



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, January 5, 2021 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. 2020-2783 – Sketch Plan for SRS Motorsports

Address: 3112 Sands Drive – 1.97 Acres

Existing Use: ATV Sales and Service

Proposed Use: Expansion of Existing Use

Existing GFA: 8,000 SF; Proposed GFA: 23,988 SF

Existing BUA: 1.2 AC; Proposed BUA: 1.54 AC

Contacts: Brent Sievers and Brent Nesom with FEI Consultants

B. 2020-2784 – Sketch Plan for Sedgefield Outdoor Equipment

Address: 5111 Mackay Road – 2.63 Acres

Existing Use: Outdoor Equipment Service and Sales

Proposed Use: Expansion of Existing Use

Existing GFA: 10,764 SF; Proposed GFA: 11,964 SF

Existing BUA: 1.63 Acres; Proposed BUA: 1.63 Acres

Contacts: Brent Sievers and Brent Nesom with FEI Consultants

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, January 7, 2021 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. 2020-2161 Greenlea Shell Building

Address: 1671 Greenbourne Drive – 16.58 acres

Existing use: undeveloped area of existing lot

Proposed use: [unoccupied] shell building on the existing Greenlea 68 site, Proposed Gross Floor Area (GFA): 220,000 sq. ft., Proposed Built Upon Area (BUA): 7.26 acres

Contact: Matt Johnson, Triad Design Group

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, January 8, 2021 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

2020-2816 Sketch Plan Triad Math and Science Academy Renovation and Upfit

Address: 512 Industrial Avenue -

Existing use: existing charter school

Proposed use: converting an existing manufacturing building to supplement charter school

Contact: Shermin Ata, Architect

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
Monday, January 11, 2021 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 620 Simpson Street and 219 Florence Street

Address: 620 Simpson Street and 219 Florence Street

Exempt plat in review: 2020-2713

Modification from 30-13-3.5 Side Lot Line Configuration

Contact: Andy Lester, Planner II

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
Tuesday, January 12, 2021 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. 2020-2405 Garden Village IMUD Preliminary Subdivision

Address: 5577 Garden Village Way – 17.23 acres

Existing use: vacant, Built Upon Area (BUA): 8.74 acres

Proposed use: subdivision plat for lots 17, 23, and 24 for New Garden Village

Contact: Anthony Lester, Evans Engineering

Conditional Approval

Utilities/Sewer: See comments on e-plan

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, January 14, 2021 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:

2021-0026 Sketch Plan Mitchell Avenue Townhomes

Address: 4731 Mitchell Avenue – 3.79 acres

Existing use: 4 single family lots

Proposed use: 36 townhomes

Contact: Joe O’Buch, Green Mountain Engineers

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, January 15, 2021 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. 2020-1503 Marchester Way Auto Sales and Repair

Address: 4401 Hanover Terrace – 0.33 of an acre

Existing use: single family residential

Proposed use: auto repair and auto sales,

Proposed GFA: 1,800 sq. ft., **Proposed BUA:** 0.18 of an acre

Contact: Associated Surveying and Engineering, PC

Conditional Approval

Stormwater Conveyance: See sheet G1 and calculation sheet for slope comment that must be addressed before final TRC approval

B. 2020-2294 Caffey Office and Warehouse Addition

Address: 8749 W. Market Street – 15.68 acres

Existing use: warehouse/office

Proposed use: additional building on existing site

Proposed GFA: 8,998 sq. ft. for office, **Proposed BUA:** 0.40 of an acre

Contact: Stimmel Associates

C. Unified Development Plan (UDP) Big Tree Way

Address: 4310 Big Tree Way – 2.48 acres

Existing use: existing commercial uses

Proposed use: mixed-use

Contact: MX Greensboro, LLC/Tony Miller, Miller Architecture

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, January 21, 2021 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

2021-0037 Sketch Plan West Market Storage

Address: 6306 W. Market Street – 1.73 acres

Existing use: industrial use

Proposed use: storage facility

Contact: Tonya Sampson/Joey Collins

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification for 1511 and 1515 Earl Drive (2020-2599)

Addresses: 1511 and 1515 Earl Drive

Requested modification from 30-13-3.5 (Land Development Ordinance) regarding side lot lines – see Type 2 Modification for more details

Contact: Joseph Stutts, Surveyor

B. 2020-1723 Faircrest Preliminary Subdivision, Ph II (see 2018-1549)

Address: 1439 Alamance Church Road – 6.029 acres

Existing use: vacant

Proposed use: single family residential homes, Proposed BUA: 1.69 acres

Contact: Mack Summey and Christian Vestal, Summey Engineering

5. Discussion Items:

6. Adjournment

For more information, please contact:

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, January 22, 2021 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

2021-0047 Sketch Plan Sound Solutions Carport

Address: 1621 Stanley Rd. – 1.08 acres

Existing use: retail space

Proposed use: add detached carport next to the business space for employees to provide cover/protection from rain

Contact: Nate Hair

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
Monday, January 25, 2021 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

2021-0058 Sketch Plan PFS Management New Building Mixed-Use

Address: 4215 Hilltop Road – 0.65 of an acre

Existing use: vacant lot

Proposed use: 8,000 sq. ft. new building for open gym with a basketball court for kids, conference rooms, additional office space, and work out room; some special events

Contact: Felicia Price, PFS Management Real Estate Company

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, January 26, 2021 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

2021-0071 Sketch Plan Ceylon Tea Story

Address: 716 Mayflower Drive – 0.2 of an acre

Existing use: duplex (residential/multi-family)

Proposed use: café on first floor, residential on second floor

Contact: Navodya Denuwara

3. Consent Agenda:

4. Business Agenda:

A. PL(P) 21-02 – 3922, 4000, 4002 Hickory Tree Lane

Address: 3922, 4000, and 4002 Hickory Tree Lane – 1.55 acres

Proposed land use: residential

Owners/applicants: SECU*RE, Inc.

Staff contact: Lucas Carter, Senior Planner

B. PL(P) 21-03 – 257 Willowlake Road

Address: 257 Willowlake Road – 21.09 acres

Proposed land use: outdoor recreation with a social service facility element

Owners/applicants: Theresa G. Hamlett Family Irrevocable Trust Agreement

Staff contact: Lucas Carter, Senior Planner

5. Discussion Items:

6. Adjournment

For more information, please contact:

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, January 29, 2021 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

2021-0127 Sketch Plan Convenience Store Renovation and Addition

Address: 102 Summit Avenue – 0.47 of an acre

Existing use: convenience store and gas station

Proposed use: convenience store renovation and addition to old car wash building – special focus on parking and transportation design for site

Contact: Shermin Ata, Architect

11:00-11:45

2021-0128 Sketch Plan 2201 Merritt Drive Tenant Spaces

Address: 2201 Merritt Drive – 0.67 of an acre

Existing use: single-story building with tenant spaces (main tenant The Gold Exchange)

Proposed use: tenant spaces converted to offices; The Gold Exchange will move to tenant space #1

Contact: Lee Luong Properties, LLC/Larry McRae, McRae and Company, LLC.

3. Consent Agenda:

4. Business Agenda:

5. Discussion Items:

6. Adjournment

For more information, please contact:

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