



PLANNING

Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Wednesday, January 18, 2023 at 5:30 p.m.** Please find instructions for participating in this meeting at the end of this agenda. Please also note that the order of the agenda may be altered at the Planning and Zoning Commission's discretion based on the level of interest in each case. The tentative agenda is as follows:

1. Acknowledgment of Absences
2. Approval of the minutes of the December 19, 2022 regular meetings
3. Withdrawals and Continuances
4. Public Hearings:

Old Business:

Z-22-12-003 4401-4409-B Abner Place (south of Abner Place and west Fairfax Road) – A rezoning from R-5 (Residential Single-family – 5) to CD-RM-26 (Conditional District – Residential Multi-family – 26) with the following conditions:

1. Permitted uses shall be limited to a maximum of 36 multi-family dwelling units.
 2. Maximum building height shall be 50 feet.
- For the properties identified as 4401-4409-B Abner Place, generally described as south of Abner Place and west Fairfax Road (1.569 acres)
 - Amanda Hoderne for Guillermo Toledo of Alexa's Rental, LLC

PL(P) 22-43 &

Z-22-12-005 3510 Liberty Road (west of Liberty Road, north of Edgemont Road, and west of Old US Highway 421) – An annexation and original zoning request from County CZ-HB (Conditional Use – Highway Business to City CD-RM-18 (Conditional District - Residential Multi-family - 18) with the following conditions:

1. Permitted uses shall include all uses allowed in the RM-18 zoning district except for the following:
 - a. All Cemeteries
- For the properties identified as 3510 Liberty Road, generally described as west of Liberty Road, north of Edgemont Road, and east of Old US Highway 421 (24.07 acres)

- Mike Fox on behalf of Toni and John Doutt, Koury Properties Limited Partnership, and Q-Dog Properties, LLC

New Business:

Z-23-01-001 1120 and 1124 North Church Street (east of North Church Street and north of East Northwood Street) – A rezoning request from PI (Public and Institutional) and LI (Light Industrial) to PUD (Planned Unit Development) and consideration of the associated Unified Development Plan with the following conditions:

1. Permitted uses shall be limited to the following:
 - a. All uses permitted in the Medical Facilities use group,
 - b. All uses permitted in the Office use group,
 - c. Eating and Drinking Establishments without drive through facilities,
2. The maximum area for all medical facilities uses shall not exceed 305,000 square feet.

- For the properties identified as 1120 and 1124 North Church Street, generally described as east of North Church Street and north of East Northwood Street (6.44 acres)
- Marc Isaacson for Caduceus Partners, LLC and Medusa Properties, LLC

Z-23-01-002 2604 East Wendover Avenue (south of East Wendover Avenue and west of Waugh Street) – A rezoning from CD-C-M (Conditional District – Commercial - Medium) to CD-LI (Conditional District – Light Industrial) with the following conditions:

1. No more than 50 cars may be stored on the property.
2. Maximum building height shall be 40 feet.

- For the property identified as 2604 East Wendover Avenue, generally described as south of East Wendover Avenue and west of Waugh Street (1.6 acres)
- Brooks Langley

Z-23-01-003 1208-1210 Valleyview Street (east of Valleyview Street and north of Wooddale Lane) – A rezoning from R-5 (Residential Single-family – 5) to CD-RM-12 (Conditional District – Residential Multi-family – 12) with the following conditions:

1. Permitted uses shall be limited to a maximum of 4 dwelling units.

- For the property identified as 1208-1210 Valleyview Street, generally described as east of Valleyview Street and north of Wooddale Lane (0.43 acres)
- Roderick H. Adams, Sr.

Z-23-01-004 8517 Cider Road (south of Cider Road and west of Sandy Ridge Road) – A rezoning request from R-3 (Residential Single-family – 3) to LI (Light Industrial).



PLANNING

Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, February 20, 2023 at 5:30 p.m.** Please find instructions for participating in this meeting at the end of this agenda. Please also note that the order of the agenda may be altered at the Planning and Zoning Commission's discretion based on the level of interest in each case. The tentative agenda is as follows:

1. Acknowledgment of Absences
2. Approval of the minutes of the January 18, 2023 regular meetings
3. Withdrawals and Continuances
4. Public Hearings:
Old Business:
Z-23-01-005 1921-A New Garden Road (northwest of New Garden Road and east of Brassfield Road) – A rezoning request from RM-12 (Residential Multi-family – 12) to CD-RM-18 (Conditional District - Residential Multi-family - 18) with the following conditions:
 1. Permitted uses shall be limited to a maximum of 475 dwelling units.
 - For the property identified as 1921-A New Garden Road, generally described as northwest of New Garden Road and east of Brassfield Road (28.10 acres)
 - Ashton Smith on behalf of Jeffrey Weiskopf of We Brassfield Park Owner, LLC

- PL(P) 23-02** An annexation request for 511 Kallamdale Road and a portion of Kallamdale Road east of Randleman Road, generally described as south of Kallamdale Road and north of I-85.
 - 5.64 acres
 - Ryan and Douglass Hamilton and the City of Greensboro

- Z-23-01-009** 511 Kallamdale Road (south of Kallamdale Road and north of I-85) – 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 conditions:
 1. Permitted uses shall be limited to a maximum of 52 dwelling units and their customary accessory uses.

- For the property identified as 511 Kallamdale Road and a portion of Kallamdale Road, generally described as south of Kallamdale Road and north of I-85 (4.837 acres)
- Traci Dusenbury and Halcon Companies on behalf of Ryan and Douglass Hamilton

Z-23-01-010 A portion of Kallamdale Road east of Randleman Road – An original zoning request from County RS-30 (County Residential Single-family) to City RM-12 (Residential Multi-family - 12).

- For the property identified as A portion of Kallamdale Road east of Randleman Road (0.803 acres)
- City of Greensboro

New Business:

Z-23-02-001 736 South Chimney Rock Road and a portion of the South Chimney Rock Road Right-of-way (north of South Chimney Rock Road and north of Federal Drive) – A rezoning request from R-3 (Residential Single-family – 3) to HI (Heavy Industrial).

- For the property identified as 736 South Chimney Rock Road and a portion of the South Chimney Rock Road Right-of-way, generally described as north of South Chimney Rock Road and north of Federal Drive (2.291 acres)
- Brian Pearce for Colonial Pipeline Company

PL(P) 23-04

Z-23-02-003 9064 West Market Street (northeast of West Market Street and northwest of Sandy Ridge Road) – An annexation and original zoning from County AG (Agricultural) to City LI (Light Industrial).

- For the property identified as 9064 West Market Street, generally described as northeast of West Market Street and northwest of Sandy Ridge Road (4.07 acres)
- James Alex Hale for John Castro of Black Cobra Building Supplies, LLC (formerly CF&T Construction, LLC)

Z-23-02-004 2012 McKnight Mill Road (south of McKnight Mill Road and east of Sixteenth Street) – A rezoning from R-3 (Residential Single-family – 3) to CD-RM-8 (Conditional District – Residential Multi-family – 8) with the following conditions:

1. Permitted uses shall be limited to residential uses only.
- For the property identified as 2012 McKnight Mill Road, generally described as south of McKnight Mill Road and east of Sixteenth Street (11.38 acres)
 - Council Glenn of Frazier Glenn Investments, LLC on behalf of Charles Art Schoolfield

Z-23-02-005 1209-1211 Lombardy Street (west of Lombardy Street and southwest of Ingleside Avenue) – A rezoning request from R-5 (Residential Single-family – 5) to CD-RM-5 (Conditional District - Residential Multi-family – 5) with the following conditions:

1. Permitted uses are limited to Residential Uses only.
 2. Maximum building height shall be limited to 40 feet.
- For the properties identified as 1209-1211 Lombardy Street, generally described as west of Lombardy Street and southwest of Ingleside Avenue (0.42 acres)
 - Narayanan Bakthisaran of Lombardy Twins, LLC on behalf the Redevelopment Commission of Greensboro

Z-23-02-006 2200 Sixteenth Street (south of Sixteenth Street and east of US Highway 29) – A rezoning request from LI (Light Industrial) to CD-C-M (Conditional District – Commercial - Medium) with the following conditions:

1. Permitted uses shall be limited to all uses permitted in the C-M zoning district except Bars, Nightclubs, and Brewpubs, Sexually Oriented Businesses, and any use with the a Drive-through Facility.
- For the property identified as 2200 Sixteenth Street, generally described as south of Sixteenth Street and east of US Highway 29 (1.48 acres)
 - M&S Supervised Living, LLC

Z-23-02-007 5806 Brass Eagle Loop (north of Brass Eagle Loop and southwest Long Valley Road) – A rezoning request from R-3 (Residential Single-family - 3) to CD-R-7 (Conditional District - Residential Single-family - 7) with the following conditions:

1. Permitted uses shall be limited to residential uses only.
- For the property identified as 5806 Brass Eagle Loop, generally described as north of Brass Eagle Loop and southwest Long Valley Road (8.99 acres)
 - Wilfred B. Yearn, IV for Guffey Property Management, LLC

PL(P) 23-05

Z-23-02-008 6450 and 6454 US Highway 29 (east of US Highway 29 and north of Red Poll Drive) – An annexation and original zoning request from County AG (Agricultural) to CD-R-5 (Conditional District – Residential Single-family - 5) with the following condition: (TIS Required)

1. Permitted uses shall be limited to a maximum of 125 single-family dwellings.
- For the property identified as 6450 and 6454 US Highway 29, generally described as east of US Highway 29 and north of Red Poll Drive (39.2 acres)

- Amanda Hoderne on behalf of Jeffrey M. White of AF-Burton, LLC

Z-23-02-010 1803 Mount Hope Church Road (south of I-40/85 and east of Mount Hope Church Road) – A rezoning request from BP (Business Park) to CD-C-M (Conditional District – Commercial - Medium) with the following condition:

1. Uses shall be limited to all uses permitted in the C-M district except animal shelters, amusement and water parks, campgrounds, recreational vehicle parks, pawnshops, sexually oriented businesses, automobile towing and storage, laundry and dry cleaning plants, and junked motor vehicles.

- For the property identified as 1803 Mount Hope Church Road, generally described as south of I-40/85 and east of Mount Hope Church Road (0.74 acres)
- Amanda Hoderne for Millstream Road, LLC

Z-23-02-011 5410 Millstream Road (north of Mount Hope Church Road and southeast of Millstream Road) – A rezoning request from BP (Business Park) to CD-C-M (Conditional District – Commercial - Medium) with the following condition:

1. Uses shall be limited to all uses permitted in the C-M district except animal shelters, amusement and water parks, campgrounds, recreational vehicle parks, pawnshops, sexually oriented businesses, automobile towing and storage, laundry and dry cleaning plants, and junked motor vehicles.

- For the property identified as 5410 Millstream Road, generally described as north of Mount Hope Church Road and southeast of Millstream Road (12.05 acres)
- Amanda Hoderne for Millstream Road, LLC

PL(P) 23-06

Z-23-02-012 3450 and 3456 McConnell Road (south of McConnell Road and west of Youngs Mill Road) – An annexation and original zoning request from County AG (County Agricultural) to City CD-RM-18 (Conditional District – Residential Multi-family - 18) with the following conditions:

1. Permitted uses shall include all uses allowed in the RM-18, Residential Multi-family – 18 zoning district, except for the following:
 - a. All Cemeteries.

