



\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**

**Thursday, July 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:**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2019-2775 – Greenlea NC 68 Site**

1037 NC 86 Hwy N – 72.2 Acres

Grading, Transportation, & Utility Plan

Contact: Matt Johnson with Triad Design Group

**Conditional Approvals:**

**Watershed Protection: SUBMIT LETTER OF NO PRACTICAL ALTERNATIVE FOR ALL STREAM BUFFER DISTURBANCES. PLAN CANNOT GET FULL TRC APPROVAL UNTIL STREAM BUFFER DISTURBANCE AUTHORIZATION CERTIFICATE IS RELEASED FROM STORMWATER.**

**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, July 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. 2020-1341 – \*Sketch Plan\* for Sheetz at 1099 NC 68**

1055 NC Hwy 68 N – 2.13 Acres

Existing GFA: 0.0 SF; Proposed GFA: 6,077 SF

Existing BUA: 0.0 AC; Proposed BUA: 1.39 AC

Contacts: Wes Hall with Kimley-Horn

**3. Consent Agenda:**

**4. Business Agenda:**

**A. Type 2 Modification for LDO SEC 30-13-3.5**

2700 Vanstory Street and 2200 Pinecroft Road

Applicant is requesting a deviation from the ordinance requiring side lots lines be at or near right angles or radial to street lines.

Contact: Andy Lester

**B. 2020-1114 – Greensboro Academy Master Watershed Plan**

4049 Battleground Avenue – 17.3 Acres

Existing GFA: 1.125 AC; Proposed GFA: 1.125 AC

Existing BUA: 3.857 AC; Proposed BUA: 3.857 AC

Contact: Charles Christy and Ariel Regnier with Wade Trim

**C. 2020-0614 – Greensboro Academy Parking Lot Renovation**

4049 Battleground Avenue – 17.3 Acres

Existing GFA: 1.125 AC; Proposed GFA: 1.125 AC

Existing BUA: 3.857 AC; Proposed BUA: 3.888 AC

Contacts: Charles Christy and Ariel Regnier with Wade Trim

**CONDITIONAL APPROVALS:**

Watershed Protection: 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, July 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 Plans:**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-0799 – Mt Pisgah Church Building Addition**

2600 Pisgah Church Road – 5.05 Acres

Existing GFA: 0.0 SF; Proposed GFA: 7,590 SF

Existing BUA 2.46 AC; Proposed BUA: 0.426 AC

Contact: Kenny Marlow with Borum Wade and Associates

**Conditional Approval:**

Watershed Protection - SEE MINOR COMMENT ON COVERSHEET & C6A. I CAN CHECK FOR THESE CHANGES AT TRC.

**B. Proposed Contiguous Annexation**

A portion of 107 Marshall Smith Rd and 120 Marshall Smith Rd – 37.329 Acres

Contact: Luke Carter

**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**

**Friday, July 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. 2020-1394 – Sketch Plan for W Market St Used Car Sales & Service**

*5106 W Market Street – 2.9 Acres*

*Contact: Tim Lichtenstein with LTP Commercial*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-1329 – The Crossings at Greensboro Watershed Revision**

*3404 Whitehurst Road – 6.65 Acres*

*Existing GFA: 64,760 SF; Proposed GFA: 64,760 SF*

*Existing BUA 6.71 AC; Proposed BUA: 6.71 AC*

*Contact: Bob Dischinger and Drew Fleming with Evans Engineering*

**B. 2019-1904 - Ken Free Sr Basketball Court at Barber Park**

*1500 Barber Park Drive – Plan Re-Approval*

*The applicant modified the approved TRC site plan. The modification is for ADA parking and is highlighted on the plan with a revision cloud.*

*Contact: Tori Small with Westcott, Small, 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**

**Monday, July 13, 2020 at 11:00am**

**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. 2020-0897 – Sketch Plan for Bernau Avenue Parking Lot**

**4111 Bernau Avenue – 0.71 Acres**

**Contact: Eveling Munoz**

**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, July 14, 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. 2020-1174 – Preliminary Subdivision for Elite Greensboro**

***215 Tiger Lane – 10.476 Acres***

***Existing GFA: 89,050 SF; Proposed GFA: 0.0 SF***

***Existing BUA: 179,113 SF; Proposed BUA: 0.0 SF***

***Contact: Aden Stoltzfus with SEI Engineering***

***Conditional Approval:***

***Zoning:* Because this is a combined site plan and a preliminary subdivision plan, the Final Plat will need to be recorded before the TRC can fully approve this plan. TRC can conditionally approve the preliminary plan/site plan until the final plat is recorded. No building permits can be issued until the TRC can fully approve this plan.**

**5. Discussion Items:**

**6. Adjournment**

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



\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**

**Thursday, July 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. Four Farms Road PUD Concept Plan**

*This concept plan is required for all PUD rezonings. This PUD is comprised of 6 tracts along Four Farms Road and will consist of mixed-uses, and residential and commercial uses. The TRC conditionally approved this plan on May 7, 2020, so the applicant has resubmitted with changes.*

*Contact: Luke Carter*

**B. Type 2 Modification for 801 and 811 East Bessemer Avenue**

*Applicant is requesting relief from the LDO Section 30-13-3.5 requiring side lot lines to be at or near right angles or radial to street lines.*

