



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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Monday, August 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. 2020-0078 – Yanceyville Apartments**

**3305 Yanceyville Street – 5.88 Acres**

**Existing GFA: 0.0 SF; Proposed GFA: 38,230 SF**

**Existing BUA: 0.13 AC; Proposed BUA: 2.14 AC**

**Contact: Jordan Young with Green Mountain Engineers**

**5. Discussion Items:**

**6. Adjournment**

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



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

**TECHNICAL REVIEW COMMITTEE MEETING**  
**Thursday, August 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:**

**10:00 – 10:45**

**2020-1627 Sketch Plan Woodbriar Avenue Preliminary Subdivision**

**1318 Woodbriar Avenue – 1.97 ac**

**Existing use: single family home**

**Proposed use: 9 lot single-family preliminary subdivision**

**Contact: Wilbert C. Artis, Jr.**

**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**

*Friday, August 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:**

**A. 2020-1642 – *\*Sketch Plan\* for Law Office 201 Leftwich Street***

*201 Leftwich Street – 0.16 Acres*

*Existing Use: Home Occupation Office*

*Proposed Use: Law Office*

*Contacts: Stephen Robertson*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-0769 – *Bojangles Hicone Road***

*4626 Hicone Road – 1.09 Acres*

*Existing GFA: 0.0 SF; Proposed GFA: 3,144 SF*

*Contacts: Chris Triko and John Patteson with MBI Companies*

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

***Planning Department***

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



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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Monday, August 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:**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-1073 – *The Retreat at 68 North Revision (See 2019-0460)***

*1114 and 1080 NC Hwy 68 North – 50.902 Acres*

*Existing GFA: 0.0 SF; Proposed GFA: 18,550 SF*

*Existing BUA: 0.0 SF; Proposed BUA: 1,047,182 SF*

*Contacts: Todd Murphy with CPT Engineering and 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, August 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:**

**A. 2020-1641 – *\*Sketch Plan\* Rice Toyota Fence and Gate Project***

*2630 Battleground Avenue – 4.59 Acres*

*Existing Use: Car Dealership*

*Proposed Use: New Fence to Surround the Car Dealership*

*Contact: Brent Sievers with FEI Consulting*

**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, August 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:**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-1473 – Guilford Prop Enterprises Cedar Park Rd Bldg Revision (See 2020-1111)**

*3133-A Cedar Park Road – 4.87 Acres*

*Existing GFA: 5,000 SF; Proposed GFA: 5,151 SF*

*Existing BUA: 72,310 SF; Proposed BUA: 11,961.3 SF*

*Contact: Eddie MacEldowney with Davis Martin Powell*

**B. 2020-0217 – 7-Eleven and Quick Lube Pad on W Market St**

*This is a re-approval of a previously approved TRC site plan. The applicant had to make minor changes to the plan to accommodate a small lift station for sewer service, moving an electrical transformer, and consequently adjusting the proposed landscaping.*

*Contact: Lee Bakely with BL Companies*

**5. Discussion Items:**

**6. Adjournment**

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



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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Monday, August 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:**

**A. 2020-1706 – Sketch Plan for Clarke Power Truck Repair with Office**

*3307 Sandy Ridge Road – 10.8 Acres*

*Existing Use: Single Family Home with Un-wooded Acreage*

*Proposed Use: 36,000 SF Truck Repair Shop with Office*

*Contact: Kent Barney with Landmark Builders*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2019-0858 – Whitestone Retirement Community Apartments Phase 1**

*700 S. Holden Road – 39.35 Acres*

*Existing GFA: 198,968 SF; Proposed GFA: 140,563 SF*

*Existing BUA: 15.42 AC; Proposed BUA: 2.91 AC*

*Contact: Kimberly Barb with Stimmel PA*

**Conditional Approvals:**

*Addressing: The street name is approved and the assisted living bldg. has been assigned an address as well as some utility features that may likely need permits to be installed/constructed. They all have been highlighted on the plan. Please update the plan as shown on the provided markup.*

*Planning: See notes on parking count.*

**5. Discussion Items:**

**6. Adjournment**

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



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

**TECHNICAL REVIEW COMMITTEE MEETING**  
**Tuesday, August 18, 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. 2020-1688 – Sketch Plan for Cider Road Warehouse**

