



PLANNING

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

Monday, February 19, 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, please email Planning staff no later than **12:00 p.m. on Monday, February 19, 2024**

- Mike Kirkman (mike.kirkman@greensboro-nc.gov)
- Andrew Nelson (andrew.nelson@greensboro-nc.gov)
- Luke Carter (lucas.carter@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, February 19, 2024**. 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:

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- Acknowledgment of Absences**
 - Approval of the minutes of the November 20, 2023 and January 8, 2024 regular meetings**
 - Withdrawals and Continuances**
 - Public Hearings**

- D.1 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
- D.2 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
- D.3 2-24-02-003
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
- D.4 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.

- D.5 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.
- D.6 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
- D.7 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
- D.8 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 Yearns of Granville Homes, LLC on behalf of the Edna J. Roach Living Trust.

D.9 Z-24-02-009

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

D.10 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

D.11 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

D.12 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 University

D.13 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 University

E. Items from Planning Department

F. Items from the Planning and Zoning Commission Members