- For the properties identified as 3450 and 3456 McConnell Road, generally described as south of McConnell Road and west of Youngs Mill Road (16.67 acres)
- Mike Fox representing HHHunt on behalf of Empowerment Christian Center of North Carolina

Z-23-02-013 2903 Lawndale Drive, 2201, 2203, and 2205 Oak Hill Drive (south of Oakhill Drive and west of Lawndale Drive) – A rezoning request from R-3

(Residential Single-family – 3) and CD-RM-8 (Conditional District – Residential Multifamily - 8) to CD-RM-18 (Conditional District – Residential Multifamily - 18) with the following conditions:

1. Permitted uses shall include all uses allowed in the RM-18 zoning district except for the following:
 - a. All Cemeteries
 2. Access from the site onto Lawndale Drive is limited to right out only.
 3. Where allowed, a minimum 6-foot-high opaque fence shall be installed along the property's western property line.
 - For the properties identified as 2903 Lawndale Drive, 2201, 2203, and 2205 Oak Hill Drive, generally described as south of Oakhill Drive and west of Lawndale Drive (3.426 acres)
 - J. Nathan Duggins, III on behalf of Ralph L. Jones of 90/10 Partners, LLC
5. Items from Planning Department:
Update on the East Gate City Boulevard Plan
6. Items from the Planning and Zoning Commission Members:

SS/lc
Attachments

*You can participate in this meeting in person or online. If you would like to address the Planning and Zoning Commission and provide evidence/testimony during the meeting regarding an item on this agenda virtually, please email Planning staff no later than **12:00 p.m. on Monday, February 20, 2023.***

- Luke Carter (lucas.carter@greensboro-nc.gov)
- Rachel McCook (rachel.mccook@greensboro-nc.gov)
- Mike Kirkman (mike.kirkman@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 Gary Canapinno, ADA Coordinator at 336-373-2723.



PLANNING

Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, March 20, 2023 at 5:30 p.m.** Please find instructions for participating in this meeting at the end of this agenda. Please also note that the order of the agenda may be altered at the Planning and Zoning Commission's discretion based on the level of interest in each case. The tentative agenda is as follows:

1. Acknowledgment of Absences
2. Approval of the minutes of the February 20, 2023 regular meetings
3. Withdrawals and Continuances
4. Public Hearings:
 - Z-23-03-001** 1800 Efland Drive (north of Efland Drive and west of Wynnewood Drive) – A rezoning request from R-3 (Residential Single-family – 3) to R-7 (Residential Single-family – 7).
 - For the property identified as 1800 Efland Drive, generally described as north of Efland Drive and west of Wynnewood Drive (0.36 acres)
 - Donald K. Luhmann

 - PL(P) 23-07**
Z-23-03-002 1208 Ranhurst Road (east of Ranhurst Road and northwest of Frieden Church Road) – An annexation and original zoning from County RS-30 (Residential Single-family – 3) to City R-3 (Residential Single-family – 3).
 - For the property identified as 1208 Ranhurst Road, generally described as east of Ranhurst Road and northwest of Frieden Church Road (0.45 acres)
 - Bernadine and Michael McPherson

 - PL(P) 23-08**
Z-23-03-003 4703 Trailwood Drive (east of Trailwood Drive and southeast of Lockhaven Circle) – 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 4703 Trailwood Drive, generally described as east of Trailwood Drive and southeast of Lockhaven Circle (0.95 acres)
 - Lyndsay B. and Carl J. Champion

Z-23-03-004 3307, 3309, and 3401-YY Yanceyville Street (west of Yanceyville Street and west of Spry Street) – A rezoning from R-5 (Residential Single-family – 5) to CD-RM-26 (Conditional District – Residential Multi-family – 26) with the following conditions:

1. Permitted uses shall be limited to a maximum of 216 dwelling units.
- For the properties identified as 3307, 3309, and 3401-YY Yanceyville Street, generally described west of Yanceyville Street and west of Spry Street (10.7 acres)
- Judy Stalder on behalf of Charles C. Overby II for Carson Construction Company, LLC, Julie Brewer for Julia Brewer via Power of Attorney, Marcia and Willard Brewer

Z-23-03-005 1500 Highwoods Boulevard (east of Highwoods Boulevard and north of Hobbs Road) – A rezoning request from CD-O (Conditional District - Office) to PUD (Planned Unit Development) with the following conditions:

1. Permitted uses shall be limited to 136 single-family and or townhome units.
2. A minimum of 2 acres of active or passive recreation space shall be provided. Such space may consist of dedicated facilities for recreational activities or open areas readily accessible to residents.
3. Building façade materials shall consist of no less than 30% wood, stone, glass, brick, and/or cementitious material.
4. Building height for residential units shall be limited to 45 feet.
5. There shall be no direct vehicular access on Hobbs Road.
6. A landscape buffer with an average width of 15', and a minimum width of 10', shall be installed along Hobbs Rd. Plantings shall include large evergreen shrubs and trees to create an evergreen screen. New plantings shall be located and installed in a manner which will protect healthy existing trees and vegetation.
- For the property identified as 1500 Highwoods Boulevard, generally described as east of Highwoods Boulevard and north of Hobbs Road (16.2 acres)
- Crescent Acquisitions, LLC for Highwoods Realty Limited Partnership

Z-23-03-006 5908 and 5912 Ballinger Road (north of Ballinger Road and west of Fleming Road) – A rezoning request from R-3 (Residential Single-family - 3) and CD-O (Conditional District - Office) to CD-O (Conditional District - Office) with the following conditions:

1. Uses shall be limited to those found in Section 30-8-6.7 (Medical Facilities) (excluding hospitals and specialty hospitals), Section 30-8-8.2 (Office Uses), and Section 30-8-8.5 (Personal and Professional Services) of the Land Development Ordinance, except the following uses shall not be permitted: Communications and Broadcasting Office (except for dispatch purposes); Conference Center; Residential Office Conversion; Bank Branch with Drive Through; Barber Shop; Beauty Shop, Massage Therapist (as principal use); Tanning Salon; Bulk

Mailing Service; Dry Cleaning Pick Up/Drop off Station; Funeral Home, Mortuary, Crematorium; Kennel; Laundromat; Pet Grooming; Shoe Repair and Shoeshine Shop; Tailor, Milliner, Upholsterer; Taxidermist; Veterinary Service and Animal Hospital; Courier Service; Satellite Office; Music Production and Recording; Photocopying, Blueprint and Duplicating Service; Quick Sign Service; and Taxi Dispatch Center.

2. Building height shall be limited to up to 48 feet excluding architectural design features, rooftop equipment (e.g., HVAC equipment and the like) and any other non-structural components.
3. All activities associated with principal uses shall be conducted fully indoors, except that mobile medical facilities/vehicles/equipment shall be permitted to remain on the subject property for a period of sixty (60) days at one time.
4. Plantings with required "Type B" buffer along the western property line shall be of evergreen material. Any new vegetation to supplement existing vegetation shall be a minimum of 3 feet in height at time of planting.
5. Exterior façade of any building shall be constructed of at least 75 percent brick, glass, stone, cementitious (i.e. Hardieboard) or other materials of similar quality and appearance.
6. Freestanding signage shall be monument style. Any electronic message board must use a minimum hold time between messages of 6 hours.

- For the properties identified as 5908 and 5912 Ballinger Road, generally described as north of Ballinger Road and west of Fleming Road (5.087 acres)
- Marc Isaacson on behalf of Tom Flanagan for BRC Ballinger, LLC

Z-23-03-007 4209-R1 Summit Avenue (northwest of Summit Avenue and west of Southern Webbing Mill Road) – A rezoning request from O (Office) and CD-RM-8 (Conditional District - Residential Multi-family - 8) to CD-RM-12 (Conditional District - Residential Multi-family - 12) with the following conditions:

1. Permitted uses shall be limited to not more than 300 residential units.
 2. Maximum building height shall be limited to 50 feet.
- For the property identified as 4209-R1 Summit Avenue, generally described as northwest of Summit Avenue and west of Southern Webbing Mill Road (25.15 acres)
 - Frazier Glenn Investments, LLC

PL(P) 23-09

Z-23-03-008 5005 High Point Road (southeast of High Point Road and south west of Roland Road) – An annexation and original zoning request from County CZ-MXU (Conditional Zoning – Mixed-Use) to City CD-C-L (Conditional District – Commercial - Low) with the following condition:

1. Permitted uses shall include all uses allowed in the C-L zoning district except:

- a. Wireless Telecommunications Facilities;
 - b. Bars, Night Clubs, and Brew Pubs;
 - c. Banks, Savings and Loans, and Credit Union with drive-through facilities;
 - d. Dry cleaning pick-up/drop-off with drive-through facilities;
 - e. Veterinary Services, Pet Grooming, and Kennels
 - f. Convenience Stores with Fuel Pumps;
 - g. All Eating and drinking establishments;
 - h. Retail sales
- For the property identified as 5005 High Point Road, generally described as southeast of High Point Road and southwest of Roland Road (1.53 acres)
 - John Kilburn for Lou and Martin Green of Valley Brook, LLC

Z-23-03-009 801, 803, and 805 Holliday Drive (east of Holliday Drive and east of Pomroy Street) – A rezoning request from RM-18 (Residential Multi-family - 18) to PUD (Planned Unit Development) with the following conditions:

Tract 1:

- 1. Permitted uses shall be limited to not more than 24 multi-family residential units.

Tract 2:

- 1. Permitted uses shall be limited to not more than 24 multi-family residential units.
- For the properties identified as 801, 803, and 805 Holliday Drive, generally described as east of Holliday Drive and east of Pomroy Street (1.02 acres)
- Marc Isaacson on behalf of UP Greensboro, LLC

5. Items from Planning Department:

Update on the East Gate City Boulevard Plan
Presentation and public hearing for the Fleming Road Plan

6. Items from the Planning and Zoning Commission Members:

SS/lc

Attachments

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- Luke Carter (lucas.carter@greensboro-nc.gov)
- Rachel McCook (rachel.mccook@greensboro-nc.gov)
- Mike Kirkman (mike.kirkman@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, April 10, 2023 at 5:30 p.m.** Please find instructions for participating in this meeting at the end of this agenda. Please also note that the order of the agenda may be altered at the Planning and Zoning Commission's discretion based on the level of interest in each case. The tentative agenda is as follows:

1. Acknowledgment of Absences
2. Approval of the minutes of the March 20, 2023 regular meetings
3. Withdrawals and Continuances
4. Public Hearings:

Old Business:

Z-23-01-005 1921-A New Garden Road (northwest of New Garden Road and east of Brassfield Road) – A rezoning request from RM-12 (Residential Multi-family – 12) to CD-RM-18 (Conditional District - Residential Multi-family - 18) with the following conditions:

1. Permitted uses shall be limited to a maximum of 475 dwelling units.
 - For the property identified as 1921-A New Garden Road, generally described as northwest of New Garden Road and east of Brassfield Road (28.10 acres)
 - Ashton Smith on behalf of Jeffrey Weiskopf of We Brassfield Park Owner, LLC

New Business:

Z-23-04-001 347 West Vandalia Road (south of West Vandalia Road and east of Randleman Road) – A rezoning request from R-3 (Residential Single-family – 3) to CD-O (Conditional District - Office) with the following conditions:

1. Permitted uses shall include all uses allowed in the Office zoning district except; All Cemeteries.
 - For the property identified as 347 West Vandalia Road, generally described as south of West Vandalia Road and east of Randleman Road (0.35 acres)
 - Leo Pierce Lineberry

Z-23-04-002 A portion of 909 North Church Street (east of North Church Street and north of East Bessemer Avenue) – A rezoning request from R-5 (Residential Single-family – 5) to R-7 (Residential Single-family – 7).

