

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
JUNE 16, 2025**

PL(P) 25-22 & Z-25-06-005: An annexation, original zoning and rezoning request from County RM-8 (Residential Multi-family), County RS-30 (Residential Single-family), City R-5 (Residential Single-family – 5), and City R-3 (Residential Single-family – 3) to City PUD (Planned Unit Development), and consideration of the required Unified Development Plan, for the properties identified as 2101, 2103, 2023, and 2029 Willow Road; 1301, 1321, and 1323 Alamance Church road; and 1605, 1605 ZZ, and 1607 Sharpe Road, generally described as north of Alamance Church Road, east of Willow Road, and west of Sharpe Road (48.87 acres). (RECOMMENDED APPROVAL)

AND

PL(P) 25-22 & Z-25-06-007: An annexation and original zoning request from County RM-8 (Residential Multi-family) to City R-5 (Residential Single-family – 5) for the property identified as the eastern portion of Willow Road right of way adjacent to 2023 and 2029 Willow Road, generally described as north of Rotherwood Road and south of Terre Court (0.24 acres). (RECOMMENDED APPROVAL)

Mr. Nelson reviewed the summary information for the subject properties and surrounding properties. Mr. Nelson advised that the applicant proposed the following conditions for item Z-25-06-005:

1. Uses in Area 1 as shown on the Unified Development Plan shall be limited to Religious Assembly and Ancillary Uses and total building square footage shall not exceed 275,000 square feet.
2. Uses in Area 2 as shown on the Unified Development Plan shall be limited to Offices; Medical, Dental and Related Offices; and total building square footage shall not exceed 45,000 square feet.
3. Uses in Area 3 as shown on the Unified Development Plan shall be limited to Residential Uses, not to exceed 280 dwelling units, and Retail Sales and Services (Personal and Professional), total non-residential building square footage shall not exceed 20,000 square feet.

Mr. Nelson stated that the GSO2040 Comprehensive Plan's Future Built Form Map designates the subject property as Urban General and the Future Land Use Map designates this property as Residential. Staff determined the proposed original zoning and rezoning request supports the Comprehensive Plan's Filling In Our Framework Big Idea to arrange our land uses for where we live, work, attend school, shop and enjoy our free time to create a more vibrant and livable Greensboro. The proposed PUD zoning district, as conditioned, is primarily intended to accommodate a mix of residential housing types and complementary nonresidential uses. The request also maintains continuity with the existing historic religious assembly use. The proposed original zoning and rezoning request allows uses that are compatible with existing uses in the surrounding area. 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 adjacent properties. Staff recommended approval of the request.

Chair Magid asked if the applicant wished to speak in favor of the request. She stated the request was for very significant rezoning district, Planned Unit Development (PUD) which includes three

different development areas. As such, Chair Magid allowed the applicant to speak on the request for three (3) minutes instead of the usual two (2) minutes.

Marc Isaacson, 804 Green Valley Road, stated he usually would be available for questions for expedited items. However, he agreed with Chair Magid that the request was a significant project. He introduced his colleague Pastor Odell Cleveland and acknowledged other members of the team. He also noted the commission received letter from Doctor Wood who was acknowledged and present at the meeting. Mr. Isaacson explained that the PUD request allowed the existing church, owner of the subject properties, to include several components that are important, especially to the neighborhood. The PUD consisted of medical offices, senior housing, market rate housing and recreational areas. He mentioned the existing church would remain with the addition of a worship hall. Mr. Isaacson said the proposal was creating a “campus like” environment. He stated all the uses would be coordinated and work seamlessly together. Mr. Isaacson said the PUD also incorporated lakes and walking trails. He stated the development allowed for people to spend time together, with family, with friends, just people relating to each other and creating a sense of place. He said the request was unlike any development in the neighborhood.

