



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, May 3, 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. 2021-0891 – Sketch Plan for Swing Road Private Elementary School

Address: 307 S. Swing Road – 2.73 Acres

Existing Use: Office Building; Proposed Use: Elementary School

Existing GFA: 12,577 SF; Proposed GFA: 7,705 SF

Contacts: Wael Zamamiri with Atlantic Contracting and Rick Loman

B. 2021-0900 – Sketch Plan for Trosper Road Townhomes

Address: 1912 Trosper Road – 12 Acres in the County

Existing Use: Single Family Dwelling and Wooded Acreage

Proposed Use: 30 Townhomes

Contact: Norris Clayton with Hugh Creed Associates

3. Consent Agenda:

4. Business Agenda:

A. 2020-2140 – Discount Tire on Battleground

Address: 2604 Battleground Avenue – 1.33 Acres

Existing Use: Commercial Building

Proposed Change: Automobile Sales and Service

Contact: Adam Essink, John Holcomb, and Charles White with Kimley Horn

Conditional Approval:

Transportation: See eplan for comments. See note on 24" curb and gutter.

5. Discussion Items:

6. Adjournment

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, May 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:

10:00am – 10:45am

2021-0890 Sketch Plan Steel Hands Brewery and Music Venue

Address: 1920 W. Gate City Boulevard – 2.48 acres

Existing use: commercial buildings

Proposed use: music venue and brewery

Contact: Lambert Architecture/Gene Mustin, Borum, Wade and Associates

11:00am-11:45am

2021-0901 Sketch Plan O’Henry Boulevard Warehouse

Address: 3246 N. O’Henry Boulevard – 8.2 acres

Existing use: partially wooded lot

Proposed use: 7,500 sq. ft.-warehouse, Proposed BUA: 0.61 of an acre

Contact: Danny Mitchell/Norris Clayton, Hugh Creed Associates

3. Consent Agenda:

4. Business Agenda:

A. 2021-0554 Elite Storage Access Driveway

Reference 2018-1271

Address: 215 Tiger Lane – 7.349 acres

Existing use: self-storage, Proposed use: access driveway

Updates to BUA – Existing BUA: 4.026 acres, Proposed addition: 0.111 of an acre

Contact: Aden Stoltzfus, Stoltzfus Engineering, Inc.

Conditional Approvals:

Landscape/Tree Conservation: Please show street yard and the following note on the existing cond/demo sheet and all applicable sheets Add Note: An approved Landscape Plan is on file with the City of Greensboro for this development. Any missing, dead or damaged plant material in the existing perimeter planting yards and parking lots will be replaced as part of this project.

Transportation: Correct sight triangle, see e-plan

Water Protection-Stormwater: Check coversheet and page 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, May 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:

10:00am – 10:45am

2021-0889 Sketch Plan Moses Cone Master Land Use Plan

Address: 1200 N. Elm Street – 62.3 acres

Existing use: Moses Cone Hospital campus

Proposed use: Master Land Use Plan

Contact: Kelway Howard, Stimmel Associates; Terence McCabe

11:00am-11:45am

2021-0936 Sketch Plan 4212 Wendover Commercial Buildings

Address: 4212 W. Wendover Avenue – 4.37 acres

Existing use: commercial development, Existing GFA: 41,697 sq. ft.

Proposed use: additional commercial buildings

Proposed GFA: 55,008 sq. ft., Proposed BUA: 169,726 sq. ft.

Contact: Bilal Hamze, and Rick Ringler, Timmons Group

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification

Addresses: 4106 and 4106-YY Sheridan Road

Summary of request: The rear parcel is land-locked and needs to have access via the creation of a flag lot; see attachment for more information

Contact: BMS Investment Properties/Eric Morgan, Morgan Surveying

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



*** AGENDA ***

TECHNICAL REVIEW COMMITTEE MEETING

Friday, May 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. Proposed Annexation of a portion of 800 Roberson Comer Road

Address: Portion of 800 Roberson Comer Road – 7.58 acres

Summary: proposed annexation of residential property

Contact: Luke Carter, Senior Planner

Attachment: See Memo and Annexation Map

B. Draft Unified Development Plan 3507-3511 W. Market Street

Address: 3507-3711 W. Market Street

Summary: common sign plan and compliance Contact

Contact: Luke Carter, Senior Planner

Attachment: See Draft Unified Development Plan (UDP)

C. 2020-2753 Westbrook Falls Preliminary Subdivision

Address: 120 Marshall Smith Road, Colfax – 37.39 acres

Existing use: undeveloped land

Proposed use: 141 townhomes, Proposed BUA: 748,796 sq. ft. (17.19 acres)

Contact: Marshall Smith Partners, LLC/Eddie MacEldowney, Davis Martin Powell and Associates

Conditional Approvals:

Address Coordinator: Show assigned addresses clearly on the plan

Stormwater Conveyance: (1) See sheet C2.2 for comments in RED that must be addressed before final TRC approval. (2) Comments in BLUE are to be addressed in Construction Review. Storm calcs, HGL's and gutter spread calcs must be submitted with Construction Review.

