



\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**  
**Thursday, October 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:**

**A. 2019-2077 MNZ Transport Facility (Revision of 2016-1623)**

808 N. Raleigh Street (0.6 acres)

Existing use: vacant, undeveloped

Proposed use: transport facility

Proposed GFA: 1,500 sq. ft., Proposed BUA: 25,382 sq. ft.

MNZ Transport/Associated Survey

**B. 2019-1303 Chapman Place Apartments, Phase 2**

1715 Sherwood Street (0.378 acres)

Existing use: single family residential

Proposed use: 2-story multi-family apartments (8 units)

Proposed GFA: 0, Proposed BUA: 0.21 acres

CPT Engineering and Surveying

**Conditional Approval:**

**Utilities-Sewer**

See e-plan: Please revise connection details to reflect proposed connections; address labeling of lines and notes in conflict.

**C. 2019-0629 Capital Subaru**

811 E. Bessemer Avenue (4.5 acres)

Existing use: existing auto dealership

Proposed use: new auto dealership facility

Proposed GFA: 33,502 sq. ft., Proposed BUA: 1.74 sq. ft.

JC Waller and Associates

**Conditional Approval:**

**Zoning-TRC**

Please update plat book and page when plat is recorded.

**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.greensboroplanning.com)**



\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**

**Friday, October 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:**

**A. 2019-2116 \*Sketch Plan\* WhiteStone Maintenance Access to Gay Terrace Facility**

*601 Gay Terrace – 1.13 Acres*

*Existing Use – Storage Building*

*Proposed Use – Partial Road Closure of Brevard Street and an access easement to WhiteStone*

*Kimberly Barb with Stimmel 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, October 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:**

**10:00 – 10:45:**

**2019-1244 Sketch Plan Talbot Court Apartments**

449 and 451 Guilford College Rd. (3.13 acres)

Existing use: undeveloped land

Proposed use: 56 apartments for the elderly

Contact: Gene Mustin for Borum, Wade and Associates

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2019-0605 Tiger Leather (Re-approval)**

2810 Twining Road (5.79 acres)

Existing use: undeveloped land

Proposed use: leather receiving, cutting, and distribution facility

Contact: Ryan Thompson, Landmark Builders

**B. 2019-0922 McDonald's at 3301 Battleground Avenue Drive-Thru (Re-approval)**

3301 Battleground Avenue (0.902 acres)

Existing use: McDonald's restaurant with drive-through

Proposed use: Addition to drive-through at existing restaurant

Contact: Eagle Engineering

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

**(336) 373-2144**

**[Greensboro Planning Website](http://www.greensboroplanning.com)**



\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**

**Monday, October 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:**

- A. 2019-2184 - \*Sketch Plan\* for Walmart Outparcel – Wendover and Bridford Pkwy**  
4424 W. Wendover Avenue - .81 Acres  
Existing Use – Parking area in corner of Walmart shopping center  
Proposed Use – 5,000 SF Building containing Office & Retail/Restaurant with Patio  
Gene Mustin with Borum, Wade, and Associates, PA

**3. Consent Agenda:**

**4. Business Agenda:**

- A. 2019-2094 – Guilford College Campus Watershed Master Plan**  
5800 W. Friendly Ave – 351 Acres  
Existing GFA: 710,670 SF; Proposed GFA: 710,670 SF  
Existing BUA: 44.065 AC; Proposed BUA: 44.065  
Joe O’Buch with Green Mountain Engineers

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

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



\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**  
**Thursday, October 17, 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. 2019-1277 4416 N Church Street Multifamily**

4416 and 4600 N. Church (22.10 acres)  
Existing use: single family  
Proposed use: 80 unit townhome development  
Proposed Built Upon Area: 5.5 acres  
Henson Realty, LLC./Evans Engineering

**B. 2019-0429 MiniPrice Storage – West Gate City**

Note: Original site plan was 2016-2430  
3404 W. Gate City Blvd. (3.16 acres)  
Existing use: abandoned commercial building  
Proposed use: Self-storage (climate-controlled)  
Proposed Gross Floor Area: 51,480 sq. ft., Proposed Built Upon Area: 1.919 acres  
Applicant: Don Smith, Sifen, Inc./Jessie Lester, Stimmel Associates

