



PLANNING

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

**Monday, May 16, 2022, 5:30 p.m.
Katie Dorsett Council Chamber
300 West Washington Street, Greensboro, NC 27401**

INFORMATION FOR THE PUBLIC

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on May 16, 2022.

If you would like to address the Planning and Zoning Commission online to provide evidence/testimony online during the meeting regarding an item on this agenda, please email Planning staff no later than 12:00 p.m. on Monday, May 16, 2022.

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

You will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. Since this meeting will be conducted online, there is no option to provide handouts or other documents on the night of the meeting. If you have a presentation, pictures or other materials you would like to present to the 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 13, 2022. No materials received after this date will be distributed at the meeting. You may also provide evidence/testimony in person.

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.

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 April 18, 2022 regular meeting

C. Withdrawals and Continuances

D. Public Hearings

D.1. Old Business

a. PL(P) 22-11

An annexation request for portions of 817-YY, 819, 823, 827, 827-ZZ1, and 829 Guilford College Road and 5526 Sapp Road and all of 827-ZZ and 827-ZZ1 Guilford College Road, 5520, 5520-YY, 5524, 5600, and 5600-ZZ Sapp Road and a portion of Sapp Road right-of-way (southeast of Guilford College Road, north of Sapp Road, and a portion of Sapp Road right-of-way).

- For the properties identified as portions of 817-YY, 819, 823, 827, 827-ZZ1, and 829 Guilford College Road and 5526 Sapp Road and all of 827-ZZ and 827-ZZ1 Guilford College Road, 5520, 5520-YY, 5524, 5600, and 5600-ZZ Sapp Road and a portion of Sapp Road right-of-way, generally described as southeast of Guilford College Road, north of Sapp Road, and a portion of Sapp Road right-of-way (12.5 acres)

- Gail Carroll Shepard and others and the City of Greensboro

b. Z-22-04-007

817-YY, 819, 821, 823, 827, 827-ZZ, 827-ZZ1, and 829 Guilford College Road and 5520, 5520-YY, 5524, 5600, 5600-ZZ Sapp Road, and a portion of 5526 Sapp Road (southeast of Guilford College Road and north of Sapp Road) – An annexation, original zoning, and rezoning request from County RS-40 (Residential Single-family), City CD-C-M (Conditional District – Commercial Medium), and City R-3 (Residential Single-family - 3) to City PUD (Planned Unit Development) with the following condition: Include some of the PNG parcel.

1. Area 1 on the UDP: Permitted uses are limited to a maximum of 320 residential dwelling units.

2. Area 2 on the UDP: Permitted uses are limited to indoor/outdoor recreation uses and their customary accessory uses or a maximum of 56 dwelling units.

- For the property identified as 817-YY, 819, 821, 823, 827, 827-ZZ, 827-ZZ1, and 829 Guilford College Road and 5520, 5520-YY, 5524, 5600, 5600-ZZ Sapp Road, and a portion of 5526 Sapp Road, generally described as southeast of Guilford College Road and north of Sapp Road (14.66 acres)

- Brian Wise for Fall Line Investments, LLC. on behalf of Gail Carroll Shepard and others

- c. Z-22-04-008
 A portion of Sapp Road right-of-way from the existing City limit line extending in a westerly direction for approximately 710 feet – An original zoning from County RS-40 (Residential Single-family) and County MXU (Mixed Use) to City C-M (Commercial - Medium).
 - For the property identified as a portion of Sapp right of way from the existing City limit line extending in a westerly direction for approximately 710 feet (0.85 acres)
 - City of Greensboro
- d. PL(P) 22-12 and Z-22-04-010
 908, 912, 916, 916-ZZ, 942, and 942-ZZ Edgemont Road (south of Edgemont Road and north of Wiley Lewis Road) – An annexation and original zoning request from County RS-40 (Residential Single-family) and County LI (Light Industrial) to City PUD (Planned Unit Development) and consideration of the associated Unified Development Plan with the following conditions:
 1. Permitted uses shall be limited to single-family home and townhomes.
 2. Single-family homes shall not exceed thirty-two (32) feet in height.
 3. Townhomes shall not exceed thirty-six (36) feet in height.
 4. The site shall be limited to a maximum of 525 residential units.
 - For the properties identified as 908, 912, 916, 916-ZZ, 942, and 942-ZZ Edgemont Road, generally described as south of Edgemont Road and north of Wiley Lewis Road (111.9 acres)
 - Amanda Hodiernne for Diamondback Investments Group, LLC on behalf of Edgemont Road, LLC

