



GREENSBORO  
NORTH CAROLINA

PLANNING

## Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on Monday, January 8, 2024 at 5:30 p.m. Please find instructions for participating in this meeting at the end of this agenda. Please also note that the order of the agenda may be altered at the Planning and Zoning Commission's discretion based on the level of interest in each case. The tentative agenda is as follows:

1. Acknowledgement of Absences
2. Approval of the minutes of the November 20, 2023 and December 18, 2023 meetings
3. Withdrawals and Continuances

### 4. Public Hearings:

#### **Old Business:**

##### **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

#### **New Business:**

##### **PL(P) 24-01**

##### **Z-24-01-001**

3511 Randleman Road (east of Randleman Road and north of Ashcroft Road) – An annexation and original zoning request from County RS-30 (Residential Single-family) to City R-3 (Residential Single-family – 3).

- For the property identified as 3511 Randleman Road, generally described as east of Randleman Road and north of Ashcroft Road. (0.36 acres)
- Dionisio Vasquez Martinez

##### **PL(P) 24-02**

An annexation request for 1873, 1875, and 1879 Cude Road and 8110 Tanya Lane and a portion of Cude Road right of way (west of Cude Road and south of Ballard Road).

- For the property identified as 1873, 1875 and 1789 Cude Road and 8110 Tanya Lane and a portion of Cude Road right of way, generally

described as west of Cude Road and south of Ballard Road (110.58 acres)

- Jo Ann T. Parrish, Joann T. Lee, Tanya Lynn Kirby Nelson, Thomas G. Tucker, Cheryl T. Tedder

**Z-24-01-002**

1873, 1875 and a portion of 1879 Cude Road and 8110 Tanya Lane (west of Cude Road and south of Ballard Road) – An original zoning request from County AG (Agricultural) to City PUD (Planned Unit Development) and consideration of the associated Unified Development Plan with the following condition:

1. Residential density shall be limited to 375 total units.
- For the property identified as 1873, 1875 and 1789 Cude Road and 8110 Tanya Lane, generally described as west of Cude Road and south of Ballard Road (110.36 acres)
  - Tom Terrell for Chris Raughley of Pulte Home Company LLC

**Z-24-01-003**

701 Kirkman Street (south of Kirkman Street and west of Memphis Street) – 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 Day Care Center or Single-family Dwelling.
- For the property identified as 701 Kirkman Street, generally described as south of Kirkman Street and west of Memphis Street (0.26 acres)
  - Nick Blackwood for Nicole D. Charles of MarDe Properties, LLC

**Z-24-01-004**

693 Brigham Road (west of Brigham Road and south of Eric Road) – A rezoning request from R-3 (Residential Single-family – 3) to CD-RM-18 (Conditional District - Residential Multi-family – 18) with the following condition:

1. All uses permitted in RM-18 except Manufactured Homes (Class AA); Manufactured Home Parks; Cemeteries; Daycares; and Educational Facilities.
- For the property identified as 693 Brigham Road, generally described as west of Brigham Road and south of Eric Road (4.25 acres)
  - Bradford J. Deaton of TRINTERRA Consulting, PLLC



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1. Acknowledgement of Absences
2. Approval of the minutes of the November 20, 2023 and January 8, 2024 meetings
3. Withdrawals and Continuances
4. Public Hearings:
  - Z-24-02-001** 1223 Summit Avenue (northwest of Summit Avenue and south of Meadow Street) – A rezoning request from R-5 (Residential Single-family – 5) to CD-O (Conditional District - Office) with the following conditions:
    1. Permitted uses shall include all uses allowed in the Office zoning district except for the following: Clubs and Lodges and Hotels and Motels.
    - For the property identified as 1223 Summit Avenue, generally described as northwest of Summit Avenue and south of Meadow Street (0.22 acres)
    - Kim Dao
  - PL(P) 24-05**  
**Z-24-02-002** 3444 Randleman Road and a portion of the Randleman Road right-of-way (west of Randleman Road and north of Old Randleman 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 3444 Randleman Road and a portion of the Randleman Road right-of-way, generally described as west of Randleman Road and north of Old Randleman Road. (1.387 acres)
    - Elreta L. Dickinson, Edwina L. Martin, and the City of Greensboro
  - Z-24-02-003** 2005 Mitchell Avenue and 3910 Yanceyville Street (east of Yanceyville Street and south of Lees Chapel Road) – A rezoning request from CD-RM-12 (Conditional District - Residential Multi-family – 12) and R-5 (Residential Single-family – 5) to CD-RM-12 (Conditional District - Residential Multi-family – 12) with the following condition:
    1. Permitted uses are limited to Religious Assembly and a maximum of 146 dwelling units.

- For the properties identified as 2005 Mitchell Avenue and 3910 Yanceyville Street, generally described as east of Yanceyville Street and south of Lees Chapel Road (22.49 acres)
- Bobby Funk of FGM Development for Fred Mills of Yanceyville Place, LLC and Gail Stroud of The Diocese of North Carolina of the Protestant Episcopal Church in the United States

**PL(P) 24-06**  
**Z-24-02-004**

5226 Carol Avenue (west of Carol Avenue and northwest of Sumner Church Road) – An annexation and original zoning request from County RS-30 (Residential Single-family) to City CD-R-5 (Conditional District - Residential Single-family – 5) with the following condition:

1. Permitted uses shall be limited to Single-family Dwellings.

- For the property identified as 5226 Carol Avenue, generally described as west of Carol Avenue and northwest of Sumner Church Road (0.542 acres)
- Scott Wallace of Keystone Group, Inc.

**PL(P) 24-07**  
**Z-24-02-005**

4452 Sumner Church Road and a portion of Sumner Church Road right-of-way (north of Sumner Church Road and north of Old Randleman Road) – An annexation and original zoning request from County RS-30 (Residential Single-family) to City CD-R-5 (Conditional District - Residential Single-family – 5) with the following condition:

1. Permitted uses shall be limited to Single-family detached homes.

- For the property identified as 4452 Sumner Church Road and a portion of Sumner Church Road right-of-way, generally described as north of Sumner Church Road and north of Old Randleman Road (10.65 acres)
- Scott Wallace of Keystone Group, Inc.

**Z-24-02-006**

2207 Jones Road (south of Jones Road and west of US 220) – A rezoning request from R-5 (Residential Single-family – 5) to CD-RM-18 (Conditional District - Residential Multi-family – 18) with the following conditions:

1. Permitted uses shall be limited to a maximum of 12 dwelling units.
2. Maximum building height shall be limited to 45 feet.

