



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

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

**10:00 – 10:45**

**2021-0370 Sketch Plan Friends Home Pavement Plan**

**Address: 925 New Garden Rd – 17 acres**

**Existing use: retirement community**

**Proposed use: additional parking and removal of two buildings**

**Contact: Kent Barney and Jason Walton with Landmark Builders**

**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, March 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:**

**10:00 – 10:45**

**2021-0375 Sketch Plan EDU Play Too (3-student day care)**

**Address:** 2290 Golden Gate Drive – 11.3 acres

**Existing use:** Shopping center

**Proposed use:** Adding fence in rear of building for play area, 36'x 36'

**Contact:** Tanika Harris

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2021-0027 Publix Distribution Center Phased 2 – Dry Warehouse**

**Address:** 5566 Burlington Road, McLeansville (Guilford County)

**Existing use:** warehousing/industrial/distribution

**Existing GFA:** 1,052,287 sq. ft.; **Existing BUA:** 113.78 acres

**Proposed use:** warehousing/industrial/distribution

**Proposed GFA:** 1,300,050 sq. ft., **Proposed BUA:** 47.25 acres

**Contact:** Publix Supermarket, LLC/Adam Carroll and Jacob Moore, Timmons Group

**Conditional Approvals**

**Fire Prevention:** Please utilize City of Greensboro hydrant standard.

**Water Resources:** See e-plan; please include the pond allocation chart on the COG TRC cover sheet; provide the FEMA panel number and effective date on Site Layout Plan (C-300)

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

**(336) 373-2144**

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

**TECHNICAL REVIEW COMMITTEE MEETING**  
**Monday, March 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:**

3. **Consent Agenda:**

4. **Business Agenda:**

- A. 2015-0616 Asberry Courts Apartments Re-approval**  
**(2012-1726 Preliminary Plat)**  
**Address:** 1230 S. Eugene Street – 4.68 acres  
**Existing use:** land to be developed with apartment buildings (84 units)  
**Proposed use:** TRC plan re-approval to construct apartment building 1  
**Contact:** Mike Venable, CPT Engineering

5. **Discussion Items:**

6. **Adjournment**

**For more information, please contact:**

**Planning Department**

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

**TECHNICAL REVIEW COMMITTEE MEETING**  
**Thursday, March 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. 2019-1390 Rays Self Storage Minor Revision**

**Building Permit Ref: 2019-2150**

**Address: 3121 Spring Garden Street – 4.68 acres**

**Existing use + GFA: self-storage**

**Proposed minor changes: storage building reduced in size; Watershed calculations are the same (no change); sidewalk as-builts approved**

**Contact: Ray Spring Garden, LLC/Andrew Christ, FEI**

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, March 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**

