

**MEETING OF THE
GREENSBORO PLANNING & ZONING COMMISSION**

JUNE 23, 2022

The regular meeting of the Greensboro Planning and Zoning Commission was held in person and electronically through a Zoom meeting and broadcast simultaneously on the City of Greensboro's website on Thursday, June 23, 2022, beginning at 5:35 p.m. Members present were: Vice Chair Richard Bryson, Mary Skenes, Andrew Egbert, Vernal Alford, Zac Engle, Catherine Magid, and Erica Glass. Present for City staff were Luke Carter, Mike Kirkman, and Rachel McCook (Planning), Noland Tipton (GDOT) and Allen Buansi (City Attorney).

Vice Chair Bryson welcomed everyone to the meeting and noted the meeting was being conducted both in-person and online. Vice Chair Bryson advised of the policies, procedures and instructions in place for the Planning and Zoning Commission. Vice Chair Bryson briefly explained how the Commission members normally prepare for the meeting by reviewing materials and visiting the subject properties and advised those participants attending virtually would be able to view the meeting and speak when called upon. He noted the online meeting was being recorded and televised and was also close-captioned for the hearing impaired. He further explained the expedited agenda for items without any speakers in opposition and how staff would give a shortened presentation and the applicant would have up to 2 minutes to speak if they had additional information they wanted Commissioners to know.

Alan Buansi, City Attorney, then advised that the Planning and Zoning Commission was here only to determine land use and conditions of a rezoning application, with respect to highest and best use of the property. All other concerns not related to land use and conditions of the rezoning application are not germane to the determinations made by the Commission, but can be referred to the Planning Department or Technical Review Committee as appropriate.

Roll Call for attendance was taken by Vice Chair Bryson, who then introduced the Commission members and noted that Commissioners Alford, Engle, Magid, and Glass were participating via Zoom. Mr. Kirkman advised that Mr. Peterson was unable to attend the meeting and Mr. Engle moved to excuse his absence. Second by Ms. Skenes. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0).

ACKNOWLEDGEMENT OF ABSENCES:

Vice Chair Bryson advised that Mr. Engle also moved to excuse Ms. O'Connor, second by Ms. Magid. The Commission voted 7-0, (Ayes: Engle, Alford, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0).

APPROVAL OF THE MAY 16, 2022 REGULAR MEETING MINUTES: (APPROVED)

Vice Chair Bryson requested approval of the May 16, 2022 meeting minutes. Mr. Egbert moved to approve the May meeting minutes as presented. Seconded by Ms. Skenes. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0).

WITHDRAWALS OR CONTINUANCE:

Mr. Kirkman advised there were no withdrawals or continuances.

EXPEDITED AGENDA:

Mr. Kirkman noted there were several items that did not have opposition and were eligible for expedited agenda. Review. The items were Z-22-06-006 for 704, 706, and 730 Brigham Road and Z-22-06-008 for 6801 West Friendly Avenue and 6727-6729 Forsythia Drive. Ms. Magid made a motion to re-order the

**MEETING OF THE
GREENSBORO PLANNING & ZONING COMMISSION**

JUNE 23, 2022

agenda as noted by staff for these items for expedited review. Second by Mr. Engle. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0).

PUBLIC HEARINGS:

NEW BUSINESS:

Z-22-06-006: A rezoning from R-3 (Residential Single-family – 3) and BP (Business Park) to CD-LI (Conditional District – Light Industrial) for the properties identified as 704, 706, and 730 Brigham Road, generally described as east of Brigham Road and south of Pleasant Ridge Road (25.36 acres). (APPROVED)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the condition related to the request. Mr. Kirkman stated the GSO 2040 Comprehensive Plan designated this site as Urban General on the Future Built Form Map and Future Employment Area on the Western Area Plan Future Land Use Map. Staff concluded the request was consistent with the Comprehensive Plan's Growing Economic Competitiveness Big Idea to build a prosperous and resilient economy that creates equitable opportunities to succeed. The proposed CD-LI district allows a variety of contractor, warehouse, distribution and limited manufacturing and assembly uses which in their normal operations have little or no adverse effect upon adjoining properties. Care should be taken with respect to outdoor storage area location, building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to nearby lower density residential uses. Staff recommended approval of the request.

Vice Chair Bryson inquired if there were questions from the Commissioners. Hearing none, he inquired if the applicant was present to speak or if there was anyone to speak in favor of the request. Hearing none, Mr. Engle moved to close the public hearing. Second by Ms. Skenes. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0).

Mr. Engle then stated regarding agenda item Z-22-06-006, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the properties described as 704, 706, and 730 Brigham Road from R-3 (Residential Single-family – 3) and BP (Business Park) to CD-LI (Conditional District – Light Industrial) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed CD-LI zoning district, as conditioned, permits uses which fit the context of the surrounding area and limits negative impacts on the adjacent properties; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area. It will benefit the property owner and surrounding community. Approval is in the public interest. Ms. Magid seconded the motion. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0). Vice Chair Bryson advised the approval constituted a final action, unless appealed in writing to the Planning Department within 10 days. Anyone may file such an appeal. All such appeals would be subject to a public hearing at the Tuesday, July 19, 2022 City Council meeting. All adjoining property owners will be notified of any such appeal.