- For the property identified as portion of 909 North Church Street, generally described as east of North Church Street and north of East Bessemer Avenue (0.11 acres)
- Thomas Jackson Mayshark

Z-23-04-003 8309 West Market Street (south of West Market Street, west of South Regional Road, and east of NC Highway 68) – A rezoning from BP (Business Park) to CD-LI (Conditional District – LI) with the following condition:

1. All uses permitted under the LI zoning district except: All Cemeteries, Shooting Ranges; Funeral Homes and Crematoriums; Recycling Processing Centers; and Land Clearing and Inert Debris Landfills (Minor).

- For the properties identified as 8309 West Market Street, generally described south of West Market Street, west of South Regional Road, and east of NC Highway 68 (151.40 acres)
- Amanda Hodierne for Southern Region Industrial Realty, Inc.

Z-23-04-005 5402 and 5410 Hornaday Road (north of Hornaday Road, south of I-40, and east of Guilford College Road) – A rezoning from CD-C-H (Conditional District-Commercial-High) to CD-C-M (Conditional District-Commercial-Medium) with the following condition:

1. Permitted uses shall include all uses allowed in the C-M, Commercial-Medium Zoning District, except for the following:
 - a. All Cemeteries
- For the properties identified as 5402 and 5410 Hornaday Road, generally described as north of Hornaday Road, south of I-40, and east of Guilford College Road (10.35 acres)
 - Michael S. Fox on behalf of Carroll Hornaday Road Investments

5. Items from Planning Department:
East Gate City presentation and Public Hearing

6. Items from the Planning and Zoning Commission Members:

SS/lc/ram
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- Luke Carter (lucas.carter@greensboro-nc.gov)
- Rachel McCook (rachel.mccook@greensboro-nc.gov)
- Mike Kirkman (mike.kirkman@greensboro-nc.gov)

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PLANNING

Agenda

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1. Acknowledgment of Absences
2. Approval of the minutes of the April 10, 2023 regular meetings
3. Withdrawals and Continuances
4. Public Hearings:
Old Business:
Z-23-04-004 1007 Willard Street (north of East Wendover Avenue and west of Willard) – A rezoning from R-5 (Residential Single-family-5) to CD-RM-8 (Conditional District - Residential Multi-family-8) with the following condition:
 1. Maximum building height shall be limited to 35 feet.
 - For the property identified as 1007 Willard Street, generally described as north of East Wendover and west of Willard street (4.46 acres)
 - JC Waller and Associates, PC on behalf of FeedGate Investment Company, Inc.

- New Business:**
Z-23-05-003 3623 Irwin Street (west of Irwin Street and north of Sharon Avenue) – A rezoning from R-5 (Residential Single-family-5) to CD-O (Conditional District - Office) with the following condition:
 1. All uses permitted under the O zoning district except: Overnight Accommodations and Cemeteries.
 - For the property identified as 3623 Irwin Street, generally described west of Irwin Street and north of Sharon Avenue (0.12 acres)
 - Tanya R. and Arthur Boykin.

- PL(P) 23-10** An annexation request for 5909-5915 West Gate City Boulevard, 5800 and 5900 Scotland Road, and 5810 Marion Elsie Drive and a portion of West

Gate City Boulevard right-of-way (east of West Gate City Boulevard, north of Scotland Road, and south of Marion Elsie Drive).

- 10.1 acres
- Renaissance Church Gate City, Inc.

Z-23-05-004 5909-5915 West Gate City Boulevard, 5800 and 5900 Scotland Road, and 5810 Marion Elsie Drive (east of West Gate City Boulevard, north of Scotland Road, and south of Marion Elsie Drive) – An annexation and original zoning from County MXU (Mixed Use) and County RS-40 (Residential Single-family 40) to City CD-PI (Conditional District – Public and Institutional) with the following conditions:

1. Permitted uses shall include all uses allowed in the PI zoning district except: Fraternities and Sororities, Correctional Institutions, Passenger Terminals, and Funeral Homes and Crematoriums.
- For the property identified as 5909-5915 West Gate City Boulevard, 5800 and 5900 Scotland Road, and 5810 Marion Elsie Drive, generally described as east of West Gate City Boulevard, north of Scotland Road, and south of Marion Elsie Drive) (7.3 acres)
 - Michael Goins for Renaissance Church Gate City, Inc

**This is related to the annexation and original zoning request for Z-23-05-014.*

Z-23-05-005 4000, 4002, and 4010 Walker Avenue (north of Walker Avenue and east of South Holden Road) – A rezoning from R-5 (Residential Single-family – 5) to CD-O (Conditional District - Office) with the following condition:

1. Buildings: The existing building at 4010 Walker Avenue, formerly used as a church, shall not be demolished and shall not be expanded in a manner that creates additional heated space.
 2. Signage: External signage shall not exceed ten (10) feet in height. Electronic message boards shall not be allowed.
 3. Uses: Permitted uses shall include all uses allowed in the Office zoning district, except for the following: Multi-family Dwellings, Family Care Homes, Chartered Homes and Duplexes, all uses in the Group Living use group, Group Care Facilities, Temporary Emergency Facilities, Physical Fitness Centers, Sports Instructional Schools, Swim and Tennis Clubs, all uses in the Overnight Accommodations use group, and all uses in the Personal and Professional Services use group.
- For the property identified as 4000, 4002, and 4010 Walker Avenue, generally described as north of Walker Avenue and east of South Holden Road (1.93 acres)
 - Thomas E. Terrell, Jr. for Kellin Foundation

Z-23-05-006 1801 Cude Road and 1199 Pleasant Ridge Road (west of Pleasant Ridge Road and southwest of Cude Road) – A rezoning request from R-3

(Residential Single-family – 3) to CD-C-M (Conditional District – Commercial - Medium) with the following conditions:

1. Height. Building height shall not exceed 28 feet.
 2. Facades. Exterior façade of any building shall be constructed of at least 75 percent brick, glass, stone, cementitious (i.e., Hardie board) or other materials of similar quality and appearance.
 3. Signs. Street signage shall not exceed 18 feet in height and 140 square feet. Signage shall have no internal illumination and no electronic message boards.
 4. Uses. The following uses shall be prohibited:
 - a. All uses listed in the Overnight Accommodations category
 - b. Bars, nightclubs, and brew pubs
 - c. Mobile food vendors
 - d. ABC stores
 - e. Pawnshops
 - f. Sexually oriented businesses
 - g. All uses listed in the Vehicle Sales and Service category
 - h. All uses listed in the Light Industrial category
 - i. All uses listed in the Heavy Industrial category
 5. Building orientation. If a drive-through use is developed, drive-through windows shall not be located on the building side that is adjacent to Parcel 169567.
 6. Landscaping. Plantings with required “Type B” buffer along the northern and western property lines shall be of evergreen material. Any new vegetation to supplement existing vegetation shall be a minimum of 3 feet in height at time of planting.
- For the property identified as 1801 Cude Road and 1199 Pleasant Ridge Road, generally described as west of Pleasant Ridge Road and southwest of Cude Road (2.1 acres)
 - Thomas E. Terrell, Jr. for SMHM Properties, LLC

Z-23-05-007 4334 Four Farms Road (southeast of Four Farms Road and south of Horse Pen Creek Road) – A rezoning request from R-3 (Residential Single-family – 3) to R-5 (Residential Single-family-5).

- For the property identified as 4334 Four Farms Road, generally described as southeast of Four Farms Road and south of Horse Pen Creek Road (7.82 acres)
- Mark Disney for Karen A. and David L. Parks

Z-23-05-008 640 and 640-YY Knox Road, and 401 Old Birch Creek Road (east of Old Birch Creek Road and west of Knox Road) – A rezoning request from CD-BP (Conditional District – Business Park) to CD-LI (Conditional District – Light Industrial) with the following conditions:

1. Permitted uses shall include all uses allowed in the Light Industrial Use Group (as shown in Sec 30-8-9.1 of the Land Development Ordinance); except Burial Caskets, Fuel oil sales, Catering Facility and Movie Production Facility.

- For the property identified as 640 and 640-YY Knox Road, and 401 Old Birch Creek Road, generally described as east of Old Birch Creek Road and west of Knox Road (145 acres)
- Ted Kakambouras for Welcome Group and Jason Ellenberg with AETRSC on behalf of American Express Travel Related Services Company, Inc.

Z-23-05-009 5307, 5307 Near, 5313, and 5317 West Friendly Avenue and 722 and 724 Muirs Chapel Road (south of West Friendly Avenue and east of Muirs Chapel Road) – A rezoning from CD-O (Conditional District - Office) and R-3 (Residential Single-family – 3) to CD-O (Conditional District – Office) with the following conditions:

1. The maximum building square footage of all development shall be 45,000.
2. Building height shall be limited to a maximum of 43 feet.
3. No drive-through use shall be permitted except for any such drive-through use associated with a “built-in” pharmacy that may operate out of the property’s principal structure.
4. Plantings within the required “Type B” buffer along the southern property lines shall be of evergreen material.

- For the property identified as 5307, 5307 Near, 5313, and 5317 West Friendly Avenue and 722 and 724 Muirs Chapel Road, generally described south of West Friendly Avenue and east of Muirs Chapel Road (4.01 acres)
- Lomax Investments for Lomax Investments, GrantDot Development, LLC, and UMAR Services, Inc.