*Contact: Andy Lester*

**5. Discussion Items:**

**6. Adjournment**

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



\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**

**Friday, July 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. 2020-0709 – Muirs Creek Townhomes**

*518 Muirs Chapel Road – 3.3 Acres*

*Existing GFA: 0.0 SF; Proposed GFA: 0.0 SF*

*Existing BUA: 0.08 AC; Proposed BUA: 0.41 AC*

*Contact: Anthony Lester with Evans Engineering*

**Conditional Approval:**

*Planning: Remove reference to phases. Need CBU approval from USPS.*

**5. Discussion Items:**

**6. Adjournment**

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





\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**

**Thursday, July 23, 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:**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-0463 – Talbot Court Apartments**

*449 Guilford College Road – 0.95 Acres*

*Proposed 56 Unit 4-Story Senior Living Apartment Building*

*Existing BUA: 0.01 AC; Proposed BUA: 1.07 AC*

*Contact: James McGinley with Borum, Wade, and Associates*

**B. Four Farms Road PUD Concept Plan Zoom Meeting**

*This concept plan is required for all PUD rezonings. This PUD is comprised of six tracts along Four Farms Road and will consist of mixed-uses, and residential and commercial uses. The TRC denied this concept plan at the July 16, 2020 meeting, so the applicant has requested a Zoom meeting to discuss the concerns and comments from the TRC.*

*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**

**Friday, July 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. 2019-1390 – Ray Self Storage Spring Garden St**

*This is a re-approval of an approved TRC site plan. There has been a slight change in the sidewalk layout. The proposed BUA has not changed.*

*3121 Spring Garden St – 4.68 Acres*

*Contact: Andrew Christ with FEI Consulting*

**5. Discussion Items:**

**6. Adjournment**

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



\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**

**Monday, July 27, 2020 at 11:00am**

**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. 2020-1546 – Dunkin Donuts Elmsley Dr**

*105 E Elmsley Drive – 2.31 Acres*

*Existing GFA: 0.0 SF; Proposed GFA: 3,700 SF*

*Existing BUA: 0.0 AC; Proposed BUA: 3.68 AC*

*Contacts: Caleb Robinson and Stan Wingo with McAdams*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-1118 – John’s Plumbing Master Watershed Plan**

*228 Little Santee Road – 14.4 Acres*

*Existing GFA: 60,057 SF; Proposed GFA: 35,801 SF*

*Existing BUA: 1.97 AC; Proposed BUA: 1.77 AC*

*Contacts: Cindy Baggett and Kevin Rosensky with WL Engineering*

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

*This is a re-approval of an approved TRC site plan. There has been a slight change in the sidewalk layout. The proposed BUA has not changed.*

*3121 Spring Garden Street – 4.68 acres*

*Contact: Andrew Christ with FEI Consulting*

**5. Discussion Items:**

**6. Adjournment**

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



\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**

**Tuesday, July 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. 2020-1187 – Biscuitville Brassfield**

*3735 Battleground Avenue – 0.881 Acres*

*Existing GFA: 2,900 SF; Proposed GFA: 2,872 SF*

*Existing BUA: 0.597 AC; Proposed BUA: 0.581 AC*

*Contact: Jessie Lester with Stimmel PA*

**Conditional Approval:**

Watershed Protection: *See e-plan for comments.*

**B. 2020-0979 – Bee Safe Storage Battleground Revision (See 2019-0304)**

*1014-1018 Battleground Avenue – 4.48 Acres*

*Existing GFA: 84,000 SF; Proposed GFA: 60,000 SF*

*Existing BUA: 1.71 AC; Proposed BUA: 1.05 AC*

*Contacts: Andrew Christ and Brent Cockrum with FEI Consulting*

**Conditional Approval:**

Zoning: *Final plat must be recorded as a condition of TRC site plan approval.*

**C. 2019-2486 – Elim Townhomes**

*2780, 2782, and 2808 YY Horse Pen Creek Road – 10.94 Acres*

*39 Townhomes Proposed*

*Existing BUA: 30,035 SF; Proposed BUA: 223,731 SF*

*Contact: Norris Clayton with Hugh Creed Associates*

**5. Discussion Items:**

**6. Adjournment**

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



\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**

**Thursday, July 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. 2020-1304 – North Greensboro Tie Substation Fence Improvement**

**3400 Derby Place – 31.11 Acres**

**Existing GFA: 3,160 SF; Proposed GFA: 3,400 SF**

**Existing BUA: 10.1 AC; Proposed BUA: 10.4 AC**

**Contact: Chris Jordan with GeoSyntec**

**5. Discussion Items:**

**6. Adjournment**

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



\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**

**Friday, July 31, 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**

**2020-1575 Landmark Center Multi-family**

**6109 and 6115 Landmark Center Blvd – 6.3 ac**

**Existing use: vacant lots**

**Proposed use: apartment complex with 108 units**

**Contact: Tom Egan and Jason McArthur with Mission Properties**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. PL(P) 20-16 Proposed Annexation of 1404 Youngs Mill Road**

**1404 Youngs Mill Road – 1.66 ac**

**Proposal: residential/single-family residential, Tier 1 Growth Area**

**Staff contact: Luke Carter, Senior Planner**

**See attachment**

**B. 2020-0793 AC Corp Building Expansion, Phase II**

**301 Creek Ridge Road – 20.6 acres**

**Existing use and proposed use: Manufacturing/Distribution**

**Existing GFA: 183,576 sq. ft., Proposed GFA: 31,013 sq. ft.**

**Existing BUA: 12.06 ac Proposed BUA: 0.45 ac**

**Contact: Tori Small of Westcott, Small and Associates, PLLC**

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

**(336) 373-2144**

**Greensboro Planning Website**