENTS FOR IMPROVEMENTS

**GENERAL:** ASSESSMENT PROCEDURES FOR THE CITY OF GREENSBORO ARE ESTABLISHED BY ACTS OF THE STATE LEGISLATURE. THE ORIGINAL ACTS ARE QUITE LENGTHY AND ARE IN MUCH MORE DETAIL THAN THE SUMMARY GIVEN BELOW, THEREFORE THERE MAY BE SOME ISOLATED CASES WHERE A CONFLICT MAY EXIST BETWEEN THE TWO IN WHICH CASE THE ORIGINAL ACT WILL NATURALLY CONTROL. BETWEEN THE TWO IN ORDER TO ACQUAINT THE PROPERTY OWNER WITH WHAT HE/SHE MIGHT EXPECT IN GENERAL, THIS SIMPLIFIED STATEMENT OF POLICY HAS BEEN USED.

**COSTS:** COSTS INDICATED BELOW ARE PER FRONT FOOT WHEREBY LOTS ON EACH SIDE OF THE STREET PAY THIS AMOUNT. ALL ASSESSMENTS ARE LEVIED AT COST WITH THE MAXIMUM ASSESSMENT AS NOTED. THESE RATES ARE SUBJECT TO CHANGE PENDING ACTION BY THE CITY COUNCIL.

1.	PAVING, INCLUDING CURB AND GUTTER AND STORM SEWERS	\$23.00
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NOTE: UTILITY LATERALS WILL BE INSTALLED TO LOTS NOT PRESENTLY SERVED BEFORE PAVING CONSTRUCTION.

2.	WATER MAIN	\$ 12.00
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3.	SEWER MAIN	\$ 16.00
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4.	WATER AND SEWER LATERAL (LINES FROM MAINS TO PROPERTY LINE)	CURRENT RATE
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5.	SIDEWALK (STANDARD 5 FOOT WIDTH) NOT INCLUDING STEPS RETAINING WALLS, ETC.	\$ 3.00 MAX
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6.	DRIVE (INSTALLED ONLY WITH SIDEWALK CONSTRUCTION)	\$ 5.00 MAX
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CORNER LOT EXEMPTIONS: FRONT OF LOT IS THAT SIDE WITH LEAST DIMENSIONS

PAVING AND SIDEWALKS-APPLIES ONLY IN RESIDENTIAL ZONES.

1. FRONT IS TO BE PAVED FIRST-OWNER PAYS RATE OF FULL FRONTAGE.

2. FRONT IS TO BE PAVED-SIDE IS ALREADY PAVED-FRONT LOT DISTANCE IS EXEMPT 50% WITH A 30 FOOT MAXIMUM EXEMPTION ALLOWABLE. OWNER PAYS REMAINDER OF FOOTAGE AT FULL RATE.

3. SIDE IS TO BE PAVED FIRST-FRONT TO REMAIN UNPAVED-SIDE LOT DISTANCE IS EXEMPT 20% WITH A 30-FOOT MAXIMUM EXEMPTION ALLOWABLE. OWNER PAYS REMAINDER OF FOOTAGE AT FULL RATE.

4. SIDE IS TO BE PAVED-FRONT IS ALREADY PAVED-SIDE LOT DISTANCE IS EXEMPT 40% OF A 60 FOOT MAXIMUM EXEMPTION ALLOWABLE. OWNER PAYS REMAINDER OF FOOTAGE AT FULL RATE.

NOTE: THE MAXIMUM TOTAL EXEMPTION ALLOWABLE IS 60 FEET. WHERE THE EXISTING PAVED STREET IS NOT COMPLETE WITH CURB AND GUTTER OR IF THE STREET HAS CURB AND GUTTERS AND IS NOT COMPLETELY PAVED WITH STANDARD ASPHALTIC OR CONCRETE WEARING SURFACE ONE-HALF OF THE ABOVE EXEMPTIONS SHALL APPLY.