PL(P) 23-11 An annexation request for 4507 and 4509 McKnight Mill Road and a portion of I-840 right-of-way (west of McKnight Mill Road, north of I-840, and a portion of I-840)

- 16.176 acres
- Betty J. Horton and the City of Greensboro

Z-23-05-010 4507 and 4509 McKnight Mill Road (west of McKnight Mill Road and north of I-840) – An original zoning from County AG (Agricultural) and County RS-30 (Residential Single-family) to City CD-R-7 (Conditional District - Residential Single-family-7) with the following condition:

1. Permitted uses shall be limited to a maximum of 37 dwelling units.
- For the property identified as 4507 and 4509 McKnight Mill Road, generally described as west of McKnight Mill Road and north of I-840 (10.976 acres)
 - Patrick Donnelly for Betty J. Horton

PL(P) 23-12 An annexation request for 9069 West Market Street and 105 Bobby Lane (southwest of W. Market Street and southwest of Bobby Lane)

- 61.6 acres
- G5 Investments, LLC and Ninety 69, LLC

Z-23-05-011 9067 and 9069 West Market Street; 609, 611, 613, and 619 Gray Wilson Road; 105 and 106 Bobby Lane; and 8839 Neville Road (southwest of W. Market Street, southwest of Bobby Lane, and east of Gray Wilson Road) – An original zoning and rezoning from County HI (Heavy Industrial), County AG (Agricultural), and City R-3 (Residential Single-family – 3), to City CD-HI (Conditional District-Heavy Industrial) with the following condition:

1. Permitted uses shall include all uses allowed in the HI, Heavy Industrial Zoning District, except for the following:
 - a. All Cemeteries,
 - b. Crematoriums, and
 - c. Pulp and Paper Mills
 - d. Bars, Nightclubs, and Brewpubs
 - e. Sexually-Oriented Business
2. No principal or accessory buildings, parking areas or storage areas shall be allowed on the parcels identified as 609 Gray Wilson Road (PIN 7805085914), 611 Gray Wilson Road (PIN 7805084715), 613 Gray Wilson Road (PIN 7805085451) and 619 Gray Wilson Road (PIN 7805084106) as shown on Exhibit A dated May 15, 2023
 - For the property identified as 9067 and 9069 West Market Street; 609, 611, 613, and 619 Gray Wilson Road; 105 and 106 Bobby Lane; and 8839 Neville Road, generally described as southwest of W. Market Street, southwest of Bobby Lane, and east of Gray Wilson Road (123.84 acres)
 - Nathan Duggins, III for D.H. Griffin Wrecking Company, Inc., Hilltop Holdings II, LLC, Colfax Development Company, LLC, G5 Investments, LLC, and Ninety 69, LLC.

Z-23-05-012 401 Muirs Chapel Road and 4900 Kenview Street (west of Muirs Chapel Road and north of Kenview Street) – A rezoning request from R-3 (Residential Single-family – 3) to CD-RM-26 (Conditional District - Residential Multi-family - 26) with the following condition:

1. Permitted uses shall be limited to a maximum of 72 multi-family dwelling units.
 - For the property identified as 401 Muirs Chapel Road and 4900 Kenview Street, generally described as west of Muirs Chapel Road and north of Kenview Street (3.45 acres)
 - Amanda Hoderne for David Sloop of SC Midtown, LLC

Z-23-05-013 623 Summit Avenue (northwest of Summit Avenue and southwest of Yanceyville Street) – A rezoning request from CD-C-N (Conditional District – Commercial – Neighborhood) to O (Office).

- For the property identified as 623 Summit Avenue, generally described as northwest of Summit Avenue and southwest of Yanceyville Street (0.26 acres)
- Charlie Ward, Sr. for Jammie D. Hart

Z-23-05-014 A portion of West Gate City Boulevard and Queen Alice Road rights-of-way – An annexation and original zoning request from County MXU (Mixed Use), County RS-40 (Residential Single-family 40), County CZ-HB (Conditional Zoning-Highway Business) to City C-M (Commercial-Medium).

- For the property identified as a portion of West Gate City Boulevard and Queen Alice Road rights-of-way, generally described as the West Gate City Boulevard right-of-way from the intersection of Queen Alice Road to the intersection with Scotland Road and the Queen Alice Road right-of-way from the intersection with Marian Elsie Drive to the intersection with West Gate City Boulevard (2.8 acres).

- City of Greensboro

**This is related to the annexation and original zoning request for PL(P) 23-10 and Z-23-05-004.*

Z-23-05-015 A portion of I-840 right-of-way – An annexation and original zoning request from County AG (Agricultural) to City R-7 (Residential Single-family-7).

- For the property identified as a portion of I-840 right-of-way, generally described as a portion of I-840 right-of-way between McKnight Mill Road and US Highway 29 (5.2 acres)
- City of Greensboro

**This item is related to the annexation and original zoning request for PL(P) 23-11 and Z-23-05-010.*

5. Items from Planning Department:

6. Items from the Planning and Zoning Commission Members:

SS/lc

Attachments

*You can participate in this meeting in person or online. If you would like to address the Planning and Zoning Commission and provide evidence/testimony during the meeting regarding an item on this agenda virtually, please email Planning staff no later than **12:00 p.m. on Monday, May 15, 2023.***

- Luke Carter (lucas.carter@greensboro-nc.gov)
- Rachel McCook (rachel.mccook@greensboro-nc.gov)
- Mike Kirkman (mike.kirkman@greensboro-nc.gov)

If you request to participate in the meeting virtually, you will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. If you have a presentation, pictures or other materials you would like to present to the Planning and Zoning

*Commission as part of the meeting, please provide that to Planning staff no later than **5:00 p.m. on Friday, May 12, 2023.***

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.



PLANNING

Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, June 12, 2023 at 5:30 p.m.** Please find instructions for participating in this meeting at the end of this agenda. Please also note that the order of the agenda may be altered at the Planning and Zoning Commission's discretion based on the level of interest in each case. The tentative agenda is as follows:

1. Acknowledgment of Absences
2. Approval of the minutes for the April 10, 2023, May 15, 2023, and May 17, 2023 meetings
3. Withdrawals and Continuances
4. Public Hearings:

Old Business:

Z-23-05-002 2517 West Florida Street (south of West Florida Street and west of West Gate City Boulevard) – A rezoning request from R-5 (Residential Single-family – 5) to CD-RM-8 (Conditional District - Residential Multi-family-8) with the following condition:

1. Permitted uses shall be limited to a maximum of 2 dwelling units.
- For the property identified as 2517 West Florida Street, generally described as south of West Florida Street and west of West Gate City Boulevard (0.23 acres)
- BMS Investment Properties, LLC for CT Consultations, Inc.

Z-23-05-006 1801 Cude Road and 1199 Pleasant Ridge Road (west of Pleasant Ridge Road and southwest of Cude Road) – A rezoning request from R-3 (Residential Single-family – 3) to CD-C-M (Conditional District – Commercial - Medium) with the following conditions:

1. Height. Building height shall not exceed 28 feet.
2. Facades. Exterior façade of any building shall be constructed of at least 75 percent brick, glass, stone, cementitious (i.e., Hardie board) or other materials of similar quality and appearance.
3. Signs. Street signage shall not exceed 18 feet in height and 140 square feet. Signage shall have no internal illumination and no electronic message boards.
4. Uses. The following uses shall be prohibited:
 - a. All uses listed in the Overnight Accommodations category

- b. Bars, nightclubs, and brew pubs
 - c. Mobile food vendors
 - d. ABC stores
 - e. Pawnshops
 - f. Sexually oriented businesses
 - g. All uses listed in the Vehicle Sales and Service category
 - h. All uses listed in the Light Industrial category
 - i. All uses listed in the Heavy Industrial category
5. Building orientation. If a drive-through use is developed, drive-through windows shall not be located on the building side that is adjacent to Parcel 169567.
 6. Landscaping. Plantings with required "Type B" buffer along the northern and western property lines shall be of evergreen material. Any new vegetation to supplement existing vegetation shall be a minimum of 3 feet in height at time of planting.
- For the property identified as 1801 Cude Road and 1199 Pleasant Ridge Road, generally described as west of Pleasant Ridge Road and southwest of Cude Road (2.1 acres)
 - Thomas E. Terrell, Jr. for SMHM Properties, LLC

New Business:

Z-23-06-002 1017 and 1019 Arnold Street (west of Arnold Street and north of East Bessemer Avenue) – A rezoning from LI (Light Industrial) to CD-C-M (Conditional District – Commercial - Medium) with the following condition:

1. Permitted uses shall include all uses allowed in the C-M zoning district except: Any use with a Drive-through Facility and Retail Sales.
- For the properties identified as 1017 and 1019 Arnold Street, generally described west of Arnold Street and north of East Bessemer Avenue (0.3 acres)
 - Michael Boston for Bruce Anderson on behalf of Triad Old School Entertainment, LLC

Z-23-06-003 2005 and 2007 Martin Luther King Jr. Drive (northeast of Martin Luther King Jr. Drive and southeast of South Benbow Road) – A rezoning from C-L (Commercial – Low) to CD-C-M (Conditional District – Commercial - Medium) with the following conditions:

1. Permitted uses shall include all uses allowed in the C-M zoning district except: any use with a Drive-through Facility; all Eating and Drinking Establishments; Sexually Oriented Businesses; and Bars, Nightclubs, and Brew Pubs.
2. Where permitted, there shall be a minimum 6 feet tall opaque fence along all property lines adjacent to residentially zoned property.
3. Maximum building height shall not exceed 35 feet.
4. Maximum building size shall not exceed 2,000 square feet.
5. Maximum sign height shall be limited to 15' feet.

- For the property identified as 2005 and 2007 Martin Luther King Jr. Boulevard, generally described as northeast of Martin Luther King Jr. Boulevard and southeast of South Benbow Road (0.43 acres)
- Akan Davis for Alice F. Holley-Neal

PL(P) 23-13 An annexation request for 800-ZZ, 800-ZZ1, 804, 824-ZZ1, 826-ZZ, 828-ZZ, and 832-ZZ1 Roberson-Comer Road (east of Roberson-Comer Road and south of North Elm Street)

- 9.27 acres
- Debra M. Ross and Margaret B. and Leon M. Napper

Z-23-06-004 800-ZZ, 800-ZZ1, 804, 822, 824, 824-ZZ1, 826, 826-ZZ, 828, 828-ZZ, and 832-ZZ1 Roberson-Comer Road (east of Roberson-Comer Road and south of North Elm Street) – An original zoning and rezoning from County AG (Agricultural) and City R-3 (Residential Single-family – 3) to City CD-RM-26 (Conditional District - Residential Multi-family - 26) with the following condition:

1. Permitted uses shall be limited to a maximum of 300 multi-family units.
 2. Exterior building façade of any building shall be constructed of at least 40 percent brick, stone, glass, wood, and/or cementitious material (i.e. Hardieboard).
- For the property identified as 800-ZZ, 800-ZZ1, 804, 822, 824, 824-ZZ1, 826, 826-ZZ, 828, 828-ZZ, and 832-ZZ1 Roberson-Comer Road, generally described as east of Roberson-Comer Road and south of North Elm Street (15.88 acres)
 - Marc Isaacson for Karess M. Motley, Debra M. Ross, and Margaret B. and Leon M. Napper

5. Items from Planning Department:

6. Items from the Planning and Zoning Commission Members:

SS/lc

Attachments

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- Luke Carter (lucas.carter@greensboro-nc.gov)
- Rachel McCook (rachel.mccook@greensboro-nc.gov)
- Mike Kirkman (mike.kirkman@greensboro-nc.gov)

If you request to participate in the meeting virtually, you will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. If you have a presentation, pictures or other materials you would like to present to the Planning and Zoning

*Commission as part of the meeting, please provide that to Planning staff no later than **5:00 p.m. on Friday, June 9, 2023.***

