



GREENSBORO
NORTH CAROLINA

PLANNING

January 9, 2020

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 **Wednesday, January 22, 2020 at 5:30 p.m.**, in the Council Chamber of the Melvin Municipal Office Building. The tentative agenda is as follows:

1. Approval of the minutes of the November 18, 2019 regular meeting
2. Withdrawals and Continuances
3. Public Hearings:

Old Business:

Z-19-12-006 4100, 4108, and 4110 Lawndale Drive and 4201 Lake Jeanette Road (east of Lawndale Drive and west of Lake Jeanette Road) – A rezoning request from R-5 (Residential Single-family – 5) to CD-C-L (Conditional District - Commercial - Low) with the following conditions:

1. All uses permitted in the C-L zoning district except: 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 minimum building setback from the norther boundary of the site shall not be less than 25 feet.
 4. The maximum gross floor area per building shall be limited to 22,000 square feet.
 5. The maximum building height shall be limited to thirty (30) feet.
- For the properties located at 4100, 4108, and 4110 Lawndale Drive and 4201 Lake Jeanette Road, generally described as east of Lawndale Drive and west of Lake Jeanette Road (2.32 acres).
 - Marsh Prause on behalf of Kotis Properties, Inc. for Loretta H. Brown and WAW Properties, LLC

New Business:

- Z-20-01-001** 2 HCI Boulevard (AKA 2-3 Segal Boulevard) (northeast of Edwardia Drive and north of Bartlett Street) – A Special Use Permit to allow a facility for the storage of Chemicals, Petroleum, Hazardous Materials and Related Products in Heavy Industrial (HI) zoning.
- For the properties located at 2 HCI Boulevard (2-3 Segal Boulevard), generally described as northeast of Edwardia Drive and north of Bartlett Street (15.405 acres).
 - Dale Henshaw and Eric Babcock for Brenntag Southeast, Inc.
- Z-20-01-002** 2117 & 2119 Sprucewood Drive (west of Sprucewood Drive and south of Scotland Road) – An original zoning request from County RS-40 (Single-family Residential) to City R-3 (Single-family Residential – 3) and a rezoning request from City CD-RM-5 (Conditional District – Residential Multi-family – 5) to City R-3 (Single-family Residential – 3).
- For the properties located at 2117 & 2119 Sprucewood Drive, generally described as west of Sprucewood Drive and south of Scotland Road (0.6 acres original zoning and 0.55 acres rezoning).
 - Sedgefield Investment Partners
- Z-20-01-003** 389 Fairystone Drive (west of Fairystone Drive and south of Bethany Trace) – An original zoning request from County RS-30 (Residential Single-family) to City R-5 (Residential Single-family - 5).
- For 389 Fairystone Drive, generally described as west of Fairystone Drive and south of Bethany Trace (18.69 acres)
 - Demetrios D. Dascalakis
- Z-20-01-004** 1610 Dodson Street (west of Dodson Street and north of Savannas Run Drive) – A rezoning request from R-3 (Residential Single-family - 3) to R-5 (Residential Single-family - 5).
- For 1610 Dodson Street, generally described as west of Dodson Street and north of Savannas Run Drive (1.07 acres).
 - Borum, Wade, & Associates for Sonny Vestal (Herbert Wright)
- Z-20-01-005** 1714, 1716, 1716-YY, 1718, and 1718-YY Sherwood Street (north of Sherwood Street and west of Poe Street) – A rezoning request from RM-18 (Residential Multi-family - 18) to PUD (Planned Unit Development) with the following condition:
1. Uses limited to a maximum of 24 residential dwelling units.
- For 1714, 1716, 1716-YY, 1718, and 1718-YY Sherwood Street, generally described as north of Sherwood Street and west of Poe Street (0.892 acres).
 - Brian Ammons for 1714 Sherwood St., LLC and the City of Greensboro

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

SS/lc
Attachments

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.



GREENSBORO
NORTH CAROLINA

PLANNING

February 11, 2020

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, February 17, 2020 at 5:30 p.m.**, in the Council Chamber of the Melvin Municipal Office Building. The tentative agenda is as follows:

1. Approval of the minutes of the January 22, 2020 regular meeting
2. Withdrawals and Continuances
3. Public Hearings:
 - Z-20-02-001** 1308 and 1310 Ranhurst Road (east of Ranhurst Road and north of Easthurst Road) – An original zoning request from County RS-30 (Single-family Residential) to City R-3 (Single-family Residential – 3).
 - For the properties located at 1308 and 1310 Ranhurst Road, generally described as east of Ranhurst Road and north of Easthurst Road (1.598 acres).
 - Josue Cisneros
 - Z-20-02-002** 2345 (2351) Campground Road (south and east of Campground Road) – A rezoning request from BP (Business Park) to LI (Light Industrial).
 - For the property located at 2345 (2351) Campground Road, generally described as south and east of Campground Road (18.14 acres).
 - Samet Corporation
 - Z-20-02-003** 2806 East Wendover Avenue (south of East Wendover Avenue and east of Holt Avenue) – A rezoning request from RM-18 (Residential Multi-family - 18) to CD-C-M (Conditional District – Commercial - Medium) with the following conditions:
 1. All uses permitted in the C-M district except Auto Repair Minor and Auto Repair Major.

2. The side and rear property lines shall be bounded by an opaque privacy fence. The only side not bounded by an opaque fence may be the street front.
3. All auto storage and sales shall be conducted inside the opaque fence.
 - For 2806 East Wendover Avenue, generally described as south of East Wendover Avenue and east of Holt Avenue (0.33 acres)
 - Ismael Mahamadou

Z-20-02-004 2005 Mitchell Avenue (east of Yanceyville Street and south of Mitchell Avenue) – A rezoning request from R-3 (Residential Single-family - 3) to CD-RM-12 (Conditional District - Residential Multi-family - 12) with the following conditions:

1. Uses limited to a maximum of 140 multi-family residential dwelling units.
 - For 2005 Mitchell Avenue, generally described as east of Yanceyville Street and south of Mitchell Avenue (11.65 acres).
 - Fred Mills for the Garner Living Trust

Z-20-02-005 3701 and 3709-ZZ Groometown Road (east of Groometown Road and south of Vandalia Road) – An original zoning from County RS-40 (Residential Single-family) to City CD-RM-18 (Conditional District – Residential Multi-family – 18) and a rezoning request from City R-3 (Residential Single-family – 3) to CD-RM-18 (Conditional District – Residential Multi-family - 18) with the following condition:

1. Uses limited to a maximum of 220 residential dwelling units.
 - For 3701 and 3709-ZZ Groometown Road, generally described as east of Groometown Road and south of Vandalia Road (13.98 acres original zoning and 3.171 acres rezoning).
 - Affordable Housing Management, Inc for Sedgfield Show Grounds, Inc.

