



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, May 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**
2019-0782 Sketch Plan Guilford BHUC/Sandhills Center
931 Third Street – 5.92 acres
Proposal: Medical Office
Triad Design Group

- **10:45 – 11.30**
2019-0809 Sketch Plan UPS Operations Expansion
3005 Flagstone Drive – 13.7 acres
Existing use: UPS facility
Proposal: UPS operations expansion for parking, delivery and sorting
Kenny Marlow, Borum, Wade and Associates

3. Consent Agenda:

4. Business Agenda:

1. **2018-1910 NC A&T Pavilion**
3020 McConnell Rd – 122.32 acres
Proposed GFA: 17,300 sq. ft., Proposed BUA: 1.85 acres
NC A&T State University/Trey Dawkins, Covington Associates

Conditional Approvals:

Watershed Protection – Stormwater

2. **2018-2390 D&L New Warehouse**
2811 Firestone Drive – 0.56 acre
Proposed GFA: 5,525 sq. ft., Proposed BUA: 7,642
Chadco Builders

Conditional Approvals:

Watershed Protection – Stormwater



3. **2018-2527 Marsh Cabinets at 2503 Greengate Drive (warehouse addition)**
2503 Greengate Drive – 2.44 acres
Proposed GFA: 18,660 sq. ft., Proposed BUA: 20,904 sq. ft.
Chadco Builders

Conditional Approvals:

Utilities

Watershed Protection – Stormwater

4. **2018-0707 Moses H Cone Hospital Parking Lot E Expansion**
1200 N. Elm Street – 62.72 acres
Proposed BUA: 6,336 sq. ft.
Cone Health/Stimmel Associates, PA
5. **2018-2592 Equipment Compound Addition to existing Substation**
1R640-31 TMobile 5g 1701-T Randolph Ave
1701-T Randolph Avenue – 2.98 acres
Proposed BUA: 0.02 acre

5. **Discussion Items:**

6. **Adjournment**

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, May 3, 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:

1. Annexation Request for 4504 Pine Vista Lane

4504 Pine Vista Lane – 0.52 ac.

*Proposal: residential land use, connection to City utilities**

Owner/applicant: Javier Saldana

Staff: Luke Carter, Senior Planner, Planning Department

**See attachments*

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, May 6, 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:

- **2018-2464 Tamco Sales, Inc.**
8748 W. Market Street – 0.915 acre
The Hen Group, LLC/Evans Engineering

Conditional approvals

Stormwater Conveyance

See sheet C3-1 for a labeling comment

Watershed Protection – Stormwater

Add notes per e-plan

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, May 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:

3. Consent Agenda:

4. Business Agenda:

A. *2015-1209 Lofts at New Garden*

1301 New Garden Road, 7.63 acres

Proposal: Re-approval of expired TRC plan for multi-family development

CPT Engineering

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, May 10, 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:

A. 2019-0735 Unified Development Plan for McAlister-Leftwich

507 N. Church Street – 0.682 acre

Wilson Surveying, Inc.

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, May 13, 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** **2019-0853 Sketch Plan Newman Machine Co. Master Plan and Warehouse Expansion**
2943 and 2949 Lees Chapel Road – approx. 17 acres
Existing use: industrial
Proposed use: warehouse expansion
Contact: Tori Small, Westcott, Small and Associates
- 10:45 – 11.30** **2019-0854 Sketch Plan Standard Drive Development for Industrial/Commercial**
215 Standard Drive – 25.8 acres
Existing use: residential
Proposed use: industrial or commercial
Contact: Kyle Gutierrez, Samet Corporation

3. Consent Agenda:

4. Business 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, May 14, 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 **2019-0852 Sketch Plan Friends Home Retirement Community Expansion**
925 New Garden Road – 79.1 acres
Existing use: retirement community
Proposed use: residential mix, wellness and dining
Stephen Owens, Stimmel Associates, PA

3. Consent Agenda:

4. Business 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

Thursday, May 16, 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

2019-0923 Sketch Plan Carol Ave Residential Development

5200-5216 Carol Avenue, 601 Kallamdale Road, 4408 Near Sumner Church Road, portion of 4229 Short Farm Road, and a portion of the US Highway 85 right of way – 30.6 acres

Existing use: undeveloped land/single family residential

Proposed use: single family residential

CPT Engineering and Surveying, Inc.

3. Consent Agenda:

4. Business Agenda:

A. 2018-2160 Aspen Dental

2321 Battleground Avenue – 0.39 ac, Proposed GFA: 3,500 sq. ft., Proposed BUA: 0.28 ac

Kotis Holding/Tori Small for Westcott Small and Associates

Conditional Approvals:

Building Inspections

Staff needs a copy of the recorded Plat and/or Deed before building permit can be issued.

