



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Monday, April 1, 2019 at 10:00am
MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

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

2. Sketch Plans:

3. Consent Agenda:

4. Business Agenda:

- **2019-0113 Crown Volvo Greensboro**
3607 W. Wendover Avenue
4.2 acre site, Proposed GFA: 6,259 sq. ft.
Asbury Automotive NC Real Estate Holdings LLC/Adam Essink, Kimley-Horn

Conditional Approval:

Utilities: See e-plan for comments

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, April 2, 2019 at 10:00am

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

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

- **10:00 – 10:45**
2019-0509 Sketch Plan for 1007 Battleground Mixed-Use
1007 Battleground Avenue and 517 Prescott Street
Gene Mustin of Borum, Wade and Associates

3. Consent Agenda:

4. Business Agenda:

- A. 2018-2560 Preliminary IMUD Plat for Westridge Shopping Center**
3315 Battleground Avenue
Branch Westridge Associates/Rick Wrap for Borum, Wade and Associates
- B. 2019-0113 Crown Volvo Greensboro**
3607 W. Wendover Avenue
4.2 acre site, Proposed GFA: 6,259 sq. ft.
Asbury Automotive NC Real Estate Holdings LLC/Adam Essink, Kimley-Horn

Conditional Approval:

Utilities: See e-plan for comments

- C. 2019-0334 Guilford College Maintenance Yard Paving**
823 Quadrangle Drive – 0.761-acre area
Guilford College/Joe O’Buch for Green Mountain Engineers

Conditional Approvals:

Stormwater Conveyance

Watershed Protection

- D. Type 2 Modification for 2205 and 2207 Sherwood Street**
Re: 2019-0394 Exempt Plat for Christina Lundquist
This modification request is regarding 30-13-3.5 (LDO). Currently, the existing lot line goes through an existing garage and the new lot to be created is vacant land. The property owners intend to build on and occupy the new lot and sell the existing lot.
Applicant: Chris Rohrer, Land Solutions

5. Discussion Items:

6. Adjournment

For more information, please contact: [Planning Department at \(336\) 373-2144](mailto:Planning@cityofgreensboro.com). [Greensboro Planning Website](http://www.cityofgreensboro.com/planning)



***** **REVISED AGENDA** *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, April 4, 2019 at 10:00am

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

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

- **10:00 – 10:45**
2019-0534 Sketch Plan Meeting for Daystar Church
Address: 2843 Horse Pen Creek Rd.
Existing use: vacant residential and office
Proposed use: church
Tim Shaw, Hagen Engineering

- **10:45 – 11:30**
2019-0584 Sketch Plan for 4901 W Market St for proposed Dunkin'
Address: 4901 W. Market Street
Existing use: vacant lot
Proposed use: Dunkin' restaurant with drive-through
Adrienne Smith, Commercial Site Design

3. Consent Agenda:

4. Business Agenda:

- A. 2019-0226 J Wayne Poole Inc Storage Building**
3410 HOLTS CHAPEL RD
.97 acre site, Proposed GFA: 4,000 sq. ft.
Mary Poole/J Wayne Poole Inc/Keith Broderick

- B. 2018-2464 Tamco Sale, Inc.**
8748 W MARKET ST
.915 acre site, Proposed GFA: 2,600 sq. ft.
The Hen Group LLC/Evans Engineering

Conditional Approvals from Stormwater Conveyance, Transportation, and Watershed Protection will need to be verified at the meeting.

- C. PL(P) 19-14: Recommendation on the Proposed Satellite Annexation of 4005 Neuse Court (.81 Acres).**

5. Discussion Items:

6. Adjournment

For more information, please contact: [Planning Department at \(336\) 373-2144](mailto:Planning@greensboro.org). [Greensboro Planning Website](http://www.greensboro.org/planning)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, April 5, 2019 at 10:00am
MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

10:00 – 10:45am

2019-0535 Sketch Plan for News and Record Redevelopment Project

Address: 200 E. Market Street

Existing use: News and Record building and surrounding site

Proposed use: mixed-use development

Josh Hamby, Kimley-Horn

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
Monday, April 8, 2019 at 10:00am
MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

3. Consent Agenda:

4. Business Agenda:

- **Type 2 Modification for 117 and 215 Aloe Road**

Address: 117 and 215 Aloe Road

Proposal: This is a modification request from the side lot line configuration, Section 30-13-3.5 of the LDO. Please reference the exempt plat under TRC review, 2019-0167.

Applicant: Jim Nagel, Custom Industries, Inc.