**MEETING OF THE
GREENSBORO PLANNING & ZONING COMMISSION**

JUNE 23, 2022

Z-22-06-008: A rezoning from R-3 (Residential Single-family – 3) to CD-RM-18 (Conditional District – Residential Multi-family – 18) for the properties identified as 6801 West Friendly Avenue and 6727-6729 Forsythia Drive, generally described as south of West Friendly Avenue and west of Forsythia Drive (2.38 acres). (APPROVED)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the conditions related to the request. Mr. Kirkman stated the GSO 2040 Comprehensive Plan designated this site as Urban General on the Future Built Form Map and Residential on the Future Land Use Map. Staff concluded the request was consistent with the Comprehensive Plan's Filling in Our Framework strategy to encourage higher density, mixed-use, walkable infill development and to ensure mixed-use projects both strengthen and add value to the Community. The request also supports the Comprehensive Plan's Creating Great Places strategy to meeting housing needs and desires with a sufficient and diverse supply of housing products, prices and locations. The proposed CD-RM-18 zoning district limits the overall number and scale for residential uses to be consistent with other multifamily in the area while also allowing compatibility with adjacent lower intensity residential uses. Staff recommended approval of the request.

Vice Chair Bryson inquired if there were questions from the Commissioners. Hearing none, he inquired if the applicant was present to speak.

Henry Isaacson, 804 Green Valley Road, attorney representing Simaan Brothers Holdings, LLC, stated that the applicant was available for any questions the Commission may have. Vice Chair Bryson inquired if there were questions or comments from the Commissioners. Hearing none, Vice Chair Bryson asked if there was anyone else to speak in favor of the request. Hearing none, Vice Chair Bryson closed the public hearing by consent. Ms. Magid then stated regarding agenda item Z-22-06-008, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the zoning request for the properties described as 6801 West Friendly Avenue and 6727-6729 Forsythia Drive from R-3 (Residential Single-family – 3) to CD-RM-18 (Conditional District – Residential Multi-family – 18) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed CD-RM-18 zoning district, as conditioned, permits uses which fit the context of the surrounding area and limits negative impacts on the adjacent properties; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area. It will benefit the property owner and surrounding community. Approval is in the public interest. Seconded by Ms. Skenes. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0). Vice Chair Bryson advised the approval constituted final action, unless appealed in writing to the Planning Department within 10 days. Anyone may file such an appeal. All such appeals would be subject to a public hearing at the Tuesday, July 19, 2022 City Council meeting. All adjoining property owners will be notified of any such appeal.

PL(P) 22-20 & Z-22-06-001: An annexation and original zoning request from County RS-40-MH (Residential Single-family in a Manufactured Home Overlay District) to City CD-R-3 (Conditional District – Residential Single-family – 3) for the property identified as 682 Knox Road, generally described as west of Knox Road and west of Forbes-Tate Road (3.781 acres). (RECOMMENDED APPROVAL)

**MEETING OF THE
GREENSBORO PLANNING & ZONING COMMISSION
JUNE 23, 2022**

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the condition related to the request. Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map and as Residential on the Future Land Use Map. Staff determined the proposed original zoning request supports both the Comprehensive Plan's Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices and the Building Community Connections goal to maintain stable, attractive, and healthy places to live and raise families. The proposed City CD-R-3 zoning district, as conditioned, promotes low-density single-family detached residential development that is generally compatible with existing uses located on adjacent tracts. Staff recommended approval of the request.

Vice Chair Bryson inquired if there were questions from the Commissioners. Mr. Engle asked Mr. Kirkman for an explanation of the Manufactured Home Overlay district, as he believed manufactured homes were not allowed by the City. Kirkman said he did not have the specifics of the County ordinance that was currently in place for this property but noted the city does permit manufactured homes in certain configurations of multi-family zoning and manufactured home overlay districts. Mr. Engle asked if this annexation was mostly for access to utilities, which Mr. Kirkman said was the case. Vice Chair Bryson inquired if the applicant was present to speak.

Kaiya Clay, 5216 Cragganmore Drive, McLeansville, stated she was hoping to gain access to water and sewer by annexation so that she can build a single-family home, and that there will never be more than 3 single family homes on the property.

Vice Chair Bryson inquired if there were questions or comments from the Commissioners. Hearing none, Vice Chair Bryson asked if there was anyone else to speak in favor of the request. Hearing none, he requested those speaking in opposition to identify themselves and provide their address.

