

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
APRIL 21, 2025**

PL(P) 25-15 & Z-25-04-002: An annexation and original zoning request from County RS-30 (Residential Single-family) to City CD-RM-12 (Conditional District - Residential Multi-family – 12) for properties identified as 521 Kallamdale Road, a portion of 3425 Randleman Road, generally described as south of Kallamdale Road, east of Randleman Road, and north of Interstate 85 (6.64 acres). (RECOMMENDED APPROVAL)

AND

PL(P) 25-15 & Z-25-04-003: An annexation and original zoning request from County RS-30 (Residential Single-family) to City RM-12 (Residential Multi-Family) for the property identified as a portion of Kallamdale Road Right-of-way, generally described as east of Randleman Road and north of Interstate 85 (0.63 acres). (RECOMMENDED APPROVAL)

Mr. Nelson reviewed the summary information for the subject properties and surrounding properties. He advised that the applicant proposed the following condition for item **Z-25-04-002**:

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. Exterior building façades shall consist of no less than 35% brick, stone or cementitious material (i.e. hardie board).

Mr. Nelson stated that the GSO 2040 Comprehensive Plan designates this site as Urban General on the Future Built Form Map. The Comprehensive Plan's Future Land Use Map designates this property as roughly half Residential and half Commercial. 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 CD-RM-12 zoning district, as conditioned, limits permitted uses to single- and multi-family dwelling types that reflect the developing character of the area around the subject properties. The uses permitted in the proposed zoning district are compatible with existing uses located on adjacent tracts. Staff recommended approval of the request.

Chair Magid asked if the applicant wished to speak in favor of the request. She reminded that the applicant had ten minutes to speak about the request.

Nick Blackwood, 804 Green Valley Road distributed handouts to the commissioners and briefly went through the handout slides. He stated the proposal prohibited the traditional vertical multi-family apartment style, and the development would be townhomes. He restated the condition related to the building material. He highlighted that the facades shall be no less than 35% brick, stone or hardie board type construction material. He noted the location of the site being adjacent to Highway 85, with existing multi-family development north, and multi-family development under construction east of the request. He also noted the Walmart (South Elm-Eugene Street) in proximity to the request.

Mr. Blackwood highlighted the zoning districts in the area and stated there were several multi-family developments (RM-12 and RM-18) existing on Kallamdale Road. He stated the request

was for multi-family development, however would be restricted to townhomes. He talked about how the buildings would be orientated on the site. He said there would be one access to the development, which would be off Kallamdale Road. He emphasized there would not be an access from Randleman Road. Mr. Blackwood said amenities such as playground and picnic shelters with tables would be provided for the development.

Mr. Blackwood showed the building rendering and at then introduced the architect for the project, Mr. Carlos Sanchez. He said the architect would address questions or concerns regarding the building rendering. He said the development would be unique housing product for the city, having garages on the ground floor and living space above. He likened the development to modern developments in Raleigh or Charlotte.

Mr. Blackwood stated notices were sent to property owners on the city's notification list. He said one property owner and the respective tenant attended the meeting. He noted that there were no concerns raised at the meeting.

Chair Magid asked for any questions or comments from the Commissioners.

Chair Magid noted that the apartment, named Elmsley Trail Apartments, adjacent to the request was zoned RM-18; and at the end of the street, the property under construction, the Villa at Elmsley, was zoned RM-12. She also mentioned that adjacent to the Elmsley Trail Apartments was another multi-family development, The Lofts at Elmsley Crossing. She confirmed there were several apartments on Kallamdale Road. She restated the access would be on Kallamdale Road.

Mr. Blackwood reiterated that access would be on Kallamdale Road.

Chair Magid asked for any questions or comments from the Commissioners. Hearing none, Chair Magid asked if anyone else wished to speak in favor of the request.

Cheryl McIvor, 404 W Montcastle Drive said she had a procedural question regarding the request. She stated that at the last City Council meeting the request was on the consent agenda. She asked why the request was placed on the consent agenda prior to the Planning and Zoning Commission making recommendation.

Chair Magid asked staff to address Ms. McIvor's question.