- For the property identified as 2207 Jones Road, generally described as south of Jones Road and west of US 220 (0.94 acres)
- William H. Johnson, Jr. of Dream Real Estate Jones, LLC

**Z-24-02-007** 7901 Thorndike Road (south of Thorndike Road and east of Pegg Road) – A rezoning request from CD-BP (Conditional District - Business Park) to CD-LI (Conditional District - Light Industrial) with the following condition:

1. Permitted uses shall include all uses permitted in the Light Industrial zoning district except Cemeteries.
- For the property identified as 7901 Thorndike Road, generally described as south of Thorndike Road and east of Pegg Road (3.02 acres)
- Nick Blackwood for Nevada Baby, LLC and Weeks Hardwood Flooring, LLC

**PL(P) 24-08**

**Z-24-02-008** 3849 Lewiston Road and a portion of 1908-ZZ Hackamore Road (west of Lewiston Road and north of Hackamore Road) – An annexation and origin zoning request from County RS-40 (Residential Single-family) to City CD-R-7 (Conditional District - Residential Single-family – 7) with the following conditions:

1. Permitted uses shall be limited to a maximum of 76 lots.
- For the properties identified as 3849 Lewiston Road and a portion of 1908-ZZ Hackamore Road, generally described as west of Lewiston Road and north of Hackamore Road (24.197 acres)
- Marc Isaacson for William Years of Granville Homes, LLC on behalf of the Edna J. Roach Living Trust.

**Z-24-02-009** WITHDRAWN by the Applicant A portion of 603 North Elm Street (west of North Elm Street and north of West Fisher Avenue) – A rezoning request from C-M (Commercial – Medium) to PUD (Planned Unit Development) and consideration of the required Unified Development Plan with the following conditions:

1. Permitted Uses shall be limited to a maximum of 40 multi-family dwelling units.
2. Building façade materials shall consist of no less than 70 percent wood, stone, glass, brick, and or cementitious material. Vinyl siding shall not be permitted.
- For the property identified as a portion of 603 North Elm Street, generally described as west of North Elm Street and north of West Fisher Avenue (0.45 acres)
- DHIC, Inc. for First Presbyterian Church Corporation of Greensboro

**Z-24-02-010** 4822 Koger Boulevard (north of Koger Boulevard and south of I-40) – A rezoning request from BP (Business Park) and CD-C-M (Conditional District - Commercial – Medium) to CD-LI (Conditional District - Light Industrial) with the following condition:

1. Uses shall be limited to all uses permitted in the LI district except uses within the Industrial and Manufacturing Use Category; Vehicle Sales and Service uses; Funeral Homes and Crematoriums; Animal Shelters; Truck Driving Schools; Taxi Dispatch Terminals; Garden Center/nurseries; Manufactured and Modular Homes Sales; and Truck Stops.
- For the property identified as 4822 Koger Boulevard, generally described as north of Koger Boulevard and south of I-40 (9.32 acres)
  - Kat Lyons on behalf of Christopher Lyons for LeoTerra Koger, LLC

**Z-24-02-011**

814 Summit Avenue (southeast of Summit Avenue and southwest of Sullivan Street) – A rezoning request from O (Office) and C-M (Commercial – Medium) to CD-C-M (Conditional District - Commercial – Medium) with the following conditions:

1. Permitted uses shall include all use permit in the Commercial – Medium zoning district except Sexually Oriented Businesses and Outdoor Advertising Signs.
  2. Building height shall be limited to a maximum of thirty (30) feet.
  3. Maximum area of the building shall be limited to 3,200 square feet.
- For the property identified as 814 Summit Avenue, generally described as southeast of Summit Avenue and southwest of Sullivan Street (0.89 acres)
  - Gary R. Wolf for Jeremy A. Reaves of Cook Out - Triad, LLC

**Z-24-02-012**

1205 Arlee Street; 919, 921, 923, 1001, 1003, 1007, 1009, 1011, 1013, 1015, and 1017 Bluford Street; 400, 401, 402, 403, 404, and 406 Boyd Street; 1006, 1100, 1102, 1108, 1200, 1202, 1204, 1206, 1208, and 1210 Salem Street; 400, 401, 402, 403, 404, 405, 412, and 425 Stedman Street; and 311, 400, and 402 Stewart Street (north and south of Salem Street, west and east of Boyd Street, and west and east of Stedman Street) – A rezoning request from PUD (Planned Unit Development), RM-12 (Residential Multi-family – 12), RM-18 (Residential Multi-family – 18) and R-5 (Residential Single-family – 5) to PI (Public and Institutional).

- For the properties identified as 1205 Arlee Street; 919, 921, 923, 1001, 1003, 1007, 1009, 1011, 1013, 1015, and 1017 Bluford Street; 400, 401, 402, 403, 404, and 406 Boyd Street; 1006, 1100, 1102, 1108, 1200, 1202, 1204, 1206, 1208, and 1210 Salem Street; 400, 401, 402, 403, 404, 405, 412, and 425 Stedman Street; and 311, 400, and 402 Stewart Street, generally described as north and south of Salem Street, west and east of Boyd Street, and west and east of Stedman Street (11.55 acres)
- William J. Barlow for North Carolina Agricultural and Technical State University

**Z-24-02-013** 910 Salem Street (south of Salem Street and east of North Dudley Street)  
– A rezoning request from R-5 (Residential Single-family – 5) to PI (Public and Institutional).

- For the property identified as 910 Salem Street, generally described as south of Salem Street and east of North Dudley Street (0.14 acres)
- William J. Barlow for North Carolina Agricultural and Technical State University

5. Items from Planning Department:

6. Items from the Planning and Zoning Commission Members:

SS/lc/arn  
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 19, 2024.***

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



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## Agenda

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

1. Acknowledgement of Absences
2. Approval of the minutes of the February 19, 2024 meetings
3. Withdrawals and Continuances
4. Public Hearings:  
**PL(P) 24-09**  
**Z-24-03-001**      4629 Hicone Road and a portion of the Hicone Road right-of-way (north of Hicone Road and east of Pearview Drive) – An annexation and original zoning request from County AG (Agricultural) to City R-3 (Residential Single-family – 3).
  - For the property identified as 4629 Hicone Road and a portion of the Hicone Road right-of-way, generally described as north of Hicone Road and east of Pearview Drive (1.03 acres)
  - Fire District Number Thirteen, Inc.
5. Text Amendment:  
Zoning, Planning and Development Text Amendment: Amending sections 30-8-11.1 Accessory Uses and Structures (Customary), 30-8-11.2, Accessory Dwelling Units, related to dimensional and use standards for Accessory Dwelling Units, and the title of Subsection 30-8-11.5 related to the renting of rooms as a home occupation.
6. Items from Planning Department:  
GSO2040 Comprehensive Plan Year 4 Update
7. Items from the Planning and Zoning Commission Members:

SS/lc/arn  
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, March 18, 2024.***

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



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

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## Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, April 15, 2024** at 5:30 p.m. Please find instructions for participating in this meeting at the end of this agenda. Please also note that the order of the agenda may be altered at the Planning and Zoning Commission's discretion based on the level of interest in each case. The tentative agenda is as follows:

1. Acknowledgement of Absences
2. Approval of the minutes of the March 18, 2024 meeting
3. Withdrawals and Continuances
4. Public Hearings:

