



PLANNING

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

Monday, July 21, 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, July 21, 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, July 21, 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 June 16, 2025 regular meeting**
 - C. **Withdrawals and Continuances**
 - D. **Public Hearings**

- D.1 Z-25-07-001
2018 McKnight Mill Road (south of McKnight Mill Road and east of Sixteenth Street) – A rezoning request from R-3 (Residential Single-family – 3) to R-5 (Residential Single-family – 5).
- For the property identified as 2018 McKnight Mill Road, generally described as south of McKnight Mill Road and east of Sixteenth Street (0.68 acres)
 - Ramon F. Vasquez
- D.2 Z-25-07-002
3703 Osborne Road (east of Osborne Road, north of McCuiston Road, and south of Glenshire Way) – A rezoning request from R-3 (Residential Single-family – 3) to RM-5 (Residential Multi-family – 5).
- For the property identified as 3703 Osborne Road, generally described as east of Osborne Road, north of McCuiston Road, and south of Glenshire Way (0.67 acres)
 - T.J. Landis of Pharis Partners, PLLC for Bilal Hamze of Hamze Properties, LLC
- D.3 PL(P) 25-26 & Z-25-07-003
A portion of 164 and all of 135 ZZ and 169 Marshall Smith Road (west of Marshall Smith Road and north of West Market Street) – An annexation and original zoning request from County AG (Agricultural) to City PUD (Planned Unified Development) and consideration of the required Unified Development Plan with the following condition:
1. Total number of residential units shall be limited to 200 units.
- For the properties identified as 135 ZZ, a portion of 164, and 169 Marshall Smith Road, generally described as west of Marshall Smith Road and north of West Market Street (59.42 acres)
 - Tom Terrell for Chris Raughley of Pulte Home Company on behalf of Frances Williard Marshall, Linda Davis Marshall, Reavis Devon Marshall, Jr., Kempy Marshall, Lisa Marshall McLaughlin, and Douglas McLaughlin
- D.4 PL(P) 25-27 & Z-25-07-004
3521 Edgefield Road (west of Edgefield Road, south of Alcorn Road, and east of Interstate 73) – 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 3521 Edgefield Road, generally described as west of Edgefield Road, south of Alcorn Road, and east of Interstate 73 (12.23 acres)
 - Randall N. Veltri of Duke Energy Carolinas, LLC

D.5 PL(P) 25-28 & Z-25-07-005

5511 Burlington Road (north of Burlington Road and east of Mt Hope Church Road) – An annexation and original zoning request from County AG (Agricultural) to City CD-C-M (Conditional District - Commercial – Medium) with the following condition:

1. Permitted uses shall include all uses permitted in the C-M zoning district except: Bars, Nightclubs, Brew-pubs, and any type of drive-through facilities.
 2. Maximum building area shall not exceed 30,000 square feet.
- For the property identified as 5511 Burlington Road, generally described as north of Burlington Road and east of Mt Hope Church Road (2.572 acres)
 - Amarjot Singh of AR General, Inc.

D.6 Z-25-07-006

A portion of Burlington Road Right-of-way (east of Sprucetree Drive and west of Birch Creek Road) – An annexation and original zoning request from County AG (Agricultural) to City LI (Light Industrial)

- For the property identified as a portion of Burlington Road Right-of-way, generally described as east of Sprucetree Drive and west of Birch Creek Road (0.278 acres)
- City of Greensboro

D.7 PL(P) 25-29 & Z-25-07-007

Continued to August 1143 and 1163 Pleasant Ridge Road (west of Pleasant Ridge Road and north of West Market Street) – An annexation, original zoning, and rezoning request from County PI (Public and Institutional), City PI (Public and Institutional), City R-3 (Residential Single-family – 3), and City CD-LI (Conditional District - Light Industrial) to City PUD (Planned Unified Development) and consideration of the required Unified Development Plan with the following conditions:

Phase 1 as indicated on the Unified Development Plan (UDP)

1. Uses shall be limited to those permitted in the RM-26, C-M and O zoning districts.
2. Maximum building area for nonresidential use shall be limited to 28,000 square feet, exclusive of amenity areas, leasing office and uses accessory to residential development.
3. Residential dwelling units shall not exceed 250 units.
4. Maximum nonresidential building height shall be limited to 35 feet.
5. Maximum residential building height shall be limited to 60 feet.

Phase 2 as indicated on the Unified Development Plan (UDP)

1. Uses shall be limited to a maximum of 60 residential dwelling units.
2. Maximum building height shall be limited to 35 feet.
3. Phase 2 shall not be developed until required access to a public street is established per the final, approved Traffic Impact Analysis, as amended.

Phase 3 as indicated on the Unified Development Plan (UDP)

1. Uses shall be limited to maximum of 75 residential dwelling units.
2. Maximum building height shall be limited to 35 feet.

