



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, January 3, 2019 10:00 a.m.

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order:

Members:

Engineering & Inspections Dept.

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

Fire Department

2. Sketch Plans:

- 10:00 – 10:45 2018-2539 Sketch Plan re 218-B East J J Dr. Meeting by Conference Call with Cory Cown, Dan Warrick and Jim Lee; Eric Applefield attending in person.

3. Consent Agenda:

4. Business Agenda:

- **2018-1593: CFT Construction Building – 9062 W Market St.** 10,800 sf GFA; 36,677 sf BUA, on 2.76-acre site. Jay Matey of Timmons Group for Francisco Burgos.
 - **Conditional Approvals:** GDOT (Remove stop signs from plan); ZONING (Include building height)
- **2018-1366: Minor Revision of Guilford College Maintenance Yard – 1120 New Garden Rd, Joe O’Buch for Green Mountain Engineering.**
 - Approved was net increase of 3063 sf BUA from existing conditions
 - Revised plan would be a lesser increase, 2200 sf. (Removes 960 sf of sidewalk and concrete Area of Rescue on southern side of proposed Upper Annex; adds 97 sf concrete pad for 1 HVAC pad; other HVAC pad is on area of existing gravel; revised sidewalk to west of Proposed Shop and revised parking space location both are onto areas of existing gravel.

5. Discussion Items:

6. Adjournment:

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, January 4, 2019 10:00 a.m.

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order:

Members:

Engineering & Inspections Dept.

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

Fire Department

2. Sketch Plans:

- **10:00 – 10:45 2018-2557 Sketch Plan re Bee Safe Auto Storage**, Al Leonard and Brent Cockrum attending, 1016 and 1018 Battleground.
- **10:45 – 11:00 2018-2541 Sketch Plan re Resort Lifestyle Communities**, Brett Hammonds attending, 5300 High Point Road.

3. Consent Agenda:

4. Business Agenda:

- **2018-1677 2305 Soabar Property Improvements** – 2305 Soabar St; 11.8 acres. Re-use of 85,688 sf building; increase in BUA from 162915 to 308313 sf. Allan Hill of Triad Design for City of Greensboro
- **2018-2455 UDP for Retreat at 68 North Property** – 1114 NC 68 Hwy N – East Wind Development Company/Jim Jackson for CPT Engineering (Recommendation for Planning Board Agenda)

5. Discussion Items:

6. Adjournment:

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, January 8, 2019 10:00 a.m.

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order:

Members:

Engineering & Inspections Dept.

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

Fire Department

2. Sketch Plans:

- **10:45 – 11:00 2018-2532 Sketch Plan re Bellemeade at Eugene St Parking Deck, 415 Bellemeade St, Tori Small attending**

3. Consent Agenda:

4. Business Agenda:

- **Recommendations on Annexations:**
 - **PL(P) 19-01:** Proposed annexation of 4408 Near Sumner Church Road, 601 Kallamdale Road, 5200-5216 (even) Carol avenue, and I-85 Right-of-Way (56.7 acres)
 - **PL(P) 19-02:** Proposed annexation of 132, 132 Near, 134 and 136 Wolfetrail Road and I-85 Right-of-Way (25.3 acres)
 - **PL(P) 19-03:** Proposed Annexation of 4500 Pine Vista Lane (0.46 acres)
- **2018-1366: Minor Revision of Guilford College Maintenance Yard – 1120 New Garden Rd, Joe O’Buch for Green Mountain Engineering.**
 - Approved was net increase of 3063 sf BUA from existing conditions
 - Revised plan would be a lesser increase.

5. Discussion Items:

6. Adjournment:

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, January 10, 2019 10:00 a.m.
MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order:

Members:

Engineering & Inspections Dept.
Parks & Recreation Dept.
Planning Administration
Planning Administration (Development Services Division)
Transportation Dept.
Water Resources (Engineering Division)
Water Resources (Stormwater Division)
Fire Department

2. Sketch Plans:

3. Consent Agenda:

4. Business Agenda:

- **2018-1677 2305 Soabar Property Improvements** – 2305 Soabar St; 11.8 acres. Re-use of 85,688 sf building; increase in BUA from 162915 to 308313 sf. Allan Hill of Triad Design for City of Greensboro
 - **Conditional Approvals:** Fire (On plan – re electric gates); GDOT (GDOT driveway permit)

5. Discussion Items:

- Processing Revision to 2015-2088, Duke Energy/Verizon Wireless, approved 4/19/17

6. Adjournment:

For more information, please contact:

Planning Department

(336) 373-2144

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***** **AGENDA** *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, January 11, 2019, 10:00 a.m.

