



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, April 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:

3. Consent Agenda:

4. Business Agenda:

A. PL(P) 21-07 – Proposed Satellite Annexation

128 Vivian Lane – 1.23 Acres

Proposed Land Use Type: Residential

Contact: Luke Carter

B. PL(P) 21-08 – Proposed Satellite Annexation

3403 McConnell Road – 0.48 Acres

Proposed Land Use Type: Minor Utility

Contact: Luke Carter

C. PL(P) 21-10 – Proposed Satellite Annexation

168, 170, and 172 Flemingfield Road and a portion of 138 Flemingfield Road – 32.481 Acres

Proposed Land Use Type: Single-family Residential

Contact: Luke Carter

D. PL(P) 21-11 – Proposed Contiguous Annexation

A portion of 138 Flemingfield Road and a portion of Flemingfield Road – 32.893 Acres

Proposed Land Use Type: Multi-Family Residential

Contact: Luke Carter

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, April 5, 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:

A. 2021-0663 – Sketch Plan for Reedy Fork Industrial

5955 Summit Avenue – 208 Acres

Existing GFA: 0.0 SF; Proposed GFA: 1,340,000 SF

Proposed Use: Light Industrial and Warehouse

Contact: Lin Leslie with Orsborn Engineering

3. Consent Agenda:

4. Business Agenda:

A. 2020-0799 – Mt Pisgah Church Building Addition (Minor TRC Plan Revision)

2600 Pisgah Church Road – 5.05 Acres

The applicant would like to relocate the proposed dumpster location.

Contact: Bill Thompson with Mt Pisgah UMC

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, April 6, 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. 2020-2789 North Greensboro Tie Substation Revision

See also 2020-1304

Address: 3400 Derby Place – 35.6 acres

Existing use: power utility

Proposed revision: replace current security fence, remove trees from fence area, and increase area to substation; **Proposed GFA:** 240 sq.ft.; **Proposed BUA:** 0.89 of an acre

Contact: Duke Energy Progress, LLC/GeoSyntec

5. **Discussion Items:**

6. **Adjournment**

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, April 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. 2020-2715 – Landmark Center Apartments

6115 Landmark Center Blvd – 6.33 Acres

Existing Use: Vacant Wooded Lot; Proposed Use: 108 Apartment Units

Existing BUA: 0.0 AC; Proposed BUA: 3.47 AC

Contact: Tim Shaw with Hagen Engineering

Conditional Approval:

Watershed Protection: *See Minor Comments on Eplan.*

B. 2020-2332 – Reedy Fork Amenity Center

4945 Reedy Fork School Road – 6.75 Acres

Existing Use: Vacant Site; Proposed Use: Amenity Center for Residential Subdivision

Existing BUA: 0.85 AC; Proposed BUA: 1.32 AC

Contacts: Lee Bryant and Tyler Southard with Evans Engineering

Conditional Approvals:

Planning: *Final Plat must be recorded as a condition of site plan approval.*

Transportation: *See Eplan for comments. Condition: Label sidewalk to be constructed “per COG 418-A.”*

Watershed Protection: *Update the BUA allocation tables with correct % BUA.*

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, April 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

2021-0708 Vandalia Acres Apartments

Address: 3701 Groometown Road – 6.95 acres

Existing use: show horse grounds

Proposed use: 96 apartment units

Contact: Affordable Housing Management/Matt Williams, Borum Wade and Associates

3. Consent Agenda:

4. Business Agenda:

A. 2020-2332 Reedy Fork Amenity Center

Address: 4945 Reedy Fork School Road – 6.75 acres

Existing use: vacant site; Existing BUA: 0.85 of an acre

Proposed use: amenity center for residential subdivision, Propose BUA: 1.32 sq. ft.

Contact: Lee Bryant and Tyler Southard, Evans Engineering

Conditional Approvals:

Planning: Final plat must be recorded as a condition of site plan approval

Transportation: See e-plan for comments - label sidewalk to be constructed per "COG 418-A"

Watershed Protection: Update the BUA allocation tables with correct % of BUA

B. 2020-2088 Sheetz – NC 68

Address: 1701 Greenbourne Drive – 2.13 acres

Existing use: vacant, Existing BUA: 0.03 of an acre

Proposed use: fueling station and convenience store, Proposed GFA: 6,077 sq. ft.

