



GREENSBORO
NORTH CAROLINA

PLANNING

Annexation Request PL(P) 24-07

February 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:** Scott Wallace of Keystone Group, Inc
- **Address:** 4452 Sumner Church Road
- **Tax PIN:** 7861090219
- **Acreage:** 10.65 ac.
- **Proposed Land Use Type:** Single-family Residential

This 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 eight inch water line that is located along Carol Avenue and the 24 inch line that is located along Old Randleman Road.

City sewer is available by connecting to the lines along Penley Trail and Winsland Street in the Avondale Subdivision. However, the sewer line is still under construction on the east side of Penley Trail. Until the as-built utility plans for this project have been approved/released they cannot connect onto the sewer within Avondale Subdivision.

The City's Fire Department notes that this site is currently served by Pinecroft Sedgefield Station 24 on Bishop Road (west of the request). Upon annexation, City Station 61 on West Vandalia Road (northeast 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 its February 6, 2024 meeting.

Thank you,

Lucas G. Carter (Luke), AICP
City of Greensboro, Senior Planner
336-373-4342