



# City of Greensboro

Melvin Municipal Building  
300 W. Washington Street  
Greensboro, NC 27401

## Meeting Agenda - Final City Council

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Tuesday, April 21, 2020

5:30 PM

Virtual Meeting

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### VIRTUAL MEETING

#### Call to Order

#### Council Procedure for Conduct of the Meeting

#### I. PUBLIC HEARING AGENDA

##### *TO SUBMIT COMMENTS FOR THIS VIRTUAL MEETING:*

- *If you would like to provide comments on any annexation/zoning or the Weaver-Sherwin Building Historic Landmark, closing of an Un-Named Street, or Economic Development public hearing item and/or participate in the hearing the night of April 21 please email [virtualcomment@greensboro-nc.gov](mailto:virtualcomment@greensboro-nc.gov) by Monday, April 20 at 12:00 p.m. Typed comments only. Please do not embed videos in the email.*
- *When emailing comments or requests to participate in the public hearings, please provide your name and identify which public hearing item or items you are addressing. Persons requesting to participate in the public hearings during the April 21, 2020 City Council will be emailed a separate online meeting invitation with instructions on how to participate, including a unique password that cannot be used by other individuals.*
- *Note: All public comments received are subject to the public records law, will be posted on the City of Greensboro website, and will be made available to the media. These communications are not confidential.*

1. [ID 20-0224](#) Public Hearing for an Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 4100, 4108, and 4110 Lawndale Drive and 4201 Lake Jeanette Road

##### Attachments:

[Planning Board Minutes.pdf](#)

[CP-19-08\\_LakeJeanetteLawndaleMap.pdf](#)

[20-0224 ORD GFLUM Amendment.docx](#)

*ITEMS #1/ID 20-0224 AND #2/ID 20-0311 POSTPONED FROM THE FEBRUARY 18, 2020 MEETING. DUE TO CIRCUMSTANCES WITH COVID-19, IS NOW SCHEDULED TO BE HEARD ON APRIL 21, 2020, OR IF NO MEETING OCCURS ON APRIL 21, 2020, THEN TO THE NEXT REGULARLY SCHEDULED BUSINESS MEETING ON THE THIRD TUESDAY OF THE MONTH.*

2. [ID 20-0311](#) Public Hearing for an Ordinance for Rezoning at 4100, 4108 and 4110 Lawndale Drive and 4201 Lake Jeanette Road - Marsh Prause on behalf of Kotis Properties, Inc. for Loretta H. Brown and WAW Properties, LLC

**Attachments:** [Z-19-12-006-LawndaleDrandLakeJeanetteRd-Zoning.pdf](#)  
[Z-19-12-006-LawndaleDrandLakeJeanetteRd-Aerial.pdf](#)  
[Z-19-12-006-LawndaleDrandLakeJeanetteRd-GFLUM.pdf](#)  
[SoS Kotis Properties Inc.pdf](#)  
[SoS WAW Properties LLC.pdf](#)  
[Zoning Staff Report \(Lawndale Dr & Lake Jeanette Rd\).docx](#)  
[Zoning Minutes \(Lawndale Dr & Lake Jeanette Rd\).docx](#)  
[Zoning Statement \(Lawndale Dr & Lake Jeanette Rd\).docx](#)  
[20-0311 ORD \(Lawndale Dr & Lake Jeanette Rd\).docx](#)

3. [ID 20-0271](#) Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 5412-5414 Freedom Lane and 5420-5424 Freedom Lane - 3.094-Acres (Keystone Group, Inc.)

**Attachments:** [PLP20-03FreedomLn-VerdunKeystone.pdf](#)  
[PLP20-03FreedomLn-VerdunKeystoneAerial.pdf](#)  
[SoS Keystone Group Inc.pdf](#)  
[Freedom Anx Petition.pdf](#)  
[Planning Board Minutes](#)  
[20-0271 ORD Freedom Ln.doc](#)

*ITEMS #3/ID 20-0271, #4/ID 20-0309 AND #5/ID 20-0279 WERE POSTPONED FROM THE MARCH 17, 2020 MEETING. DUE TO CIRCUMSTANCES WITH COVID-19, IS NOW SCHEDULED TO BE HEARD ON APRIL 21, 2020, OR IF NO MEETING OCCURS ON APRIL 21, 2020, THEN TO THE NEXT REGULARLY SCHEDULED BUSINESS MEETING ON THE THIRD TUESDAY OF THE MONTH.*

4. [ID 20-0309](#) Public Hearing for an Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 5710 and 5711-5733 Ruffin Road and 5412-5414 and 5420-5424 Freedom Lane

