



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, February 1, 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

2021-0152 Sketch Plan Offices 4123 and 4125 Lawndale Drive

Address: 4123 and 4125 Lawndale Drive – 1.33 acres

Existing use: single family house and undeveloped land

Proposed use: 4125: doctor's office, 4123: spec. building (medical use desired)

Contact: Will Stevens and CPT Engineering

3. Consent Agenda:

4. Business Agenda:

A. 2020-2277 Chick-fil-A Battleground Shopping Center

Address: 3726 Battleground Avenue – 19.389 acres

Existing use: shopping center, portion of existing parking lot

Proposed use: restaurant with drive-thru,

Proposed GFA to shopping center: 5,167 sq. ft., **Proposed BUA:** 38,856 sq. ft.

Contact: Nate Thompson, Chick-fil-A, Mike White, G. Robert George and Associates, Inc.

B. 2020-1517 Greensboro Summit Creek Charter Academy

Address: 2126 Scott Road – 28.86 acres

Existing use: vacant

Proposed use: new one-story K-8 public charter school that will serve 772 students

Proposed GFA: 43,472 sq. ft., **Proposed BUA:** (201,661 sq. ft.) 4.74 acres

Contact: Charter Development Company, LLC/Dillon Smith, Ballentine Associates, PA

Conditional Approval

Watershed Protection-Stormwater

Submit receipt of purchase for the Buffer Mitigation Credits. Plan cannot get full TRC approval until receipt is submitted to Water Resources/Stormwater

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, February 2, 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. 2020-1070 – Liberty Road Self Storage

2700 Liberty Road – 3.26 Acres

Existing Use: Self-Storage Facility; Proposed Use: Expansion of Existing Use

Existing GFA: 23,277.7 SF; Proposed GFA: 41,676 SF

Existing BUA: 57,796 SF; Proposed BUA: 96,510 SF

Contacts: Juhann Waller and Josh Habeger with JC Waller and Associates

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, February 4, 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. 2020-2667 Strickland Dental Office

Address: 5504 Adams Farm Lane – 0.69 of an acre

Existing use: vacant

Proposed use: dental office, Proposed GFA: 4,320 sq. ft., Proposed BUA: 15,520 sq. ft.

Contact: Adam Carroll, Timmons Group

B. 2020-2669 Harris Teeter Distribution Center Dock Addition

Address: 430 N Chimney Rock Rd – 34.6 acres

Existing use: existing distribution center, Existing GFA: 224,880 sq. ft., Existing BUA: 15.9 ac

Proposed use: warehouse expansion and dock addition

Proposed GFA: 14,430 sq. ft., Proposed BUA: 0.78 of an acre

Contact: Harris Teeter Inc./L. Allan Hill, PE, for Triad Design Group

Conditional Approvals

Building Inspections-TRC: Please show exit discharge from the new exit on Sheet C104

Watershed Protection-Stormwater: Various notes regarding Sheets C105, C106, Narrative proposed conditions, Narrative SHWT, and Narrative Drainage Area Map

C. 2020-2520 Spencer Love Tennis Complex Ph. 2 Revision (2020-0086)

Address: 3802 Jaycee Park Drive – 343.57 acres

Existing use: tennis complex

Proposed use: expansion of tennis complex

Proposed GFA: 17,629 sq. ft., Proposed BUA: 2.51ac

Contact: Westcott, Small and Associates, PLLC

D. 2020-2293 NFI Industries – East Wendover Site

Address: 3801 Burlington Rd – 65.45 acres

Existing use: truck parking

Proposed use: distribution warehouse

Proposed GFA: 350,000 sq. ft., Proposed BUA: 686,941 sq. ft.