Mr. Kirkman explained that for properties to be annexed into the city, it is required by State Law that the City Council establish a public hearing date by placing the item on the agenda. He said the item was placed on the consent agenda at the last city council meeting to set a public hearing date. The hearing date is usually for the next city council meeting. Mr. Kirkman said the city council did not take any action on the annexation (to approve or deny).

Chair Magid asked if that was always the case for annexation.

Mr. Kirkman confirmed it was always the case.

Ms. McIvor restated that even though the city council was not making recommendation on the request, the request could be on the agenda prior to the Planning and Zoning Commission decision.

Mr. Kirkman confirmed that the action taken at the last city council meeting was to establish a public hearing date for the request.

Ms. Mclvor then stated that the zoning map usually used by staff to review the summary information for subject properties and surrounding properties were not updated. She said that for this request the map showed vacant properties which were developed or under construction. She said however, the photographs used by staff showed the development on the surrounding properties. Ms. Mclvor suggested that it would be beneficial to the Commissioners to have updated GIS map showing what was actually on the ground.

Ms. Mclvor thanked the applicant's team (Isaacson and Sheridan) for bringing a different housing type to the area. She said the proposed entrance would not be an issue since the road is a dead-end. She stated the applicant's team listened to the community and relayed their concerns to the developer.

Chair Magid thanked Ms. Mclvor for coming before the commission. She reiterated that the request proposed a different type of housing having townhomes with garages on the ground floor.

Chair Magid then asked if there was anyone wishing to speak in opposition to the request. Hearing none, she closed the public hearing. Ms. Mclvor had signed up to speak in opposition to the request therefore Chair Magid sought advice from the City Assistant Attorney whether the applicant rebuttal was required.

Mr. Ducharme advised that in the absence of any opposition there was no need for rebuttal period.

Chair Magid asked for any questions or comments from the Commissioners. Hearing none and without opposition to the request Chair Magid closed the public hearing.

Vice Chair Skenes made a motion to annex item **PL(P) 25-15** for the properties identified as 521 Kallamdale Road, a portion of 3425 Randleman Road, and a portion of Kallamdale Road Right-of-way. Mr. Gilmer, Sr. seconded the motion.

The Commission voted 8 - 0 (Ayes: Chair Magid, Vice Chair Skenes, Ms. O'Connor, Mr. Gilmer Sr., Ms. Turner, Mr. Downing, Mr. Peterson and Mr. Nichols). Nays: (None).

Mr. Downing then stated regarding item **Z-25-04-002**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for the properties at 521 Kallamdale Road and a portion of 3425 Randleman Road from County RS-30 (Residential Single-family) to City CD-RM-12 (Conditional District - Residential Multi-family – 12) to be consistent with the adopted GSO2040 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 City CD-RM-12 zoning district, as conditioned, permits uses that 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, and approval is in the public interest. Mr. Gilmer, Sr. seconded the motion.

The Commission voted 8 - 0 (Ayes: Chair Magid, Vice Chair Skenes, Ms. O'Connor, Mr. Gilmer Sr., Ms. Turner, Mr. Downing, Mr. Peterson and Mr. Nichols). Nays: (None).

Ms. Turner then stated regarding item **Z-25-04-003**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning request for a portion of Kallamdale Road Right-of-way from County RS-30 (Residential Single-family) to City RM-12 (Residential Multi-family – 12) to be consistent with the adopted GSO2040 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 City RM-12 zoning district permits uses that 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, and approval is in the public interest. Mr. Nichols seconded the motion.

Mr. Nichols asked staff to explain the original zoning for the portion of Kallamdale Road right-of-way.

Mr. Kirkman explained that under State Law, where non-taxable property (public property including right-of-way) located between the city corporate limits and properties petitioned for annexation, the right-of-way would be automatically incorporated into the city limits. Mr. Kirkman clarified that the motions included all the subject properties together with the right-of-way.

The Commission voted 8 - 0 (Ayes: Chair Magid, Vice Chair Skenes, Ms. O'Connor, Mr. Gilmer Sr., Ms. Turner, Mr. Downing, Mr. Peterson and Mr. Nichols). Nays: (None).

Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, May 20, 2025 City Council Meeting.