D.2. New Business

- a. Z-22-05-001
 3721 South Elm-Eugene Street and 111 Vivian Lane (east of South Elm-Eugene Street and north of Vivian Lane) – A rezoning from R-3 (Residential Single-family - 3) and CD-RM-12 (Conditional District – Residential Multi-family – 12) to CD-RM-18 (Conditional District – Residential Multi-family – 18) with the following condition:
 1. Exterior building materials shall consist of not more than 25% wood, stone, glass, brick and/or cementitious material.
 - For the property identified as 3721 South Elm-Eugene Street and 111 Vivian Lane, generally described as east of South Elm-Eugene Street and north of Vivian Lane (13.06 acres)
 - Marc Isaacson for Devindra Patel on behalf of Robert Odell Payne, Terry C. Lee, and Steven C. Lee.

- b. PL(P) 22-15
An annexation request for a portion of 1317 Pleasant Ridge Road, a portion of 1511 Pleasant Ridge Road, and portions of right-of-way for NC 68, I-73 and Pleasant Ridge Road (described as north of Pleasant Ridge Road and on both sides of NC 68 and I-73).
- For the properties identified as an annexation request for a portion of 1317 Pleasant Ridge Road, a portion of 1511 Pleasant Ridge Road, and portions of right-of-way for NC 68, I-73 and Pleasant Ridge Road, generally described as north of Pleasant Ridge Road and on both sides of NC 68 and I-73 (27.4 acres)
 - Mercy Hill Church and the City of Greensboro
- c. Z-22-05-002
1317 Pleasant Ridge Road (north of Pleasant Ridge Road and east of Brigham Road) – An original zoning and rezoning request from County AG-SP (Agricultural with a special use permit), RS-40-SP, and City AG (Agricultural) to CD-PI (Conditional District – Public and Institutional) with the following conditions:
1. Permitted uses include all uses allowed in the PI zoning district except; Fraternities and Sororities, Correctional Institutions, Passenger Terminals, Shooting Ranges, Archery, Skeet, Commercial Parking Lots, Junked Motor Vehicles, Recycling Collection Points, Satellite Dishes/TV and Radio Antennae Towers, Carnivals and Fairs, Christmas Tree Sales, Trade Shows.
- For the property identified 1317 Pleasant Ridge Road, generally described as north of Pleasant Ridge Road and east of Brigham Road (23.115 acres)
 - Mercy Hill Church
- d. Z-22-05-003
A portion of 1511 Pleasant Ridge Road and portions of right-of-way for NC 68, I-73 and Pleasant Ridge Road (north of Pleasant Ridge Road and including portions of NC 68, I-73, and Pleasant Ridge Road) – An original zoning request from County RS-40 (Residential Single-family), County AG-SP (Agricultural with a Special Use Permit), County LI (Light Industrial), and County AG (Agricultural) to City LI (Light Industrial).
- For the property identified as a portion of 1511 Pleasant Ridge Road and portions of right-of-way for NC 68, I-73 and Pleasant Ridge Road, generally described as north of Pleasant Ridge Road and including portions of NC 68, I-73, and Pleasant Ridge Road (8 acres)
 - City of Greensboro

