



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, October 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. 2020-2043 – Sketch Plan Meeting for Windsor Chavis Community Center

1601 East Gate City Blvd

Existing Use: Community Center

Proposed Use: Updates to Existing Community Center

Contact: Juhann Waller with JC Waller and 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

Monday, October 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:

10:00 – 10:45

2020-2131 Sketch Plan for Banner Avenue Gravel Storage Lot

Address: 403 Banner Avenue – 6.86 acres

Existing use: wooded lot

Proposed use: gravel storage lot for work vehicles and construction equipment

Contact: Adam Carroll and Jacob Moore, Timmons Group

3. Consent Agenda:

4. Business Agenda:

A. 2020-1610 Grab and Go Freeman Mill Site Plan

Address: 1704, 1706, & 1708 Freeman Mill Road – 0.85 of an acre

Existing use: vacant site, corner of Freeman Mill and W. Florida St.

Proposed use: convenience store with gas pumps

Proposed GFA: 3,070 sq. ft./**Proposed BUA:** 24,509 sq. ft.

Contact: S and S of Greensboro/Ed Collins

Conditional Approvals:

Transportation – Note regarding sidewalk clearance

Watershed Protection – Checking for notes on digital plan version

B. Keeley Park Revision (See TRC plan 2018-0627)

Address: 4100 Keeley Road – 113.95 acres

Existing use: city park - 2018-0627 was for new playground, trails, amphitheater, additional parking and other improvements

Proposed change to existing site plan: Removal of trail, addition of a small concrete patio (Built-Upon Area/BUA is decreasing).

Contact: City of Greensboro & Emily Blackwell, Stewart

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, October 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

Pre-Development and Pre-Construction Meeting for NFI on E Wendover Ave

Follow-up on Sketch Plan Meeting for 2019-2398

Address: 3801 Burlington Road – 63.5 acres

Contact: Luke Dickey and Stephen Owen, Stimmel Associates, PA

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, October 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:

10:00 – 10:45

2020-2156 Sketch Plan for Big Tree Mixed Use

Address: 4310 Big Tree Way – 2.47 acres

Existing use: existing commercial site

Proposed use: commercial and townhomes (58 townhomes)

Contact: Tony Miller, Miller Architecture

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, October 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:

10:00 – 10:45:

2020-2181 Sketch Plan for 2611 E. Market Street Auto Repair Shop

Address: 2611 E. Market Street – 0.24 ac

Existing use: vacant lot

Proposed use: auto repair shop (2,000 sq.ft. of Gross Floor Area)

Contact: Huin Rmah

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

Monday, October 12, 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

2020-2176 Sketch Plan for Fleet Feet Building

3731 Lawndale Drive – 0.45 ac

Existing use: existing commercial building

Proposed use: mixed-use retail and medical office

Contact: John and Elizabeth Dewey

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, October 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:

10:00 – 10:45

2020-2191 Sketch Plan for 1807 New Garden Preliminary Subdivision

Address: 1807 New Garden Road – 6.3 acres

Existing use: 1807 and 1809 New Garden Rd. consist of wooded lot(s) and an old house

Proposed use: 4 single family lots

Contact: Frank and Beverly Henson

3. Consent Agenda:

4. Business Agenda:

A. 2020-1971 Hammaker East Greensboro – 3 New Tanks

1122 S. Holden Rd. (3303 Spring Garden St.) – 46.9 acres/lease lot 7.18 acres

Existing use: industrial site, Existing GFA: 6,282 sq. ft., Existing BUA: 5.27 acres

Proposed use: 3 new above ground storage tanks (liquid asphalt)

Contact: L. Allan Hill, Triad Design Group, PC

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, October 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:

10:00 – 10:45

2020-2205 Sketch Plan for Mill Industrial Building

Address: 1812 Youngs Mill Road – 21.9 acres

Existing use: vacant site

Proposed use: industrial building/distribution center

Contact: Ryan Thompson, Landmark Builders

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification for 3511 Cherry Lane

Address: 3511 Cherry Lane

Proposal: Modification from residential Lot Depth Ratio requirement; recombination of lot would transfer rear portion of property (0.232 acre) from 1419 Rankin Rd. to 3511 Cherry Lane

Staff Contact: Andy Lester, Planner II/Emily Holbrook, Applicant

See attached

B. Best Auto Sales TRC Plan - Minor Revision

Address: 5512 W. Market Street – 1.75 acres

Existing approved TRC Plan number and use: 2019-2705 for auto sales and repair

Proposed revision: Decrease number of service bays from seven to three service bays; no change in impervious surface area; area will still be created for future expansion to full seven service bays on existing paved asphalt surface

Contact: Robert Russell, AS&E, PC

See attached

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, October 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:

10:00 – 10:45

2020-2241 Sketch Plan Urban Farm Proposal 213-217 S. English Street

Address: 213-217 S. English Street – 1.28 acres

Existing use: 3 lots owned by the Redevelopment Commission of Greensboro (residential)

Proposed use: urban farm

Contact: Redevelopment Commission of Greensboro/Guilford Urban Farming Initiative

Staff Contact: José Colón, Senior Planner

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
Monday, October 19, 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. Easement Release Request

Address: 2207 Jane Street – 0.24 acres

Proposal: Release of 10 ft. Utility Easement for storage shed placement

Ref: Plat Book 36, Page 97

Contact: Salimata Sangare

See attachments

B. Best Auto Sales TRC Plan - Minor Revision Update

Address: 5512 W. Market Street – 1.75 acres

Existing approved TRC Plan number and use: 2019-2705 for auto sales and repair

Proposed revision: Decrease number of service bays from seven to three service bays;
no change in impervious surface area; area will still be created for future expansion to
full seven service bays on existing paved asphalt surface

Contact: Robert Russell, AS&E, PC

See attachments

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



Request for Easement Release

Applicant Name: Salimata Sangare

Applicant Email: sallysangare@gmail.com

Applicant Phone: 336-601-9825

Applicant Mailing Address: 2207 Jane St Greensboro, NC

Owner Name (if different from Applicant): Salimata Sangare and Gagni Sissoko

Address where easement of interest is located: 2207 Jane Street
Greensboro, NC 27407

Identify requested release: 10' Easement

Reason for requested release: Shed storage placement

Please Attach:

- Plot plan showing easement/portion of easement proposed to be released
- Copy of plat map where lot and easement were created
- Reference Plat Map Book: 36 Page: 97
- Fee (\$235)

Please Note:

1. This request for an easement release can be filed at any time.
2. This request, once received in full, will be sent to the various utility companies for their review and response. If all service providers agree to the requested release, it can be scheduled for the Technical Review Committee's (TRC) consideration. The TRC has final approval on the release request.
3. After the TRC's decision, a deed of abandonment and release will be drawn up by the City Attorney's office, to be recorded by staff. Once that recordation has taken place any related permits can be approved.
4. If the easement is still needed for operations by any of the utility companies involved, the requested release cannot be approved.
5. Please note that the review fee covers a portion of the expenses of reviewing the request and cannot be refunded, regardless of whether the easement in the end is recommended for release or not.

