



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, January 3rd, 2020 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. Proposed Annexation of a portion of 3701 Groometown Road

13.98 Acres of 3701 Groometown Rd.

See attachment for zoning map.

Staff Contact: Luke Carter, Senior Planner

B. Proposed Annexation of 1308 and 1310 Ranhurst Road

1.598 Acres total.

See attachment for zoning map.

Staff Contact: Luke Carter, Senior Planner

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, January 6th, 2020 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. Proposed Annexation of a portion of 3701 Groometown Road

13.98 Acres of 3701 Groometown Rd.

Staff Contact: Luke Carter

B. Proposed Annexation of 1308 and 1310 Ranhurst Road

1.598 total acres.

Staff Contact: Luke Carter

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, January 7, 2020 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. 2019-1393 Greensboro Coliseum Complex East Parking Lot Improvements Revision

1921 W. Gate City Blvd. – 44.01 acres

Existing use: parking lot

Proposed use: 80 spaces being added + GFA

Contact: City of Greensboro/Davis Martin Powell

Conditional Approval:

Watershed Protection-Stormwater - See cover sheet comments

B. 2019-2183 AC Corporation Building Expansion and Preliminary Subdivision

301-C Creek Ridge Road – 21.1 acres

Existing use: 3 buildings with manufacturing land uses

Proposed use: 26,100 sq. ft. of expansion onto existing manufacturing building with land dedication

Proposed GFA: 26,100 sq. ft., Proposed BUA: 0.53 acres

Contact: Ryan Thompson, Landmark Builders

Conditional Approval:

Zoning – Final plat will need to be recorded before building permits will be issued

C. Type 1 Modification for Parkview Apartments (2019-2585)

2300 Apache Street/405 Apache Street – 4.78 acre

Existing use: Apartment buildings – damaged by 2018 tornado

Proposed use: Repair to an existing apt. building (1 building being repaired out of 13 buildings)

Contact: James McGinley for Borum, Wade and Associates

See attachment

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department at Tel: (336) 373-2144 | or visit the [Greensboro Planning Website](#)

Type 1 Modification Request Form

Contact Name::	James McGinley	Date	01-06-2020
Email/Phone	jmcginley@borum-wade.com		
Plan Title:	Parkview Apartments - BLDG. 405 Repair	TRC/Building Inspection Plan Number (if Applicable):	2019-2585
Property Address:	405 Apache St. (Unit A-H) Greensboro, NC 27401		
Zoning District:	RM-18		
Use:	RM-18		
Land Development Ordinance (LDO) section seeking to be modified:	30-13-2		
Basis for Modification Request: (choose one)	<input type="checkbox"/> Equal or better performance <input checked="" type="checkbox"/> Property constraints prevent compliance <input type="checkbox"/> Other law prevents compliance		
<p>Description of Constraint, Other Criteria or of Proposed Action to Achieve Equal or Better Performance (attach additional plans, drawings or other materials as needed):</p> <p>The Right of Way dedication, entrance and sidewalk requirements mentioned in the TRC comments from the 11-25-19 submittal would cause undue hardship. The building being proposed is a like and kind repair/replacement of an existing building damaged by an act of god (tornado and fire). As the sight conditions in place are not being adjusted in any significant way, we see no need to inflate the cost of constructions and delay people getting back in their damaged homes.</p>			



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, January 9, 2020 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 Plan:

10:00 – 10:45 2019-2772 Sketch Plan Discount Tire Battleground Avenue
2604 and 2606 Battleground Avenue and 2401 Oak Hill Drive – 1.38 ac
Existing use: dance studio/theatre, carwash, office building
Proposed use: Discount Tire retail store (proposed GFA: 8,192 sq. ft.)
Contact: Adam Essink, Kimley-Horn

3. Consent Agenda:

4. Business Agenda:

- A. **2019-2377 Cone Health Medical Office**
709 Green Valley Road – 1.44 acres
Existing use: vacant/undeveloped lot
Proposed use: medical office
Proposed GFA: 17,672 sq. ft., Proposed BUA: 0.694 ac
Contact: Cone Health/Kelway Howard, Stimmel Associates