**Conditional Approval:**

**Design Review**

Place note on Sheet 2.0 regarding requirement to submit building elevations in Building Permit application, showing compliance with Section 30-8-10.4 (S) (2)

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

**(336) 373-2144**

**[Greensboro Planning Website](#)**



\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**

**Friday, October 18, 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. 2019-2211 - \*Sketch Plan\* for Best Auto Sales**

*5512 W. Market Street – 1.71 Acres*

*Existing Use – Existing Auto Sales Dealer*

*Proposed Use – Auto Sales and Repair*

*Robert Russell with Associated Survey*

**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, October 21, 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:**

**A. 2019-2212 - \*Sketch Plan\* for 9032 W. Market St Vehicle Sales and Service**

*9032 W. Market Street – 6.06 Acres*

*Existing Use – Single Family Home and Undeveloped Land*

*Proposed Use – Vehicle Sales and Service*

*Ed Collins with ERCP/Larry Cigliano*

**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**  
**Tuesday, October 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:**

**10:00 – 10:45**

**2019-2266 Sketch Plan for Pinecroft Ct**  
**3216 and 3218 Pinecroft Court (3.29 acres)**  
**Existing use:** undeveloped/vacant  
**Proposed use:** 5,634 sq. ft. convenience store/gas station and a 16,000 sq. ft. commercial building  
**Contact:** Anthony Lester, Evans Engineering

**3. Consent Agenda:**

**4. Business Agenda:**

**5. Discussion Items:**

**A. 3521 Battleground Avenue**

*Development opportunities and limitations for residential use (existing house and new house) with existing stream located on the property*

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

**(336) 373-2144**

**[Greensboro Planning Website](#)**





\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**  
**Thursday, October 24, 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**

**2019-2279 Sketch Plan for 367 Air Harbor Rd**  
367, 359, 351 Air Harbor Road (15.5 acres)  
*Existing use: single family homes and undeveloped land*  
*Proposed use: townhome development with 116 townhomes*  
*Contact: Anthony Lester, Evans Engineering*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2019-1989 Crossings at Greensboro Revision**  
**Revision to 2017-1947**  
3404 Whitehurst Rd (6.65 acres)  
*Existing use: assisted living facility*  
*Proposed use: assisted living facility – revisions to stormwater conveyance*  
*Contact: Charles Boecker, Engineer*

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

**(336) 373-2144**

**[Greensboro Planning Website](#)**



\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**

**Friday, October 25, 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:**

**A. 2019-2268 - \*Sketch Plan\* for Woodspring Suites**

505 Hickory Ridge Drive – 2.48 Acres

Existing Use – Undeveloped Lot

Proposed Use – Hotel with 123 Rooms

Adrienne Smith and Brian Soltz with Commercial Site Design

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2019-1572 – Printworks Mill Revision**

1700 Fairview Street – 18.2 Acres

Existing GFA: 93,524 SF; Proposed GFA: 89,000 SF

Existing BUA: 8.44 AC; Proposed BUA: 3.52 AC

Mike Otto with Borum, Wade and Associates/David Kaul with the Alexander Company

**B. 2018-2418 – OReilly Auto Parts Store Lees Chapel**

1317 Lees Chapel Road – 1.06 Acres

Existing GFA: 0.0 SF; Proposed GFA: 7,453 SF

Existing BUA: 3,793 SF; Proposed BUA: 39,211 SF

Tim Guillot with Esterly Schneider Associates/Wyatt Bone with Bohler Engineering

**C. 2019-0304 – Bee Safe Storage**

1016 Battleground Avenue – 4.48 Acres

Existing GFA: 84,000 SF; Proposed GFA: 49,800 SF

Existing BUA: 1.71 AC; Proposed BUA: 1.05 AC

Andrew Christ and Brent Cockrum with Fleming Engineering, Inc.

**Conditional Approval:**

**Zoning:** Final Plat must be recorded as condition of TRC approval.

**Watershed Protection:** Correct the Stormwater Management Info on Sheets 5/8, 6/8, and 7/8 to reflect the numbers on the coversheet. Also, on sheet 6/8, clearly show the FEMA 1% SFHA line across the proposed buildings.