Book 36, Page 97

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.

When the grade of adjacent property does not conform to 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 vertical dimension.

Signed Rossa Pinnix
Attest Rossa Pinnix
Trustee
Trustee

Approved by the City Council of the City of Greensboro, N. C. on the 14th day of January 1965, 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.

Walter N. Busch
City Clerk
Said Plat was approved by the City Council of the City of Greensboro, N. C.

Robert E. Wilson
Licensed Surveyor No. 603
Subscribed and sworn to before me this 11th day of January 1965
Stator R. Caudle
Notary Public
My commission expires: 10-11-65

GUILFORD COUNTY, NORTH CAROLINA

I, Robert E. Wilson, certify that under my direction and supervision this map was drawn from an actual field land survey made by me, dated description recorded in Book 36, Page 97; that the error of closure as calculated by latitudes and departures is 1:10,000; 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 of a portion thereof is within the Corporate Limits of the City of Greensboro or within a mile thereof.

Witness my hand and seal this 23rd day of Dec. A.D. 1964

Signed Robert E. Wilson
Licensed Surveyor No. 603
Subscribed and sworn to before me this 23rd day of December 1964
Stator R. Caudle
Notary Public
My commission expires 10-11-65

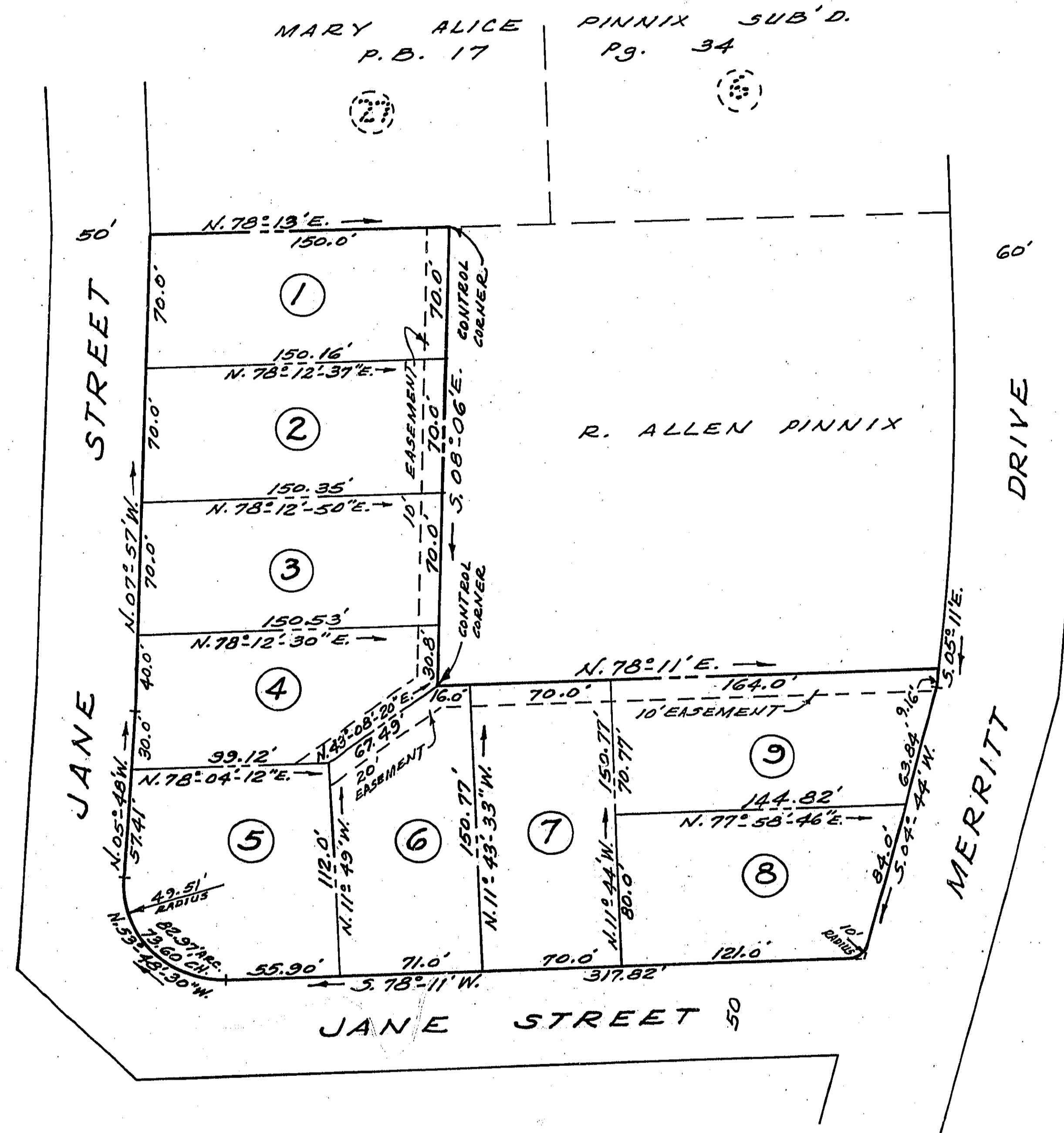
GUILFORD COUNTY, NORTH CAROLINA

The foregoing certificate of Stator R. Caudle
Notary Public of Guilford County, North Carolina is adjudged to be correct. Let the said Map or Plat and this certificate be recorded.
This 17th day of January, 1965
Walter N. Busch
Deputy Clerk of Superior Court

GUILFORD COUNTY, NORTH CAROLINA

Filed for Registration on this 12th day of Jan. 1965 at 11:03 o'clock A.M. in the office of Register of Deeds for Guilford County, North Carolina.

Wendell Farrow
Deputy Register of Deeds
Book-36, PAGE-97



NOTES:
This is a resubdivision of Lot 3, Mary Alice Pinnix Subdivision, Plat Book 24, Page 65; also part of Lot 5, Section "A", Mary Alice Pinnix Subdivision, Plat Book 17, Page 34.

SUBDIVISION OF THE PROPERTY OF
R. ALLEN PINNIX & ROSSA PINNIX
GREENSBORO, MOREHEAD TOWNSHIP
GUILFORD COUNTY, NORTH CAROLINA
OWNERS: R. ALLEN PINNIX & ROSSA PINNIX

SCALE: 1" = 60' DECEMBER, 1964

ROBERT E. WILSON REGISTERED LAND SURVEYOR
GREENSBORO, N. C.

Applicant Exhibit

BK-36, Pg-97

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.

