



PLANNING

Annexation Request PL(P) 23-15

July 7, 2023

Planning and Zoning Commission Members,

Planning Staff has received a contiguous annexation request. Please find the details of the request below.

- **Owners/Applicants:** D. Stone Builders, Inc. and City of Greensboro
- **Address:** A portion of 2220 Huffine Mill Road, a portion of 260 Willowlake Road, a portion of Willowlake Road right-of-way, 2300 Z-4 Huffine Mill Road, and a portion of I-840 R-O-W
- **Tax PIN:** 7895366253, 7895342718, and 7895466794
- **Parcel #:** 0115284, 0114914, and 0220550
- **Acreage:** 46.03 ac. total
- **Proposed Land Use Type:** Single and Multi-family Residential

This property is located within the Tier 1 Growth Area on the Growth Tiers Map in the Comprehensive Plan.

City water is available by connecting to the 12 inch water line that is located 660 feet south of the properties on Willowlake Road. There is also a capital improvement project to install an 16 inch waterline along Huffine Mill Road.

City sewer is available. There is an 18 inch sewer outfall on the southern properties.

The City's Fire Department notes that this site is currently served by City Station #63, Burlington Road, (southwest of the request) through a reciprocal aid agreement McLeansville Fire District. Upon annexation, City Station #63 will continue to provide service to the site. Service to this location will improve, if annexed. The Standard of Cover can be met 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.

Thank you,

Lucas G. Carter (Luke), AICP
City of Greensboro, Senior Planner
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