**5. Discussion Items:**

**6. Adjournment**

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



\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**

**Thursday, October 31, 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 2019-2292 Sketch Plan for 3414 Sandy Ridge Road**

3414 Sandy Ridge Road – 18.5 acres

Existing use: Henley Distribution warehouse and single family homes

Proposed use: Approximately 145,000 sq. ft. of warehouse and distribution space, light manufacturing and office space

Contact: Rich Glover, Jamestown Engineering and AB Henley, The Charis Companies

**3. Consent Agenda:**

**4. Business Agenda:**

**A. Type 2 Modification for existing Nonconforming Billboard**

2507 Fieldcrest Road – ACRES

Brief description: Request for a Type 2 Modification from 30-2-5.5 of the Land Development Ordinance regarding the conversion of a nonconforming billboard from one static face of the existing billboard into a digital billboard face; nonconforming structure due to spacing distance from another billboard

Contact: Eric Stacey, Lamar Advertising

See application attached

**B. PL(P) 19-29 Proposed annexation for 5594 and 5598 Garden Village Way**

5594 and 5598 Garden Village Way - 2.35 acres + 1.725 acres are outside of the right-of-way

Staff contact: Luke Carter, Senior Planner

See attachments

**C. PL(P) 19-30 Proposed annexation for 3819 Edgewood Terrace Road**

3819 Edgewood Terrace Road - 0.464 acre parcel

Staff contact: Luke Carter, Senior Planner

See attachments

**D. 2019-2197 Preliminary Subdivision for 3511 W. Market Street – Revision**

Revision to 2019-0730

3511 W. Market Street – 15.61 acres

Existing use: office building (62,000 sq. ft. GFA)

Proposed use: 2 lot IMUD Subdivision with office (4.82 acres of existing BUA)

