



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, March 2, 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. 2020-0384 – Sketch Plan for 408 Arlington Street Single Family Home

408 Arlington Street – 0.28 Acres

Existing Use: Two Duplexes

Proposed Use: Additional Single-Family Dwelling

Contact: Jim Howard

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, March 3, 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:

10:45am-11:30am

2020-0342 Sketch Plan for Jefferson Village Tract 1

1500 Highwoods Blvd – 16.1 acres

Existing use: undeveloped lot

Proposed use: multifamily – 280 apartments

Contact: Luke Dickey, 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, March 5, 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:

10:45am – 11:30am

2020-0361 Sketch Plan Roberson Comer Townhomes

800 and 816 Roberson Comer Road - 11.91 acres

Existing use: residential, City of Greensboro and Guilford County jurisdictions

Proposed use: 48 townhomes

Contact: Ed Collins, Jr., PE

3. Consent Agenda:

4. Business Agenda:

A. Annexation Request for 3617 Link Road

3617 Link Road

Brief description: Lot including the public right-of-way, area is approximately 4.33 acres

Staff contact: Luke Carter, Senior Planner

See attachment

B. 2019-2158 Cone Health Medcenter Drawbridge

3516 and 3518 Drawbridge Parkway – 9.413 ac

Existing use: vacant

Proposed use: medical office

Existing GFA: 69,660 sq. ft. (Ref. 2019-1615), Proposed GFA: 353,162 sq. ft.

Existing BUA: 6.13 ac, Proposed BUA: 5.65 ac

Contact: Cone Health/Stimmel Associates, PA

C. 2019-0460 Retreat at 68 North

1114 and 1080 NC Hwy 68 North

Existing use: vacant

Proposed use: Proposed retail, multi-family apartments (264 apartment units), parking and utilities, being part of a 50.902 ac tract

Existing GFA: 0 sq. ft., Proposed GFA: 19,950 sq. ft.

Existing BUA: 0 sq. ft., Proposed GFA: 24.04 ac

Contact: East Wind Development Company, LLC/CPT Engineering and Surveying, Inc.

Conditional Approval

Stormwater Conveyance: (1) Add retaining wall note on sheet ST-1 to sheets 5 & 12. (Note is highlighted on sheet ST-1 that needs to be copied). (2) HGL's must be submitted with Construction Review



D. 2017-1758 Preliminary Subdivision Re-approval for Ridgefall Road
5303 Ridgefall Rd – 1.05 ac
Proposal: 5 lots - residential
Contact: Ethan Creed, Hugh Creed Associates