When the grade of adjacent property does not conform to 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 vertical dimension.

Signed Rossa Pinnix
 Attest Rossa Pinnix
 Trustee
 Trustee

Approved by the City Council of the City of Greensboro, N. C. on the 14th day of January 1965, 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.

Wazyl N. Busch
 City Clerk

Said Plat was approved by the City Council of the City of Greensboro, N. C.

John C. Wilson
 Licensed Surveyor No. 603

Subscribed and sworn to before me this 11th day of January 1965

Stator R. Caudle
 Notary Public

My commission expires: 10-11-65

GUILFORD COUNTY, NORTH CAROLINA

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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 of a portion thereof is within the Corporate Limits of the City of Greensboro or within 1/2 mile thereof.

Witness my hand and seal this 23rd day of Dec. A.D. 1964

Signed Robert E. Wilson
 Licensed Surveyor No. 603

Subscribed and sworn to before me this 23rd day of December 1964

Stator R. Caudle
 Notary Public

My commission expires 10-11-65

GUILFORD COUNTY, NORTH CAROLINA

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 Deputy Clerk of Superior Court

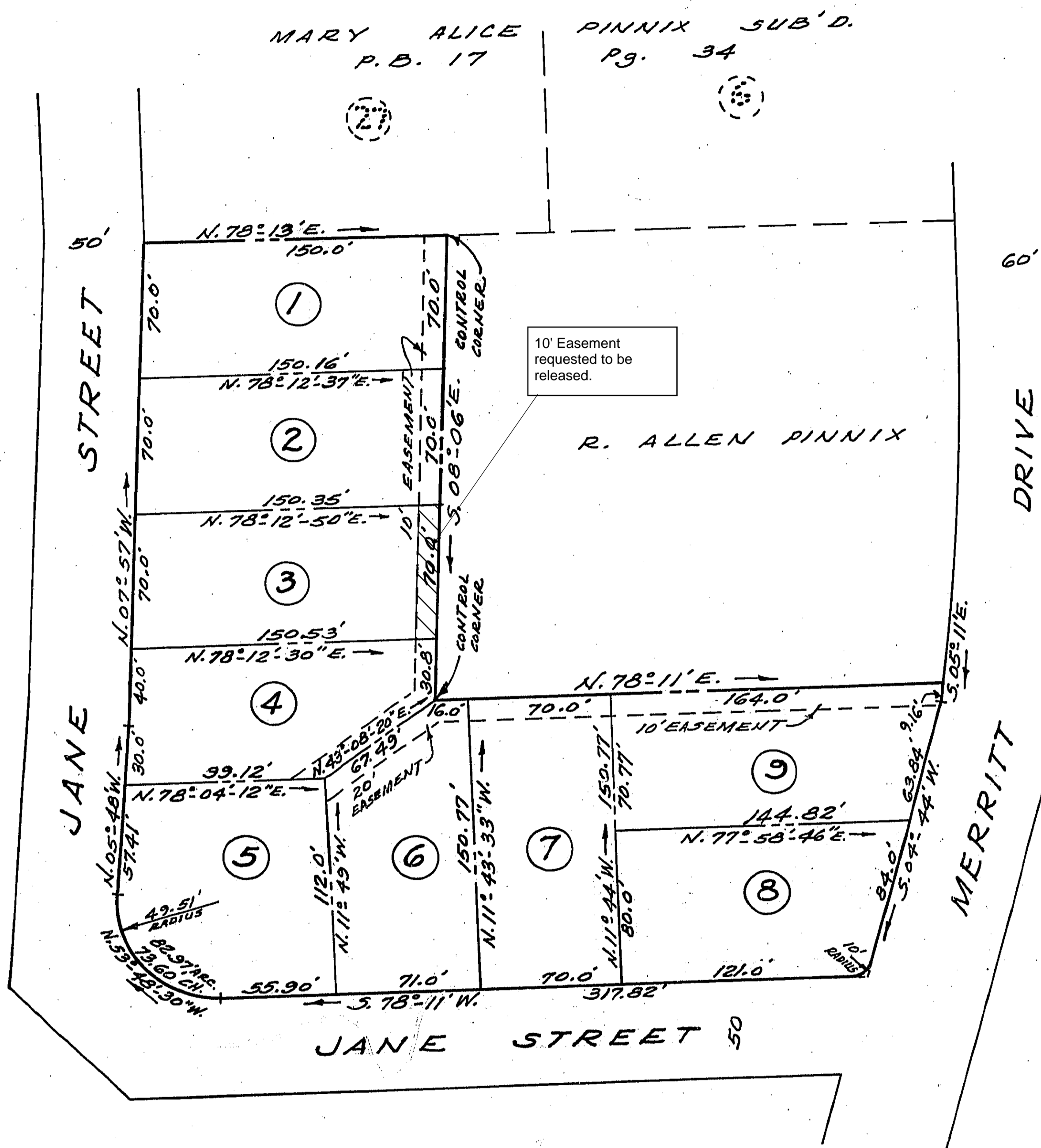
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Filed for Registration on this 14th day of Jan. 1965 at 11:03 o'clock

A.M. in the office of Register of Deeds for Guilford County, North Carolina.

Wendell Farrow
 Register of Deeds

Book-36, PAGE-97



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SUBDIVISION OF THE PROPERTY OF

R. ALLEN PINNIX & ROSSA PINNIX

GREENSBORO, MOREHEAD TOWNSHIP
 GUILFORD COUNTY, NORTH CAROLINA
 OWNERS: R. ALLEN PINNIX & ROSSA PINNIX

SCALE: 1" = 60' DECEMBER, 1964

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 GREENSBORO, N. C.

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TRC Exhibit

Signed Rossa Pinnix
Attest Rossa Pinnix
Trustee
Trustee

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Wagel N Busch
City Clerk
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Robert E. Wilson
Licensed Surveyor No. 603
Subscribed and sworn to before me this 11th day of January 1965
Stator R. Caudle
Notary Public
My commission expires: 10-11-65

GUILFORD COUNTY, NORTH CAROLINA

I, Robert E. Wilson, certify that under my direction and supervision this map was drawn from an actual field land survey made by me, Robert E. Wilson, that the error of closure as calculated by latitudes and departures is 1:10,000; 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 of a portion thereof is within the Corporate Limits of the City of Greensboro or within a mile thereof.