Contact: Anthony Lester, Evans Engineering

**5. Discussion Items:**

**6. Adjournment**

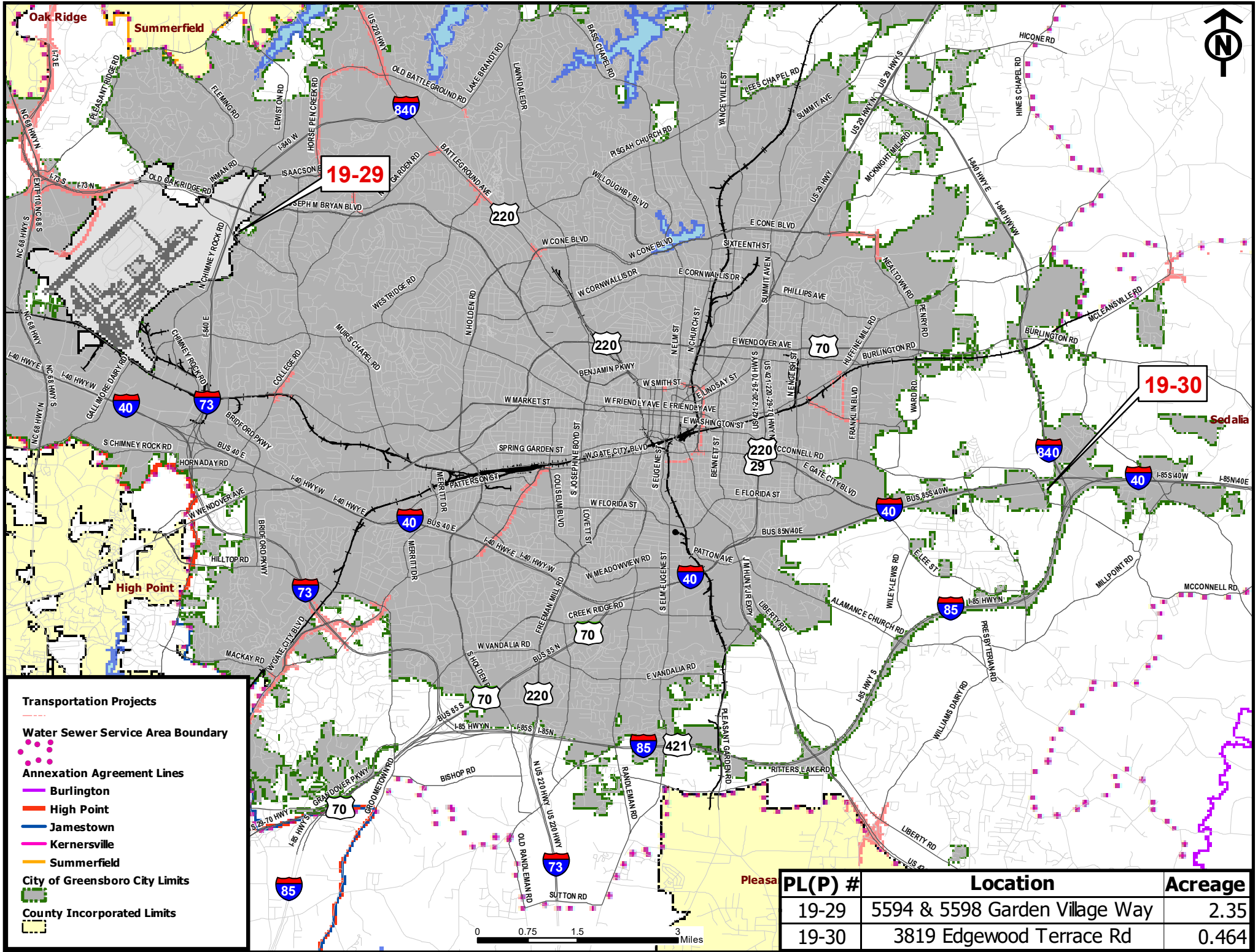


GREENSBORO  
NORTH CAROLINA

PLANNING

Application for Type 2 Modification

Date of Application:	10/29/19	Date Received as Complete:	
Address for Which Modification is Requested:	2507 Fieldcrest Road		
Site Zoning:	HI		
Applicant Contact Information:			
Name:	Lamar Advertising	Mailing Address:	105-A East JJ Drive 27406
Phone:	336-323-5303	Email Address:	estacey@lamar.com
From what standard or regulation is the modification requested? (Cite specific reference and wording in entirety)			
30-2-5.5 Conversion of a nonconforming billboard			
Explain the purpose of the standard or regulation which is proposed to be modified:			
500' radially spacing from another billboard			
Explain proposed modification:			
One static face of the existing billboard on this company owned parcel will be converted to a digital face.			
Explain how this proposed modification meets at least one of the following criteria:			
1. The proposed modification will result in equal or better performance than the standard that is being modified.			
The converted sign will be more streamlined than the existing face and incorporate the latest technology.			
2. The size, topography or existing development of the property or of adjoining areas prevents compliance with a standard.			
The converted sign face will be 396 square feet as opposed to the existing 672 square feet face. The digital face is being relocated from the Gate City location at Chick Fil A.			
3. A federal, state or local law or regulation prevents compliance with the standard.			
Date of TRC Meeting:	Action Taken:		



19-29

19-30

**Transportation Projects**

**Water Sewer Service Area Boundary**

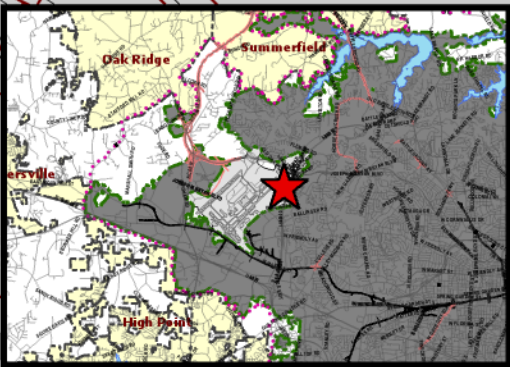
**Annexation Agreement Lines**

- Burlington
- High Point
- Jamestown
- Kernersville
- Summerfield

**City of Greensboro City Limits**

**County Incorporated Limits**

PL(P) #	Location	Acreage
19-29	5594 & 5598 Garden Village Way	2.35
19-30	3819 Edgewood Terrace Rd	0.464



