

**MEETING OF THE  
GREENSBORO ZONING COMMISSION  
March 15, 2021**

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The regular meeting of the Greensboro Zoning Commission was held electronically through a Zoom meeting and broadcast simultaneously on the City of Greensboro's web site March 15, 2021, beginning at 5:30 p.m. Members present were: Chair Hugh Holston, Catherine Magid, Zac Engle, Tony Collins, James Rosa, Richard Bryson, Vernal Alford, and Sandra O'Connor. Present for City staff were Luke Carter, Mike Kirkman, Steve Galanti, (Planning Department), Noland Tipton (GDOT), and Alan Andrews (Chief Deputy City Attorney).

Chair Holston welcomed everyone to the meeting and noted the meeting was being conducted online only and to contact Planning staff with any issues logging into the meeting. Chair Holston also advised of the policies and procedures in place for the Zoning Commission and how the meeting would be conducted using the online format. Chair Holston then welcomed Catherine Magid as the newest Commissioner.

Deputy Attorney Andrews advised pursuant to General Assembly Session Law 2020-3, which modified Section 166A-19.24 and adopted by the North Carolina General Assembly that anyone may submit written comments between now and 24 hours after the public hearing closes for any item on the agenda. Those comments can be submitted to Planning staff. He also noted that if comments are sent to please identify which item on the agenda was being commented on.

Chair Holston performed a roll call of the Commissioners present and advised Mr. Jones was not present. Ms. O'Connor made a motion to approve the absence of Mr. Jones; seconded by Bryson. The Commission voted 8-0. (Ayes: Chair Holston, Magid, Collins, Bryson, Rosa, Engle, Alford, and O'Connor. Nays: 0).

Chair Holston welcomed Catherine Magid as the newest member and first meeting.

**APPROVAL OF THE FEBRUARY 15, 2021 REGULAR MEETING MINUTES: (Approved)**

Ms. Magid abstained as she was not present at the meeting.

A motion was made by Mr. Engle to approve the February 15, 2020 minutes as amended; seconded by Mr. Rosa. The Commission voted 7-0-1. (Ayes: Chair Holston, Collins, Bryson, Rosa, Engle, Alford, and, O'Connor. Abstention: 1).

**WITHDRAWALS OR CONTINUANCE**

Mr. Kirkman advised of a request to withdraw case Z-21-03-003, 4111 and 4113 Lawndale Drive and 4006 Lawndale Place and the applicant's attorney would speak to the withdrawal request.

Chair Holston requested the attorney state their name and address and address the request for the withdrawal.

Marc Isaacson, 804 Green Valley Road, represented the applicant for case Z-21-03-003. He respectfully asked for the request to be withdraw. He noted the application will be refiled in a month or two with a revised site plan. He stated that after the initial request was filed, there were concerns specifically regarding access and it was determined given the limited time, it would be best to withdraw this request, hit the pause button, and re-file again after their engineer has had sufficient time to address some issues regarding access with GDOT. They looked forward to returning with a revised plan to present to the Zoning Commission at the appropriate time.

Chair Holston inquired if there were any questions for Attorney Isaacson from the Commissioners. Hearing none, Chair Holston inquired if there was anyone else wishing to speak in favor of the request to withdraw. Hearing none, Chair Holston inquired if there was anyone wishing to speak in opposition to the request. Mr. Kirkman advised Chair Holston that because the application was being withdrawn by the applicant, there would be no official action needed by the Zoning Commission.

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**PUBLIC HEARING**

**Z-21-03-001: A rezoning from R-3 (Residential Single-family-3) to LI (Light Industrial), for the property identified as 8513 Cider Road, generally described as south of Cider Road and west of Sandy Ridge Road, (1.35 acres) (Approved)**

Mr. Kirkman reviewed the zoning map for Z-20-03-001 and other summary information for the subject property and surrounding properties. Mr. Kirkman advised there were no conditions associated with this request. Chair Holston requested the applicant to provide their name, address, and state their case.