Contact: Neal Tucker, Stimmel Associates

5. Discussion Items:

6. Adjournment

For more information, please contact: **Planning Department** / (336) 373-2144 | [Greensboro Planning Website](https://www.greensboroplanning.com)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, February 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. 2021-0161 – *Sketch Plan* Oaks Motel Conversion to Apartments

1118 Summit Avenue – 5.12 Acres

Existing Use: Motel

Proposed Use: 82 Apartment Units

Contact: Kayley Williams

3. Consent Agenda:

4. Business Agenda:

A. 2020-2629 – Dollar General Pleasant Garden Road

201 Tiger Lane – 10.4 Acres

Existing Use: Vacant; Proposed Use: Dollar General Store

Existing GFA: 0.0 SF; Proposed GFA: 8,982 SF

Existing BUA: 2,730 SF; Proposed BUA: 28,379 SF

Contacts: Joe Strickland with Terramore Construction and Jennifer Edwards with Brec PA

B. 2019-2720 – New Garden Storage

5598 Garden Village Way – 5598 Garden Village Way

Existing Use: Vacant; Proposed Use: Self-Storage Facility

Existing GFA: 0.0 SF; Proposed GFA: 75,150 SF

Existing BUA: 0.0 SF; Proposed BUA: 41,117.4 SF

Contact: Timothy Drumm with Davis Martin Powell

Conditional Approval:

Design Review: See plan markup - Add notes to landscape plan regarding size of American Hollies at installation.

5. Discussion Items:

6. Adjournment

For more information, please contact: [Planning Department \(336\) 373-2144](mailto:Planning@greensboro.org) | [Greensboro Planning Website](http://www.greensboroplanning.com)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Monday, February 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

2021-0175 Sketch Plan Youngs Mill Industrial Center

Address: 1812 Youngs Mill Road – 45 acres

Existing use: vacant

Proposed use: industrial building (2,000,000 sq. ft.)

Contact: Kelway Howard, Stimmel Associates

3. Consent Agenda:

4. Business Agenda:

A. 2019-2720 New Garden Storage

Address: 5598 Garden Village Way – 1.72 acres

Existing use: vacant

Proposed use: self-storage facility

Proposed GFA: 75,150 sq. ft., **Proposed BUA:** 41,117.4

Contact: Timothy Drumm, Davis Martin Powell

Conditional Approvals

Design Review: See plan mark-up, add notes to landscape plan regarding size of American Hollies at installation

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, February 9, 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

2021-0220 Keystone Place Apartments

Address: 5009 Mackay Road – 3.15 acres

Existing use: vacant site with a storage building

Proposed use: 76 apartment units, 4-story building

Contact: Gene Mustin, Borum Wade and Associates

11:00-11:45

2021-0226 Gateway Park Apartments

Address: 102 and 104 E. Vandalia Road – 7.96 acres

Existing use: single family residential

Proposed use: 96 apartment units

Contact: Gene Mustin, Borum Wade and Associates

3. Consent Agenda:

4. Business Agenda:

A. 2020-1247 Battleground Office Building

Address: 1001-1007 Battleground Avenue and 517 Prescott Street

Existing use: office use and vacant property

Proposed use: office, Proposed GFA: 49,900 sq. ft., Proposed BUA: 1.60 acres

Contact: Brown Investment Properties, Inc./Kenny Marlow, Borum Wade and Associates

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
February 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:

10:00 – 10:45

2021-0202 Sketch Plan Lord Jeff Subdivision

Address: 1421 Huffine Mill Road – 8.66 acres

Existing use: vacant

Proposed use: residential subdivision with 21 lots, Proposed 0.98 of BUA

Contact: Living Stone Investments, LLC/Juhann Waller and Associates

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, February 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:

10:00 – 10:45

2021-0256 Sketch Plan Lake Brandt Neighborhood Village

Address: 5908 Lake Brandt Road – 15.3 acres

Existing use: vacant Planned Unit Development (PUD) site

Proposed use: mixed-use commercial/office/multi-family

Contact: Norris Clayton, Hugh Creed Associates, Inc, PA

3. Consent Agenda:

4. Business Agenda:

A. 2019-2527 Campground Road Shell Building II

Address: 2335 Campground Road – 18.1 acres

Existing use: manufacturing

Proposed use manufacturing building

Proposed change: parking spot locations approved on original TRC site plan for four parking spots are changing slightly; site plan changes have been circulated to TRC reviewers

