



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, August 1, 2019 at 10:00 am
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. **Street Closing Petition**

*A portion of O'Ferrell Street at the intersection with Edison Park Road
2408 SF Total Area to be Combined with Adjoining Parcels*

5. **Discussion Items:**

6. **Adjournment**

For more information, please contact:

Planning Department

(336) 373-2144 | [Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, August 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:

3. Consent Agenda:

4. Business Agenda:

A. *2019-0233 Ziehl Abegg Expansion*

719 North Regional Road – 6.84 Acres

Existing GFA: 96,000 SF Proposed GFA: 39,216 SF

Existing BUA: 3.75 AC Proposed BUA: 1.012 AC

South Atlantic Holdings II LLC/Eddie MacEldowney with DMP-Inc.

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144 | [Greensboro Planning Website](#)



*****AGENDA*****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, August 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. Business Agenda:

A. 2019-1438 Hoffman-Hoffman Parking Lot Addition

3816 Patterson Street – 4.52 acres

Proposed GFA: 0 sq. ft., Proposed BUA: 0.26 ac

Ryan Thompson, Landmark Builders

Conditional Approvals:

Landscape/Tree Preservation

Stormwater Conveyance

Transportation

B. Street Closure for O’Ferrell at the intersection Edison Park Rd.

O’Ferrell Street

Description: 2,408 sq. ft. total area to be combine with adjoining parcels

Sykes & Sykes of Greensboro, LLC

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144 | [Greensboro Planning Website](#)



*****AGENDA*****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, August 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:

A. 2019-1575 *Sketch Plan* Volvo Trucks

7900 National Service Rd. – 56.8 acres

Existing use: Volvo truck dealer

Proposed use: Additional new truck/car parking lot

Contact: Dean Schimmenti

3. Business Agenda:

4. Discussion Items:

5. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144 | [Greensboro Planning Website](#)



*****AGENDA*****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, August 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:

A. 2019-1634 *Sketch Plan* 4650 and 4646 W. Market Gas Station

4650 and 4646 W. Market Street – 1.74 acres

Existing use: vacant/parking lot

Proposed use: gas station and oil lube shop (5,000 sq. ft. GFA)

Contact: Crosland Southeast/Brian Miller with Bohler Engineering

3. Business Agenda:

A. Type 2 Modification Application for 801/811 E. Bessemer Avenue

801/811 E. Bessemer Avenue

Commercial Site Design, PLLC.

Ref. 2019-0629 (TRC plan for Capital Subaru) and 2019-0991 (Final Plat)

See attachments

B. Type 2 Modification Application for 1940 E. Market Street

1940 E. Market Street – Skip's Hot Dogs

Wesley Gibson

Ref. 2019-0502 (Skip's Hot Dogs, BI/Commercial plan review)

See attachments

4. Discussion Items:

5. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144 | [Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Monday, August 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:

3. Consent Agenda:

4. Business Agenda:

A. 2019-0367 – Solomon's Plaza

1632 Ball Street – 3.59 Acres

Multi-Family Residential Development (24 Apartments)

Trinity Consulting Development, LLC/Jordan Consultants

Conditional Approval:

Utilities-Sewer

B. Street Closing Petition

Request to close a portion of South Buffalo Street south of the intersection with Shelton Street

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144 | [Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, August 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:

3. Consent Agenda:

4. Business Agenda:

A. 2019-0770 – Clubhouse and Pool Addition at Landon Creek Condominiums

4495 Old Battleground Rd. – 6.428 Acres

First Greensboro Properties, LLC/CPT Engineering

Conditional Approval:

- **Building Inspections**

The pool gate must swing in the direction of travel. See section 1010.1.2.1 of the 2018 NCBC

B. 2019-1372 – Campground Road (120k Shell Building) Revision

2345 Campground Rd. – 18.135 Acres

Campground Road LLC/Triad Design Group

Conditional Approval:

- **Stormwater Conveyance**

See sheet C2.2 for comments. Size of STM 20 to STM 8 still doesn't match what is shown/labeled on sheet C1.5

C. 2019-1469 – Bryan Family YMCA Parking Improvements

4411 W. Market Street – 3.72 Acres

YMCA of Greensboro/Civil Designs PA

Conditional Approval:

- **Transportation**

CONDITION: See e-plan, show installation of ramp.

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144 | [Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, August 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:

3. Consent Agenda:

4. Business Agenda:

A. 2019-1102 – IMUD and Site Plan McConnell Commercial

3819 McConnell Road – 4.479 Acres

Existing GFA: 0 SF, Proposed GFA: 5,025 SF

Existing BUA: 0.15 AC, Proposed BUA: 1.695 AC

Shiv Shumangala, LLC/Triad Design Group

B. 2019-1368 UPS Village Permanent Warehouse

3005 Flagstone Drive – 13.75 Acres

Existing GFA: 32,000 SF, Proposed GFA: 4,880 SF

Existing BUA: 8.74 AC, Proposed BUA: 0.83 AC

United Parcel Service/Borum-Wade Associates

CONDITIONAL APPROVAL:

Watershed Protection-Stormwater:

- Add the wetland note to C-3A.

