



GREENSBORO
NORTH CAROLINA

PLANNING

Agenda

The next regular meeting of the Greensboro Planning and Zoning Commission will be held on **Monday, April 20, 2026** at 5:30 p.m. Please find instructions for participating in this meeting at the end of this agenda. Please also note that the order of the agenda may be altered at the Planning and Zoning Commission's discretion based on the level of interest in each case. The tentative agenda is as follows:

1. Acknowledgement of Absences
2. Approval of the minutes of the March 16, 2026 meeting
3. Withdrawals and Continuances
4. Public Hearings

Old Business:

Z-25-01-006 2507 and 2511 Freeman Mill Road and 1402 Near Minor Street (East of Freeman Mill Road, west of Beagle Street, and North of Coliseum Boulevard) – A rezoning request from R-5 (Residential Single-family – 5), RM-18 (Residential Multi-family – 18), and CD-C-M (Conditional District - Commercial – Medium) to CD-LI (Conditional District - Light Industrial) with the following conditions:

1. Buildings will not exceed 35ft.
 2. Free standing signage will not exceed 15ft in height.
- For the properties identified as 2507 and 2511 Freeman Mill Road and 1402 Near Minor Street, generally described as east of Freeman Mill Road, west of Beagle Street, and North of Coliseum Boulevard (1.001 acres)
 - John W. Milton III

New Business:

Z-26-04-001 1898 Willow Road (West of Willow Road and north of Interstate 40) – A rezoning request from LI (Light Industrial) to CD-R-5 (Conditional District - Residential Single-family – 5) with the following conditions:

1. Permitted Uses shall be limited to: Residential uses.
 2. The maximum number of units is 2.
- For the property identified as 1898 Willow Road, generally described as west of Willow Road and north of Interstate 40 (4.64 acres)
 - Robert Mason Schermerhorn of BMS Investment Properties, LLC

Z-26-04-002

3705 Flint Street (West of Flint Street and north of Berryman Street) – A rezoning request from R-5 (Residential Single-family – 5) to CD-RM-18 (Conditional District - Residential Multi-family – 18) with the following conditions:

1. Permitted Uses shall be limited to: Residential uses.
 2. No more than 20 principal dwelling units shall be permitted.
- For the property identified as 3705 Flint Street, generally described as west of Flint Street and north of Berryman Street (1.22 acres)
 - Robert Mason Schermerhorn of BMS Investment Properties, LLC

Z-26-04-003

A portion of 2612 Rear South Holden Road (West of South Holden Road and south of Farmington Drive) – A rezoning request from BP (Business Park) to CD-RM-26 (Conditional District - Residential Multi-family – 26) with the following condition:

1. Permitted uses shall include all uses allowed in the RM-26, Residential Multi-family – 26 Zoning District, except for the following:
 - a. All Cemeteries
- For the property identified as a portion of 2612 Rear South Holden Road, generally described as west of South Holden Road and south of Farmington Drive (10.27 acres)
 - Nathan Duggins for Richard L. Vanore Jr. of Koury Corporation

Z-26-04-004

544 Jolson Street (East of Jolson Street and south of East Bessemer Avenue) – A rezoning request from C-M (Commercial – Medium) to CD-O (Conditional District - Office) with the following condition:

1. Permitted Uses shall include all uses allowed in the O zoning district except: Cemeteries.
- For the property identified as 544 Jolson Street, generally described as east of Jolson Street and south of East Bessemer Avenue (0.54 acres)
 - Phillip P. Lucas II of Redemption Homes on behalf of James J. Lawson of Lawson & Associates LLC

Z-26-04-005

536 Farragut Street (North of Farragut Street and west of Randleman Road) – A rezoning request from CD-C-M (Conditional District - Commercial – Medium) to LI (Light Industrial)

- For the property identified as 536 Farragut Street, generally described as north of Farragut Street and west of Randleman Road (2.94 acres)
- Britton Lewis for Belinda H. Harris of B&D Properties, LLC

PL(P) 26-11
Z-26-04-006

3700 Liberty Road (West of Liberty Road and south of Delmar Drive) – An annexation and original zoning request from County RS-40 (Residential Single-family) to City R-3 (Residential Single-family-3).