Thomas Smith, 715 Knox Road, stated his belief was that the sewer service was not available in the area and he did not see where annexation would help the applicant since water is already available on the site. Ms. Skenes stated that city services had been evaluated and the Commission was advised that infrastructure was in place and the Technical Review Committee supported the application. Mr. Smith asked again for someone to confirm the status of the sewer infrastructure in the area, as his understanding based on communications with contractors that purchased some of his property is that an adjacent parcel proposed to be annexed does not currently have sewer access. Mr. Kirkman asked Mr. Smith to follow up with Planning staff to put him in touch with Water Resources staff that could more fully answer his questions.

Vice Chair Bryson inquired if there was anyone else wishing to speak in favor of the application. Hearing none, Vice Chair Bryson inquired if there was anyone wishing to speak in opposition of the application.

Josh Anthony, 710 Knox Road, stated he was not in opposition to the proposal, but concerned about the implications of annexation on adjacent properties. Mr. Kirkman noted that this request was only for the identified property and would have no impact on adjacent properties. Mr. Anthony stated he was confused why an annexation so far out into the county would be undertaken. Mr. Kirkman stated that this was for access to water and sewer due to city policy which requires annexation for service provision. Mr. Carter confirmed that City water and sewer were both currently available pending

**MEETING OF THE
GREENSBORO PLANNING & ZONING COMMISSION**

JUNE 23, 2022

extension at the owner's expense and that annexation would be required for connection to either service individually if the other was not currently available, given that the property is in Growth Tier 1.

Vice Chair Bryson inquired if there were any other speakers in opposition. Hearing none, Vice Chair Bryson advised the applicant had 5 minutes for rebuttal.

Ms. Clay reiterated her motivation in this process is to obtain City services. Vice Chair Bryson advised the opposition had 5 minutes for rebuttal. Mr. Anthony stated he didn't think there was any opposition.

Mr. Engle moved to close the public hearing. Second by Ms. Skenes. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0). Ms. Skenes made a motion to annex the property. Seconded by Ms. Magid. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0). Ms. Skenes then stated regarding agenda item Z-22-06-001, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property described as 682 Knox Road, from County RS-40-MH (Residential Single-family in a Manufactured Home Overlay District) to City CD-R-3 (Conditional District – Residential Single-family – 3), to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed CD-R-3 zoning district, as conditioned, permits uses which fit the context of the surrounding area and limits negative impacts on the adjacent properties; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area. It will benefit the property owner and surrounding community. Approval is in the public interest. Seconded by Mr. Engle. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0). Vice Chair Bryson advised the motions constituted a favorable recommendation and were subject to a public hearing at the Tuesday, July 19, 2022, City Council meeting.

PL(P) 22-21 & Z-22-06-002: An annexation and original zoning request from County RS-40 (Residential Single-family) to City CD-C-M (Conditional District – Commercial Medium) for the property identified as 5701 West Gate City Boulevard, generally described as southeast of West Gate City Boulevard and southwest of Anson Road (1.591 acres). (RECOMMENDED APPROVAL)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the original condition related to the request. Mr. Kirkman then advised there were changes to the conditions after the item was advertised. New conditions added were:

2. Any garage bay doors shall be oriented towards West Gate City Boulevard.
3. Vehicular access shall not be permitted from Anson Road.
4. A minimum 6-foot high fence or wall shall be installed between parking areas and the adjacent residential property at 5705 Anson Road
5. A landscape buffer with a minimum width of 60 feet shall be installed along the southeastern property line adjacent to the residential property at 5705 Anson Road. This buffer shall incorporate existing healthy vegetation with approval of the City of Greensboro
6. Any new required plantings within the required landscape buffer along the southeastern property line abutting the property at 5705 Anson Road shall be of evergreen material to ensure year round screening. Such evergreen materials shall be no less than 8 feet in height at time of planting.

**MEETING OF THE
GREENSBORO PLANNING & ZONING COMMISSION
JUNE 23, 2022**

7. A vegetative buffer a minimum 15 feet in width shall be established between any buildings and parking areas and Anson Road. Within this buffer there shall be a minimum of 4 canopy trees (at least 2 of which must be evergreen for screening), 4 evergreen understory trees and 17 evergreen shrubs for every 100 linear feet of road frontage. Evergreen planting materials must be a minimum of 8 feet in height to ensure year round screening.
8. Any use of the property will not be open to the public after 8:30 p.m. and before 8:00 a.m.

Ms. Skenes motioned to approve the additional new conditions as submitted, second Mr. Alford. Voted 7-0 (Ayes: Alford, Magid, Engle, Glass, Skenes, Egbert, Bryson). Vice Chair Bryson inquired if the applicant was present to speak.

