



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, September 1, 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. 2020-1804 – Mavis Tire on Battleground Ave

3926 Battleground Avenue – 2.8 Acres

Existing Use: Vacant Portion of Commercial Lot

Proposed Use: Auto Repair Shop

Contact: Will Swaringen with Bohler Engineering

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, September 4, 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:

3. Consent Agenda:

4. Business Agenda:

A. 2018-0627 – Keeley Park

4100 Keeley Road – 114 Acres

This is a re-approval of an approved site plan. The applicant is not going to develop one of the trails and is instead proposing to install a small 1,316 SF patio near the playground area. The impervious surface area will decrease by 1,454 SF.

Contact: Emily Blackwell with Stewart Inc

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, September 8, 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. 2020-0768 – Friends Home West Campus Multi-Family Residential

6100 W Friendly Avenue – 50 Acres

Proposed: 62 Multi-Family Units

Existing BUA: 11.59 AC; Proposed BUA: 16.43 AC

Contacts: Brent Gatlin and Ben Healy with Stimmel 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, September 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:

3. Consent Agenda:

4. Business Agenda:

A. 2018-1227 – Brigham Ridge Apartments

1208 Pleasant Ridge Road – 37.24 Acres

Proposed: 360 Multi-Family Unit PUD

Existing BUA: 0.0 AC; Proposed BUA: 26 AC

Contact: Jonathan Wade with Borum Wade and Associates

Conditional Approvals:

Planning: Needs CBU Approval.

Transportation: See eplan for comments. Conditions: 1) Add notes for WCR's. 2) Add note regarding acceptable grades and include details 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, September 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:

A. 2020-1909 – Sketch Plan for Calibers Indoor Shooting Range

6910 Downwind Road – 1.95 Acres

Existing Use: Indoor Shooting Range

Existing GFA: 7,020 SF; Proposed GFA: 9,120 SF

Existing BUA: 28,000 SF; Proposed BUA: 43,560 SF

Contact: Ed Collins with ERCP

3. Consent Agenda:

4. Business Agenda:

A. 2020-1613 – Patterson Street Water Remediation Plan

2947 Patterson Street – 9.35 Acres

Existing BUA: 0.0 AC; Proposed BUA: 0.65 AC

Contact: Jeremy McCall with Arcadis

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

This is a re-approval of an existing approved TRC site plan. The applicant would like to remove the curb and gutter in front of the parking area on the west side of the building and replace it with flat concrete and bollards in front of each parking space. BUA will not change.

Contact: Michael White with Robert George and Associates

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, September 15, 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. 2020-1081 Beachbub

561 Pegg Road - 3 acres

Proposed use: Manufacturing and office space for beach umbrellas

Existing GFA: 0 sq. ft., Proposed GFA: 16,060 sq. ft.

Existing BUA: 0.10 acre, Proposed BUA: 0.80 acre

Contact: Schermasikes Management Group/Norris Clayton, Hugh Creed Associates

Conditional Approvals

Watershed Protection-Stormwater: Corrections to site plan to be checked at TRC

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, September 17, 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:

11:00am-11:45am

2020-1920 Sketch Plan Rainbow Magic Alpaca Farm

Address/lot size: 3630 Lewiston Road – 19.2 acres

Existing use: single-family dwelling

Proposed use: alpaca farm, **Proposed GFA:** 1,200 sq. ft.

Contact: Melodi Fentress

3. Consent Agenda:

4. Business Agenda:

A. 2020-0391 Townsend Water Treatment

Address/Lot size: 6269, 6332 Townsend Road and 6275 Bryan Park Road – 943.11 acres

Existing use: Water Treatment Facility

Proposed use: Add/improve to facility's sanitary lift station, gravity sewer, and force main repair and reinforcement of water treatment plan chemical building foundation

Existing BUA: 19.19 acres, **Proposed BUA:** 0.058 acres

Contact: City of Greensboro Water Resources Department, Monica Jarret

Conditional Approvals

Watershed Protection-Stormwater: See e-plan for comments. Update correct percentage for max. amount of BUA allowed per stormwater control design; add percentage amounts to SCM allocation chart/table; add the SCM allocation chart/table to the biofiltration system detail sheet

B. 2020-1410 Mavis Tire Quick Lube and Service

Address/Lot size: 1306 Bridford Parkway – 16.21 acres

Existing use: Gas station/parking

Proposed use: Automobile repair

Existing GFA: 1,669 sq. ft., **Proposed GFA:** 6,730 sq. ft.

Existing BUA: 0.91 acres, **Proposed BUA:** 0.85 acres

Contact: Mavis Tire/Will Swaringen, Bohler Engineering

5. Discussion Items:

6. Adjournment

For more information, please contact:
Planning Department / T: (336) 373-2144 | Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, September 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:

10:00 – 10:45

2020-1935 Willow Oaks Townhomes

1 Green Oaks Circle – 0.51 ac

Existing use: existing housing development

Proposed use: 5 townhomes

Contact: José Colon, Senior Planner

3. Consent Agenda:

4. Business Agenda:

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, September 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:

10:00 – 10:45

2020-2065 Sketch Plan Hamlett Family Preliminary Subdivision

Addresses and land area:

1043 and 1047 Tarrant Rd and 1066, 1074, 1076 and 1078 Boulder Rd. – 5.69 ac

Existing use: offices, warehouses, storage

Proposed use: 6-lot subdivision and new water line

Contact: Hugh Creed Associates, Inc., PA

3. Consent Agenda:

4. Business Agenda:

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, September 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:**

3. **Consent Agenda:**

4. **Business Agenda:**

A. **Type 2 Modification for 2222 Wilcox Drive (TRC 2020-1639)**

Address: 2222 Wilcox Drive – Total land area is 12.6 ac

Reference: Proposed TRC Preliminary Subdivision Plan for 48-lot single family

Brief description: Modification request from 30-13-3.9A to allow for 5 flag lots in proposed subdivision

Contact: Scott Wallace, Keystone Group; Tim Lauer, CPT Engineering and Surveying

See attachments

B. **Type 2 Modification for 1615 W. Gate City Blvd and 1008 Van Wert Street (2020-1817)**

Address: 1615 W. Gate City Blvd and 1008 Van Wert Street – Total land area is 0.51 ac

Reference: Proposed Exempt Recombination Plat to move property lines – 2 lots

Brief description: Modification request from 30-13-3.5 side lot line configuration as it relates to the dividing line between the two proposed lots

Contact: Grissom Properties, LLC; Peter Glud at Borum, Wade and Associates;

Britton C. Lewis, Carruthers and Roth

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
Tuesday, September 29, 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:

2020-2084 Sketch Plan Preliminary Subdivision and Truck Parking

1163 Pleasant Ridge Road – 9.99 acres

Existing use: *single family and vacant lot*

Proposed use: *truck parking with preliminary subdivision*

Contact: *Mike McKibbin, Sacks Surveying*

3. Consent Agenda:

4. Business Agenda:

A. Proposed Annexation for 4636 S. Holden Rd.

4636 S. Holden Rd. – 1.1 acres

Proposed land use: Residential

Staff Contact: Lucas Carter, Senior Planner

See attachments

B. 2016-0887 Chantille Place Townhomes Ph. 3 Re-Approval

1430-YY Whitesand Drive – 17.4 acres

Proposed use: 136 townhomes

Contact: Delta Homes, LLC/Evans Engineering

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)