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PLANNING

Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, July 17, 2023 at 5:30 p.m.** Please find instructions for participating in this meeting at the end of this agenda. Please also note that the order of the agenda may be altered at the Planning and Zoning Commission’s discretion based on the level of interest in each case. The tentative agenda is as follows:

1. Acknowledgment of Absences
2. Approval of the minutes of the June 12, 2023 meeting
3. Withdrawals and Continuances
4. Public Hearings:
 - Z-23-07-001 Requested to be continued to the August meeting - 4004 West Friendly Avenue (north of West Friendly Avenue, west of Kemp Road East and Kemp Road West) – A rezoning request from R-3 (Residential Single-family-3) to CD-RM-8 (Conditional District-Residential Multifamily-8) with the following conditions:**
 1. No more than 26 dwelling units may be constructed on the property.
 2. Each dwelling unit will be served by a driveway connected to a garage.
 - For the property identified as 4004 West Friendly Avenue, generally described as north of West Friendly Avenue, west of Kemp Road East and Kemp Road West (4.40 acres)
 - CZS Development Company, LLC
 - Z-23-07-002 1332 and 1334 Lees Chapel Road (south of Lees Chapel Road and east of Mizell Road) – A rezoning request from R-5 (Residential Single-family-5) to PUD (Planned Unit Development) including the required Unified Development Plan and with the following conditions:**

TRACT 1

 1. Uses shall be limited to a self-storage facility in accordance with 30-8-10.4(S). Other than offices and sales for the operation of the self-storage facility, no other commercial, office or retail uses shall be permitted.
 2. Each storage unit shall be accessed from inside the building only.
 3. All exterior elevations shall coordinate with materials used in construction of townhomes.

TRACT 2

1. Uses shall be limited to a maximum of 20 multifamily dwelling-units.
 2. Exterior building façade of any building shall be constructed of at least 25 percent brick, stone, glass, wood, and/or cementitious material (i.e. Hardieboard).
 3. Maximum building height shall not exceed 40 feet.
- For properties identified as 1332-1334 Lees Chapel Road, generally described as south of Lees Chapel Road and east of Mizell Road (3.73 acres)
 - Judy Stalder for John Reece for Old Vineyard Development, LLC

PL(P) 23-14

Z-23-07-003

5735 Eckerson Road (west of Eckerson road and north of White Oak Drive) – An annexation and original zoning request from County AG (Agricultural) to City RM-8 (Residential Multi-family-8).

- For the properties identified as 5735 Eckerson Road, generally described as west of Eckerson Road and north of White Oak Drive (12.04 acres)
- Shoaib Moosa on behalf of WINITALLNCTX, LLC

PL(P) 23-15

An annexation request for 2220 Huffine Mill Road and a portion of 260 Willowlake Road, a portion of Willowlake Road right-of-way, 2300 Z-4 Huffine Mill Road, and a portion of I-840 R-O-W (south of Huffine Mill Road, east of Willowlake Road and including a portion of I-840E/I-785),

- 46.03 acres
- D. Stone Builders, Inc. and City of Greensboro

Z-23-07-004

2220 Huffine Mill Road and a portion of 260 Willowlake Road – An original zoning and rezoning request from County AG (Agricultural), County RS-30-MH (Residential Single-family-Manufactured Home) and City HI (Heavy Industrial) to PUD (Planned Unit Development) including the required Unified Development Plan and with the following conditions:

1. Uses shall be limited to Single-family Detached Dwellings; Single-family Detached Dwellings, Zero Lot Line; Duplexes; Townhouses; Twin Homes; Multi-family Dwellings; Multi-family (Elderly);
 2. Maximum building height shall be 50-feet/3-stories.
- For the properties identified as 2220 Huffine Mill Road and a portion of 260 Willowlake Road, generally described as south of Huffine Mill Road and east of Willowlake Road (59.53 acres)
 - Marc Isaacson for D. Stone Builders, Inc, for Rocco Chickillo and Jennifer Chickillo

Z-23-07-005

A portion of Willowlake Road right-of-way (south of Huffine Mill Road and north of Burlington Road) - An original zoning and rezoning request from County AG (Agricultural) and County RS-30 (Residential Single-family - 30) to City C-M (Commercial - Medium).

- For the properties identified as a portion of Willowlake Road right-of-way, generally described as south of Huffine Mill Road and north of Burlington Road (0.07 acres)
- City of Greensboro

Z-23-07-006 2300 Z-4 Huffine Mill Road and a portion of I-840 right-of-way (south of Huffine Mill Road, east of and including I-840) – An original zoning request from County AG (Agricultural) to City HI (Heavy Industrial).

- For the properties identified 2300 Z-4 Huffine Mill Road and a portion of I-840 right-of-way, generally described as south of Huffine Mill Road, east of and including I-840 (11.73 Acres)
- City of Greensboro

Z-23-07-007 2970 Mearns Castle Drive, 2998 Mearns Castle Drive, 3000 Queenslands Trail, 3020 Queensland Trail, 1800 Kauri Cliffs Point, and 1820 Kauri Cliffs Point and 1839 Kauri Cliffs Point (northeast of NC Highway 68 and northwest of I-73) rezoning request from PUD (Planned Unit Development) to PUD (Planned Unit Development) including the required Unified Development Plan and with the following conditions:

1. Uses: Limited to Office, Retail, Commercial and Residential as shown on the PUD Concept Plan dated 6/13/18 and filed in connection with this PUD zoning application.
2. Any buildings on subject property shall consist of a minimum of 50% of brick, stone, glass and/or hardieboard materials “cemetious materials” or similar quality materials.
3. As shown on the proposed UDP, any multifamily buildings shall not exceed three (3) stories on parcel 3 and four (4) stories on parcel 2, and any retail buildings of more than 70,000 square feet shall not exceed one story
4. A 7-foot tall fence shall be installed along the northern property boundary adjacent to any residential uses. The height of this fence may be increased to 8 ft. where adjacent to nonresidential uses.

- For the properties identified as 2970 Mearns Castle Drive, 2998 Mearns Castle Drive, 3000 Queenslands Trail, 3020 Queensland Trail, 1800 Kauri Cliffs Point, and 1820 Kauri Cliffs Point and 1839 Kauri Cliffs Point, generally described as northeast of NC Highway 68 and northwest of I-73 (50.902 acres)
- Marc Isaacson for the Retreat at 68, LLC for the Retreat at 68 Owners Association, Inc.

5. Items from Planning Department:

6. Items from the Planning and Zoning Commission Members:

SS/lc
Attachments

You can participate in this meeting in person or online. If you would like to address the Planning and Zoning Commission and provide evidence/testimony during the meeting regarding an item on this agenda virtually, please email Planning staff no later than **12:00 p.m. on Monday, July 17, 2023.**

- Luke Carter (lucas.carter@greensboro-nc.gov)
- Rachel McCook (rachel.mccook@greensboro-nc.gov)
- Mike Kirkman (mike.kirkman@greensboro-nc.gov)

If you request to participate in the meeting virtually, you will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. If you have a presentation, pictures or other materials you would like to present to the Planning and Zoning Commission as part of the meeting, please provide that to Planning staff no later than **5:00 p.m. on Friday, July 14, 2023.**

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.



PLANNING

Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, August 21, 2023 at 5:30 p.m.** Please find instructions for participating in this meeting at the end of this agenda. Please also note that the order of the agenda may be altered at the Planning and Zoning Commission's discretion based on the level of interest in each case. The tentative agenda is as follows:

1. Acknowledgment of Absences
2. Approval of the minutes of the July 17, 2023 meeting
3. Withdrawals and Continuances
4. Public Hearings:
 - Z-23-08-001** 1701 Stanley Road (northeast of Stanley Road and south of South 40 Drive) – A rezoning request from C-H (Commercial – High) and CD-C-H (Conditional District – Commercial - High) to CD-C-M (Conditional District – Commercial - Medium) with the following conditions:
 1. Permitted uses shall be limited to self-storage facilities.
 - For the property identified as 1701 Stanley Road, generally described as northeast of Stanley Road and south of South 40 Drive (1.74 acres)
 - Tom Terrell of Fox Rothschild, LLP, for Leoterra Development, Inc. on behalf of Natuzzi Americans, Inc.
 - Z-23-08-002** 6801-YY West Friendly Avenue (east of Stage Coach Trail and south of West Friendly Avenue) – A rezoning request from R-3 (Residential Single-family - 3) to CD-RM-18 (Conditional District – Residential Multi-family - 18) with the following conditions:
 1. All multifamily buildings shall be limited to not more than fifty-five (55) feet in height.
 2. Uses limited to not more than 42 multifamily dwelling units.
 3. Building facades shall consist of no less than 50% glass, brick, stone, stucco, and/or cementitious material.
 4. The subject property shall be developed in conjunction with the adjacent properties to the east and south addressed 6801 West Friendly Avenue and 6729 Forsythia Drive.

- For properties identified as 6801-YY West Friendly Avenue, generally described as east of Stage Coach Trail and south of West Friendly Avenue (0.11 acres)
- Bill Greco with Land Solutions on behalf of Simaan Brothers Holdings, LLC

PL(P) 23-16 An annexation request for 5909-5915 West Gate City Boulevard, 5800 and 5900 Scotland Road, and 5810 Marion Elsie Drive and a portion of West Gate City Boulevard right-of-way (east of West Gate City Boulevard, north of Scotland Road, and south of Marion Elsie Drive).

- 9.73 acres
- Renaissance Church Gate City, Inc.

Z-23-08-003 5909-5915 West Gate City Boulevard, 5800 and 5900 Scotland Road, and 5810 Marion Elsie Drive (east of West Gate City Boulevard, north of Scotland Road, and south of Marion Elsie Drive) – An original zoning from County MXU (Mixed Use) and County RS-40 (Residential Single-family 40) to City CD-O (Conditional District – Office) with the following conditions:

1. Permitted uses shall be limited to the following: Forestry and Crops; Daycare Centers; Elementary/Secondary Schools; Medical, Dental, and Related Offices; Religious Assembly; Parks and Open Areas; Office Use Group; Accessory Uses and Structures (Customary); and Temporary Construction Office.
 2. No elevated structures will be permitted on the parcels identified as 5800 Scotland Road and 5810 Marion Elsie Drive (Lot 24 and Lot 25 as shown on Plat Book 7, Page 154)
- For the property identified as 5909-5915 West Gate City Boulevard, 5800 and 5900 Scotland Road, and 5810 Marion Elsie Drive, generally described as east of West Gate City Boulevard, north of Scotland Road, and south of Marion Elsie Drive) (7.3 acres)
 - Michael Goins for Renaissance Church Gate City, Inc

Z-23-08-004 A portion of West Gate City Boulevard and Queen Alice Road rights-of-way – An annexation and original zoning request from County MXU (Mixed Use), County RS-40 (Residential Single-family 40), County CZ-HB (Conditional Zoning-Highway Business) to City C-M (Commercial-Medium).

