



GREENSBORO
NORTH CAROLINA

PLANNING

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

**Monday, November 18, 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, November 15, 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, November 18, 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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- Acknowledgment of Absences**
 - Approval of the minutes of the October 21, 2024 regular meeting**
 - Withdrawals and Continuances**
 - Public Hearings**

- D.1 PL(P) 24-36 & Z-24-11-001
4409 North Danby Castle Road (west of North Danby Castle Road and north of I-73) – An annexation and original zoning request from County CZ-PD-R-SP (Conditional Zoning - Planned Development – Residential with a Special Use Permit for the Master Sign Plan) to City R-5 (Residential Single-family – 5).
- For the property identified as 4409 North Danby Castle Road, generally described as west of North Danby Castle Road and north of I-73 (3.176 acres)
 - Trace A. McKinney for McKinney and Sons Construction LLC
- D.2 Z-24-11-002
2400-YY Brewington-Sibert Place (west of Brewington-Sibert Place and east of Tangent Court) – A rezoning request from R-3 (Residential Single-family – 3) to R-5 (Residential Single-family – 5).
- For the property identified as 2400-YY Brewington-Sibert Place, generally described as west of Brewington-Sibert Place and east of Tangent Court (4.082 acres)
 - Victor Johnson on behalf of John T. Lumpkins
- D.3 Z-24-11-003
3410-3432 McConnell Road (south of McConnell Road and east of Bridgepoint Road) – A rezoning request from R-5 (Residential Single-family – 5) to CD-LI (Conditional District - Light Industrial) with the following conditions:
1. Minimum perimeter setback to Residential uses shall be 45 (forty-five) feet.
 2. Permitted uses shall be limited to: All uses in the LI zoning district except for Brewery, Craft Distillery, Distillery, Fuel Oil Sales, and Microbrewery.
- For the property identified as 3410-3432 McConnell Road, generally described as south of McConnell Road and east of Bridgepoint Road (43.751 acres)
 - Josh Drye for Samet Corporation on behalf of McConnell Road Properties, LLC
- D.4 Z-24-11-004
1326 Seminole Drive and a portion of 1041 Battleground Avenue (northwest of Benjamin Parkway, east of Whilden Place, and northeast of Seminole Drive) – A rezoning request from R-5 (Residential Single-family – 5) and RM-18 (Residential Multi-family – 18) to CD-LI (Conditional District - Light Industrial) with the following condition:
1. No Outdoor Advertising Signs (Billboards) shall be permitted on the property.
- For the properties identified as 1326 Seminole Drive and a portion of 1041 Battleground Avenue, generally described as northwest of Benjamin Parkway, east of Whilden Place, and northeast of Seminole Drive (approximately 2.96 acres)
 - City of Greensboro

D.5 Z-24-11-005

8309 West Market Street, 110 and 120 South Regional Road (south of West Market Street and west of South Regional Road) – A rezoning request from CD-LI (Conditional District - Light Industrial) and LI (Light Industrial) to CD-HI (Conditional District - Heavy Industrial) with the following condition:

1. All uses permitted under HI except: Cemeteries.
 - For the properties identified as 8309 West Market Street, 110 and 120 South Regional Road, generally described as south of West Market Street and west of South Regional Road (16.38 acres)
 - Marc Isaacson on behalf of Texon Midstream, LLC for Southern Region Industrial Realty, Inc. and Norfolk Southern Railway Company

E. Items from Planning Department

F. Items from the Planning and Zoning Commission Members