Watershed Protection-Stormwater: Please check and update with correct rounding on the highlighted values SCM# allocation table. This plan was conditionally approved for TRC lite, the plan will need to be submitted and approved by Watershed Protection for Construction Review. For Construction Review, submit all necessary requirements for the SCMs for the site.

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, May 10, 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

2021-0969 Sketch Plan Hilltop Road Daycare and Gym

Address: 4215 Hilltop Road

Existing use: vacant lot

Proposed use: indoor recreation and daycare

Proposed GFA: 10,360 sq. ft., Proposed BUA: 0.42 of an acre

Contact: PFS Management/Zach Howze, Seed Water Group

3. Consent Agenda:

4. Business Agenda:

A. 2021-0444 Fleet Park Paving Plan

Address: 407 Norwalk Street – 6.93 acres

Existing use: commercial trucking company

Proposed use: paving of a parking lot

Contact: Fleet Park Norwalk NC, LLC/Keith Patterson, Cirrus and Bruce Noone, and SEI

Conditional Approval

Transportation (GDOT): Sight triangle is measured from back of sidewalk; see e-plan

B. 2020-2622 Preliminary Subdivision Grandover North

Address: Near 5009 Post Bridge Drive – 29.79 acres

Existing use: vacant, Existing BUA: 2.22 acres

Proposed use: residential, 106 lots, Proposed BUA: 9.78 acres

Contact: Koury Ventures, LP/Anthony Lester, Evans Engineering

Conditional Approvals:

Addressing Coordinator: Please verify the spelling of Lunden (vs. Ludin) Richard Vanore submitted Lundin. Add additional Common Area addresses

Planning: Confirm CBU approval

Stormwater Conveyance: See plan for comments that must be addressed before final TRC approval; HGL analysis and gutter spread calculations must be submitted with Construction Review

Utilities/Sewer: TRC plan verification regarding CBU

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



*** AGENDA ***

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, May 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. PLP21-13 Proposed Annexation for 800 Roberson Comer Road

Address: 800 Roberson Comer Road – 7.58 acres

Existing use: vacant

Proposed use: multifamily (Conditional District Multifamily-5)

Contact: Steve Galanti, Planning Manager

See attachments

B. 2021-0529 Office Addition for MNZ Corporation (Revision 2019-2077)

Address: 810 Raleigh Street – 0.60 of an acre

Existing use: business/medical transportation,

Proposed use: office in association with auto repair fleet service and fleet dispatching

Existing GFA: 1,500 sq. ft, Proposed GFA: 240 sq. ft.

Existing BUA: 25,382 sq. ft., Proposed BUA: 0 sq. ft.

Contact: Al Williams

Conditional Approvals:

Addressing Coordinator: Update addresses on every sheet of the plan and title page, see additional comments

Building Inspection-TRC: Add note that the 4-foot swing gates are not to swing over property line (recess gates or move fence in)

Solid Waste

Watershed Protection-Stormwater: Please correct LDO reference on engineering certification

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, May 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:

10:00 – 10:45:

2021-0999 Sketch Plan Cash and Carry Plus Auto Sales

Address: 2717 E. Market Street – 0.33 of an acre

Existing use: church (to remain)

Proposed use: used car sales

Contact: Samuel Obuntan

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, May 14, 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. 2021-0137 Dr. Haverstock Medical Office Building

Address: 4527 Jessup Grove Road – 1.5 acres

Existing use: vacant

Proposed use: Medical Office

Proposed GFA: 10,500 sq. ft., Proposed BUA: 0.78 of an acre

Contact: Dr. Andrew Haverstock/Kent Barney, Landmark Builders

Conditional Approval

Watershed Protection-Stormwater: See e-plan for comments

B. 2021-0656 Youngs Mill Distribution Center Revision

Address: 1818 Youngs Mill Road – 21.18 acres

Existing use: single family residential, Existing BUA: 0.27 of an acre

Proposed use: 280,800 sq. ft. industrial building, Proposed BUA: 527,076 sq. ft.

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

Conditional Approvals

Solid Waste: Conditionally approved due to no call out for a dumpster enclosure.