WATER AND SEWER MAINS: OWNER PAYS RATE FOR FULL FRONTAGE. LATER WHEN MAINS ARE INSTALLED ALONG THE SIDE LOT DISTANCE IS EXEMPT UP TO A MAXIMUM OF 150 FEET IN A RESIDENTIAL ZONE (100 FEET IN A NON-RESIDENTIAL ZONE). IF MAINS ARE INSTALLED ALONG THE SIDE OF THE LOT FIRST, ASSESSMENTS ARE COMPUTED SO THAT THE OWNER PAYS NO MORE THAN AS PROVIDED ABOVE.

**PAYMENTS:** ASSESSMENTS ARE LEVIED AFTER THE INSTALLATION IS COMPLETE. USUALLY THERE IS A TWO OR THREE MONTH PERIOD BETWEEN THE TIME OF COMPLETION AND THE MAILING OF BILLS. THE OWNER THEN HAS 50 DAYS TO MAKE PAYMENT; OTHERWISE INTEREST WILL BE ADDED FROM THE DATE OF CONFIRMATION OF THE ASSESSMENT BY THE CITY COUNCIL. IF THE OWNER ELECTS, HE MAY PAY ONE-FIFTH DOWN AND THE REMAINDER IN FOUR ANNUAL INSTALLMENTS. INTEREST IS CHARGED AT THE RATE OF 6% PER ANNUM ON THE UNPAID BALANCE.

**EXISTING SMALL LINES:** IF AN EXISTING WATER LINE IS LOCATED IN THE STREET AND IS 4 INCHES IN DIAMETER OR LARGER, THE PROPERTY WILL BE EXEMPT FROM WATER MAIN ASSESSMENTS. SMALLER LINES WILL BE ABANDONED AND THE PROPERTY ASSESSED FOR THE NEW MAINS. IF AN EXISTING SEWER MAIN IS LOCATED IN THE STREET AND IS 8 INCHES IN DIAMETER OR LARGER AND PROPERLY INSTALLED, THE PROPERTY WILL BE EXEMPT FROM SEWER MAIN ASSESSMENTS.

SINGLE PERSONS

USE THIS SPACE FOR SIGNATURES WHERE PROPERTY OWNER IS NOT MARRIED

(NOTE AFTER SIGNATURE WHETHER SINGLE, WIDOW, OR WIDOWER)

1. NAME \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
2. NAME \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
3. NAME \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
4. NAME \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
5. NAME \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_

PARTNERSHIP OR ESTATE

USE THIS SPACE WHEN PROPERTY IS OWNED BY A PARTNERSHIP OR AN ESTATE

(ALL PARTNERS AND THEIR HUSBAND OR WIFE SHALL SIGN)

1. PARTNERSHIP NAME \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PARTNER \_\_\_\_\_ SPOUSE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
PARTNER \_\_\_\_\_ SPOUSE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
PARTNER \_\_\_\_\_ SPOUSE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
PARTNER \_\_\_\_\_ SPOUSE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
PARTNER \_\_\_\_\_ SPOUSE \_\_\_\_\_ ADDRESS \_\_\_\_\_
2. ESTATE OF \_\_\_\_\_ PROPERTY ADDRESS \_\_\_\_\_  
FRONTAGE \_\_\_\_\_  
HEIR \_\_\_\_\_ SPOUSE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
HEIR \_\_\_\_\_ SPOUSE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
HEIR \_\_\_\_\_ SPOUSE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
HEIR \_\_\_\_\_ SPOUSE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
HEIR \_\_\_\_\_ SPOUSE \_\_\_\_\_ ADDRESS \_\_\_\_\_

MARRIED PERSONS

USE THIS SHEET FOR SIGNATURES WHERE PROPERTY IS OWNED BY HUSBAND AND WIFE

(BOTH HUSBAND AND WIFE MUST SIGN)