5. Discussion Items:

6. Adjournment

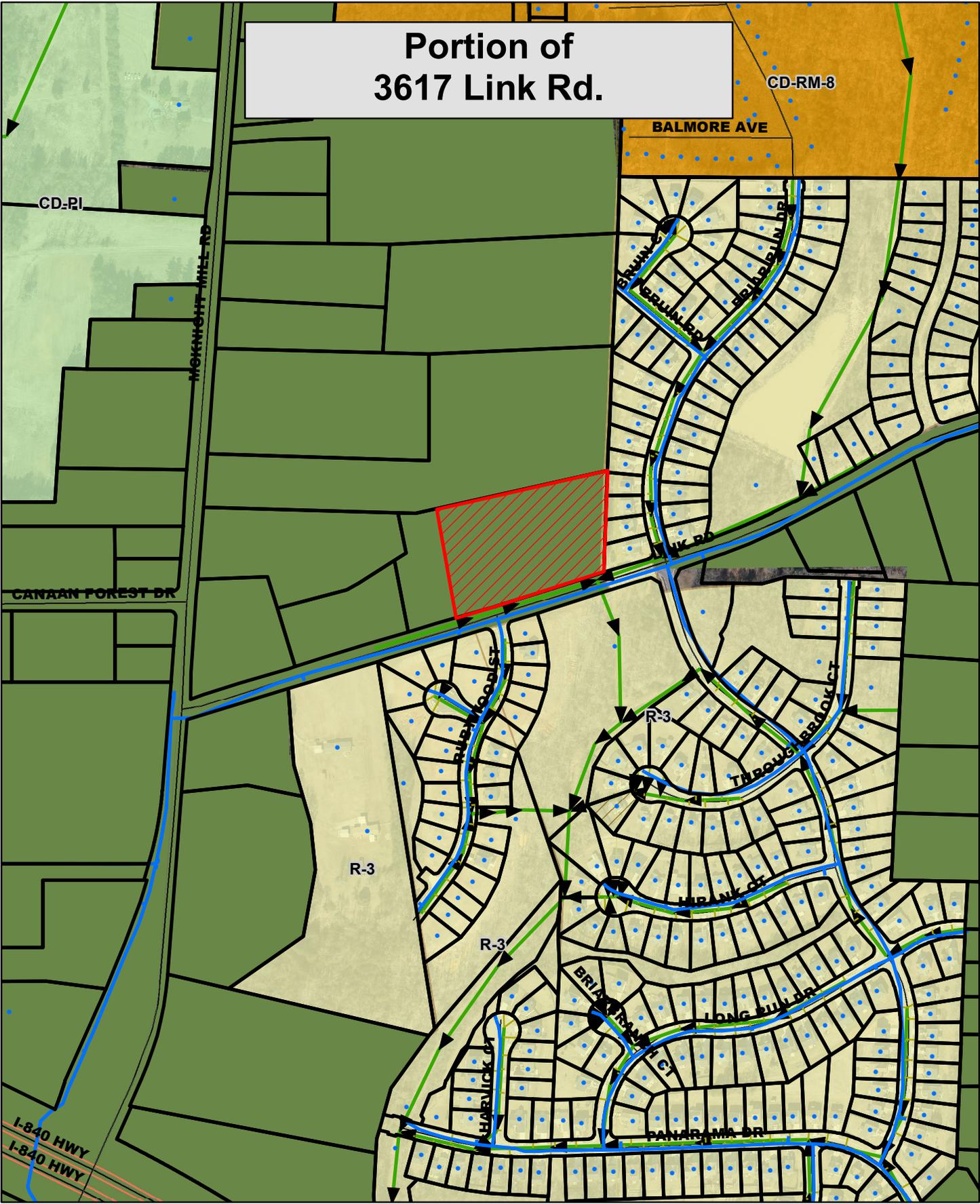
For more information, please contact:

Planning Department

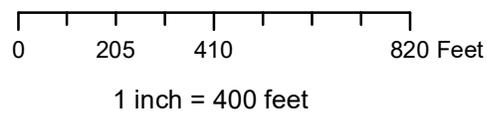
(336) 373-2144

[Greensboro Planning Website](#)

Portion of 3617 Link Rd.



Legend	
■	Growth Tier 1: 2013-2019
■	Growth Tier 2: 2019-2025
■	Growth Tier 3: 2025+



The undersigned hereby acknowledge(s) this Plat and Allotment to be free act and deed and hereby dedicate(s) to Public use as Streets, Playgrounds, Parks, Open Spaces, and Easements forever all areas so shown or indicated on said Plat, and authorize(s) the City of Greensboro to record this plat in the office of the Register of Deeds of Guilford County, N. C.

GUILFORD COUNTY

Signed _____
 Attest _____
 Trustee _____
 Trustee _____

Approved by the Planning Board of the City of Greensboro, N. C., effective on the ___ day of ___ 19___, provided that the Plat is registered in the office of the Register of Deeds of Guilford County, N. C., within thirty days from the effective date of this approval.

City Clerk _____

Director of Planning and Executive Secretary of Planning Board
 Said Plat was approved by the Planning Board of the City of Greensboro, N. C.

Licensed Engineer No. _____

Subscribed and sworn to before me this ___ day of ___, 19___.

Notary Public

My commission expires: _____

GUILFORD COUNTY, NORTH CAROLINA

I, Marvin L. Borum, certify that under my direction and supervision this map was drawn from an actual field land survey made by me, a deed description recorded in Book 178, Page 398; that the error of closure as calculated by latitudes and departures is 110,000E; that the boundaries not surveyed are shown as broken lines plotted from deed information; that this map was prepared in accordance with GS 47-30 as amended that the subdivision or Development or a portion thereof is not within the Corporate Limits of the City of Greensboro or within a mile thereof.