Mr. Isaacson, mentioned that several neighborhood meetings were held. In addition to general meetings there were specific meetings with neighborhood groups such as the Willpower State group. Also, there were individual meetings with adjacent property owners. He summarized that the PUD request addressed several significant concerns that the city leaders have identified. He listed: 1) Medical Care; 2) Reasonable and affordable housing for seniors; and 3) Market rate housing. Mr. Isaacson stated the request was significant investment and that the owner, Mount Zion Baptist Church, would be managing the development.

Mr. Isaacson displayed illustrative plan for the development.

Chair Magid talked about the site plan and noted there would be a 275 sq. ft. religious assembly in Area 1; A 3 floor, 35,000 sq. ft. medical building in Area 2; and in Area 3 – 280 senior housing units. Chair Magid asked Mr. Isaacson if the senior housing would be apartments, town homes or single-family dwellings.

Mr. Isaacson stated the senior housing would be combination of apartments, townhomes and single-family dwellings.

Mr. Isaacson said that the illustrative site plan was reviewed and recommended for approval by the TRC.

Chair Magid asked for comments from the Commissioners.

Vice Chair Skenes asked for northern section of the site plan to be displayed. She noted that the northern section was associated with the request.

Mr. Downing commended the Mount Zion Baptist Church on their impacts on the community, and for a job well done. He stated the request fostered community, belonging and development. He noted the letter submitted by Doctor Wood in support of the development. Mr. Downing said not often recommendations as noted in the letter are expressed by neighbors especially for development of this nature.

Chair Magid stated the plan seemed to take some time to develop and was unusual in its approach.

Chair Magid asked for further comments from the Commissioners. Hearing no further comments and without opposition to the request Chair Magid closed the public hearing.

Vice Chair Skenes asked staff if the commission should vote on the entire UDP since it was associated with another item.

Mr. Carter noted that each request had an associated UDP. Therefore, the commission should vote on the UDP associated with the request.

Commission Motion:

Mr. Peterson made a motion to annex item **PL(P) 25-22** for the properties identified as 2023 and 2029 Willow Road; a portion of Willow Road R-O-W; and a portion of 1605 ZZ and 1607 Sharpe Road. Mr. Nichols seconded the motion.

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

Mr. Downing then stated regarding item **Z-25-06-005**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning and rezoning requests for the properties at 2101, 2103, 2023, and 2029 Willow Road, 1301, 1321, and 1323 Alamance Church Road, and 1605, 1605 ZZ, and 1607 Sharpe Road from County RM-8 (Residential Multi-family), County RS-30 (Residential Single-family), City R-5 (Residential Single-family – 5), and City R-3 (Residential Single-family – 3) to City PUD (Planned Unit Development) 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 PUD zoning district permits uses that fit the context of the surrounding area and limits negative impacts on 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, O'Connor, Turner, Gilmer Sr., Downing, Nichols and Peterson). Nays: (None).

Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, June 17, 2025 City Council Meeting.

Ms. Skenes made a motion to approve the **Unified Development Plan associated with Z-25-06-005** for the properties at 2101, 2103, 2023, and 2029 Willow Road, 1301, 1321, and 1323 Alamance Church Road, and 1605, 1605 ZZ, and 1607 Sharpe Road. Mr. Gilmer, Sr. seconded the motion.

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

Chair Magid advised the vote constituted a final action, unless appealed in writing and the appeal fee paid within 10 days. Anyone may file such an appeal. All such appeals would be subject to a public hearing at the Tuesday, July 15, 2025 City Council Meeting. All adjoining property owners will be notified of any such appeal.

Ms. O'Connor then stated regarding item **Z-25-06-007**, the Greensboro Planning and Zoning Commission believes that its action to recommend approval of the original zoning requests for the property at the eastern portion of Willow Road right-of-way adjacent to 2023 and 2029 Willow Road from County RM-8 (Residential Multi-family) to City R-5 (Residential Single-family – 5) 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 R-5 zoning district permits uses that fit the context of the surrounding area and limits negative impacts on 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, O'Connor, Turner, Gilmer Sr., Downing, Nichols and Peterson). Nays: (None).

Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, July 15, 2025 City Council Meeting.