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

Fire Department

2. Sketch Plans:

- **10:00 - 10:45: 2019-0021 Sketch Plan -Townhomes for 4416 and 4600 N. Church St.**
4416 and 4600 N. Church Street - Lee Bryant, Evans Engineering

3. Consent Agenda:

4. Business Agenda:

A. 2018-1872: Glenwood Recreation Center Parking Lot and Cross Access

2010 Coliseum Blvd. – Proposed BUA: 11,049 sq. ft.

Matt Williams, Borum Wade Associates

Conditional Approvals:

Planning: Update the cover sheet to show the revised numbers of required and proposed parking spaces; note that the proposed IMUD reduces the existing parking deficit of the properties on the site plan; remove the pasted R-5 standards on the site plan and type in the standards not already shown in the R-5 Zoning District block.

Transportation: See e-plan for comments. Remove existing driveway from proposed driveway; submit GDOT driveway permit

B. 2018-1374: Waffle House, Inc. – Gallimore Dairy and Hwy 68 – NC DOT Driveway Permit

510 Gallimore Dairy Rd. – Proposed BUA: 23,373 sq. ft.

Vince Townsend and Jordan Young, Green Mountain Engineers

Conditional Approvals:

Stormwater Conveyance: See sheet C3-0 for labeling comments

Utilities: See pages 3-5 on e-plan

C. 2018-2368: Reynolds Place Apartments Type 2 Modification

1915 Spring Garden St. – Proposed BUA: 0.133 ac – See attachment

Tim Shaw, Hagen Engineering

D. 2018-2607: UDP for Coapman Street Apartments

600, 604, 608 Coapman Street and 3707, 3509 Brevard Street – See attachment

CDI Builders/Ravindra Bissram of Fleming Engineering

Recommendation for Planning Board Agenda

5. Discussion Items:

6. Adjournment

For more information, please contact: *Planning Department* - (336) 373-2144 - [Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, January 14, 2019, 10:00 a.m.

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

Fire Department

2. Sketch Plans:

- **10:00 - 10:45: 2019-0023 Sketch Plan – Mythos Grill and Shops**
2301 Battleground Avenue – 1.33 ac
Eddie Mythos/Mary Smith with Hugh Creed Associates

3. Consent Agenda:

4. Business Agenda:

5. Discussion Items:

6. Adjournment

For more information, please contact: *Planning Department* - (336) 373-2144 - [Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, January 17, 2019, 10:00 a.m.
MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.
Parks & Recreation Dept.
Planning Administration
Planning Administration (Development Services Division)
Transportation Dept.
Water Resources (Engineering Division)
Water Resources (Stormwater Division)
Fire Department

2. Sketch Plans:

- **10:00 – 10:45: 2019-0022 Sketch Plan for Woodland Heights Apartments of Greensboro West – 134 Wolfetrail Road**
Jordan Young, Green Mountain Engineering

3. Consent Agenda:

4. Business Agenda:

- **2018-1868: Primrose Schools Educational Child Care Site Plan for Building Expansion and Revised Parking Layout**
3105 Brassfield Road – Proposed BUA: 3,460 sq. ft. (0.08 ac)
Lancaster Commercial Properties/Drew Fleming for Evans Engineering

Conditional Approvals

Planning/Zoning: Easements need to be referenced and all need to be shown on page C2.1; update lot numbers for 2B and 2D to 2E and 2D, respectively; update lot numbers based on changes in lot lines between 2B and 2D; clarify if there is a private utility easement for water service to Lot 2A (see markup); clarify if 15' utility easement centered for public water line

Watershed Protection-Stormwater: On sheet C6.1, verify title consistent development certification as "Engineer's Certification of Water Quality and Water Quantity Control."