Witness my hand and seal this 7th day of June A.D. 1981

Signed Marvin L. Borum
 Licensed Surveyor No. L-2201

Subscribed and sworn to before me this 9th day of June, 1981.

Dorothy W. Carson Notary Public
 My commission expires 12/3/83

NORTH CAROLINA - GUILFORD
 The foregoing certificate(s) of

Dorothy W. Carson
 A Notary Public of said county is (are) certified to be correct.

This Dec 8, 1981
Norwood Conrad Register of Deeds
KAY F. PATSEAVOURAS Register of Deeds

When grade of adjacent property does not conform to the street grade, an easement is effective for the purpose of sloping embankments from street grade level at the property line having a slope ratio of two feet horizontal for each foot of vertical dimension.

The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision-regulation jurisdiction of the Board of Commissioners of Guilford County and this plat and allotment to be free act and deed, and hereby dedicate(s) to public use as roads, streets, and easements, forever all areas so shown or indicated on said plat.

Signed Carol P. Watlington
 Attest Carol P. Watlington

Approved by the Board of Commissioners of Guilford County, N. C. on the ___ day of ___ 19___, provided that the plat is registered in the office of the Register of Deeds of Guilford County, N. C. within thirty days from date of this approval.

Signed _____ (Seal)
 Chairman

This plat does not require a certificate of approval by the Division of Highways as provided in G.S. 136-102.6, subsection (G)

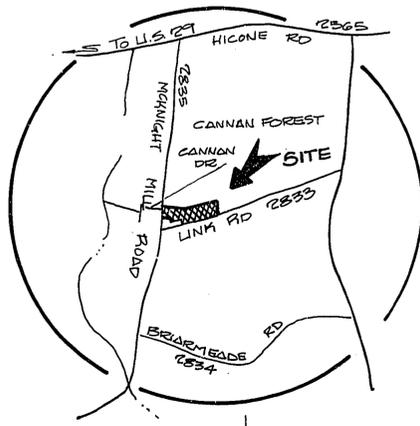
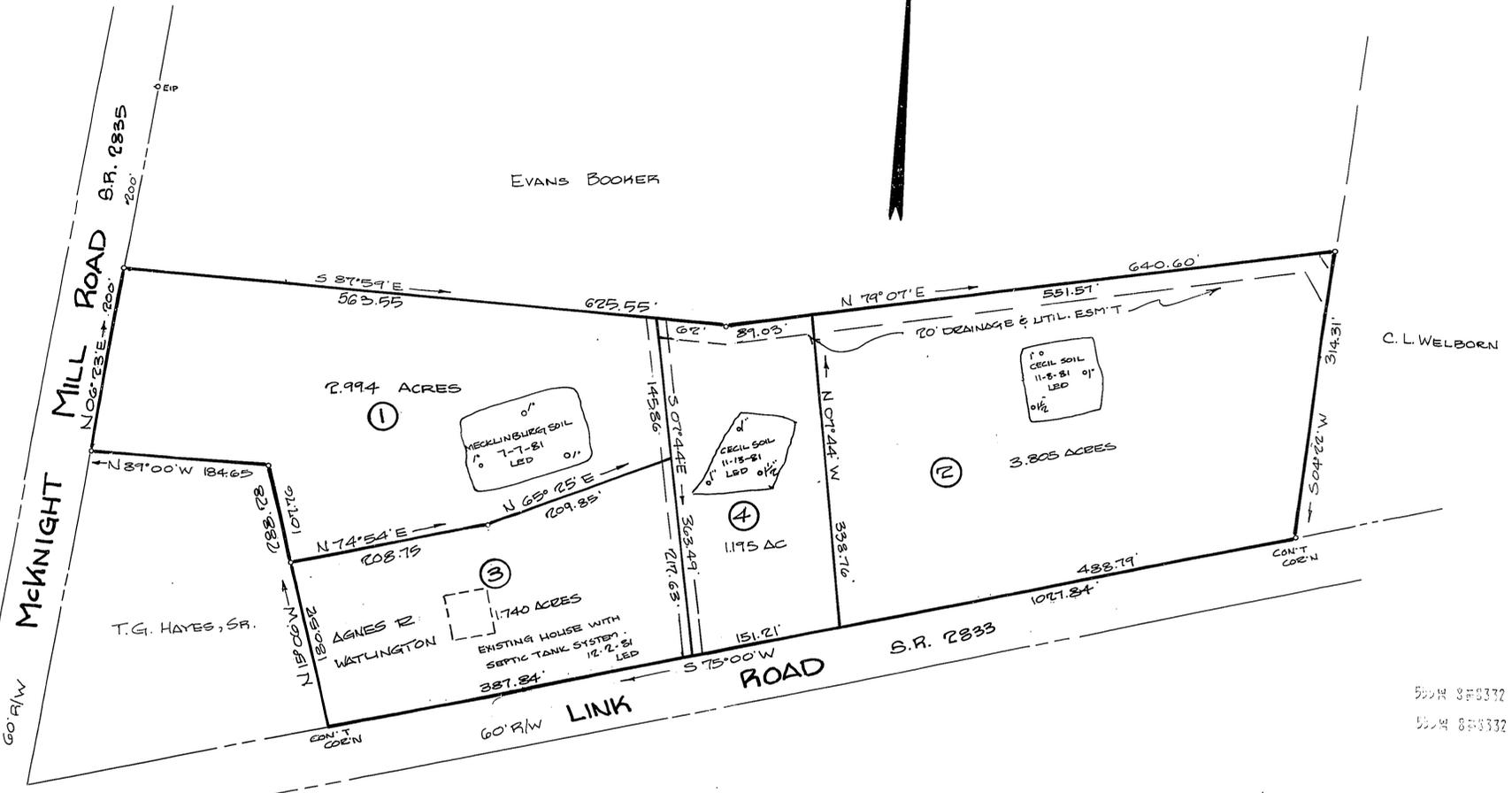
Signed John R. Hampton Date 12/8/81
 Planning Director

