



PLANNING

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

Monday, August 15, 2022, 5:30 p.m.

Katie Dorsett Council Chamber

300 West Washington Street, Greensboro, NC 27401

INFORMATION FOR THE PUBLIC

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 15, 2022**

- 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 12, 2022.**

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.

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, August 15, 2022** 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:

A. Acknowledgment of Absences

B. Approval of the minutes of the DATE regular meeting

C. Withdrawals and Continuances

D. Public Hearings

D.1. Z-22-08-001

2608 Pleasant Ridge Road (east of Pleasant Ridge Road and north of Long Valley Road) – A rezoning request from R-3 (Residential Single Family – 3) to CD-RM-8 (Conditional District Residential Multifamily – 8) with the following conditions:

1. Uses limited to a maximum of 95 dwelling units.
2. Maximum building height shall be 40 feet.

- For the property identified as 2608 Pleasant Ridge Road, generally described as east of Pleasant Ridge Road and north of Long Valley Road (16.52 acres)
- Thomas C. Hall for Land Acquisitions and Development Services, LLC on behalf of William Spangler

D.2. PL(P)-22-27 and Z-22-08-002

4513 McKnight Mill Road and a portion of Whiterock Road right of way (west of McKnight Mill Road and on both sides of Whiterock Road) – An annexation and 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 65 dwelling units.

- For the property identified as 4513 McKnight Mill Road and a portion of Whiterock Road right of way, generally described as west of McKnight Mill Road and on both sides of Whiterock Road (15.097 acres)
- Patrick Donnelly for Joan Renee Anderson

D.3. PL(P)-22-28 and Z-22-08-003

222 and 226 Clapp Farms Road (northwest of Clapp Farms Road and west of Mount Hope Church Road) – An annexation and original zoning from County AG (Agricultural) to City CD-RM-8 (Conditional District - Residential Multi-family – 8) with the following condition:

1. Permitted uses shall be limited to a maximum of 120 dwelling units.

- For the properties identified 222 and 226 Clapp Farms Road, generally described as northwest of Clapp Farms Road and west of Mount Hope Church Road (31.52 acres)
- Vernon Law Firm, PA, for MTS TRI, LLC (d/b/a Eastwood Homes) on behalf of Mount Pleasant United Methodist Church and the Estate of Elizabeth Norris

D.4. Z-22-08-004

325 Erwin Street (south of Erwin Street and east of Randleman 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 a Daycare Center or a Single-family Dwelling.

- For the property identified as 325 Erwin Street, generally described as south of Erwin Street and east of Randleman Road (.33 acres)
- Nicole and Hatfield Charles

- D.5. Z-22-08-005
619 and 623 Millwood School Road (east of Millwood School Road and west of NC Highway 68) – A rezoning request from CD-C-M (Conditional District – Commercial - Medium) to CD-LI (Conditional District – Light Industrial) with the following conditions:
1. Permitted uses shall include all uses allowed in the LI zoning district except for All Animal Shelters; All Cemeteries; Coliseums, and Stadiums; Elementary/Secondary Schools, neighborhood scale; Elementary/Secondary Schools, community scale; Shelters, Temporary and Emergency; Shooting Ranges; Amusement and Water Parks, Fairgrounds; Crematoriums; Kennels; Recycling Processing Centers; Caretaker Dwellings; Junked Motor Vehicles (Accessory Use) Land Clearing and Inert Debris Landfills, Minor (Temporary Use); Truck Stops; Truck Driving Schools.
- For the properties identified as 619 and 623 Millwood School Road, generally described as east of Millwood School Road and west of NC Highway 68 (9.23 acres)
 - Marc Isaacson, on behalf of Thorndike Company, LLC on behalf of Lomax Investments, LLC
- D.6. Z-22-08-006
409 Guilford Avenue, 201, 211-A, 217, 217-YY, 229, 233, and 235 North Cedar Street (north of West Friendly Avenue, west of North Cedar Street and south of Guilford Avenue) – A rezoning request from RM-26 (Residential Multi-family - 26) to City CD-CB (Conditional District – Central Business) with the following conditions:
1. All uses permitted uses in the CB zoning district, except Land Clearing and Inert Debris Landfills, Minor (Temporary Use).
 2. The maximum number of dwelling units shall be 180.
- For the properties identified as 409 Guilford Avenue, 201, 211-A, 217, 217-YY, 229, 233, and 235 North Cedar Street, generally described as north of West Friendly Avenue, west of North Cedar Street and south of Guilford Avenue (4.04 acres)
 - Marc Isaacson, on behalf of Thorndike Company, LLC on behalf of Lomax Investments, LLC Abdul Investments Properties and others.
- D.7. Z-22-08-007
800 West Smith Street (north of West Smith Street, west of Prescott Street and south of Battleground Avenue) – A rezoning request from LI (Light Industrial) to PUD (Planned Unit Development) and consideration of the required Unified Development Plan with the following conditions:
1. Uses shall be limited to multi-family dwellings and all office uses.
 2. The maximum number of permitted dwelling units shall be 60.
- For the property identified as 800 West Smith Street, generally described as north of West Smith Street, west of Prescott Street and south of Battleground Avenue (1.39 acres)
 - Amanda Hodierne for SC Midtown, LLC