All Phases as indicated on the Unified Development Plan (UDP)

1. All signage shall use a coordinated color, style and lettering scheme.
 - For the properties identified as 1143 and 1163 Pleasant Ridge Road, generally described as west of Pleasant Ridge Road and north of West Market Street (74.30 acres)
 - Marc Isaacson for Rana Humayun of Pleasant Ridge Plantation LLC

D.8 Z-25-07-008

3000 West Market Street (north of West Market Street and west of Green Valley Road) – A rezoning request from R-3 (Residential Single-family – 3) to CD-RM-8 (Conditional District - Residential Multi-family – 8) with the following conditions:

1. Permitted uses shall be limited to: Townhomes and/or Single-family Residences.
2. The maximum number of dwelling units shall be limited to/not exceed ten (10) units.
 - For the property identified as 3000 West Market Street, generally described as north of West Market Street and west of Green Valley Road (1.32 acres)
 - S. Leigh “Bo” Rodenbough, IV for Joseph D. Brady of Peaceful Ridge, LLC

D.9 Z-25-07-009

400 Carolyn Coleman Way (south of Carolyn Coleman Way, east of Bellevue Street, and west of Martin Luther King, Jr. Drive) – A rezoning request from C-M (Commercial – Medium) to CD-RM-8 (Conditional District - Residential Multi-family – 8) with the following condition:

1. Uses limited to residential uses only.
 - For the property identified as 400 Carolyn Coleman Way, generally described as south of Carolyn Coleman Way, east of Bellevue Street, and west of Martin Luther King, Jr. Drive (0.21 acres)
 - Hart Crane for Patricia Adams of the Redevelopment Commission of Greensboro

D.10 Z-25-07-010

3600 Reedy Fork Parkway, 6430 Near US Highway 29 North, and 5771 Eckerson Road (north, south, east, and west of Reedy Fork Parkway, north, south, and east of Eckerson Road, south of Kyland Avenue, and west of Blackwillow Drive) – A rezoning request from PUD (Planned Unit Development) to CD-C-M (Conditional District - Commercial – Medium) with the following condition:

1. All uses in the CM District shall be permitted EXCEPT: Forestry and Crops; Household Living Uses; Group Living Uses; Animal Shelters; Cemeteries; Elementary/Secondary Schools (Neighborhood and Community Scale); Specialty Hospital; Passenger Terminal Uses; Shelters; Shooting Ranges; Amusement, Water Park or Fairgrounds; Single Room Occupancy Residences; Funeral Homes and Crematoriums; Sexually Oriented Businesses; Vehicle Sales and Service; Automobile, Boat, Motorcycle Repair Services (Major and Minor); Automobile Towing Services; Equipment Repairs and Rental; Laundry and Dry Cleaning Plant; Junked Motor Vehicles; Recycling Collection Point; Land Clearing and Inert Debris Landfill; Portable Storage Units.
 - For the property identified as 3600 Reedy Fork Parkway, 6430 Near US Highway 29 North, and 5771 Eckerson Road, generally described as north, south, east, and west of Reedy Fork Parkway, north, south, and east of Eckerson Road, south of Kyland Avenue, and west of Blackwillow Drive (52.65 acres)
 - Amanda Hodierne for Jeremy Medlin of AF- Reedy Fork Commercial LLC

- D.11 PL(P) 25-30
725, 729, and 749 Knox Road and 5437 and 5441 Marley Drive, a portion of I-85/I-40 Right-of-way and a portion of Millstream Road Right-Of-Way, generally described as east of AT&T Drive and south of Marley Drive (56.4 Acres)
- Ronald C. Carlock, Jr. of Land Port Investments, LLC, Carroll Industrial Development US, LLC, and City of Greensboro
- D.12 Z-25-07-011
725, 729, and 749 Knox Road and 5437 and 5441 Marley Drive (east and south of Knox Road, north and east of Marley Drive, and north of Interstate 85/40 Concurrency) – An original zoning request from County CZ-LI (Conditional Zoning - Light Industrial) to City CD-LI (Conditional District - Light Industrial) with the following condition:
1. Permitted uses shall include all uses allowed in the LI, Light Industrial Zoning District, except for the following:
 1. Land Clearing and Inert Debris Landfills, Minor (Temporary Use)
 2. All Cemeteries
 3. Funeral Homes and Crematoriums
 - For the property identified as 725, 729, and 749 Knox Road and 5437 and 5441 Marley Drive, generally described as east and south of Knox Road, north and east of Marley Drive, and north of Interstate 85/40 Concurrency (52.846 acres)
 - Michael S. Fox on behalf of Ronald C. Carlock, Jr. of Land Port Investments, LLC and Carroll Industrial Development US, LLC
- D.13 Z-25-07-012
A portion of Interstate 85/40 Right-of-way and a portion of Millstream Road Right-of-way (south and east of Marley Drive, west of Bloomfield Road, and west of AT&T Drive) – An original zoning request from County AG (Agricultural) and County CZ-LI (Conditional Zoning - Light Industrial) to City LI (Light Industrial)
- For the property identified as a portion of Interstate 85/40 Concurrency and Millstream Road Rights-of-way, generally described as south and east of Marley Drive, west of Bloomfield Road, and west of AT&T Drive (3.6 acres)
 - City of Greensboro

D.14 Z-25-07-013

A portion of Reedy Fork Parkway Right-of-way and a portion of Eckerson Road Right-of-way (east of US Highway 29 and west of Nathans Way) – A rezoning request from PUD (Planned Unit Development) to C-M (Commercial – Medium)

- For the property identified as a portion of Reedy Fork Parkway Right-of-way and a portion of Eckerson Road Right-of-way, generally described as east of US Highway 29 and west of Nathans Way (4.59 acres)
- City of Greensboro

E. **Items from Planning Department**

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