Z-20-02-006 1319 and 1319-YY New Garden Road (west of New Garden Road and southwest of Pinehaven Drive) – A rezoning request from CD-O (Conditional District - Office) to CD-O (Conditional District - Office) with the following conditions:

1. All uses permitted in the Office zoning district shall be allowed EXCEPT: Hotels and Motels, Funeral Homes and Crematoriums, Multi-family Dwellings, and Yard Sales.
2. Building height shall be limited to forty-five feet (45'). Building square footage shall be limited to maximum 38,000 total enclosed space.
3. Applicant will establish a vegetative screen adjacent to single family uses equivalent to a Type B planting yard which shall contain evergreen species to ensure year round screening. A minimum of 50% of the screening materials shall be evergreen. Shrubs shall be a minimum of

three (3) feet tall at the time of planting. To the extent practical, applicant shall utilize existing vegetation.

4. External primary building materials shall consist of at least 75% brick, stone, stucco or other similar masonry products, including cement board siding (eg. Hardie Board), and/or glass.
 5. Mobile medical facilities/vehicle/equipment shall not be permitted to remain on the subject property for more than forty-eight (48) hours at one time.
 6. Electronic message boards shall be prohibited.
- For 1319 and 1319-YY New Garden Road, generally described as west of New Garden Road and southwest of Pinehaven Drive (3.04 acres).
 - Marc Isaacson for Fidelium, LLC.

Z-20-02-007 1921 West Gate City Boulevard (south of West Gate City Boulevard and west of Coliseum Boulevard) – A request for a Special Use Permit in the A-O (Auto-Oriented) zoning district for all uses permitted in the A-O district including a temporary wireless facility for a period of six months, with the following conditions:

1. Internal Access to the temporary facility only with no separate access from Coliseum Boulevard.
- For property located at 1921 West Gate City Boulevard described as south of West Gate City Boulevard and west of Coliseum Boulevard (44.01 acres)
 - Mike Perdue on behalf of the City of Greensboro

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

SS/lc
Attachments

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.



PLANNING

Agenda

The next regular meeting of the Greensboro Zoning Commission will be held on **Monday, March 16, 2020 at 5:30 p.m.**, in the Council Chamber of the Melvin Municipal Office Building. The tentative agenda is as follows:

1. Approval of the minutes of the February 17, 2020 regular meeting
2. Withdrawals and Continuances
3. Public Hearings:
 - Z-20-03-001** 610 South Eugene Street (west of South Eugene Street and north of West Gate City Boulevard) – A rezoning request from LI (Light Industrial) and HI (Heavy Industrial) to CB (Central Business).
 - For the properties located at 610 South Eugene Street, generally described as west of South Eugene Street and north of West Gate City Boulevard (2 acres).
 - William Marshall Kotis, III
 - Z-20-03-002** 1702-1709 Verdun Drive (AKA 5412-5414 Freedom Lane and 5420-5424 Freedom Lane), 5710 Ruffin Road and 5711 Ruffin Road (north and south of Ruffin Road) – An original zoning request from County RS-40 (Residential Single-family) to City CD-RM-26 (Conditional District – Residential Multi-family 26) and a rezoning request from City CD-RM-18 (Conditional District – Residential Multi-family 18) to City CD-RM-26 (Conditional District – Residential Multi-family 26) with the following conditions:
 1. Uses shall be limited to a maximum of 416 residential dwelling units.
 2. A minimum of 50% of the exterior of the apartment buildings shall be brick, stone, stucco, cementous siding or Decorative vinyl, such as vinyl shakes.
 - For the property located at 1702-1709 Verdun Drive (AKA 5412-5414 Freedom Lane and 5420-5424 Freedom Lane), 5710 Ruffin Road, 5711 Ruffin Road, generally described as north and south of Ruffin Road (3.094 acres – original zoning and 20.77 acres - rezoning).
 - Scott Wallace for Keystone Group, Inc.
 - Z-20-03-003** 4209 Cox Place (south of Cox Place and west of Meadowood Street) – A rezoning request from R-3 (Single-family Residential - 3) to CD-RM-18 (Conditional District – Residential-multifamily - 18) with the following conditions:

1. Uses shall be limited to 6 residential dwelling units.
 2. Total height of all buildings shall be limited to 40 feet.
- For the property located at 4209 Cox Place, generally described as south of Cox Place and west of Meadowood Street (0.462 acres).
 - Guillermo Toledo

Z-20-03-004 506 Kallamdale Road and 511 Kallamdale Road (at the end of Kallamdale Road) – An original zoning request from County RS-30 (Residential Single-family) to City CD-RM-12 (Conditional District – Residential Multi-family 12) with the following condition:

1. Uses limited to a maximum of 84 multi-family dwelling units and their customary accessory uses.
- For 506 Kallamdale Road and 511 Kallamdale Road, generally described as at the end of Kallamdale Road (approx. 11.9 acres)
 - Tom Terrell representing Trinity Housing Development, LLC for Charlotte and David Layton and Robert M. Layton Heirs.

4. Items from Planning Department:

5. Items from the Zoning Commission Members:

6. Acknowledgment of Absences:

SS/lc

Attachments

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PLANNING

Agenda

The next regular meeting of the Greensboro Zoning Commission will be held on **Monday, April 20, 2020 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 16, 2020 regular meeting
2. Withdrawals and Continuances
3. Public Hearings:
 - Z-20-04-001** A portion of 3617 Link Road (north of Link Road and east of McKnight Mill Road) – An original zoning request from County AG (Agricultural) to City R-3 (Residential Single-family - 3).
 - For a portion of the property located at 3617 Link road, generally described as west of north of Link Road and east of McKnight Mill Road (4.33 acres).
 - Maria Lara
 - Z-20-04-003** 9032 West Market Street (north of West Market Street and west of Sandy Ridge Road) – A rezoning request from R-3 (Single-family Residential - 3) to CD-LI (Conditional District – Light Industrial) with the following condition:
 1. All uses permitted in the LI zoning district except: Animal Shelters, Cemeteries, Bus and Rail Terminals, Water Treatment Facilities, Shooting Ranges, Amusement and Water Parks, Fairgrounds, Taxi Dispatch Terminals, Eating and Drinking Establishments, and Recycling Process Centers.
 - For the property located at 9032 West Market Street, generally described as north of West Market Street and west of Sandy Ridge Road (6.066 acres).
 - Brian Pearce for Jesse and Larry Cigliano
 - Z-20-04-005** 2222 Wilcox Drive (south of Wilcox Drive and east of Country Ridge Road) – A rezoning request from R-3 (Residential Single-family - 3) to CD-R-7 (Conditional District – Residential Single-family – 7) with the following condition:
 1. Uses limited to a maximum of 52 single family lots.
 - For the property identified as 2222 Wilcox Drive, generally described as south of Wilcox Drive and east of Country Ridge Road (12.63 acres).