1. HUSBAND Walter C. Sykes WIFE Jan von Berg Sykes FRONTAGE 50  
PROPERTY ADDRESS 4006 Primrose Ave
2. HUSBAND William B. Sykes WIFE Kud M. Sykes FRONTAGE 50  
PROPERTY ADDRESS 4008 Primrose Ave
3. HUSBAND Walter C. Sykes WIFE Virginia J. Sykes FRONTAGE 50  
PROPERTY ADDRESS 4012 Primrose Ave
4. HUSBAND Ray W. Sykes WIFE Jan B. Sykes FRONTAGE 50  
PROPERTY ADDRESS 4010 Primrose Ave
5. HUSBAND Richard WIFE Bonnie FRONTAGE 130  
PROPERTY ADDRESS 4005 Primrose Ave
6. HUSBAND \_\_\_\_\_ WIFE Eva Baron FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
7. 6. HUSBAND See next page WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
8. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
9. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
10. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
11. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
12. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
13. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
14. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
15. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
16. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_

MARRIED PERSONS

USE THIS SHEET FOR SIGNATURES WHERE PROPERTY IS OWNED BY HUSBAND AND WIFE

(BOTH HUSBAND AND WIFE MUST SIGN)

1. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE 145  
PROPERTY ADDRESS 4007 Primrose
2. HUSBAND Km WIFE m FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
3. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
4. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
5. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
6. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
7. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
8. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
9. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
10. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
11. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
12. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
13. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
14. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
15. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
16. HUSBAND \_\_\_\_\_ WIFE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_

CORPORATIONS

USE THIS SPACE FOR SIGNATURES WHEN PROPERTY IS OWNED BY A CORPORATION

1. NAME OF CORPORATION \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
BY \_\_\_\_\_ PRESIDENT OR VICE PRESIDENT  
ATTEST \_\_\_\_\_ SECRETARY (SEAL)  
ADDRESS \_\_\_\_\_ AFFIX SEAL
2. NAME OF CORPORATION \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
BY \_\_\_\_\_ PRESIDENT OR VICE PRESIDENT  
ATTEST \_\_\_\_\_ SECRETARY (SEAL)  
ADDRESS \_\_\_\_\_ AFFIX SEAL
3. NAME OF CORPORATION \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
BY \_\_\_\_\_ PRESIDENT OR VICE PRESIDENT  
ATTEST \_\_\_\_\_ SECRETARY (SEAL)  
ADDRESS \_\_\_\_\_ AFFIX SEAL
4. NAME OF CORPORATION \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
BY \_\_\_\_\_ PRESIDENT OR VICE PRESIDENT  
ATTEST \_\_\_\_\_ SECRETARY (SEAL)  
ADDRESS \_\_\_\_\_ AFFIX SEAL

CHURCH OR ORGANIZATION

USE THIS SPACE FOR SIGNATURES IF PROPERTY IS OWNED BY A CHURCH OR ORGANIZATION

1. NAME OF OWNER \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
PROPERTY ADDRESS \_\_\_\_\_
- BY \_\_\_\_\_, TRUSTEE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
BY \_\_\_\_\_, TRUSTEE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
BY \_\_\_\_\_, TRUSTEE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
BY \_\_\_\_\_, TRUSTEE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
BY \_\_\_\_\_, TRUSTEE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
BY \_\_\_\_\_, TRUSTEE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
BY \_\_\_\_\_, TRUSTEE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
BY \_\_\_\_\_, TRUSTEE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
BY \_\_\_\_\_, TRUSTEE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
BY \_\_\_\_\_, TRUSTEE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
BY \_\_\_\_\_, TRUSTEE \_\_\_\_\_ ADDRESS \_\_\_\_\_  
BY \_\_\_\_\_, TRUSTEE \_\_\_\_\_ ADDRESS \_\_\_\_\_
- GIVE DATE OF AUTHORITY TO EXECUTE \_\_\_\_\_  
(ALL TRUSTEES MUST SIGN)