Approved by the Planning Department of Guilford County, North Carolina on the ___ day of ___ 19___ pursuant to Section 10-B of the Guilford County Subdivision Ordinance.

John R. Hampton
 Planning Director

Department of Transportation
 Division of Highways
 Proposed Subdivision Road
 Construction Standards Certification

Approved _____
 District Engineer
 Date _____



LOCATION MAP 1" = 2000'

RECORDED
 KAY F. PATSEAVOURAS
 REGISTER OF DEEDS
 GUILFORD COUNTY, N. C.
 Dec 9 3:47 PM '81



NOTE: LOTS 1, 2, & 4 ARE APPROVED FOR SEPTIC TANK SYSTEMS IN AREAS NOTED. LOT 3 HAS AN EXISTING HOUSE & SEPTIC TANK SYSTEM.
 E. TINSINGER, JR.
 12-3-81

RESUBDIVISION OF LOT 4
 AS RECORDED IN PB 25, P 432.
 TOTAL AREA - 8.868 AC.
 PROPERTY OF
J. S. WATLINGTON HEIRS &
AGNES R. WATLINGTON
 MONROE TOWNSHIP GUILFORD COUNTY
 NORTH CAROLINA
 SCALE 1" = 100' JUNE 9, 1981



MARVIN L. BORUM & ASSOCIATES - ENGINEERS, PLANNERS, SURVEYORS
 1600 E. WENDOVER AVE. P.O. BOX 6181, GREENSBORO, NC 27405, TEL. 715-0471
 ACL-191-460-3

GA 1981-132 B-2014

FC 6-23-81 P/S

IMPRINT ALL SEALS INSIDE BORDER



DOROTHY W. CARSON
 NOTARY PUBLIC
 GUILFORD COUNTY, N. C.
 Commission Expires Dec 3, 1983

WATLINGTON, J S HEIRS & AGNES R PROP

MONROE TSP

70-66



RECORDAK APERTURE CARD, MANUFACTURED IN THE USA FOR EASTMAN KODAK COMPANY



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, March 6, 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. 2020-0456 – Sketch Plan for Hilco Transport Fuel Pumps