**Z-24-04-001** 2123 Byrd Street (north of Byrd Street and west of Shaw Street) – A rezoning request from R-5 (Residential Single-family – 5) to CD-RM-12 (Conditional District - Residential Multi-family – 12) with the following condition:

1. Permitted uses shall be limited to a single-family dwelling or a duplex.
  - For the property identified as 2123 Byrd Street, generally described as north of Byrd Street and west of Shaw Street (0.22 acres).
  - David Turner for Zoeli Investments, LLC

**Z-24-04-002** 4117 Lawndale Drive (west of Lawndale Drive and north of Benton Lane) – A rezoning request from R-3 (Residential Single-family – 3) to CD-O (Conditional District – Office) with the following conditions:

1. Permitted uses shall be limited to: All uses permitted in the Office, Personal and Professional Services, Religious Assembly, Cultural and Community, Indoor Recreation, Day Care, Medical Facility use groups, and Upper Story Residential uses.
2. Ground floor office area shall not exceed 6,000 square feet, and residential dwellings shall not exceed 7 units.
3. Maximum building height shall not exceed 50 feet.
  - For the property identified as 4117 Lawndale Drive, generally described as west of Lawndale Drive and north of Benton Lane (0.58 acres).
  - R. Graham Fripp for Right Angle Development, Inc.

**Z-24-04-003**

1014 Tarrant Road (west of Tarrant Road and south of South Chimney Rock Road) – A rezoning request from R-3 (Residential Single-family – 3) to CD-HI (Conditional District - Heavy Industrial) with the following condition:

1. All uses permitted under HI zoning except: Cemeteries.
  - For the property identified as 1014 Tarrant Road, generally described as west of Tarrant Road and south of South Chimney Rock Road (5.56 acres).
  - Nick Blackwood on behalf of Scott Gwyn for Tarrant Investments, LLC

5. Items from Planning Department:

6. Items from the Planning and Zoning Commission Members:

SS/lc/arn

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

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## Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, May 20, 2024** at 5:30 p.m. Please find instructions for participating in this meeting at the end of this agenda. Please also note that the order of the agenda may be altered at the Planning and Zoning Commission's discretion based on the level of interest in each case. The tentative agenda is as follows:

1. Acknowledgement of Absences
2. Approval of the minutes of the April 15, 2024 meetings
3. Withdrawals and Continuances
4. Public Hearings:
  - Z-24-05-002** 2411 Stanley Road (east of Stanley Road and south of Huntmaster Trail) – A rezoning request from R-3 (Residential Single-family – 3) to R-5 (Residential Single-family – 5).
    - For the property identified as 2411 Stanley Road, generally described as east of Stanley Road and south of Huntmaster Trail (0.58 acres).
    - Mauro Ruggieri for Ruggieri Associates, Inc.
  - Z-24-05-004** 3420 North Church Street (east of North Church Street and east of Berryman Street) – A rezoning request from CD-C-L (Conditional District – Commercial - Low) to R-5 (Residential Single-family – 5).
    - For the property identified as 3420 North Church Street, generally described as east of North Church Street and east of Berryman Street (0.45 acres).
    - Liliana and Everardo Juarez
  - Z-24-05-005** 3302 Sandy Ridge Road (east of Sandy Ridge Road and north of Triad Drive) – A rezoning request from R-3 (Residential Single-family – 3) to CD-LI (Conditional District – Light Industrial) with the following condition:
    1. Permitted uses shall include all uses allowed in the LI zoning district except: Animal Shelters; Cemeteries; Amusement and Water Parks, Fairground; Shooting Ranges, Archery, Skeet; and Waste Related Services.
      - For the property identified as 3302 Sandy Ridge Road, generally described as east of Sandy Ridge Road and north of Triad Drive (1.38 acres).
      - Judy Stalder for Oscar John Threat, III

**Z-24-05-006**

3021 Pacific Avenue (southeast of Pacific Avenue and east of Blue Bell Road) – A rezoning request from LI (Light Industrial) to HI (Heavy Industrial).

- For the property identified as 3021 Pacific Avenue, generally described as southeast of Pacific Avenue and east of Blue Bell Road (0.49 acres).
- Clayton B. Krohn for Steven P. Hodgkin

**PL(P) 24-10  
Z-24-05-007**

A portion of 431 O’Ferrell Street (east of O’Ferrell Street and south of Naco Road) – An annexation and original zoning request from County RS-30 (Residential Single-family) to City R-5 (Residential Single-family – 5).

- For the property identified as a portion of 431 O’Ferrell Street, generally described as east of O’Ferrell Street and south of Naco Road (9.15 acres).
- Arnold Sykes of O’Ferrell, LLC

**PL(P) 24-11  
Z-24-05-008**

3530 and 3534 McConnell Road (south of McConnell Road and west of Stanfield Road) – An annexation and original zoning request from County AG (Agricultural) and County HB (Highway Business) to City CD-LI (Conditional District – Light Industrial) with the following condition:

1. Permitted uses shall include all uses allowed in LI zoning district except: Cemeteries; Auditoriums, Coliseums, and Stadiums; Bus and Rail Terminal; Shooting Range; Amusement or Water Park, Fairgrounds; Hotels and Motels; Single Room Occupancy Residences; Inert Debris Landfill, Minor (Temporary Use); and Animal Shelter.
- For the properties identified as 3530 and 3534 McConnell Road, generally described as south of McConnell Road and west of Stanfield Road (19.945 acres).
  - Amanda Hoderne for Kelly R Ward, Mark E. Ward, and Betty G. Garrett

**Z-24-05-009**

5228 Hilltop Road (north of Hilltop Road and west of Bridford Parkway) – A rezoning request from CD-RM-12 (Conditional District - Residential Multi-family – 12) to CD-O (Conditional District – Office) with the following condition:

1. Permitted uses shall include all uses allowed in the O zoning district except: Single-family Detached Dwellings; Duplexes; All Group Living; Libraries, Museums, and Art Galleries; Physical Fitness Centers; Sports Instructional Schools; Funeral Homes and Crematoriums; and Hotels and Motels.

- For the property identified as 5228 Hilltop Road, generally described as north of Hilltop Road and west of Bridford Parkway (8.85 acres).
- James A. Hale on behalf of Jennie Maness and Leslie F. Catlett of College Place United Methodist

5. Street Closure Request

**PL(P) 24-13** Request to close a portion of Robin Hood Drive from Westmoreland Drive southward approximately 110 feet to its terminus.