Contact: Matt Johnson, Triad Design Group

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, February 16, 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. 2020-2796 Jefferson Square Office Condominium Development

Address: 2721 Horsepen Creek Road – 0.141 of an acre

Existing use: office condominium

Proposed use: subdivision of office condominium development building

Contact: Todd Long, Hugh Creed Associates, Inc., PA

Conditional Approval

Watershed Protection-Stormwater: Clarify information on Sheet 2, or remove it

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, February 18, 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

2021-0276 Sketch Plan CCABA Wendover Office Building

Address: 111 W. Wendover Avenue

Existing use: vacant paved lot

Proposed use: medical office building

Proposed GFA: 5,200 sq. ft., **Proposed BUA:** 0.494 of an acre

Contact: 310 Architecture + Interiors/Adam Carroll, Timmons Group

3. Consent Agenda:

4. Business Agenda:

A. 2018-2354 Rays Self Storage

Addresses: 4111 Romaine Street, 4320 W. Gate City Blvd, 4310 W. Gate City Blvd – 10.84 ac

Existing use: self-storage, Existing GFA: 111,877 sq. ft., Existing BUA: 9.21 acres

Proposed use: self-storage, Proposed BUA: 13,550 sq. ft., Proposed BUA: 29,087 sq. ft.

Contact: HPRSS, LLC/Ravindra Bissram, PE, for FEI

Conditional Approval

Zoning: Final Plat and Easement Releases must be recorded as a condition of Site plan approval. When this plan goes to the TRC for a final vote, if all approve, it will be conditionally approved because of the site plan portion. Since the preliminary subdivision plat was included with the site plan, it will be fully approved so the final plat can be reviewed and approved. Once the final plat is approved by the legal department, we can update the TRC status to fully approved and release for permits.

B. 2020-2285 Youngs Mill Industrial

Address: 1818 Youngs Mill Road – 21.18 acres

Existing use: single family residential

Proposed use: industrial distribution/manufacturing,

Propose GFA: 280,550 sq. ft., **Proposed BUA:** 536,607 sq. ft.

Contact: Youngs Mill Industrial Partners, LLC/Ryan Thompson, Landmark Builders

Conditional Approval:

Watershed Protection-Stormwater: Please address e-plan comments and confirm Stream Buffer Authorization

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, February 19, 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:

10:00am – 10:45am

2021-0294 - Sketch Plan for Fence Installation behind At Home

Address: 6103 Landmark Center Blvd.

Existing use: Retail Store; **Proposed use:** Fence installation behind the store

Contact: Mike Guido

11:00am – 11:45am

2021-0314 – Sketch Plan for First Lutheran Church Picnic Shelter

Address: 3600 W. Friendly Ave.

Existing Use: Religious Assembly; **Proposed Use:** Picnic Shelter

Contact: Rick Aveline and Dan Basinger

3. Consent Agenda:

4. Business Agenda:

A. 2018-2354 Rays Self Storage

Addresses: 4111 Romaine Street, 4320 W. Gate City Blvd, 4310 W. Gate City Blvd – 10.84 ac

Existing use: Self-storage; **Proposed use:** self-storage

Existing GFA: 111,877 SF; **Proposed GFA:** 13,550 SF

Existing BUA: 401,161 SF; **Proposed BUA:** 29,087 SF

Contact: Andrew Christ with FEI Consulting

Conditional Approval

Zoning: Final Plat and Easement Releases must be recorded as a condition of Site plan approval.

