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PLANNING

## Agenda

The next regular meeting of the Greensboro Zoning Commission will be held on **Wednesday, January 20, 2021 at 5:30 p.m.** In order to protect public health this meeting will be held only online. Please find instructions for participating in this meeting below. The tentative agenda is as follows:

1. Approval of the minutes of the December 21, 2020 regular meeting
2. Withdrawals and Continuances
3. Public Hearings:

### Old Business:

**Z-20-11-006** The City of Greensboro is proposing a change to the Airport Overlay District to establish a Zone 1 (AOD-1) and a Zone 2 (AOD-2) in accordance with the proposed new Airport Overlay District map.

### Text Amendments:

A. Zoning, Planning and Development Text Amendment: Amending Sections 30-4-1.4 (Mailed Notice), 30-4-8.7 (District Boundaries), 30-7-8.2 (District Standards), and 30-13-9.2 (Owner's Associations) of the Land Development Ordinance related to the Airport Overlay District.

**Z-20-12-007** 4310 Big Tree Way (northeast of Big Tree Way and northwest of West Wendover Avenue) – A rezoning from CD-C-M (Conditional District – Commercial - Medium) to PUD (Planned Unit Development) and approval of an associated Unified Development Plan with the following condition:

1. Uses Allowed: Residential Multi-Family, Upper Story Residential and or Townhomes; Office, Retail and Commercial Uses including Offices, Commercial or Individual Unit Overnight Accommodations, Eating and Drinking Establishments, Professional Services (except Funeral Homes and Crematoriums), Retail, Self-Storage & Indoor Recreation. PUD-Infill Uses Not Allowed: Funeral Homes and Crematoriums, Commercial Car Washes (Accessory Car Washes for Residents are allowed), Commercial Animal Boarding (Accessory Pet Facilities for Residents are allowed).
2. Limited to a maximum of dwelling units 80.
3. Except within 50 feet of an R- District, where the ordinance requires a maximum building height of 50 feet or 3 stories, building height shall be limited to a maximum of 90 feet.

- For the property identified as 4310 Big Tree Way, generally described as northeast of Big Tree Way and northwest of West Wendover Avenue (2.47 acres)
- Tony Miller for MX Greensboro, LLC

**New Business:**

**Z-21-01-001** 625 Franklin Boulevard (east of Franklin Boulevard and north of Afton Drive) – A rezoning from CD-O (Conditional District - Office) to CD-O (Conditional District - Office) with the following conditions:

1. All uses permitted in the Office district except drive thru uses.
  4. Total building area shall not exceed 2,500 square feet.
  5. Site shall be limited to one freestanding sign, limited to a maximum of 8 feet in height.
- For the property identified as 625 Franklin Boulevard, generally described as east of Franklin Boulevard and north of Afton Drive (0.38 acres)
  - Ardeanna Wideman

**Z-21-01-002** 1300 Covered Wagon Road (west of Covered Wagon Road and north of Chandler Oaks Lane) – A rezoning from R-3 (Residential Single-family – 3) to R-5 (Residential Single-family – 5).

- For the property identified as 1300 Covered Wagon Road, generally described as west of Covered Wagon Road and north of Chandler Oaks Lane (9.79 acres)
- Ian Phillips of The Crown Companies, LLC for Janice Hancock and Thomas Watson

**PL(P) 21-01**

**Z-21-01-003** A portion of 3214 Groometown Road (west of Groometown Road and north of Broadacres Drive) – An annexation and original zoning from County RS-20 (Residential Single-family) to City R-3 (Residential Single-family - 3).

- For the property identified as 3214 Groometown Road, generally described as west of Groometown Road and north of Broadacres Drive (approximately 0.37 acres)
- S. Leigh “Bo” Rodenbough IV for SECU\*RE, Inc.

**Z-21-01-004** 606-618 Whitfield Drive (north of Whitfield Drive and west of Bell Orchard Drive) – A rezoning from R-3 (Residential Single-family - 3) to CD-RM-8 (Conditional District – Residential Multi-family - 8) with the following condition:

1. Limited to residential uses only.
- For the property identified as 606-618 Whitfield Drive, generally described as north of Whitfield Drive and west of Bell Orchard Drive (6.78 acres)
  - Jeff Jackson of Investors Land Services, LLC for Elizabeth N. and James F. Buckman

4. Items from Planning Department:
5. Items from the Zoning Commission Members:
6. Acknowledgment of Absences:

SS/lc  
Attachments

*If you would like to address the Zoning Commission and provide evidence/testimony during the meeting regarding an item on this agenda, please email Planning staff no later than **10:00 a.m. on Wednesday, January 20, 2021.***

- Mike Kirkman ([mike.kirkman@greensboro-nc.gov](mailto:mike.kirkman@greensboro-nc.gov))
- Luke Carter ([lucas.carter@greensboro-nc.gov](mailto:lucas.carter@greensboro-nc.gov))

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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 Donna Gray, ADA Coordinator at 336-373-2723.



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PLANNING

**Agenda**

The next regular meeting of the Greensboro Zoning Commission will be held on **Monday, February 15, 2021 at 5:30 p.m.** In order to protect public health this meeting will be held only online. Please find instructions for participating in this meeting below. The tentative agenda is as follows:

1. Approval of the minutes of the January 20, 2021 regular meeting
2. Withdrawals and Continuances
3. Public Hearings:

**Z-21-02-001** 5908 Ballinger Road (north of Ballinger Road, west of Fleming Road, and northwest of New Garden Road) – A rezoning from R-3 (Residential Single-family – 3) to CD-O (Conditional District - Office) with the following conditions:

1. All uses permitted in the Office district except Residential Uses; Cemeteries; Group Care Facilities; Shelters, Temporary and Emergency; Swim and Tennis Clubs; Overnight Accommodations; and Junked Motor Vehicles.
  2. Building height shall be limited to 48 feet excluding architectural design features, rooftop equipment (e.g., HVAC equipment and the like) and any other non-structural components.
- For the property identified as 5908 Ballinger Road, generally described as north of Ballinger Road, west of Fleming Road, and northwest of New Garden Road (3.65 acres)
  - Marc Isaacson for Southeastern Site Acquisitions, LLC

**Z-21-02-002** 3831, 3833, and 3901 Osborne Road and 3901-YY Simmons Court (east of Osborne Road and east of Jobe Court) – A rezoning from R-3 (Residential Single-family – 3) to CD-C-M (Conditional District - Commercial - Medium) with the following conditions:

1. All uses allowed in the Commercial – Medium zoning district except: Night Clubs, Bars, and Brewpubs; Funeral Homes and Crematoriums; Taxi Dispatch Terminals; ABC Stores; Pawn Shops; Craft Distilleries; Eating and Drinking Establishments; and Drive-thru facilities.
- For the properties identified as 3831, 3833, and 3901 Osborne Road and 3901-YY Simmons Court (City GIS has it as 3901-YY Osborne

Road), generally described as east of Osborne Road and east of Jobe Court (1.21 acres)

- The Investment Group of NC, LLC

**Z-21-02-003** 4123 and 4125 Lawndale Drive (west of Lawndale Drive and north of Benton Lane) – A rezoning from R-3 (Residential Single-family – 3) to CD-C-L (Conditional District - Commercial - Low) with the following conditions:

1. All uses permitted in the Commercial-Low zoning district except: Any Eating and Drinking Establishments, Any use with Drive-Thru Service, Cemeteries, Junked Motor Vehicles (accessory use), and Satellite Dishes/TV and Radio Antennae Towers (accessory structures).
2. Where permitted, an opaque fence no less than six feet in height shall be installed and maintained along property lines adjacent to single-family residential uses.
3. Total building area shall not exceed 12,500 square feet. Each individual building shall be not exceed 7,300 square feet.
4. Maximum building height shall be limited to twenty (20) feet.
5. At least 90% of exterior façade shall be brick and/or storefront metal material with glass. All buildings shall have a flat roof.

- For the properties identified as 4123 and 4125 Lawndale Drive, generally described as west of Lawndale Drive and north of Benton Lane (1.37 acres)
- Will Stevens for Mariana and Erik Johnson

**Z-21-02-004** 106, 110, and 112 Manley Avenue (west of Manley Avenue and south of West Market Street) – A rezoning from L-I (Light Industrial) to CD-C-M (Conditional District - Commercial - Medium) with the following conditions:

1. All uses permitted in the Commercial – Medium zoning district except the following: Junked Motor Vehicles, Bars, Nightclubs, and Brewpubs, Drive-thru Facilities, and Eating and Drinking Establishments.
2. Parcels are to be combined with parcel identified as 301 Norwalk Street (PIN: 7844248494).

- For the properties identified as 106, 110, and 112 Manley Avenue, generally described as west of Manley Avenue and south of West Market Street (0.94 acres)
- Greensboro Auto Auction Inc.

**PL(P) 21-02**

**Z-21-02-006** 3922, 4000, and 4002 Hickory Tree Lane (southwest of Hickory Tree Lane and west of Youngs Mill Road) – An annexation and original zoning from County RS- 40 (Residential Single-family) to City R-3 (Residential Single-family – 3).

- For the property identified as 3922, 4000, and 4002 Hickory Tree Lane, generally described as southwest of Hickory Tree Lane and west of Youngs Mill Road (1.55 acres)
- S. Leigh “Bo” Rodenbough IV for SECU\*RE, Inc.

**PL(P) 21-03**

**Z-21-02-007** 257 Willowlake Road (west of Willowlake Road south of Huffine Mill Road) – An annexation and original zoning from County AG (Agricultural) and County RS-30 (Residential Single-family) to City CD-C-M (Conditional District - Commercial - Medium) with the following conditions:

1. All uses permitted in the C-M zoning district except: Drive-thru Facilities and Eating and Drinking Establishments.
  2. Freestanding signage shall not to exceed six (6) feet in height.
  3. Maximum square footage of all principal structures shall not exceed 250,000 square feet.
- For the property identified as 3922, 4000, and 4002 Hickory Tree Lane, generally described as west of Willowlake Road south of Huffine Mill Road (21.09 acres)
  - Eric Page for the Theresa G. Hamlett Family Irrevocable Trust Agreement.