See attachments

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, April 9, 2019 at 10:00am
MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

- **10:00 – 10:45**

2019-0586 Sketch Plan for Mavis Tire

1302 Bridford Parkway

Existing use: former gas station, convenience store

Proposed use: auto tire center with 8 service bays

Wyatt Bone, Bohler Engineering

3. Consent Agenda:

4. Business Agenda:

A. 2019-0073 Hammaker PMA Addition

1124 S. Holden Road – 46.9 ac

Proposed GFA: 3,840 sq. ft., Proposed BUA: 4,791.6

Allan Hill, Triad Design Group

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, April 11, 2019 at 10:00am
MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

- **10:00 – 10:45**

2019-0667 Sketch Plan for Parking Expansion for 3816 Patterson Street

3816 Patterson Street – 4.33

Proposal: expansion of parking area on existing site for existing business

Applicant: Hoffman & Hoffman, Inc.

3. Consent Agenda:

4. Business Agenda:

A. 2019-0295 Five Star Express Carwash

3608 W. Wendover Ave

Mark Reynolds/Anthony Lester for Evans Engineering

B. 2018-2369 Handee Hugos on Randleman Road

2831 Randleman Road

Applicant: Bunn-Brantley Enterprises/Ray Watson for Commercial Site Design

Conditional approval:

Watershed-Protection Stormwater

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, April 12, 2019 at 10:00am
MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

- **10:00 – 10:45**

2019-0587 Sketch Plan for ABC Store Expansion and Parking at Ring Road

2731 and 2733 Ring Road – 0.98 ac (both parcels together)

Existing use: ABC store and undeveloped lot at 2733 Ring Road

Proposed use: parking and building expansion of existing ABC store site

Applicant: Juhann Waller, JC Waller and Associates

3. Consent Agenda:

4. Business Agenda:

A. 2019-0395 Revision to Westcliff Rd Plan 2018-1778

407 Westcliff Road – 6.34 acres

Proposed GFA: 0 sq. ft., Proposed BUA: 4.14 acres

Applicant: Cheney Brothers, Inc./Dave Southard, Evans Engineering

B. 2019-0064 Sloop Retail Site Design

518 N. Spring Street

Proposed GFA: 0 sq. ft., Proposed BUA: 3,300 sq. ft.

Applicant: David Sloop/Mark Summey

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, April 15, 2019 at 10:00am

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

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

- **10:00 – 10:45**
2019-0672 Sketch Plan for 816 Park View Townhomes
816 Park Avenue – 0.33 acre
Propose use: Townhomes
Al Williams

3. Consent Agenda:

4. Business Agenda:

- A. 2019-0073 Hammaker PMA Addition**
1124 S. Holden Road – 46.9 ac
Proposed GFA: 3,840 sq. ft., Proposed BUA: 4,791.6
Allan Hill, Triad Design Group

Conditional approvals:

Building Inspections

Landscape/Tree Preservation

Zoning

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, April 15, 2019 at 10:00am

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

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

- **10:00 – 10:45**
2019-0692 Sketch Plan Holyfield Boarding House
3501 Associate Drive – 0.86 ac
Proposed use: boarding house
Barry Holyfield/Vic Smith, Erskine-Smith Architecture

3. Consent Agenda:

4. Business Agenda:

- A. 2018-2191 Campground Road Warehouse Building**
2335 Campground Road – 18.1 ac
Proposed GFA: 120,000 sq. ft., proposed BUA: 4.54 ac

Conditional approvals:

Design Review
Landscape/Tree Preservation
Transportation
Utilities-Sewer

- B. 2019-0032 Oka T. Hester Park – Park Improvements**
3615 Deutzia Street – 78.2 ac
Proposed BUA: 0.01 ac

Conditional approval:

Watershed Protection - Stormwater

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Monday, April 22, 2019 at 10:45am
MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification for 816 Park Avenue

816 Park Avenue – 0.33 acre

Reference Sketch Plan 2019-0672 for Park View Townhomes

Al Williams

B. 2018-2420 Reedy Fork Ph 4 Sections 3C, 3E, 3F, 3J, 3L, 3M Preliminary Subdivision

5001 Turner Smith Road – 54.7 acres

AF-Reedy Fork/Lee Bryant for Evans Engineering

5. Discussion Items:

6. Adjournment

For more information, please contact:

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, April 26, 2019 at 10:00am

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

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

3. Consent Agenda:

4. Business Agenda:

- **2019-0225 City of Greensboro Townsend Water Treatment Plant Lagoon 2**
6269 Townsend Rd
943-acre site, Proposal: add residual lagoon to existing facility
City of Greensboro/CDM Smith

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, April 29, 2019 at 10:00am

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

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

10:00am-10:45am

2018-1678 Historic Magnolia House

442 Gorrell Street – 0.4 acre

Proposal: patio, kitchen, office space, bedroom and parking additions/alterations

Natalie Pass Miller, Historic Magnolia House

3. Consent Agenda:

4. Business Agenda:

- **2019-0225 City of Greensboro Townsend Water Treatment Plant Lagoon 2**
6269 Townsend Rd
943-acre site, Proposal: add residual lagoon to existing facility
City of Greensboro/CDM Smith

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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