**2021-0474 Sketch Plan Ritchy Warehouse**

**Address:** 500 E. Washington Street – 0.62 of an acre

**Existing use:** warehouse buildings

**Proposed use:** 2,146 sq. ft.-warehouse; Proposed BUA: 4,500 sq. ft.

**Contact:** Alex Ritchey, Auburn Construction

**11:00-11:45**

**2021-0466 Sketch Plan Millstream Road New Office Building**

**Address:** 5440 Millstream Road – 111 acres

**Existing use:** business park

**Proposed use:** new office building, Proposed GFA: 86,400 sq. ft.

**Contact:** CCC Development Partners/Mike Venable, CPT Engineering

**3. Consent Agenda:**

**4. Business Agenda:**

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

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

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

**10:00 – 10:45**

**2021-0494 Sketch Plan for The Townes at Mackay**

**Address: 5281 Mackay Road**

**Existing use: vacant wooded lot**

**Proposed use: 105 townhomes**

**Contact: Mackay Road LLC/Rich Glover with Jamestown Engineering/Arnold Sykes**

**3. Consent Agenda:**

**4. Business Agenda:**

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

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

**TECHNICAL REVIEW COMMITTEE MEETING**  
**Thursday, March 18, 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**

**2021-0523 Sketch Plan NFI Recombination Plat**

**Address:** 3801 Burlington Road – 65.4 acres

**Existing use:** existing site, parking spaces, etc.

**Proposed use:** 2-lot recombination plat

**Contact:** Luke Dickey, Stimmel Associates, PA

**11:00am - 11:45am**

**2021-0530 Sketch Plan Freedom Cornerstone**

**Address:** 610 Percy Street – 0.2 of an acre

**Existing use:** cornerstone, being graded by Yates Construction

**Proposed use:** New cornerstone for Downtown Greenway, Phase 2

**Contact:** Action Greensboro/Ted Kallam, Withers Ravenel

**3. Consent Agenda:**

**4. Business Agenda:**

**A. Proposed Street Closings (3)**

1. **Address/Intersection:** Luray Drive from northern right-of-way line of W. Florida Street to northern right-of-way line of Hyde Drive  
**Total area:** + 980 ft.
2. **Address/Intersection:** Hyde Drive from eastern right-of-way line of Luray Drive to western right-of-way line of Hudgins Drive  
**Total area:** + 1,010 ft.
3. **Address intersection:** Hudgins Drive from northern right-of-way line of W. Florida Street to eastern right-of-way line of Freeman Mill Road  
**Total area:** + 1,320 feet

**Staff Contact:** Steve Galanti, Planning – Development Services Manager



**B. 2020-2388 Preliminary Plan Harbor Crossing Townhomes**

**Address:** 367, 359, and 351 Air Harbor Road – 15.56 acres

**Existing use:** vacant

**Proposed use:** multi-family residential

**Contact:** Air Harbor 7, LLC/Anthony Lester, Evans Engineering

**Conditional Approvals**

**Utilities-Sewer:** See e-plan for comments

**Watershed-Protection/Stormwater:** See e-plan for minor comments; plan cannot be approved until the stream buffer disturbance authorization certificate is released from stormwater

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Friday, March 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**

**2021-0512 Sketch Plan Electra Road Project**

**Address:** 3110 N. Church Street – 6.79 acres

**Existing use:** vacant site with cell tower

**Proposed use:** 3,500 sq. ft. cabinet assembly business, Proposed BUA: 7,000 sq. ft.

**Contact:** Patrick Parr, Classic Construction NC

**11:00am-11:45am**

**2021-0531 Dogterra Grooming**

**Address:** 1233 Guilford College Road, Jamestown – 0.48 of an acre

**Existing use:** lot at corner of Hilltop Rd. and Guilford College Rd.

**Proposed use:** pet grooming shop

**Contact:** Ryan Peters, Dogterra Grooming

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-2304 Redhill Pointe Affordable Housing Preliminary Subdivision**

**Address:** 3701 Groometown Road at W. Vandalia Road – 17.145 acres

**Existing use:** vacant lot

**Proposed use:** residential subdivision

**Contact:** Affordable Housing Management, Inc./Wendy Jordan, Borum Wade and Associates

**Conditional Approvals**

**Building Inspections-TRC:** The horse stable straddling the property line for Lots 1 and 2 must be removed before recordation of the final plat, FYI.

**Watershed Protection-Stormwater:** E-plan comments

**B. 2020-1398 Vineyards at the Painted Plate**

**Address:** 3408 Whitehurst Road – 2.308 acres

**Existing use:** vacant

**Proposed use:** parking for restaurant

**Contact:** Westover Terrace, LLC/Withers Ravenel

**Conditional Approvals:**

**Building Inspections:** Handrails will be required on both sides of the exterior stairs. See section 504 of ICC A117.1-09. Provide handicapped signage details conforming to Appendix E, section E107 of the 2018 NCBC. Signage from the field to the building will be required to show locations of the toilets in the existing building

**Watershed Protection-Stormwater:** E-plan comments

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact: Planning Department, (336) 373-2144**



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

**TECHNICAL REVIEW COMMITTEE MEETING**  
**Monday, March 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:**

3. **Consent Agenda:**

4. **Business Agenda:**

**A. 2020-2815 Banner Avenue Gravel Storage Lot**

**Address:** 403 Banner Avenue – 6.86 acres

**Existing use:** vacant/undeveloped

**Proposed use:** gravel storage lot, Proposed GFA: 0 sq.ft., **Proposed BUA:** 96,373 sq.ft.

**Contact:** GAC Enterprises, LLC/Jacob Moore and Adam Carroll of Timmons Group

**Conditional Approval**

*Watershed Protection-Stormwater: Please address comments on C-400 (8) and on flotation calculation (106).*