- For the property identified as a portion of West Gate City Boulevard and Queen Alice Road rights-of-way, generally described as the West Gate City Boulevard right-of-way from the intersection of Queen Alice Road to the intersection with Scotland Road and the Queen Alice Road right-of-way from the intersection with Marion Elsie Drive to the intersection with West Gate City Boulevard (2.43 acres).
- City of Greensboro

Z-23-08-005 103-105 Winston Street and 2220 Stamey Street (east of Winston Street and south of Stamey Street) – A rezoning request from C-M (Commercial

– Medium) to CD-RM-18 (Conditional District - Residential Multi-family – 18).

1. Permitted uses shall be limited to residential uses only.
2. Principal entrances for all residential buildings shall be facing either Winston Street or Stamey Street
3. Building height shall not exceed 45 feet.

- For the properties identified as 103-105 Winston Street and 2220 Stamey Street, generally described as east of Winston Street and south of Stamey Street (0.64 acres)
- Hassani Defreitas

PL(P) 23-17 A street closure request for Fargis Street from its intersection with Granite Street in an eastward direction approximately 147 feet to its terminus.

- City of Greensboro

5. Items from Planning Department:

Annual Report regarding the Consolidated Annual Performance Evaluation Report: Public Hearing on the Draft City of Greensboro Fiscal Year 2022-2023 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 Housing & Neighborhood Development Department during program year 2022-2023.

6. Items from the Planning and Zoning Commission Members:

SS/lc
Attachments

*You can participate in this meeting in person or online. If you would like to address the Planning and Zoning Commission and provide evidence/testimony during the meeting regarding an item on this agenda virtually, please email Planning staff no later than **12:00 p.m. on Monday, August 21, 2023.***

- Luke Carter (lucas.carter@greensboro-nc.gov)
- Rachel McCook (rachel.mccook@greensboro-nc.gov)
- Mike Kirkman (mike.kirkman@greensboro-nc.gov)

*If you request to participate in the meeting virtually, you will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. If you have a presentation, pictures or other materials you would like to present to the Planning and Zoning Commission as part of the meeting, please provide that to Planning staff no later than **5:00 p.m. on Friday, August 18, 2023.***

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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.



PLANNING

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

**Monday, September 18, 2023, 5:30 p.m.
Katie Dorsett 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 **5:00 p.m. on Friday, September 15, 2023.**

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

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The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, September 18, 2023 at 5:30 p.m.** 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 August 21, 2023 regular meeting
 - C. Withdrawals and Continuances
 - D. Public Hearings
 - D.1 Old Business

- a. Z-23-06-005
1918 and 1920 Bradford Street (east of Bradford Street and south of State Street) – A rezoning request from CD-O (Conditional District - Office) to CD-C-N (Conditional District-Commercial-Neighborhood) with the following conditions:
1. No eating and drinking establishments shall be permitted.
 2. The existing principal structure shall not be removed.
- For the property identified as 1918 and 1920 Bradford Street, generally described as east of Bradford Street and south of State Street (0.26 acres)
 - Susan and David Mayer Properties, LLC
- b. Z-23-08-001
1701 Stanley Road (northeast of Stanley Road and south of South 40 Drive) – A rezoning request from C-H (Commercial – High) and CD-C-H (Conditional District – Commercial - High) to CD-C-M (Conditional District – Commercial - Medium) with the following conditions:
1. Permitted uses shall be limited to self-storage facilities.
- For the property identified as 1701 Stanley Road, generally described as northeast of Stanley Road and south of South 40 Drive (1.74 acres)
 - Tom Terrell of Fox Rothschild, LLP, for Leoterra Development, Inc. on behalf of Natuzzi Americans, Inc.

D.2 New Business

- a. PL(P) 23-18 & Z-23-09-001
219 Ward Road (south of Ward Road and east of Sharing Terrace) – An annexation and original zoning request from County AG (Agricultural) to City R-3 (Residential Single-family – 3).
- For the property identified as 219 Ward Road, generally described as south of Ward Road and east of Sharing Terrace (0.86 acre)
 - Odessa Patrick
- b. Z-23-09-002
3214 North O’Henry Boulevard (southeast of North O’Henry Boulevard and north of McKnight Mill Road) – A rezoning request from CD-LI (Conditional District – Light Industrial) to LI (Light Industrial).
- For the property identified as 3214 North O’Henry Boulevard, generally described as southeast of North O’Henry Boulevard and north of McKnight Mill Road (2.55 acres).
 - Brad Bennett on behalf of David M. Bennett

- c. PL(P) 23-19 & Z-23-09-003
200 Wolfetrail Road (north of Wolfetrail Road and east of Randleman Road) – An annexation and original zoning request from County RS-30 (Residential Single-family) to City CD-RM-26 (Conditional District - Residential Multi-family – 26) with the following conditions:
1. Buildings shall be limited to a height of 50 feet.
 2. The subject property shall be developed in conjunction with the adjacent property, identified as 206 Wolfetrail Road.
 - For the property identified as 200 Wolfetrail Road, generally described as north of Wolfetrail Road and east of Randleman Road (0.275 acres)
 - Rani Ben David for GSR Wolfetrail Road Investment Group, LLC
- d. Z-23-09-004
4309 Brinton Drive (west of Brinton Drive and south of Horse Pen Creek Road) – A rezoning request 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: Bars, Nightclubs, Brewpubs, Convenience Stores with Fuel Pumps, Cemeteries, Junked Motor Vehicles (accessory use), Eating and Drinking Establishments, and Satellite Dishes/TV and Radio Antennae Towers (accessory structures).
 2. Where permitted, subject to approval of the Greensboro Department of Transportation and Technical Review Committee, an opaque fence no less than 6 feet in height shall be installed and maintained along property lines adjacent to residential uses.
 3. The maximum gross floor area shall be limited to 6,000 square feet.
 4. The maximum building height shall be limited to 35 feet.
 5. Building façade materials shall consist of no less than 50% wood, stone, glass, brick and/or cementitious material.
 - For the property identified as 4309 Brinton Drive, generally described as west of Brinton Drive and south of Horse Pen Creek Road (0.56 acres)
 - William Penn Properties, LLC and City of Greensboro
- e. PL(P) 23-20 & Z-23-09-005
4018 Sedgewood Lane (north of Sedgewood Lane and east of Groometown Road) – An annexation and original zoning request from County RS-40 (Residential Single-family) to City R-3 (Residential Single-family – 3).
- For the property identified as 4018 Sedgewood Lane, generally described as north of Sedgewood Lane and east of Groometown Road (0.497 acres)
 - Nidia Espinoza on behalf of Lloyd Dickerson of Lionsgate LBD Properties, LLC

- f. PL(P) 23-21 & Z-23-09-006
3900 Randleman Road (west of Randleman Road and north of Pitman Road) – An annexation and original zoning request from County RS-40 (Residential Single-family) to City CD-LI (Conditional District – Light Industrial) with the following conditions:
1. A fence shall border the property except along the road.
 2. The minimum perimeter setback from residentially zoned property shall be 50 feet instead of 25 feet.
- For the property identified as 3900 Randleman Road, generally described as west of Randleman Road and north of Pitman Road (0.807 acres)
 - Eugene Lester on behalf of Daymond Milam of Milam Management Group, LLC

E. Annual Report

Annual Report regarding the Consolidated Annual Performance Evaluation Report: Public Hearing on the Draft City of Greensboro Fiscal Year 2022-2023 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 Housing & Neighborhood Development Department during program year 2022-2023.

F. Items from Planning Department

G. Items from the Planning and Zoning Commission Members
Election of Chair and Vice Chair



PLANNING

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

Monday, October 16, 2023, 5:30 p.m.

Katie Dorsett 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, October 16, 2023**

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

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The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, October 16, 2023 at 5:30 p.m.** 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:

-
- Acknowledgment of Absences**
 - Approval of the minutes of the September 18, 2023 regular meeting**
 - Withdrawals and Continuances**
 - Public Hearings**

D.1 Z-23-10-001

1606 Cobb Street and 520 South Josephine Boyd Street (north of Cobb Street and west of South Josephine Boyd Street) – A rezoning request from RM-18 (Residential Multi-family – 18) and PUD (Planned Unit Development) to PUD (Planned Unit Development) with the required Unified Development Plan with the following conditions:

Phase 1:

1. Uses: Limited to residential multifamily and Commercial Neighborhood uses, excluding laundromats, commercial parking and any use with drive-thru service. Commercial uses shall be limited to a maximum of 3,000 square feet.
2. Maximum number of residential units shall not exceed 32.
3. Maximum number of buildings shall not exceed two 3-story buildings.
4. Buildings will have similar architectural features.
5. A minimum of 57 parking spaces will be provided.
6. Development shall include bicycle rack(s) to accommodate a minimum 12 bicycles.

Phase 2:

1. Uses limited to a maximum of 24 dwelling units.
 2. Maximum building height shall not exceed 3 stories/52 feet.
 3. Buildings shall have similar architectural features as Phase 1.
- For the properties identified as 1606 Cobb Street and 520 South Josephine Boyd Street, generally described as north of Cobb Street and west of South Josephine Boyd Street (1.858 acres)
 - E. Todd Doerner for College Park Place Company, Inc.

D.2 Z-23-10-002

611 Pisgah Church Road and a portion of 3917 Baylor Street (south of Pisgah Church Road and west of Baylor Street) – A rezoning request from R-3 (Residential Single-family - 3) to CD-C-M (Conditional District – Commercial - Medium) with the following conditions:

1. Permitted uses shall include all uses allowed in the C-M zoning district except Eating and Drinking Facilities with a Drive-through Facility.
- For the properties identified as 611 Pisgah Church Road and a portion of 3917 Baylor Street, generally described as south of Pisgah Church Road and west of Baylor Street (0.93 acres)
 - Erik Haeffs on behalf of Waffle House, Inc.

D.3 PL(P) 23-22 & Z-23-10-003

5503 Sapp Road (north of West Wendover Avenue, west of Sapp Road, and south of Sapp Road) – An annexation and original zoning request from County MXU (Mixed-Use) to City CD-C-M (Conditional District – Commercial - Medium) with the following conditions:

1. Permitted use shall include all uses allowed in the C-M zoning district except: Funeral Homes and Crematoriums, Sexually Oriented Businesses, Junked Motor Vehicles (Accessory Use), and Land Clearing and Inert Debris Landfill (Temporary Use).
- For the property identified as 5503 Sapp Road, generally described as north of West Wendover Avenue, west of Sapp Road, and south of Sapp Road (0.408 acre)
- Amanda Hodieme for Jerry Allred, Virginia Reid, Ella Gladney, Vennie Patterson, Robin Allred, and Jesse Allred

D.4 Z-23-10-004

325 Erwin Street (south of Erwin Street and east of Randleman Road) – A rezoning request from CD-RM-8 (Conditional District – Residential Multi-family - 8) to CD-C-N (Conditional District – Commercial - Neighborhood) with the following conditions:

1. Permitted uses shall be limited to a Daycare Center or Office Uses (without a drive-through facility).
2. A minimum 6 foot tall opaque fence shall be installed along the eastern property line extending from the front building line of the existing principal building to the southeast corner of the property.
3. The property shall only be open to the public between the hours of 6:00 a.m. and 9:00 p.m.
4. There shall be no new parking between the front of the existing principal building and the front property line
5. Freestanding signage shall be limited to one freestanding sign with a maximum 5 feet in height and maximum 25 square feet in size. The freestanding sign can only be illuminated from an external source.
6. There shall be no accessory structures (excluding fences) located between the front of the existing principal building and the front property line.
7. The existing principal structure shall remain and shall not be expanded closer to the front property line.
8. Maximum building height shall not exceed 30 feet in height.
- For the property identified as 325 Erwin Street, generally described as south of Erwin Street and east of Randleman Road (0.33 acres).
- Nicole D. and Hatfield C. Charles

D.5 PRO Housing Grant Application

Public Hearing to accept public comments on the draft PRO Housing Grant Application.