Sharon Frazier, 8513 Cider Road, represented the homeowner, Sheila Barber at 8513 Cider Road. Ms. Frazier stated she was a real estate broker with Berkshire Hathaway and with Ms. Barber as she had asked for their assistance. Ms. Barber has been a long-time resident at this location and stated the landscape and the whole face of the neighborhood had significantly changed over time. Ms. Barber expressed to Ms. Frazier she would like the land rezoned and had made a decision to move. The neighborhood has shifted to Light Industrial all around her and in addition, dump trucks go up and down her street all day moving very fast. The purpose of the neighborhood has shifted and Ms. Barber no longer felt comfortable in the yard with her grandchildren and pets. Ms. Frazier reached out to Mr. Carter and found out about the long range plans for the area. Ms. Frazier shared that information with Ms. Barber, who decided to relocate to an area where she would be more comfortable with her family and her pets and respect the long-range plan for the area. Ms. Frazier advised it is Berkshire's intention to market the property for that purpose and help support that plan.

Chair Holston asked if the neighbors had been contacted. Ms. Frazier responded she assisted Ms. Barber in writing a community outreach letter sent to approximately 22 residents in a 600-foot radius explaining Ms. Barber's intention. No one reached out in response to the letter. Chair Holston inquired if the Commissioners had questions. Hearing none, Chair Holston inquired if there was anyone else to speak in favor of the request. Seeing none, Chair Holston inquired if there was anyone wishing to speak in opposition to the request. Hearing and seeing none, Chair Holston closed the public hearing and requested to hear staff's recommendation.

Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates this property as Urban General on the Future Land Use Map and the Western Area Plan designates this site as an Employment Area on the Future Land Use Map. The request is consistent with the Comprehensive Plan because the proposed development is compatible with the scale and intensity of surrounding uses and increases and preserves the inventory of developable sites compatible with corporate and industrial uses. The uses permitted in the proposed LI zoning district are consistent with several surrounding uses that are zoned both LI and HI. Staff recommended approval of the request.

Chair Holston inquired if there were questions for staff. Mr. Engle advised he had a motion if no one else wished to speak. Chair Holston inquired if the Commissioners had any comments, questions, thoughts, or discussion. Mr. Engle stated in regard to agenda item Z-21-03-001, the Greensboro Zoning Commission believes that its action to approve the zoning request for the property described as 8513 Cider Road, from R-3 (Residential – Single-Family-3) to LI (Light Industrial) to be consistent with the adopted GSO 2040 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 requested LI zoning district would permit uses that are complimentary to those existing in the surrounding areas. (3) The request is reasonable due to the size, physical conditions, and other attributes of the area. It will benefit the property owner and the community. Approval is in the public interest. Seconded by Mr. Alford. The Commission voted 8-0. (Ayes: Chair Holston, Magid, Collins, Bryson, Rosa, Engle, Alford, and O'Connor. Nays: 0). Chair Holston stated this approval constitutes final action unless appealed in writing to the Planning Department within 10 days.

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Anyone may file such an appeal. All such appeals will be subject to a public hearing at the April 20, 2021 City Council meeting. All adjoining property owners will be notified of any such appeal.

**Z-21-03-004: A rezoning from CD-BP (Conditional District – Business Park) to LI (Light Industrial) for the properties identified as 7801 and 7803 Thorndike Road, generally described as south of Thorndike Road and east of Pegg Road, (6.21 acres). (Approved)**

Mr. Kirkman reviewed the zoning map and other summary information for the subject property and surrounding properties. Mr. Kirkman advised there were no conditions associated with the request. Chair Holston inquired if there were any questions for staff. Seeing none, Chair Holston requested Mr. Nichols to provide his name, address, and to present his case.

Hunter Nichols, 309 Gallimore Dairy Rd, represented Samet Corporation. Mr. Nichols stated Samet Corporation is requesting to rezone this property to Light Industrial to maximize the use of the land. Currently under the Business Park zoning regulations they are limited to a maximum of 60,000 square feet for warehouse uses. Samet would like to construct a warehouse building larger than 60,000 square feet to meet the client's needs, maximize the effective use of the area, and provide a building at the best possible lease rate based on the size.

