



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, November 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. Type 2 Modification for Glenside Drive

Reference: Exempt Plat 2020-1900

Addresses: 1900-1908A Glenside Drive – 7.73 acres

Existing use: single family dwellings 1900, 1902, 1904, 1908A

Proposed use: residential subdivision, 4 lots

Zoning Standard: 30-13-3.5 (LDO) Side lot line configuration

Contact: Sykes and Sykes of Greensboro

B. 2020-0872 Verizon Co-location on Leabourne Road

Address: 801-T N. Regional Road – 0.85 of an acre

Existing use: government-owned, water tower

Proposed use: telecommunications facility, Proposed GFA: 0 sq. ft., BUA: 172 sq. ft.

Contact: Tower Engineering Professionals

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, November 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

2020-2345 Sketch Plan UNCG Neal Street Parking Lot

Address: 840 Neal Street – 5.14 acres

Existing use: existing buildings and parking lot

Proposed use: parking lot

Contact: Juhann Waller, JC Waller and Associates

3. Consent Agenda:

4. Business Agenda:

A. 2020-1549 Lift One Site Improvements Revision

Revision to 2019-0469

Address: 413 Gallimore Dairy Road – 5.84 acres

Existing use: Heavy Industrial

Proposed use: parking and pavement improvements

Contact: Matt Siegfried/Brian Rossi, EMH&T

Conditional Approvals

Fire Prevention: Sheet C4.0 and C4.1 – put knock box on the same side as the fire apparatus access road

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, November 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:

2020-2365 Sketch Plan Clarkson Road Office and Warehouse

Address: 3201 Clarkson Road – 4.75 acres

Existing use: vacant, wooded site

Proposed use: light industrial uses, commercial office space with warehouse as accessory

Proposed GFA: 7,350 sq. ft.

Contact: Marc Lewis

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification for 1615 W. Gate City Blvd and 1008 Van Wert Street

Address: 1615 W. Gate City Blvd and 1008 Van Wert Street

Ref: Exempt Plat 2020-1817

Brief description: Modification from side lot line configuration

Contact: Britton C. Lewis, Carruthers and Roth

See attachment

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Monday, November 9, 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

2020-2364 Sketch Plan for Jefferson Road Townhomes

Address: 1226 Jefferson Road – 2.95 acres

Existing use: 1226-A and B Jefferson Road vacant lots

Proposed use: 22 townhomes

Contact: Omar Ajaj

3. Consent Agenda:

4. Business Agenda:

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, November 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:

10:00 – 10:45:

2020-2374 Sketch Plan for Alpha Medical Offices

Address: 3231 Yanceyville Street – 0.56 ac

Existing use: medical building

Proposed use: medical offices

Contact: Zach Gardner, Mack Summey and Christian Vestal, Summey Engineering

3. Consent Agenda:

4. Business Agenda:

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, November 12, 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. 2020-1432 BB&T and Well Fargo Banks Integrated Multiple Use Development (IMUD)

Address: 2274 Vanstory Street – 1.75 acres

Existing use: Commercial, Existing GFA: 7,122 sq. ft., Existing BUA: 1.31 acres

Proposed use: Subdivide existing bank properties by way of an IMUD, no construction proposed with this plan

Contact: GGP- Four Seasons, LP, c/o Brookfield Properties Retail, Chris Bostic, Kimley Horn

B. 2020-0086 Spencer Love Tennis Complex, Phase 2 Re-Approval

Address: 3802 Jaycee Park Drive – 343.57 acres

Existing use: tennis complex

Proposed use: changes in expansion of currently existing tennis center

Contact: City of Greensboro/Westcott Small and Associates

See attachments for details

C. 2020-1518 Stewart Stainless

Address: 3849 Wendover Industrial Center Drive – 19.10 acres

Existing use: vacant

Proposed use: joint office and warehouse building, 60,000 sq. ft. of GFA, 3.51 of BUA

Contact: Windsor Commercial/Adam Carroll, Timmons Group

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, November 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:

10:00 – 10:45

2020-2434 Sketch Plan Journey Adult Daycare

Address: 2203 S. Elm-Eugene Street – 0.92 ac

Existing use: commercial building

Proposed use: adult daycare for about 15 people

Contact: Fanta Dorley/Quiana Allen

3. Consent Agenda:

4. Business Agenda:

A. 2020-1462 Preliminary Subdivision for 4653 W Market Street, West Market Shopping Center

Address: 4653 W. Market Street – 12.88 acres

Existing use: Retail

Proposed use: Retail

Contact: Snyder Brown Capital Management/Tower Engineering Professionals

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Monday, November 16, 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. 2020-2046 Clarke Power Truck Repair Facility

Address: 8510 Farrington Rd/3307 Sandy Ridge Rd – 12.4 ac

Existing use: vacant

Proposed use: 36,000 sq. ft. office/truck repair facility, Proposed BUA: 5.36 ac

Contact: Kent E. Barney, Landmark Builders

B. 2020-2323 Unified Development Plan Spring Street Apartments

Address: 523 N. Spring Street – 2.69 acres

Existing use: vacant PUD site

Proposed use: Unified Development Plan for Planned Unit Development (PUD)