**Z-21-02-008** 1308, 1308-YY, 1312, and a portion of 1309 Pisgah Church Road (northwest of Pisgah Church Road and northeast of Pisgah Place) – A rezoning request from R-3 (Residential Single-family – 3) to CD-RM-8 (Conditional District – Residential Multi-family - 8) with the following conditions:

1. There shall be no vehicular access to Bontura Drive.
  2. Building materials shall consist of no less than 50% brick and/or cementitious material.
  3. The northern, western and southwestern borders of the development shall feature a “Type C” landscape buffer as required by ordinance. All required understory trees within said buffer will be evergreen species, and will be supplemented by an additional 5 evergreen understory trees per 100 linear feet to create a visual buffer.
- For the property identified as 1308, 1308-YY, 1312, and a portion of 1309 Pisgah Church Road, generally described as northwest of Pisgah Church Road and northeast of Pisgah Place (4.26 acres)
  - Marc Isaacson for the Jerry L. Wass on behalf of the Hazel M. Lee Living Trust and Lawrence K. Cobb and others.

**Ordinance Text Amendment:**

Zoning, Planning and Development Text Amendment: Amending Subsection (A) of Section 30-10-4.1, Plant Materials, of the Land Development Ordinance to require a Plant Species and Genus Mix Among Newly Installed Canopy Trees, Understory Trees and Shrubs.

4. Items from Planning Department:
5. Items from the Zoning Commission Members:
6. Acknowledgment of Absences:

SS/lc

## Attachments

*If you would like to address the Zoning Commission and provide evidence/testimony during the meeting regarding an item on this agenda, please email Planning staff no later than **10:00 a.m. on Monday, February 15, 2021.***

- Mike Kirkman ([mike.kirkman@greensboro-nc.gov](mailto:mike.kirkman@greensboro-nc.gov))
- Luke Carter ([lucas.carter@greensboro-nc.gov](mailto:lucas.carter@greensboro-nc.gov))

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PLANNING

**Agenda**

The next regular meeting of the Greensboro Zoning Commission will be held on **Monday, March 15, 2021 at 5:30 p.m.** In order to protect public health this meeting will be held only online. Please find instructions for participating in this meeting below. The tentative agenda is as follows:

1. Acknowledgment of Absences:
2. Approval of the minutes of the February 15, 2021 regular meeting
3. Withdrawals and Continuances
4. Public Hearings:
  - Z-21-03-001** 8513 Cider Road (south of Cider Road and west of Sandy Ridge Road) – A rezoning from R-3 (Residential Single-family – 3) to LI (Light Industrial).
    - For the property identified as 8513 Cider Road, generally described as south of Cider Road and west of Sandy Ridge Road (1.35 acres)
    - Sheila Dodson Barbour.
  - Z-21-03-003** 4111 and 4113 Lawndale Drive and 4006 Lawndale Place (west of Lawndale Drive, east of Lawndale Place, and north of Benton Lane) – A rezoning from R-3 (Residential Single-family – 3) to CD-RM-8 (Conditional District - Residential Multi-family – 8) with the following conditions:
    1. Building materials shall consist of no less than 50% wood, stone, glass, brick and or/ cementious material.
    - For the properties identified as 4111 and 4113 Lawndale Drive and 4006 Lawndale Place, generally described as west of Lawndale Drive, east of Lawndale Place, and north of Benton Lane (2.23 acres)
    - Marc Isaacson on behalf of Owls Roost Partners for the Mary H. Settle Estate
  - Z-21-03-004** 7801 and 7803 Thorndike Road (south of Thorndike Road and east of Pegg Road) – A rezoning from CD-BP (Conditional District – Business Park) to LI (Light Industrial).
    - For the properties identified as 7801 and 7803 Thorndike Road, generally described as south of Thorndike Road and east of Pegg Road (6.21 acres)
    - Hunter Nichols for Samet Corporation.

**PL(P) 21-06** Street Name Change:  
Proposed street name change from SR-6838 (North Regional Ramp) to Samaritan Lane.

5. Items from Planning Department:  
GSO2040 Comprehensive Plan implementation update

6. Items from the Zoning Commission Members:

SS/lc  
Attachments

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- Mike Kirkman ([mike.kirkman@greensboro-nc.gov](mailto:mike.kirkman@greensboro-nc.gov))
- Luke Carter ([lucas.carter@greensboro-nc.gov](mailto:lucas.carter@greensboro-nc.gov))

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PLANNING

**Agenda**

The next regular meeting of the Greensboro Zoning Commission will be held on **Monday, April 19, 2021 at 5:30 p.m.** In order to protect public health this meeting will be held only online. Please find instructions for participating in this meeting below. The tentative agenda is as follows:

1. Approval of the minutes of the March 15, 2021 regular meeting
2. Withdrawals and Continuances
3. Public Hearings:

**Z-21-04-001** 1304 Woodside Drive (south of Woodside Drive and southeast of Summit Avenue) – A rezoning from CD-C-L (Conditional District – Commercial - Low) to CD-C-M (Conditional District – Commercial - Medium) with the following condition:

1. All uses permitted in the C-M zoning district except eating and drinking establishments and any use with a drive through facility.
- For the property identified as 1304 Woodside Drive, generally described as south of Woodside Drive and southeast of Summit Avenue (0.31 acres)
  - Taiwo and Tijani Waheed

**PL(P) 21-10**

**Z-21-04-002** A portion of 138 Flemingfield Road and all of 168, 170, ad 172 Flemingfield Road (east of Flemingfield Road and south of Huffine Mill Road) – An annexation and original zoning from County AG (Agricultural) to City R-5 (Residential Single-family – 5).

- For the properties identified as a portion of 138 Flemingfield Road and all of 168, 170, ad 172 Flemingfield Road, generally described as east of Flemingfield Road and south of Huffine Mille Road (32.481 acres)
- Windsor Investments, LLC for Land Acquisition & Development Services, LLC on behalf of Jim Allen, Inc., Hathcock Properties, LLC., and Alan R. Albert.

**PL(P) 21-11**

**Z-21-04-003** A portion of 138 Flemingfield Road (east of Flemingfield Road and north of Burlington Road) – An annexation and original zoning from County AG (Agricultural) to City CD-RM-12 (Conditional District - Residential Multi-family – 12) with the following conditions:

1. Uses limited to a maximum of 170 residential dwelling units.

2. Maximum building height shall be limited to 40 feet.
  - For the property identified as a portion of 138 Flemingfield Road, generally described as east of Flemingfield Road and north of Burlington Road (32.503 acres total with 32.113 acres being a portion of 138 Flemingfield Rd and 0.39 acres being Flemingfield Road right-of-way)
  - True Homes for Jim Allen, Inc.

**Z-21-04-004** 3009-3015 Tew Street (east of Tew Street and east of Pinecroft Road) – A rezoning from R-3 (Residential Single-family - 3) to R-5 (Residential Single-family - 5).

- For the properties identified as 3009-3015 Tew Street, generally described as East of Tew Street and east of Pinecroft Road (0.99 acres)
- 3 Pillars Homes, LLC for FeedGate Investment Company, Inc.

**PL(P) 21-07**

**Z-21-04-005** 128 Vivian Lane (south of Vivian Lane and east of South Elm-Eugene Street) – An annexation and original zoning from County AG (Agricultural) to City R-3 (Residential Single-family – 3).

- For the property identified as 128 Vivian Lane, generally described as south of Vivian Lane and east of South Elm-Eugene Street (1.23 acres)
- Britton Lewis for the Eugene Thomas Grissom, Jr. Revocable Trust

**Z-21-04-006** 102 and 104 East Vandalia Road (south of East Vandalia Road and east of South Elm-Eugene Street) – A rezoning from CD-C-H (Conditional District – Commercial - High) to CD-RM-18 (Conditional District – Residential Multi-family - 18) with the following conditions:

1. Uses limited to a maximum of 96 multi-family dwelling units.
  - For the properties identified as 102 and 104 East Vandalia Road, generally described as south of East Vandalia Road and east of South Elm-Eugene Street (8.41 acres)
  - Matt Raab of Winfield Properties, Inc. for the J. Harrell Freeman Estate

**Z-21-04-007** 5009 Mackay Road (southwest of Mackay Road and northwest of West Gate City Boulevard) – A rezoning from C-M (Commercial - Medium) to CD-RM-26 (Conditional District – Residential Multi-family - 26) with the following conditions:

1. Uses limited to a maximum of 76 multi-family dwelling units.
2. Building height shall be limited to a maximum of 50 feet and four stories in height.
  - For the property identified as 5009 Mackay Road, generally described as southwest of Mackay Road and northwest of West Gate City Boulevard (3.153 acres)
  - Davis Ray of Workforce Solutions, Inc. for SBBH Developments 2, LLC

**Z-21-04-008** 5812, 5908, and 5910 Lake Brandt Road and 2000, 20218, and 2020 Trospen Road (north and south of Trospen Road and east of Lake Brandt

Road) – Consideration of a UDP (Unified Development Plan) for a previously approved PUD (Planned Unit Development) zoning district.

- For the properties identified as 5812, 5908, and 5910 Lake Brandt Road and 2000, 20218, and 2020 Trosper Road, generally described as north and south of Trosper Road and east of Lake Brandt Road (15.504 acres)
- Hugh Creed Associates, Inc.

**PL(P) 21-08**

**Z-21-04-009**

3403 McConnell Road (north of McConnell Road and north of Bridgepoint Road) – An annexation and original zoning from County AG (Agricultural) to City O (Office).