E. Items from Planning Department

F. Items from the Planning and Zoning Commission Members



PLANNING

Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, November 20, 2023 at 5:30 p.m.** Please find instructions for participating in this meeting at the end of this agenda. Please also note that the order of the agenda may be altered at the Planning and Zoning Commission's discretion based on the level of interest in each case. The tentative agenda is as follows:

1. Acknowledgment of Absences
2. Approval of the minutes of the September 16, 2023 meeting
3. Withdrawals and Continuances
5. Public Hearings:

Old Business:

Z-23-10-001 1606 Cobb Street and 520 South Josephine Boyd Street (north of Cobb Street and west of South Josephine Boyd Street) – A rezoning request from RM-18 (Residential Multi-family – 18) and PUD (Planned Unit Development) to PUD (Planned Unit Development) with the required Unified Development Plan with the following conditions:

Phase 1:

1. Uses: Limited to residential multifamily and Commercial Neighborhood uses, excluding laundromats, commercial parking and any use with drive-thru service. Commercial uses shall be limited to a maximum of 3,000 square feet.
2. Maximum number of residential units shall not exceed 32.
3. Maximum number of buildings shall not exceed two 3-story buildings.
4. Buildings will have similar architectural features.
5. A minimum of 57 parking spaces will be provided.
6. Development shall include bicycle rack(s) to accommodate a minimum 12 bicycles.

Phase 2:

1. Uses limited to a maximum of 24 dwelling units.
 2. Maximum building height shall not exceed 3 stories/52 feet.
 3. Buildings shall have similar architectural features as Phase 1.
- For the properties identified as 1606 Cobb Street and 520 South Josephine Boyd Street, generally described as north of Cobb Street and west of South Josephine Boyd Street (1.858 acres)
 - E. Todd Doerner for College Park Place Company, Inc.

**New Business:
PL(P) 23-23**

- Z-23-11-001** 2810-2812 Roland Road – An annexation and original zoning request from County RS-20 (Residential Single-family) to City R-5 (Residential Single-family – 5).
- For the property identified as 2810-2812 Roland Road, generally described as southwest of Roland Road and southeast of High Point Road (0.544 acres)
 - Trace A. McKinney for McKinney and Sons Construction, LLC
- Z-23-11-002** 1217, 1219, and 1223 Boston Road – A rezoning request from LI (Light Industrial) to CD-RM-8 (Conditional District – Residential Multi-family - 8) with the following conditions:
1. Permitted uses shall be limited to residential uses only.
- For the properties identified as 1217, 1219, and 1223 Boston Road, generally described as southeast of Boston Road and south of Norwalk Street (5.21 acres)
 - Christopher Harris for Islamic Center of the Triad, Inc.
- Z-23-11-003** 615 Stage Coach Trail – A rezoning request from R-3 (Residential Single-family – 3) to CD-C-M (Conditional District - Commercial – Medium) with the following condition:
1. Permitted uses shall be limited to multi-story self-storage facility only.
- For the properties identified as 608 and 610 Stage Coach Court and 6811 and 6815 West Friendly Avenue, generally described as west of Stage Coach Trail and south of West Friendly Avenue (3.0997 acres)
 - Michael Fox for Bee Safe Stage Coach Trail, LLC
- Z-23-11-004** 2404 Stanley Road– A rezoning request from R-3 (Residential Single-family – 3) to CD-R-5 (Conditional District - Residential Single-family – 5) with the following condition:
1. No more than three (3) lots be created out of this parcel.
- For the property identified as 2404 Stanley Road, generally described as west of Stanley Road and south of Huntmaster Trail (0.95 acres)
 - David J. Marcone for Crosstower Builders, LLC.
- Z-23-11-005** 2409 Maywood Street– A rezoning request from R-5 (Residential Single-family – 5) to NS (Neighborhood Support).
- For the property identified as 2409 Maywood Street, generally described as south of Maywood Street and east of West Gate City Boulevard (0.44 acres)
 - Ali E. Amer for Amer Estate Holdings, LLC

- Z-23-11-006** 3420 and 3422 Battleground Avenue – A rezoning request from R-3 (Residential Single-family - 3) to CD-C-M (Conditional District - Commercial – Medium) with the following conditions:
1. Total building area of shall be limited to a maximum area of 10,000 square feet.
 2. Building façade materials shall consist of no less than 40% wood, stone, glass, brick, and/or cementitious material.
 3. Permitted uses shall include all uses allowed in the C-M zoning district except: Cemeteries; Bus and Rail Terminals; Shelters, Temporary and Emergency; Shooting Ranges; Laundry and Dry Cleaning Plants; and Junked Motor Vehicles.
- For the properties identified as 3420 and 3422 Battleground Avenue, generally described as northeast of Battleground Avenue and northwest of Westridge Road (1.83 acres)
 - Nick Blackwood for PA-Palma Properties, LLC

PL(P) 23-24

- Z-23-11-008** 4012 Hickory Tree Lane– An annexation and original zoning request from County RS-40 (Residential Single-family) to City R-3 (Residential Single-family – 3).
- For the property identified as 4012 Hickory Tree Lane, generally described as south of Hickory Tree Lane and west of Youngs Mill Road (0.61 acres)
 - Ronald Benjamin

- Z-23-11-009** 709 Eagle Road– A rezoning request from C-M (Commercial – Medium) to CD-RM-26 (Conditional District - Residential Multi-family – 26) with the following conditions:
1. Permitted uses shall be limited to not more than 144 dwelling units.
- For the property identified as 709 Eagle Road, generally described as north of Eagle Road and east of Landmark Center Boulevard (5.62 acres)
 - Marc Isaacson on behalf of RJS Properties, LLC for TRSTE III Kannapolis LLC

- Z-23-11-010** 510 Banner Avenue– A rezoning request from RM-18 (Residential Multi-family – 18) and O (Office) to CD-RM-18 (Conditional District - Residential Multi-family – 18) with the following conditions:
1. Permitted uses shall be limited to Residential Uses.
- For the property identified as 510 Banner Avenue, generally described as west of Banner Avenue and south of Apache Street (6.25 acres)
 - Marc Isaacson for CSBO Architecture PC

Z-23-11-011 2505 Fairview Street– A rezoning request from CD-C-M (Conditional District - Commercial – Medium) to CD-O (Conditional District - Office) with the following conditions:

1. Permitted uses shall be limited to the Office use group & the Group Living use group.
- For the property identified as 2505 Fairview Street, generally described as west of Fairview Street and north of American Legion Street (0.88 acres)
- Illya Daniels and Luwanda Daniels for Shamsher Ahluwalia of S J Ahluwalia, LLC

Z-23-11-012 4000 West Friendly Avenue– A rezoning request from R-3 (Residential Single-family – 3) to PUD (Planned Unit Development) and consideration of the associated Unified Development Plan with the following conditions:

1. Permitted uses shall be limited to no more than twenty-two (22) attached Townhouse dwellings, as defined by Greensboro’s Land Development Ordinance (LDO), on separately platted tax lots in a Planned Unit Development (PUD) subject to a declaration of covenants, conditions, and restrictions.
2. Each Townhouse dwelling shall have a garage and take driveway access from a private street or drive.
3. Building height shall not exceed thirty-five (35) feet and two stories as shown in the Unified Development Plan (UDP).
4. Building façade materials shall consist of no less than seventy percent (70%) wood, stone, glass, brick, and/or cementitious material. Neither vinyl siding nor Exterior Insulation Finishing Systems (EIFS) shall be used in building façades. Vinyl materials may be used as part of windows, doors, and trim.
5. Perimeter setbacks shall be at least twenty (20) feet unless increased by the approved UDP and the front, public street setback shall be at least thirty-five (35) feet.
6. Understory trees and shrubs to be placed in the required Type C buffer yard shall consist of at least fifty percent (50%) evergreen species to provide continuous screening. Evergreen understory trees shall have a minimum mature height of fifteen (15) feet and shall have a minimum height of eight (8) feet at time of installation. Evergreen shrubs shall have a minimum mature height of six (6) feet and shall have a minimum height of three (3) feet at time of installation.
7. Townhome façades will present a variety of architectural detailing, fenestration, colors, and combinations of materials to differentiate individual units.

8. Vehicular access to the development shall be taken from West Friendly Avenue only.
 - For the properties identified as 4000 West Friendly Avenue, generally described as north of West Friendly Avenue and east of Kemp Road East (4.4 acres)
 - S. Leigh "Bo" Rodenbough IV for CZS Development Company, LLC

Z-23-11-013 409-427 West Meadowview Road and 443 West Meadowview Road – A rezoning request from C-H (Commercial - High) to CD-LIM (Conditional District – Light Industrial - Mixed) with the following conditions:

1. Permitted uses shall be limited to all uses permitted under the LIM district except: Bars, Nightclubs, and Brewpubs; Sheet Metal Shop; and Welding, Machine and Tool Repair Shop.
 - For the properties identified as 409-427 West Meadowview Road and 443 West Meadowview Road, generally described as south of West Meadowview Road and west of Randleman Road (14.02 acres)
 - Marc Isaacson for Terry E. Randolph of Evans Best, LLC

6. Street Closure Request:

PL(P) 23-25 Street closure petition for Whittemore Street from its intersection with O'Ferrell Street extended westward approximately 891.62 feet to its terminus.