Marc Isaacson, 804 Green Valley Road, was present on behalf of Mavis Tire Supply. He stated MVS locations are typically open from 8pm to 5 or 6pm, excepting Thursdays when they're open until 8pm. Mr. Isaacson noted other commercial uses in this area are open much later. He stated that a traffic impact analysis was not required according to GDOT. He then stated that all work at Mavis Tire locations is conducted inside the building, and there is no storage of tires or vehicles outside. Mr. Isaacson stated that fairly intensive commercial uses surrounded the property on Gate City Boulevard and that many commercial uses back up against residential properties in this area. Mr. Isaacson noted that concerns about noise and buffers were brought up in neighborhood meetings. He stated that the applicant has planned for significant natural screening, noise abatement walls and a storm water control device, as well as facing all bays on Gate City Boulevard, not Anson Road, in response to concerns from neighbors. Mr. Isaacson stated that the only point of access is Gate City Boulevard with no access from Anson Road, which would have likely been the case with higher intensity residential development. Mr. Isaacson displayed similar stores in other cities that were built near residential areas. Mr. Isaacson then noted that they distributed letters, conducted a neighborhood meeting, and met with multiple neighbors to discuss concerns. He stated that the outcome of those discussions were the numerous conditions added to the rezoning request. He then noted the Future Land Use Map designates this property as Commercial, it is located in the Urban Mixed Use and Reinvestment Corridor on the Future Built Form Map, and that this development is consistent with the GSO 2020 Comprehensive Plan and other uses around the thoroughfare.

Vice Chair Bryson requested those speaking in opposition to identify themselves and provide their address.

Lisa Jones, 5705 Anson Road, stated that she was pleased with Mr. Isaacson's addressing of the neighborhood's concerns. She stated the neighborhood has concerns, but can't say they haven't been addressed and thanked Mr. Isaacson publicly. As such she was no longer in opposition to the request.

Mr. Engle moved to close the public hearing. Second by Mr. Egbert. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0).

Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this property as Urban General within an Urban Mixed Use Corridor and within a Reinvestment Corridor on the Future Built Form Map. The GSO 2040 Comprehensive Plan also designates the property as Residential on the Future Land Use Map. Staff concluded the proposed original zoning request supports the Comprehensive Plan's Growing

**MEETING OF THE
GREENSBORO PLANNING & ZONING COMMISSION**

JUNE 23, 2022

Economic Competitiveness Big Idea to build a prosperous, resilient economy that creates equitable opportunities to succeed and the Comprehensive Plan's Prioritizing Sustainability Goal to build economic resilience, expanding the local economy's ability to withstand and adjust to disruptions and changes at the regional, national and global scales. The proposed CD-C-M zoning district, as conditioned, would permit a variety of commercial, retail, office and service uses. The uses permitted in the proposed CD-C-M zoning district are compatible with existing commercial and civic uses located on adjacent tracts, and with the additional conditions the request is compatible with the existing residential uses on adjacent tracts as well. Staff recommended approval of the request.

Mr. Engle stated he commended the applicant and community for coming together and coming to a conclusion before the case came to them. Mr. Engle then made a motion to annex the property. Seconded by Mr. Alford. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0). Mr. Engle then stated regarding agenda item Z-22-06-002, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the property described as 5701 West Gate City Boulevard from County RS-40 (Residential Single-family) to CD-C-M (Conditional District – Commercial Medium) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed CD-C-M zoning district, as conditioned, limits negative impacts on the adjacent properties and permits uses which fit the context of the surrounding area; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area. It will benefit the property owner and surrounding community. Approval is in the public interest. Seconded by Ms. Magid. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0). Vice Chair Bryson advised the approvals constituted a favorable recommendation and were subject to a public hearing at the Tuesday, July 19, 2022, City Council meeting.

Z-22-06-003: A rezoning from CD-RM-5 (Conditional District – Residential Multi-family – 5) to CD-RM-8 (Conditional District – Residential Multi-family – 8) for the properties identified as 3112 and 3118 Horse Pen Creek Road, generally described as south of Horse Pen Creek Road and west of Brinton Drive (7.5 acres). (APPROVED)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the condition related to the request. Mr. Kirkman then advised there were changes to the conditions after the item was advertised. The applicant was requesting a new condition as follows:

2. Permitted uses limited to residential uses only.

Mr. Engle motioned to approve the new condition as submitted, seconded by Ms. Skenes. Voted 7-0 (Ayes: Alford, Magid, Engle, Glass, Skenes, Egbert, Bryson; Nays: 0). Vice Chair Bryson inquired if the applicant was present to speak.

Marc Isaacson, 804 Green Valley Road, spoke on behalf of ORP Development, LLC. He stated that this property was rezoned last year to CD-RM-5 and that the company has since acquired more land and its engineers recommended a new layout based on the oddly configured parcel and changes in the housing market for more affordably priced housing. Mr. Isaacson stated the that engineers

**MEETING OF THE
GREENSBORO PLANNING & ZONING COMMISSION
JUNE 23, 2022**

recommended rezoning to CD-RM-8, allowing approximately 6 more smaller townhomes on the property with one-car garages versus two-car. He stated this development was compatible with existing development in the area given its variety of density levels and housing types. Mr. Isaacson stated that he believed this application is reasonable and complies with the expectations of the City's plans and maps, keeping the same conditions as before while adding one additional condition to ensure the property's use would only be residential and not allow any other uses in RM-8.