- For the property identified as 3403 McConnell Road, generally described as north of McConnell road and north of Bridgepoint Road (0.48 acres)
- City of Greensboro

**Z-21-04-010**

A portion of Flemingfield Road right-of-way (north of Burlington Road and south of Huffine Mill Road) – An annexation and original zoning from County AG (Agricultural) and County RS-30 (Residential Single-Family) to City RM-12 (Residential Single-family – 12).

- For the property identified as a portion of Flemingfield Road right-of-way, generally described as north of Burlington Road and south of Huffine Mill Road (0.39 acres)
- City of Greensboro

**PL(P) 21-09**

Proposed Street Closing for: 1) Luray Drive from the Northern Right-of-way Line for West Florida Street to the Northern Right-of-way Line for Hyde Drive ( $\pm$  980 feet); 2) Hyde Drive from the Eastern Right-of-way Line for Luray Drive to the Western Right-of-way Line for Hudgins Drive ( $\pm$  1,010 feet); and 3) Hudgins Drive from the Northern Right-of-way line for West Florida Street to the Eastern Right-of-way Line for Freeman Mill Road ( $\pm$  1,320 feet)

4. Items from Planning Department:
5. Items from the Zoning Commission Members:
6. Acknowledgment of Absences:

SS/lc

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- Mike Kirkman ([mike.kirkman@greensboro-nc.gov](mailto:mike.kirkman@greensboro-nc.gov))
- Luke Carter ([lucas.carter@greensboro-nc.gov](mailto:lucas.carter@greensboro-nc.gov))

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PLANNING

**Agenda**

The next regular meeting of the Greensboro Zoning Commission will be held on **Monday, May 17, 2021 at 5:30 p.m.** In order to protect public health this meeting will be held only online. Please find instructions for participating in this meeting below. The tentative agenda is as follows:

1. Acknowledgment of Absences:
2. Approval of the minutes of the April 19, 2021 regular meeting
3. Withdrawals and Continuances
4. Public Hearings:
  - Z-21-05-001** 1419 Manuel Street (south of Manuel Street and west of Karlingdale Drive) – A rezoning from R-3 (Residential Single-family - 3) to CD-R-5 (Conditional District - Residential Single-family - 5) with the following conditions:
    1. Uses limited to residential uses only.
      - For the property identified as 1419 Manuel Street, generally described as south of Manuel Street and west of Karlingdale Drive (0.425 acres)
      - Sonny Vestal for BMS Investment Properties, LLC
  - Z-21-05-002** 2571 Sixteenth Street (west of Sixteenth Street and north of East Cone Boulevard) – A rezoning from CD-RM-18 (Conditional District – Residential Multi-family - 18) and C-H (Commercial – High) to CD-RM-18 (Conditional District – Residential Multi-family - 18) with the following conditions:
    1. Uses limited to a maximum of 190 residential dwelling units.
    2. Maximum building height shall be limited to 50 feet.
      - For the property identified as 2571 Sixteenth Street, generally described as west of Sixteenth Street and north of East Cone Boulevard (11.83 acres)
      - Carruthers & Roth, P.A. for Donald Linder of Linder Ventures III, LLC.
  - Z-21-05-004** 224-228 College Road (southeast of College Road and southwest of Savoy Lane) – A rezoning from R-3 (Residential Single-family - 3) to CD-RM-8 (Conditional District - Residential Multi-family - 8) with the following conditions:
    1. Uses limited residential uses only.

- For the properties identified as 224-228 College Road, generally described as southeast of College Road and southwest of Savoy Lane (1.49 acres)
- Tom Terrell for Solution Architects, Inc

**PL(P) 21-013**

**Z-21-05-005** 800 and 816 Roberson Comer Road (north and east of Roberson Comer Road and east of Lake Jeanette Road) – An annexation, original zoning, and rezoning from County AG (Agricultural) and City R-3 (Residential Single-family - 3) to City CD-RM-5 (Conditional District – Residential Multi-family - 5) with the following conditions:

1. Building materials shall consist of no less than 50% wood, stone, glass brick, and/or cementitious material.

- For the properties identified as 800 and 816 Roberson Comer Road, generally described as north and east of Roberson Comer Road and east of Lake Jeanette Road (11.911 Acres total; 7.59 acres in the original zoning; and 4.32 acres in the rezoning)
- Marc Isaacson for Lake Shore Residence, LLC

**Z-21-05-007** 3507-3511 West Market Street (south of West Market Street and west of Ashland Drive) – A rezoning from O (Office) to PUD (Planned Unit Development) with the following condition:

1. Permitted uses shall include all uses allowed in the PUD district except: All Cemeteries; Shooting Ranges; Funeral Homes and Crematoriums; Taxi Dispatch Terminals; Taxidermists; Pawnshops; Sexually Oriented Businesses; and Land Clearing and Inert Debris Landfills, Minor.

- For the properties identified as 3507-3711 West Market Street, generally described as south of West Market Street and west of Ashland Drive (15.51 acres)
- Michael S. Fox on behalf of Koury Corporation

**Z-21-05-008** 4160 Near Pleasant Garden Road, 4150-R1 Pleasant Garden Road, and 121 Near East Elmsley Drive (west of Pleasant Garden Road, east of East Elmsley Drive and north of I-85) – A rezoning from CD-C-H (Conditional District – Commercial - High) to CD-LI (Conditional District – Light Industrial) with the following condition:

1. Permitted uses shall include all uses allowed in the LI district except: All Cemeteries; Daycare Centers; Shooting Ranges; Funeral Homes and Crematoriums; and Taxi Dispatch Terminals.

- For the properties identified as 4160 Near Pleasant Garden Road, 4150-R1 Pleasant Garden Road, and 121 Near East Elmsley Drive, generally described as west of Pleasant Garden Road, east of East Elmsley Drive and north of I-85 (114.21 acres).
- Michael S. Fox on behalf of Brittway II Investments, LLC

**Text Amendments:**

- PL(P) 21-14** Zoning, Planning and Development Text Amendment: Amending Sections 30-4-1.4 (Mailed Notice), 30-4-8.7 (District Boundaries), 30-7-8.2 (District Standards), and 30-13-9.2 (Owner's Associations) of the Land Development Ordinance related to the Airport Overlay District.
- OPTION "A" - The proposed overlay district would be divided into two parts: 1) AOD-A which continues to allow single-family dwellings on lots greater than 40,000 square feet; and 2) AOD-B which continues to allow single-family dwellings on lots greater than 40,000 square feet, and allow other residential uses with notification and noise level reduction requirements.
  - OPTION "B" - The proposed overlay district will be divided into two parts: 1) AOD-A which would allow single-family dwellings on lots greater than 40,000 square feet with notification and noise level reduction requirements; and 2) AOD-B which would allow all residential uses with notification and noise level reduction requirements.
- PL(P) 21-15** Zoning, Planning and Development Text Amendment: Amending Section 30-4-11.3 (Decision-Making Criteria) and Section 30-8-11.1 (Accessory Uses and Structures) of the Land Development Ordinance to allow a Type 1 Modification for separate utility connections to accessory structures..
- PL(P) 21-16** Zoning, Planning and Development Text Amendment: Amending Article 3 (Administration), Article 4 (Review and Approval Procedures), Article 7 (District Standards), and Article 12 (Natural Resources) of the Land Development Ordinance to change the name of the Zoning Commission to the Planning and Zoning Commission, Section 30-4-15.4 (Coordination with Other Procedures) and Section 30-4-6.5 (Effect of Approval) related to Unified Development Plans..

5. Items from Planning Department:

6. Items from the Zoning Commission Members:

SS/lc  
Attachments

*If you would like to address the Zoning Commission and provide evidence/testimony during the meeting regarding an item on this agenda, please email Planning staff no later than **10:00 a.m. on Monday, May 17, 2021.***

- Mike Kirkman ([mike.kirkman@greensboro-nc.gov](mailto:mike.kirkman@greensboro-nc.gov))
- Luke Carter ([lucas.carter@greensboro-nc.gov](mailto:lucas.carter@greensboro-nc.gov))

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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 Donna Gray, ADA Coordinator at 336-373-2723.



GREENSBORO  
NORTH CAROLINA

PLANNING

June 14, 2021

**TO:** Zoning Commission Members  
**FROM:** Sue Schwartz, FAICP, Planning Director

**SUBJECT:** Next Regular Meeting of the Greensboro Zoning Commission

The next regular meeting of the Greensboro Zoning Commission will be held on **Monday, June 21, 2021 at 5:30 p.m.** In order to protect public health this meeting will be held only online. Please find instructions for participating in this meeting below. Please also note that the order of the agenda may be altered at the Zoning Commission's discretion based on the level of interest in each case. The tentative agenda is as follows:

1. Approval of the minutes of the May 17, 2021 regular meeting
2. Withdrawals and Continuances
3. Public Hearings:

**Old Business:**

**Z-21-05-003** 104-218 Guilford College Road and 301 Hibler Road (west of Guilford College Road, south of West Market Street, and east of Hibler Road) – A rezoning from CD-C-H (Conditional District - Commercial – High) and RM-12 (Residential Multi-family – 12) to CD-LI (Conditional District – Light Industrial) with the following conditions:

1. All uses permitted in the LI zoning district except the following: Cemeteries, Shooting Ranges, Amusement Parks, and Recycling Processing Centers.
- For the properties identified as 104-218 Guilford College Road and 301 Hibler Road, generally described as west of Guilford College Road, south of West Market Street, and east of Hibler Road (57.39 acres)
- Tom Terrell for Hedgecock Builders Supply Co. and Equus Capital Partners, Ltd.

**Z-21-05-006** 2510 Hiatt Street (north of Hiatt Street and east of South Lindell Road) – A rezoning from RM-18 (Residential Multi-family - 18) to CD-RM-26 (Conditional District – Residential Multi-family - 26) with the following conditions:

1. Building material shall consist of no less than 50% wood, stone, glass brick, and/or cementitious material.
- For the property identified as 2510 Hiatt Street, generally described as north of Hiatt Street and east of South Lindell Road (3.01 acres)
  - Marc Isaacson for Allen, Jamison, and O'Hare LLC.