Contact: Chanse Myers, Kimley-Horn

Conditional Approval:

Design Review: 4 Redbuds next to drive-thru order lane should be replaced with narrow columnar understory trees such as Nellie Stevens Holly, or other similar species, to prevent conflicts with vehicles

C. 2020-2449 Sherwood Street Apartments

Address: 1714, 1716, 1716-YY, 1718-YY Sherwood Street – 0.892 of an acre

Existing use: residential; Existing BUA: 0.154 of an acre

Proposed use: 24 apartments; Proposed BUA: 0.55 sq. ft.

Contact: Mike Venable, CPT Engineering and Surveying

Conditional Approval:

Transportation: Remove note and marking on plan for parking



D. Easement Release 2422 Bywood Road

Address: 2422 Bywood Road

Proposal: release of 10' utility easement for existing garage; sunroom addition with heat pump

Plat Reference: Plat Book 31, Page 100

Staff Contact: Rachel McCook, Planner

See attachments

E. Easement Release 217 Mary Wil Court

Address: 217 Mary Wil Court

Proposal: release of 30-foot drainage maintenance and utility easement

Plat Reference: Plat Book 145, Page 55

Building Permit: 2020-2734

Staff Contact: Rachel McCook, Planner

See attachments

F. Type 2 Modification Postbridge Road

Address – acreage

Proposed modification: The three lots in question (Lots 36,37, and 38) of the proposed Grandover Parcel N Subdivision, have frontage on Hole #13 of the Grandover Golf Course. In an attempt to maximize this frontage, the side lot lines will initially be radial to the street but will then turn and run towards the Gold Course. All setbacks will be followed and the required lot width at the front building line will be maintained

Contact: Anthony Lester, Evans Engineering

See attachments

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, April 13, 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:

2020-2332 Reedy Fork Amenity Center

Address: 4945 Reedy Fork School Road – 6.75 acres

Existing use: vacant site; Existing BUA: 0.85 of an acre

Proposed use: amenity center for residential subdivision, Propose BUA: 1.32 sq. ft.

Contact: Lee Bryant and Tyler Southard, Evans Engineering

Conditional Approvals:

Planning: Final plat must be recorded as a condition of site plan approval

Transportation: See e-plan for comments - label sidewalk to be constructed per "COG 418-A"

Watershed Protection: Update the BUA allocation tables with correct % of BUA

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, April 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:

A. 2021-0752 – Sketch Plan for Hasco Asphalt Building Expansion

Address: 321 West J J Drive – 2.36 Acres

Existing Use: Asphalt Industrial Company; Proposed Use: Expansion of Existing Use

Existing GFA: 4,482 SF; Proposed GFA: 7,500 SF

Existing BUA: 1.67 AC; Proposed BUA: 1.62 AC

Contacts: Jonathan Wade with Borum Wade and Associates

3. Consent Agenda:

4. Business Agenda:

A. 2020-0799 – Mt Pisgah Church Building Addition (Minor Revision)

Address: 2600 Pisgah Church Road – 5.05 Acres

Existing Use: Religious Assembly

Proposed Change: Relocate dumpster and corresponding parking spaces.

Contact: Kenny Marlow with Borum Wade and Associates

See Attachment 1.

B. 2020-0979 – Bee Safe Storage Battleground Revision (See 2019-0304) (Minor Revision)

Address: 1016 Battleground Avenue – 4.48 Acres

Existing Use: Self-Storage Facility

Proposed Changes: Building footprint and GFA calculation updates; exit discharge updates for Battleground 1014-11; sidewalk revisions with BUA reductions and updated calculations; building foundation as a retaining wall for 1018-28; building service line update for 1014-11.

Contact: Andrew Christ with FEI Consulting

See Attachment 2.