D.8. Z-22-08-008

801 Green Valley Road (north of Green Valley Road and east of Lendew Street) – A rezoning request from PI (Public and Institutional), O (Office, and C-M (Commercial – Medium) to PUD (Planned Unit Development) and consideration of the required Unified Development Plan with the following conditions:

1. The maximum number of dwelling units shall be limited to 300 units.
2. Uses for commercial outparcels shall be any use permitted in the C-M (Commercial – Medium) zoning district, except any establishment with a drive-through facility, movie theater, or bowling alley.
3. Maximum Eating and Drinking Establishment area shall not exceed 10,000 square feet total.

- For the property identified as 801 Green Valley Road, generally described as north of Green Valley Road and east of Lendew Street (11.977 acres)

- Amanda Hodieme for SEBR 801, LLC

D.9. PL(P)-22-29 and Z-22-08-009

6001 Burlington Road (north of Burlington Road and east of Knox Road) – An annexation and original zoning from County AG (Agricultural) and County RS-40 (Residential Single-family) to City CD-RM-18 (Conditional District - Residential Multi-family – 18) with the following conditions:

1. Uses shall be limited to a maximum of 200 multi-family residential units.

- For the property identified 6001 Burlington Road, generally described as north of Burlington Road and east of Knox Road (13.25 acres)

- Amanda Hodieme for Janice M. and Benny Ray Vickers

- D.10. PL(P)-22-31 and Z-22-08-011
3911, 4007, 4007-ZZ, 4009, 4011, and 4013 South Elm-Eugene Street, 4209 and 4300, 4315, 4318, 4324 Cahill Drive (east South Elm-Eugene Street and south and east of Lambert Drive) – An annexation and original zoning from County AG (Agricultural) and County RS-30 (Residential Single-family) to City PUD (Planned Unit Development) with the following conditions:

TRACT 1

1. Uses limited to nonresidential uses allowed in the C-M and O zoning districts.
2. Maximum building area shall be limited to 15,000 square feet.
3. Building height not to exceed 3 stories or 45 feet.

TRACT 2

1. If developed as a separate tract, uses are limited to nonresidential uses allowed in the C-M and O zoning district with a maximum of 12,000 square feet and a maximum building height not to exceed 3 stories or 45 feet.
2. If combined with Tract 3, the area within Tract 2 will be used for accessory uses to the multi-family uses in Tract 3.
3. Tract 2 shall not be developed until required access to a public street is established and the recommendations of the corresponding phase of the final, approved Traffic Impact Analysis as amended, is completed.

TRACT 3

1. Uses limited to a maximum of 360 residential dwelling units meeting the standards of the RM-26 zoning district.
2. Building height shall not exceed 5 stories or 75 feet.
3. Building façade materials shall consist of no less than 30% wood, stone, glass, brick and/or cementitious material.
4. Tract 3 shall not be developed until required access to a public street is established and the recommendations of the corresponding phase of the final, approved Traffic Impact Analysis as amended, is completed.

- For the properties identified 3911, 4007, 4007-ZZ, 4009, 4011, and 4013 South Elm-Eugene Street, 4209 and 4300, 4315, 4318, 4324 Cahill Drive, generally described as east South Elm-Eugene Street and south and east of Lambert Drive (29.54 acres)
- Marc Isaacson for DHF Holdings, LLC on behalf of Sylvia H. Helton and others

D.11. PL(P) 22-32 and Z-22-08-012
203-229 Willowlake Road and 4329-4399 Burlington Road and a portion of the Willow Lake right of way (north of Burlington Road and west of Willowlake Road) – An annexation and original zoning from County AG (Agricultural) and County RS-30 (Residential Single-family) to City CD-LI (Conditional District – Light Industrial) with the following conditions:

1. The following uses shall be prohibited on the subject property:

- a. Cemeteries,
- b. Shelters, Temporary and Emergency.
- c. Junked Motor Vehicles (Accessory Use).

- For the properties identified 203-229 Willowlake Road and 4329-4399 Burlington Road and a portion of the Willow Lake right of way, generally described as north of Burlington Road and west of Willowlake Road (55.33 acres)

- Mike Fox for AnnaCor Properties, LLC and others

E. Watershed Modification (Type 4)

E.1. PL(P) 22-33

4485 Old Battleground Road (south of Old Battleground Road and south of White Horse Drive) – Recommendation on a request for a Type 4 Modification to the provisions of 30-12-4.2 (B), Land Disturbance, for property located within Tier 3 of the Watershed Critical Area.

F. Items from Planning Department

G. Items from the Planning and Zoning Commission Members

H. Adjournment