**PL(P) 21-12**

**Z-21-05-009**

**(The applicant requested to continue this case to the July meeting.)**

5144-ZZ, 5119, 5121, 5164, and 5200 McConnell Road, 1360 Village Road, and 1801 Andrews Farm Road (north and south of McConnell Road and east of Andrews Farm Road) – An annexation and original zoning from County AG (Agricultural) to City PUD (Planned Unit Development) with the following conditions:

1. Uses shall be limited to single-family homes and townhomes.
  2. Uses limited to a maximum of 1,400 multi-family dwelling units.
  3. Single Family homes shall not exceed thirty-two (32) feet in height.
  4. Townhomes shall not exceed thirty-six (36) feet in height.
- For the property identified as 5144-ZZ, 5119, 5121, 5164, and 5200 McConnell Road, 1360 Village Road, and 1801 Andrews Farm Road, generally described as north and south of McConnell Road and east of Andrews Farm Road (372.83 acres)
  - Amanda Hodieme for Elizabeth F. Stewart, LLC, Micki S. Stewart, Rebecca and William Kageorge, and Elizabeth and Terry Gaudin

**PL(P) 21-14**

**Z-21-05-010**

206 Wolfetrail Road (north of Wolfetrail Road and east of Randleman Road) – An original zoning from County AG (Agricultural) and County RS-30 (Residential Single-family) to City CD-RM-26 (Conditional District - Residential Multi-family - 26) with the following condition:

1. Building height shall be limited to a maximum of 50 feet.
- For the property identified as 206 Wolfetrail Road, generally described as north of Wolfetrail Road and east of Randleman Road (9.985 acres)
  - Chris Ogunrinde for Anthony Farrar.

**New Business:**

**PL(P) 21-17**

**Z-21-06-001**

3437 Randleman Road and a portion of Randleman Road (east of Randleman Road and north of Wolfetrail Road) – An annexation and original zoning request from County RS-30 (Residential Single-family) to City R-3 (Residential Single-family – 3).

- For the property identified as 3437 Randleman Road, generally described as east of Randleman Road and north of Wolfetrail Road (1.77 acres)
- Jeanne Dulin and City of Greensboro

**PL(P) 21-18**

**Z-21-06-002** 1912 Trosper Road (north of Trosper Road and east of Bedstone Drive) – An annexation and original zoning request from County AG (Agricultural) and County RS-40 (Residential Single-family) to City CD-RM-5 (Conditional District - Residential Multi-family – 5) with the following condition:

1. Uses limited to a maximum of 35 dwelling units.
- For the property identified as 1912 Trosper Road, generally described as north of Trosper Road and east of Bedstone Drive (12.027 acres)
- D. Stone Builders for Sheryl Glover

**PL(P) 21-19**

**Z-21-06-003** 1819 Pleasant Ridge Road and 7201 Alcorn Road (west of Pleasant Ridge Road and south of Alcorn Road) – An annexation and original zoning request from County RS-40 (Residential Single-family) to City CD-RM-18 (Conditional District - Residential Multi-family – 18) with the following conditions:

1. Uses limited to a maximum of 290 dwelling units.
- For the properties identified as 1815 Pleasant Ridge Road and 7201 Alcorn Road, generally described as west of Pleasant Ridge Road and south of Alcorn Road (46.25 acres)
- Leoterra Development, Inc. on behalf of Lyndon H. Mitchell and Iris and John Pearson.

**Z-21-06-004** 5307, 5313, and 5317 West Friendly Avenue and 724 Muirs Chapel Road (south of West Friendly Avenue and east of Muirs Chapel Road) – A rezoning request from R-3 (Residential Single-family - 3) to CD-O (Conditional District - Office) with the following conditions:

1. Total maximum building square footage shall not exceed 40,000 square feet.
2. Overnight Accommodations not associated with medical office uses are prohibited.
- For the properties identified as 5307, 5313, and 5317 West Friendly Avenue and 724 Muirs Chapel Road, generally described as south of West Friendly Avenue and east of Muirs Chapel Road (3.7 acres)
- GrandDot Development, LLC. on behalf of Barbara and Matthew Osborne, Vickie and Robert Cannon, and John Lomax and others

**PL(P) 21-20**

**Z-21-06-005** 4103 South Rockingham Road (east of South Rockingham Road and north of Postbridge Drive) – An annexation and original zoning request from County RS-20 (Residential Single-family) to City R-3 (Residential Single-family – 3).

- For the property identified as 4103 South Rockingham Road, generally described as east of South Rockingham Road and north of Postbridge Drive (0.613 acres)
- Dana and Mark Southard

**Z-21-06-006 (Continue to the July meeting in conjunction with Z-21-05-009.)** 1812-ZZ Andrews Farm Road (south of Millstream Road and off the end of Roosevelt Court) – An annexation and original zoning request from County LI (Light Industrial) to City LI (Light Industrial).

- For the property identified as 1812-ZZ Andrews Park Road, generally described as south of Millstream Road and off the end of Roosevelt Court (12.68 acres)
- City of Greensboro

**Z-21-06-007** 1912-ZZ Trospen Road (north of Trospen Road and east of Bedstone Drive) – An annexation and original zoning request from County PI-WCA (Public and Institutional in the Watershed Critical Area Overlay District) to City PNR (Parkland and Natural Resource Areas).

- For the property identified as 1912-ZZ Trospen Road, generally described as north of Trospen Road and east of Bedstone Drive (3.67 acres)
- City of Greensboro

4. Items from Planning Department:
5. Items from the Zoning Commission Members:
6. Acknowledgment of Absences:

SS/lc  
Attachments

*If you would like to address the Zoning Commission and provide evidence/testimony during the meeting regarding an item on this agenda, please email Planning staff no later than **12:00 p.m. on Monday, June 21, 2021.***

- Mike Kirkman ([mike.kirkman@greensboro-nc.gov](mailto:mike.kirkman@greensboro-nc.gov))
- Luke Carter ([lucas.carter@greensboro-nc.gov](mailto:lucas.carter@greensboro-nc.gov))

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PLANNING

## Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, July 19, 2021 at 5:30 p.m.** In order to protect public health this meeting will be held only online. Please find instructions for participating in this meeting below. 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. Acknowledgment of Absences
2. Approval of the minutes of the June 21, 2021 regular meeting
3. Withdrawals and Continuances
4. Public Hearings:  
**Old Business:**  
**PL(P) 21-12**  
**Z-21-05-009** 5144-ZZ, 5119, 5121, 5164, and 5200 McConnell Road, 1360 Village Road, and 1801 Andrews Farm Road (north and south of McConnell Road and east of Andrews Farm Road) – An annexation and original zoning from County AG (Agricultural) to City PUD (Planned Unit Development) with the following conditions:
  1. Uses shall be limited to single-family homes and townhomes.
  2. Uses limited to a maximum of 1,400 residential dwelling units.
  3. Single Family homes shall net exceed thirty-two (32) feet in height.
  4. Townhomes shall net exceed thirty-six (36) feet in height.
  - For the property identified as 5144-ZZ, 5119, 5121, 5164, and 5200 McConnell Road, 1360 Village Road, and 1801 Andrews Farm Road, generally described as north and south of McConnell Road and east of Andrews Farm Road (372.83 acres)
  - Amanda Hodiern for Elizabeth F. Stewart, LLC, Micki S. Stewart, Rebecca and William Kageorge, and Elizabeth and Terry Gauldin
  
- Z-21-06-006** 1812-ZZ Andrews Farm Road (south of Millstream Road and off the end of Roosevelt Court) – An annexation and original zoning request from County LI (Light Industrial) to City LI (Light Industrial).
  - For the property identified as 1812-ZZ Andrews Park Road, generally described as south of Millstream Road and off the end of Roosevelt Court (12.68 acres)
  - City of Greensboro

**New Business:**

**PL(P) 21-21**

**Z-21-07-001** 2808 York House Drive (west of York House Drive and north of I-73) – An annexation and original zoning from County CU-PD-R-SP (Conditional Use-Planned Development-Residential with a Special Use Permit) to City R-5 (Residential Single-family - 5)

- For the property identified as 2808 York House Drive, generally described as west of York House Drive and north of I-73 (0.24 acres)
- Frank Flores for Hispanos, Inc.

**Z-21-07-002** 1601 East Gate City Boulevard (north of East Gate City Boulevard and south of Gorrell Street) – A rezoning from R-5 (Residential Single-family - 5) to PUD (Planned Unit Development) with the following conditions:

1. Uses limited to the following principal uses or use groups and their associated accessory uses and structures –
    - a. Cultural and Community,
    - b. Government Facilities (excluding Correctional Institutions),
    - c. Social Services Facilities,
    - d. Indoor Recreation,
    - e. Outdoor Recreation,
    - f. Parks and Open Space,
    - g. Office,
    - h. Parking (commercial),
    - i. Eating and Drinking Establishments Without Drive-Through Facilities,
    - j. Mobile Food Vendors (Motorized and Pushcart),
    - k. Retail Sales and Service Without Drive-Through Facilities,
    - l. Day Care Centers, and
    - m. Community Gardens and Urban Farms
    - n. Outdoor Theaters
  2. All accessory structures (including playgrounds, swimming pools and interactive water features, basketball courts and athletic fields) shall be setback a minimum of 20 feet from property lines. Any accessory structures adjacent to Gate City Boulevard shall be set back a minimum of 35 feet.
  3. Street Planting Yards along Gate City Boulevard shall use the Urban Landscaping provisions of Section 30-10-3.2 of the Land Development Ordinance. All other Street Planting Yards, Buffer Yards and Parking Area Landscaping shall following the provisions of Sec. 30-10-2 of the Land Development Ordinance.
  4. The maximum height of fences shall not exceed 12 feet unless part of a ballfield backstop, tennis court, driving range or similar outdoor recreation facility.
- For the property identified as 1601 East Gate City Boulevard, generally described as north of East Gate City Boulevard and south of Gorrell Street (4.763 acres)