Conditional Approval

Watershed Protection-Stormwater: See comments on C-2.0 to change note on plan

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, January 10, 2020 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. 2019-2738 – Sketch Plan for Greensboro Elm Street Parklet

315 S Elm Street – 420 SF

Existing Use: 2 Parking Spaces

Proposed Use: 420 SF Parklet

Mark Reaves with Revington Reaves

B. 2020-0014 – Sketch Plan for IH Caffey Distribution

8749 W Market Street – 16.35 Acres

Existing Use: IH Caffey Distribution Company office/warehouse

Proposed Use: Additional 12,000 SF Office Building

Robert Ross with Stimmel PA

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification for Non-Conforming Billboard

2507 Fieldcrest Road

Reason for Request: This existing non-conforming billboard does not meet the separation requirement to nearby billboards and therefore the applicant must provide a landscaped area under the billboard to compensate for the nonconformity. The applicant is requesting this requirement be waived.

Eric Stacey with Lamar Advertising

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, January 13, 2020 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. 2020-0002 – Stewart Stainless Steel

116 Maxfield Road – 19 Acres

Existing Use: Vacant

Proposed Use: 90,000 SF Industrial Building

Adam Carroll with Timmons Group

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, January 16, 2020 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. 2019-1785 Preliminary Subdivision for Avondale

5200 Carol Avenue – 30.6 acres
Existing use: vacant
Proposed use: single family subdivision with 83 lots
Proposed BUA: 8.45 acres
Contact: CPT Engineering and Surveying, Inc.

Conditional Approval

Design Review: Correct phone number on sheet C-7 (see mark-up)

B. 2018-1958 Burke Construction Products

2501 Fieldcrest Rd – 0.64 acre
Existing use: vacant
Proposed use: concrete product fabrication
Proposed GFA: 2,592 sq. ft., Proposed BUA: 0.152
Contact: Jerome Burke, Phil Shu, Shu Engineers

Conditional Approvals

Zoning: (1) The deed of combination for Lots 40-42 needs to be recorded before building permits will be issued for this site, since a property line cannot go through a building, as it is shown now. Please submit a deed a combination to Staff. If lots 42-44 will be recombined, please update Staff if this will be done through the same deed or recombination with Lots 40-42 or a different deed or plat review and recordation;
(2) Staff will check for edits to labeling and notes.



C. 2019-2036 4 Farms at Horse Pen Creek

3314, 3316, 3318, 3320, 3324, 3326 Horse Pen Creek Rd
and 4359, 4357, 4351 Four Farms Rd. – 17.4 acres

Existing use: single family, vacant

Proposed use: multifamily – 288 apartments

Proposed GFA: 8,880 sq. ft., Proposed BUA: 9.58 ac (Existing BUA: 1.62 acres)

Contact: Tim Lauer, CPT Engineering and Surveying, Inc.

D. 2018-0627 Keeley Park

4100 Keeley Park Rd. – 114 acres

Existing use: public/City of Greensboro park

Proposed use: new playground, trails, amphitheater, shelters, additional parking and
other improvements

Proposed GFA: 0 sq. ft., Proposed BUA: 121,475 sq. ft. (2.79 acres)

Contact: Emily Blackwell for Stewart, Inc.

