



PLANNING

Agenda

The next regular meeting of the Greensboro Zoning Commission will be held on **Monday, October 19, 2020 at 5:30 p.m.** In order to protect public health this meeting will be held only online. Please find instructions for participating in this meeting below. The tentative agenda is as follows:

1. Approval of the minutes of the September 21, 2020 regular meeting
2. Withdrawals and Continuances
3. Public Hearings:

Old Business:

Z-20-09-011 1414, 1509, 1511 and 1515 West Cone Boulevard and 2111, 2113, 2115 and 2117 Cleburne Street (south of West Cone Boulevard and west of Cleburne St) – A rezoning from R-3 (Residential Single Family – 3) and R-5 (Residential Single Family – 5) to CD-RM-26 (Conditional District Residential Multifamily - 26) with the following condition:

1. All uses allowed in the RM-26 zoning district, except for the following:
 - a. Forestry and crops;
 - b. Manufactured Homes (Class AA);
 - c. Manufactured Home Parks;
 - d. Fraternities and Sororities;
 - e. Private Dormitories;
 - f. Rooming and Boarding Houses;
 - g. All Cemeteries;
 - h. Day Care Homes;
 - i. Elementary/Secondary Schools, neighborhood scale;
 - j. Elementary/Secondary Schools, community scale;
 - k. All government uses;
 - l. Shelters, Temporary and Emergency;
 - m. Tourist Homes (Bed & Breakfast)
 - n. Junked Motor Vehicles;
 - o. Yard Sales (up to 2 per year)
 - p. Land Clearing and Inert Debris Landfills, Minor

- For the properties identified as 1414, 1509, 1511 and 1515 West Cone Boulevard and 2111, 2113, 2115 and 2117 Cleburne Street, generally described as south of West Cone Boulevard and west of Cleburne Street) (23.30 acres)
- Michael S. Fox, on behalf of Koury Corporation

New Business:

Z-20-09-005 2713 Pinedale Road (south of Pinedale Road and west of Benjamin Parkway) – A rezoning from O (Office) to CD-C-M (Conditional District Commercial Medium) with the following conditions:

1. All uses allowed in the C-M district shall be permitted EXCEPT: Group Living; Animal Shelters; Auditoriums, Coliseums, Stadiums; Bus and Rail Terminal; Shelters (temporary and emergency); Shooting Ranges; Campground and RV Park; Eating and Drinking Establishments with Drive Throughs; Convenience Store with Fuel Pumps; Pawn Shop; and Sexually Oriented Businesses.
 2. Any retail use shall not exceed 9,000 square feet
 3. Freestanding signage shall be limited to a maximum 15 feet in height.
- For the property identified as 2713 Pinedale Road, generally described as south of Pinedale Road and west of Benjamin Parkway (.58 acres)
 - Henry H Isaacson, for David R. and Patricia O. Sullivan.

Z-20-09-006 822 Holt Avenue (east of Holt Avenue and south of Lombardy Street) – A rezoning from R-5 (Residential Single Family - 5) to RM-8 (Residential Multifamily - 8)

- For the property identified as 822 Holt Avenue, generally described as east of Holt Avenue and south of Lombardy Street (.25 acres)
- Thomas J. Shimeld, for JRTS Solutions, LLC

Z-20-09-007 4206, 4210 and 4218 Hilltop Road (north of Hilltop Road and west of West Gate City Boulevard) – A rezoning from CD-LI (Conditional District Light Industrial) and O (Office) to CD-LI (Conditional District Light Industrial) with the following conditions:

1. All uses permitted in the Light Industrial district except; Animal Shelters; Cemeteries; Bus and Rail Terminals; Water Treatment Facilities; Shooting Ranges; Amusement and Water Parks, Fairgrounds; Taxi Dispatch Terminals; Eating and Drinking Establishments; and Recycling Processing Centers.
- For the properties identified as 4206, 4210 and 4218 Hilltop Road, generally described as north of Hilltop Road and west of West Gate City Boulevard (1.8 acres)
 - William P. Benjamin, on behalf of Demolition and Asbestos Removal, Inc.