- Cranford A. Jones of O'Ferrell, LLC, Yong Bryant of Young Real Estate Investments, LLC, and Deena Hayes of the Guilford County Board of Education
- 0.198 Acres

7. Items from Planning Department:

8. Items from the Planning and Zoning Commission Members:

SS/arn/lc
Attachments

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

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*Commission as part of the meeting, please provide that to Planning staff no later than **5:00 p.m. on Friday, November 17, 2023.***

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PLANNING

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

**Monday, December 18, 2023, 5:30 p.m.
Katie Dorsett Council Chamber
300 West Washington Street, Greensboro, NC 27401**

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- *Luke Carter (carter@greensboro-nc.gov)*
- *Andrew Nelson (nelson@greensboro-nc.gov)*
- *Mike Kirkman (kirkman@greensboro-nc.gov)*

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-
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 - B. Approval of the minutes of the November 20, 2023 regular meeting
 - C. Withdrawals and Continuances
 - D. Public Hearings
 - D.1 Old Business

- a. Z-23-11-007
 1501 and 1503 Highwoods Boulevard (west of Highwoods Boulevard and east of New Garden Road) – A rezoning request from CD-O (Conditional District - Office) to CD-C-M (Conditional District - Commercial – Medium) with the following conditions:
1. Within 1503 Highwoods Boulevard, permitted uses shall include all uses permitted in the C-M zoning district except: Residential Uses; All animal shelters; All cemeteries; Auditoriums, Coliseums and Stadiums; Bus and Rail Terminals; Shelters, Temporary and Emergency; Clubs and Lodges; Movie and Other Theaters; Shooting Ranges; Amusement and Water Parks, Fairgrounds; Hotels and Motels; Tourist Homes (Bed & Breakfast); Single Room Occupancy Residences (conversion); All commercial parking; Park and ride facilities; Bars, Nightclubs and Brewpubs; Special Event Facilities; Mobile Food Vendor, Motorized & Pushcart; Funeral Homes and Crematoriums; Taxi Dispatch Terminals; ABC Stores (liquor); Convenience Stores with fuel pumps; Pawnshops; Sexually Oriented Businesses; All vehicle sales and service; Automobile, Boat and Motorcycle Repair Services, Major & Minor; Automobile Towing and Storage Services; Car Washes, Artisan Manufacturing; Craft Distillery; Equipment Repairs and Rental, Light; Laundry and Dry Cleaning Plants; Microbrewery; All warehousing, storage and freight handling; Caretaker Dwellings; Junked Motor Vehicles; and Recycling Collection Points.
 2. Within 1501 Highwoods Boulevard, permitted uses shall be limited to: Office; Banks, Savings & Loans and Credit Union with drive-through facilities.
 3. There shall be no direct vehicular access on Hobbs Road.
 4. The maximum building height shall be limited to 70 feet.
- For the properties identified as 1501 and 1503 Highwoods Boulevard, generally described as west of Highwood Boulevard and east of New Garden Road (7.8 acres)
 - Marc Isaacson for SEBR SM LLC and SEBR SM 2 LLC
- b. Z-23-11-013
 409-427 West Meadowview Road and 443 West Meadowview Road – A rezoning request from C-H (Commercial – High) to CD-LIM (Conditional District - Light Industrial – Mixed) with the following conditions:
1. Permitted uses shall be limited to all uses permitted under the LIM district except: Bars, Nightclubs, and Brewpubs; Sheet Metal Shop; and Welding, Machine and Tool Repair Shop.
- For the properties identified as 409-427 West Meadowview Road and 443 West Meadowview Road, generally described as south of West Meadowview Road and west of Randleman Road (14.02 acres)
 - Marc Isaacson for Terry E. Randolph of Evans Best, LLC

- a. Z-23-12-001
318 and 320 Dolley Madison Road (east of Dolley Madison Road and south of Dobson Road) – 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. Permitted uses shall be limited to a maximum of 12 dwelling units.
 - For the properties identified as 318 and 320 Dolley Madison Road, generally described as east of Dolley Madison Road and south of Dobson Road (1.836 acres)
 - Anthony Lester of Evans Engineering for Toledo Homes, LLC
- b. Z-23-12-002
1411 Lees Chapel Road (north of Lees Chapel Road and east of Yanceyville Street) – A rezoning request from CD-O (Conditional District - Office) and CD-O (Conditional District - Office) to CD-O (Conditional District - Office) with the following condition:
1. Permitted uses shall be limited to the following: Nursing and Convalescent Home, Assisted Living Facilities; Adult Day Care Center; all uses permitted in the Office Use Group; Multi-family Dwellings (Elderly); all uses permitted in the Medical Facilities Use Group; Group Care Facility; and all uses permitted in the Government Facilities use group.
 - For the property identified as 1411 Lees Chapel Road, generally described north of Lees Chapel Road and east of Yanceyville Street (3.88 acres).
 - Guilford County
- c. Z-23-12-003
3602 Lawndale Drive (northeast of Lawndale Drive and southeast of Pisgah Church Road) – A rezoning request from O (Office) to CD-C-L (Conditional District - Commercial – Low) with the following conditions:
1. All uses allowed in the CD-C-L zoning district except for:
 1. Bars, night clubs, and brewpubs
 2. Laundromat
 3. Convenience store with fuel pumps
 - For the property identified as 3602 Lawndale Drive, generally described as northeast of Lawndale Drive and southeast of Pisgah Church Road (0.77 acres)
 - Ian Phillips of The Crown Companies, LLC on behalf of Christ Lutheran Church of Greensboro

- d. Z-23-12-005
2000-2014 Fleming Road (north of Isaacson Boulevard and east of Horse Pen Creek Road)
– A rezoning request from PUD (Planned Unit Development) to CD-RM-18 (Conditional District - Residential Multi-family – 18) with the following condition:
1. Permitted uses shall include all uses allowed in the RM-18 zoning district except for the following:
 - a. All Cemeteries
 - For the property identified as 2000-2014 Fleming Road, generally described as north of Isaacson Boulevard and east of Horse Pen Creek Road (62.38 acres)
 - Michael Fox on behalf of Madison Village Apartments, LLC

E. Items from Planning Department

F. Items from the Planning and Zoning Commission Members

G. Adjournment

- For the property identified as 8517 Cider Road, generally described as south of Cider Road and west of Sandy Ridge Road (2.98 acres)
- Norris Clayton for Benjamin Tacuba

Z-23-01-005 1921-A New Garden Road (northwest of New Garden Road and east of Brassfield Road) – A rezoning request from RM-12 (Residential Multi-family – 12) to CD-RM-18 (Conditional District - Residential Multi-family - 18) with the following conditions:

1. Permitted uses shall be limited to a maximum of 475 dwelling units.
- For the property identified as 1921-A New Garden Road, generally described as northwest of New Garden Road and east of Brassfield Road (28.10 acres)
 - Ashton Smith on behalf of Jeffrey Weiskopf of We Brassfield Park Owner, LLC

Z-23-01-006 208 West Fisher Avenue and portions of 703, 705, and 707 North Greene Street (north of West Fisher Avenue and west of North Greene Street) – A rezoning request from CD-RM-8 (Conditional District - Residential Single-family - 8) to CD-RM-18 (Conditional District - Residential Multi-family - 18) with the following conditions:

1. Permitted uses shall be limited to residential uses only. (Reworded from app.)
- For the property identified as 208 West Fisher Avenue and portions of 703, 705, and 707 North Greene Street, generally described as north of West Fisher Avenue and west of North Greene Street (0.375 acres)
 - Amanda Hodiernne for E&V Properties, LLC

Z-23-01-007 4200 & 4206 United Street (northeast of United Street and northwest of Ashland Drive) – A rezoning request from CD-C-M (Conditional District – Commercial - Medium) to CD-C-M (Conditional District – Commercial - Medium) with the following conditions:

1. Permitted uses shall be limited to all uses permitted in the C-M zoning district except: Sexually Oriented Businesses; Bars, Nightclubs, and Brewpubs; Car Washes; Pawnshops; Junked Motor Vehicles; Automobile Towing and Storage Services; Land Clearing and Inert Debris Landfills, Minor (Temporary Use); Automobile, Boat, and Motorcycle Repair Services, Major and Minor; Truck and Utility Trailer Rental and Leasing; Gun Shops; any Drive-through use; and Convenience Stores (with or without fuel pumps).
2. Any outdoor storage of equipment or material must be fully screened from ground level view. This condition shall not apply to outdoor display of automobiles in connection with any vehicle sales use.

- For the property identified as 4200 & 4206 United Street, generally described as northeast of United Street and northwest of Ashland Drive (0.97 acres)
- Marc Isaacson on behalf of Christopher Robinson and Michael Nicholson of Star Investments, LLC

PL(P) 23-01 An annexation request for 3923 and 3929 Presbyterian Road (AKA 3820-Y and 5006 East Lee Street), generally described as south of I-85 and north of Presbyterian Road.

- (17.37 acres)
- Greensboro Land Development Partners OZ II, LLC

Z-23-01-008 3923, 3927, and 3929 Presbyterian Road (Formerly known as 3820-Y, 5006, and 5006-R1 East Lee Street) (south of I-85 and north of Presbyterian Road) – An original zoning and rezoning request from County AG (Agricultural) and City R-3 (Residential Single-family – 3) to City CD-HI (Conditional District – Heavy Industrial) with the following conditions:

1. Permitted uses shall be limited to 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 identified as 3923, 3927, and 3929 Presbyterian Road (Formerly known as 3820-Y, 5006, and 5006-R1 East Lee Street), generally described as south of I-85 and north of Presbyterian Road (18.1 acres)
 - Marc Isaacson on behalf of Michael Landsburg of Greensboro Land Development Partners OZ II, LLC

PL(P) 23-02 An annexation request for 511 Kallamdale Road and a portion of Kallamdale Road east of Randleman Road, generally described as south of Kallamdale Road and north of I-85.

- 5.64 acres
- Ryan and Douglass Hamilton and the City of Greensboro

Z-23-01-009 511 Kallamdale Road (south of Kallamdale Road and north of I-85) – 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 conditions:

1. Permitted uses shall be limited to a maximum of 52 dwelling units and their customary accessory uses.
- For the property identified as 511 Kallamdale Road and a portion of Kallamdale Road, generally described as south of Kallamdale Road and north of I-85 (4.837 acres)

- Traci Dusenbury and Halcon Companies on behalf of Ryan and Douglass Hamilton

Z-23-01-010 A portion of Kallamdale Road east of Randleman Road – An original zoning request from Council RS-30 (County Residential Single-family) to City RM-12 (Residential Single-family - 12).

- For the property identified as A portion of Kallamdale Road east of Randleman Road (0.803 acres)
- City of Greensboro

PL(P) 23-03

Z-23-01-011 Right-of-way across the frontage of 1447-A and 1453 Alamance Church Road (northeast of Alamance Church Road and southeast of Faircrest Lane) – An annexation and original zoning request from County AG (County Agricultural) to City HI (Heavy Industrial).

- For the properties identified as right-of-way across the frontage of 1447-A and 1453 Alamance Church Road, generally described as northeast of Alamance Church Road and southeast of Faircrest Lane (0.32 acres)
- City of Greensboro

5. Items from Planning Department:

6. Items from the Planning and Zoning Commission Members:

SS/lc
Attachments

*You can participate in this meeting in person or online. If you would like to address the Planning and Zoning Commission and provide evidence/testimony during the meeting regarding an item on this agenda virtually, please email Planning staff no later than **12:00 p.m. on Wednesday, January 18, 2023.***

- Luke Carter (lucas.carter@greensboro-nc.gov)
- Rachel McCook (rachel.mccook@greensboro-nc.gov)
- Mike Kirkman (mike.kirkman@greensboro-nc.gov)

*If you request to participate in the meeting virtually, you will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. If you have a presentation, pictures or other materials you would like to present to the Planning and Zoning Commission as part of the meeting, please provide that to Planning staff no later than **5:00 p.m. on Tuesday, January 17, 2023.***

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.