- Keystone Group, Inc. for Ed & Ruby's Legacy, LLC

Z-20-04-006 1209 and 1217 Rotherwood Road (north of Rotherwood Road and west of Bristol Road) – A rezoning request from C-H (Commercial - High) to CD-LI (Conditional District – Light Industrial) with the following condition:

1. All uses permitted in the LI zoning district except: Animal Shelters, Cemeteries, Bus and Rail Terminals, Water Treatment Facilities, Shooting Ranges, Amusement and Water Parks, Fairgrounds, Taxi Dispatch Terminals, Eating and Drinking Establishments, and Recycling Process Centers.
- For the properties located at 1209 and 1217 Rotherwood Road, generally described as north of Rotherwood Road and west of Bristol Road (22.32 acres).
 - Brian Pearce for Ward Boys II, LLC and Guaranteed Supply Company

Z-20-04-007 1812, 1814, and 1818 Youngs Mill Road and 3921 Presbyterian Road (south of I-85 and west of Youngs Mill Road) – An original zoning request from County AG (Agricultural) to City CD-HI (Conditional District – Heavy Industrial) with the following condition:

1. All uses permitted in the HI zoning district except: Cemeteries, Amusement and Water Parks, Dry Cleaning Pickup/Drop-off with Drive Through Facilities, Funeral Homes and Crematoriums, Taxi Dispatch Terminals, Taxidermists, and Termite and Pest Control.
- For the properties located at 1812, 1814, and 1818 Youngs Mill Road and 3921 Presbyterian Road, generally described as south of I-85 and west of Youngs Mill Road (193 acres).
 - Tom Terrell for Williams Development Group, LLC and others

Z-20-04-009 322 East Lindsay Street (south of East Lindsay Street and west of Isley Street) – A rezoning request from LI (Light Industrial) to CB (Central Business).

- For the property located at 322 East Lindsay Street, generally described as south of East Lindsay Street and west of Isley Street (0.1 acres).
- Mickey Haywood for Dawn Chaney.

Z-20-04-011 1202 West Meadowview Road (north of West Meadowview Road and east of Coliseum Boulevard) – A rezoning request from CD-RM-18 (Conditional District – Residential Multi-family - 18) to CD-RM-18 (Conditional District – Residential Multi-family - 18) with the following condition:

1. Uses shall be limited to a duplex.
- For the property located at 1202 West Meadowview Road, generally described as north of West Meadowview Road and east of Coliseum Boulevard (0.17 acres).
 - Wiley A. Sykes

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

SS/lc
Attachments

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GREENSBORO
NORTH CAROLINA

PLANNING

**OFFICIAL NOTICE OF PUBLIC HEARING
CITY OF GREENSBORO ZONING COMMISSION**

**Instructions for Participating in Online Meeting of
April 20, 2020 Zoning Commission**

In order to protect public health the April 20, 2020 meeting of the Greensboro Zoning Commission meeting will be held only online. The meeting can still be viewed as normal via the Greensboro Television Network (GTN) or online at <https://www.greensboro-nc.gov/departments/planning/boards-commissions-meetings/zoning-commission/agendas-minutes-videos>

As this meeting will be conducted only online if you would like to address the Zoning Commission regarding this or other items on the April 20, 2020 agenda you can do so in the following ways:

If you would like to provide comments during the meeting please email Planning staff Luke Carter (lucas.carter@greensboro-ncg.gov) or Mike Kirkman (mike.kirkman@greensboro-nc.gov) no later than **10:00 a.m. on Monday, April 20, 2020.** 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 the night of the meeting. If you have a presentation, pictures or other materials you would like to provide to the Commission as part of the hearing please provide that to Planning staff no later than **12:00 p.m. on Friday, April 17, 2020. No materials received after this date will be able to be distributed at the meeting.**

If you do not wish to participate during the online meeting you can also email Planning staff your comments regarding this or other agenda items prior to the meeting. So that we can ensure your comments are available to all the Commission members for their consideration please provide any comments no later than **12:00 p.m. on Monday, April 20, 2020.** If you are unable to provide comments electronically you may also call Planning staff Luke Carter at 336-373-4342 or Mike Kirkman at 336-373-4649 and we can record your comments and submit them to the Zoning Commission for their consideration. In providing comments please make sure to note which zoning case you are referring to and your interest in the case.



PLANNING

Agenda

The next regular meeting of the Greensboro Zoning Commission will be held on **Monday, May 18, 2020 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 April 20, 2020 regular meeting
2. Withdrawals and Continuances
3. Public Hearings:

Old Business

Z-20-04-004 4720, 4720A, 4724, 4726, and 4730 Mitchell Avenue (north of Mitchell Avenue and west of Muirs Chapel Road) – A rezoning request from R-3 (Residential Single-family - 3) to CD-RM-12 (Conditional District – Residential Multi-family 12) with the following conditions:

1. Uses limited to a maximum of 55 townhouse dwellings.
 2. The maximum height of all buildings shall not exceed 30 feet.
- For the properties located at 4720, 4720A, 4724, 4726, and 4730 Mitchell Avenue, generally described as north of Mitchell Avenue and west of Muirs Chapel Road (6.09 acres)
 - Anthony Lest for Delta Homes

Z-20-04-006 1209 and 1217 Rotherwood Road (north of Rotherwood Road and west of Bristol Road) – A rezoning request from C-H (Commercial - High) to CD-LI (Conditional District – Light Industrial) with the following condition:

1. All uses permitted in the LI zoning district except: Animal Shelters, Cemeteries, Bus and Rail Terminals, Water Treatment Facilities, Shooting Ranges, Amusement and Water Parks, Fairgrounds, Taxi Dispatch Terminals, Eating and Drinking Establishments, and Recycling Process Centers.
- For the properties located at 1209 and 1217 Rotherwood Road, generally described as north of Rotherwood Road and west of Bristol Road (22.32 acres).
 - Brian Pearce for Ward Boys II, LLC and Guaranteed Supply Company

Z-20-04-008 4094 Battleground Avenue (east of Battleground Avenue and south of Owl's Roost Road) – A rezoning request from CD-C-M (Conditional District

- Commercial - Medium) to CD-LI (Conditional District – Light Industrial) with the following condition:

1. Uses limited to a self-storage facility.
2. No outdoor storage is permitted.
3. Access to storage units shall be from the interior of the building.