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, January 18, 2019, 10:00 a.m.
MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.
Parks & Recreation Dept.
Planning Administration
Planning Administration (Development Services Division)
Transportation Dept.
Water Resources (Engineering Division)
Water Resources (Stormwater Division)
Fire Department

2. Sketch Plans:

- **10:00am-10:45am: 2019-0065 Sketch Plan for Parking Addition for 228 Little Santee Road**
228 Little Santee Road, Colfax
Eddie Braddock, Service Manager/Estimator for Johns Plumbing Heating and Air
- **10:45 -11:30am: 2019-0061 Sketch Plan for Brenntag Storage Tank Installation**
2 HCI Boulevard
Dale Henshaw, Brenntag

3. Consent Agenda:

4. Business Agenda:

- **Concept Plan for NC A&T Bluford Street Student Housing**
Properties on Bluford Street, Salem Street, Stewart Street and Boyd Street
Covington Associates for A&T, Staff Contact: Luke Carter

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, January 22, 2019, 10:00 a.m.

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

Fire Department

2. Sketch Plans:

3. Consent Agenda:

4. Business Agenda:

A. 2018-1315: Carvana Koger Blvd

4830 Koger Blvd.

Carvana/Diana Brown for Kimley Horn

Conditional Approvals:

Building Inspections: Show Spot Elevation on sheet C5.0 that elevation in the middle of the Drive, on the west side, is also at 858.91 and 859.00, so that it will be verified that those curbs are Flush Curbs with the Pavement.

Utilities – Sewer: Utility construction plan review required. After receiving final TRC approval, please submit three (3) sets of plans to the Engineering Department. Please call (336)373-2052 with any questions. Fire Flow & Pump Tracking Request Form must be submitted to Water Resources (Kenny Treadway-336-373-2055) prior to issuing of a water permit. See additional notes on eplan

Watershed Protection-Stormwater: The disturbed area on the coversheet (1.38 acs) does not march sheets within the plan (1.45 acs) – which is correct? Clarification needed.

B. 2018-0420: European Accents CreekSide Site – New Facility (BI Plan 2018-2252)

510 Creek Ridge Rd.

Gene Pearce, AFE Engineering/European Accents LTD/Les Blankenship

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, January 24, 2019, 10:00 a.m.
MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.
Parks & Recreation Dept.
Planning Administration
Planning Administration (Development Services Division)
Transportation Dept.
Water Resources (Engineering Division)
Water Resources (Stormwater Division)
Fire Department

2. Sketch Plans:

3. Consent Agenda:

4. Business Agenda:

- **2018-2226: Revolution Mill Site Improvements**
1250 Revolution Mill Drive
Historic Revolution, LLC/Jeremy Anderson for Coulter Jewel Thames

Summary: *Addition of ramp and concrete sidewalk for ADA access from re-striped ADA parking spaces*

Conditional Approvals:

Planning: Repeat Comments: *Add vicinity map; please list setbacks for the LIM and LI district; please list zoning conditions for CD-LIM; please include address, township and city in the title block. New Comment: Please change Zoning of property with PIN 7875061042 to CD-LIM.*

(Comment only) Parks and Recreation: *Can ADA access be provided from the 9 ADA spaces in the adjacent parking lot?*

5. Discussion Items:

- **2019-0051: Final Plat for Chantille Place – Phase 3**
1430-YY Whitesand Drive
Delta Homes/Jeff Allred for Allred Land Surveying

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, January 31, 2019 10:00 a.m.

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

Fire Department

2. Sketch Plans:

- **10:00 – 10:45: 2019-0114 Sketch Plan for Regional Center Phase**
8642 W. Market Street (Related 2017-2366: Regional Center E-Plan)
Jay Matey, Timmons Group and clients

3. Consent Agenda:

4. Business Agenda:

1. 2018-2094 Industrial Park II Site Plan

8020 Industrial Village Road – Proposed GFA 7.725 sq. ft., Proposed BUA 0.46 ac
David Graham/Kent Barney for Landmark Builders

Conditional Approvals

Planning - Minor edits requested: 1. Remove LI from existing and proposed uses on the cover sheet. LI is a zoning district, not a use. 2. Maximum Height is none on the site plan, not 25 feet.

Watershed Protection-Stormwater - Coversheet comment to add title of note – City of Greensboro Requirements for “Final Copy;” and address minor comments on sheet C4.3 to add note to construction sequence stating “Basin must be cleaned prior to converting to SCM/BMP”

2. 2019-0051 Chantille Place Preliminary Plat (Re-approval)

1430-YY Whitesand Drive
Delta Homes/Jeff Allred for Allred Land Surveying

Conditional Approvals

Stormwater Conveyance - Show utility easement

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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