



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, November 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. 2019-2411 - *Sketch Plan* for Whitestone Maintenance Access Revision

601 Gay Terrace – 4 Acres

Existing Use – Maintenance Building for Whitestone

Proposed Use – Maintenance Access, Recombination Plat, and Proposed Road Closure

Kimberly Barb with Stimmel Assoc and Mark Lewis with MESH Home

3. Consent Agenda:

4. Business Agenda:

A. 2019-2038 – Emerald Pointe Watershed Plan Revision

3910 S. Holden Road – 41.7 Acres

Existing BUA: 19.3 AC; Proposed BUA: 19.3 AC

Ravindra Bissram with Fleming Engineering

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, November 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

2019-2398 3801 Burlington Road

3801 Burlington Road – 63.55 acres

Existing use: parking and outdoor storage, undeveloped land

Proposed use: Distribution Warehouse (550,000 sq. ft. GFA)

Contact: Stephen Owen and Luke Dickey, Stimmel Associates

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification for 2404 Kersey Street

2404 Kersey Street – 1.72 acres

Related to 2019-2308 BI Plan: Upper Level Apartment Deck and Stair Replacement

Brief summary: Multifamily project - replacement balcony stairs with new balcony stairs and landing; stairs encroaching 5' into 10' required separation between back of curb and building

Contact: Rick Loman

See attachment

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, November 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:

3. Consent Agenda:

4. Business Agenda:

A. 2019-1971 Well Spring Retirement Community - Parking Expansion

3559 Drawbridge Parkway/4100 Well Spring Drive – 72.5 acre-site

Existing use: Well Spring Retirement Community

Proposed GFA: 0 sq. ft., Proposed BUA: 0.696 ac. (parking expansion)

Kenny Marlow, Borum, Wade and Associates

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, November 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:

A. 2019-2470 - *Sketch Plan* for Friendly Dental Renovations

1011 W Friendly Ave – 0.688 Acres

Existing Use – Existing Dental Office and Apartment Building

Proposed Use – Renovations to Dental Office and Expansion of Parking Lot

Kenny Marlow with Borum, Wade, and Assoc/ Talmage Payne with PNP Design Group

3. Consent Agenda:

4. Business Agenda:

A. 2019-0609 – Coapman Street Apartments

600 Coapman Street – 1.39 Acres

Existing BUA: 15,591 SF; Proposed BUA: 42,600 SF

Ravindra Bissram with Fleming Engineering/Joe Kupiec with CDI Builders Inc

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
Monday, November 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:

3. Consent Agenda:

4. Business Agenda:

A. 2019-1373 – Publix Greensboro Distribution Center

0 Burlington Road – 338 Acres
Existing GFA: 0 SF; Proposed GFA: 2,657,570 SF
Existing BUA: 0 AC; Proposed BUA: 113.96 AC
Publix Supermarkets, Inc/Jay Matey and Jacob Moore with Timmons Group

Conditional Approvals:

Building Inspections: I believe you are getting some of the terminology mixed up. The code section you are referencing in section 1009.3 is “AREA OF REFUGE” is talking about interior stairways, not the same as “AREA OF RESCUE ASSISTANCE” in section 1009.7 I am not seeing your “Area for assisted rescue” on the plan, they should be shown on the exterior landings. I have uploaded 1009.7 section of the code commentary that addresses the purpose and intent of the “Exterior Area for Assisted Rescue”. This is for occupants that can’t navigate the stairs to get away from smoke and heat. The “Safe Dispersal area” in section 1028.5 is something completely different and must be 50 feet away from the building and account for every occupant of the building, not just the wheelchair percentage.

Utilities: 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. Sewer Flow Tracking Request Form must be submitted to Water Resources (Shane Messer (336)574-3550) prior to next submittal. Fire Flow & Pump Tracking Request Form must be submitted to Water Resources (Kenny Treadway-336-373-2055) prior to issuing of a water permit. Sewer flow tracking must be submitted and approved prior to TRC approval.

Transportation: Coordinate with NCDOT regarding required driveway permit. Coordinate with NCDOT regarding required right of way dedication for signalized intersections and cul-de-sac. *Send NCDOT approved driveway permit to GDOT for final approval. *The pavement markings at the signalized intersections do not show thru movements.

5. Discussion Items:

6. Adjournment

For more information, please contact: [Planning Department \(336\) 373-2144](tel:3363732144) | [Greensboro Planning Website](http://www.greensboroplanning.com)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, November 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:

3. Consent Agenda:

4. Business Agenda:

A. 2018-2492 Enterprise Park at 665 Brigham Rd.

665 Brigham Rd. – 11.61 acres

Proposed use: commercial/warehouse

Proposed BUA: 365,644 sq. ft. (8.39 acres)

Highwoods Properties/Kelway Howard for Stimmel Associates

Conditional Approval

Zoning:

Please show the old existing easement as verification that it does not run under the proposed building.

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, November 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:

A. 2019-2509 *Sketch Plan* for Westover Village – Residence Inn

2114 Enterprise Road – 1.5 Acres

Existing Use – Undeveloped Lot

Proposed Use – 7-story Hotel with Parking and Amenities

Steven Webb with CPT Engineering/Michael Bell

3. Consent Agenda:

4. Business Agenda:

A. 2019-1618 – Mythos Grill and Shops

2301 Battleground Avenue – 1.31 Acres

Existing GFA: 5078 SF; Proposed GFA: 9120 SF

Existing BUA: 0.67 AC; Proposed BUA: 0.84 AC

Norris Clayton with Hugh Creed and Associates

Conditional Approval:

Landscape/Tree Preservation: Evaluation of Specimen Trees and Stands of Trees Existing. Landscape Plan Review Fee payment required (paid 11/21/2019)

B. 2019-1940 – Parking Lot Plan for 524 Eugene Court

0 Eugene Court - 0.28 Acres

Existing GFA: 0.0 SF; Proposed GFA: 0.0 SF

Existing BUA: 12,000 SF; Proposed BUA: 9,757 SF

Mike Venable with CPT Engineering

Conditional Approval:

Design Review: Show and label Tree Protection Fencing at tree, and add note: - Protective fencing must be installed around the tree protection area before any land disturbing activities occur. Such fences must be at least 4 feet in height and must consist of orange polyethylene safety fencing, and signage. - Where the tree protection fence and the soil erosion control fence run congruent, the soil erosion control fence may be substituted for the tree protection fence, but must include the appropriate signage calling attention to the tree conservation area. - Tree Protection Fencing must remain in place until construction is complete and other landscaping has been installed, and the City Arborist has approved its removal. - No parking, storage, stockpiling of dirt or materials, concrete washout or any other activities is permitted in the tree protection area.

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, November 25, 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. 2019-1993 – Kruger Plastics Truck Drive

211 American Avenue – 11 Acres

Existing GFA: 120,000 SF; Proposed GFA: 0.0 SF

Existing BUA: 7.487 AC; Proposed BUA: 0.0 AC

Matt Johnson with Triad Design Group

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, November 26, 2019 at 10:45 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:

10:45am – 11:30am

2019-2506 Sketch Plan for 4094 Battleground Avenue Storage

4094 Battleground Avenue – 6.23 acres

Existing use: church

Proposed use: 2-story self-storage facility

Contact: Garrett Neal, Davis Martin Powell

3. Consent Agenda:

4. Business Agenda:

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)