



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

**TECHNICAL REVIEW COMMITTEE MEETING**  
**Tuesday, December 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:**

**10:00 – 10:45**

**2020-2568 Sketch Plan Thorndike Road Warehouse**

**Address:** 7801-7803 Thorndike Road – 6.21 acres

**Existing use:** vacant lots

**Proposed use:** warehouse and distribution center, **Proposed GFA:** 63,000 sq. ft.

**Contact:** Hunter Nichols, Samet Corp

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-1731 Barton Street Townhomes**

**Address:** 1008 and 1012 West Barton Street – 0.498 of an acre

**Existing use:** single family/vacant

**Proposed use:** 7 townhomes, Proposed BUA: 9,406 sq. ft. (on-site, new right-of-way), 1,510 sq. ft. (within new right-of-way)

**Contact:** Tim Lauer, CPT Engineering and Surveying, Inc.

See attachment

**B. Annexation Request for PL(P) 20-23**

**Address:** a portion of 112 Maxfield Rd – 11.819 acres

**Proposed Land Use Type:** Industrial (expansion of existing manufacturing)

**Owners/Applicants:** Dubose Properties

**Planning Staff Contact:** Luke Carter, Senior Planner

See attachment

**C. Annexation Request for PL(P) 20-24**

**Address:** 4490 Chichasha Drive and Kiowa Drive – 6.86 acres

**Proposed Land Use Type:** Industrial

**Owners/Applicants:** Chickasha I, LLC, and the City of Greensboro

**Planning Staff Contact:** Luke Carter, Senior Planner

See attachment

**D. Annexation Request for PL(P) 20-25**

**Address:** 3714 Desmond Drive – 0.64 of an acre

**Proposed Land Use Type:** Residential

**Owners/Applicants:** Brenda Jasso Vazquez and David Vazquez Lopez



**Planning Staff Contact:** Luke Carter, Senior Planner  
See attachment

**E. Annexation Request for PL(P) 20-26**

**Address:** a portion of 5821 Mackay Road – 5.76 acres

**Proposed Land Use Type:** Residential

**Owners/Applicants:** Lea Family Limited Partnership

**Planning Staff Contact:** Luke Carter, Senior Planner

See attachment

**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, December 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:**

**10:00 – 10:45**

**2020-2581 Sketch Plan 5203 W. Friendly Religious Assembly**

**Address:** 5203 W. Friendly Avenue – 1.46 acres

**Existing use:** residential

**Proposed use:** religious assembly use, Proposed GFA: 5,000 sq. ft.

**Contact:** Steve Greenstein, Method Sourcing

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-1473 Guilford Property Enterprises Cedar Park Rd. Building Revision**

**Revision to TRC plan 2020-1111**

**Address:** 3133-A Cedar Park Rd.-4.87 acres

**Existing use:** office and warehouse

**Proposed use and GFA:** 5,000 sq. ft. addition to existing office and warehouse

**Contact:** Garrett Neil, Davis Martin Powell

See attachments to view modified door location, **Commercial Building Plan ref: 2020-2062**

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Friday, December 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:**

**11:00 – 11:45**

**20202-2603 Sketch Plan Pisgah Church Grocery Store**

**Address:** 2200 Pisgah Church Rd. – 3.13 acres

**Existing use:** 8 lots with existing single family dwellings

**Proposed use:** grocery store, Proposed GFA: 29,089 sq. ft.

**Contact:** Alex Spence, Kimley-Horn/Koury Group

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-1473 Guilford Property Enterprises Cedar Park Rd. Building Revision**

**Revision to TRC plan 2020-1111**

**Address:** 3133-A Cedar Park Rd.-4.87 acres

**Existing use:** office and warehouse

**Proposed use and GFA:** 5,000 sq. ft. addition to existing office and warehouse

**Contact:** Garrett Neil, Davis Martin Powell

See attachment\* to view modified door location, **Commercial Building Plan ref: 2020-2062**

**\*Note: This item was on the December 3, 2020 agenda; the attachment has since been updated.**

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Monday, December 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:**

**10:00 – 10:45**

**2020-2614 Sketch Plan 5 Star Carwash**

**Address: 3803 W. Gate City Blvd – 1.18 acres**

**Existing use: existing commercial building**

**Proposed use: carwash**

**Contact: 5 Star Carwash/Jarrett Senkbeil, On Site Civil**

**3. Consent Agenda:**

**4. Business Agenda:**

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Tuesday, December 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**

**2020-2627 Sketch Plan Cardinal Village Veterinary Office**

**Address: 2311 Fleming Rd – 0.7 of an acre**

**Existing use: existing commercial IMUD**

**Proposed use: veterinary office and retail shops, Proposed GFA: 8,000 sq. ft., Proposed BUA: 0.5 acre**

**Contact: Essa Commercial Real Estate/Todd Long, Hugh Creed Associates**

**3. Consent Agenda:**

**4. Business Agenda:**

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

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

**TECHNICAL REVIEW COMMITTEE MEETING**  
**Thursday, December 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**

**2020-2640 Sketch Plan The Villages at Reedy Fork Ranch**

**Address: 0 Reedy Fork Parkway/Reedy Fork School Rd. -111 acres**

**Existing use: Tracts 10, 11, 12**

**Proposed use: 349 single family lots**

**Contact: Lee Bryant, Evans Engineering**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. Easement Release Request**