- For the property located at 4094 Battleground Avenue, generally described as east of Battleground Avenue and south of Owl's Roost Road (6.56 acres).
- Tom Terrell for Leoterra Development, Inc on behalf of Cross of Christ Lutheran Church

New Business

Z-20-05-001 4209 Cox Place (south of Cox Place and west of Meadowood Street) – A rezoning request from R-3 (Single-family Residential - 3) to CD-RM-5 (Conditional District - Residential-multifamily - 5) with the following condition:

1. Uses limited to a single-family dwelling or a duplex.

- For the property located at 4209 Cox Place, generally described as south of Cox Place and west of Meadowood Street (0.462 acres).
- Guillermo Toledo

Z-20-05-002 A portion of 1055 NC Highway 68 North (west of NC Highway 68 North and south of Leabourne Road) – An original zoning from County CU-PD-M (Conditional Use – Planned Development - Medium) to City CD-C-M (Conditional District – Commercial - Medium) with the following conditions:

1. Permitted uses shall include all uses allowed in the Commercial – Medium (C-M) district, except for the following:
 - a. All Cemeteries;
 - b. Shooting Ranges;
 - c. Funeral Homes and Crematoriums;
 - d. Taxi Dispatch Terminals;
 - e. Taxidermists;
 - f. Pawnshops;
 - g. Sexually Oriented Businesses; and
 - h. Land Clearing and Inert Debris Landfills, Minor
- For a portion of 1055 NC Highway 68 North, generally described as west of NC Highway 68 North and south of Leabourne Road (3.146 acres of 62.97 acres)
- Michael S. Fox for Greenlea 68 Land, LLC

Z-20-05-003 A portion of NC Highway 68 North right of way north of I-73 and south of Leabourne Road) – An original zoning from County CU-PD-M (Conditional Use – Planned Development - Medium) and County AG (Agricultural) to City C-M (Commercial - Medium).

- For a portion of NC Highway 68 North right of way, generally described as north of I-73 and south of Leabourne Road (3.215 acres)
- City of Greensboro

4. Items from Planning Department:

5. Items from the Zoning Commission Members:

6. Acknowledgment of Absences:

SS/lc

Attachments

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PLANNING

Agenda

The next regular meeting of the Greensboro Zoning Commission will be held on **Monday, July 20, 2020 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 June 15, 2020 regular meeting
2. Withdrawals and Continuances
3. Public Hearings:

Old Business:

Z-20-06-003 3606-B, 3608, 3612, and 3612-YY North Church Street (east of North Church Street and south of Wind Road) – A rezoning from R-5 (Residential Single-family - 5) to CD-C-M (Conditional District – Commercial - Medium) with the following conditions:

1. Uses limited to Automobile Sales and Service, Automobile, boat, and motorcycle repair service, minor and major, a Laundromat and Office uses.
- For 3606-B, 3608, 3612, and 3612-yy North Church Street, generally described as east of North Church Street and south of Wind Road (6 acres)
 - Huin Rmah and Enok Hole

New Business:

Z-20-07-002 1898 Cude Road and 8005 Leabourne Road (east of Cude Road and south of Leabourne Road) – An original zoning from County AG (Agricultural) to CD-R-5 (Conditional District - Residential Single-family - 5) with the following condition:

1. Uses limited to a maximum of 150 dwelling units.
- For the properties identified as 1898 Cude Road and 8005 Leabourne Road, generally described as east of Cude Road and south of Leabourne Road (43.7 acres)
 - BSC Holdings, Inc. for Charlotte D. and Donald A. Dillon

Z-20-07-003 351, 359, and 367 Air Harbor Road (south of Air Harbor Road and west of Quail Ridge Drive) – An original zoning from County AG (Agricultural) to City CD-RM-8 (Conditional District - Residential Multi-family - 8) and a rezoning from City R-5 (Residential Single-family – 5) to City CD-RM-8

(Conditional District - Residential Multi-family - 8) with the following condition:

1. The maximum height of all buildings shall not exceed 35 feet.
 - For the properties identified as 351, 359, and 367 Air Harbor Road, generally described as south of Air Harbor Road and west of Quail Ridge Drive (Original Zoning - 5.618 acres; Rezoning – 9.942 acres)
 - Marc Isaacson for Calvary Christian Center, Inc., Signature 1, LLC, and Marlene Cato

Z-20-07-004 8714 West Market Street (northeast of West Market Street and northwest of Landmark Drive) – A rezoning from R-3 (Residential Single-family - 3) to LI (Light Industrial)

- For the property identified as 8714 West Market Street, generally described as northeast of West Market Street and northwest of Landmark Drive (0.68 acres)
- Kyle M. Hoyt for BKT Enterprises, LP

4. Items from Planning Department:

5. Items from the Zoning Commission Members:

6. Acknowledgment of Absences:

SS/lc

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Agenda

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1. Approval of the minutes of the June 15, 2020 regular meeting
2. Withdrawals and Continuances
3. Public Hearings:

Old Business:

Z-20-06-003 3606-B, 3608, 3612, and 3612-YY North Church Street (east of North Church Street and south of Wind Road) – A rezoning from R-5 (Residential Single-family - 5) to CD-C-M (Conditional District – Commercial - Medium) with the following conditions:

1. Uses limited to Automobile Sales and Service, Automobile, boat, and motorcycle repair service, minor and major, a Laundromat and Office uses.
- For 3606-B, 3608, 3612, and 3612-yy North Church Street, generally described as east of North Church Street and south of Wind Road (6 acres)
 - Huin Rmah and Enok Hole

New Business:

Z-20-07-002 1898 Cude Road and 8005 Leabourne Road (east of Cude Road and south of Leabourne Road) – An original zoning from County AG (Agricultural) to CD-R-5 (Conditional District - Residential Single-family - 5) with the following condition:

1. Uses limited to a maximum of 150 dwelling units.
- For the properties identified as 1898 Cude Road and 8005 Leabourne Road, generally described as east of Cude Road and south of Leabourne Road (43.7 acres)
 - BSC Holdings, Inc. for Charlotte D. and Donald A. Dillon

Z-20-07-003 351, 359, and 367 Air Harbor Road (south of Air Harbor Road and west of Quail Ridge Drive) – An original zoning from County AG (Agricultural) to City CD-RM-8 (Conditional District - Residential Multi-family - 8) and a rezoning from City R-5 (Residential Single-family – 5) to City CD-RM-8

(Conditional District - Residential Multi-family - 8) with the following condition:

1. The maximum height of all buildings shall not exceed 35 feet.
 - For the properties identified as 351, 359, and 367 Air Harbor Road, generally described as south of Air Harbor Road and west of Quail Ridge Drive (Original Zoning - 5.618 acres; Rezoning – 9.942 acres)
 - Marc Isaacson for Calvary Christian Center, Inc., Signature 1, LLC, and Marlene Cato

Z-20-07-004 8714 West Market Street (northeast of West Market Street and northwest of Landmark Drive) – A rezoning from R-3 (Residential Single-family - 3) to LI (Light Industrial)

- For the property identified as 8714 West Market Street, generally described as northeast of West Market Street and northwest of Landmark Drive (0.68 acres)
- Kyle M. Hoyt for BKT Enterprises, LP