- e. Z-22-05-004
2400 Kings Mill Road (south of West Gate City Boulevard, east of High Point Road, and north of Kings Mill Road) – A rezoning request from CD-C-H (Conditional District - Commercial - High) 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 for the use of eating and drinking establishments with a drive-through facility.
 - For the property identified as 2400 Kings Mill Road, generally described as south of West Gate City Boulevard, east of High Point Road, and north of Kings Mill Road (0.43 acres)
 - Ali Maanaki for Carmen and Dariush Heydary
- f. Z-22-05-005
1007 Willard Street (north of East Wendover Avenue and west of Willard) – A rezoning request from R-5 (Residential Single-family - 5) to RM-12 (Residential Multi-family - 12).
 - For the property identified as 1007 Willard Street, generally described as north of East Wendover Avenue and west of Willard (4.5 acres)
 - 3 Pillars Homes on behalf of Feedgate Investment Company, Inc. for the Causey Living Trust.
- g. PL(P) 22-16
An annexation request for 4000 Presbyterian Road and portions of right-of-way for Presbyterian Road and Millpoint Road (west and east of Presbyterian Road, north and south of Millpoint Road, and portions of right-of-way for Presbyterian Road and Millpoint Road).
 - For the properties identified as an annexation request for an annexation request for 4000 Presbyterian Road and portions of right-of-way for Presbyterian Road and Millpoint Road, generally described as west and east of Presbyterian Road, north and south of Millpoint Road, and portions of right-of-way for Presbyterian Road and Millpoint Road (27.4 acres)
 - Alamance Presbyterian Church of Greensboro, Inc. and City of Greensboro
- h. Z-22-05-007
A portion of 4000 Presbyterian Road and a portion of Presbyterian Road right-of-way (west of Presbyterian Road and north of Foust Road) – An original zoning request from County PI (Public and Institutional), County RS-40 (Residential Single-family), and County AG (Agricultural) to City PI (Public and Institutional).
 - For the property identified as A portion of 4000 Presbyterian Road and a portion of Presbyterian Road right-of-way, generally described as west of Presbyterian Road and north of Foust Road (24.71 acres)
 - Alamance Presbyterian Church of Greensboro, Inc and City of Greensboro

- i. Z-22-05-008
 A portion of 4000 Presbyterian Road and a portion of Millpoint Road right-of-way (east of Presbyterian Road and north of Millpoint Road) – An original zoning request from County RS-40 (Residential Single-family to City RM-12 (Residential Multi-family – 12).
 - For the property identified as a portion of 4000 Presbyterian Road and a portion of Millpoint Road right-of-way, generally described as east of Presbyterian Road and north of Millpoint Road (1.27 acres)
 - Alamance Presbyterian Church of Greensboro, Inc
- j. Z-22-05-009
 A portion of 4000 Presbyterian Road (west of Presbyterian Road and south of Millpoint Road) – An original zoning request from County PI (Public and Institutional), County RS-40 (Residential Single-family), and County AG (Agricultural) to City CD-RM-12 (Conditional District - Residential Multi-family – 12) with the following conditions:
 1. Permitted uses shall include all uses allowed in the RM-12 zoning district except: Cemeteries, Junked Motor Vehicles (Accessory Uses), and Land Clearing and Inert Debris Landfills (Temporary Use).
 2. Residential uses may not exceed 3 dwelling units.
 - For the property identified as a portion of 4000 Presbyterian Road, generally described as west of Presbyterian Road and south of Millpoint Road (12.11 acres)
 - Alamance Presbyterian Church of Greensboro, Inc
- k. PL(P) 22-17 and Z-22-05-010
 4100 Presbyterian Road and a portion of the Foust Road right-of-way (west of Presbyterian Road and south of Foust Road and Foust Road right-of-way) – An annexation and original zoning request from County RS-40 (Residential Single-family) and County PI (Public and Institutional) to City R-3 (Residential Single-family – 3).
 - For the property identified as 4100 Presbyterian Road, generally described as west of Presbyterian Road and south of Foust Road (0.96 acres)
 - Michael L. Brian
- l. PL(P) 22-19
 Street Closing Request: 1) Marian Road from the northern right-of-way line for David Street northward a distance of approximately 310 feet to its terminus, David Street from the western right-of-way line for North Church Street westward a distance of approximately 510 feet to the western right-of-way line for Windsor Road, Windsor Road from its current terminus northwestward a distance of approximately 165 feet to the northwest corner of Lot 352 (+ 1.015 Acres); and 2) Edgemore Road from the western right-of-way line for Pax Road southeastward a distance of approximately 425 feet to its terminus (+ .491 Acres).

E. Text Amendments

F. Items from Planning Department

G. Items from the Planning and Zoning Commission Members

H. Adjournment