Please be advised to call at least 6 weeks prior for dumpster placement, All new dumpster pad constructions must meet the City of Greensboro specifications for single and double pads/enclosures (link provided). Single dumpster pads should be 10 feet wide. If the dumpster pad is going to have an enclosure, then the opening/entrance to enclosure should be 12 feet wide, 2 feet wider than the pad. Double dumpster pads should be 20 feet wide. If the dumpster pad is going to have an enclosure, then the opening/entrance to enclosure should be 22 feet wide, 2 feet wider than the pad. Always call to schedule a site visit prior to pouring of concrete for any new dumpster pad.

Watershed Protection-Stormwater: Please address cover sheet and C4.9 comments



C. 2021-0893 Bee Safe Storage – Storage Unit Additions (See 2020-0979)

Addresses: 1014, 1016 and 1018 Battleground Avenue – 4.38 acres

Existing use: self-storage

Proposed use: self auto storage

Proposed GFA: 44,331 sq. ft. (2-story), Proposed BUA: 1.03 acres

Conditional Approvals:

Addressing Coordinator: Please keep the building addresses consistent as well as the individual storage unit/loft numbers consistent as shown on the markups throughout the permitting process and post these same numbers at the site per Building Code

Fire Prevention: FDC's cannot be inside of the structure. They must be on the exterior of the building. Show this Change on final plan submittal.

Watershed Protection-Stormwater: Entire set must be submitted to TRC for approval.

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Monday, May 17, 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. 2021-0137 Dr. Haverstock Medical Office Building

Address: 4527 Jessup Grove Road – 1.5 acres

Existing use: vacant

Proposed use: Medical Office

Proposed GFA: 10,500 sq. ft., Proposed BUA: 0.78 of an acre

Contact: Dr. Andrew Haverstock/Kent Barney, Landmark Builders

Conditional Approval

Watershed Protection-Stormwater: See e-plan for comments

B. 2020-1517 Greensboro Summit Creek Charter Academy Revision

Address: 2126 Scott Road – 28.86 acres

Existing use: approved for K-8 public charter school (2020-1517)

Proposed use: charter school

Proposed change: changes to sidewalk, impact to impervious surface and grading (see attached summary for more details)

Contact: Charter Development Company/Ballentine Associates, PA

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, May 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

2021-1037 Sketch Plan Triad RV Storage

Address: 8519-8533 Farrington Road and 8636 Triad Drive – 8.36 acres

Existing use: 5 lots, industrial-zoned

Proposed use: RV storage lot, Proposed BUA: 5.79 acres

Contact: Lisa M. Williams, applicant/Cameron Young and Juhann Waller, JC Waller and Associates

11:00am – 11:45am

2021-1045 Sketch Plan Lucye Lane Townhomes

Address: 6011 Lucye Lane – 1.42 acres

Existing use: 6003-6013 Lucye Lane single family homes

Proposed use: 14 townhomes, proposed re-zoning to RM-18

Contact: Stonewood Custom James McGinley, Borum Wade and Associates

3. Consent Agenda:

4. Business Agenda:

2020-1517 Greensboro Summit Creek Charter Academy Revision

Address: 2126 Scott Road – 28.86 acres

Existing use: approved for K-8 public charter school (2020-1517)

Proposed use: charter school

Proposed change: changes to sidewalk, impact to impervious surface and grading (see attached summary for more details)

Contact: Charter Development Company/Ballentine Associates, PA

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

Thursday, May 20, 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

2021-1054 Sketch Plan Strickland Brothers Oil Change

Address: 3223 Battleground Avenue – 0.53 of an acre

Existing use: paved lot

Proposed use: oil change service station

Contact: Stan Wingo, McAdams

11:00am-11:45am

2021-1066 Sketch Plan McConnell Road Townhomes and Single Family Residential

Address: 4453 McConnell Road (Guilford County) – 172 acres

Existing use: vacant, wooded site

Proposed use: 364 single family lots and 232 townhomes

Contact: Lee Bryant, Evans Engineering

3. Consent Agenda:

4. Business Agenda:

A. Dismas Charities Greensboro Phase VI Expansion

Address: 307 N. Church Street – 0.34 of an acre

Existing use: social services group care facility

Existing GFA: 9,104 sq. ft., Existing BUA: 0.30 of an acre

Proposed use: renovation and expansion of existing building and changes to existing parking

Proposed GFA: 3,881 sq. ft., Proposed BUA: 0.14 of an acre

Contact: Dismas Charities Properties, Inc./Tori Small, Westcott Small and Associates, PLLC

B. 2021-0582 Spencer Love Tennis Center (Revision to 2020-2520)

Address: 3802 Jaycee Park Drive - 343.57 acres

Existing use: tennis complex, City of Greensboro

Proposed use: expansion of the currently existing tennis complex

Existing BUA: 11.88 acres, Proposed BUA: 1.24 acres

Existing GFA: 108,356 sq. ft., Proposed GFA: 0 sq. ft.