5. **Discussion Items:**

6. **Adjournment**

For more information, please contact:

**Planning Department**

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

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

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2021-0388 Unified Development Plan (UDP) Lake Brandt Neighborhood Village**

**Address:** 5812, 5908 and 5910 Lake Brandt Road; 2000, 2018 and 2020 Trosper Rd.

**Proposed use:** multi-family (49 townhomes), commercial and office

**Proposed GFA:** 27,000 sq. ft., Proposed BUA: 1.932 acres

**Staff contact:** Luke Carter, Senior Planner

See attached for UDP

**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, March 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**

**2021-0542 Sketch Plan 4113 Lawndale Drive Multifamily**

**Address: 4113 Lawndale Drive**

**Existing use: 3 parcels**

**Proposed use: 16 townhomes (multifamily)**

**Contact: Stimmel Associates**

**11:00 – 11:45**

**2021-0577 Sketch Plan W. Friendly Medical Office**

**Address: 5305-5317 W. Friendly Avenue and 724 Muirs Chapel Road**

**Existing use: single family homes**

**Proposed use: medical office building (30,000 sq. ft.)**

**Contact: Kelway Howard, Stimmel, PA, and Lauten Crow, Simpson Commercial**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-2175 Peeler Community Park Phase 2**

**Address: 1300 Sykes Avenue – 5.4 acres**

**Existing use: existing community park**

**Proposed use: park improvements**

**Contact: City of Greensboro/Westcott Small and Associates**

**Conditional Approval**

**Stormwater Conveyance: See sheet C3.0**

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

**(336) 373-2144**

**Greensboro Planning Website**



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

**TECHNICAL REVIEW COMMITTEE MEETING**  
**Friday, March 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:**

**2021-0569 Sketch Plan Popeyes on W. Market Street**

**Address: 4901 W. Market Street – 0.87 of an acre**

**Existing use: vacant**

**Proposed use: restaurant, Proposed GFA: 3,100 sq. ft.**

**Contact: Zach Gardner and Mack Summey, Summey Engineering**

**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, March 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:**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-2777 Weaver PEMB Phoenix Panel Shop Minor TRC Plan Revision**

**Address:** 4490 Chickasha Drive – 5.93 acres

**Existing use:** TRC-approved plan for manufacturing facility for preconstructed walls, warehouse and shipping

**Proposed minor revision:** Building plan (2021-0374) shows lot on East is designated for Employee Parking and Entrance

**Contact:** Summey Engineering

**B. 2020-2527 Walgreens Groometown Road**

**Address:** 3501 Groometown Road – 1.05 acres

**Existing use:** vacant

**Proposed use:** pharmacy drive-thru and small retail area

**Contact:** Matt Lowder, Triangle Site Design

**Conditional Approvals**

**Design Review:** Photometrics need to be extended out to the property line to show compliance with the ordinance requirement for no greater than 1 footcandle light trespass on adjacent roads. Include lighting fixture cut sheets, which I have reviewed via email on the final paper submittal.

**Transportation:** Council will approve the easement

**Zoning:** Pending final approval by Parks and Recreation for private access easement; easement must be recorded

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

**(336) 373-2144**

**Greensboro Planning Website**



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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Tuesday, March 30, 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. 2020-1842 – Westover Village Residence Inn**

2114 Enterprise Road – 1.549 Acres

Existing Use: Vacant Lot; Proposed Use: Hotel

Existing GFA: 0.0 SF; Proposed GFA: 90,983 SF

Existing BUA: 65,191.41 SF; Proposed BUA: 58,007.94 SF

Contact: Steve Webb with CPT Engineering

**Conditional Approvals:**

**Building Inspections:** per zoning comments: Conditionally approved until the final plat is recorded for the cross-access easement.

**Stormwater Conveyance:** See sheet C-6 for comments. \*\*3/29/21 changing to Conditionally Approved. Downstream analysis/calcs were provided to Johnnie. See sheet C.6 for note to be added about Public storm installation.\*\*

**Transportation:** See eplan for comments. CONDITION: See two notes on 24" curb and gutter.

**Watershed Protection:** MINOR COMMENTS - SEE E-PLAN FOR COMMENTS

**5. Discussion Items:**

**6. Adjournment**

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