505 S. Chimney Rock Road – 13.5 Acres

Existing Use: Existing repair shop and offices for old NC Port Authority

Proposed Use: Hilco fuel station

Contact: Jeff Loudermilk with Hilco Transport

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, March 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:

10:00 – 10:45

2020-0479 Sketch Plan Southeast Freight Lines Expansion

8700 W Market Street – 48 acres

Existing use: freight warehouse and distribution center

Proposed use: expand trailer parking areas, existing docks, and existing detention pond

Contact: Southeast Freight Lines, Inc./Kyle Hoyt with Hoyt and Berenyi, LLC.

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, March 12, 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:

2018-0864 NC A&T ERIC (Engineering Research & Innovation Center) Building

1101 E. Market Street

Proposed use: new building on NC A&T campus

Contact: Trey Dawkins, Covington 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, March 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. 2020-0478 – Sketch Plan for Bunoung Alliance Church Expansion

3633 and 3637 Irwin Street - 0.87 Acres

Existing Use: Existing church with Parking Lot

Proposed Use: Additional Church Building and Parking

Contact: Eric Morrison

B. 2020-0500 – Sketch Plan for BeachBub

561 Pegg Road – 9.43 Acres

Existing Use: Vacant Wooded Property

Proposed Use: Light Industrial Assembly, Warehouse, and Distribution

Contact: Norris Clayton with Hugh Creed and Associates

3. Consent Agenda:

4. Business Agenda:

A. 2019-1390 - Ray Self Storage Spring Garden St

**This is a re-approval of an approved TRC plan.*

3121 Spring Garden Street – 4.68 Acres

Contact: Andrew Christ with FEI Civil Engineers and Land Surveyors

CONDITIONAL APPROVALS:

Building Inspections - Plans submitted informally through email revisions on 3/11/2020, must not change for the hard copy printing/ approval vote.

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

Monday, March 16, 2020 at 10:15am

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. 2020-0554 – Sketch Plan for 3726 Battleground Avenue Chick-Fil-A

3726 Battleground Avenue – 19.39 Acres

Existing Use: Shopping Center

Proposed Use: Additional 4,100 SF Chick-Fil-A

Contact: Michael White with G. Robert George & Associates, Inc.

3. Consent Agenda:

4. Business Agenda:

A. 2020-0303 – Greensboro Auto Auction Building Addition

301 Norwalk Street – 8.25 Acres

Existing GFA: 194,808 SF; Proposed GFA: 32,029 SF

Existing BUA: 305,807 SF; Proposed BUA: 304,044 SF

Contact: Mike Venable with CPT Engineering

CONDITIONAL APPROVALS:

*Building Inspections - See comments on plan uploaded. On final submitted plan: 1.) Show imaginary line of fire separation distance 30 feet minimum from face of existing building and 10 feet minimum from face of proposed addition so that no exterior walls have to be fire resistance rated and unprotected openings are unlimited. ***2) Indicate 4 parking spaces to be removed with dashed lines or remove lines. ****

Stormwater Conveyance - See comment on sheet D-1

Transportation - See eplan for comments. CONDITION: Modify ped gates to not swing into the public right of way.

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, March 17, 2020 at 10:15am

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. 2019-2360 – Chick-Fil-A Site Improvements at 611 Pembroke Rd (Update to 2017-0386)

611 Pembroke Rd – 1.32 Acres

Existing GFA: 4,508 SF; Proposed GFA: 4,986 SF

Existing BUA: 0.976 AC; Proposed BUA: 1.003 AC

Contact: Michael White with G Robert George & Assoc.