Vice Chair Bryson requested those speaking in opposition to identify themselves and provide their address, but Mr. Carter stated he did not see the opposition speaker present. Mr. Engle asked Mr. Carter what the neighbor's concerns were. Mr. Carter stated that the concerns were regarding the housing type, what the Planning and Zoning Commission can and cannot consider, and that a traffic impact study was not required for this project.

Vice Chair Bryson inquired if there were questions from the Commissioners. Hearing none, Mr. Engle then moved to close the public hearing. Second by Ms. Skenes. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0).

Ms. Skenes then stated regarding agenda item Z-22-06-003, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the properties described as 3112 and 3118 Horse Pen Creek Road from CD-RM-5 (Conditional District – Residential Multi-family – 5) to CD-RM-8 (Conditional District – Residential Multi-family – 8) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed CD-RM-8 zoning district, as conditioned, permits uses which fit the context of the surrounding area and limits negative impacts on the adjacent properties; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area. It will benefit the property owner and surrounding community. Approval is in the public interest. Second by Ms. Magid. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays: 0). Vice Chair Bryson advised the action constituted final action, unless appealed in writing. Anyone may file such an appeal. All such appeals would be subject to a public hearing at the Tuesday, July 19, 2022 City Council meeting. All adjoining property owners will be notified of any such appeal.

Z-22-06-005: A rezoning from R-3 (Residential Single-family – 3) and R-5 (Residential Single-family – 5) to CD-RM-12 (Conditional District – Residential Multi-family – 12) for the properties identified as 2813, 2815, and 2823 Randleman Road, generally described as east of Randleman Road and north of Apple Ridge Road (14.96 acres). (APPROVED)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties, and advised of the condition related to the request. Mr. Kirkman then advised there were changes to the conditions after the item was advertised. The changes including adjusting language in condition 1 and then adding several new conditions as follows:

1. Building façade shall consist of no less than 33% wood, stone, glass, brick and/or cementitious material.
2. Uses limited to Single-family Detached Dwellings, Duplexes, Traditional Houses, Townhomes, Twinhomes, Multi-family Dwellings, Multi-family (Elderly), and related ancillary uses (i.e.

**MEETING OF THE
GREENSBORO PLANNING & ZONING COMMISSION
JUNE 23, 2022**

amenity facilities). Uses located south of any new access road/drive to Randleman Road shall be limited to Townhomes.

3. A Type B landscape buffer shall be installed along the southern property boundary and shall incorporate existing healthy vegetation with approval of the City of Greensboro
4. Required screening for dumpster facilities shall be constructed of either brick or brick veneer
5. A community room or clubhouse, swimming pool and play area shall be provided on-site for use by all members of the residential community.
6. A minimum 5 foot fence shall be installed along the eastern line of subject property for a distance of approximately 240 feet from the northeast corner, subject to approval by City of Greensboro.

Ms. Magid motioned to approve the new conditions as submitted, seconded Ms. Skenes. Voted 7-0 (Ayes: Alford, Magid, Engle, Glass, Skenes, Egbert, Bryson). Vice Chair Bryson inquired if the applicant was present to speak.

Marc Isaacson, 804 Green Valley Road, was representing Nava Realty LLC and stated that the original intent was to develop this property for solely multi-family apartments. He stated that after meeting with Councilwoman Hightower, the Southeast Greensboro Community Coalition, and community members, there was a preference for townhomes for sale to allow the community to invest in itself and build equity. Mr. Isaacson's client agreed, adding townhomes to the south to the previously planned apartment buildings and with significant vegetative buffer. After negotiations with residential neighbors to the east, a fence pending approval by the City given concerns over watershed regulations was also included. Mr. Isaacson said significant changes were made following discussion with the local neighborhood coalition. He noted that a letter was sent and a neighborhood meeting was held, with one person attending and having their concerns addressed. Mr. Isaacson said they believe the conditions presented would set a high standard for this area of Randleman Road. He noted the Future Land Use Map designated the property Residential, the Future Built Form Map was Urban Mixed Use, and stated that this development was compatible with the GSO 2040 Comprehensive Plan.

Vice Chair Bryson inquired if there were questions from the Commissioners. Hearing none, he asked if there was anyone else to speak in favor of the request. Hearing none, he requested those speaking in opposition to identify themselves and provide their address.

Cheryl McIvor, 404 West Montcastle Drive, stated she signed up in opposition only because they were going through a number of new conditions and she wanted to make sure they were added correctly. Ms. McIvor stated that following Mr. Isaacson's presentation, she is no longer in opposition, and thanked Mr. Isaacson for the dialogue and letting neighbors have input on their community. She then stated that she received a mailed notification on Saturday for a meeting held on the following Tuesday, and that zoning signs were not placed until Monday. Ms. McIvor stated that this did not give residents enough time to digest what was happening.

