



PLANNING

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

Monday, April 15, 2024, 9:30 a.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, April 15, 2024**

- Luke Carter (lucas.carter@greensboro-nc.gov)
- Andrew Nelson (andrew.nelson@greensboro-nc.gov)
- Mike Kirkman (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, April 15, 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:

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- A. Acknowledgment of Absences
 - B. Approval of the minutes of the March 18, 2024 regular meeting
 - C. Withdrawals and Continuances
 - D. Public Hearings

- D.1 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
- D.2 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.
- D.3 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

E. **Items from Planning Department**

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