



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, February 3, 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. 2019-2670 – Preliminary Subdivision for CBL Friendly Center

3120 Northline Avenue – 59.4 Acres

Existing GFA: 1,040,705 SF; Proposed GFA: 0.0 SF

Existing BUA: 55.56 AC; Proposed BUA: 0.0 AC

Eric Morgan with Morgan Surveying

B. 2019-0732 – Mobile Asset Sustainment Program and Mobile Asset Staging Area

105 Adair Road – 1.79 Acres

Existing GFA: 0.0 SF; Proposed GFA: 9,641 SF

Existing BUA: 0.0 SF; Proposed BUA: 33,955 SF

Darren Holcombe with Cox and Dinkins 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, February 4, 2020 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. 2019-2291 Parking Improvements at Spears Family YMCA

3216 Horse Pen Creek Road – 11.1 acres

Existing use: YMCA, clubs and lodges

Proposed use: parking improvements, no proposed GFA

Existing BUA: 0.26 acres/Proposed BUA: 1.17 acres

Contact: YMCA of Greensboro, Inc/Keith Broderick, Civil Designs, PA

Conditional Approval:

Landscaping Fee

B. Parkview Apartment Repair Building 405

405 Apache Street, Suite A-H – 4.79 acres

Existing use: multi-family townhouse complex

Proposed use: repairs to existing building

Contact: Parkview Housing, LLC/Wynnefield Properties/Borum, Wade and Associates

C. Proposed Annexation for 506 and 511 Kallamdale Road

506 and 511 Kallamdale Road

Staff contact: Lucas Carter, Senior Planner

See attachment for more information

D. Proposed Street Closure – Unnamed Street Running Southeastwardly from Ridgecrest Drive (formerly Springwood Drive) for a distance of 130 ft.

Plat Book 23, Page 70

Staff contact: Andy Lester, Planner

See attachments for more information

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department, Tel: (336) 373-2144, Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, February 11, 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:

10:00 – 10:45:

2020-0171 Sketch Plan for the Vineyards at the Painted Plate

3408 Whitehurst Road – 2.31 acres

Existing use: event center/restaurant

Proposed use: outdoor event area for the existing event center/restaurant (The Painted Plate)

Contact: Vic Smith and Erskine-Smith Architecture

3. Consent Agenda:

4. Business Agenda:

A. 2019-1215 Church of God Saints of Christ

1006 Dunbar Street – 0.33 ac

Existing use: existing lot with church building to be demolished 1006-1008 Dunbar Street

Proposed use: church building

Existing GFA: 2,462, Proposed GFA: 3,588 sq. ft.

Existing BUA: 4,910, Proposed GFA: 8,138 sq. ft.

Contact: Al Williams

Conditional Approval

Watershed Protection-Stormwater: *Change total resulting BUA percentage number on cover sheet from 69% to 67.9% - see e-plan for clarification*

B. 2019-2528 Cone Health Women's Outpatient Center

930 Third Street – 2.94 acres

Existing use: undeveloped lot, Proposed use: medical facility

Existing GFA: 0 sq. ft., Proposed GFA: 29,590 sq. ft.

Existing BUA: 5,178 sq. ft., Proposed GFA: 78,464 sq. ft.

Contact: Cone Health/Kelway Howard, Stimmel Associates, PA

Conditional Approval

Zoning-TRC: *Plan is conditionally approved pending plat recordation for all easements*



**C. 2019-2520 Preliminary Subdivision for Reedy Fork Ranch Tract 6
5101 Turner Smith Road – 15.463 acres**

Proposed use: 75-lot single family subdivision

No existing or proposed GFA

Existing BUA: 0 sq. ft., Proposed BUA: 274,515 sq. ft. (6.302 ac)

Contact: GHD-Reedy Fork, LLC/Lee Bryant, Evans Engineering, Inc.

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, February 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:

10:00 – 10:45

2020-0264 Sketch Plan 1007 Battleground Avenue Office Building

1007 Battleground Avenue and 517 Prescott Street – 1.7 acres

Existing use: portion is vacant lot, portion has existing commercial buildings

Proposed use: 4-story office building (50,000 sq. ft. of Gross Floor Area (GFA))

Contact: Gene Mustin, Borum, Wade and Associates

3. Consent Agenda:

4. Business Agenda:

A. 2019-1675 Greensboro Perio

2715 Pinedale Road – 0.616 ac

Existing use: existing office building

Proposed use: new periodontics dentist office

Existing GFA: 1,548 sq. ft., Proposed GFA: 5,300 sq. ft.

Existing BUA: 13,291 sq. ft., Proposed GFA: 22,717 sq. ft.