E. 2019-1025 True Vine Baptist Church Addition

1404 Summit Avenue – 0.7 acre

Existing use: existing church – religious assembly

Proposed use: addition to church

Proposed GFA: 4,293 sq. ft., Proposed BUA: 0.327 ac

Contact: True Vine Baptist Church/Phil Shu, Shu Engineers

Conditional Approvals

Utilities-Sewer: Address comments on e-plan (page C-3)

Zoning: Final plat must be recorded

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, January 17th, 2020 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. 2020-0056 – Sketch Plan for Greensboro Auto Auction Building Addition

301 Norwalk Street – (8.39 Acres)

Existing Use: Auto Auction

Proposed Use: 32,029 SF Warehouse Building Addition

Mike Venable with CPT Engineering

B. 2020-0057 – Sketch Plan for Spring Garden Court Apartments

2204-2206 and 2214 Spring Garden Street – (1.27 Acres)

Existing Use: Vacant Lots

Proposed Use: Three 2-Story Apartment Buildings (24 total units)

Mike Venable with CPT Engineering

3. Consent Agenda:

4. Business Agenda:

A. 2019-2485 – Wellspring Parking Expansion

3560 Wildflower Drive – 72.5 Acres

Existing GFA: 0 SF; Proposed GFA: 0 SF

Existing BUA: 2.184 AC; Proposed BUA: 1.324 AC

Kenny Marlow with Borum, Wade, and Associates

B. 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

CONDITIONAL APPROVAL:

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

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, January 23, 2020 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. 2019-2702 Greensboro Science Center Façade Project

4301 Lawndale Drive – 343 acres
Existing use: Greensboro Science Center
Proposed update: new façades and ADA upfits
Proposed BUA: 0.03 ac or 1,306 sq. ft.
Contact: City of Greensboro/Westcott, Small and Associates

B. 2019-2455 Preliminary Subdivision for Settlers Landing

3600 Reedy Fork Parkway – 6.93 ac
Existing use: vacant land
Proposed use: townhomes (49 townhomes)
Proposed BUA: 90,258 sq. ft.
Contact: AF Reedy Fork/Evans Engineering

C. 2019-2414 South Elm Redevelopment West Block Temporary Parking Lot

700 S. Elm Street/734 S. Elm Street – 3.03 ac
Existing use: undeveloped land
Proposed use: temporary parking lot
Proposed BUA: 74,720 sq. ft.
Contact: Redevelopment Commission of Greensboro/Charles Boecker, WithersRavenel

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

Friday, January 24, 2020 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. 2019-1932 – The Building Center Cantilever Shed

405 E. Meadowview Road – 8.99 acres

Existing GFA: 102,651 sq. ft., Proposed GFA: 4,500 sq. ft.

Existing BUA: 102,651 sq. ft.; Proposed GFA: 4,500 sq. ft.

Brandon Brezeale and Coy Coley

B. 2019-1390 – Ray Self Storage Spring Garden Street

3121 Spring Garden Street – 4.68 acres

Existing GFA: 43,224 sq. ft.; Proposed GFA: 27,875 sq. ft.

Existing BUA: 143,798 sq. ft., Proposed BUA: 149,798 sq. ft.

Andrew Christ with Fleming Engineering

CONDITIONAL APPROVALS:

Stormwater Conveyance: *Per conversation with Andrew Chris, roof drain notes to be modified/clarified for final TRC approval. I will check hard copies when they come in for approval.*

Watershed Protection/Stormwater: *Add to Sheet 5 of 16: "Engineer's Certification of Quantity Control: The new increase in built-upon area is less than 400 square feet for the proposed development, therefore, this development is exempt from 30-1-1.1 (B)(7)(b) of the Greensboro Land Development Ordinance."*

C. 2019-0742 Carolina Pines Retirement Community (formerly Resort Lifestyle Communities)

2998 Alamance Church Rd. – 11.8 acres

Existing GFA: 0 sq. ft., Proposed GFA: 2,000 sq. ft.