- JC Waller & Associates, PC and Vines Architecture for the City of Greensboro

**Z-21-07-003** A portion of 1101-1019 East Side Drive (east of East Side Drive and south of East Gate City Boulevard) – A rezoning from R-5 (Residential Single-family - 5) to PUD (Planned Unit Development) with the following conditions:

1. Uses limited to the following principal uses or use groups and their associated accessory uses and structures –
  - a. Cultural and Community,
  - b. Government Facilities (excluding Correctional Institutions),
  - c. Social Services Facilities,
  - d. Indoor Recreation,
  - e. Outdoor Recreation,
  - f. Parks and Open Space,
  - g. Office,
  - h. Parking (commercial),
  - i. Eating and Drinking Establishments Without Drive-Through Facilities,
  - j. Mobile Food Vendors (Motorized and Pushcart),
  - k. Retail Sales and Service Without Drive-Through Facilities,
  - l. Day Care Centers, and
  - m. Community Gardens and Urban Farms
  - n. Outdoor Theaters
2. All accessory structures (including playgrounds, swimming pools and interactive water features, basketball courts and athletic fields) shall be setback a minimum of 20 feet from property lines. Any accessory structures adjacent to Gate City Boulevard shall be set back a minimum of 35 feet.
3. Street Planting Yards along Gate City Boulevard shall use the Urban Landscaping provisions of Section 30-10-3.2 of the Land Development Ordinance. All other Street Planting Yards, Buffer Yards and Parking Area Landscaping shall following the provisions of Sec. 30-10-2 of the Land Development Ordinance.
4. The maximum height of fences shall not exceed 12 feet unless part of a ballfield backstop, tennis court, driving range or similar outdoor recreation facility.

- For the properties identified as 1101-1019 East Side Drive, generally described as east of East Side Drive and south of East Gate City Boulevard (8.05 acres)
- JC Waller & Associates, PC and Vines Architecture for the City of Greensboro

**Z-21-07-004** 3205-3211 West Friendly Avenue (south of West Friendly Avenue and east of West Avondale Drive) – A rezoning from R-3 (Residential Single-family - 3) to PUD (Planned Unit Development) with the following condition:

1. Permitted uses limited to residential uses only.

2. Building materials shall consist of no less than 50% wood, stone, glass brick, and/or cementitious material.
  3. Building height shall not exceed 50 feet.
- For the properties identified as 3205-3211 West Friendly Avenue, generally described as south of West Friendly Avenue and east of West Avondale Drive (1.924 acres)
  - Marc Isaacson for WBY4, Inc.

**PL(P) 21-22**

**Z-21-07-005**

5963 Summit Avenue (east of Summit Avenue and US Highway 29) – An annexation and original zoning request from County AG (Agricultural) to City LI (Light Industrial).

- For the property identified as 5963 Summit Avenue, generally described as east of Summit Avenue and US Highway 29 (8.5 acres)
- SL Reedy Fork, LLC for Mary J. Mericka

**Z-21-07-006**

A portion of 903 and 905 West Wendover Avenue (south of West Wendover Avenue and west of Hill Street) – A rezoning request from R-5 (Residential Single-family - 5) to CD-RM-18 (Conditional District - Residential Multi-family – 18) with the following condition:

1. Permitted uses shall include all uses permitted in the RM-18 District except for the following: All Cemeteries and Land Clearing and Inert Debris Landfills, Minor.
- For the properties identified as a portion of 903 and 905 West Wendover Avenue, generally described as south of West Wendover Avenue and west of Hill Street (0.083 acres)
  - Michael S. Fox for Mortgage Investment Corporation

**Z-21-07-007**

204 North Mendenhall Street (east of North Mendenhall Street and north of West Friendly Avenue) – A rezoning request from R-5 (Residential Single-family - 5) to CD-C-N (Conditional District – Commercial Neighborhood) with the following conditions:

1. No additional structures will be built on the property.
- For the property identified as 204 North Mendenhall Street, generally described as east of North Mendenhall Street and north of West Friendly Avenue (0.54 acres)
  - James Keith for Rising Phoenix Properties, LLC.

5. Text Amendments:

**PL(P) 21-23**

Zoning, Planning and Development Text Amendment: Amending Sections 30-1-11 (Annexation), 30-1-12 (Transitional Provisions), 30-3-1.5 (Extraterritorial Representation), 30-3-4.1 (Authority and Establishment), 30-3-6.1 (Authority and Establishment), 30-3-7.1 (Authority and Establishment), 30-3-8.1 (Authority and Establishment), 30-3-9.1 (Authority and Establishment), 30-3-9.5 (Powers and Duties),

30-3-14.1 (Authority), 30-4-1.4 (Notice), 30-4-4.6 (Waiver of Procedure), 30-4-25 (Site Specific Development Plans), 30-4-27.1 (Applicability), 30-5-4.3 (Available Remedies), 30-13-2.2 (Dedication of Right-of-Way), 30-13-6 (Sites for Public Use), 30-15-6 (Terms Beginning with "E"), 30-15-7 (Terms Beginning with "F"), 30-15-22 (Terms Beginning with "Y" and "Z") of the Land Development Ordinance to revise cross section references in accordance with NCGS 160D.

6. Items from Planning Department:

7. Items from the Planning and Zoning Commission Members:

SS/lc  
Attachments

*If you would like to address the Planning and Zoning Commission and provide evidence/testimony during the meeting regarding an item on this agenda, please email Planning staff no later than **12:00 p.m. on Monday, July 19, 2021.***

- Mike Kirkman ([mike.kirkman@greensboro-nc.gov](mailto:mike.kirkman@greensboro-nc.gov))
- Luke Carter ([lucas.carter@greensboro-nc.gov](mailto:lucas.carter@greensboro-nc.gov))

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PLANNING

**City of Greensboro  
Meeting Agenda  
Planning and Zoning Commission**

**Monday, August 16, 2021, 5:30 p.m.**

**Council Chamber**

**300 West Washington Street, Greensboro, NC 27401**

***INFORMATION FOR THE PUBLIC***

If you would like to address the Planning and Zoning Commission and provide evidence/testimony during the meeting regarding an item on this agenda, please email Planning staff no later than 12:00 p.m. on Monday, August 16, 2021.

- Mike Kirkman ([mike.kirkman@greensboro-nc.gov](mailto:mike.kirkman@greensboro-nc.gov))
- Luke Carter ([lucas.carter@greensboro-nc.gov](mailto:lucas.carter@greensboro-nc.gov))

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The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **September 20, 2021**. 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:

- 
- A. Acknowledgment of Absences
  - B. Approval of the minutes of the July 19, 2021 regular meeting
  - C. Withdrawals and Continuances
  - D. Public Hearings
    - D.1. Old Business

- a. Z-21-06-004  
Rezoning - 5307, 5307 Near, 5313, and 5317 West Friendly Avenue and 724 Muirs Chapel Road (south of West Friendly Avenue and east of Muirs Chapel Road) – A rezoning request from R-3 (Residential Single-family - 3) to CD-O (Conditional District - Office) with the following conditions:

- 1. Total maximum building square footage shall not exceed 40,000 square feet.
- 2. Overnight Accommodations not associated with medical office uses are prohibited.

For the properties identified as 5307, 5307 Near, 5313, and 5317 West Friendly Avenue and 724 Muirs Chapel Road, generally described as south of West Friendly Avenue and east of Muirs Chapel Road (3.7 acres)

GrandDot Development, LLC. on behalf of Barbara and Matthew Osborne, Vickie and Robert Cannon, and John Lomax and others

- b. Z-21-07-007  
Rezoning - 204 North Mendenhall Street (east of North Mendenhall Street and north of West Friendly Avenue) – A rezoning request from R-5 (Residential Single-family - 5) to CD-C-N (Conditional District – Commercial Neighborhood) with the following conditions:

- 1. No additional structures will be built on the property.

For the property identified as 204 North Mendenhall Street, generally described as east of North Mendenhall Street and north of West Friendly Avenue (0.54 acres)

James Keith for Rising Phoenix Properties, LLC.

D.2. New Business

- a. Z-21-08-002  
Rezoning - 3721 South Elm-Eugene Street and 111 Vivian Lane (east of South Elm-Eugene Street and north of Vivian Lane) – A rezoning from R-3 (Residential Single-family - 3) and CD-RM-12 (Conditional District – Residential Multi-family – 12) to PUD (Planned Unit Development) with the following condition:

- 1. Multi-family portion of development shall not exceed 168 units.

For the property identified as 3721 South Elm-Eugene Street and 111 Vivian Lane, generally described as east of South Elm-Eugene Street and north of Vivian Lane (13.06 acres)

Tom Terrell for Devindra Patel on behalf of Robert Odell Payne, Terry C. Lee, and Steven C. Lee.

- b. PL(P) 21-25  
Annexation - For the property identified as the Carol Avenue right of way, generally described as north of Carol Avenue and west of Sumner Church Road (1.6 acres)

Keystone Group, Inc.

- c. Z-21-08-003  
Original Zoning - Carol Avenue right of way (north of Carol Avenue and west of Sumner Church Road) from County RS-30 (Residential Single-family) to City R-5 (Residential Single-family - 5).

For the property identified as the Carol Avenue right of way, generally described as north of Carol Avenue and west of Sumner Church Road (1.6 acres)

Keystone Group, Inc.

- d. Z-21-08-004  
Rezoning - 3521 Battleground Avenue and 2210 Tennyson Drive (southwest of Battleground Avenue and north of Tennyson Drive) – A rezoning from R-3 (Residential Single-family - 3) to CD-C-M (Conditional District – Commercial - Medium) with the following conditions:

1. Uses limited to all uses allowed in C-M zoning, except for funeral homes and crematoriums; taxidermy; and taxi or bus dispatch terminals.
2. No vehicular access allowed to/from the Property via Tennyson Drive (except restricted access for emergency services vehicles).
3. Primary entrances for buildings constructed on the Property will be configured such that the primary entrances are at least seventy-five feet (75') away from the boundaries of any adjacent properties on Churchill Drive with single-family residential uses.
4. At least fifty percent (50%) of exterior building walls shall be constructed of masonry, glass, stone, fiber cement siding (e.g., Hardie products), and/or cementitious material, with texture and architectural details.
5. Where permitted, an opaque fence no less than six feet (6') in height shall be installed and maintained along property lines shared by the Property and adjacent properties with single-family residential uses.