6. Items from Planning Department:

7. Items from the Planning and Zoning Commission Members:

SS/lc

Attachments

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

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## Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, June 17, 2024** at 5:30 p.m. Please find instructions for participating in this meeting at the end of this agenda. Please also note that the order of the agenda may be altered at the Planning and Zoning Commission's discretion based on the level of interest in each case. The tentative agenda is as follows:

1. Acknowledgement of Absences
2. Approval of the minutes of the May 20, 2024 meetings
3. Withdrawals and Continuances
4. Public Hearings:
  - PL(P) 24-15**
    - Z-24-06-001** 3196-ZZ Stonypointe Drive (north of Stonypointe Drive and east of Liberty Road) – An annexation and original zoning request from County RS-40 (Residential Single-family) to City R-7 (Residential Single-family - 7).
      - For the property identified as 3196-ZZ Stonypointe Drive, generally described as north of Stonypointe Drive and east of Liberty Road (2.426 acres)
      - Hugh Latham of Centurion Buyers, LLC
    - Z-24-06-002** 3319 Sandy Ridge Road and 8503 Cider Road (west of Sandy Ridge Road and south of Cider Road) – A rezoning request from R-3 (Residential Single-family – 3) and C-L (Commercial – Low) to LI (Light Industrial).
      - For the properties identified as 3319 Sandy Ridge Road and 8503 Cider Road, generally described as west of Sandy Ridge Road and south of Cider Road (0.79 acres).
      - Brian Adams for Benjamin Tacuba on behalf of Tacuba Construction, LLC
    - Z-24-06-003** **Requested to be Continued to August** 1322 Bothwell Street (south of Bothwell Street and north of US Highway 29) – A rezoning request from CD-RM-8 (Conditional District - Residential Multi-family – 8) to PUD (Planned Unit Development) with the following conditions:
      1. Permitted use shall include all uses permitted in the household living use group.
      2. The maximum unit count shall not exceed 72 units.
      3. Building height shall not exceed 50 feet.

- For the property identified as 1322 Bothwell Street, generally described as south of Bothwell Street and north of US Highway 29 (1.698 acres).
- Joseph Rogers of Rogers Acquisitions & Development, LLC for the City of Greensboro

**Z-24-06-004**      **Requested to be Continued to July** 2313 Stanley Road (east of Stanley Road and south of Eagle Road) – A rezoning request from R-3 (Residential Single-family – 3) to City R-7 (Residential Single-family - 7).

- For the property identified as 2313 Stanley Road, generally described as east of Stanley Road and south of Eagle Road (1.85 acres).
- Anthony Lester for Kaluk Barak on behalf of Delta Homes, LLC

**Z-24-06-006**      **Continued until the application is complete** 1620-YY and 1626 Lovett Street (west of Lovett Street and north of Freeman Mill Road) – A rezoning request from CD-C-L (Conditional District – Commercial - Low) and R-5 (Residential Single-family – 5) to PUD (Planned Unit Development) with the following conditions:

1. Permitted Uses shall be limited to single-family attached.
- For the properties identified as 1620-YY and 1626 Lovett Street, generally described as west of Lovett Street and north of Freeman Mill Road (2.94 acres).
  - Amanda Hoderne for Bobby J. Crumley of CF Properties, LLC

5. Street Closure Request

**PL(P) 24-18**      Request to close Corsair Lane from Airport Center Drive northwestward approximately 604.68 feet to its terminus.

6. Items from Planning Department:

7. 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, June 17, 2024.***

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

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



*Commission as part of the meeting, please provide it to Planning staff no later than **5:00 p.m.** **on Friday, June 14, 2024.***

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

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



GREENSBORO  
NORTH CAROLINA

PLANNING

## Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, July 15, 2024** at 5:30 p.m. Please find instructions for participating in this meeting at the end of this agenda. Please also note that the order of the agenda may be altered at the Planning and Zoning Commission's discretion based on the level of interest in each case. The tentative agenda is as follows:

Acknowledgement of Absences

Approval of the minutes of the May 20, 2024 and June 17, 2024 meetings

Withdrawals and Continuances

Public Hearings:

### **Old Business:**

#### **PL(P) 24-15**

#### **Z-24-06-001**

3196-ZZ Stonypointe Drive (north of Stonypointe Drive and east of Liberty Road) – An annexation and original zoning request from County RS-40 (Residential Single-family) to City CD-R-7 (Conditional District - Residential Single-family - 7) with the following conditions:

1. Permitted uses shall be limited to a maximum of 10 single-family lots.
- For the property identified as 3196-ZZ Stonypointe Drive, generally described as north of Stonypointe Drive and east of Liberty Road (2.426 acres)
- Hugh Latham of Centurion Buyers, LLC

#### **Z-24-06-004**

2313 Stanley Road (east of Stanley Road and south of Eagle Road) – A rezoning request from R-3 (Residential Single-family – 3) to City R-7 (Residential Single-family - 7).

- For the property identified as 2313 Stanley Road, generally described as east of Stanley Road and south of Eagle Road (1.85 acres).
- Anthony Lester for Kaluk Barak on behalf of Delta Homes, LLC

#### **Z-24-06-006**

1620-YY and 1626 Lovett Street (west of Lovett Street and north of Freeman Mill Road) – A rezoning request from CD-C-L (Conditional District - Commercial – Low) and R-5 (Residential Single-family – 5) to PUD (Planned Unit Development) with the following condition:

1. Uses shall be limited to: A maximum of 18 Single-family Attached (Townhome) Dwelling Units.

- For the properties identified as 1620-YY and 1626 Lovett Street, generally described as west of Lovett Street and north of Freeman Mill Road (2.94 acres).
- Amanda Hodierne for Bobby J. Crumley of CF Properties, LLC

**New Business:**

**Z-24-07-001**

2701 East Market Street (north of East Market Street and east of Holt Avenue) – A rezoning request from LI (Light Industrial) to O (Office).

- For the property identified as 2701 East Market Street, generally described as north of East Market Street and east of Holt Avenue (0.13 acres)
- Justin Brown on behalf of Kiara Rhodes

**PL(P) 24-19**

**Z-24-07-002**

A portion of 5909 West Gate City Boulevard formerly being a portion of Marion Elsie Drive right of way (west of Marion Elsie Drive and north of Scotland Road) – An annexation and original zoning request from County RS-40 (Residential Single-family) to City CD-O (Conditional District - Office) with the following conditions:

1. Uses. 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. 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) 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. Buffers. (a) The applicant shall erect an opaque fence no less than 6 feet in height adjacent to the western and northern boundaries of tax parcel 156251 (5806 Scotland Road) and 8 feet in height adjacent to the northern and eastern boundaries of tax parcel 156252 (5804 Scotland Road); (b) except for vegetation necessary to be removed for parking, bioretention cells, and drainage swale on tax parcel 156284 (5810 Marion Elsie) and tax parcel 232721 (5800 Scotland Road) and to construct a fence adjacent the northern and eastern boundaries of tax parcel 156252 (5804 Scotland Road), all vegetation on tax parcels 156284 and 232721 shall remain natural and undisturbed; (c) the applicant shall increase the street planting yard along the southern boundary of tax parcel 156250 from 10 feet to 20 feet in width, with a planting rate of 2 canopy trees, 8 evergreen trees and 17 evergreen shrubs per 100 linear feet. Evergreen trees used will not be less than 6 feet in height at time of planting and have a mature height of no less than 20 feet.

