



PLANNING

## Annexation Request PL(P) 23-20

September 8, 2023

Planning and Zoning Commission,

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

- **Owners/Applicants:** Lloyd Dickerson of Lionsgate LBD Properties, LLC
- **Address:** 4018 Sedgewood Lane
- **Tax PIN:** 7842435088
- **Acreage:** 0.497 ac.
- **Proposed Land Use Type:** Single-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 six inch water line that fronts the property on Sedgewood Lane.

City sewer is available by connecting to the 12 inch sewer line that is located approximately 6,100 feet away from the property to the south.

The City's Fire Department notes that this site is currently served by Pinecroft Sedgfield Fire District Station 24 on Bishop Road (south of the request). Upon annexation, City Station #10 on West Gate City Boulevard (north of the request) will serve the property. The City Fire Department can meet the Standard of Cover with existing stations and personnel, including contracts, to this location.

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.

The Technical Review Committee recommended approval of this annexation request at their September 7, 2023 meeting.

Thank you,

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