B. 2018-1708 – North Buffalo Creek Greenway Phase 2

2009-GW Yanceyville St – 1 Acre

Existing BUA: 5,182 SF; Proposed BUA: 11,707 SF

Contact: Kevin Burke and Jeremy Anderson with Coulter Jewell Thames, PA

CONDITIONAL APPROVAL:

Watershed Protection – Stormwater: PLAN CAN GO TO TRC FOR FINAL APPROVAL AFTER BUFFER AUTHORIZATION IS ISSUED. LETTER OF NO PRACTICAL ALTERNATIVE MAP NEEDS TO BE CORRECTED - STREAM BUFFER DISTURBANCE MAP: EAST-- PERMANENT ZONE 1 IMPACT OF 2,123 SF IS CORRECT ON TABULAR SUMMARY BUT LABELED AS PERMANENT ZONE "2" STREAM BUFFER DISTURBANCE ON MAP. CORRECT AND RESUBMIT LETTER WITH MAPS TO JASON.GEARY@GREENSBORO-NC.GOV SO THAT AUTHORIZATION LETTER CAN BE ISSUED.

C. 2018-2369 – Handee Hugos on Randleman Road (Re-Approval)

2829 Randleman Road – 1.96 Acres

Existing GFA: 0 SF; Proposed GFA: 3,826 SF

Existing BUA: 0 SF; Proposed BUA: 35,727 SF

Contact: Adrienne Smith and Ray Watson with Commercial Site Design

CONDITIONAL APPROVAL:

Transportation: This is permitted with the note "The Owner will connect the cross access stub to the adjacent property at the time the adjacent property provides cross access connection".

Watershed Protection – Stormwater: See eplan for comments.



5. *Discussion Items:*

6. *Adjournment*

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, March 19, 2020 at 10:15am

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. 2019-2505 – Canterbury Library Admin Building

5400 Old Lake Jeanette Road – 36.3 Acres

Existing GFA: 113,833 SF; Proposed GFA: 9,367 SF

Existing BUA: 8.52 AC; Proposed BUA: 0.56 AC

Contact: Dave Southard with Evans Engineering

CONDITIONAL APPROVAL:

Fire Prevention: Sheet C1.3 add fire lane sign at end of fire lane before final 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

Tuesday, March 24, 2020 at 10:15am

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. 2020-0455 – Sandhills Center Parking Lot Expansion Brassfield

3802 Robert Porcher Way – 5.02 Acres

Existing GFA: 37,672 SF; Proposed GFA: 37,672 SF

Existing BUA: 2.24 AC; Proposed BUA: 2.46 AC

Contact: Allan Hill with Triad Design Group

B. 2020-0542 – West Friendly Gardens Revision (see 2019-0494)

6701 West Friendly Avenue – 9.42 Acres

Existing GFA: 0.0 SF; Proposed GFA: 0.0 SF

Existing BUA: 38,999.97 SF; Proposed BUA: 155,017.22 SF

Contact: Steve Webb with CPT Engineering and Surveying

CONDITIONAL APPROVAL:

Watershed Protection – Stormwater: PLEASE COMPLETE THE TRC COVER SHEET DATA ENTRY FOR BUILT UPON AREA. YOU HAVE THE INFORMATION IN THE ALLOCATION CHART, BUT PLEASE ALSO SHOW THE APPLICABLE INFORMATION IN THE ENTRY AREA AS WELL.

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

Friday, March 27, 2020 at 10:15am

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. 2019-2616 – The Reserve at Greenwood Phase 2

501-523 Carwill Drive – 30.9 Acres

Existing GFA: 47,460 SF; Proposed GFA: 63,187 SF

Existing BUA: 310,287 SF; Proposed BUA: 209,960 SF

Contact: Keith Broderick with Civil Designs

CONDITIONAL APPROVAL:

Stormwater Conveyance - See sheet C2.1 for minor pipe size labeling comment.

B. 2019-2705 - Best Auto Sales

5512 W Market Street – 1.75 Acres

Existing GFA: 140 SF; Proposed GFA: 5573.2 SF

Existing BUA: 46,221 SF; Proposed BUA: 38,753 SF

Contact: Robert Russell with Associated Surveying

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, March 31, 2020 at 10:15am

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. 2020-0710 – AC Corporation Building Expansion (Revision to 2019-2183)

301-C Creek Ridge Road – 21.1 Acres

This is a revision to an approved TRC site plan. The dimensions of the proposed storage shed and picnic shelter have been reduced on the Building Plan. The TRC will need to re-vote on this plan based on these changes.

Contact: Ryan Thompson with Landmark Builders

5. Discussion Items:

6. Adjournment

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