Existing BUA: 0.15 ac, Proposed BUA: 4.38 ac

Brett Hammonds, Bowman Consulting

CONDITIONAL APPROVALS:

Planning: *CBU approval required*

Stormwater Conveyance: *Storm drainage calc and HGL chart's were removed from sheet 18, these charts need to be included when plan is submitted for final TRC approval. I will check hard copies when they are submitted.*

Watershed Protection/Stormwater: *See e-plan for minor comments*

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, January 24th, 2020 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. 2019-1932 – The Building Center Cantilever Shed

405 E Meadowview Road – 8.99 Acres

Existing GFA: 102,651 SF; Proposed GFA: 4,500 SF

Existing BUA: 102,651 SF; Proposed BUA: 4,500 SF

Brandon Brezeale and Coy Coley

B. 2019-1390 – Ray Self Storage Spring Garden St

3121 Spring Garden Street – 4.68 Acres

Existing GFA: 43,224 SF; Proposed GFA: 27,875 SF

Existing BUA: 143,798 SF; Proposed BUA: 149,798 SF

Andrew Christ with Fleming Engineering

CONDITIONAL APPROVAL:

STORMWATER CONVEYANCE: Per conversation with Andrew Christ, roof drain notes to be modified/clarified for final TRC approval. I will check hard copies when they come in for approval.

WATERSHED PROTECTION/STORMWATER: Add to Sheet 5 of 16: "Engineer's Certification of Quantity Control: The net increase in built-upon area is less than 400 square feet for the proposed development, therefore, this development is exempt from 30-1-1.1(B)7)b) of the Greensboro Land Development Ordinance."

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, January 27th, 2020 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. 2020-0118 – Sketch Plan for Strickland Dental

5504 Adams Farm Lane – (0.69 Acres)

Existing Use: Vacant/Wooded

Proposed Use: 4,320 SF Dental Office

Adam Carroll with Timmons

3. Consent Agenda:

4. Business Agenda:

A. 2020-0036 – J Wayne Poole Storage Building Revision

3410 Holts Chapel Road – 0.966 Acres

Existing GFA: 0 SF; Proposed GFA: 4,000 SF

Existing BUA: 29,530 SF; Proposed BUA: 7,873 SF

Bruce Cantrell with J Hyatt Hammond

CONDITIONAL APPROVAL:

Zoning: Please note comments on e-plan. Conditions of approval: Please fix notes on cover page and note how garbage/recycling will be collected (roll-outs or dumpsters). If adding or relocating dumpsters, I will need to see those on the plan to ensure the placement and screening meets our requirements before I can approve the site plan. I will check for these updates on the final TRC paper copies before the vote of approval.

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
January 28, 2020 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:

3. Consent Agenda:

4. Business Agenda:

A. 2019-2064 Steven Tanger Performing Arts Center Chamber Building Site Renovations (revision to 2016-0977)

342 N. Elm Street – 4.90 acres
Existing GFA: 17,352 sq. ft., Proposed 0 sq. ft.
Existing BUA: 4.90 ac, Proposed BUA: 4.43 ac
Contact: City of Greensboro/Davis Martin Powell

B. 2019-2737 Bee Safe Storage and Wine Martinsville Road Revision (2017-2326)

3007 Martinsville Road – 2.2 acres
Proposed use: self-storage
Existing GFA: 0 sq. ft., Proposed GFA: 99,490 sq. ft.
Existing BUA: 14,540.6 sq. ft., Proposed BUA: 59,532.9 sq. ft.
Contact: Bee Safe Lawndale, LLC/Lesley England, Davis Martin Powell

C. 2019-1863 Palmetto Trailhead Parking Area

4482 Old Battleground Avenue – 30.48 acres
Existing use: walking trail, Proposed use: parking lot
Existing BUA: 20,649 sq. ft., Proposed BUA: 3,564 sq. ft.
Contact: City of Greensboro Parks and Recreation/Elizabeth Link, Planning

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

Thursday, January 30, 2020 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. **2019-2745 Wet N' Wild Emerald Pointe Bombs Away Slide**
3910 S. Holden Road – 41.7 acres
Existing use: commercial water park, Proposed use: additional attraction, new slide
Existing BUA: 842,520 sq. ft., Proposed BUA: 1,886 sq. ft.
Contact: West N' Wild Emerald Pointe/Ravindra Bissram, FEI