Mr. Kirkman stated that there were two meetings regarding this case, the sign from the city being associated with this public hearing tonight and not the applicant's separate neighborhood meeting which was being held on that Tuesday. Mr. Kirkman stated State regulations dictate when advertising could occur and noted that there was some minor delay on the signs being posted in this instance. Mr.

**MEETING OF THE
GREENSBORO PLANNING & ZONING COMMISSION**

JUNE 23, 2022

Carter stated that other people were interested in commenting, and added Anthony Izzard to the speaker list. Mr. Engle commended Ms. McIvor for her repeated visits to the Commission's hearings and for representing her community well. Ms. Magid inquired if Mr. Izzard was going to speak, and Mr. Carter advised he did not wish to.

Mr. Engle then moved to close the public hearing. Seconded by Mr. Alford. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0).

Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this property as Urban General along a Frequent Service Transit Corridor and along a Reinvestment Corridor. The GSO 2040 Comprehensive Plan's Future Land Use Map designates the majority of the subject parcels as Residential and the remainder of the properties as Commercial. Staff concluded the request was consistent with the Comprehensive Plan's Filling in Our Framework goal to arrange land uses for a more vibrant and livable Greensboro and the Creating Great Places goal to expand Greensboro's citywide network of unique neighborhoods offering residents of all walks of life a variety of quality housing choices. The proposed CD-RM-12 zoning district allows a variety of medium intensity residential uses consistent with other multifamily zoning in the larger area that can also be compatible with adjacent low intensity residential uses directly adjacent to the subject property. Care should be taken with respect to building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to the lower density residential uses on these adjacent properties. Staff recommended approval of the request.

Ms. Magid then stated regarding agenda item Z-22-06-005, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the rezoning request for the properties described as 2813, 2815, and 2823 Randleman Road from R-3 (Residential Single-family – 3) and R-5 (Residential Single-family – 5) to CD-RM-12 (Conditional District – Residential Multi-family – 12), as conditioned, to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed CD-RM-12 zoning district, as conditioned, permits uses which fit the context of the surrounding area and limits negative impacts on the adjacent properties; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area. It will benefit the property owner and surrounding community. Approval is in the public interest. Ms. Skenes seconded the motion. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0). Mr. Bryson advised the action constituted a final recommendation, unless appealed in writing. Anyone may file such an appeal. All such appeals would be subject to a public hearing at the Tuesday, July 19, 2022 City Council meeting. All adjoining property owners will be notified of any such appeal.

Z-22-06-007: A rezoning from R-5 (Residential Single-family – 5) to PI (Public and Institutional) for the properties identified as 2200, 2200 Rear Randall Street, and a portion of Randall Street Right-of-way, generally described as north, east and south of Randall Street and west of Eastwood Avenue (12.05 acres). (APPROVED)

Mr. Kirkman reviewed the summary information for the subject property and surrounding properties.

Vice Chair Bryson inquired if there were questions from the Commissioners. Hearing none, Vice Chair Bryson inquired if the applicant was present to speak.

**MEETING OF THE
GREENSBORO PLANNING & ZONING COMMISSION**

JUNE 23, 2022

Donna Bell, 501 West Washington Street, stated this rezoning request is to permit the construction of a parking lot connected to a new school which the current R-5 zoning district does not permit. She stated that Guilford County Schools held a community meeting on June 16th to explain the reasons behind the rezoning request and address any questions. Ms. Bell stated that GCS is planning to build a visual and performing arts magnet elementary school and that with the PI zoning, about 23 parking spaces used only for staff can be added on this small separate parcel across Randall Street. She stated that this would not modify the student drop-off position on the northeast side of the property on Randall Street, and then introduced David Smith of the construction management firm to answer any questions.

Vice Chair Bryson inquired if there were questions from the Commissioners. Mr. Egbert asked if there was opposition to the school being built, Mr. Kirkman replied there was opposition to the rezoning. Mr. Bryson asked if any other commissioners had questions. Hearing none, he requested those speaking in opposition to identify themselves and provide their address.

Cassandra Israel, 2020 East Florida Street, asked if the rezoning was only for the parking lot. Mr. Kirkman replied that was correct, because this parcel is not on the main campus of the new school and the existing R-5 zoning district does not permit offsite parking. Ms. Israel stated she was attending the hearing because she received a letter about rezoning for Public and Institutional, and it did not include information about the intended use of the property. She stated she heard fears in the neighborhood that this use could be multi-family homes. She then stated that in the future, more detail on what the land use types permit would be helpful. Ms. Israel does not oppose the rebuilding of Peeler Elementary, but was not aware of what was being considered based on the material mailed to her.