- For the property identified as 3700 Liberty Road, generally described as west of Liberty Road and south of Delmar Drive (0.49 acres)
- Tammy Roberts of Homes Built By Design Inc. for David Daughton

Z-26-04-007

701 Brigham Road, 7924 Eric Road, and 7911 Atchison Road (West of Brigham Road and south of Atchison Road) – A rezoning request from R-3 (Residential Single-family – 3) to CD-RM-26 (Conditional District - Residential Multi-family – 26) with the following condition:

1. Permitted uses shall be limited to: Residential Uses.

- For the properties identified as 701 Brigham Road, 7924 Eric Road, and 7911 Atchison Road, generally described as west of Brigham Road and south of Atchison Road (14.53 acres)
- Nick Blackwood for Melissa A. and Kevin Setliff, Carole A. and James B. Lowery, Michael R. Atchison, Carmen Atchison Adkins, and Phyllis Atchison, Kevin G. Phillips of Phillips Management Group, Inc on behalf of Brigham Road, LLC, and FA Develop, LLC

Z-26-04-008

709, 711, and a portion of 715 Brigham Road, and 7914 and 7927 Atchison Road (West of Brigham Road and south of Pleasant Ridge Road) – A rezoning request from R-3 (Residential Single-family – 3) to PUD (Planned Unit Development) with the following conditions:

Phase 1:

1. Uses shall be limited to those permitted in the RM-26 zoning district.
2. A maximum of 715 residential units exclusive of amenity areas, leasing office(s), and other accessory uses.

Phase 2:

1. Uses shall be limited to those permitted in the C-M, O, and LIM zoning districts.
 2. Maximum building area for non-residential uses shall be limited to 165,900 square feet.
- For the properties identified as 709, 711, and a portion of 715 Brigham Road, and 7914 and 7927 Atchison Road, generally described as west of Brigham Road and south of Pleasant Ridge Road (41.23 acres)

- Nick Blackwood for Stephen Gene Shelton, Carmen Atchison Adkins, Michael R. Atchison, Melissa A. and Kevin M. Stantliff, Carole A. and James B. Lowery, Kevin G. Phillips of Phillips Management Group, Inc on behalf of Brigham Road, LLC, and FA Develop, LLC

Z-26-04-009

1301, 1305, 1307, 1309, 1309-A, and 1311 North Elm Street, 1304, 1306, and 1310-1314 Carolina Street, and 100, 104, and 108 East Northwood Street (West of North Elm Street and North of West Northwood Street, and South of East Northwood Street and east of North Elm Street) – A rezoning request from O (Office) and LI (Light Industrial) to CD-PI (Conditional District - Public and Institutional) with the following condition:

1. Permitted uses shall include all uses allowed in the PI zoning district except: Cemeteries, Elementary and Secondary schools, Golf Courses, Recycling Collection Points, and Caretaker Dwellings.
- For the properties identified as 1301, 1305, 1307, 1309, 1309 A, 1311, and 1310 1314 North Elm Street, 1304 and 1306 Carolina Street, and 100, 104, and 108 East Northwood Street, generally described as west of North Elm Street and North of West Northwood Street, and South of East Northwood Street and east of North Elm Street (4.16 acres)
 - Tom Terrell for Robert Culp and Andrew Barrow of The Moses H. Cone Memorial Hospital and Elm Street Medical Center Association, Inc.