Witness my hand and seal this 23rd day of Dec. A.D. 1964

Signed Robert E. Wilson
Licensed Surveyor No. 603
Subscribed and sworn to before me this 23rd day of December 1964
Stator R. Caudle
Notary Public
My commission expires 10-11-65

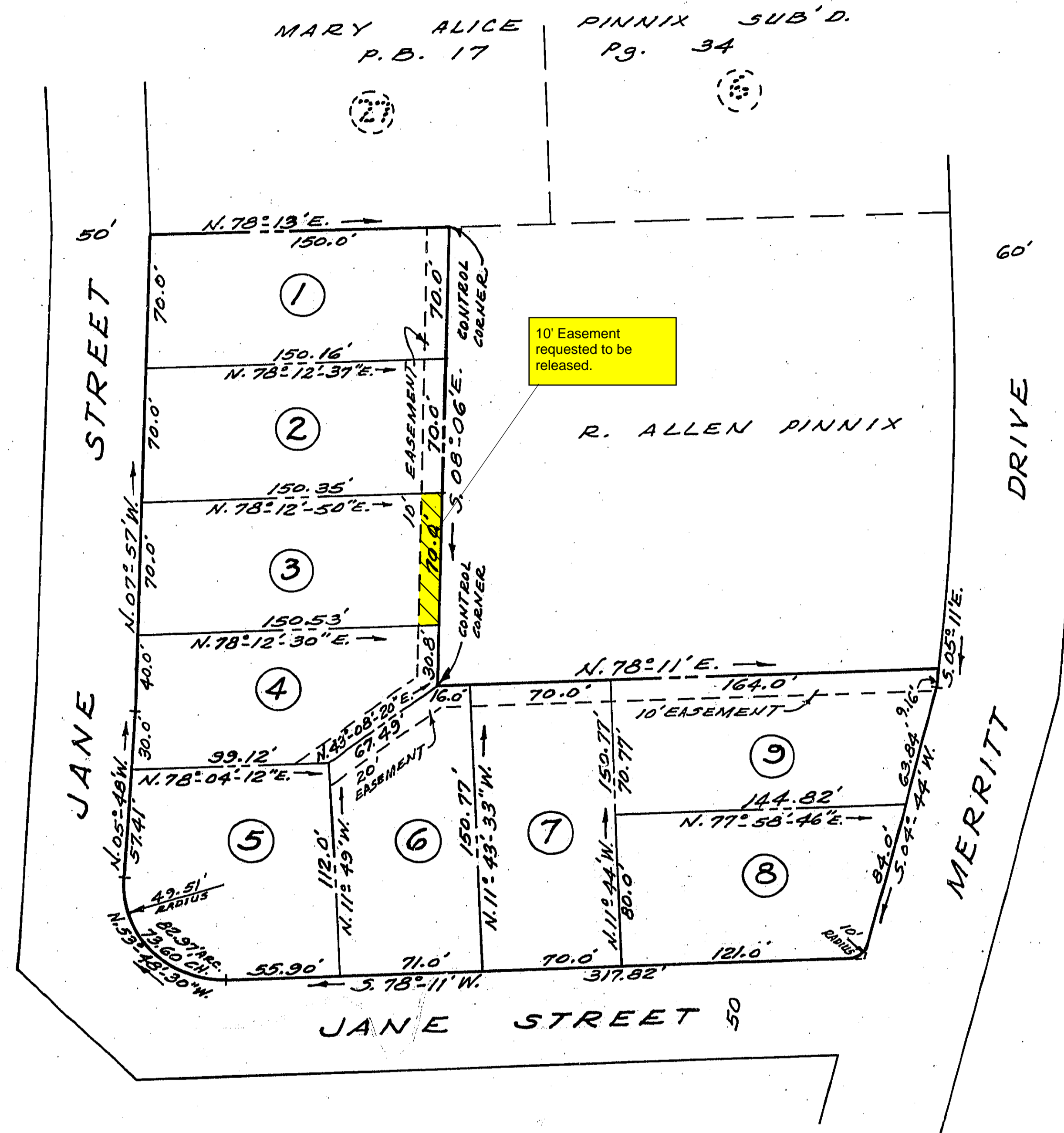
GUILFORD COUNTY, NORTH CAROLINA

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Walter H. Farnham
Deputy Clerk of Superior Court

GUILFORD COUNTY, NORTH CAROLINA

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A.M. in the office of Register of Deeds for Guilford County, North Carolina.

Wendell Farrow
Deputy Register of Deeds
Book-36, PAGE-97



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GREENSBORO, MOREHEAD TOWNSHIP
GUILFORD COUNTY, NORTH CAROLINA
OWNERS: R. ALLEN PINNIX & ROSSA PINNIX

SCALE: 1" = 60' DECEMBER, 1964

ROBERT E. WILSON REGISTERED LAND SURVEYOR
GREENSBORO, N. C.



PLANNING DEPARTMENT

Date: September 25, 2020
Planning Department
Contact: Andy Lester
Andy.Lester@greensboro-nc.gov
336-412-5757

RE: Easement Release Requested for 2207 Jane St
Release of a 10' Easement
Plat Book 36 Page 97

Applicant: Salimata Sangare
Phone: 336-601-9825
Email: sallysangare@gmail.com

In regard to the requested partial easement release, this Utility finds:

- The easement CAN be released; it is not needed for service.
- The easement CANNOT be released; it is needed for service.
- The following portion(s) of the easement CAN be released:

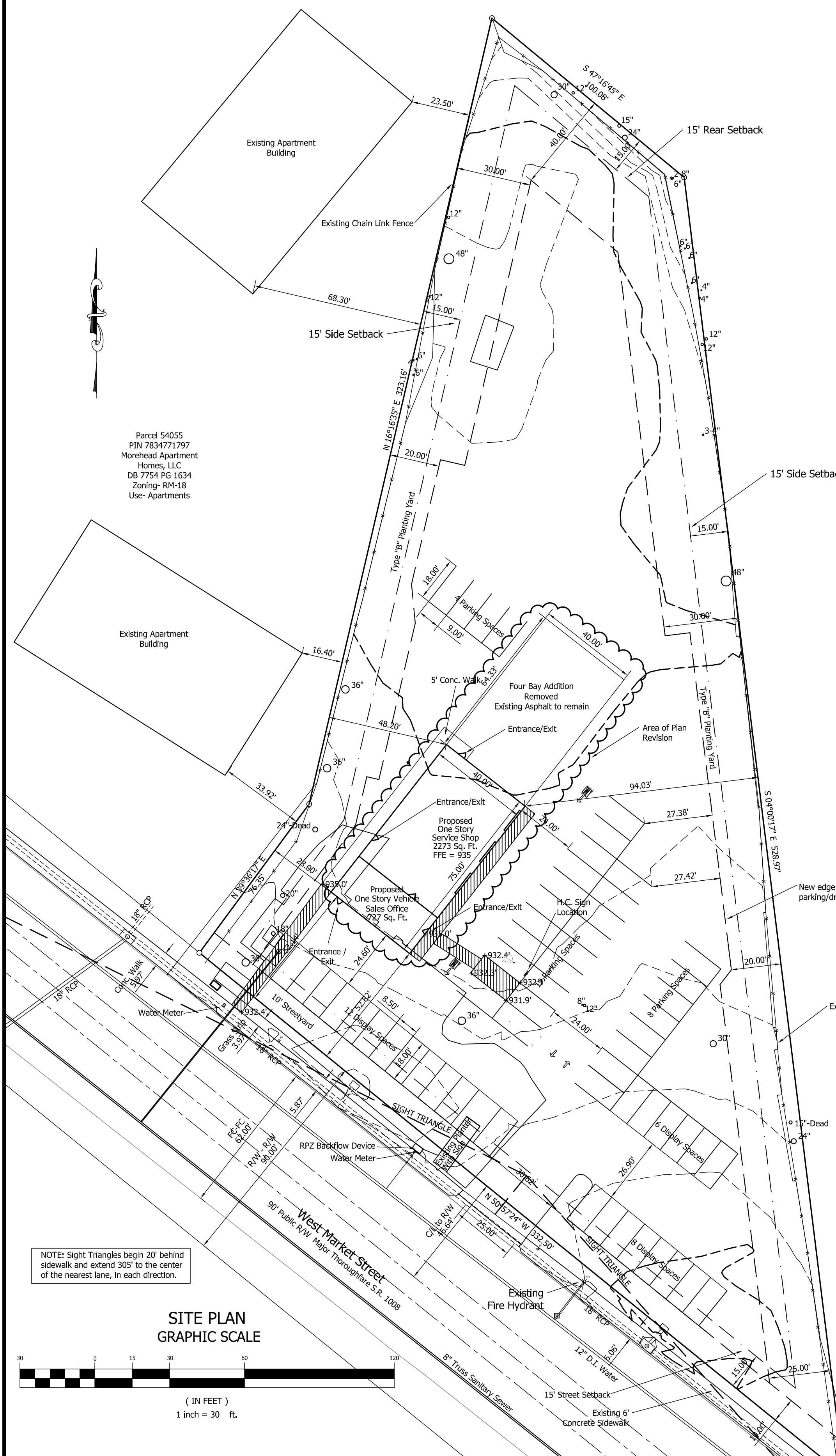
Signed: _____

Utility: _____

Date: _____

Receipt #: 10119 Dated: 9/18/2020

All of the necessary approvals have been/will be obtained from the State and Corps for any stream crossings/wetland disturbances.



GENERAL NOTES:

- Landings outside all doors shall be sized per the North Carolina Building Code (NCBC), be at the same elevation as the FFE, and shall have a max. 2% slope in any direction including in the diagonal.
- The slopes in the H.C. parking space/access aisle area shall not exceed 2% in any direction including in the diagonal.
- There shall be level turning areas (max. 2% slope in any direction including in the diagonal) on all sidewalks where an intersecting sidewalk connects with it.
- There shall be no designated pedestrian routes/sidewalks within the site, except where labeled as a ramp with rails, which exceed 5% slope in the direction of travel and 2% cross-slope.
- All pedestrian routes >5% (1:20), if any, are labeled as 'Ramps' showing slopes, level landings at top and bottom (max. 2% slope in any direction including in the diagonal), railings/guardrails, and shall comply with NCBC.
- All stairs shall have slightly sloped landings (max. 2% slope in any direction including in the diagonal) at the top and bottom and shall comply with the NCBC.
- All retaining walls >4" require a building permit from Building Inspections.
- Stairs/steps with less than a 12" elevation change shall comply with NCBC 1003.5
- Any structure to be removed shall require a demolition permit from Building Inspections.
- Exterior exit discharge illumination/lighting shall be required from all exit doors to the public way in compliance with NCBC 1006.

GRADING NOTES:

It is the intent of this design to maintain the general shape and contour of the existing ground surface. Where areas of Asphalt and/or Concrete are removed, they shall be replaced with top soil to provide a smooth surface in general conformance to the exist surfaces, drainage patterns shall be maintained. Areas around the proposed building will be uniformly slope to meet spot elevations as shown and shall comply with ADA requirements.

Lot Dimensional Requirements:	Zoning- C-M
Lot Dimensions	
Minimum Lot Size (sq. ft.)	N/A
Minimum Lot Depth (ft.)	100
Minimum Lot Width (ft.)	75
Setbacks (minimum ft.)	
Minimum Street Setback (ft.)	15
Minimum Side and Rear Setback (ft.)	15
Adjacent to RM-5, RM-8 and all R-Districts	15
Adjacent to All Other Districts	0
Build-to-Line	
Distance from edge of street right of way (ft.)	N/A
Percentage of facade that must be located on or in front of the build-to-line	N/A
Bulk (maximum)	
Height (ft./Number of Stories	50
Adjacent to Residential Districts	150
Adjacent to All Other Districts	150

Parcel 54055
PIN 783471797
Morehead Apartment Homes, LLC
DB 7754 PG 1634
Zoning- RM-18
Use- Apartments

NOTE: There are no buildings on this property located within 25' of the property lines.

Existing Zoning Conditions:

1. Uses are limited to offices, restaurants, retail, and vehicle sales and service.
2. The maximum height of freestanding signage shall not exceed 15 feet.

SITE LIGHTING NOTE:
The proposed development complies with the outdoor lighting standards of this ordinance, including compliance with the light trespass requirement in 30-9-6.6.

Parking Calculations:

Automobile Sales and Service
5 Spaces + 1 per 10,000 sf Display Area
3 per Service Bay + 1 for Service Vehicle

4,338 sf display = 1 spaces + 5 = 6 spaces
3 Service Bays = 9 spaces + 1 = 10 spaces
Parking Spaces Provided = 31 spaces

Impervious Surface Calculations:

Total Existing Impervious = 46,221 sf
Unpermitted Concrete = 7,467 sf
Total Permitted Impervious = 38,754 sf
Permitted Impervious removed = 7,468 sf
Added Impervious = 7,562 sf

Total Impervious after Change of Use = 38,862 sf
No Stormwater Impacts

PARCEL DATA:

Parcel Number: 54055
PIN: 783472587
Total Acreage: 1.71 AC.
Deed Ref: 7338-1561
Existing Zoning: CD-C-M
Existing Use: Commercial
Proposed Use: Vehicle Sales and Service

GDOT NOTES:

No plantings or other objects shall be placed within slight triangles at a height between 2.5' and 10' (canopy) above the finished grade of the proposed driveway or within any street intersection slight triangle. This shall include the existing planter with Sign located to the left of the driveway, plantings and or signage that encroaches shall be removed to an acceptable height.

No vehicles accessing this site shall back to or from the public right of way.

No vehicles accessing this site shall queue in the public right of way.

Repair/Replace any damaged or missing sidewalk along property frontage per COG 418-A.