4. Items from Planning Department:

5. Items from the Zoning Commission Members:

6. Acknowledgment of Absences:

SS/lc

Attachments

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PLANNING

Agenda

The next regular meeting of the Greensboro Zoning Commission will be held on **Monday, August 17, 2020 at 5:30 p.m.**, in the Council Chamber of the Melvin Municipal Office Building. The tentative agenda is as follows:

1. Approval of the minutes of the July 20, 2020 regular meeting
2. Withdrawals and Continuances
3. Public Hearings:
 - Z-20-08-001** 4019-R2 South Holden Road and 1311 Glendale Road (south of Glendale Road, east of South Holden Road, and west of US Highway 220) – A rezoning from CD-PI (Conditional District – Public and Institutional) to O (Office).
 - For the properties identified as 4019-R2 South Holden Road and 1311 Glendale Road, generally described as south of Glendale Road, east of South Holden Road, and west of US Highway 220 (39.47 acres)
 - Adrian F. Starks for World Victory International Christian Center, Inc.
 - Z-20-08-002** A portion of 107 Marshall Smith Road and 120 Marshall Smith Road (east of Marshall Smith Road and north of West Market Street) – An original zoning from County AG (Agricultural) to CD-RM-18 (Conditional District - Residential Multi-family - 18) with the following condition:
 1. The property shall be limited to residential uses.
 - For the properties identified as a portion of 107 Marshall Smith Road and 120 Marshall Smith Road, generally described as east of Marshall Smith Road and north of West Market Street (39.98 acres)
 - Tom Terrell for Marshal-Smith Partners, LLC on behalf of Ashley Bradford Atkins, Glenn T. Atkins, and Alan Scott Atkins
 - Z-20-08-003** 3900-3906 Spring Garden Street (northeast of Spring Garden Street and northwest of West Wendover Avenue) – A rezoning from BP (Business Park) to CD-LI (Conditional District - Light Industrial) with the following condition:
 1. All uses permitted in the LI zoning district except the following:
 - a. Animal shelters,
 - b. Cemeteries,
 - c. Bus and Rail Terminals
 - d. Water Treatment Facilities

- e. Shooting Ranges
- f. Amusement and Water Park-Fairgrounds
- g. Taxi Dispatch Terminals,
- h. Eating and Drinking Establishments, and
- i. Recycling Processing Centers.

- For the properties identified as 3900-3906 Spring Garden Street, generally described as northeast of Spring Garden Street and northwest of West Wendover Avenue (22.97 acres)
- Brian Pearce for WELS Holdings, LLC

Z-20-08-004 1163 Pleasant Ridge Road (east of Pleasant Ridge Road and north of West Market Street) – A rezoning from CD-BP (Conditional District – Business Park) to CD-LI (Conditional District – Light Industrial) with the following conditions:

1. All uses permitted in the LI zoning district except Cemeteries.
 - For the property identified as 1163 Pleasant Ridge Road, generally described as east of Pleasant Ridge Road and north of West Market Street (10 acres)
 - Donald Colson of ISAOA for Vivien T. and Wiley R. Crutchfield

4. Elections for Chair and Vice Chair
5. Items from Planning Department:
6. Items from the Zoning Commission Members:
7. Acknowledgment of Absences:

SS/lc
Attachments

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PLANNING

Agenda

The next regular meeting of the Greensboro Zoning Commission will be held on **Monday, September 21, 2020 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 August 17, 2020 regular meeting

2. Withdrawals and Continuances

3. Public Hearings:

Old Business:

Z-20-08-001 4019-R2 South Holden Road and 1311 Glendale Road (south of Glendale Road, east of South Holden Road, and west of US Highway 220) – A rezoning from CD-PI (Conditional District – Public and Institutional) to O (Office).

- For the properties identified as 4019-R2 South Holden Road and 1311 Glendale Road, generally described as south of Glendale Road, east of South Holden Road, and west of US Highway 220 (39.47 acres)
- Adrian F. Starks for World Victory International Christian Center, Inc.

New Business:

Z-20-09-001 &

PL(P)-20-12 2126 and 2146 Scott Road (south of Scott Road and west of Summit Avenue) – An annexation and original zoning from County AG (Agricultural) to City R-5 (Residential Single Family - 5).

- For the properties identified as 2126 and 2146 Scott Road, generally described as south of Scott Road and west of Summit Avenue (47.76 acres)
- Bob Dunston, Charter Development Company, LLC, on behalf of Robert W. Mccuiston, Denise R. Mccuiston and Michele V. Mccuiston.

Z-20-09-002 &

PLP-20-16 1404 Youngs Mill Road (west of Young Mill Road and north of Waldrige 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 1404 Youngs Mill Road generally described as west of Young Mill Road and north of Waldrige Road (1.66 acres)
- Hector A. Sosa

Z-20-09-004 &

PLP-20-17 3443 Randleman Road (east of Randleman Road and north of Wolfetrail Road) – An annexation and original zoning from County RS-30 (Residential Single Family) to City R-3 (Residential Single Family - 3)

- For the property identified as 3443 Randleman Road, generally described as east of Randleman Road and north of Wolfetrail Road (.67 acres)
- Pamela H. Rodriguez

Z-20-09-008 A portion of 3110 North Church Street (east of North Church Street and north of Charles Street) – A rezoning from CD-C-L (Conditional District Commercial Low) to LI (Light Industrial)

- For the property identified as 3110 North Church Street, generally described as east of North Church Street and north of Charles Street (3.76 acres)
- Jack Johnson, for Sister Act LLC

Z-20-09-010 3630 Lewiston Road (east of Lewiston Road and south of Scarlet Haw Drive) – A rezoning from R-3 (Residential Single Family - 3) to AG (Agricultural)

- For the property identified 3630 Lewiston Road, generally described as east of Lewiston Road and south of Scarlet Haw Drive (19.25 acres)
- Melodi Fentress and Susan Lambert

Z-20-09-011 1414, 1509, 1511 and 1515 West Cone Boulevard and 2111, 2113, 2115 and 2117 Cleburne Street (south of West Cone Boulevard and west of Cleburne St) – A rezoning from R-3 (Residential Single Family – 3) and R-5 (Residential Single Family – 5) to CD-RM-26 (Conditional District Residential Multifamily - 26) with the following condition:

1. All uses allowed in the RM-26 zoning district, except for the following:
 - a. Forestry and crops;
 - b. Manufactured Homes (Class AA);
 - c. Manufactured Home Parks;
 - d. Fraternities and Sororities;
 - e. Private Dormitories;
 - f. Rooming and Boarding Houses;
 - g. All Cemeteries;
 - h. Day Care Homes;
 - i. Elementary/Secondary Schools, neighborhood scale;
 - j. Elementary/Secondary Schools, community scale;
 - k. All government uses;
 - l. Shelters, Temporary and Emergency;
 - m. Tourist Homes (Bed & Breakfast)
 - n. Junked Motor Vehicles;
 - o. Yard Sales (up to 2 per year)
 - p. Land Clearing and Inert Debris Landfills, Minor