For the properties identified as 3521 Battleground Avenue and 2210 Tennyson Drive, generally described as southwest of Battleground Avenue and north of Tennyson Drive (10.21 acres)

Marsh Prause for Walkable Lifestyle, LLC.

- e. Z-21-08-005  
Rezoning - 4215 Cox Place (south of Cox Place and east of Pilgrims Church Road) – A rezoning request from R-3 (Residential Single-family - 3) to R-5 (Residential Single-family - 5).

For the property identified as 4215 Cox Place, generally described as south of Cox Place and east of Pilgrims Church Road (0.48 acres)

Michael Nicholson

- f. PL(P) 21-26  
Annexation - For the property identified as 6124 Bedstone Drive, generally described as south of Trosper Road and east of Bedstone Drive (0.3 acres)

Garman Homes, LLC

- g. Z-21-08-006  
Original Zoning - 6124 Bedstone Drive (south of Trospen Road and east of Bedstone Drive) from County CZ-RS-3 (Residential Single-family) to City R-3 (Residential Single-family – 3)

For the property identified as 6124 Bedstone Drive, generally described as south of Trospen Road and east of Bedstone Drive (0.3 acres)

Garman Homes, LLC

- h. Z-21-08-007  
Rezoning - 6009 Lucye Lane (south west of Lucye Lane and west of College Road) – A rezoning request from R-3 (Residential Single-family - 3) to CD-RM-18 (Conditional District – Residential Multi-family - 18) with the following condition:

1. Uses limited to residential uses only.

For the property identified as 6009 Lucye Lane, generally described as south west of Lucye Lane and west of College Road (1.42 acres)

Amazon Builders Management Properties, LLC

- E. Text Amendments  
F. Items from Planning Department  
G. Items from the Planning and Zoning Commission Members  
H. Adjournment



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PLANNING

## Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, September 20, 2021 at 5:30 p.m.** In order to protect public health this meeting will be held only online. Please find instructions for participating in this meeting below. 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. Acknowledgment of Absences
2. Approval of the minutes of the August 16, 2021 regular meeting
3. Withdrawals and Continuances

4. Public Hearings:

**Old Business:**

**PL(P) 21-26**

**Z-21-08-001** 3904 and 3904-ZZ Randleman Road (west of Randleman Road and north of Pitman Road) – An annexation and original zoning from County RS-40 (Residential Single-family) to City CD-LI (Light Industrial) with the following conditions:

1. A fence shall border the property except along the road.
  2. Minimum perimeter setback from residential zoned property 50 feet instead of 25 feet.
- For the property identified as 3904 and 3904-ZZ Randleman Road, generally described as west of Randleman Road and north of Pitman Road (0.887 acres)
  - Eugene Lester III for Milam Management Group, LLC

**New Business:**

**Z-21-09-001** 5201 Easter Lane, 600 Guilford College Road, 930, 940, and 950 Bridford Parkway (southwest of Bridford Parkway and northwest of Guilford College Road) – A rezoning from PUD (Planned Unit Development) to PUD (Planned Unit Development) with the following condition:

1. Uses limited to:
    - a. Up to 344 multi-family units
    - b. Up to 80,000 square feet of office and/or retail
- For the properties identified as 5201 Eastern Lane, 600 Guilford College Road, 930, 940, and 950 Bridford Parkway, generally

described as southwest of Bridford Parkway and northwest of Guilford College Road (20.7 acres)

- J. Seth Coker for LDS Guilford, LLC and Comet Greensboro, LLC

**Z-21-09-002** 3112 & 3118 Horse Pen Creek Road (south of Horse Pen Creek Road and west of Brinton Drive) – A rezoning from R-3 (Residential Single-family - 3) to CD-RM-5 (Conditional District – Residential Multi-family – 5) with the following condition:

1. Building materials shall consist of no less than 50% wood, stone, glass, brick and/or cementitious material.
- For the property identified as 3112 & 3118 Horse Pen Creek Road, generally described as south of Horse Pen Creek Road and west of Brinton Drive (7.50 acres)
  - Marc Isaacson for Robin Yaun and ORP Development, LLC.

5. Text Amendments:

**PL(P) 21-27** Zoning, Planning and Development Text Amendment: Amending Sections 30-4-5 (Map Amendments), 30-4-15 (Plot Plans and Site Plans), 30-4-17 (Subdivisions), and 30-9-3 (Street Access) of the Land Development Ordinance related to Transportation Impact Studies and Cross access regulations.

**PL(P) 21-29** Zoning, Planning and Development Text Amendment: Amending Sections 30-4-1.4(B) (2), Mailed Notice; and 30-4-1.2, Applicant’s Summary of Neighborhood Communications Related to Mailed Notices and Neighborhood Communication.

**PL(P) 21-30** Zoning, Planning and Development Text Amendment: Amending Section 30-4-5.6, Planning and Zoning Commission - Review and Recommendation/Decision Related to the Process for Rezoning Appeals to City Council.

6. Street Closures:

**PL(P) 21-28** Hywood Drive - From the eastern right-of-way line for Guilford College Road eastward and southward approximately 1,050 feet to the southern right-of-way line for McCallum Street; Kellom Street - From the eastern right-of-way line for Hywood Drive eastward approximately 460 feet to the western right-of-way line for Bridford Parkway; and McCallum Street – From the eastern right-of-way line for Hywood Drive eastward approximately 700 feet to the western right-of-way line for Bridford Parkway.

7. Housing Report:

Public Hearing on the Draft City of Greensboro Fiscal Year 2020-2021 Consolidated Annual Performance Evaluation Report (CAPER). The public is invited to attend the public hearing and offer comments about housing and community development needs and review program performance for US Department of Housing and Urban Development funding administered by the City's Neighborhood Development Department during program year 2020-2021.

8. Items from Planning Department:  
Update on the GSO2040 Comprehensive Plan
9. Items from the Planning and Zoning Commission Members:  
Election of Chair and Vice Chair

SS/lc  
Attachments

*If you would like to address the Planning and Zoning Commission and provide evidence/testimony during the meeting regarding an item on this agenda, please email Planning staff no later than **12:00 p.m. on Monday, September 20, 2021.***

- Mike Kirkman ([mike.kirkman@greensboro-nc.gov](mailto:mike.kirkman@greensboro-nc.gov))
- Luke Carter ([lucas.carter@greensboro-nc.gov](mailto:lucas.carter@greensboro-nc.gov))

*You will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. Since this meeting will be conducted online, there is no option to provide handouts or other documents on the night 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 that to Planning staff no later than **5:00 p.m. on Friday, September 17, 2021.** No materials received after this date will be distributed at the meeting.*

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.



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PLANNING

## Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, October 18, 2021 at 5:30 p.m.** In order to protect public health this meeting will be held only online. Please find instructions for participating in this meeting below. 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. Acknowledgment of Absences
2. Approval of the minutes of the September 20, 2021 regular meeting
3. Withdrawals and Continuances
4. Public Hearings:
  - Z-21-10-001** 3200 and 3202 Horse Pen Creek Road (south of Horse Pen Creek Road and east of Brinton Drive) – A rezoning from R-3 (Residential Single-family - 3) to CD-C-L (Conditional District – Commercial - Low) with the following conditions:
    1. All uses permitted in the C-L zoning district except: Any Eating & Drinking Establishments, Any use with Drive-Thru Service, Cemeteries, Junked Motor Vehicles (accessory use), and Satellite Dishes/TV and Radio Antennae Towers (accessory structures).
    2. Where permitted, an opaque fence no less than six feet in height shall be installed and maintained along property lines adjacent to single-family residential uses.
    3. The maximum gross floor area shall be limited to 15,000 square feet.
    4. The maximum building height shall be limited to thirty-five (35) feet and two stories.
    5. At least 90% of the exterior façade shall be brick and / or storefront metal material with glass with a parapet wall and flat roof.
    - For the property identified as 3200 and 3202 Horse Pen Creek Road, generally described as south of Horse Pen Creek Road and east of Brinton Drive (1.6 acres)
    - Marc Isaacson for Will Stevens and 3200 HPC, LLC.
  - PL(P) 21-31 & Z-21-10-002** 238 Ritters Lake Road (south of Ritters Lake Road and west of South Elm-Eugene Street) – An annexation and original zoning from County AG (Agricultural) and County RS-40 (Residential Single-family) to City CD-LI (Conditional District – Light Industrial) with the following condition:

1. Permitted uses shall include all uses allowed in the LI District, except for the following: Amusement and Water Parks, Fairgrounds; Funeral Homes and Crematoriums; and Land Clearing and Inert Debris Landfills, Minor.
- For the property identified as 238 Ritters Lake Road, generally described as south of Ritters Lake Road and west of South Elm-Eugene Street (109.151)
- Michael S. Fox for Williams Development Group, LLC.

**Z-21-10-003** 624 Millwood School Road (northwest of Millwood School Road and west of NC Highway 68) – A rezoning from AG (Agricultural) to CD-LI (Conditional District – Light Industrial) with the following conditions:

1. The exterior building materials for any area of the principal structure classified for office uses shall consist of no less than 50% brick (including brick veneer), stone (including stone veneer), cementitious material (e.g., Hardieboard or EIFS), glass and/or wood.
  2. Any outdoor storage area will be screened from view of Highway 68 by an opaque fence, including, but not limited to, chain link fence with slats.
  3. The eastern portion of the principal structure constructed of corrugated metal will be screened from view of Highway 68 as much as reasonably possible by a vegetative screen. To create the vegetative screen, required shrubs in the eastern portion of the 10 foot wide street yard shall (i) consist of evergreen species with a mature height of at least 10 feet, (ii) be a minimum of 4 feet at time of installation, and (iii) be supplemented as needed to create a continuous visual screen.
- For the property identified as 624 Millwood School Road, generally described as northwest of Millwood School Road and west of NC Highway 68 (8.19 acres)
  - Marc Isaacson for Exit 210 Property, LLC on behalf of Allen B. Westmoreland and others.

