



GREENSBORO
NORTH CAROLINA

PLANNING

June 29, 2019

TO: Zoning Commission Members
FROM: Sue Schwartz, FAICP, Planning Director

SUBJECT: Next Regular Meeting of the Greensboro Zoning Commission

The next regular meeting of the Greensboro Zoning Commission will be held on **Monday, July 15, 2019 at 5:30 p.m.**, in the Council Chamber of the Melvin Municipal Office Building. The tentative agenda is as follows:

1. Approval of the minutes of the June 17, 2019 regular meeting
2. Withdrawals and Continuances
3. Public Hearings:
 - Z-19-07-001** 4501 Old Burlington Road (north of Old Burlington Road, east of Willow Lake Road, and south of Burlington Road) - An original zoning request from County HB (Highway Business) and County CU-HB (Conditional Use – Highway Business) to City CD-LI (Conditional District – Light Industrial) with the following condition:
 1. All uses permitted in the LI district except: animal shelters, cemeteries, daycare, craft distillery, equipment repairs, laundry and dry cleaning plants, maintenance yards, medical and dental labs, microbrewery, pest and termite control services, printing and publishing, sheet metal shops, truck servicing or rental welding machine and tool shops, passenger terminals, social service facilities, utility equipment and storage yards, waste water treatment facilities, amusement parks, campgrounds, shooting ranges, commercial parking facilities, bars, nightclubs, kennels, self-storage, automobile repair services, warehouse and storage and trucking terminals.
 - For the property located at 4501 Old Burlington Road, generally described as north of Old Burlington Road, east of Willow Lake Road, and south of Burlington Road (4.02 Acres).
 - Willow Greensboro Gas, LLC for Mid-State Petroleum, LLC
 - Z-19-07-002** 1039-1049 NC Highway 68, 1049 NC Highway 68 N, and a portion of 1051-1099 NC Highway 68 (AKA 1037 NC Highway 60 N, 1049 NC Highway 68 N, and a portion of 1055 NC Highway 68 N) (southwest of NC Highway 68

and south of Leabourne Road) – An original zoning from County CU-PD-M (Conditional Use – Planned Development - Medium) to City CD-LI (Conditional District – Light Industrial) and City CD-C-M (Conditional District – Commercial - Medium) with the following conditions:

1. Permitted uses in Tract 1 shall include all uses allowed in the Light Industrial (LI) district, except for the following:
 - a. All Cemeteries;
 - b. Shooting Ranges;
 - c. Funeral Homes and Crematoriums;
 - d. Recycling Processing Centers; and
 - e. Land Clearing and Inert Debris Landfills, Minor
 2. Permitted uses in Tract 2 shall include all uses allowed in the Commercial – Medium (C-M) district, except for the following:
 - a. All Cemeteries;
 - b. Shooting Ranges;
 - c. Funeral Homes and Crematoriums;
 - d. Taxi Dispatch Terminals;
 - e. Taxidermists;
 - f. Pawnshops;
 - g. Sexually Oriented Businesses; and
 - h. Land Clearing and Inert Debris Landfills, Minor
- For 1039-1049 NC Highway 68, 1049 NC Highway 68 N, and a portion of 1051-1099 NC Highway 6868 (AKA 1037 NC Highway 60 N, 1049 NC Highway 68 N, and a portion of 1055 NC Highway 68 N), generally described as southwest of NC Highway 68 and south of Leabourne Road (73.561 acres)
 - Michael S. Fox and Tuggle Duggins P.A for Greenlea 68 Land, LLC

Z-19-07-004 212-214 North Cedar Street (east of Cedar Street and north of West Friendly Avenue) – A rezoning request from RM-26 (Residential Multi-family- 26) to CB (Central Business).

- For the properties located at 212-214 North Cedar Street, generally described as east of Cedar Street and north of West Friendly Avenue (0.41 acres).
- Eric Peterson for First Bank and Tim Cox.

Z-19-07-005 512 and 514 Bellemeade Street, 305 North Edgeworth Street, and a portion of 307 North Edgeworth Street (north of Bellemeade Street, east of Spring Street, and west of North Edgeworth Street) – A rezoning request from O (Office) and CD-CB (Conditional District – Central Business) to CD-CB (Conditional District – Central Business) with the following conditions:

1. Uses shall be limited to any use(s) permitted in the Central Business District except convenience stores with gas pumps and all drive-through facilities not including Banks, Savings & Loans, and Credit Union

2. The maximum square footage of all buildings shall be limited to a total of 24,000 square feet. Within such buildings, any restaurant use shall be limited to a maximum of 6,000 square feet.
 - For the property located at 512 and 514 Bellemeade Street, 305 North Edgeworth Street, and a portion of 307 North Edgeworth Street, generally described as north of Bellemeade Street, east of Spring Street, and west of North Edgeworth Street (0.827 acres).
 - Marc Isaacson for Guilford County and Telko, LLC.

Z-19-07-006 651, 653, 657, 659, 659 rear, 665, 665 Near, and 661 Brigham Road and 7940 Eric Road (west of Brigham Road and South of Eric Road) – A rezoning request from CD-BP (Conditional District – Business Park) and BP (Business Park) to CD-LI (Conditional District – Light Industrial) with the following condition:

1. All uses permitted in the Light Industrial district except for shooting ranges.
 - For the property located at 651, 653, 657, 659, 659 rear, 665, 665 Near, and 661 Brigham Road and 7940 Eric Road, generally described as west of Brigham Road and South of Eric Road (80.62 acres).
 - Chad Essick of Poyner Spruill, LLP for Highwoods Realty Limited Partnership.

Z-19-07-008 1302 New Garden Road (east of New Garden Road and south of Belvidere Place) – A rezoning request from R-3 (Residential Single-family - 3) to CD-O (Conditional District – Office) with the following conditions:

1. All uses permitted in the Office zoning district except Hotels and Motels, and any uses in the Group Living Use Group.
 2. Maximum building height shall be limited to 40 feet.
- For the property located at 1302 New Garden Road, generally described as east of New Garden Road and south of Belvidere Place (0.78 acres).
 - Kim Reittinger.

Z-19-07-009 Portion of Burlington Road between Willow Lake Road and I-840 (east of Willow Lake Road and west of I-840) - An original zoning request from County CU-HB (Conditional Use – Highway Business) to City LI (Light Industrial).

- For the property identified as a portion of Burlington Road between Willow Lake Road and I-840, generally described as east of Willow Lake Road, west of I-840 (0.68 acres).
- City of Greensboro

4. Items from Planning Department:

5. Items from the Zoning Commission Members:

6. Acknowledgment of Absences:

SS/lc
Attachments

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.