- For the properties identified as 1414, 1509, 1511 and 1515 West Cone Boulevard and 2111, 2113, 2115 and 2117 Cleburne Street, generally described as south of West Cone Boulevard and west of Cleburne Street) (23.30 acres)
- Michael S. Fox, on behalf of Koury Corporation

Z-20-09-012 3400, 3400 YY, 3402, 3404, 3406, 3408, 3410 and 3414 Sandy Ridge Road (east of Sandy Ridge Road and south of West Market Street) – A rezoning from R-3 (Residential Single Family - 3) and LI (Light Industrial) to CD-LI (Conditional District Light Industrial) with the following condition:

1. All uses permitted in the LI zoning district shall be allowed, EXCEPT Amusement and Water Parks, Fairgrounds.

- For the properties identified as 3400, 3400 YY, 3402, 3404, 3406, 3408, 3410 and 3414 Sandy Ridge Road, generally described as east of Sandy Ridge Road and south of West Market Street (10.52 acres)
- Amanda Hodierne, on behalf of TCP Triad Drive, LLC; Henley Distribution Corporation; and Little Santee-Sandy Ridge, LLC

Z-20-09-014 201 Leftwich Street (north of Leftwich Street and east of Magnolia Street) – A rezoning from R-7 (Residential Single Family - 7) to CD-O (Conditional District Office) with the following condition:

1. Uses limited to a law office or single family residence.

- For the property identified as 201 Leftwich Street, generally described as north of Leftwich Street and east of Magnolia Street (.16 acres)
- Stephen E. Robertson

Z-20-09-015 A portion of 4631 (4653) West Market Street (south of West Market Street and west of Montrose Drive) – A rezoning from C-H (Commercial High) to C-M (Commercial Medium).

- For the property identified as a portion of 4631 (4653) West Market Street, generally described as south of West Market Street and west of Montrose Drive (0.43 acres of 12.88 acres)
- Woodmont West Market, LLC

Z-20-09-016 2905 Holmes Road (west of Holmes Road and south of East Cone Boulevard) – A rezoning from R-5 (Residential Single Family - 5) to CD-RM-8 (Conditional District Residential Multifamily - 8) with the following condition:

1. Uses limited to a daycare center.

- For the property identified as 2905 Holmes Road, generally described as west of Holmes Road and south of East Cone Boulevard (.19 acres)
- Wanda Hobson, on behalf of Kim M. Daye

4. Street Closure

PL(P) 20-18 Proposed Street Closing for Caindale Drive from Exit 110 NC 68 South to its terminus.

5. Items from Planning Department:

6. Items from the Zoning Commission Members:

7. Acknowledgment of Absences:

SS/lc

Attachments

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PLANNING

Agenda

The next regular meeting of the Greensboro Zoning Commission will be held on **Monday, October 19, 2020 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 September 21, 2020 regular meeting
2. Withdrawals and Continuances
3. Public Hearings:

Old Business:

Z-20-09-011 1414, 1509, 1511 and 1515 West Cone Boulevard and 2111, 2113, 2115 and 2117 Cleburne Street (south of West Cone Boulevard and west of Cleburne St) – A rezoning from R-3 (Residential Single Family – 3) and R-5 (Residential Single Family – 5) to CD-RM-26 (Conditional District Residential Multifamily - 26) with the following condition:

1. All uses allowed in the RM-26 zoning district, except for the following:
 - a. Forestry and crops;
 - b. Manufactured Homes (Class AA);
 - c. Manufactured Home Parks;
 - d. Fraternities and Sororities;
 - e. Private Dormitories;
 - f. Rooming and Boarding Houses;
 - g. All Cemeteries;
 - h. Day Care Homes;
 - i. Elementary/Secondary Schools, neighborhood scale;
 - j. Elementary/Secondary Schools, community scale;
 - k. All government uses;
 - l. Shelters, Temporary and Emergency;
 - m. Tourist Homes (Bed & Breakfast)
 - n. Junked Motor Vehicles;
 - o. Yard Sales (up to 2 per year)
 - p. Land Clearing and Inert Debris Landfills, Minor

- For the properties identified as 1414, 1509, 1511 and 1515 West Cone Boulevard and 2111, 2113, 2115 and 2117 Cleburne Street, generally described as south of West Cone Boulevard and west of Cleburne Street) (23.30 acres)
- Michael S. Fox, on behalf of Koury Corporation

New Business:

Z-20-09-005 2713 Pinedale Road (south of Pinedale Road and west of Benjamin Parkway) – A rezoning from O (Office) to CD-C-M (Conditional District Commercial Medium) with the following conditions:

1. All uses allowed in the C-M district shall be permitted EXCEPT: Group Living; Animal Shelters; Auditoriums, Coliseums, Stadiums; Bus and Rail Terminal; Shelters (temporary and emergency); Shooting Ranges; Campground and RV Park; Eating and Drinking Establishments with Drive Throughs; Convenience Store with Fuel Pumps; Pawn Shop; and Sexually Oriented Businesses.
 2. Any retail use shall not exceed 9,000 square feet
 3. Freestanding signage shall be limited to a maximum 15 feet in height.
- For the property identified as 2713 Pinedale Road, generally described as south of Pinedale Road and west of Benjamin Parkway (.58 acres)
 - Henry H Isaacson, for David R. and Patricia O. Sullivan.

Z-20-09-006 822 Holt Avenue (east of Holt Avenue and south of Lombardy Street) – A rezoning from R-5 (Residential Single Family - 5) to RM-8 (Residential Multifamily - 8)

- For the property identified as 822 Holt Avenue, generally described as east of Holt Avenue and south of Lombardy Street (.25 acres)
- Thomas J. Shimeld, for JRTS Solutions, LLC

Z-20-09-007 4206, 4210 and 4218 Hilltop Road (north of Hilltop Road and west of West Gate City Boulevard) – A rezoning from CD-LI (Conditional District Light Industrial) and O (Office) to CD-LI (Conditional District Light Industrial) with the following conditions:

1. All uses permitted in the Light Industrial district except; Animal Shelters; Cemeteries; Bus and Rail Terminals; Water Treatment Facilities; Shooting Ranges; Amusement and Water Parks, Fairgrounds; Taxi Dispatch Terminals; Eating and Drinking Establishments; and Recycling Processing Centers.
- For the properties identified as 4206, 4210 and 4218 Hilltop Road, generally described as north of Hilltop Road and west of West Gate City Boulevard (1.8 acres)
 - William P. Benjamin, on behalf of Demolition and Asbestos Removal, Inc.