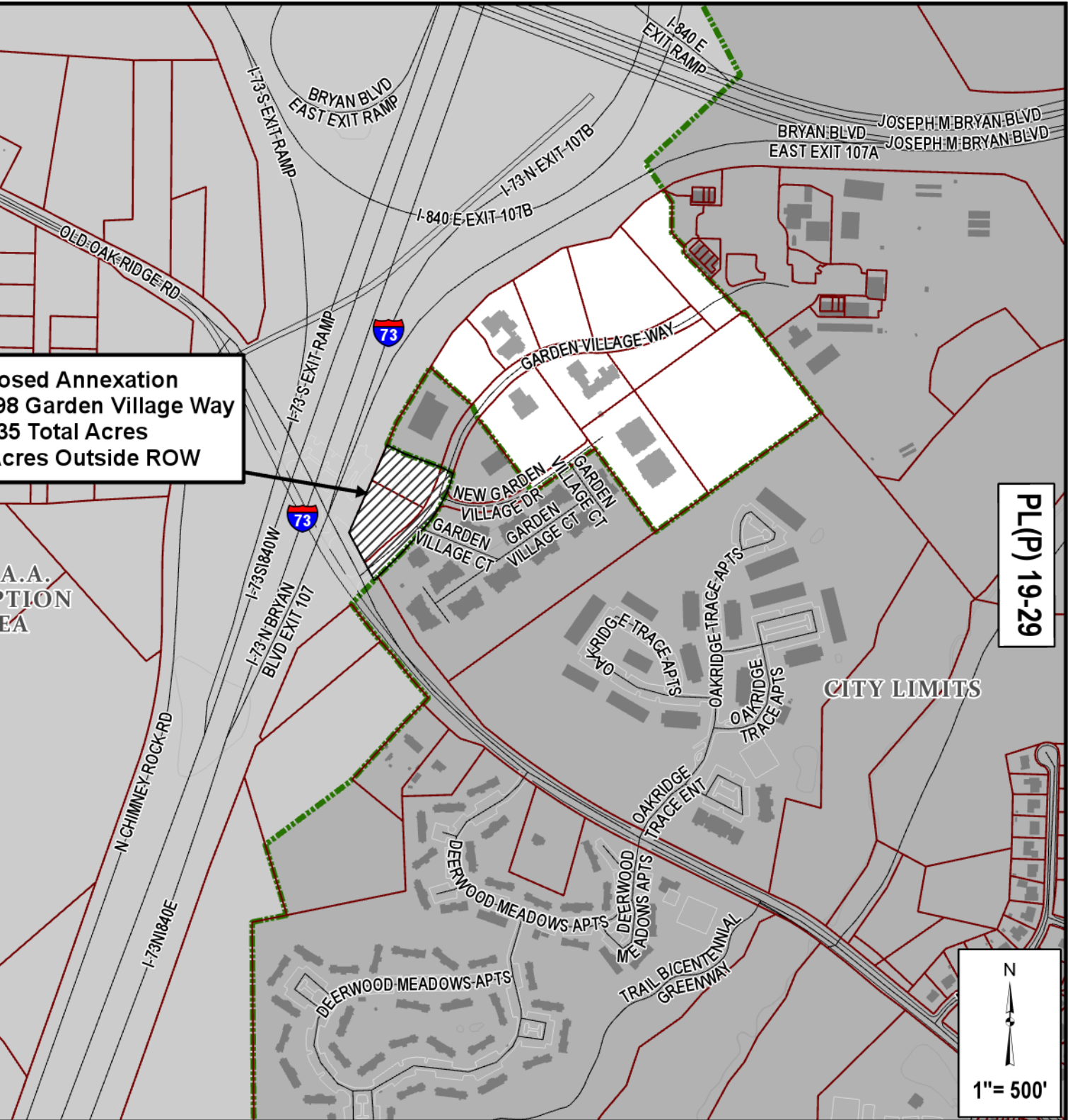
**Proposed Annexation**  
**5594 & 5598 Garden Village Way**  
**2.35 Total Acres**  
**1.725 Acres Outside ROW**

**P.T.I.A.A. EXEMPTION AREA**

**PL(P) 19-29**

**Legend**

- Annexation
- Parcels
- Buildings
- Annexation Agreement Lines
- Burlington
- High Point
- Jamestown
- Kemersville
- Summerfield
- Greensboro City Limits
- Water Sewer Service Area Boundary
- P.T.I.A.A. Exemption Area



N

1" = 500'