*8507 Cider Road – 2.04 Acres*

*Existing Use: Single Family Residential*

*Proposed Use: 10,500 SF Warehouse*

*Contacts: Nick Scheopner and Vince Townsend with Green Mountain Engineers*

**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, August 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:**

**A. 2020-1532 – 4 Farms at Horse Pen Creek Revision (See 2019-2036)**

*3320 Horse Pen Creek Road – 17.4 Acres*

*Proposed Revision: Removing an office building to add another multi-family building*

*Existing BUA: 1.62 AC; Proposed BUA: 9.58 AC*

*Contact: Tim Lauer with CPT Engineering*

**B. Street Closing Petition for Caindale Drive**

*Applicant: Piedmont Triad Airport Authority*

*Location: 0.48 Miles of Caindale Drive from Exit 110 on NC 68 S to its terminus*

*Contacts: Andy Lester and 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, August 21, 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. 2020-1592 – Guilford County EMS Facility Revision (See 2018-2023)**

*1205 Pepperstone Drive – 10 Acres*

*Proposed Revision: Adding a Car Wash to the Approved Plan*

*Existing BUA: 22,393 SF; Proposed BUA: 221,309 SF*

*Contacts: Adam Carroll and Jacob Moore with Timmons Group*

**5. Discussion Items:**

**6. Adjournment**

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



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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Monday, August 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. 2020-0885 – Woodland Heights of Greensboro Phase 2**

132 Wolfetrail Road – 20.58 Acres

Existing BUA: 0.41 AC; Proposed BUA: 7.59 AC

Contact: Joe O’Buch with Green Mountain Engineers

**Conditional Approvals:**

Stormwater Conveyance: See sheets C3.0 and C6.0 for comments that must be addressed before final TRC approval.

Transportation: See eplan for comments. CONDITIONS: 1) Dimension typical parking spaces.

Watershed Protection-Stormwater: SEE S-PLAN FOR COMMENTS - Three minor updates: (1) to update the max BUA for the wet detention ponds on the coversheet to be equal to the BUA treated by those ponds and not the total BUA on site (currently some untreated BUA < existing BUA); (2) on the pond landscaping page, one of the notes lists “City of Winston Salem” and (3) double check one of the detail page references on the pond detail pages.

**B. 2020-0689 – Finn-Powell Office Building Improvements**

1011 W Friendly Avenue – 0.69 Acres

Existing GFA: 6,035 SF; Proposed GFA: 6,035 SF

Existing BUA: 0.5 AC; Proposed BUA: 0.12 AC

Contact: Kenny Marlow with Borum Wade and Associates

**5. Discussion Items:**

**6. Adjournment**

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



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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Friday, August 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. 2019-2658 – Penske Truck Leasing McConnell Rd**  
3742 McConnell Road – 15 Acres  
Existing GFA: 0.0 SF; Proposed GFA: 17,340 SF  
Existing BUA: 0.32 AC; Proposed BUA: 6.41 AC  
Contact: Kenny Marlow with Borum Wade and Associates

**Conditional Approvals:**

**Landscape/Tree Preservation:** Please add note: Landscaping may need to be shifted as needed due to site obstacles. Please shift these plants out of the DMUE

**Watershed Protection-Stormwater:** 1. Add separation line between 20' access easement and 15' DMUE over and around wet pond on all applicable sheets. 2. Sheet C-6B: show/label inlet pipe on forebay cross section with size, material, and slope of the pipe.

- B. 2020-1649 – Pactiv Parking Lot Addition**  
820 Radar Road – 18 Acres  
Existing GFA: 192,542 SF; Proposed GFA: 192,542 SF  
Existing BUA: 323,756 SF; Proposed BUA: 335,178 SF  
Contact: Rob Will with O'Neal Inc
- C. Annexation Request PL(P) 20-17**  
3443 Randleman Road – 0.8 Acres  
Proposed Land Use Type – Residential  
Contact: Luke Carter
- D. PUD Zoning Sketch Plan and Unified Development Plan**  
4465 and 4485 Old Battleground Road – 16.919 Acres  
Proposed: 320 Multi-Family Residential Units  
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.greensboroplanning.com)**