Barbara Israel, 2020 East Florida Street, stated she did not receive a letter about the neighborhood meeting. She asked if anyone attended the meeting and what the response was. Vice Chair Bryson noted that this would be addressed in the rebuttal period. Ms. Israel asked if the parking lot would be between houses. Mr. Bryson asked Planning staff if site photographs were available, and Mr. Kirkman displayed aerial photographs depicting the site. Ms. Israel asked if there was going to be any buffer between the homes. Mr. Kirkman stated that the City requires landscaping for screening parking lots. Ms. Magid stated that the site sketch drawing received today showed a buffer zone. Ms. Israel asked what kind of buffer was being proposed, given the proximity to homes. Mr. Carter then displayed a sketch from the neighborhood communications summary. Ms. Israel requested more specifics about the illustration, because the parking lot was surrounded by homes. Mr. Kirkman stated that the City's parking lot requirements typically have a 25 foot landscape buffer from single family residential dwellings, but the final design would depend on what the architect decides.

Anne Purcell, 1802 Eastwood Avenue, stated she attended the hearing to make sure the rezoning would not include public housing. Mr. Kirkman stated that the PI zoning district does not permit standalone multi-family dwellings. Vice Chair Bryson inquired if Ms. Bell or anyone else in favor of the application wished to speak in rebuttal.

Ms. Bell stated she wished to apologize to community members for the confusion surrounding the letter about the zoning district. She stated GCS only intends to go forward with the construction of the new school on the previous Peeler school site. She introduced construction project management advisor David Smith to speak on the issue of buffering.

**MEETING OF THE
GREENSBORO PLANNING & ZONING COMMISSION**

JUNE 23, 2022

David Smith, 3609 Turnberry Lane, stated they were in a preliminary stage of design development, and as that process continues the buffer around the site will be defined in terms of tree specifications fitting the City's standards which are high for this kind of land use in proximity to residential areas. He offered to answer any questions the Commission or speakers might have.

Vice Chair Bryson inquired if there were questions from the Commissioners. He then asked how notice of the neighborhood meeting was disseminated and how many people attended. Ms. Bell stated approximately 260 letters were sent out to property owners with the list furnished by the Planning Department, and renters may not have been made aware of it. She stated she received 2 phone calls with no concerns. Ms. Bell stated that the community meeting was productive and GCS attempted to clarify information about the PI zoning district and their intended the land use. Mr. Engle commended Ms. Bell for the outreach, and asked her to consider sharing the presentation materials with the speakers present at the hearing. Ms. Bell agreed, and stated that the process is moving forward but that it takes time, and that while all elements of the site plan are not yet available to share with the community, GCS wishes to do so when available.

Vice Chair Bryson inquired if there were questions from the Commissioners. Hearing none, he inquired if anyone in opposition of the application wished to speak in rebuttal.

Ms. Cassandra Israel stated she is a homeowner and did not receive the letter that Ms. Bell is referring to. She stated that her main concern is that the rezoning request does not have very much detail on what is going to be built and surrounding homeowners have to hope that buffering requirements will be met. Mr. Skenes asked Ms. Israel to confirm her address, and Mr. Carter stated that her address was part of the notification list. Mr. Engle then moved to close the public hearing. Seconded by Ms. Skenes. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0).

Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this site as Urban Central on the Future Built Form Map. The GSO 2040 Comprehensive Plan designates this site as Residential on the Future Land Use Map of the Comprehensive Plan. Staff concluded the proposed rezoning request supports the Comprehensive Plan's Community Connections Goal for Greensboro to be unique and memorable based on our quality of life, culture, arts and places and the ties that bind us together as a community and the Creating Great Places Goal to create interesting and attractive places and vibrant public spaces in neighborhoods, across Greensboro, in downtown and with our historic resources. The proposed PI zoning district generally allows mid and larger scale institutional uses such as medical campuses, colleges/universities and large religious assembly uses but in this case is intended to facilitate the existing elementary school campus, including off-site parking. Care should be taken with respect to outdoor storage area location, building orientation, building materials, building height, and visual buffers to ensure an appropriate transition to nearby lower density residential uses. Staff recommended approval of the request.

Mr. Bryson asked if the Commission could help facilitate contact between Ms. Bell and the speakers to keep the community involved in the process. Mr. Engle stated that he thinks GCS' conduct and outreach in this case had been very good. He understands the residents' concerns around conditions and hopes this hearing can help facilitate conversations between the community and GCS. Mr. Engle stated he is comfortable what's being proposed here and with the group doing it, and that everyone involved is a constituent of GCS and expects positive engagement given the productive track record of communication as demonstrated in this case.