Z-20-09-009 4715 Rear Pageland Drive and 4465-4485 Old Battleground Road (south of Old Battleground Road and east of Pageland Drive) – A rezoning from R-3 (Residential Single Family – 3) to PUD (Planned Unit Development) and approval of an associated Unified Development Plan with the following condition:

1. Uses limited to multifamily uses and related amenities and facilities.

- For the properties identified as 4465-4485 Old Battleground Road, generally described as south of Old Battleground Road and east of Pageland Drive (16.919 acres)
 - Marc Isaacson, on behalf of Yearns Properties, Inc. and Sally Hardin Trust
- Z-20-09-013** 4708 Mitchell Avenue (north of Mitchell Avenue and west of Muirs Chapel Road) – A rezoning from R-3 (Residential Single Family - 3) to CD-RM-5 (Conditional District Residential Multifamily - 5) with the following condition:
1. Uses limited to a Duplex or Single Family Dwelling:
 - For the property identified as 4708 Mitchell Avenue, generally described as north of Mitchell Avenue and west of Muirs Chapel Road (.33 acres)
 - Guillermo Toledo, for Toledo Homes LLC
- Z-20-10-001** 4215 Hilltop Road (southwest of Hilltop Road and west of West Gate City Boulevard) – A rezoning from R-3 (Residential Single Family - 3) to O (Office).
- For the property identified as 4215 Hilltop Road, generally described as southwest of Hilltop Road and west of West Gate City Boulevard (0.65 acres)
 - Felecia B. Price for PFS Management Company, LLC
- Z-20-10-002** 3307 and 3309 Sandy Ridge Road (north of Farington Road, west of Sandy Ridge Road, and southeast of Cider Road) – A rezoning from R-3 (Residential Single Family - 3) to LI (Light Industrial).
- For the properties identified as 3307 and 3309 Sandy Ridge Road, generally described as (north of Farington Road, west of Sandy Ridge Road, and southeast of Cider Road (13 acres)
 - Williams Development Group, LLC for Cathy and Ronald Rayle
- Z-20-10-003** 6109 and 6115 Landmark Center Boulevard (east of Landmark Center Boulevard and north of Bridford Place) – 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 108 dwelling units.
 2. Building exterior walls shall be finished with not less than 50% brick or fiber cement siding.
- For the properties identified as 6109 and 6115 Landmark Center Boulevard, generally described as east of Landmark Center Boulevard and north of Bridford Place (6.33 acres)
 - Marc Isaacson for Mission Properties, LLC on behalf of Landmark Henry, LLC
- Z-20-10-004** 8507 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 8507 Cider Road, generally described as south of Cider Road and west of Sandy Ridge Road (2.04 acres)
- Britton Lewis on behalf of Reaves Drywall & Insulation for Mary J. Racoma, Judy Long, Joel Long, and Richard M. Long

Z-20-10-005

PL(P) 20-21 4636 South Holden Road (west of South Holden Road and north of Harris Drive) – An annexation and an original zoning from CU-RS-40-MH (Conditional Use – Residential Single-family – 40 – Manufactured Housing Overlay District) to R-3 (Residential Single-family - 3).

- For the property identified as 4636 South Holden Road, generally described as west of South Holden Road and north of Harris Drive (1.1 acres)
- Silvia (Silbia) Echeverria Rea

4. Ordinance Text Amendment:

Zoning, Planning and Development Text Amendment: Amending Sections 30-3-7.4(B), 30-4-1.6(B), 30-4-12.4(K), 30-3-16 and Table 3-1 of the Land Development Ordinance related to appeals from the Historic Preservation Commission in granting or denying a Certificate of Appropriateness being appealed to the Superior Court.

5. Items from Planning Department:

6. Items from the Zoning Commission Members:

7. 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, October 19, 2020.***

- Mike Kirkman (mike.kirkman@greensboro-nc.gov)
- Luke Carter (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 Zoning Commission as part of the meeting, please provide that to Planning staff no later than **5:00 p.m. on Friday, October 16, 2020.** No materials received after this date will be distributed at the meeting.*

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meeting. For additional information or assistance, please contact Donna Gray, ADA Coordinator at 336-373-2723.



PLANNING

Agenda

The next regular meeting of the Greensboro Zoning Commission will be held on **Monday, November 16, 2020 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 October 19, 2020 regular meeting
2. Withdrawals and Continuances
3. Public Hearings:
 - Z-20-11-001**
PL(P) 20-22 162 Birch Creek Road and a portion of the Woodhollow Road right-of-way from Birch Creek Road extending westward for approximately 200 feet (west of Birch Creek Road and south of Woodhollow Road) – An annexation and an original zoning from County RS-20 (Residential Single-family) to R-3 (Residential Single-family - 3).
 - For the property identified as 162 Birch Creek Road and a portion of the Woodhollow Road right-of-way from Birch Creek Road extending westward for approximately 200 feet, generally described as west of Birch Creek Road and south of Woodhollow Road (0.83 acres)
 - Catalina Espinoza and Miguel O. Hernandez for Eastcoast Plumbing Mechanics, Inc.
 - Z-20-11-002** 3757 Oakwood Drive (west of Oakwood Drive south of West Gate City Boulevard) – A rezoning from RM-12 (Residential Multi-family - 12) to CD-C-M (Conditional District – Commercial - Medium) with the following conditions:
 1. All uses permitted in the C-M (Commercial – Medium) zoning district except the following: all drive-thru uses except car washes, Animal Shelter, and Cemetery.
 - For the property identified as 3757 Oakwood Drive, generally described as west of Oakwood Drive south of West Gate City Boulevard (0.62 acres)
 - Marc Isaacson for 5 Star RE Holding, LLC on behalf of D. H. Griffin, Sr.
 - Z-20-11-003** 5601-5603, 5609, 5611, and 5615 Summit Avenue (north of Summit Avenue, north of Scott Road, and west of Rudd Station Road) – A rezoning from R-3 (Residential Single-family - 3) to CD-R-7 (Conditional District – Residential Single-family – 7) with the following conditions:

1. Maximum density shall not exceed four (4) dwelling units per acre.
- For the properties identified as 5601-5603, 5609, 5611, and 5615 Summit Avenue, generally described as north of Summit Avenue, north of Scott Road, and west of Rudd Station Road (17.403 acres)
- Wiley Sykes, on behalf of O’Ferrell, LLC.

Z-20-11-004 523 North Spring Street (west of North Spring Street and east of North Cedar Street) – Consideration of a UDP (Unified Development Plan) for a previously approved PUD (Planned Unit Development) zoning district.