Z-20-09-009 4715 Rear Pageland Drive and 4465-4485 Old Battleground Road (south of Old Battleground Road and east of Pageland Drive) – A rezoning from R-3 (Residential Single Family – 3) to PUD (Planned Unit Development) and approval of an associated Unified Development Plan with the following condition:

1. Uses limited to multifamily uses and related amenities and facilities.

- For the properties identified as 4465-4485 Old Battleground Road, generally described as south of Old Battleground Road and east of Pageland Drive (16.919 acres)
 - Marc Isaacson, on behalf of Yearns Properties, Inc. and Sally Hardin Trust
- Z-20-09-013** 4708 Mitchell Avenue (north of Mitchell Avenue and west of Muirs Chapel Road) – A rezoning from R-3 (Residential Single Family - 3) to CD-RM-5 (Conditional District Residential Multifamily - 5) with the following condition:
1. Uses limited to a Duplex or Single Family Dwelling:
 - For the property identified as 4708 Mitchell Avenue, generally described as north of Mitchell Avenue and west of Muirs Chapel Road (.33 acres)
 - Guillermo Toledo, for Toledo Homes LLC
- Z-20-10-001** 4215 Hilltop Road (southwest of Hilltop Road and west of West Gate City Boulevard) – A rezoning from R-3 (Residential Single Family - 3) to O (Office).
- For the property identified as 4215 Hilltop Road, generally described as southwest of Hilltop Road and west of West Gate City Boulevard (0.65 acres)
 - Felecia B. Price for PFS Management Company, LLC
- Z-20-10-002** 3307 and 3309 Sandy Ridge Road (north of Farington Road, west of Sandy Ridge Road, and southeast of Cider Road) – A rezoning from R-3 (Residential Single Family - 3) to LI (Light Industrial).
- For the properties identified as 3307 and 3309 Sandy Ridge Road, generally described as (north of Farington Road, west of Sandy Ridge Road, and southeast of Cider Road (13 acres)
 - Williams Development Group, LLC for Cathy and Ronald Rayle
- Z-20-10-003** 6109 and 6115 Landmark Center Boulevard (east of Landmark Center Boulevard and north of Bridford Place) – A rezoning from CD-C-H (Conditional District - Commercial - High) to CD-RM-18 (Conditional District – Residential Multi-family - 18) with the following conditions:
1. Uses limited to a maximum of 108 dwelling units.
 2. Building exterior walls shall be finished with not less than 50% brick or fiber cement siding.
- For the properties identified as 6109 and 6115 Landmark Center Boulevard, generally described as east of Landmark Center Boulevard and north of Bridford Place (6.33 acres)
 - Marc Isaacson for Mission Properties, LLC on behalf of Landmark Henry, LLC
- Z-20-10-004** 8507 Cider Road (south of Cider Road and west of Sandy Ridge Road) – A rezoning from R-3 (Residential Single Family - 3) to LI (Light Industrial).

- For the property identified as 8507 Cider Road, generally described as south of Cider Road and west of Sandy Ridge Road (2.04 acres)
- Britton Lewis on behalf of Reaves Drywall & Insulation for Mary J. Racoma, Judy Long, Joel Long, and Richard M. Long

Z-20-10-005

PL(P) 20-21 4636 South Holden Road (west of South Holden Road and north of Harris Drive) – An annexation and an original zoning from CU-RS-40-MH (Conditional Use – Residential Single-family – 40 – Manufactured Housing Overlay District) to R-3 (Residential Single-family - 3).

- For the property identified as 4636 South Holden Road, generally described as west of South Holden Road and north of Harris Drive (1.1 acres)
- Silvia (Silbia) Echeverria Rea

4. Ordinance Text Amendment:

Zoning, Planning and Development Text Amendment: Amending Sections 30-3-7.4(B), 30-4-1.6(B), 30-4-12.4(K), 30-3-16 and Table 3-1 of the Land Development Ordinance related to appeals from the Historic Preservation Commission in granting or denying a Certificate of Appropriateness being appealed to the Superior Court.

5. Items from Planning Department:

6. Items from the Zoning Commission Members:

7. Acknowledgment of Absences:

SS/lc

Attachments

*If you would like to address the Zoning Commission and provide evidence/testimony during the meeting regarding an item on this agenda, please email Planning staff no later than **10:00 a.m. on Monday, October 19, 2020.***

- Mike Kirkman (mike.kirkman@greensboro-nc.gov)
- Luke Carter (lucas.carter@greensboro-nc.gov)

*You will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. Since this meeting will be conducted online, there is no option to provide handouts or other documents on the night of the meeting. If you have a presentation, pictures or other materials you would like to present to the Zoning Commission as part of the meeting, please provide that to Planning staff no later than **5:00 p.m. on Friday, October 16, 2020.** No materials received after this date will be distributed at the meeting.*

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 Donna Gray, ADA Coordinator at 336-373-2723.