3. Lighting. Except for walls facing W. Gate City Blvd., internally illuminated wall signs shall be cut off no later than 11:00 p.m.
  4. Signage. Freestanding signage shall be prohibited on Scotland Road, Queen Alice Road, and Marion Elsie Drive.
  5. Hours. Office uses shall not be accessible to the public between the hours of 9:00 p.m. to 7:00 a.m.
  6. Transportation. The applicant shall design access to Scotland Road to prohibit right-in and left-out movements.
- For the properties identified as a portion of 5909 West Gate City Boulevard A portion of 5909 West Gate City Boulevard formerly being a portion of Marion Elsie Drive right of way, generally described as west of Marion Elsie Drive and north of Scotland Road (0.257 acres)
  - Michael Goins for Renaissance Church Cate City, Inc.

**Z-24-07-003**

215 Standard Drive, a portion of Standard Drive right of way, and a portion of railroad right of way (east and north of Standard Drive and south of Little Santee Road) – A rezoning request from R-3 (Residential Single-family – 3) to HI (Heavy Industrial).

- For the property identified as 215 Standard Drive, a portion of Standard Drive right of way, and a portion of railroad right of way, generally described as east and north of Standard Drive and south of Little Santee Road (25.85 acres)
- Brian Pearce for Boise Cascade Building Materials Distribution, LLC on behalf of (Ann Rice Kirkman, Cheryl Rice Miller, Rita Rice Phillips and Ricky Alan Rice).

**Z-24-07-004**

1741, 1763, and 1765 Mt. Hope Church Road, 558 Old Birch Creek Road, and 928 Near and 930 Knox Road (east of Mount Hope Church Road and north of Knox Road) – A rezoning request from C-M (Commercial – Medium) and PUD (Planned Unit Development) to PUD (Planned Unit Development) with the following conditions:

1. The permitted uses in Site Area #1 as labeled on the UDP shall be limited to: Residential uses; not to exceed 375 dwelling units.
2. The permitted uses in Site Area #2 as labeled on the UDP shall be limited to: Residential uses; not to exceed 110 dwelling units.
3. The permitted uses in Site Area #3 as labeled on the UDP shall be limited to: Office, Retail and Commercial uses; The total square footage of all uses shall not exceed 90,000.
4. The permitted uses in Site Area #4 as labeled on the UDP shall be limited to: Office, Retail and Commercial uses: The total square footage of all uses shall not exceed 30,000.

5. The permitted uses in Site Area #5 as labeled on the UDP shall be limited to: Office, Retail and Commercial uses; The total square footage of all uses shall not exceed 38,800.

- For the properties identified as 1741, 1763, and 1765 Mt. Hope Church Road, 558 Old Birch Creek Road, and 900 and 930 Knox Road, generally described as east of Mount Hope Church Road and north of Knox Road (55.123 acres)
- Amanda Hoderne on behalf of Christopher Dunbar and Wilfred Yearns for BRC Mt. Hope, LLC, BRC Knox Road, LLC, and Stoney Creek Medical Properties, LLC

**Z-24-07-005**

2003 Generations Lane, 1915 and 1931 Little Valley Way (north of Green Valley Road and east of Lendew Street) – A rezoning request from PUD (Planned Unit Development) to PUD (Planned Unit Development) with the following condition:

1. Residential Dwelling Units shall not exceed 300 Units.
2. Uses for the commercial outparcels shall be limited to: All uses allowed in the Commercial – Medium zoning district except: Eating and drinking establishments with drive through facilities, movie theater, and bowling alley.
3. Total Eating Establishment Square Footage shall not exceed 12,000 square feet.

- For the property identified as 2003 Generations Lane, 1915 and 1931 Little Valley Way, generally described as north of Green Valley Road and east of Lendew Street (11.977 acres)
- Amanda Hoderne on behalf of Steve Shavitz for SEBR 801, LLC

**PL(P) 24-20**

**Z-24-07-006**

1915 and 1915 ZZ Harris Drive and 4924 Old Randleman Road (south of Harris Drive and west of Old Randleman Road) – An annexation and original zoning request from County PI (Public and Institutional) and County RS-40 (Residential Single-family) to City CD-PI (Conditional District - Public and Institutional) with the following condition:

1. Permitted uses shall be limited to: the Educational Facilities Use Group.
- For the properties identified as 1915 and 1915 ZZ Harris Drive and 4924 Old Randleman Road, generally described as south of Harris Drive and west of Old Randleman Road (20.94 acres)
  - Deena Hayes for Guilford County Schools

Street Closure Request

**PL(P) 24-21** Request to close Ireland Street between 1020 and 1100 South Elm Street, approximately 25 feet.

Items from Planning Department:

Items from the Planning and Zoning Commission Members:

SS/arn

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 15, 2024**:*

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

*If you request to participate in the meeting virtually, you will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. If you have a presentation, pictures or other materials you would like to present to the Planning and Zoning Commission as part of the meeting, please provide it to Planning staff no later than **5:00 p.m. on Friday, July 12, 2024**.*

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

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



GREENSBORO  
NORTH CAROLINA

PLANNING

## Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, August 19, 2024** at 5:30 p.m. Please find instructions for participating in this meeting at the end of this agenda. Please also note that the order of the agenda may be altered at the Planning and Zoning Commission's discretion based on the level of interest in each case. The tentative agenda is as follows:

Acknowledgement of Absences

Approval of the minutes of the July 15, 2024 meeting

Withdrawals and Continuances

Public Hearings:

### Old Business:

#### **Z-24-06-003**

**Continued to September by the Applicant** 1322 Bothwell Street (south of Bothwell Street and north of US Highway 29) – A rezoning request from CD-RM-8 (Conditional District - Residential Multi-family – 8) to PUD (Planned Unit Development) with the following conditions:

1. Permitted use shall include all uses permitted in the household living use group.
  2. The maximum unit count shall not exceed 42 units.
  3. Building height shall not exceed 50 feet.
- For the property identified as 1322 Bothwell Street, generally described as south of Bothwell Street and north of US Highway 29 (1.698 acres).
  - Joseph Rogers of Rogers Acquisitions & Development, LLC for the City of Greensboro

#### **Z-24-07-004**

1741, 1763, and 1765 Mt. Hope Church Road, 558 Old Birch Creek Road, and 928 Near and 930 Knox Road (east of Mount Hope Church Road and north of Knox Road) – A rezoning request from C-M (Commercial – Medium) and PUD (Planned Unit Development) to PUD (Planned Unit Development) with the following conditions:

1. The permitted uses in Site Area #1 as labeled on the UDP shall be limited to: Residential uses; not to exceed 375 dwelling units.
2. The permitted uses in Site Area #2 as labeled on the UDP shall be limited to: Residential uses; not to exceed 110 dwelling units.