Z-26-04-010

611 and a portion of 613 Pisgah Church Road and a portion of 3917 Baylor Street (South of Pisgah Church Road and west of Baylor Street) – A rezoning request from R-3 (Residential Single-family – 3) to CD-C-M (Conditional District - Commercial – Medium) with the following condition:

1. No Eating or Drinking Establishments with Drive-through Facilities will be permitted.
 2. Maximum sign area shall be limited to 50 square feet along Baylor Street.
- For the properties identified as 611 and 613 Pisgah Church Road and 3917 Baylor Street, generally described as south of Pisgah Church Road and west of Baylor Street (0.82 acres)
 - Barrett Blackburn of Ascend Real Estate Advisors, LLC on behalf of Martha A. Osborne

Z-26-04-011

A portion of 613 Pisgah Church Road and a portion of 3917 Baylor Street (South of Pisgah Church Road and west of Baylor Street) – A rezoning request from R-3 (Residential Single-family – 3) to CD-R-5 (Conditional District - Residential Single-family – 5) with the following condition:

1. Uses shall be limited to residential uses only.

- For the properties identified as a portion of 613 Pisgah Church Road and a portion of 3917 Baylor Street, generally described as south of Pisgah Church Road and west of Baylor Street (1.04 acres)
- Barrett Blackburn of Ascend Real Estate Advisors, LLC on behalf of Martha A. Osborne

Z-26-04-012

2711 and 2713 YY Liberty Road (East of Liberty Road and south of Alamance Church Drive) – A rezoning request from R-5 (Residential Single-family – 5) to CD-RM-12 (Conditional District - Residential Multi-family – 12) with the following condition:

1. Permitted uses shall be limited to a maximum of 120 dwelling units.

- For the properties identified as 2711 and 2713 YY Liberty Road, generally described as East of Liberty Road and south of Alamance Church Drive (17.75 acres)
- Theodore and Alicia Stevens of Trinity Construction & Development on behalf of Sam Misher of Affordable Builders, LLC

Z-26-04-013

1201 and 1207 Pisgah Church Road (South of Pisgah Church Road and west of Willoughby Boulevard) – A rezoning request from R-5 (Residential Single-family – 5) and CD-RM-12 (Conditional District - Residential Multi-family – 12) to CD-RM-12 (Conditional District - Residential Multi-family – 12) with the following conditions:

1. Permitted uses shall be limited to residential uses only
2. Building façade materials shall consist of no less than 75 percent wood, stone, glass, brick, and/or cementitious material. Neither vinyl siding nor Exterior Insulation Finishing Systems (EIFS) shall be used in building façades. Vinyl materials may be used as part of windows, doors, and trim.
3. Maximum building height is limited to 48 feet
4. Each Townhouse dwelling shall take driveway access from a private street or drive.

- For the properties identified as 1201 and 1207 Pisgah Church Road, generally described as South of Pisgah Church Road and west of Willoughby Boulevard (1.42 acres)
- William H. Johnson, Jr. on behalf of Shirely A. Rudd, Edward Graves, Mary Ann Charity, Clarence Graves, and Jimmy Graves

5. Text Amendments

PL(P) 26-12 - Zoning, Planning and Development Text Amendment: Amending the Greensboro Land Development Ordinance, Section 30-12-2, Flood Damage Prevention,

specifically Section 30-12-2.1, General, and Section 30-12-2.4, Amendments to the Flood Insurance Rate Map

6. Items from the Planning and Zoning Commission Members

WRC/arn
Attachments

*You can participate in this meeting in person or online. If you would like to address the Planning and Zoning Commission and provide evidence/testimony during the meeting regarding an item on this agenda virtually, please email Planning staff no later than **12:00 p.m. on Monday, April 20, 2026** at ZoningAdministration@greensboro-nc.gov.*

*If you request to participate in the meeting virtually, you will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. If you have a presentation, pictures or other materials you would like to present to the Planning and Zoning Commission as part of the meeting, please provide it to Planning staff no later than **5:00 p.m. on Friday, April 17, 2026**.*

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 Gary Canapinno, ADA Coordinator at 336-373-2723.