



GREENSBORO
NORTH CAROLINA

PLANNING

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

Monday, March 17, 2025, 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, March 17, 2025**

- *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 Gary Canapinno, ADA Coordinator at 336-373-2723.

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, March 17, 2025** 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 February 17, 2025 regular meeting
 - C. Withdrawals and Continuances
 - D. Public Hearings
 - D.1 Old Business

- a. Z-25-02-002
Withdrawn by the Applicant 4325 and 4327 Summit Avenue (west of Summit Avenue and north of Dillon Road) – A rezoning request from R-5 (Residential Single-family – 5) to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. Maximum unit count shall not exceed 18 units.
 - For the properties identified as 4325 and 4327 Summit Avenue, generally described as west of Summit Avenue and north of Dillon Road (1.79 acres)
 - Andrew Alvey for Habitat for Humanity of Greater Greensboro
- b. PL(P) 25-06 & Z-25-02-005
 1872 Andrews Farm Road (west of Andrews Farm Road and north of McConnell Road) – An annexation and original zoning request from County AG (Agricultural) to City CD-R-3 (Conditional District – Residential Single-family – 3) with the following condition:
1. Permitted uses shall be limited to all uses allowed in the Utilities use group.
 - For the property identified as 1872 Andrews Farm Road, generally described as (west of Andrews Farm Road and north of McConnell Road (12.512 acres)
 - Duke Energy Carolinas, LLC

D.2 New Business

- a. PL(P) 25-11 & Z-25-03-001
 2906 York House Drive and 2806 Chillon Court (east of Castle Croft Road and north of Chillon Court) – An annexation and original zoning request from County CZ-PD-R-SUP (Conditional Zoning - Planned Development – Residential with a Special Use Permit) to City R-3 (Residential Single-family – 3).
- For the properties identified as 2906 York House Drive and 2806 Chillon Court, generally described as east of Castle Croft Road and north of Chillon Court (0.505 acres)
 - Dennis Allred on behalf of Robert Mason Schermerhorn for BMS Investment Properties, LLC
- b. PL(P) 25-12 & Z-25-03-002
 3004 York House Drive (west of Castle Croft Road and north of York House Drive) – An annexation and original zoning request from County CZ-PD-R-SUP (Conditional Zoning - Planned Development – Residential with a Special Use Permit) to City R-3 (Residential Single-family – 3).
- For the property identified as 3004 York House Drive, generally described as west of Castle Croft Road and north of York House Drive (0.289 acres)
 - Dennis Allred on behalf of Robert Mason Schermerhorn for BMS Investment Properties, LLC

- c. Z-25-03-003
4401 Rehobeth Church Road (east of Rehobeth Church Road and south of Glendale Drive)
– A rezoning request from R-5 (Residential Single-family – 5) to CD-RM-8 (Conditional District - Residential Multi-family – 8) with the following conditions:
1. Permitted uses shall be limited to: Single-family Detached Dwellings; Single-family Detached Dwellings, Zero Lot Line; Duplexes; Traditional Houses; Townhouses; and Twin Homes
 2. Building height shall be limited to 35 feet.
 3. There shall be no vehicular access to Banner Oak Court or Valley Oaks Drive.
- For the property identified as 4401 Rehobeth Church Road, generally described as east of Rehobeth Church Road and south of Glendale Drive (14.74 acres)
 - Marc Isaacson on behalf of Toufic Simaan for Simaan Brothers Holdings, LLC
- d. PL(P) 25-13
An annexation request for 4334, 4340, and 4342 Blackberry Road and a portion of Blackberry Road Right-of-way, generally described as west of Blackberry Road, west of Wild Wolf Drive, and a portion of Blackberry Road.
- For the properties identified as 4334, 4340, and 4342 Blackberry Road and a portion of Blackberry Road Right-of-way, generally described as west of Blackberry Road, west of Wild Wolf Drive, and a portion of Blackberry Road (11.0 acres)
 - Michael Thomas for Love and Faith Christian Fellowship and the City of Greensboro
- e. Z-25-03-004
4334, 4340, and 4342 Blackberry Road (west of Blackberry Road, west of Wild Wolf Drive, and south of Old Randleman Road) – An annexation and original zoning request from County AG (Agricultural) to City CD-R-3 (Conditional District - Residential Single-family – 3) with the following condition:
1. Building height shall be limited to 20 feet.
- For the properties identified as 4334, 4340, and 4342 Blackberry Road, generally described as west of Blackberry Road, west of Wild Wolf Drive, and south of Old Randleman Road (10.2 acres)
 - Nick Blackwood on behalf of Michael Thomas for Love and Faith Christian Fellowship