Chair Holston inquired if the Commissioners had questions for Mr. Nichols. Hearing none, Chair Holston inquired if there was anyone else to speak in favor of this request. Seeing none, Chair Holston inquired if there was anyone wishing to speak in opposition to the request. Mr. Carter advised there was no one in opposition of the request. Chair Holston closed the public portion of the hearing and requested to hear from staff on their recommendation.

Mr. Kirkman stated the GSO 2040 Comprehensive Plan designates the property as Industrial on the Future Land Use and Planned Industrial District on the Future Built Form Map. The request is consistent with the Comprehensive Plan because the proposed development is compatible with the scale and intensity of surrounding uses and increases and preserves the inventory of developable sites compatible with corporate and industrial uses. The uses permitted in the proposed LI zoning district are consistent with the surrounding uses zoned primarily LI and BP. Staff recommended approval of the request.

Chair Holston inquired if there were any questions for Mr. Kirkman. With no questions, Chair Holston advised the Commission to deliberate. Mr. Engle made a motion in regards to agenda item Z-21-03-004, that the Greensboro Zoning Commission believes that its action to approve the zoning request for the properties described as 7801 and 7803 Thorndike Road, from CD-BP (Conditional District – Business Park) to LI (Light Industrial) to be consistent with the adopted GSO 2040 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 requested LI zoning district will permit uses that are complimentary to those in the existing and surrounding area. (3.) The request is reasonable due to the size, physical conditions and other attributes of the area, and will benefit the property owner and surrounding community. Approval is in the public interest. Seconded by Ms. O'Connell. The Commission voted 8-0. (Ayes: Chair Holston, Magid, Collins, Bryson, Rosa, Engle, Alford, and O'Connor. Nays: 0). Chair Holston stated this approval constitutes final action unless appealed in writing to the Planning Department within 10 days. Anyone may file such an appeal. All such appeals will be subject to a public hearing at the April 20, 2021 City Council meeting. All adjoining property owners will be notified of any such appeal.

Chair Holston advised the next item was a proposed street name change from SR 6838 North Regional Ramp to Samaritan Lane.

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**5. STREET NAME CHANGE: (Recommended Approval)**

Mr. Kirkman advised Steve Galanti from the Planning department would be presenting this item. Mr. Galanti advised this was a street name change for a portion of a road going from the State Route number to Samaritan Lane. Mr. Galanti stated to begin the street name change process there needs to be a valid street name and a petition signed by the adjacent property owners. In this case there are both. The proposed street name was approved by the Address Coordinator of the Planning department and the petition was signed by both property owners on either side of the road. The applicant is Samaritans Purse who are building a hanger and office building on the airport property east of this site. The applicants need a clear and reliable address to receive materials. There was confusion regarding the street name currently and changing the street name to Samaritan Lane will help to gather their product and make deliveries in a more timely manner. In order to make a finding to change the street name, the Commission must find three things; The proposed name change has to be in accordance with the street name and address manual; it cannot duplicate an existing street name elsewhere in Guilford County; and it cannot be phonetically similar to an existing street name. This proposed street name meets all three of the findings and staff recommended approval of the request. To complete the process, staff requested the Zoning Commission hold a public hearing, receive public comments, and make a recommendation to City Council, who will have the final approval authority. The request is tentatively scheduled to be heard by City Council on April 20, 2021.

Chair Holston thanked Mr. Galanti for his presentation. Chair Holston inquired if there was anyone else to speak in favor of this request. Chair Holston requested the speaker to provide his name and address and share his thoughts.

Robert Pittard, 5401 Horse Trail Road Summerfield, stated Samaritan's Purse runs their aviation program for their International Relief program from the Greensboro airport. Samaritan did this without a hanger for a long period of time. Samaritan has completed 167 missions out of Greensboro since 2016 when they located in Greensboro. They have been to 35 different countries, responded to earthquakes, famines, or whatever. The operation is being expanded and since the aviation program is centered in Greensboro they are building a large hangar for cargo to deliver supplies around the world. The SR6838 name has presented significant amount of problems for deliveries of materials in the past to this site.