3. The permitted uses in Site Area #3 as labeled on the UDP shall be limited to: Office, Retail and Commercial Use Groups; The total square footage of all uses shall not exceed 90,000.
  4. The permitted uses in Site Area #4 as labeled on the UDP shall be limited to: Office, Retail and Commercial Use Groups; The total square footage of all uses shall not exceed 30,000.
  5. The permitted uses in Site Area #5 as labeled on the UDP shall be limited to: Office, Retail and Commercial Use Groups; The total square footage of all uses shall not exceed 38,800.
- For the properties identified as 1741, 1763, and 1765 Mt. Hope Church Road, 558 Old Birch Creek Road, and 900 and 930 Knox Road, generally described as east of Mount Hope Church Road and north of Knox Road (55.123 acres)
  - Amanda Hoderne on behalf of Christopher Dunbar and Wilfred Years for BRC Mt. Hope, LLC, BRC Knox Road, LLC, and Stoney Creek Medical Properties, LLC

**New Business:**

**Z-24-08-001**

8805 Neville Road (south of Neville Road and west of Cider Road) – A rezoning request from R-3 (Residential Single-family – 3) to LI (Light Industrial).

- For the property identified as 8805 Neville Road, generally described as south of Neville Road and west of Cider Road (1 acre).
- Charlene S. Lamp

**PL(P) 24-22**

**Z-24-08-002**

5019 Summit Avenue (northwest of Summit Avenue and northeast of I-840) – An annexation and original zoning request from County RS-30 (Residential Single-family) to City R-3 (Residential Single-family – 3).

- For the property identified as 5019 Summit Avenue, generally described as northwest of Summit Avenue and northeast of I-840 (1.97 acres)
- Kristy Lynn and Bill Dean Buckner

**Z-24-08-003**

632 North Elm Street (east North Elm Street and south of South Park Drive) – A rezoning request from R-7 (Residential Single-family – 7) to RM-18 (Residential Multi-family – 18).

- For the property identified as 632 North Elm Street, generally described as east of North Elm Street and south of South Park Drive (0.25 acres)
- Robert Mason Schermerhorn on behalf of BMS Investment Properties, LLC.



**PL(P) 24-23**  
**Z-24-08-004**

1611 Pleasant Ridge Road (northwest of Pleasant Ridge Road and south of Montmartre 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 1611 Pleasant Ridge Road, generally described as northwest of Pleasant Ridge Road and south of Montmartre Road (1.09 acres)
- Jessica C. and Roman H. Williams

**PL(P) 24-24**  
**Z-24-08-005**

9206 West Market Street and a portion of 118 Kidd Road (northeast of West Market Street and south of Kidd Road) – An annexation and original zoning request from County RS-40 (Residential Single-family), County LB (Limited Business), and County AG (Agricultural) to City CD-O (Conditional District - Office) with the following conditions:

1. Permitted uses shall be limited to: Assisted Living Facility; Nursing Home.
2. No more than 125 dwelling or rooming units shall be permitted.
3. Building height shall not exceed 50 feet.

- For the properties identified as 9206 West Market Street and a portion of 118 Kidd Road, generally described as northeast of West Market Street and south of Kidd Road (20.73 acres)
- Marc Isaacson for Shelley Scanlon of Colfax Realty, LLC and Phyllis Kidd individually and for the Estate of Henry L. Kidd, Jr.

**Z-24-08-006**

3606 North Elm Street (east of North Elm Street and north of Pisgah Church Road) – A rezoning request from CD-C-L (Conditional District - Commercial – Low) to CD-C-M (Conditional District - Commercial – Medium) with the following conditions:

1. All uses permitted in the C-M zoning district except: Convenience Stores with Fuel Pumps.

- For the properties identified as 3606 North Elm Street, generally described as east of North Elm Street and north of Pisgah Church Road (2.13 acres)
- Nick Blackwood for Robert Rothbart of LJC Acquisition Company, LLC

**Z-24-08-007**

3610 North Elm Street (east of North Elm Street and north of Pisgah Church Road) – A rezoning request from CD-C-L (Conditional District - Commercial – Low) to CD-C-M (Conditional District - Commercial – Medium) with the following conditions:

1. All uses permitted in the C-M zoning district except: Convenience Stores with Fuel Pumps.

- For the properties identified as 3610 North Elm Street, generally described as east of North Elm Street and north of Pisgah Church Road (2 acres)
- Nick Blackwood for Robert Rothbart of LJS Acquisition Company, LLC

**Z-24-08-008**

2300 West Friendly Avenue (northeast of West Friendly Avenue and southeast of North Elam Avenue) – A rezoning request from R-5 (Residential Single-family – 5) to CD-PI (Conditional District - Public and Institutional) with the following conditions:

1. All uses permitted in the PI zoning district except: Elementary/Secondary Schools; Clubs and Lodges; Golf Courses; Shooting Ranges; Sporting and Recreation Camps; and Funeral Homes and Crematoriums.
- For the property identified as 2300 West Friendly Avenue, generally described as northeast of West Friendly Avenue and southeast of North Elam Avenue (5.26 acres)
  - Tom Terrell, Jr. of Fox Rothschild, LLP and Moses H. Cone Memorial Hospital for Centenary Methodist Church of Greensboro, Inc.

**PL(P) 24-25**

**Z-24-08-009**

4616, 4620, 4628, and 4634 South Holden Road (west of South Holden Road and south of Bishop Road) – An annexation and original zoning request from County RS-40 (Residential Single-family) and County AG (Agricultural) to City PUD (Planned Unit Development) with the following conditions:

1. Permitted uses shall be limited to a maximum of 118 single-family dwellings.
  2. Maximum building height shall not exceed forty-five 45 feet.
- For the properties identified as 4616, 4620, 4628, and 4634 South Holden Road, generally described as west of South Holden Road and south of Bishop Road (37.66 acres)
  - Amanda Hodiernne for Clarice Forsyth Collins and Patricia and Dustin Cockerham of Penn Oak Farm, LLC

**Z-24-08-011**

706 and 730 Brigham Road (east of Brigham Road and south of Pleasant Ridge Road) – A rezoning request from CD-LI (Conditional District - Light Industrial) to CD-RM-8 (Conditional District - Residential Multi-family – 8)

1. The permitted uses shall be limited to a maximum number of 90 townhouse units.
  2. Maximum building height shall not exceed 50 feet and three (3) stories.
- For the properties identified as 706 and 730 Brigham Road, generally described as east of Brigham Road and south of Pleasant Ridge Road (19.68 acres)

- La-Deidre Matthews for Linda and Rex Simmons and for Beach Mountains, LLC

**Z-24-08-012**

2201 East Market Street (north of East Market Street, west of Durham Street, and south of Charlotte Street) – A rezoning request from C-M (Commercial - Medium) and RM-18 (Residential Multi-family – 18) to CD-C-M (Conditional District - Commercial – Medium) with the following conditions.