Planting Yard Calculations

Yard Type	Lot Line Length	Minimum Ft.	Maximum Ft.	Average Ft.	Trees & Shrubs Canopy #/100 LF	Understory #/100 LF	Trees & Shrubs Canopy #/100 LF	Understory #/100 LF
Street	298	10	10	10	2	0	6	0
Type "B"	838	20	45	25	3	5	25	42

Parking Canopy Trees 1/12 Spaces 55 Spaces = 5 Trees

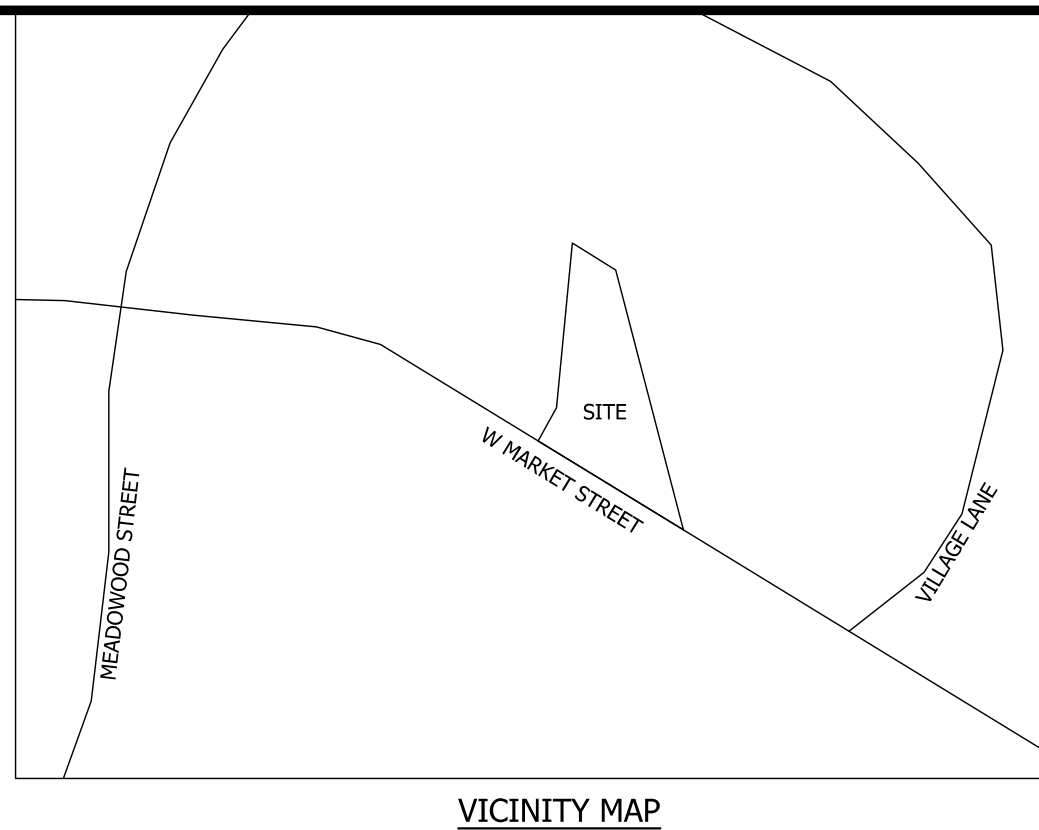
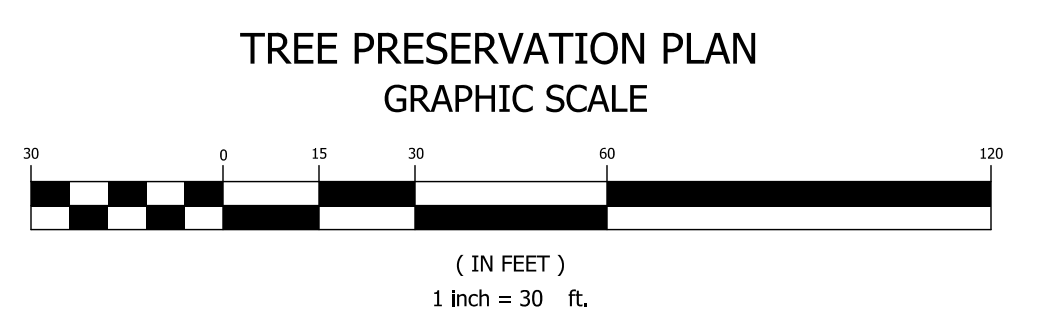
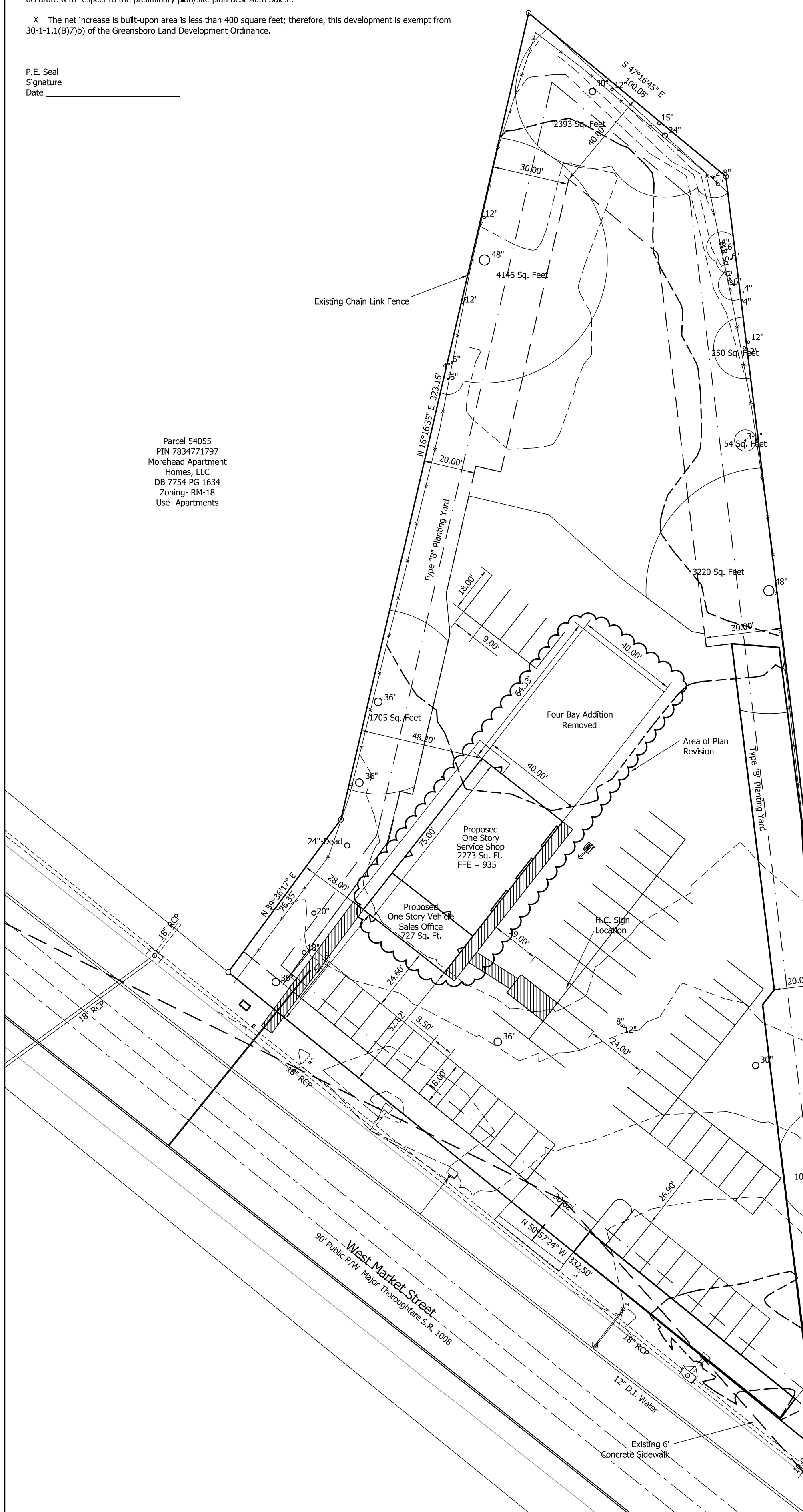
ENGINEER'S CERTIFICATION OF STORMWATER QUANTITY CONTROL

