



DATE: August 28, 2019
TO: David Parrish, City Manager
FROM: Charles D. Watts, Jr., City Attorney
RE: Petition for Local Improvements-
Fieldcrest Rd Widening from Patton Ave to the End of Fieldcrest Rd
With Curb and Gutter on Both Sides

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 3; the number thereof signing the petition is 2, a majority of 67%. The total number of linear feet is 1,638; the number of linear feet signed for by petitioners is 1,491, a majority of 91%.

With respect to paving, the estimated cost based upon current unit prices for linear feet on past contracts is \$530,000. The assessment rate of \$23.00 per foot represents 6% of the total cost. The source of funding will be the Street Paving Revolving 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 September 17, 2019.

Respectfully submitted,

Charles D. Watts, Jr.
City Attorney

cc: Adam Fisher
Ted Kallam

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

PETITIONER

NAME: **Jerome Burke**
ADDRESS: **2501 Fieldcrest Rd**
Greensboro, NC 27406
PHONE NO: **336-926-2862**

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

PETITION FOR LOCAL IMPROVEMENTS

GREENSBORO NC November 7, 2018

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. STREETS PROPOSED TO BE IMPROVED:

Fieldcrest Rd

FROM: **Patton Ave** TO: **End of Fieldcrest Rd**

TO BE WIDENING CURB AND GUTTER **Both** SIDE(S)

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 Jerome Burke WIFE Brenda A. Burke FRONTAGE 282
PROPERTY ADDRESS 2501 Fieldcrest Road, Greensboro NC 27406
2. HUSBAND _____ WIFE _____ FRONTAGE _____
PROPERTY ADDRESS 2501 Fieldcrest Road, Greensboro NC 27406
3. HUSBAND _____ WIFE _____ FRONTAGE 282
PROPERTY ADDRESS _____
4. HUSBAND Larry Burke WIFE Larry C. Burke FRONTAGE 282
PROPERTY ADDRESS 2501 Fieldcrest Road, Greensboro N.C.
5. HUSBAND _____ WIFE Larry C. Burke FRONTAGE 282 27406
PROPERTY ADDRESS 2501 Fieldcrest Road, Greensboro, N.C. 27406
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 KB NC Holdings, LLC FRONTAGE 1305
BY [Signature] PRESIDENT OR VICE PRESIDENT
ATTEST Manager 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 _____
- GIVE DATE OF AUTHORITY TO EXECUTE _____
(ALL TRUSTEES MUST SIGN)

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 _____
GIVE DATE OF AUTHORITY TO EXECUTE _____
(ALL TRUSTEES MUST SIGN)