Contact: Hugh Creed Associates, Inc., PA

B. 2020-0191 City of Greensboro Parklet #1

315 S. Elm Street – 0420 sq. ft.

Existing use: on-street parking spaces

Proposed use: public parklet (deck) to go in two parallel parking spaces in front of 315 S. Elm St; parklet will be modular and removable

Existing GFA: 0 sq. ft., Proposed GFA: 420 sq. ft.

Existing BUA: 420 sq. ft., Proposed BUA: 0 sq. ft.

Contact: City of Greensboro Parks and Recreation Department/Anna Reaves, Revington Reaves

Conditional Approval

Stormwater Conveyance: See sheet L-100 for note to add to plan.



C. 2020-0209 Volvo Truck Parking Expansion Revision (2019-2304)

7900 National Service Road - 56.81 acres

Existing use: parking lot

Proposed use: revision eliminates the internal connections to the north, due to adjacent fuel tanks being in operation, to a revised internal connection to the east

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

Existing BUA: 26.19 acres, Proposed BUA: additional 1.74 acres, total – 27.93 acres

Contact: Stimmel Associates, P.A.

Conditional Approvals

Zoning-TRC: Two very minor notes about parking calculation and proposed future shelter

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, February 14th, 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. 2020-0093 – Preliminary Subdivision Woodlea Cove Acres

12 Woodlea Valley Cove – 0.89 Acres

Proposed: Three single-family residential lots

Barry Callahan with Triad Land Surveying

Conditional Approval:

Watershed Protection-Stormwater: *“Minor Addition of N/A in applicable places on TRC cover sheet.”*

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, February 17, 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. 2019-1941 – Greensboro Fire Station 56

820 Franklin Blvd – 1.74 Acres

Existing GFA: 6,620 SF; Proposed GFA: 14,279 SF

Existing BUA: 19,083 SF; Proposed BUA: 37,615 SF

Juhann Waller and Josh Habeger with JC Waller and Associates

CONDITIONAL APPROVALS:

Watershed Protection-Stormwater: "See minor notation comments on Sheets C401 and C600."

Zoning: Final Plat must be recorded as a condition of final TRC site plan 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, February 20, 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:

2020-0026 Greensboro Fire Training Facility

1508-F N. Church Street/1512 and 1514 N. Church Street – 16.7 acres

Existing use: City of Greensboro Fire Department Training Facility

Proposed use: Addition to the Fire Training Facility with new pre-fabricated fire training structures to replace existing structures near same location

Existing GFA: 84,638 sq. ft., Proposed GFA: 7,036 sq. ft.

Existing BUA: 297,267 sq. ft., Proposed BUA: 2,652

Contact: City of Greensboro/LBHD Engineering, PPL/Andrew Wells, RPM Partners

Conditional Approval

Watershed Protection-Stormwater – Minor comment on floodplain plan about showing buffer bubbles – see NCDEQ buffer bubble memo for clarification if necessary, otherwise draw buffer bubbles with radii at the pipe outlet

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, February 25, 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. 2020-0362 Sketch Plan for Cardinal Millwork Expansion

7620 W Market Street – 2.74 Acres

Existing Use: Manufacturing and Retail Shop for Windows and Doors

Proposed Use: 6,000 SF Additional Building for Assembly and Manufacturing

Chris with Cardinal Millwork

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, February 27, 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:

10:00 – 10:45

2020-0360 Sketch Plan for Mitchell Avenue Townhomes

4730, 4726, 4724, 4720-A, 4720 Mitchell Avenue – 5.9 acres

Existing use: residential

Proposed use: 46 townhomes

Contact: Anthony Lester, Evans Engineering

3. Consent Agenda:

4. Business Agenda:

Type 2 Modification for 2020-0280 Exempt Plat for Quaker Run*

Addresses: 3708 Friendsview Drive and 3503 Shaker Drive

LDO Reference: Land Development Ordinance (LDO) Section 30-13-3.5

Existing use: single family dwelling

Plat proposal: adjust property lines to fix a fencing encroachment

Applicant: Matt Gorrell

Staff contact: Andy Lester, Planner

***See attachments**

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, February 28, 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. 2019-2037 - Sandhills Center

925 Third Street – 2.42 Acres

Existing GFA: 0.0 SF; Proposed GFA: 15,007 SF

Existing BUA: 0.0 AC; Proposed BUA: 1.37 AC

Allan Hill with Triad Design Group

B. 2018-1016 – Hilltop Road Lift Station

2604 W. Woodlyn Way – 15.5 Acres

Existing GFA: 0.0; Proposed GFA: 373 SF

Existing BUA: 0.62 AC; Proposed BUA: 0.56 AC

Andy Larrick with Davis Martin Powell/Jay Guffey with COG

C. 2019-1490 – Guilford County BHUC

This is an update to an approved TRC site plan. Added 25 SF of impervious surface for a sidewalk addition and a side egress door.

931 Third Street – 3.1 Acres

Allan Hill with Triad Design Group

5. Discussion Items:

6. Adjournment

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