- For the property identified as 523 North Spring Street, generally described as west of North Spring Street and east of North Cedar Street (2.694 acres)
- Regional Land Surveyors on behalf of Spring Street Apartments LDS II, LLC

Z-20-11-005 2126 and 2146 Scott Road (south of Scott Road and west of Summit Avenue) – An original zoning from County AG (Agricultural) to City CD-R-3 (Conditional District - Residential Single-family - 3) with the following condition:

1. Uses limited to a school and associated facilities and single family dwellings.
- For the properties identified as 2126 and 2146 Scott Road, generally described as south of Scott Road and west of Summit Avenue (47.76 acres)
- Bob Dunston, Charter Development Company, LLC, on behalf of Robert W. McCuiston, Denise R. McCuiston and Michele V. McCuiston.

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.

4. Ordinance Text Amendments:
 - A. Zoning, Planning and Development Text Amendment: Amending Sections 30-12-2 (Flood Damage Prevention), 30-4-26 (Permits and Certificates), 30-13-3 (Minimum Building Area), and Article 15 (Definitions) related to changes being made to the Flood Damage Prevention Regulations for the City of Greensboro.
 - B. 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.
5. Items from Planning Department:
6. Items from the Zoning Commission Members:
7. 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, November 16, 2020.***

- Mike Kirkman (mike.kirkman@greensboro-nc.gov)
- Luke Carter (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, December 21, 2020 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 November 16, 2020 regular meeting
2. Withdrawals and Continuances
3. Public Hearings:

PL(P) 20-25

Z-20-12-001 3714 Desmond Drive (east of Desmond Drive and north of McKnight Mill Road) – An annexation and original zoning from County RS-30-MH (County Residential Single-family – 30 – Manufactured Home Overlay) to City R-3 (City Residential Single-family – 3).

- For the property identified as 3714 Desmond Drive, generally described as east of Desmond Drive and north of McKnight Mill Road (0.64 acres)
- Brenda Jasso Vazquez and David Vazquez Lopez

PL(P) 20-23

Z-20-12-002 112 Maxfield Road (west of Maxfield Road and south of Burlington Road) – An annexation, original zoning, and rezoning from County HI (Heavy Industrial) and City CD-HI (Conditional District - Heavy Industrial) to City HI (Heavy Industrial).

- For the property identified as 112 Maxfield Road, generally described as west of Maxfield Road and south of Burlington Road (14.102 acres)
- Dubose Properties, LLC.

PL(P) 20-24

Z-20-12-003 4490 Chickasha Drive (south of Chickasha Drive and west of Summit Avenue) – An annexation and original zoning from County CU-HI (Conditional Use – Heavy Industrial) to City CD-HI (Conditional District – Heavy Industrial) with the following condition:

1. Building height shall not exceed 50 feet.
- For the property identified as 4490 Chickasha Drive, generally described as east of Holt Avenue and south of Lombardy Street south of Chickasha Drive and west of Summit Avenue (5.93 acres)
 - Tim Hash, for Chickasha I, LLC

- Z-20-12-004** Kiowa Drive right-of-way (all of Kiowa Drive south of Chickasha Drive) – An annexation and original zoning from County CU-HI (Conditional Use – Heavy Industrial) to City HI (Heavy Industrial).
- For the property identified as the Kiowa Drive right-of-way, generally described as all of Kiowa Drive south of Chickasha Drive (0.93 acres)
 - City of Greensboro
- Z-20-12-005** 2005 Yanceyville Street (west of Yanceyville Street and south of Revolution Mill Drive) – A rezoning from LI (Light Industrial) to LIM (Light Industrial Mixed).
- For the property identified as 2005 Yanceyville Street, generally described as west of Yanceyville Street and south of Revolution Mill Drive (3.48 acres)
 - Jeremy Anderson for SHVF Mill House, LLC
- PL(P) 20-26**
- Z-20-12-006** A portion of 5281 Mackay Road (north of Mackay Road and south of Chadwick Drive) – A rezoning from County AG (Agricultural) to City CD-RM-5 (Conditional District – Residential Multi-family - 5) with the following condition:
1. Only residential uses are permitted.
 - For a portion of the property identified as 5281 Mackay Road, generally described as north of Mackay Road and south of Chadwick Drive (6 acres)
 - Will Years on behalf of the Lea Family Limited Partnership
- Z-20-12-008** 1311 Glendale Road and a portion of 4019-R2 South Holden Road (south of Glendale Road, east of South Holden Road, and west of US Highway 220) – A rezoning from CD-PI (Conditional District – Public and Institutional) to CD-RM-12 (Conditional District – Residential Multi-family - 12) with the following condition:
1. Uses limited to residential uses only.
 - For the properties identified as 1311 Glendale Road and a portion of 4019-R2 South Holden Road, generally described as south of Glendale Road, east of South Holden Road, and west of US Highway 220 (7.5 acres)
 - Adrian F. Starks for World Victory International Christian Center, Inc.
- Z-20-12-009** 1299 and 1301 Youngs Mill Road (east of Youngs Mill Road and south of I-40/Business Highway 85) – A rezoning from CD-LI (Conditional District – Light Industrial) to CD-HI (Conditional District – Heavy Industrial) with the following conditions:
1. Permitted uses shall include Minor Utilities; Utility Equipment and Storage Yards; Utility Lines and Related Appurtenances; Wireless Telecommunication Facilities; all Office uses (including Business Incubators); Advertising Services, Outdoor; Manufactured and Modular Home Sales; all Self Storage Facilities; all Vehicle Sales; Automobile,

Boat and Motorcycle Repair Services, Major; Automobile, Boat and Motorcycle Repair Services, Minor; all Light Industrial (including Equipment Repairs and Rental, Light; Maintenance Yard and Facilities; Truck Tractor & Semi Rental, Leasing & Service, Heavy); Heavy Equipment Sales, Rental and Repair; Industrial and Commercial Machinery; and Sale of Farm Equipment and Machinery and Earth Moving and Heavy Construction Equipment.

2. Vehicle access will only be allowed from McConnell Center Drive.
 - For the properties identified as 1299 and 1301 Youngs Mill Road, generally described as east of Youngs Mill Road and south of I-40/Business Highway 85 (32.65 acres)
 - Marc Isaacson for Delco Partners, LLC

Z-20-12-011 1714, 1716, 1716 YY, 1718 & 1718 YY Sherwood Street (north of Sherwood Street and east of Granite Street) – Consideration of a UDP (Unified Development Plan) for a previously approved PUD (Planned Unit Development) zoning district.

- For the property identified as 1714, 1716, 1716 YY, 1718 & 1718 YY Sherwood Street, generally described as north of Sherwood Street and east of Granite Street (0.892 acres)
- CPT Engineering on behalf of 1714 Sherwood, LLC

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, December 21, 2020.***

- Mike Kirkman (mike.kirkman@greensboro-nc.gov)
- Luke Carter (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 Zoning Commission as part of the meeting, please provide that to Planning staff no later than **5:00 p.m. on Friday, December 18, 2020.** 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 Donna Gray, ADA Coordinator at 336-373-2723.