Pursuant to generally accepted engineering standards, I certify that the following statement or statements are accurate with respect to the preliminary plan/site plan Best Auto Sales.

X. The net increase in built-up area is less than 400 square feet; therefore, this development is exempt from 30-1-1.1(B)(7)(b) of the Greensboro Land Development Ordinance.

P.E. Seal _____
Signature _____
Date _____

Parcel 54055
PIN 783471797
Morehead Apartment Homes, LLC
DB 7754 PG 1634
Zoning- RM-18
Use- Apartments



PARCEL DATA:

Parcel Number: 54055
PIN: 783472587
Total Acreage: 1.71 AC.
Deed Ref: 7338-1561
Existing Zoning: CD-C-M
Proposed Use: Vehicle Sales and Service

Parcel 54055
PIN 783471797
Morehead Apartment Homes, LLC
DB 7754 PG 1634
Zoning- RM-18
Use- Apartments

Tree Conservation Area:

Required TCA for Expansion = 5% Disturbed Area
Disturbed Area Right & Front = 8,705 sf
Disturbed Area Left and Rear = 4,612 sf
Disturbed Area New Building Site = 10,766 sf
Unpermitted Concrete to remain = 4,841 sf
Total Disturbed Area = 32,201 sf
Conservation Area req. = .05 * 32,201 = 1,610 sf
Conservation Area Provided = 13,026 sf

LEGEND

- (WM) WATER METER BOX (WM)
- (WV) WATER VALVE (WV)
- (SM) STORM MANHOLE (SMH)
- (U) UTILITY POLE
- (LP) LIGHT POLE
- (GL) GROUND LIGHT
- (GW) GUY WIRE
- (YI) YARD INLET (YI)
- (GV) GAS VALVE
- (OPL) OVERHEAD POWER LINE
- (GL) GAS LINE
- (W) WATER LINE
- (UE) UNDERGROUND ELECTRICAL
- (FL) FENCE LINE
- (SIF) SILT FENCE (TYP.)
- (FHYD) FIRE HYDRANT (FHYD)
- (SSMH) SANITARY SEWER MANHOLE (SSMH)
- (CO) CLEAN OUT
- (DB) DEED BOOK
- (PB) PLAT BOOK
- (R) RAMP
- (R/W) RIGHT-OF-WAY
- (E) EDGE OF PAVEMENT
- (EG) EDGE OF GRAVEL
- (CONC) CONCRETE
- (RCP) REINFORCED CONCRETE PIPE
- (DI) DROP INLET
- (CI) CURB INLET
- (FFE) FINISH FLOOR ELEVATION
- (BSMT) BASEMENT
- (TRFD) TELEPHONE FEEDSTAL
- (TH) TELEPHONE HAND HOLD
- (DM) DRAINAGE MAINTENANCE & UTILITY EASEMENT

ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT BEFORE YOU DIG CALL 811 CALL CENTER.

REVISION NOTE:

THE PURPOSE OF THIS PLAN REVISION IS TO DECREASE THE NUMBER OF SERVICE BAYS FROM 7 TO 3. THERE WILL BE NO CHANGE IN IMPERVIOUS SURFACE AREA. AREA FOR FOUR FUTURE BAYS WILL BE LOCATED ON EXISTING PAVED SURFACE.

Associated Surveying & Engineering, P.C.
C-1430
P.O. BOX 7576
Greensboro, N.C. 27417
Ph. 336-323-8308
associatedsurvey@gmail.com

BEST AUTO DEALER

SITE PLAN AND TREE PRESERVATION PLAN

PROPERTY OWNER INFORMATION:
DARLUSH KESHAVARZ
5512 W. MARKET STREET
GREENSBORO, NC 27409
SUMMERFIELD, NC 27386

REVISION NOTE

NO.	DATE	DESCRIPTION
1	10-12-20	Decrease Service Bays from 7 to 3

DRAWN BY: WTR
CHECKED BY: RKR
DATE: 10-12-2020
JOB NO.: 19116
REF. NO.:
SCALE: 1"=30'

S1
2 OF 2



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, October 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:

10:00 – 10:45

2020-2241 Sketch Plan Urban Farm Proposal 213-217 S. English Street

Address: 213-217 S. English Street – 1.28 acres

Existing use: 3 lots owned by the Redevelopment Commission of Greensboro (residential)

Proposed use: urban farm

Contact: Redevelopment Commission of Greensboro/Guilford Urban Farming Initiative

Staff Contact: José Colón, Senior Planner

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, October 22, 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

2020-2254 Sketch Plan for 402 E. Cornwallis Medical Offices

Addresses: 402 E. Cornwallis Drive, 2110 R1 Golden Gate Drive and 501-YY State Street –
0.78 ac. land area

Existing use: existing commercial building

Proposed use: recombination of properties, office building

Contact: Tom Moreau, AIA

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, October 23, 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:

11:00 – 11:45:

2020-2275 Sketch Plan Rising Starz Daycare

Address: 401 Craig Street - 0.48 acre

Existing use: existing single family dwelling

Proposed use: daycare center for 40 children, Proposed GFA: 1,581 sq. ft.