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, August 19, 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:

A. 2019-1710 - *Sketch Plan* 314 S. Chimney Rock Rd. Site Improvements

314 S. Chimney Rock Road – 20.5 Acres

Existing Use – Unoccupied Industrial Building

Proposed Use – Warehouse with Parking

Allan Hill with Triad Design Group

3. Consent Agenda:

4. Business Agenda:

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, August 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:

A. 2019-1747 - *Sketch Plan* for 106 Durham Street

106 Durham Street – 1.57 Acres

Existing Use – Vacant/Single Family Dwelling

Proposed Use – 7,500 SF Dollar General

Daniel Almazan with Teramore Development

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, August 22, 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. 2016-1623 – MNZ Transport Service Facility (Re-Approval)

808 N Raleigh Street - .6 Acres

Existing GFA: 0 SF, Proposed GFA: 1,950 SF

Existing BUA: 25,382 SF, Proposed BUA: 25,382 SF

Zohair Mohammed/Associated Surveying & Engineering

B. 2019-0793 – Lawndale Office Building

3522 Lawndale Drive – 1.28 Acres

Existing GFA: 0 SF, Proposed GFA: 23,363 SF

Existing BUA: 0 AC, Proposed BUA: 0.88 AC

Todd Murphy/CPT Engineering/MBRJ Investments, LLC

C. 2018-1653 – Revision Thornton Preliminary Subdivision

3817 Shepway Loop – 3.04 Acres

Existing BUA: 176,076 SF, Proposed BUA: 776,148 SF

Carrolland/Lesley England for Davis Martin Powell

5. Discussion Items:

A. 2330 Kersey Street

Dumpster re-location issues that could potentially require a Type 2 Modification from setback requirements. Screening and access could be an issue as well as the property owner may need to place the dumpster at the front of the building near the street.

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144 | [Greensboro Planning Website](#)



*****AGENDA*****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, August 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. Business Agenda:

A. 2004-0168 Bennington Village – Section 4 (Re-Approval)

1544 Mt. Hope Church Rd. – 150.9 acre Planned Unit Development

Mixed-use residential

Proposed BUA: 25.25 acres for Section 4

Mt. Hope Investments, LLC

4. Discussion Items:

5. Adjournment

For more information, please contact:

Planning Department

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, August 27, 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:

A. 2019-1759 - *Sketch Plan* for Hotel Site Expansion

7905 Triad Center Drive – 5.97 Acres

Existing Use – Hotel

Proposed Use – Adding a new 6-story hotel and 3-story office building to the site

Gene Mustin with Borum-Wade

3. Consent Agenda:

4. Business Agenda:

A. 2018-0925 – The Reserve at Owls Roost Prelim S/D

3420 Owls Roost Road – 23 acres

Robin Yaun/Tim Shaw with Hagen Engineering

This is a revision to a previously approved preliminary subdivision.

Four acres will no longer be donated to the County, but instead added to Lot 17.

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144 | [Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, August 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:

3. Consent Agenda:

4. Business Agenda:

A. 2019-0734 – Tru by Hilton Hotel

1706 South 40 Drive – 2.66 Acres

Existing GFA: 0 SF, Proposed GFA: 11,325 SF

Existing BUA: 0 SF, Proposed BUA: 67,518 SF

Davis Martin Powell Engineers and Surveyors

B. 2019-0296 The Retreat at Sedgefield

5300 High Point Road – 131 Acres

Existing GFA: 0 SF, Proposed GFA: 0 SF

Existing BUA: 0 AC, Proposed BUA: 7.97 AC

East Wind Development Co, LLC/CPT Engineering and Surveying

CONDITIONAL APPROVAL:

Watershed Protection-Stormwater:

- Provide the "Pond Report Page" for the underground detention/bayfilter system from hydroflow.

5. Discussion Items:

A. PUD Concept Plan

3617 & 3635 McConnell Road – 35.82 Acres

Single- & Multi-Family Residential Uses Only; Maximum of 150 Residential Units total.

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144 | [Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, August 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:

A. 2019-1817 - *Sketch Plan* BCCG – Greensboro Prep

2240 East Cone Blvd – 25.1 Acres

Existing Use – Vacant Land with an Unoccupied Building

Proposed Use – Charter School

Neil Tate with Tate Architecture

3. Consent Agenda:

4. Business Agenda:

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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