- f. Z-25-03-005
 A portion of Blackberry Road Right-of-way (Blackberry Road west of Wild Wolf Drive and south of Old Randleman Road) – An annexation and original zoning request from County AG (Agricultural) to City R-3 (Residential Single-family – 3).
- For the property identified as a portion of Blackberry Road Right-of-way, generally described as Blackberry Road west of Wild Wolf Drive and south of Old Randleman Road, and south of Old Randleman Road (0.8 acres)
 - City of Greensboro
- g. Z-25-03-006
 1505 Gorrell Street (north of Gorrell Street and west of South O Henry Boulevard) – A rezoning request from R-5 (Residential Single-family – 5) to R-7 (Residential Single-family – 7).
- For the property identified as 1505 Gorrell Street, generally described as north of Gorrell Street and west of South O Henry Boulevard (0.25 acres)
 - Javier Saldana and Josefina Tonche Vaquera
- h. PL(P) 25-14 & Z-25-03-007
 1606 Youngs Mill Road (south of Youngs Mill Road and east of Circleview Drive) – An annexation and original zoning request from County RS-40 (Residential Single-family) to City R-5 (Residential Single-family – 5).
- For the property identified as 1606 Youngs Mill Road, generally described as south of Youngs Mill Road and east of Circleview Drive (0.9 acres)
 - Michael Praylor for Praylor Construction Company, Inc
- i. Z-25-03-008
 706 and 730 Brigham Road (east of Brigham Road and south of Pleasant Ridge Road) – A rezoning request from CD-RM-8 (Conditional District - Residential Multi-family – 8) to CD-RM-8 (Conditional District - Residential Multi-family – 8) with the following conditions:
1. The permitted uses shall be limited to: A maximum number of 90 dwelling units
 2. Maximum building height shall not exceed 50 feet and three (3) stories.
- For the properties identified as 706 and 730 Brigham Road, generally described as east of Brigham Road and south of Pleasant Ridge Road (19.68 acres)
 - La-Deidre D. Matthews on behalf of Jason Cheek of LeoTerra Development, Inc. for Rex and Linda Simmons and Beach Mountains LLC

- j. Z-25-03-009
1517 Barto Place (west of Barto Place and south of Phillips Avenue) – A rezoning request from CD-O (Conditional District - Office) to CD-O (Conditional District - Office) with the following condition:
 - 1. Permitted uses limited to: Day Care Center
 - For the property identified as 1517 Barto Place, generally described as west of Barto Place and south of Phillips Avenue (0.46 acres)
 - Ieasha Benjamin of Mini Miracles Childcare and Learning Academy LLC

- k. Z-25-03-010
5201 Easter Lane, 600 Guilford College Road, and 930, 950, and 955 Bridford Parkway (south of Bridford Parkway and west of Guilford College Road) – A rezoning request from PUD (Planned Unit Development) to PUD (Planned Unit Development) and consideration of the associated Unified Development Plan with the following conditions:
 - 1. In POD Area 1 of the Unified Development Plan, permitted uses shall be to a maximum of 344 Residential Dwelling Units.
 - 2. In POD Area 2 of the Unified Development Plan, permitted uses shall be limited to all uses allowed in the C-M District EXCEPT for the following: All Residential Uses, Animal Shelters, Cemeteries, Educational Facilities, Religious Assembly, Sexually Oriented Businesses, Equipment Repairs and Rental - Light, and Laundry and Dry Cleaning Plants.
 - For the properties identified as 201 Easter Lane, 600 Guilford College Road, and 930, 950, and 955 Bridford Parkway, generally described as south of Bridford Parkway and west of Guilford College Road (20.705 acres)
 - Amanda Hodierna on behalf of Comet Greensboro, LLC, LDS Guilford, LLC, and Guilford Road Owners Association, Inc

- l. Z-25-03-011
202 Denny Road (south of Denny Road and east of North Church Street) – A rezoning request from C-L (Commercial – Low) to CD-O (Conditional District - Office) with the following condition:
 - 1. Permitted uses shall exclude: Any uses with a Drive-through Facility.
 - For the property identified as 202 Denny Road, generally described as south of Denny Road and east of North Church Street (0.78 acres)
 - Juhann Waller of JC Waller & Associates, PC on behalf of Karl Davis for Right Build International, Inc.

E. Items from Planning Department

F. Items from the Planning and Zoning Commission Members