1. Vehicular access to East Market Street will be limited to right-in and right-out only.
  2. Limited to all uses allowed in the C-M (Commercial-Medium) zoning district except any use with a drive-thru or fueling stations.
  3. Total building area shall not exceed 8,100 square feet.
  4. Eating and Drinking establishment area, including accessory uses, shall not exceed 2,500 square feet total.
- For the property identified as a portion of 2201 East Market Street, generally described as north of East Market Street, west of Durham Street, and south of Charlotte Street (1.02 acres)
  - Maria Cruz Garcia Espinoza and Martin Barrios Zamora

Items from Planning Department:

Items from the Planning and Zoning Commission Members:

SS/arn

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 19, 2024.***

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

*If you request to participate in the meeting virtually, you will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. If you have a presentation, pictures or other materials you would like to present to the Planning and Zoning Commission as part of the meeting, please provide it to Planning staff no later than **5:00 p.m. on Friday, August 16, 2024.***

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

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



PLANNING

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

**Monday, September 16, 2024, 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 virtually, please email Planning staff no later than **12:00 p.m. on Monday, August 19, 2024**:*

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

Interpreter services are available at no cost in accordance with Title VI.

Servicios de intérpretes están disponibles sin costo de acuerdo a la ley del Título VI.

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

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, September 16, 2024 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 19, 2024 regular meeting**
  - C. **Withdrawals and Continuances**
  - D. **Public Hearings**
    - D.1 Old Business

- a. Z-24-06-003  
 1322 Bothwell St (south of Bothwell Street and north of US Highway 29) – A rezoning request from CD-RM-8 (Conditional District - Residential Multi-family – 8) to PUD (Planned Unit Development) and consideration of the associated Unified Development Plan with the following conditions:
1. Permitted uses shall include all uses permitted in the Household Living use group.
  2. The maximum unit count shall not exceed 42 units.
  3. Building height shall not exceed 50 feet.
- For the property identified as 1322 Bothwell Street, generally described as south of Bothwell Street and north of US Highway 29 (1.698 acres)
  - Joseph Rogers of Rogers Acquisitions & Development, LLC for the City of Greensboro
- b. Z-24-08-010  
 A portion of 2645 Randleman Road (east of Randleman Road and north of Corliss Street) – A rezoning request from LI (Light Industrial) to C-M (Commercial – Medium)
- For the property identified as a portion of 2645 Randleman Road, generally described as east of Randleman Road and north of Corliss Street (0.45 acres)
  - Zachary E. Sharp for Cipriano Berrospe Cabrera, Jose Luis Berrospe-Bustos, and Cipriano Berrospe-Bustos)

D.2 New Business

- a. Z-24-09-001  
 3607 and 3609 Summit Avenue (west of Summit Avenue and north of Cherry Lane) – A rezoning request from R-5 (Residential Single-family – 5) 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: Single-family Dwellings; Duplexes; Traditional Houses; Townhouses and Twin Homes.
  2. Development shall be limited to 185 dwelling units.
- For the properties identified as 3607 and 3609 Summit Avenue, generally described as west of Summit Avenue and north of Cherry Lane (21.52 acres)
  - Marc Isaacson for Marcus Bullock on behalf of Kevin D. Peters and 3609 Summit Ave LLC

- b. PL(P) 24-27 & Z-09-002  
 5101, 5101 ZZ, and 5106 Summit Avenue, a portion of Summit Avenue right-of-way, and a portion of Candlenut Road right-of-way (west and east of Summit Avenue and north of Candlenut Road) – An annexation and original zoning request from County RS-30 (Residential Single-family) to City R-3 (Residential Single-family – 3).
- For the properties identified as 5101, 5101 ZZ and 5106 Summit Avenue, a portion of Summit Avenue right-of-way, and a portion of Candlenut Road right-of-way, generally described as west and east of Summit Avenue and north of Candlenut Road (2.23 acres).
  - Kristy Lynn and Bill Dean Buckner and the City of Greensboro
- c. PL(P) 24-30 & Z-24-09-003  
 5508 Hilltop Road and a portion of the Hilltop Road right-of-way (north of Hilltop Road and east of Chelsea Acres Court) – 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 5508 Hilltop Road and a portion of the Hilltop Road right-of-way, generally described as north of Hilltop Road and east of Chelsea Acres Court (1.41 acres).
  - Zynzulu Osyjawewe and Yvella S. Bradshaw and the City of Greensboro
- d. Z-24-09-004  
 4604 and 4608 North Church Street (east of North Church Street and north of Old Lake Jeanette Road) – 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: Residential uses only.
- For the properties identified as 4604 and 4608 North Church Street, generally described as east of North Church Street and north of Old Lake Jeanette Road (3.56 acres)
  - Nick Blackwood on behalf of Rahul Patel for Ashree R. Corporation
- e. Z-24-09-005  
**Withdrawn** 2003 Athena Court (east of Athena Court, south of Interstate 40, and west of West Gate City Boulevard) – A rezoning request from C-M (Commercial – Medium) to RM-40 (Residential Multi-family – 40).
- For the property identified as 2003 Athena Court, generally described as east of Athena Court, south of Interstate 40, and west of West Gate City Boulevard (2.66 acres)
  - Tori Small on behalf of Anil Dhulia and Nishith Metha for Blue Rose Water Holding, LLC

- f. Z-24-09-006  
 1915 Boulevard Street (east of Boulevard Street and west of South Holden Road) – A rezoning request from O (Office) to CD-C-M (Conditional District - Commercial – Medium) with the following condition:
1. Uses shall be limited to: Uses in the Social Service Facilities and Office use categories.
  2. Social Service Facility uses shall be limited to forty-three (43) beds.
    - For the property identified as 1615 Boulevard Street, generally described as east of Boulevard Street and west of South Holden Road (1.5 acres)
    - Shanna T. Reece for The Servant Center, Inc.
- g. PL(P) 24-32 & Z-24-09-007  
 A portion of 4544 Jessup Grove Road (north of Jessup Grove Road and east of Lewiston Road) – An annexation and original zoning request from County RS-40 (Residential Single-family) to City CD-RM-5 (Conditional District - Residential Multi-family – 5) with the following condition:
1. Permitted uses shall be limited to: Duplexes; Townhouses; and Twin Homes
    - For the property identified as a portion of 4544 Jessup Grove Road, generally described as north of Jessup Grove Road and east of Lewiston Road (3.08 acres).
    - Marc Isaacson on behalf of James Hale for HAT Ventures, LLC
- h. PL(P) 24-33 & Z-24-09-008  
 5936 Burlington Road and 626 Knox Road (west of Knox Road and south of Burlington Road) – An annexation and original zoning request from County AG (Agricultural) to City PUD (Planned Unit Development) and consideration of the associated Unified Development Plan with the following condition:
1. Permitted uses shall be limited to: Single-family homes, Townhomes, and Accessory Uses.
    - For the properties identified as 5936 Burlington Road and 626 Knox Road, generally described as west of Knox Road and south of Burlington Road (71.08 acres).
    - Tom Terrell on behalf of Chris Raughley for Pulte Home Company, Lois R. Miles for the Estate of Daphne R. Miles, Janet L. Dees for Dees Real Estate Holdings, LLC

**E. Type 3 Modifications**



E.1 PL(P) 24-26  
1414 West Cone Boulevard, and 2111, 2113, 2115, and 2117 Cleburne Street (south of West Cone Boulevard and west of Cleburne Street) – Consideration of a Type 3 Modification, a request to modify the language of zoning condition 4 from:

4. Buildings within thirty-five (35) to seventy (70) feet of the right-of-way of Cleburne Street shall have a maximum height of forty-five (45) feet. As viewed from Cleburne Street, these buildings shall not exceed thirty-seven (37) feet in height and may not contain more than two dwelling floors on the side closest to Cleburne Street.

to:

4. Buildings within thirty-five (35) to seventy (70) feet of the right-of-way of Cleburne Street shall have a maximum height of forty-five (45) feet. As viewed from Cleburne Street, these buildings shall not exceed thirty-seven (37) feet in height.