Chair Holston inquired if there was anyone to speak in opposition to the request. Seeing none, Chair Holston closed the public hearing. Mr. Galanti stated staff does recommend approval based on the three findings. Mr. Engle made a motion for the Zoning Commission to recommend the name change to City Council. Seconded by Ms. O'Connor. The Commission voted 8-0. (Ayes: Chair Holston, Magid, Collins, Bryson, Rosa, Engle, Alford, and O'Connor. Nays: 0). Chair Holston stated the request constituted a favorable recommendation and was subject to a public hearing at the April 20, 2021 City Council meeting.

**ITEMS FROM PLANNING DEPARTMENT:**

**GSO 2020 Comprehensive Plan Update**

Russ Clegg presented an update on the GSO 2040 Comprehensive Plan implementation. Mr. Clegg reminded the Commission that after several years of public conversations the Plan was adopted and the Plan has a set of community values that talk about community aspirations for the future, a vision of statements that is anticipated to be true in the next 20 years that will help to align policies moving forward and provide a target to aim towards. In moving towards that vision, there are six big ideas with each idea having a set of goals and strategies that make up the policies of the Plan. The Plan was adopted last year with an effective date of September 1, 2020. During that time hard work ensued to have the Plan up and running with new materials for the Zoning Commission and City

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Council for the consideration of land use changes and made sure other departments knew about the Plan. Staff was very pleased with the way the department has been able to use the Plan so far and the way the big ideas have become conversation points regarding zoning cases. Ten questions were set up to frame the zoning conversations that have also been helpful to the Commission and City Council. Mr. Clegg also noted there were Business Journal articles quoting the plan when there was talk about a new development program, which was framed in the context of several of the big ideas and how that proposal would help the city to move forward toward those.

Mr. Clegg then stated there was a new web site independent of the City web site related specifically for the Comprehensive Plan. On this site the Plan can be reviewed by the size and shape as it would be on paper or could be laid out in the more important constituent points. Video has also been added to the web site that explains the important concepts of the Plan and additions will be added to make it more user friendly. Growth maps have been added to the Maps and Apps page on the City web page that are interactive maps to zoom in on particular locations. The Comprehensive Plan's policies and the anticipated growth maps working with other zoning districts and other policies of the city can be reviewed here as well.

Mr. Clegg then stated that after the Plan was adopted, staff worked with a team from other departments looking at the small area plans that needed to be completed or updated. Currently work will be starting on a plan for the East Gate City Boulevard area, which will help expand the successes experienced with the West Gate City Boulevard plan to take advantage of city investments and other plans and facilities seen on the eastern side of the city closer to I-85. Staff has also started cataloguing specific actions that other departments are taking part in as depicted in the flyer update for January.

In thinking through implementation, staff thought of a strategy with four different pieces such as Work Planning, Communication, Engagement, and Regular updates since the Plan is broad and not a list of tasks. Staff has been working with other departments to see how the Plan aligns with their work projects and plans moving forward. Staff worked with the Capital Improvements Budget in the spring to align those priorities in the framework of the Comprehensive Plan with a focus on infill and activity centers which take a different thought process than basing the growth on physical expansion. The Plan has served as a good base for collaboration between the departments and how to frame the work done with each other. Staff is continuing to focus on communication. The City's landing page for the Comprehensive Plan is being re-aligned and the external web site will focus more on implementation and the items worked on in different departments out to the public to see how the Plan is being implemented. If the public is more interested in particular projects, they could click on links and learn more about those. Staff wants a consistent platform for communications so residents know where to find the most current information on how the Plan is being implemented. A database is being developed for outreach to different community groups. Flyers will be distributed on a quarterly basis to summarize different things being done in the city with implementation.