Contact: Greensboro Parks and Recreation/Westcott, Small and Associates, PLLC.

Conditional Approvals:

Addressing Coordinator: *Please show the assigned addresses clearly on the plan; please move the address label: 3804 to the Concessions Building located between the playing fields*

Stormwater Conveyance: *Remove storm as-built note from Utility sheet before final TRC approval*



C. 2021-0285 Townhomes at 2400 N Elm Street

Address: 2400 N. Elm Street – 0.68 of an acre

Existing use: single family home

Proposed use: 5 townhomes

Proposed GFA: 8,771 sq. ft., Proposed BUA

Contact: Norris Clayton, Hugh Creed Associates

Conditional Approvals

Stormwater Conveyance: *See sheet 4 for labeling comment to be addressed before approval*

Watershed Protection-Stormwater: *See comment on cover sheet*

Transportation: *Driveway permit received; see e-plan for comments*

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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



*** AGENDA ***

TECHNICAL REVIEW COMMITTEE MEETING

Friday, May 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:

3. Consent Agenda:

4. Business Agenda:

A. 2021-0533 Triad Math and Science Academy Site Improvements

Address: 512 Industrial Avenue – 2.06 acres

Existing use: existing building

Proposed use: educational facility-primary, Proposed GFA: 10,730 sq. ft., Proposed BUA: 1.081 acres

Contact: Triangle Math and Science Public Charter/Allan Hill, Triad Design Group

Conditional Approvals

Stormwater Conveyance: *See sheets C102 and C105 for minor inlet labeling comment to address before final TRC approval*

Transportation: *Waiting on letter from school*

Watershed Protection-Stormwater: *Please address comment on cover sheet*

Zoning: *Please remove the electronic message board sign.*

B. Type 2 Modification for Preliminary Subdivision 608 Gray Wilson Road

Address: 608 Gray Wilson Road -

Existing use: single family home without buildings

Proposed use: preliminary subdivision for 2 lots

Modification request summary: modification from curb and gutter GDOT requirement

Contact: Deepak Patel/Barry Callahan, Triad Land Surveying

Attachment

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Monday, May 24, 2021 at 10:00 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:

3. Consent Agenda:

4. Business Agenda:

2020-1517 Greensboro Summit Creek Charter Academy Revision

Address: 2126 Scott Road – 28.86 acres

Existing use: approved for K-8 public charter school (2020-1517)

Proposed use: charter school

Proposed change: changes to sidewalk, impact to impervious surface and grading (see attached summary for more details)

Contact: Charter Development Company/Ballentine Associates, PA

See attachment

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



*** AGENDA ***

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, May 27, 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

2021-1055 Sketch Plan Ritters Lake Warehouse and Distribution

Address: 238 Ritters Lake Road – 99.1 acres

Existing use: single family home

Proposed use: warehouse and distribution center

Existing GFA: 1,320 sq. ft., Proposed GFA: 1,000,000 sq. ft.

Existing BUA: 2,000 sq. ft., Proposed BUA: 1,300,000 sq. ft.

Contact: Ryan Thompson, Landmark Builders

3. Consent Agenda:

4. Business Agenda:

A. 2020-2551 Country Park Lakeside Recreation

Address: 3908 Nathaniel Greene Drive – 343.57 acres

Existing use: park

Proposed use: expansion of the currently existing lakeside area

Existing GFA: 123,200 sq. ft., Proposed GFA: 3,400 sq. ft.

Existing BUA: 14.35 acres, Proposed BUA: 2.72 acres

Contact: Greensboro Parks and Recreation/Westcott, Small and Associates, PLLC

B. Drainage Easement Release 1407 Bethany Drive

Address: 1407 Bethany Drive

Existing use: residential lot for new single family house

Proposed easement: 160 sq. ft. into the 20-foot drainage easement

Contact: D Stone Builders/Hugh Creed 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
Friday, May 28, 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 5300 High Point Road

Address: 5300 High Point Road

Modification request: Tract boundaries on approved Planned Unit Development (PUD)

Conditional District-5078 to increase allowed density of Tract 5 due to the reduction in

Tract 5 size, but maintain the approved maximum amount of units

Contact: KSL Sedgefield Pilot, LLC

See attachment

Ref: Unified Development Plan (UDP) 2021-0390

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website