**Address: 4111 Romaine Street and 4310 Gate City Blvd**

**Request for release: 10' and 20' utility easement and 15' and 30' drainage easement**

**Reason for requested release: utility easement abandonment and access and utility easement relocation**

**Contact: Alan Ray HPRSS, LLC; Staff Contact: Andy Lester, Planner II**

**See attachments**

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Monday, December 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:**

**10:00 – 10:45**

**2020-2649 Covered Wagon Subdivision**

**Address:** 1300 Covered Wagon Rd – 9.79 acres

**Existing use:** vacant wooded lot

**Proposed use:** single family subdivision

**Contact:** Crown Companies/Eddie MacEldowney with Davis Martin Powell

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-2493 Unified Development Plan for 1714, 1716, 1716YY, 1718 & 1718YY Sherwood St.**

**Addresses:** 1714, 1716, 1716 YY, 1718, 1718 YY Sherwood Street

**Proposed use:** multifamily with zoning condition that limits to a maximum of 24 residential dwelling units

**Contact:** 1714 Sherwood LLC and Richard B. Ammons/Staff Contact: Andy Lester, Planner II  
See attachment

**B. 2020-1549 Lift One Site Improvement Revision –Minor Utility Relocation**

**Additional plan reference:** 2019-0469

**Address:** 413 Gallimore Dairy Rd -

**Existing use:** heavy industrial, existing building, recent improvements to parking and paving

**Proposed change to TRC plan:** relocating the backflow preventer to the hydrant line from the main water line to the building

**Contact:** Brian Rossi, EMH&T

See attachment

**C. 2020-2118 Preliminary Plat University Park Apartments**

**Address:** 702-708 E. Lindsay St. – 3.165 acres

**Existing use:** multi-family residential, Lots 1 and 2 of Plat Book 160, Page 103, University Park Apartments

**Proposed use:** multi-family residential

**Contact:** NC A&T /Jason Summey, CPT

**Conditional Approvals:**

**Stormwater Conveyance:** Label DMUE as proposed

**Watershed Protection/Stormwater:** Comments to review at TRC





**D. 2020-1639 The Wilcox Preliminary Subdivision**

**Address:** 2222 Wilcox Dr – 12.6 acres

**Existing use:** residential (single family)/vacant, **Existing Built Upon Area (BUA):** 8,803 sq. ft.

**Proposed use:** single family, Proposed BUA: 4.5 acres

**Contact:** Keystone Group/Time Lauer, CPT Engineering and Surveying, Inc.

**Conditional Approvals**

**Planning:** CBU approval from USPS, provide open space numbers on cover sheet

**Stormwater Conveyance:** See sheet C3 for easement comments that must be addressed before final TRC approval

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

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

**TECHNICAL REVIEW COMMITTEE MEETING**  
**Tuesday, December 15, 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**

**2020-2672 Sketch Plan Delvia Acres Phase 8**

**Address: 3343 Spring Street – 3.96 acres**

**Existing use: vacant wooded lot**

**Proposed use: 15 single-family lots, Proposed BUA: 1.5 acres**

**Contact: Ed Collins, ERCPE**

**3. Consent Agenda:**

**4. Business Agenda:**

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Friday, December 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:**

**10:00 – 10:45:**

**2020-2714 Sketch Plan Yanceyville Quadruplex**

**Address:** 3618 Yanceyville Street – 1.22 acres

**Existing use:** existing single family home

**Proposed use:** 4-unit multi-family dwelling, Proposed BUA: 12,500 sq. ft.

**Contact:** Arnold Sykes, Lovelace and Sykes, Inc.

**11:00 – 11:45:**

**2020-2697 Sketch Plan Strickland Brothers Oil Change**

**Address:** 3223 Battleground Avenue – 0.52 of an acre

**Existing use:** vacant paved site

**Proposed use:** oil change service station, Proposed GFA: 1,300 sq. ft.

**Contact:** Colleen Thelen, N3 Real Estate

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-2147 Cook Out West Market Street**

**Address:** 4801 W. Market Street – 0.89 of an acre

**Existing use:** financial facility, **Existing BUA:** 0.67 of an acre

**Proposed use:** restaurant, **Proposed GFA:** 1,554 sq. ft., **Proposed BUA:** 0 sq. ft.

**Contact:** Mack Summey, Summey Engineering Associates, PLLC

**Conditional Approvals**

**Transportation:** Add a note for NCDOT ADA ramps

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

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

**TECHNICAL REVIEW COMMITTEE MEETING**  
**Tuesday, December 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:**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2019-1523 Greensboro Country Club**

**Address:** 410 Sunset Drive – 97.08 acres

**Existing use:** country club

**Proposed use:** site improvements, addition to fitness center, and renovations to clubhouse

**Contact:** Matthew Rankin/Mark McAuley with Cole Jenest Stone

**Conditional Approvals**

**Utilities-Sewer:** (1) Gate valve at hydrant (2) Revised utility notes – maximum (thinnest) allowed SDR is SDR-21 per COG standards (see sheet C-501)

**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, December 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:**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. PL (P) 21-01 Proposed Annexation**

*Address: A portion of 3214 Groometown Road – 0.37 of an acre*

*Property owner/Applicant: SECU\*RE, Inc.*

*Proposed land use type: Residential*

*Staff Contact: Luke Carter, Senior Planner*

See exhibits

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

**(336) 373-2144**

**Greensboro Planning Website**