In addition to communication, there is a focus on engagement and interacting with residents which will be different for different projects. Communicating about the Energy Plan would be very different than the engagement strategy for corridor sites. Mr. Clegg stated the Zoning Commission will be receiving regular updates from the department. The Plan currently states that the Planning Board is a body that would receive annual reviews in addition to reviewing the 5-year updates to the Plan that will be more significant but that group was dissolved and its responsibilities shifted primarily to the Zoning Commission. The Zoning Commission will be kept up to date on a regular basis with what is being developed and will continue to work with other departments to see how their plans and projects can align with the plan in working with the websites and other communication strategies. The plan is to have information distributed so people will want to learn more about particular individual projects and programs and can dive into them with links and other information provided. It would also

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put them in context of the overall plan and its implementation. Planning will be watching how the public relates to the overall big picture of moving towards the vision and moving towards the six big ideas. Information is also being gathered about zoning cases seen over the last year and other land use trends to look at the anticipated growth maps to see how they are relating, and working and serving as a useful tool in moving forward.

Mr. Clegg stated the Commissioners had flyers that looked in detail at the individual projects from different departments that are assisting Planning in moving towards the six big ideas which is being used as a framework as it appears to resonate with people in talking about the plan and the large vision for the city moving forward.

Mr. Rosa stated in the past his main question had been plans for the three major corridors coming from I-85 and I-40 into the downtown area; Randleman Road, South Elm Eugene Street and Martin Luther King Jr. Drive, three of Greensboro's major corridors leading to downtown. Mr. Rosa asked if there were plans for those corridors. Those areas look terrible and there is a need to make those areas look as good as other corridors leading to those areas. Mr. Clegg responded there are plans for those three areas in particular that are being worked on. There are projects on South Elm and MLK with the Redevelopment Commission that they are hopeful will bring a lot of vitality and life and some properties there that they are hoping to sell for development. One of the reasons in choosing East Gate City Boulevard was it is one of the most important roads traveling in and out of Greensboro when looking at the amount of traffic generated, amount of folks from out of town, and the amount of city investments going in there. The housing plan was adopted this past year and the neighborhoods around there are mentioned in the housing plan. It appeared the most logical place to start a deep dive on how to obtain some synergy from those different projects and help those neighborhoods move forward. Planning will continue to look at the other corridors as well.

Mr. Rosa asked Mr. Clegg if he knew how long it would take before bringing this topic back to the Commissioners. Mr. Clegg responded currently there was not a time frame yet for the East Gate City Boulevard plan but the public process is anticipated to start in the near future. Chair Holston expressed his appreciation for the update and was looking forward to seeing some efforts regarding Randleman Road, South Elm Eugene Street and Martin Luther King. A rising tide raises all ships and he felt it would be important that there would not be a singular focus but a focus that is multi-faceted and multi-pronged so that some groups do not get left behind. Mr. Bryson looking at Yanceyville Street and Summit Avenue from the north, Yanceyville Street has some traction with sidewalks being done. Mr. Bryson felt there was a lot of infill that could be done in that area that leading to downtown. Revolution is doing a lot of work there but it stops at Revolution and Mr. Bryson would like to see what the City can do about those areas. Mr. Bryson has lived in that area 19 years with very little done for beautification and infill projects. Mr. Clegg responded he did not disagree with what was said. It sounds like the commercial corridors could use some reinvestment and new looks. The Planning Department has been looking at the economic development policies to determine how they could be revamped to tie in closer with the Comp Plan's policies as well as looking at how transit and those pieces can help spur development. Planning is also working with a group that studies missing middle housing which is the range of housing between single family detached housing and apartment buildings could possibly fit in for a bigger conversation about those corridors and how to help them globally in the future.

**ITEMS FROM ZONING COMMISSIONERS:**

Mr. Engle asked how many items were on the agenda for the next meeting. Mr. Carter advised there were 10 rezoning cases, including original zonings, and several other items beyond that.

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**ADJOURNMENT:**

The meeting was adjourned at 6:22 p.m.

Respectfully submitted,  
Hugh Holston, Chairperson  
HH/cgs