**Attachments:** [CP 20-04 Ruffin Rd & Freedom Ln \(Verdun Dr\)-CC PH Notice.docx](#)  
[CP 20-04 Ruffin Rd & Freedom Ln \(Verdun Dr\)-CC GFLUM Amend Mailing.doc](#)  
[Planning Board Minutes.pdf](#)  
[20-0309 ORD Ruffin Rd & Freedom Ln \(Verdun Dr\)-GFLUM.docx](#)

5. [ID 20-0279](#) Public Hearing for an Ordinance for Original Zoning and Rezoning Located at 5710 and 5711-5733 Ruffin Road and 5412-5414 and 5420-5424 Freedom Lane - Scott Wallace for Keystone Group, Inc.

**Attachments:** [PL\(Z\)20-08-FreedomLn-Zoning.pdf](#)  
[PL\(Z\)20-08-FreedomLn-Aerial.pdf](#)  
[PL\(Z\)20-08-FreedomLn-GFLUM.pdf](#)  
[SoS\\_Keystone Group, Inc.pdf](#)  
[Zoning Staff Report \(Ruffin Rd & Freedom Ln\).docx](#)  
[Zoning Minutes for PL\(Z\) 20-08 \(Ruffin Rd & Freedom Ln\).docx](#)  
[Zoning Statement \(Ruffin Rd & Freedom Ln\).docx](#)  
[20-0279 ORD \(Ruffin Rd & Freedom Ln\).docx](#)

6. [ID 20-0272](#) Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 506 and a Portion of 511 Kallamdale Road - 9.725-Acres (Charlotte Layton, David Layton and the Robert M. Layton Heirs)

**Attachments:** [PLP20-04\\_506-511KallamdaleMap.pdf](#)  
[PLP20-04\\_506-511KallamdaleAerial.pdf](#)  
[Kallamdale Petition.pdf](#)  
[Planning Board Minutes](#)  
[20-0272 ORD Kallamdale Road](#)

*ITEMS #6/ID 20-0272 AND #7/ID 20-0280 WERE POSTPONED FROM THE MARCH 17, 2020 MEETING. DUE TO CIRCUMSTANCES WITH COVID-19, IS NOW SCHEDULED TO BE HEARD ON APRIL 21, 2020, OR IF NO MEETING OCCURS ON APRIL 21, 2020, THEN TO THE NEXT REGULARLY SCHEDULED BUSINESS MEETING ON THE THIRD TUESDAY OF THE MONTH.*

7. [ID 20-0280](#) Public Hearing for an Ordinance for Original Zoning Located at 506 and a portion of 511 Kallamdale Road - Tom Terrell representing Trinity Housing Development, LLC for Charlotte and David Layton and Robert M. Layton Heirs

**Attachments:** [PL\(Z\)20-09-506and511KallamdaleRd-Zoning.pdf](#)  
[PL\(Z\)20-09-506and511KallamdaleRd-Aerial.pdf](#)  
[PL\(Z\)20-09-506and511KallamdaleRd-GFLUM.pdf](#)  
[SoS\\_Trinity Housing Development LLC.pdf](#)  
[Zoning Staff Report \(506 & 511 Kallamdale Rd\).docx](#)  
[Zoning Minutes for PL\(Z\) 20-09 \(506 & portion of 511 Kallamdale Rd\).docx](#)  
[Zoning Statement \(506 & 511 Kallamdale Rd\).docx](#)  
[20-0280 ORD \(506 & 511 Kallamdale Rd\).docx](#)

8. [ID 20-0211](#) Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 1308 and 1310 Ranhurst Road - 1.598-Acres (Josue Cisneros and Rosa Alvarez)

**Attachments:** [PLP20-02\\_1308-10Ranhurst\\_Annex.pdf](#)  
[PLP20-02\\_1308-10Ranhurst\\_Aerial.pdf](#)  
[Ranhurst Petition.pdf](#)  
[Planning Board Minutes](#)  
[20-0211 ORD Ranhurst Rd](#)

*ITEMS #8/ID 20-0211 AND #9/ID 20-0217 WERE POSTPONED FROM THE MARCH 17, 2020 MEETING. DUE TO CIRCUMSTANCES WITH COVID-19, IS NOW SCHEDULED TO BE HEARD ON APRIL 21, 2020, OR IF NO MEETING OCCURS ON APRIL 21, 2020, THEN TO THE NEXT REGULARLY SCHEDULED BUSINESS MEETING ON THE THIRD TUESDAY OF THE MONTH.*

9. [ID 20-0217](#) Public Hearing for an Ordinance for Original Zoning Located at 1308 and 1310 Ranhurst Road - Josue Cisneros