- B. **2019-2657 Campground Road Shell Building 1 Revision (2018-2191)**
2345 Campground Road – 18.135 ac
Existing use: industrial, Proposed use: 120,000 sq. ft. shell building – industrial use
Existing GFA: 0 sq. ft., Proposed GFA: 121,161 sq. ft.
Existing BUA: 203,425.2 sq. ft., Proposed BUA: 6,526 sq. ft.
Contact: Campground Road, LLC/Triad Design Group, LLC

- C. **2019-2670 Preliminary Subdivision for CBL Friendly Center**
3120 Northline Avenue – 59.4 acres
Existing use: existing shopping center, Proposed use: shopping center, subdivision of lot
Existing GFA: 1,040,705 sq. ft., Proposed GFA: 0 sq. ft.
Proposed BUA: 0 sq. ft.
Contact: CBL Friendly Center CMBS, LLC/Eric Morgan, Morgan Surveying

Conditional Approvals

Building Inspections-TRC: Attach uploaded reference plan to the TRC Set for final approval. See Sheet A1.1. The information on the sheet A1.1 indicates that the Pier One building is not an unlimited building. The End unit (Pier One has a 4 hr fire wall separation).

Stormwater Conveyance: See sheet 3 for correct Drainage Easement labeling. I will check for the correct labeling when hardcopies come in for TRC approval.

- D. **Proposed Annexation for 5412-5414 Freedom Lane & 5420-5422 Freedom Lane**
Tax parcels: 225956, 225955, 22594, 225986 and 152322
Land area: 3.094 acres
Staff contact: Luke Carter, Senior Planner

See attachments



5. *Discussion Items:*

6. *Adjournment*

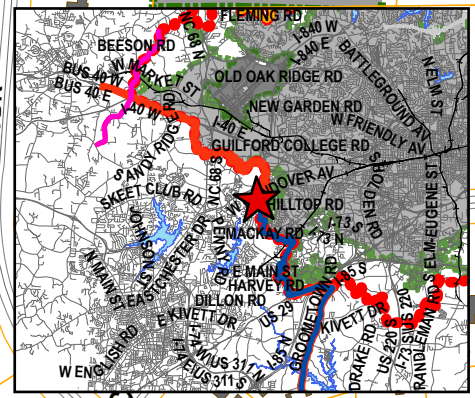
For more information, please contact:

Planning Department

(336) 373-2144


Greensboro Planning Website

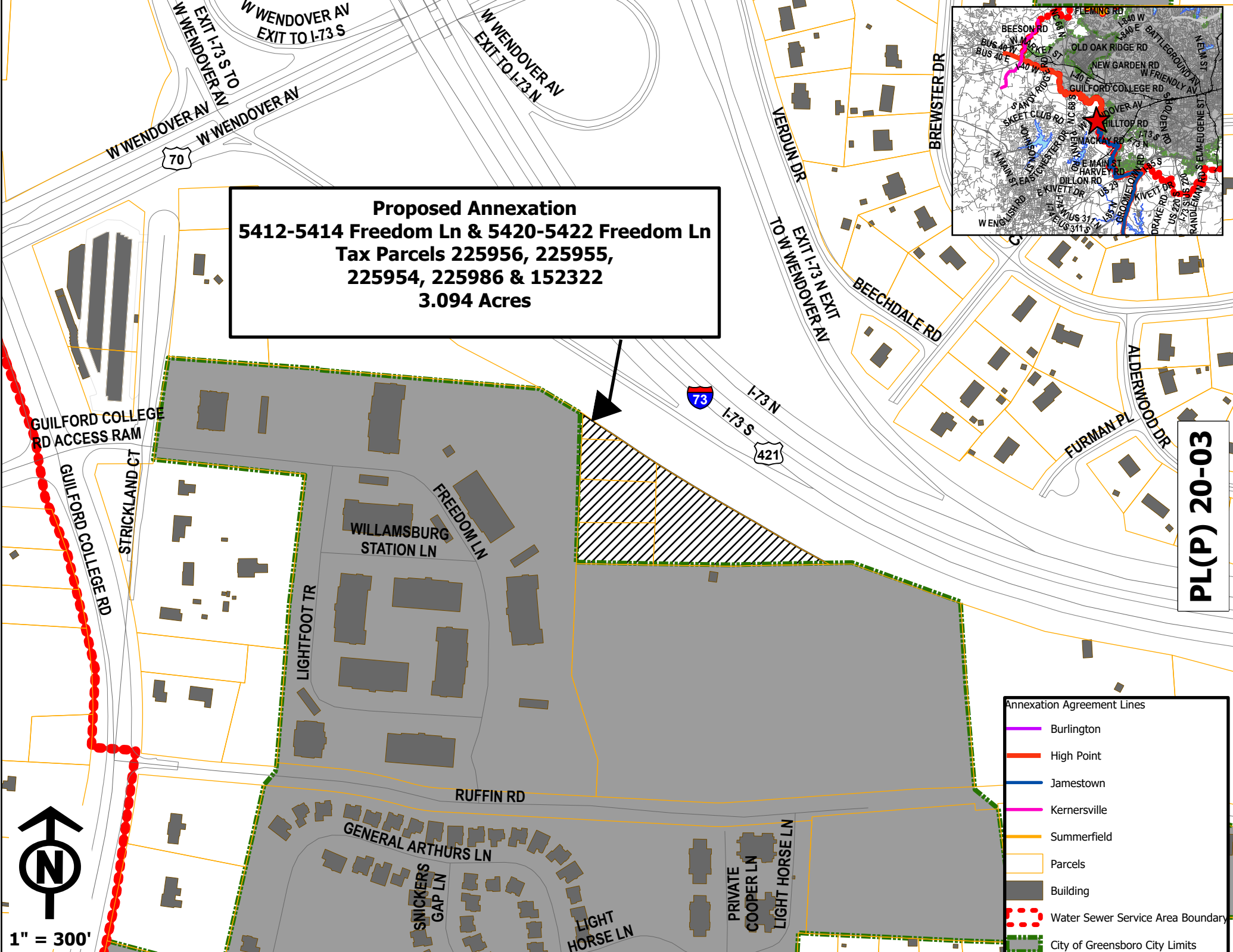
Proposed Annexation
5412-5414 Freedom Ln & 5420-5422 Freedom Ln
Tax Parcels 225956, 225955,
225954, 225986 & 152322
3.094 Acres