**MEETING OF THE
GREENSBORO PLANNING & ZONING COMMISSION
JUNE 23, 2022**

Mr. Engle then stated regarding agenda item Z-22-06-007, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the zoning request for the property described as 2200, 2200 Rear Randall Street, and a portion of Randall Street Right-of-way from R-5 (Residential Single-family – 5) to PI (Public and Institutional) to be consistent with the adopted GSO 2040 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: (1.) The request is consistent with the Comprehensive Plan's Future Built Form Map and Future Land Use Map; (2.) The proposed PI zoning district limits negative impacts on the adjacent properties and permits uses which fit the context of the surrounding area; (3.) The request is reasonable due to the size, physical conditions, and other attributes of the area. It will benefit the property owner and surrounding community. Approval is in the public interest. Seconded by Ms. Skenes. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0). Vice Chair Bryson advised the action constituted final action, unless appealed in writing. Anyone may file such an appeal. All such appeals would be subject to a public hearing at the Tuesday, July 19, 2022 City Council meeting. All adjoining property owners will be notified of any such appeal.

PL(P) 22-22: Street Closure described as Luray Drive from the Northern Right-of-way Line for West Florida Street to the Northern Right-of-way Line for Hyde Drive (\pm 980 feet), Hyde Drive from the Eastern Right-of-way Line for Luray Drive to the Western Right-of-way Line for Hudgins Drive (\pm 1,010 feet), and Hudgins Drive from the Northern Right-of-way line for West Florida Street to the Eastern Right-of-way Line for Freeman Mill Road (\pm 1,320 feet). (RECOMMENDED APPROVAL)

Mr. Carter stated that the Housing Authority of Greensboro submitted this request as part of a redevelopment project and has 100% ownership along the frontages of the streets, making it a valid application. He stated that TRC heard the case on March 18th and the Fire Department had some items to read into the record. Mr. Carter noted the conditions necessary for the city to consider when closing a street. The Fire Department notes that no fire apparatus access roads can be closed until the structure that requires this road is demolished and debris removed. Fire access shall be maintained within 100 feet of all temporary or permanent FDCs. All required fire hydrant coverage shall be maintained for buildings that are still intact or demolished until debris has been removed from site. Any fire apparatus access road shall not exceed 150 foot long without a fire truck turnaround sufficient for a 10 foot wide and 50 foot long fire apparatus. All fire apparatus access roads shall be maintained at 20 foot wide and 13.5 foot height and be an all-weather surface. Mr. Carter then read the conditions given by TRC with its recommended approval:

1. That the City shall retain 20-foot utility easements over existing utility lines until such time as the lines are no longer needed for public use.
2. That all existing buildings that take their required fire access from these streets are to be demolished and debris removed.
3. That the street closure is to become effective upon the recording of a plat in the Guilford County Register of Deeds that depicts the streets to be closed being combined with the abutting property so that each resultant lot has frontage and direct vehicular access to a public street after it has been confirmed by the City's Fire Marshall that the streets are no longer required for fire access.

Mr. Carter stated that staff recommended approval.

**MEETING OF THE
GREENSBORO PLANNING & ZONING COMMISSION**

JUNE 23, 2022

Vice Chair Bryson inquired if there were questions from the Commissioners. Mr. Alford stated that the documents presented had the number PL(P) 22-19 not 22-22, and wanted to confirm 22-22 was correct, which Mr. Carter confirmed. Vice Chair Bryson inquired if there were any other questions. Hearing none, he requested those speaking in favor to identify themselves and provide their address.

Jaymar Joseph, 450 North Church Street, stated that this project is part of an effort to expand affordable housing in Greensboro and offered to answer any questions. Vice Chair Bryson inquired if there were questions from the Commissioners. Hearing none, he closed the public hearing by consent.

Mr. Engle moved to recommend street closing with the conditions referenced. Seconded by Mr. Alford. The Commission voted 7-0, (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0). Vice Chair Bryson advised the motion constituted a favorable recommendation and was subject to a public hearing at the Tuesday, July 19, 2022, City Council meeting.

ITEMS FROM PLANNING DEPARTMENT & COMMISSIONERS:

None.

ITEMS FROM COMMISSIONERS:

Mr. Engle moved to excuse the absence of Chair O'Connor. Seconded by Ms. Magid. The Commission voted 7-0. (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0).

Vice Chair Bryson noted that the public hearing portion of the meeting was complete and asked for any other items of discussion from members. Ms. Skenes asked about next month's agenda. Mr. Carter indicated there are 10 items at this point and Mr. Kirkman stated that the Commission would be back on its regular schedule and the next meeting would be held on Monday, July 18th. Ms. Magid stated she thanked all the Isaacsons for being here and doing such an outstanding job. Mr. Bryson also expressed his appreciation as well as to Planning staff.

ADJOURNMENT:

Ms. Skenes moved to adjourn the meeting. Second by Mr. Alford. The Commission Voted (7-0), (Ayes: Alford, Engle, Magid, Glass, Skenes, Egbert, Bryson; Nays, 0).

There being no further business for the Commission, the meeting was adjourned at 8:04pm.