Planning

The deed which conveys the portion of Elam Avenue right-of-way must be recorded in the Guilford County Register of Deeds prior to the issuance of a building permit for this building.

B. 2018-2346 The Reserve at Greenwood

3061 Pisgah Place – 30.37 acres, Proposed BUA: 7.24 ac

Stonecrest Apartments II, LLC/Keith Broderick, Civil Design

Conditional Approvals:

Building Inspections

Please provide the following comments on the Grading and/or Site Plan sheets: 9R. Show overhead power lines or provide a note that "No overhead power lines exist within the property limits or less than ten feet outside the limits". 10R. Provide a note on the Site sheet that "Any structure to be removed shall require a demolition permit from Building Inspections."

Planning

Conditional approval pending approval from USPS. The United States Postal Service (USPS) for (CBU)

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, May 20, 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:

10:45am-11:30am **2019-0888 Sketch Plan LDJ Global Strategies Warehouse Expansion**
3401 and 3315 A & B Old Burlington Rd – 14.84
Existing use: Warehouse and Vacant
Proposed use: Warehouse
Walt Reddick, LDJ Global Strategies

3. Consent Agenda:

4. Business Agenda:

- **2019-0378 Lewis Recreation Center Parking Improvements**
3110 Forest Lawn Drive – 0.915 acre
Westcott Small and Associates

Conditional approvals

Zoning

1. The property owners adjacent (closest) must be shown with standard owner name info, plat/deed reference, land use and zoning noted. See e-plan for comment; 2. Please note setbacks for zoning district in Site Data table, see note in e-plan and attachment. If you have any questions, please contact Rachel McCook at Rachel.McCook@greensboro-nc.gov or (336)373-7784. Thank you

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, May 21, 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:

A. 2018-0487 KFC 3818 W. Gate City Blvd

3818-B W. Gate City Blvd. – 0.62 ac

Proposed GFA: 2,100 sq. ft., Proposed BUA: 19,820 sq. ft.

Plaza Street Fund XVIII/Davidson Architecture + Engineering

Conditional approvals:

Stormwater Conveyance

See sheet C3.2 for a note that needs to be removed

Watershed Protection – Stormwater

See sheet C1.0 for a note that needs to be removed

B. 2019-0376 Guilford Child Development Center

1121 S. Benbow Rd. – 0.91 ac

Proposed GFA: 5,638 sq. ft., Proposed BUA: 19,668 sq. ft.

Guilford Child Development/Adam Carroll for Timmons

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, May 23, 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:

A. 2017-2100 Project Slugger

400 Bellemeade Street – 0.44 ac

Proposed use: office/retail/banking/restaurant

Downtown Slugger Development, LLC

Conditional Approval:

Zoning

The final plat that crates this lot must be recorded in the Guilford County Register of Deeds prior to the issuance of any building permits.

B. 2018-1659 IMUD Preliminary Plan for 500& 592 Hickory Ridge Drive

500 & 502 Hickory Ridge Drive 1.160 ac

Borum, Wade and Associates

C. 2019-0378 COG Lewis Center Recreation Center Parking Improvements

3110 Forest Lawn Drive – 343.57 ac

Westcott Small & Associates

Conditional Approval:

Zoning

The property owners adjacent (closest) must be shown with standard owner name info, plat/deed reference, land use and zoning noted. See e-plan for comment

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, May 28, 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:

- A. 2019-0112 Preliminary Subdivision for Devonshire Phase 2**
4301 and 4307 Lake Jeanette Road – 7.68 acres
Propose use: Townhomes (10 townhomes)
Tim Lauer, CPT Engineering

Conditional approval:

Watershed Protection-Stormwater

REVISE RIP-RAP PAD SIZING CHART ON SHEET D-5 & CLEARLY SHOW THE REDUCTION OF THE STREET LENGTH TO REDUCE THE BUA AMOUNT - PLAN CANNOT GET FULL TRC APPROVAL UNTIL THE STREAM BUFFER DISTURBANCE 'AUTHORIZATION CERTIFICATE' HAS BEEN RELEASED

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department
(336) 373-2144
Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, May 30, 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 **2019-0958 Sketch Plan 1155 Pleasant Ridge Rd Maintenance Shop**
1155 Pleasant Ridge Road – 1.03 acres
Existing use: undeveloped land
Proposed use: maintenance shop for private hauling company
Brent Cockrum, Fleming Engineering

10:45 – 11.30 **Sketch Plan meeting cancelled**

3. Consent Agenda:

4. Business Agenda:

A. 2018-2545 Kinder Morgan 8RK Expansion Plantation Tank Farm
6907-A W. Market Street – 41.4 acres
Proposed GFA: 952.50 sq. ft.; Proposed BUA: 27,958.67 sq. ft.
Kinder Morgan Plantation Pipeline Company/Liane Morgan S&ME

5. Discussion Items:

6. Adjournment

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