Contact: Nicole Charles

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, October 27, 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

2020-2283 Sketch Plan for Simpson Street Office

Address: 507 Simpson Street -0.31 ac

Existing use: owned by a church

Proposed use: office or restaurant

Contact: John Martin, Fourth Elm Construction and Eddie MacEldowney, Davis Martin Powell

3. Consent Agenda:

4. Business Agenda:

A. PL (P) 20-22 Proposed Annexation

Address: 162 Birch Creek Rd – 0.83 ac

Proposed land use: residential

Owners/applicants: Catalina Espinoza for Eastcoast Plumbing Mechanics, Inc.

Staff contact: Lucas Carter, Senior Planner

See attachments

B. 2019-2258 Shops at Havana Phils

Address: 1620 Battleground Avenue – 0.65 ac

Project description: Demolition of existing Baskin Robbins building, construction of new 2-tenant building facing existing common parking lot

Proposed use: Retail (business), restaurant

Proposed GFA: 3,000 sq. ft., **Proposed BUA:** 0.10 ac (4,182 sq. ft.)

Contact: Robert Isner, NCPE

Conditional Approval:

Watershed Protection-Stormwater Protection – See Sheet TRC-2 utilities, water

5. Discussion Items:

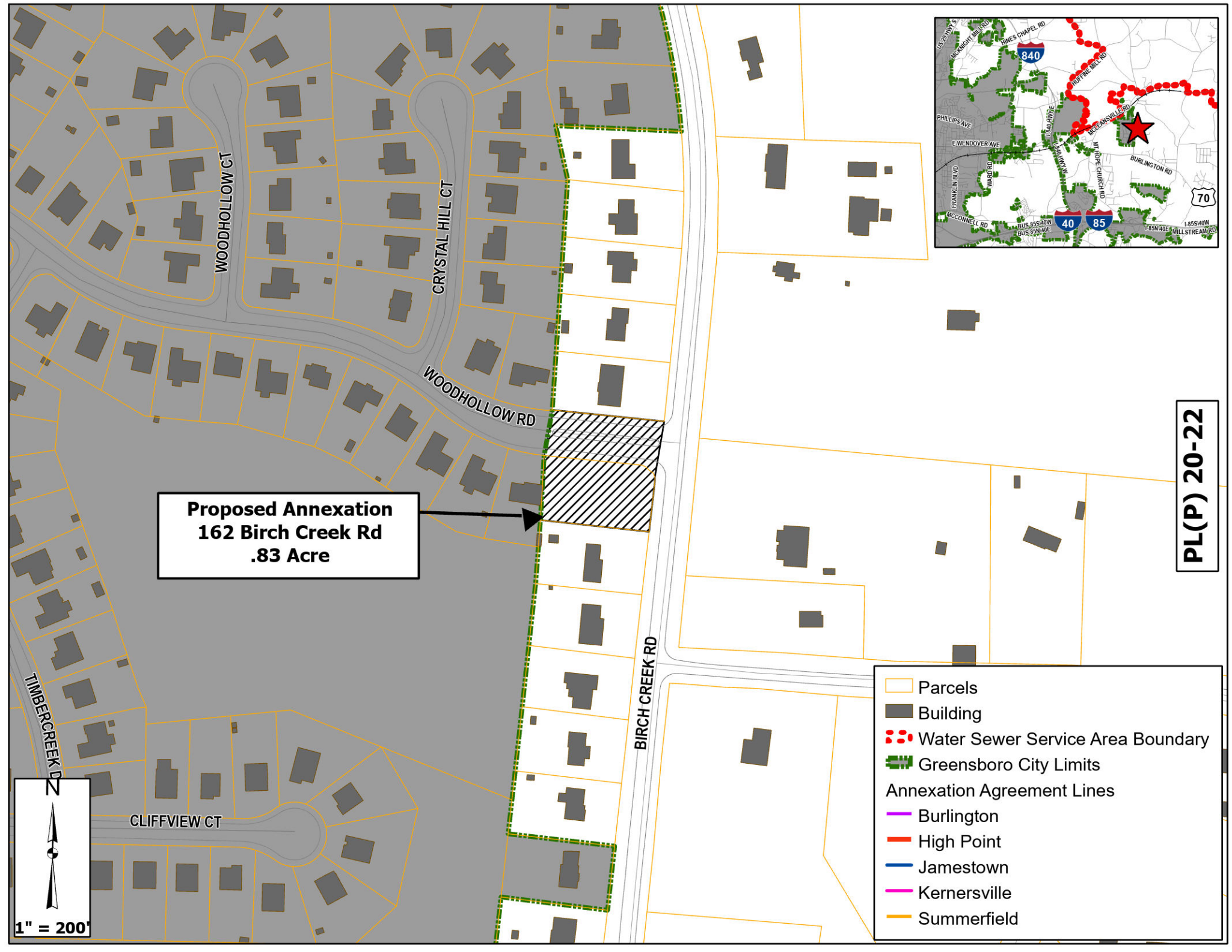
6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website

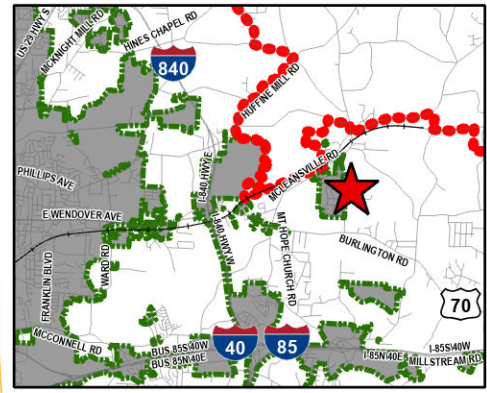


**Proposed Annexation
162 Birch Creek Rd
.83 Acre**

PL(P) 20-22

- Parcels
- Building
- Water Sewer Service Area Boundary
- Greensboro City Limits
- Annexation Agreement Lines**
- Burlington
- High Point
- Jamestown
- Kernersville
- Summerfield

1" = 200'



WOODHOLLOW CT
CRYSTAL HILL CT
WOODHOLLOW RD
BIRCH CREEK RD
CLIFFVIEW CT
TIMBERCREEK DR



**Proposed Annexation
162 Birch Creek Rd
.83 Acre**

PL(P) 20-22



1" = 300'



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, October 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:

3. Consent Agenda:

4. Business Agenda:

A. 2020-1697 Parkview Apartments Waterline Revision (see approved TRC 2019-2585)

Address: 2300 Apache Street – 4.79 acres

Existing use: Existing apartments (81 units)

Proposed use: Fire waterline fee connected to replacing/repairing building 405 (8-units) from damage by tornado in like and kind

Contact: Parkview Housing LLC/Wynnfield Properties/James McGinley, Borum, Wade and Associates

Conditional Approval:

Watershed Protection-Stormwater – Minor comment to be checked at TRC meeting

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website