PL(P) 20-03

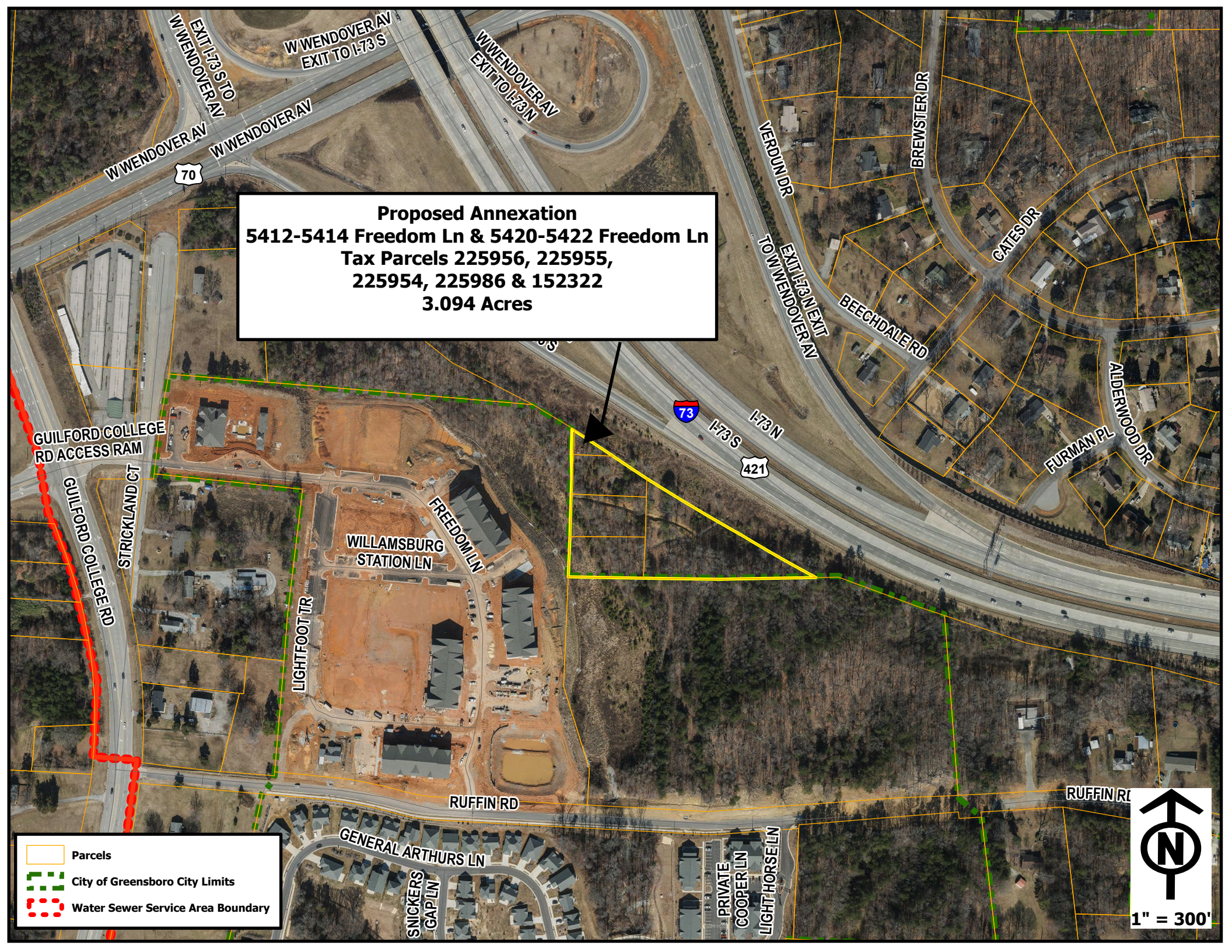
- Annexation Agreement Lines**
- Burlington
 - High Point
 - Jamestown
 - Kernersville
 - Summerfield
 - Parcels
 - Building
 - ⋯ Water Sewer Service Area Boundary
 - City of Greensboro City Limits


1" = 300'



Proposed Annexation
5412-5414 Freedom Ln & 5420-5422 Freedom Ln
Tax Parcels 225956, 225955,
225954, 225986 & 152322
3.094 Acres

-  Parcels
-  City of Greensboro City Limits
-  Water Sewer Service Area Boundary





***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, January 31st, 2020 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. 2020-0116 – Sketch Plan for 1013 Battleground Ave Carwash

1013 Battleground Avenue – 1.28 Acres

Existing Use: Abandoned Automotive Center

Proposed Use: 4,250 SF Carwash

Todd Long with Hugh Creed and Associates

B. 2020-0129 – Sketch Plan for Linder Equipment Youngs Mill Rd

1299 and 1301 Youngs Mill Road – 32.6 Acres

Existing Use: Undeveloped Property

Proposed Use: Industrial Equipment Sales and Service

Don Curry and Ed Loeffler with Curry Engineering

3. Consent Agenda:

4. Business Agenda:

A. 2019-2426 – Northwest Church of Christ (Update to 2018-2127)

6510 Old Oak Ridge Road – 6.85 Acres

Existing GFA: 7,277 SF; Proposed GFA: 6,075 SF

Existing BUA: 0.828 AC; Proposed BUA: 0.973 AC

Trista Munson with Green Mountain Engineers

5. Discussion Items:

6. Adjournment

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