B. 2020-2285 Youngs Mill Industrial

Address: 1818 Youngs Mill Road – 21.18 acres

Existing use: single family residential; **Proposed use:** industrial distribution/manufacturing,

Existing GFA: 0.0 SF; **Proposed GFA:** 280,550 SF

Existing BUA: 11,761 SF; **Proposed BUA:** 536,607 SF

Contact: Ryan Thompson with Landmark Builders

Conditional Approval:

Watershed Protection-Stormwater: *Please address e-plan comments and confirm Stream Buffer Authorization*

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, February 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:

A. 2021-0288 – **Sketch Plan* for Clean Wheels Carwash*

2007 E Wendover Avenue – 0.76 Acres

Existing Use: Carwash

Proposed Use: Carwash

Contact: Jarrett Senkbeil with On Site Civil

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, February 23, 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. 2021-0276 – Sketch Plan for CCABA Wendover Office Building (rescheduled from 02/18)

111 W. Wendover Avenue – 0.63 Acres

Existing Use: Vacant Paved Lot

Proposed Use: Medical Office Building

Contact: Adam Carroll with Timmons Group and Paul Fox with 310 Architecture

3. Consent Agenda:

4. Business Agenda:

A. 2019-2613 – Flow Mazda of Greensboro Showroom

1205 A Bridford Parkway – 8.21 Acres

Existing Use: Car Dealership; Proposed Use: Showroom Addition

Existing GFA: 3,041 SF; Proposed GFA: 8,041 SF

Existing BUA: 6.686 AC; Proposed BUA: 6.456 AC

Contact: Christy Turner with Stimmel Associates PA

B. 2020-2400 – Pleasant Ridge Medical Device Sales

8766 W. Market Street – 3.79 Acres

Existing Use: Vacant Lot; Proposed Use: Medical Sales Office

Existing GFA: 0.0 SF; Proposed GFA: 13,000 SF

Existing BUA: 0.0 SF; Proposed BUA: 1.85 AC

Contact: Jordan Young with Green Mountain Engineers

Conditional Approvals:

Transportation: Waiting on NCDOT driveway permit.

Watershed Protection: Please see remaining redline comments on E-plan.

5. Discussion Items:

6. Adjournment

For more information, please contact: [Planning Department \(336\) 373-2144](mailto:Planning@ncg.org) | [Greensboro Planning Website](http://www.ncg.org)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, February 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:

3. Consent Agenda:

4. Business Agenda:

A. 2020-2400 – Pleasant Ridge Medical Device Sales

8766 W Market Street – 3.79 Acres

Existing Use: Vacant Lot; Proposed Use: Medical Sales

Existing GFA: 0.0 SF; Proposed GFA: 13,000 SF

Existing BUA: 0.0 AC; Proposed BUA: 1.85 AC

Contact: Jordan Young with Green Mountain Engineers

B. 2020-2777 - Weaver PEMB Phoenix Panel Shop

4490 Chickasha Drive – 5.93 Acres

Existing Use: Vacant Lot; Proposed Use: Manufacturing

Existing GFA: 0.0 SF; Proposed GFA: 25,000 SF

Existing BUA: 0.0 AC; Proposed BUA: 2.7 AC

Contacts: Tim Hash with Phoenix Framing and Zach Gardner with Summey Engineering

Conditional Approvals:

Building Inspections: Check for: Sheet C-3. Sidewalk added from southern door to connect to safe dispersal area. 2 safe dispersal area signs added and labeled o Location of HC parking signs noted. Remaining door has been labeled as exit only - Sheet C-4B. Dimensions added to safe dispersal area. Dimensions added to HC parking spaces

Stormwater Conveyance: See sheet C-4B for note that needs to be added before final TRC approval.

Transportation: Needs NCDOT driveway permit.

Utilities: Include "RPZ" in the 1.5" backflow preventer label (see Sheet C-3).

Zoning: Please update the zoning on coversheet and site plan pages to CD-HI.

5. Discussion Items:

6. Adjournment

For more information, please contact: [Planning Department \(336\) 373-2144](mailto:Planning@ncg.com) | [Greensboro Planning Website](http://www.greensboroplanning.com)