**PL(P) 21-32 &**

**Z-21-10-004** 5670 Millstream Road (south of Millstream Road and west of Roosevelt Court) – An annexation and original zoning from County AG (Agricultural) to City LI (Light Industrial).

- For the property identified 5670 Millstream Road, generally described as south of Millstream Road and west of Roosevelt Court (31.688 acres)
- Dixon Pitt for Williams Development Group, LLC.

**Z-21-10-005** 205 Woodnell Street (south of East Wendover Avenue and west of Woodnell Street) – A rezoning from RM-18 (Residential Multi-family - 18) to CD-C-N (Conditional District – Commercial - Neighborhood) with the following conditions:

1. Uses limited to Eating and Drinking Establishment without a Drive through Facility, Office Uses, Retail Sales Without a Drive-through Facility, and Personal and Professional Services without a Drive-through Facility.
  - For the property identified as 205 Woodnell Street, generally described as south of Millstream Road and west of Roosevelt Court (0.15 acres)
  - Regina Smith for Smart Money Services, LLC.

**PL(P) 21-33 &**

**Z-21-10-006** 6450 and 6454 US Highway 29 North (east of US Highway 29 and north of Red Poll Drive) – An annexation and original zoning from County AG (Agricultural) to City CD-R-7 (Conditional District – Single-family Residential - 7) with the following condition:

1. Uses limited to a maximum of 91 residential dwelling units.
  - For the properties identified as 6450 and 6454 US Highway 29 North, generally described as east of US Highway 29 and north of Red Poll Drive (39.2 acres)
  - Michael Fleming for Loretta Youngman, Herbert and William Burton.

5. Text Amendments:

**PL(P) 21-29** Zoning, Planning and Development Text Amendment: Amending Sections 30-4-1.4(B) (2), Mailed Notice; and 30-4-1.2, Applicant’s Summary of Neighborhood Communications Related to Mailed Notices and Neighborhood Communication.

**PL(P) 21-30** Zoning, Planning and Development Text Amendment: Amending Section 30-4-5.6, Planning and Zoning Commission - Review and Recommendation/Decision Related to the Process for Rezoning Appeals to City Council.

6. Non-Public Hearing Items:

**Z-21-10-007** 690 and 696 Brigham Road (east of Brigham Road and west of NC 68) – Consideration of a UDP (Unified Development Plan) for a previously approved PUD (Planned Unit Development) zoning district.

- For the properties identified as 690 and 696 Brigham Road, generally described as 690 and 696 Brigham Road (19.7 acres)
- Hagen Engineering, PA for Northwest Partners, LLC

7. Items from Planning Department:

8. Items from the Planning and Zoning Commission Members:

SS/lc  
Attachments

*If you would like to address the Planning and Zoning Commission and provide evidence/testimony during the meeting regarding an item on this agenda, please email Planning staff no later than **12:00 p.m. on Monday, October 18, 2021.***

- Mike Kirkman ([mike.kirkman@greensboro-nc.gov](mailto:mike.kirkman@greensboro-nc.gov))
- Luke Carter ([lucas.carter@greensboro-nc.gov](mailto:lucas.carter@greensboro-nc.gov))

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PLANNING

## City of Greensboro Meeting Agenda Planning and Zoning Commission

**Monday, November 15, 2021, 5:30 p.m.**  
**Council Chambers**  
**300 West Washington Street, Greensboro NC 27401**

In order to protect public health this meeting will be held only online. Please find instructions for participating in this meeting below. 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.

*If you would like to address the Planning and Zoning Commission and provide evidence/testimony during the meeting regarding an item on this agenda, please email Planning staff no later than **12:00 p.m. on Monday, November 15, 2021.***

Mike Kirkman ([mike.kirkman@greensboro-nc.gov](mailto:mike.kirkman@greensboro-nc.gov))

Luke Carter ([lucas.carter@greensboro-nc.gov](mailto:lucas.carter@greensboro-nc.gov))

*You will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. Since this meeting will be conducted online, there is no option to provide handouts or other documents on the night 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 that to Planning staff no later than **5:00 p.m. on Friday, November 12, 2021.** No materials received after this date will be distributed at the meeting.*

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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.

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:

### A. Acknowledgment of Absences

B. Approval of the minutes of the October 18, 2021 regular meeting

C. Withdrawals and Continuances

D. Public Hearings:

**D.1. Z-21-11-001**

4727, 4727-A, 4729, and 4731 Mitchell Avenue (South of Mitchell Avenue and west of Westwood Road) – A rezoning from R-5 (Residential Single-family – 5) to CD-RM-12 (Conditional District – Residential Multi-family - 12) with the following conditions:

1. Uses limited to a maximum of 36 townhouse dwellings.
- For the property identified as 4727, 4727-A, 4729, and 4731 Mitchell Avenue, generally described as South of Mitchell Avenue and west of Westwood Road (3.715 acres)
- Adam J. Marshall for NC Mash, LLC.

**D.2. Z-21-11-003**

4401 and 4401-YY Rehobeth Church Road (south of Glendale Drive and east of Rehobeth Church Road) – A rezoning from R-5 (Residential Single-family – 5) to CD-RM-8 (Conditional District – Residential Multi-family - 8) with the following conditions:

1. Uses shall be limited to single family dwellings, twin homes, duplexes or townhomes.
2. The maximum number of dwelling units shall not exceed 99. If developed as single-family, then the unit count will not exceed 91 units.
- For the properties identified as 4401 and 4401-YY Rehobeth Church Road, generally described as south of Glendale Drive and east of Rehobeth Church Road (14.8 acres)
- Amanda Hoderne for Kay Wagstaff Jones and Casey Alan Jones.

**D.3. PL(P) 21-34 & Z-21-11-004**

5807 West Gate City Boulevard (southeast of West Gate City Boulevard and southwest of Suttonwood Drive) – An annexation and original zoning from County LB (Limited Business) and County RS-40 (Residential Single-family) to CD-C-M (Conditional District – Commercial - Medium) with the following conditions:

1. Uses- All uses in the Commercial – Medium zoning district, except for the following: Agricultural Uses; Residential Uses; Recreation uses; Funeral Homes and Crematoriums; Taxi Dispatch Services; Taxidermists; Animal Shelters; Cemeteries; Auditoriums, Coliseums, and Stadiums; Libraries, Museums and art galleries; Day Care Centers; Educational Facilities; Government Facilitates; Passenger Terminals; Religious Assembly; Social Service Facilities; Industrial and Manufacturing Uses; and Restaurants.
2. Height shall be limited to a maximum of 50 feet.

3. A 6 feet tall opaque fence shall be installed along the rear property line.
  4. Freestanding signage shall be limited to one monument style sign with a maximum height of 8 feet.
- For the property identified as 5807 West Gate City Boulevard, generally described as southeast of West Gate City Boulevard and southwest of Suttonwood Drive (1.69 acres)
  - Ali Gohar for Gohar Global, LLC.

**D.4. Z-21-11-005**

4008 Spring Garden Street (south of Pomona Drive and east of Spring Garden Street) – A rezoning from C-M (Commercial - Medium) to CD-BP (Conditional District – Business Park) with the following conditions:

1. All uses permitted in the BP zoning district, except for the following: Junked Motor Vehicles and Land Clearing and Inert Debris Landfills, Minor.
- For the property identified as 4008 Spring Garden Street, generally described as south of Pomona Drive and east of Spring Garden Street (1.38 acres)
  - Marc Isaacson for Pomona Holdings, LLC.

**D.5. PL(P) 21-38 & Z-21-11-006**

West Gate City Boulevard right of way (a portion of West Gate City Boulevard right of way southwest of Suttonwood Drive) – An annexation and original zoning from County LB (Limited Business) and Jamestown IND (Industrial) to City C-M (Commercial - Medium).

- For the property identified as West Gate City Boulevard right of way, generally described as a portion of West Gate City Boulevard right of way southwest of Suttonwood Drive (1.47 acres)
- City of Greensboro

**E. Street Closure Requests:**

**E.1. PL(P) 21-35**

Brevard Street - From the eastern right-of-way line for Coapman Street eastward southward approximately 650 feet to its terminus;

**E.2. PL(P) 21-36**

Gay Terrace - From the southern right-of-way line for Brevard Street southward a distance of approximately 127 feet.

**F. Text Amendments:**

**F.1. PL(P) 21-37** Zoning, Planning and Development Text Amendment: Amending Sections 30-3-8.2 (B) Membership: District Representation to clarify language for district representation.

**F.2. PL(P) 21-39** Zoning, Planning and Development Text Amendment: Amending Subsection (C) of Section 30-12-8.1, Drainageway and Open

Space for Subdivisions to provide standards for vehicular access through drainageways.

G. Items from Planning Department:

H. Items from the Planning and Zoning Commission Members:

I. Adjournment

SS/lc



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PLANNING

## Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, December 20, 2021 at 5:30 p.m.** In order to protect public health this meeting will be held only online. Please find instructions for participating in this meeting below. 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. Acknowledgment of Absences
2. Approval of the minutes of the November 15, 2021 regular meeting
3. Withdrawals and Continuances
4. Public Hearings:

**Old Business:**

**Z-21-11-002** 208 West Fisher Avenue and 703-709 North Greene Street (north of West Fisher Avenue and west of North Greene Street) – A rezoning from R-5 (Residential Single-family – 5) and CD-O (Conditional District – Office) to CD-RM-8 (Conditional District – Residential Multi-family - 8) with the following condition:

1. Uses limited to a maximum of 9 dwelling units.
- For the property identified 208 West Fisher Avenue and 703-709 North Greene Street, generally described as north of West Fisher Avenue and west of North Greene Street (1.28 acres)
  - D. Stone Builders Inc. for First Presbyterian Church of Greensboro.