**Proposed Annexation**  
5594 & 5598 Garden Village Way  
2.35 Total Acres  
1.725 Acres Outside ROW

P.T.I.A.A.  
EXEMPTION  
AREA

PL(P) 19-29

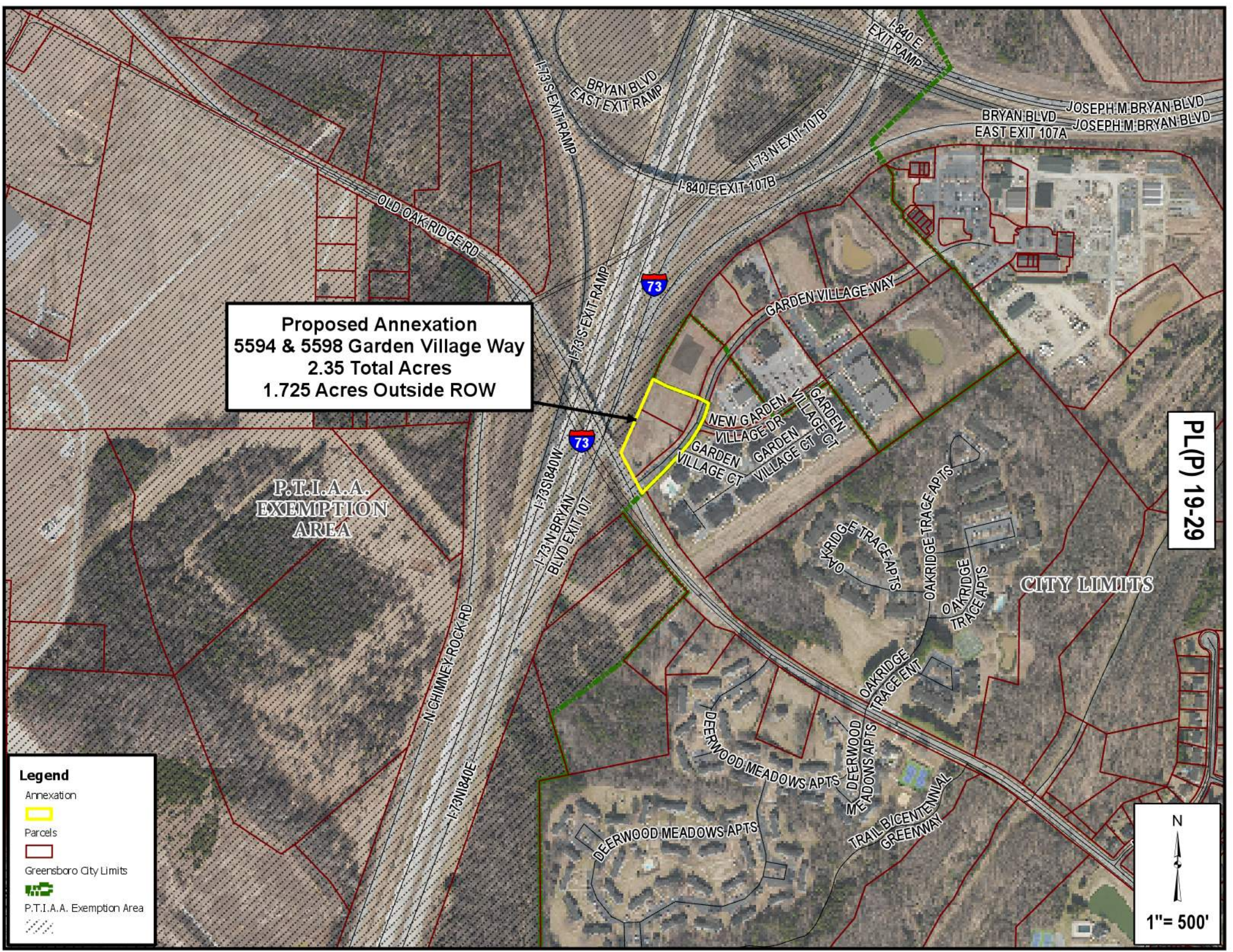
CITY LIMITS

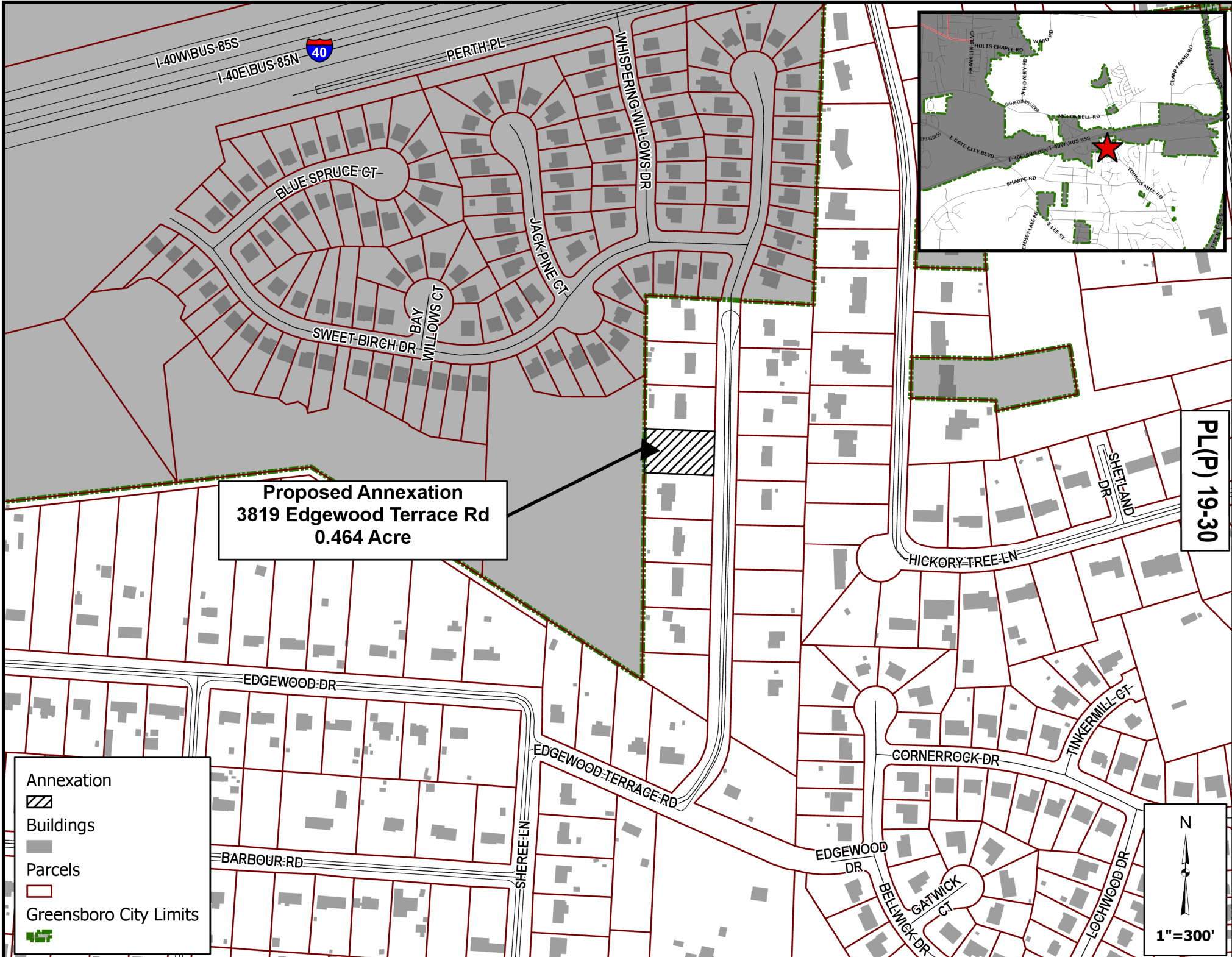
**Legend**

- Annexation
- Parcels
- Greensboro City Limits
- P.T.I.A.A. Exemption Area

N

1" = 500'





**Proposed Annexation**  
**3819 Edgewood Terrace Rd**  
**0.464 Acre**

**PL(P) 19-30**

- Annexation
- Buildings
- Parcels
- Greensboro City Limits

N  
 1" = 300'





**Proposed Annexation**  
**3819 Edgewood Terrace Rd**  
**0.464 Acre**

- Annexation
- Parcels
- Greensboro City Limits

PL(P) 19-30

N  
1" = 300'