



PLANNING

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

Monday, July 15, 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 **5:00 p.m. on Friday, July 12, 2024.**

- *Luke Carter (lucas.carter@greensboro-nc.gov)*
- *Carla Harrison (carla.harrison@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, July 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 May 20, 2024 and June 17, 2024 regular meetings
 - C. Withdrawals and Continuances
 - D. Public Hearings
 - D.1 Old Business

- a. 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
- b. Z-24-06-004
Withdrawn by the applicant. 2313 Stanley Road (east of Stanley Road and south of Eagle Road) – A rezoning request from R-3 (Residential Single-family – 3) to City R-7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
- c. 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

D.2 New Business

- a. 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

b. 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. 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. (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. Except for walls facing W. Gate City Blvd., internally illuminated wall signs shall be cut off no later than 11:00 p.m.
4. Freestanding signage shall be prohibited on Scotland Road, Queen Alice Road, and Marion Elsie Drive.
5. Office uses shall not be accessible to the public between the hours of 9:00 p.m. to 7:00 a.m.
6. The applicant shall design access to Scotland Road to prohibit right-in and left-out movements.
- For the property identified as 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

c. 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).

d. Z-24-07-004

Continued until the application is complete. 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 Hodierne on behalf of Christopher Dunbar and Wilfred Yearns for BRC Mt. Hope, LLC, BRC Knox Road, LLC, and Stoney Creek Medical Properties, LLC

- e. 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 properties 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 Hodiern on behalf of Steve Shavitz for SEBR 801, LLC
- f. 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

E. Street Closure Request

E.1 PL(P) 24-21

Request to close Ireland Street between 1020 and 1100 South Elm Street, approximately 25 feet.

F. Items from Planning Department

G. Items from the Planning and Zoning Commission Members