**Attachments:** [PL\(Z\)20-05-1308and1310RanhurstRd-Zoning.pdf](#)  
[PL\(Z\)20-05-1308and1310RanhurstRd-Aerial.pdf](#)  
[PL\(Z\)20-05-1308and1310RanhurstRd-GFLUM.pdf](#)  
[Zoning Staff Report \(1308 & 1310 Ranhurst Rd\).docx](#)  
[Zoning Minutes \(1308 & 1310 Ranhurst Rd\).docx](#)  
[Zoning Statement \(1308 & 1310 Ranhurst Rd\).docx](#)  
[20-0217 ORD 1308 & 1310 Ranhurst Rd.docx](#)

10. [ID 20-0210](#) Public Hearing for an Ordinance Annexing Territory into the Corporate Limits for Property Located at 3701 Groometown Road and 3709-ZZ Groometown Road - 13.98-Acres (Sedgefield Show Grounds Inc.)

**Attachments:** [PLP20-01\\_3701Groometown\\_Annex.pdf](#)  
[PLP20-01\\_3701Groometown\\_Aerial.pdf](#)  
[Groometown Petition.pdf](#)  
[SoS\\_Sedgefield Show Grounds.pdf](#)  
[Planning Board Minutes](#)  
[20-0210 ORD Groometown Rd](#)

*ITEMS #10/ID20-0210, #11/ID 20-0310, AND #12 ID/20-0218 WERE POSTPONED FROM THE MARCH 17, 2020 MEETING. DUE TO CIRCUMSTANCES WITH COVID-19, IS NOW SCHEDULED TO BE HEARD ON APRIL 21, 2020, OR IF NO MEETING OCCURS ON APRIL 21, 2020, THEN TO THE NEXT REGULARLY SCHEDULED BUSINESS MEETING ON THE THIRD TUESDAY OF THE MONTH.*

11. [ID 20-0310](#) Public Hearing for an Ordinance Amending the Future Land Use Map of the Greensboro Connections 2025 Future Land Use Plan for Property at 3701 and 3709ZZ Groometown Road

**Attachments:** [CP 20-01 3701 & 3709ZZ Groometown Rd.docx](#)  
[CP 20-01 3701 & 3709ZZ Groometown Rd-CC GFLUM Amend Mailing.docx](#)  
[Planning Board Minutes.pdf](#)  
[20-0310 ORD 3701 & 3709ZZ Groometown Rd-GFLUM.docx](#)

12. [ID 20-0218](#) Public Hearing for an Ordinance for Original Zoning Located at 3701 and 3709 ZZ Groometown Road - Affordable Housing Management, Inc. for Sedgefield Show Grounds, Inc.

**Attachments:** [PL\(Z\)20-06-3701&3709ZZGroometownRd-Zoning.pdf](#)  
[PL\(Z\)20-06-3701&3709ZZGroometownRd-Aerial.pdf](#)  
[PL\(Z\)20-06-3701and3709ZZGroometownRd-GFLUM.pdf](#)  
[SoS Affordable Housing Management Inc.pdf](#)  
[SoS Sedgefield Show Grounds Inc.pdf](#)  
[Zoning Staff Report \(3701 & 3709ZZ Groometown Rd\).docx](#)  
[Zoning Minutes \(3701 & 3709ZZ Groometown Rd\).docx](#)  
[Zoning Statement \(3701 & 3709ZZ Groometown Rd\).docx](#)  
[20-0218 ORD 3701 & 3709ZZ Groometown Rd.docx](#)

13. [ID 20-0238](#) Public Hearing for an Ordinance for Rezoning at 2806 East Wendover Avenue - Ismael Mahamadou

**Attachments:** [PL\(Z\)20-07-2806EWendoverAve-Zoning.pdf](#)  
[PL\(Z\)20-07-2806EWendoverAve-Aerial.pdf](#)  
[PL\(Z\)20-07-2806EWendoverAve-GFLUM.pdf](#)  
[Zoning Staff Report \(2806 E. Wendover Ave\).docx](#)  
[Zoning Minutes \(2806 E Wendover Rd\).docx](#)  
[Zoning Statement \(2806 E Wendover Ave\).docx](#)  
[20-0238 ORD 2806 E Wendover Ave.docx](#)

*THIS ITEM WAS POSTPONED FROM THE MARCH 17, 2020 MEETING. DUE TO CIRCUMSTANCES WITH COVID-19, IS NOW SCHEDULED TO BE HEARD ON APRIL 21, 2020, OR IF NO MEETING OCCURS ON APRIL 21, 2020, THEN TO THE NEXT REGULARLY SCHEDULED BUSINESS MEETING ON THE THIRD TUESDAY OF THE MONTH.*