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144 | [Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, April 16, 2021 at 11:00 am
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

2021-0750 Sketch Plan Mavis Tire Preliminary Subdivision

Address: 1302 Bridford Parkway – 16 acres

Existing use: Integrated Multiple Use Development (IMUD) with commercial uses

Proposed use: preliminary subdivision of site for Mavis Tire (vehicle repair and service)

Contact: Chanse Myers and Chris Bostic, Kimley-Horn

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, April 19, 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:

11:00am-11:45am

2021-0751 Sketch Plan Glenwood Christ United Methodist Church Parking Expansion

Address: 1417 Glenwood Avenue and 1104 W. Florida Street – 2.55 acres, 3 lots

Existing use: church

Proposed use: Addition of 10 parking spaces to the west of the existing parking area and to pave the small field to the east of the existing parking area; additional discussion on a proposed daycare

Contact: Mark Ledford

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, April 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. 2020-2519 - All In One Mini Storage McCloud Rd, Phase 2

Address: 7744 McCloud Road – 5.65 acres

Existing use: storage facility, Existing GFA: 61,530 sq. ft., Proposed BUA: 106,722 sq. ft.

Proposed use: self-storage, Proposed GFA: 22,400 sq. ft., Proposed BUA: 23,958 sq. ft.

Contact: SDG Equity/Andrew Christ, FEI Consulting

Conditional Approval

Watershed Protection-Stormwater: See e-plan for comments, will check at TRC

B. 2021-0546 Project Energy

Address: 4023 Maddux Court – 33.77 acres

Existing use: residential, Existing GFA: 0 sq. ft., Existing BUA: 0.39 of an acre

Proposed use: 470,460 sq. ft. warehouse/office facility; Proposed BUA: 20.02 acres

Contact: Williams Development Group/Kent Barney, Landmark Builders

Conditional Approvals:

Addressing Coordinator: Please show address clearly on plan' plan show 4023 Maddux Court address on all pages of plan

Building Inspections: Items to verify for final approval: 1106.6 Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance; If this is to be an unlimited area building, please confirm that where the lot line is less than 60' that the building meets the exceptions in NCBC 507.2.1.



Design Review: Please provide color building elevations showing compliance with the architectural requirements of the SCOD-2 manual, including building height and color, materials, and screening of the loading areas.

Fire Prevention: Sheet C3- update hydrant coverage to reflect a Fire hydrant within 500' of all sides of the structure as the fire truck travels.

Utilities-Sewer: See plan for comments (comments were made based on a revised PDF, received via email on 4/15/21)

Watershed Protection-Stormwater: See e-plan for comments

Zoning: Recombination plat must be recorded as a condition of site plan approval. Type 1 Modification (application attached) must be approved by Planning Director. Please e-mail application to me with a map and detailed explanation of which ordinance (30-11-13.9 Off-Site Parking) and the required parking agreement.

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, April 23, 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:

A. 2021-0826 - Sketch Plan for Penry Road Apartments

402-404 Penry Road – 6.33 Acres

Existing Use: Vacant/Wooded Property

Proposed Use: 120-Unit Apartment Community

Contacts: Jerome Myers/Juhann Waller and Cameron Young with JC Waller and Associates

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, April 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

2021-0816 McConnell Industrial

Address: 3635 McConnell Road – 35 acres

Existing use: single family property to be annexed into the City

Proposed use: light industrial, Proposed GFA: 362,600 sq. ft.

Contact: Wyatt Bone, Al. Neyer

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

Friday, April 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:

10:00 – 10:45

2021-0883 Sketch Plan Millstream Industrial

Address: 5670 Millstream Road – 30 acres

Existing use: vacant use property located west of Creek Rd. and east of Roosevelt

Proposed use: 260,000 sq. ft. industrial warehouse

Contact: Williams Development Group/Ryan Thompson

3. Consent Agenda:

4. Business Agenda:

A. 2021-0745 Starbucks at Friendly Center - Minor Change

Address: 607 Green Valley Road

Proposed change: Starbucks has requested that the access ramp align with the new front door for the building. The engineer has made change (see attached pdf) and adjusted the access aisle and accessible space locations to work best with this adjustment. The engineer has also double checked all the grades for accessibility and that the minimum stacking spaces and geometry are still being provided (see Sheet C-1). This proposal is for a TRC plan currently in review.

Contact: Kenny Marlow, Borum Wade and Associates

B. 2020-0768 Friends Home Minor Changes

Addresses: 6010 W. Friendly Avenue, 6100 W. Friendly Avenue, 911 Woodbrook Drive, 909 Woodbrook Drive

Proposed changes: swapping duplex footprints, removed roof drains, added river rock to driveways; see attachments

Contact: Friends Home, Inc/Stimmel Associates, PA

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website