F. **Map and Text Amendment**

F.1 PL(P) 24-28  
Zoning, Planning and Development Text Amendment: Amending Section 30-7-8.8 (Neighborhood Conservation Overlay Districts) of the Land Development Ordinance to add a West Friendly Avenue Neighborhood Conservation Overlay District and West Friendly Avenue Design Manual.

G. **Street Closure Requests**

G.1 PL(P) 24-29  
Request to close a section of Standard Drive that bisects 215 Standard Drive by approximately 778 feet.

H. **Corridor Plan**

H.1 PL(P) 24-31  
**Pushed back to the October Planning and Zoning Commission meeting.** Consideration of the Randleman Road Corridor Plan, Phase 2.

I. **Annual Report**

I.1 Fiscal Year 2023-2024 Consolidated Annual Performance Evaluation Report (CAPER)  
Annual Report regarding the Consolidated Annual Performance Evaluation Report: Public Hearing on the Draft City of Greensboro Fiscal Year 2023-2024 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 2023-2024.

J. **Items from the Planning Department**

K. **Items from the Planning and Zoning Commission Members**

Election of Chair and Vice Chair



GREENSBORO  
NORTH CAROLINA

PLANNING

## Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, October 21, 2024** at 5:30 p.m. Please find instructions for participating in this meeting at the end of this agenda. Please also note that the order of the agenda may be altered at the Planning and Zoning Commission's discretion based on the level of interest in each case. The tentative agenda is as follows:

1. Acknowledgement of Absences
2. Approval of the minutes of the September 16, 2024 meeting
3. Withdrawals and Continuances
4. Public Hearings:
  - Z-24-10-001** 4216 United Street (northeast of United Street and southeast of Rosebriar Court) – A rezoning request from R-5 (Residential Single-family – 5) to CD-RM-18 (Conditional District - Residential Multi-family – 18) with the following condition:
    1. Permitted uses shall be limited to a maximum of 18 dwelling units.
    - For the property identified as 4216 United Street, generally described as northeast of United Street and southeast of Rosebriar Court (1.1 acres)
    - Richard Johnson for Molly Wall Shina, trustee for the Eva Sartin Wall Irrevocable Trust
  - Z-24-10-002** 2814 and 2822 Fleming Road (northeast of Fleming Road and north of Brass Eagle Loop) – A rezoning request from R-3 (Residential Single-family-3) to CD-RM-5 (Residential Multi-family – 5) with the following conditions:
    1. The maximum number of dwelling units shall be limited to 80.
    2. All homes shall have a covered front porch or covered front entrance.
    3. Each home shall have a garage.
    - For the properties identified as 2814 and 2822 Fleming Road, generally described as northeast of Fleming Road and north of Brass Eagle Loop (20.95 acres).
    - Amanda Hoderne for Kathy and Charles Clayton and Nellie Cox
5. Street Closure Requests:
  - PL(P) 24-34** Request to close a portion of McCuiston Road that fronts 3707 McCuiston Road containing approximately 0.039 acres or 1,693 square feet.

**PL(P) 24-35** Request to close a portion of Standard Drive that bisects 209 Little Santee Road for approximately 670 feet in length from its intersection with Little Santee Road to 215 Standard Drive.

6. Corridor Plan:

**PL(P) 24-31** Consideration of the Randleman Road Corridor Plan, Phase 2.

7. Items from the Planning Department:

8. Items from the Planning and Zoning Commission Members:

SS/arn/lgc  
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, October 21, 2024**:*

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



GREENSBORO  
NORTH CAROLINA

PLANNING

## Agenda

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

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

### **PL(P) 24-36**

#### **Z-24-11-001**

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

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

#### **Z-24-11-002**

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

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

#### **Z-24-11-003**

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

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

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

**Z-24-11-004**

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

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

**Z-24-11-005**

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

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

5. Items from the Planning Department:

6. Items from the Planning and Zoning Commission Members:

SS/arn/lc  
Attachments

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

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

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**PL(P) 24-03**  
**Z-24-01-005**

5226 Summit Avenue and a portion Summit Avenue right of way (east of Summit Avenue and north of Hicone Road) – An annexation and original zoning request from County RS-30 (Residential Single-family) to City R-3 (Residential Single-family – 3).

- For the property identified as 5226 Summit Avenue and a portion Summit Avenue right of way, generally described as east of Summit Avenue and north of Hicone Road (0.86 acres)
- Juan Alvarado and the City of Greensboro

**PL(P) 24-04**  
**Z-24-01-006**

5309 Hilltop Road (south of Hilltop Road and east of Charles Street) – An annexation and original zoning request from County AG (Agricultural) to City CD-RM-18 (Conditional District – Residential Multi-family - 18) with the following condition:

1. Maximum building height shall be limited to 50 feet.
- For the property identified as 5309 Hilltop Road, generally described as south of Hilltop Road and east of Charles Street (3.24 acres)
  - Amanda Hoderne for Jo Rierson Reynolds of the Hallie H. and Roy L Rierson Irrevocable Trust

**Z-24-01-007**

1816 and 1820 New Garden Road and 1803 Strathmore Drive (southeast of New Garden Road and northwest of Strathmore Drive) – A rezoning request from R-3 (Residential Single-family - 3) to CD-RM-5 (Conditional District – Residential Multi-family-5) with the following conditions:

1. Uses limited to not more than 29 dwelling units.
  2. No vehicular access shall be permitted on Strathmore Drive.
- For the properties identified as 1816 and 1820 New Garden Road and 1803 Strathmore Drive, generally described as southeast of New Garden Road and northwest of Strathmore Drive (7.03 acres)
  - Marc Isaacson for Simaan market Street, LLC on behalf of the Semones Family Trust and Betty and Robert Echerd

**Z-24-01-008**

A portion of 1879 Cude Road and a portion of the Cude Road right-of-way (west of Cude Road and south of Ballard Road) – An original zoning request from County AG (Agricultural) to City R-5 (Residential Single-family - 5).

- For the property identified as a portion of 1879 Cude Road and a portion of the Cude Road right-of-way, generally described as east of Cude Road and south of Ballard Road (0.23 acres)
- Jo Ann T. Parrish

5. Items from Planning Department:

6. Items from the Planning and Zoning Commission Members:

SS/lc/arn  
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, January 8, 2024.***

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

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