**New Business:**

**PL(P) 21-38 &**

**Z-21-12-001** 3617 & 3635 McConnell Road (north of McConnell Road and west of Clapp Farms Road) – An annexation and original zoning from County AG (Agricultural) to City CD-LI (Conditional District – Light Industrial) with the following condition:

1. All uses permitted in the LI Zoning District except the following: Land Clearing and Inert Debris Landfill, Junked motor Vehicles (as a principal use), Eating and Drinking Establishments, Animal Shelters, Group Care Facilities, Clubs, Lodges, Brew-pubs, Indoor Shooting Range, Hotels and Motels, Nightclub, Funeral Home and Crematorium, Veterinary Services and pet-grooming kennels, ABC Store, Truck Stop, Convenience Store, Gas pumps with fuel sales (as a principal use),

Driving Instruction Facilities, Meat or Food Processing Facilities, Smoke or Vape Shop, Cigar Shop or Tattoo Parlor.

- For the properties identified as 3617 & 3635 McConnell Road, generally described as north of McConnell Road and west of Clapp Farms Road (34.93 acres)
- Justin Parker for A.L. Neyer, LLC. on behalf of Matthew J. Causey AIF for William M Causey Jr.

**PL(P) 21-39 &**

**Z-21-12-002** 3618 McConnell Road (south of McConnell Road and west of Clapp Farm Road) – An annexation and original zoning from County AG (Agricultural) and County AG-SP (Agricultural with a Special Use Permit) to City CD-LI (Conditional District – Light Industrial) with the following condition:

1. All uses permitted in the LI zoning district except: All Animal Shelters; All Cemeteries; Auditoriums, Coliseums, and Stadiums; Day Care Centers; Elementary/Secondary Schools, Neighborhood-scale; Elementary/Secondary Schools, Community-scale; Religious Assembly, Neighborhood-scale; Religious Assembly, Community-scale; Shelters, Temporary and Emergency; Shooting Ranges; Amusement and Water Parks, Fairgrounds; Hotels and Motels; Single Room Occupancy Residences (conversion); Funeral Homes and Crematoriums; Veterinary Services, Pet Grooming, Kennels; Car Washes; Recycling Processing Centers; Caretaker Dwellings; Junked Motor Vehicles; Land Clearing and Inert Debris Landfills, Minor; Truck Stops; Truck Driving Schools; and Convenience Stores with Fuel Pumps.
- For the property identified as 3618 McConnell Road, generally described as south of McConnell Road and west of Clapp Farm Road (19.13 acres)
  - Marc Isaacson for Hamilton Holdings 1, LLC on behalf of Edward L. Eatmon.

**Z-21-12-003** A portion of McConnell Road right of way from the western right of way of Clapp Farms Road in a Westerly direction for 800 feet – An original zoning from County AG (Agricultural) and County AG-SP (Agricultural with a Special Use Permit) to City LI (Light Industrial).

- For the property identified as a portion of McConnell Road right of way from the western right of way of Clapp Farms Road in a Westerly direction for 800 feet (1.1 acres)
- City of Greensboro

**Z-21-12-004** 3610 Lewiston Road, 2853-R1 Horse Pen Creek Road, and 3950-3988 Straw Hat Road (east of Lewiston Road and southwest of Straw Hat Road) – A rezoning from O (Office) to CD-RM-5 (Conditional District – Residential Multi-family - 5) with the following conditions:

1. All uses permitted in RM-5 except Manufactured Homes (Class AA) and Cemeteries.
- For the properties identified as 3610 Lewiston Road, 2853\_R1 Horse Pen Creek Road, and 3950-3988 Straw Hat Road, generally described as east of Lewiston Road and southwest of Straw Hat Road (32.9 acres)
- Land Acquisition and Development Service, LLC. for Laura J. McCracken, Fred Bowen, Jr., and others.

**PL(P) 21-40** An annexation request for 3921 and 3927 North Church Street, 201, 205, 207, 301 Dixon Street, a portion of Windsor Road, a portion of Marian Road, and a portion of Rankin Park (approximately 8.5 acres north of Pisgah Church Road and west of North Church Road).

- Mike Fox for Cynthia Scott Peeden, RAK, LLC., RAK Pisgah Church, LLC., Premier Stores, Inc. and the City of Greensboro

**Z-21-12-005** 3901, 3915, 3917, 3921, 3923, 3927, and 4005 North Church Street, 201, 205, 207, 301 Dixon Street, 1 near and 1-9999 Windsor Road, 4300 Near Edgemore Road, 116 Pisgah Church Road, a portion of Marian Road, and a portion of Edgemore Road (north of Pisgah Church Road and west of North Church Road) – An original zoning and rezoning from County RS-40 (Residential Single-family), City R-5 (Residential Single-family – 5), City CD-C-M (Conditional District - Commercial-Medium), CD-RM-26 (Conditional District – Residential Multy-family-26), and City RM-8 (Residential Multi-family – 8) to PUD (Planned Unit Development) with the following condition:

1. Permitted uses shall include all uses allowed in the PUD District, except for Cemeteries and Land Clearing and Inert Debris Landfills, Minor (temporary use).
- For the properties identified 3901, 3915, 3917, 3921, 3923, 3927, and 4005 North Church Street, 201, 205, 207, 301 Dixon Street, 1 near and 1-9999 Windsor Road, 4300 Near Edgemore Road, 116 Pisgah Church Road, a portion of Marian Road, and a portion of Edgemore Road, generally described as north of Pisgah Church Road and west of North Church Road (22.613 acres)
- Mike Fox for Cynthia Scott Peeden, RAK, LLC., RAK Pisgah Church, LLC., and Premier Stores, Inc.

**PL(P) 21-41 & Z-21-12-006** 4417 and a portion of 4453 McConnell Road (east of McConnell Road and east of north of McConnell Road) – An annexation and original zoning from County AG (Agricultural) to City PUD (Planned Unit Development) with the following conditions:

1. Uses shall be limited to 630 single family homes and townhomes.
2. Single family homes not to exceed thirty-two (32) feet in height.

3. Townhomes not to exceed thirty-six (36) feet in height.
  - For the properties identified as 4417 and a portion of 4453 McConnell Road, generally described as east of McConnell Road and east of north of McConnell Road (169.40 acres)
  - Amanda Hodierne for John Kevin Kim and the Kim Family Limited Partnership

**PL(P) 21-42**  
**Z-21-12-007**

1600, 1614, 1616, 1618, 1622, and 1708 Brookhaven Mill Road and 4006-ZZ and 4020-ZZ McConnell Road (west of Brookhaven Mill Road and east of I-85) – An annexation and original zoning from County AG (Agricultural) and County RS-40 (Single-family Residential) to City CD-RM-5 (Conditional District – Residential Multi-family - 5) with the following condition:

1. Permitted uses shall include all uses allowed in the RM-5 District, except for Cemeteries and Land Clearing and Inert Debris Landfills, Minor.
  - For the properties identified as 1600, 1614, 1616, 1618, 1622, and 1708 Brookhaven Mill Road and 4006-ZZ and 4020-ZZ McConnell Road, generally described as west of Brookhaven Mill Road and east of I-85 (145.322 acres)
  - Mike Fox on behalf of Christy Lynn Foster, Scott Irvin Eller, Sr., Estate of Clara Eller, Howard/Newell Trust, Gerald C. Letterman, Shelvie Borden Martin-Higgins Revocable Trust; Shelvie Borden Martin-Higgins, Trustee, Jennifer Joy Hairr, and Meloney Shannon Hairr.

**Z-21-12-008**

1524, 1600-1608, 1614-YY, 1616, 1804, 1818, 1900, and 1910 East Market Street, 101 South Booker Street, a portion of the South Benbow Road right of way, and a portion of the South Booker Street (south of East Market Street and west of US 29) – A rezoning application from O (Office) and C-M (Commercial - Medium) to UMU (University Mixed Use) zoning district.

- For the properties identified as 1524, 1600-1608, 1616, 1804, 1818, 1900, and 1910 East Market Street, and 101 South Booker Street, generally described as south of East Market Street and west of US 29 (12.48 acres)
- Bulldog Real Estate Holdings of East Greensboro, LLC for George Durham, NCA&T University Foundation, LLC, and East Market Street Square, Inc.

**Z-21-12-009**

A portion of Windsor Road, a portion of Marian Road, and a portion of Rankin Park (south of Dixon Street and west of North Church Street) – An original zoning and rezoning application from County RS-40 (Residential Single-family), City CD-C-M (Conditional District - Commercial-Medium), and CD-RM-26 (Conditional District – Residential Multy-family-26) to City R-3 (Residential Single-family - 3).

- For the properties identified as a portion of Marian road and a portion of Rankin Park, generally described as south of Dixon Street and west of North Church Street (1.39 acres)
- City of Greensboro

5. Items from Planning Department:

6. Items from the Planning and Zoning Commission Members:

SS/lc  
Attachments

*If you would like to address the Planning and Zoning Commission and provide evidence/testimony during the meeting regarding an item on this agenda, please email Planning staff no later than **12:00 p.m. on Monday, December 20, 2021.***

- Mike Kirkman ([mike.kirkman@greensboro-nc.gov](mailto:mike.kirkman@greensboro-nc.gov))
- Luke Carter ([lucas.carter@greensboro-nc.gov](mailto:lucas.carter@greensboro-nc.gov))

*You will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. Since this meeting will be conducted online, there is no option to provide handouts or other documents on the night 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 that to Planning staff no later than **5:00 p.m. on Friday, December 17, 2021.** No materials received after this date will be distributed at the meeting.*

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.