



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, May 5, 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. PUD Rezoning Concept Plan Revision

The original concept plan designated a portion of the property for office uses. The applicant would like to replace the office portion with additional multi-family space.

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

Thursday, May 7, 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. PUD Rezoning Concept Plan

This concept plan is required for all PUD rezonings. The PUD is comprised of 6 tracts along Four Farms Road and will consist of mixed-uses, residential and commercial uses.

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

Monday, May 11, 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. 2020-0322 – Duke Energy Fairfax Meter Lab

2200 Fairfax Road – 16.9 Acres

Existing GFA: 85,000 SF; Proposed GFA: 96,876 SF

Existing BUA: 364,404 SF; Proposed BUA: 364,404 SF

Contact: Davion Allred or Mark Hamlett with McAdams Co.

CONDITIONAL APPROVALS:

Transportation - See eplan for comments. **CONDITION:** Remove signs from public right of way.

Watershed Protection - SEE E-PLAN FOR COMMENT.

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, May 14, 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. 2020-0744 – Pegg Road Preliminary Subdivision

561 Pegg Road – 9.493 Acres

Contact: Norris Clayton with Hugh Creed Associates

B. 2020-0086 – Spencer Love Tennis Complex Ph2

3802 Jaycee Park Drive – 343.57 Acres

Existing GFA: 123,200 SF; Proposed GFA: 0.0 SF

Existing BUA: 11.88 Acres; Proposed BUA: 2.51 Acres

Contact: Tori Small with Westcott Small & Associates

C. Street Closure at Walker Avenue

Approximately 260 feet of Walker Avenue, west of Tate Street to be closed and allocated to UNCG.

Contact: Andy Lester

D. Type 2 Modification for Mclver Street

309-325 Mclver Street – Modification from Uniform Lot Development regulations

A newly formed lot being created from a road closure will exceed the lot depth-to-width ratio.

Contact: Andy Lester

E. Annexation Request PL(P) 20-11

Proposed annexation of a portion of 5821 Mackay Road, a portion of 2005 Guilford College Road, and a portion of Guilford College Road Right-of-Way. 16.43 Acres.

Contact: Luke Carter

F. Annexation Request PL(P) 20-12

Proposed annexation of a portion of 2240 E Cone Blvd. 24.738 Acres.

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

Monday, May 18, 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. PUD Rezoning Concept Plan Revision

This PUD is comprised of six tracts along Four Farms Road and will consist of mixed uses, residential and commercial uses. The original concept plan brought concerns for the Water Resources Department, so the applicant revised the PUD to alleviate those concerns.

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, May 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. 2020-0347 – Auto Zone Hicone Road Revision (See 2019-2687)

4626 Hicone Road – 2.35 Acres

Existing GFA: 0.0 SF; Proposed GFA: 7,147 SF

Existing BUA: 0.1 AC; Proposed BUA: 0.74 AC

Contact: Chris Berry with Berry Engineers LLC

CONDITIONAL APPROVALS:

Landscape - Minor adjustments needed on detailed landscape plan as shown in the comments on the uploaded plan Fee Reminder Inspection of tree protection & viability of the trees located in the Tree Conservation Area -70 Inspection of installed landscaping & TCA at the end of the project -70 Total Fees: \$ 140 Total Fees: \$ 70

Stormwater Conveyance - (1) See sheet C2.2 for comments to address before final TRC approval. (2) Public storm to be profiled on COG mylar format sheet during Construction Review. Contact Kenny Carroll (336) 373-2052 with questions.

Zoning: - Final Plat must be recorded for subdividing the parcels. The cross-access easement must be recorded. These must both be recorded as a condition of TRC site plan approval.

B. 2020-0117 – Rice Toyota Dealership Display Lot and Parking Lot Expansion

1725 Benjamin Parkway – 0.48 Acres

Existing GFA: 4,067 SF; Proposed GFA: 0.0 SF

Existing BUA: 17,686 SF; Proposed BUA: 17,249.95 SF

Contact: Brent Sievers with FEI Consulting

CONDITIONAL APPROVALS:

Transportation: See eplan for comments. See sight triangle note.

Watershed Protection: PDF's SENT - PLAN COMMENTS CAN BE CHECKED AT TRC

5. Discussion Items:

6. Adjournment

For more information, please contact:



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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, May 22, 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. 2020-0850 – The Reserve at Greenwood Amenity Area (Revision to 2019-1871)

501-515 Carowill Drive – 30.9 Acres

Existing BUA: 7.24 AC; Proposed BUA: 7.24 AC

Contact: Keith Broderick with Civil Designs

B. 2020-0577 – Preliminary Plat for Business Park 85 (See 2019-2527)

2351 Campground Road – 18.1 Acres

Contacts: Kim Lilly and Steve Miller with Regional Land Surveyors

CONDITIONAL APPROVALS:

Watershed Protection: Revise the BUA Allocation Chart as shown on uploaded redlined plan on both sheets of the plan set; this chart tracks the BUA for each lot for the site, which includes BUA NOT draining to the pond. Eliminate these 3 columns: Onsite DA to Pond, Offsite DA to pond, Total DA to Pond. Also, eliminate: "On site" and "To Pond" as shown on the uploaded redlined plan. In addition, revise the amount on note #10, the MAX.BUA Allowed for the entire site is 9.05 acres, as shown. I can check these revisions at TRC approval.

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
Thursday, May 28, 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. 2019-1890 – Greensboro Fire Station #7

1064 Gatewood Avenue – 1.46 Acres

Existing GFA: 9,240 SF; Proposed GFA: 13,070 SF

Existing BUA: 32,927 SF; Proposed BUA: 40,527 SF

Contact: Juhann Waller with JC Waller and Associates

CONDITIONAL APPROVALS:

Watershed Protection: SEE MINOR CORRECTIONS ON E-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, May 29, 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. 2020-0217 – 7-Eleven and Quick Lube Pad on W Market St

4650 W Market St – 1.73 Acres

Existing GFA: 0.0 SF; Proposed GFA: 4,008 SF

Existing BUA: 1.56 AC; Proposed BUA: 1.24 AC

Contact: Carlos Petrovich and Lee Bakely with BL Companies

CONDITIONAL APPROVALS:

Transportation: See eplan for comments. CONDITIONS: 1) Correct curb and gutter note. 2)

Correct dimension of centerline to right of way.

Watershed Protection: PLAN COMMENTS CAN BE CHECKED AT TRC

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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