Contact: Regional Land Surveyors

See attachment

5. Discussion Items:

6. Adjournment

For more information, please contact:

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, November 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:

11:00 – 11:45

2020-2478 Sketch Plan Syngenta Office and Lab

Address: 410 S. Swing Rd. – 67.9 acres

Existing use: existing industrial campus

Proposed use: 120,000 sq. ft.-office and agro-chemical lab, Proposed BUA: 8.19 acres

Contact: Marty Hebrank, SEPI, and Chris Small, Hanbury

3. Consent Agenda:

4. Business Agenda:

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, November 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:

A. 2020-2513 Sketch Plan Crematorium and Funeral Services 2110 Servomation Rd
Address: 2110 Servomation Rd. – 6.5 acres
Existing use: warehouse/office
Proposed use: crematorium and funeral services
Contact: Jeremy Groce, property owner

3. Consent Agenda:

4. Business Agenda:

A. 2020-1381 – Guilford Preparatory Academy
Address – 2240 E. Cone Blvd – 25 Acres
Existing GFA – 1,118 SF; Proposed GFA – 44,168 SF
Existing BUA – 14,375 SF; Proposed BUA – 166,181 SF
Contacts: Tim Carter and Chris Bostic with Kimley-Horn

B. 2020-1741 – Greensboro Bishops Storehouse Loading Dock Addition
Address – 129 Landmark Drive – 1.95 Acres
Existing GFA – 7,824 SF; Proposed GFA – 8,312 SF
Existing BUA – 36,343 SF; Proposed BUA – 44,146 SF
Contact: Shawn Sidener with EarthCentric Engineering

Conditional Approval:
Watershed Protection-Stormwater: 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
Monday, November 23, 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

2020-2518 Sketch Plan Morsco Warehouse

Address: 624 Millwood School Road – 8.2 acres

Existing use: vacant wooded site

Proposed use: warehouse, Proposed GFA: 16,870 sq. ft., Proposed BUA: 184,311 sq. ft.

Contact: Ryan Thompson, Landmark Builders

3. Consent Agenda:

4. Business Agenda:

A. 2020-1521 Greenlea Phase 2

Address: 1037 N NC 68 Hwy N – 37.2 acres

Existing use: Phase 2 of the Greenlea 68 site (northern section)

Proposed use: commercial, preliminary plat; Proposed BUA: 0.57 acres

Contact: Greenlea 68 Land, LLC/Matt Johnson, Triad Design

Conditional Approvals

Watershed Protection-Stormwater: Minor changes, Stream Buffer Authorization Certificate

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



*** AGENDA ***

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, November 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

2020-2517 Sketch Plan World Victory Apartment Complex –

Address: 1311 Glendale Drive – 11.2 acres

Existing use: vacant wooded lot

Proposed use: 90 apartments, Proposed BUA: 4.12 acres

Contact: Adrian Starks and Kevin Williams

11:00-11:45

2020-2556 Sketch Plan Arbors at South Crossing Infrastructure Improvements

Address: 802 W. Florida Street – 21.9 acres

Existing use: existing Housing Authority development

Proposed use: multi-family, Proposed BUA: 8.88 acres

Contact: Greensboro Housing Authority/Adam Carroll, Timmons

3. Consent Agenda:

4. Business Agenda:

A. Concept Plan Tennant - Four Farms Road

Address: 4319-R1 Four Farms Rd and 4315 Willow Rock Lane – 26.27 acres

Existing zoning: residential single-family

Proposed zoning: Planned Unit Development (PUD) for 3-story 195 units, residential

Contact: Dr. Stan Tennant, Five Star Management

See attachment

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, November 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:

10:00 – 10:45

2020-2569 Sketch Plan Sister Act Preliminary Subdivision

Address: 3110 N. Church Street – 6.8 acres

Existing use: existing vacant and wooded property

Proposed use: subdivision for two industrial lots

Contact: Sister Act, LLC/Peter Eugene Glud, Borum Wade and Associates

3. Consent Agenda:

4. Business Agenda:

A. 2020-1233 Olympic Mill Parking Phase 2

Address: 1601 Yanceyville Street – 24.6 acres

Existing use: existing parking lot south of Revolution Mill

Proposed use: 14,526 sq. ft. parking lot expansion

Contact: Historic Revolution, LLC/Jeremy Anderson & Kevin Burke with Coulter Jewell

B. 2019-2627 United House of Prayer Bailey Village Development

Address: 900 E. Market Street – 13.68 acres

Existing use: vacant

Proposed use: mixed-use development, Planned Unit Development

Contact: United House of Prayer Bishop S C Madison, Trustee, Juhann Waller, JC Waller and Associates, PC

Conditional Approvals

Transportation – See e-plan for comments; Conditinos: Add note on CBU and correct sight triangle for landscaping

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website