14. [ID 20-0235](#) Public Hearing for an Ordinance Designating Weaver-Sherwin Building, 603 S. Elm Street, Owned by Eric Robert, QUB Studios LLC, a Guilford County Historic Landmark

**Attachments:** [Weaver-Sherwin Building - Recomm. Letter.docx](#)  
[SoS\\_QUB Studios, LLC.pdf](#)  
[20-0235 ORD Weaver-Sherwin Building.docx](#)

*THIS ITEM WAS POSTPONED FROM THE MARCH 17, 2020 MEETING. DUE TO CIRCUMSTANCES WITH COVID-19, IS NOW SCHEDULED TO BE HEARD ON APRIL 21, 2020, OR IF NO MEETING OCCURS ON APRIL 21, 2020, THEN TO THE NEXT REGULARLY SCHEDULED BUSINESS MEETING ON THE THIRD TUESDAY OF THE MONTH.*

15. [ID 20-0225](#) Public Hearing for a Resolution Closing an Un-Named Street from its Intersection with Ridgecrest Drive Southeastward a Distance of Approximately 130 Feet (Friends Home, Inc.)

**Attachments:** [PLP20-5\\_StClsg-offRidgecrestLayout.pdf](#)  
[PLP20-5\\_StClsg-offRidgecrestAerial.pdf](#)  
[Off Ridgecrest SC Petition.pdf](#)  
[Planning Board Minutes](#)  
[SoS\\_Friends Homes, Inc.pdf](#)  
[20-0225 RES Off Ridgecrest Dr.docx](#)

*THIS ITEM WAS POSTPONED FROM THE MARCH 17, 2020 MEETING. DUE TO CIRCUMSTANCES WITH COVID-19, IS NOW SCHEDULED TO BE HEARD ON APRIL 21, 2020, OR IF NO MEETING OCCURS ON APRIL 21, 2020, THEN TO THE NEXT REGULARLY SCHEDULED BUSINESS MEETING ON THE THIRD TUESDAY OF THE MONTH.*

16. [ID 20-0321](#) Public Hearing to Approve Economic Development Appropriations For a Small Business Continuity Program in the Amount of \$460,000

**Attachments:** [20-0321 RES Sm Business Continuity Program.doc](#)

Matters to be discussed by the Mayor and Members of the Council (if time permits)

Matters to be presented by the City Manager (if time permits)

Matters to be presented by the City Attorney (if time permits)

## **Adjournment**

## **II. ATTACHMENTS FOR COUNCIL'S INFORMATION: (INFORMATIONAL PURPOSES ONLY)**

*THERE ARE NO ATTACHMENTS FOR COUNCIL INFORMATION FOR THIS AGENDA*

**INFORMATION FOR THE PUBLIC**

NOTICE: THIS WILL BE AN VIRTUAL MEETING OF THE GREENSBORO CITY COUNCIL. CITY HALL IS CURRENTLY CLOSED TO THE PUBLIC IN THE INTEREST OF PUBLIC HEALTH CONCERNS. Residents are encouraged to watch the meeting on Greensboro Television Network (GTN).

\* This second meeting of the month will consider public hearing items only. Public comments or requests to participate in the meeting, must be received by April 20, 2020 at 12 o'clock, the day prior to the Virtual City Council meeting. Comments are to be submitted to [virtualcomment@greensboro-nc.gov](mailto:virtualcomment@greensboro-nc.gov) and should include the speaker's first and last name, phone number, and email address (for staff follow-up as needed). Typed written comments only. Please do not embed video in the email. Comments will be summarized for Council and will posted at [www.greensboro-nc.gov](http://www.greensboro-nc.gov). The COG understands the level of concern and passion during this unprecedented time; however, all submittals must be free of inappropriate language and submitted in a respectful manner.

\* Note: Any public comment email received is subject to the public records law and will be made available to the media. These communications are not confidential.

\* The zoning application hearing process allows proponents and opponents a total of fifteen (15) minutes notwithstanding the number of persons desiring to be heard. Proponents shall be heard first followed by comments from opponents. Each side may speak a total of five (5) minutes rebuttal. Public comments must be associated with zoning agenda items. Please email [virtualcomment@greensboro-nc.gov](mailto:virtualcomment@greensboro-nc.gov) to submit comments for participation information. Council reserves the right to change the format of the meeting.

\* The next regular City Council meeting will be held on Tuesday, May 5, 2020 at a TBD time as a virtual meeting.