



GREENSBORO
NORTH CAROLINA

PLANNING

Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, November 18, 2024** at 5:30 p.m. Please find instructions for participating in this meeting at the end of this agenda. Please also note that the order of the agenda may be altered at the Planning and Zoning Commission's discretion based on the level of interest in each case. The tentative agenda is as follows:

1. Acknowledgement of Absences
2. Approval of the minutes of the October 21, 2024 meeting
3. Withdrawals and Continuances
4. Public Hearings:

PL(P) 24-36

Z-24-11-001

4409 North Danby Castle Road (west of North Danby Castle Road and north of I-73) – An annexation and original zoning request from County CZ-PD-R-SP (Conditional Zoning - Planned Development – Residential with a Special Use Permit for the Master Sign Plan) to City R-5 (Residential Single-family – 5).

- For the property identified as 4409 North Danby Castle Road, generally described as west of North Danby Castle Road and north of I-73 (3.176 acres)
- Trace A. McKinney for McKinney and Sons Construction LLC

Z-24-11-002

2400-YY Brewington-Sibert Place (west of Brewington-Sibert Place and east of Tangent Court) – A rezoning request from R-3 (Residential Single-family – 3) to R-5 (Residential Single-family – 5).

- For the property identified as 2400-YY Brewington-Sibert Place, generally described as west of Brewington-Sibert Place and east of Tangent Court (4.082 acres)
- Victor Johnson on behalf of John T. Lumpkins

Z-24-11-003

3410-3432 McConnell Road (south of McConnell Road and east of Bridgepoint Road) – A rezoning request from R-5 (Residential Single-family – 5) to CD-LI (Conditional District - Light Industrial) with the following conditions:

1. Minimum perimeter setback to Residential uses shall be 45 (forty-five) feet.

2. Permitted uses shall be limited to: All uses in the LI zoning district except for Brewery, Craft Distillery, Distillery, Fuel Oil Sales, and Microbrewery.
 - For the property identified as 3410-3432 McConnell Road, generally described as south of McConnell Road and east of Bridgepoint Road (43.751 acres)
 - Josh Drye for Samet Corporation on behalf of McConnell Road Properties, LLC

Z-24-11-004 1326 Seminole Drive and a portion of 1041 Battleground Avenue (northwest of Benjamin Parkway, east of Whilden Place, and northeast of Seminole Drive) – A rezoning request from R-5 (Residential Single-family – 5) and RM-18 (Residential Multi-family – 18) to CD-LI (Conditional District - Light Industrial) with the following condition:

1. No Outdoor Advertising Signs (Billboards) shall be permitted on the property.
 - For the properties identified as 1326 Seminole Drive and a portion of 1041 Battleground Avenue, generally described as northwest of Benjamin Parkway, east of Whilden Place, and northeast of Seminole Drive (approximately 2.96 acres)
 - City of Greensboro

Z-24-11-005 8309 West Market Street, 110 and 120 South Regional Road (south of West Market Street and west of South Regional Road) – A rezoning request from CD-LI (Conditional District - Light Industrial) and LI (Light Industrial) to CD-HI (Conditional District - Heavy Industrial) with the following condition:

1. All uses permitted under HI except: Cemeteries.
 - For the properties identified as 8309 West Market Street, 110 and 120 South Regional Road, generally described as south of West Market Street and west of South Regional Road (16.38 acres)
 - Marc Isaacson on behalf of Texon Midstream, LLC for Southern Region Industrial Realty, Inc. and Norfolk Southern Railway Company

5. Items from the Planning Department:

6. Items from the Planning and Zoning Commission Members:

SS/arn/lc
Attachments

*You can participate in this meeting in person or online. If you would like to address the Planning and Zoning Commission and provide evidence/testimony during the meeting regarding an item on this agenda virtually, please email Planning staff no later than **12:00 p.m. on Monday, November 18, 2024:***

- Luke Carter (lucas.carter@greensboro-nc.gov)
- Carla Harrison (carla.harrison@greensboro-nc.gov)
- Andrew Nelson (andrew.nelson@greensboro-nc.gov)
- Mike Kirkman (mike.kirkman@greensboro-nc.gov)

*If you request to participate in the meeting virtually, you will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. If you have a presentation, pictures or other materials you would like to present to the Planning and Zoning Commission as part of the meeting, please provide it to Planning staff no later than **5:00 p.m. on Friday, November 15, 2024.***

Interpreter services are available at no cost in accordance with Title VI. Servicios de intérpretes están disponibles sin costo de acuerdo a la ley del Título VI.

Any individual with a disability who needs an interpreter or other auxiliary aids, please contact Olivia Byrd at 336-373-2986. To request services needed, please make the request 3-5 days prior to the meeting. For additional information or assistance, please contact Gary Canapinno, ADA Coordinator at 336-373-2723.