



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, June 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:

10:00am – 10:45am

2021-1117 Sketch Plan Market Street Storage Portable Pods

Address: 3939 W. Market Street – 5.06 acres

Existing use: self-storage building

Proposed use: portable pods

Contact: Market Street Storage, LLC/Gene Mustin and Steve Schlegelmilch, Borum, Wade

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, June 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:

10:00am – 10:45am

2021-1180 Sketch Plan Blu Ladder Multi-family Development

Address: 4717 US Hwy 29 N – 39.2 acres

Existing use: mixed zoning, commercial and industrial structures, multiple lots

Proposed use: 600-unit multi-family development

Contact: Brent Sievers, FEI Consulting

3. Consent Agenda:

4. Business Agenda:

A. 2021-0360 Barber Park Safety Town Paved Area

Address: 1500 Barber Park Drive (1500-102)

Existing use: Public park/City park

Proposed use: paved area for safety park activities with electrical and water utilities

BUA: Existing: 20.78 acres, Proposed: 0.45 of an acre

Contact: City of Greensboro Parks and Recreation/Westcott Small and Associates

B. 2016-2189 Highgate Condominiums Preliminary Plan

Address: 4819 Hilltop Road – 10.658 acres

Existing use: Preliminary TRC plan, approval has expired

Proposed use: 120 2-bedroom units, Proposed 0.6 of an acre of BUA

Proposed TRC Action: Re-approval of expired TRC plan

Contact: Anthony Lester, Evans Engineering/Jeff Allred

Ref: 2021-0342 Highgate Condo. Plat

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, June 4, 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

2021-1195 Sketch Plan Starz Daycare Eisenhower

Address: 112 Eisenhower Avenue – 0.83 of an acre

Existing use: vacant lot

Proposed use: daycare center (about 100 enrollees)

Contact: Nicole Davis Charles

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, June 10, 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

2021-1229 Sketch Plan North Greene Street Townhomes

Address: 208 W. Fisher Avenue and 703-709 Greene Street – 1.28 acres

Existing use: garden, parking lot, existing buildings

Proposed use: 8 townhome units

Contact: Norris Clayton, Hugh Creed and Associates

11:00am – 11:45am

2021-1232 Sketch Plan Plata Brothers Tires and Wheels

Address: 4111 Bernau Avenue – 1.35 acres

Existing use: vacant/undeveloped gravel lot

Proposed use: retail

Contact: Kam Dozier

3. Consent Agenda:

4. Business Agenda:

A. 2020-2293 NFI Industries East Wendover Site - Fire Lane and Stormwater Modifications

Address: 3801 Burlington Road – 65.45 acres

Existing use/construction in-progress: distribution warehouse

Proposed modification to TRC plan: fire lane on the west side of the building be narrowed from 26' wide to 20' wide, and to omit the asphalt pavement. 8" of compacted ABC will be provided as is being provided for the fire access on the east side of the building

Contact: Neal Tucker, Stimmel Associates

See attachment

Updated Stormwater Report available

B. 2016-2189 Highgate Condominiums Preliminary Plan Re-approval

Address: 4819 Hilltop Road – 10.658 acres

Existing use: Preliminary TRC plan re-approval (2-year approval has expired)

Proposed use: 120 2-bedroom units, Proposed 0.6 of an acre of BUA,), plus minor site plan updates have been made per TRC request

Contact: Anthony Lester, Evans Engineering/Jeff Allred

See attachment



C. Concept Plan and Unified Development Plan

Addresses: 5144-ZZ, 5119, 5121, 5164, and 5200 McConnell Road, and 1360 Village Road – 363.9 acres

Proposed land uses: townhomes and single family, maximum of 1,400 units

Contact: Timmons Group; Staff contact: Lucas Carter, Senior Planner

See attachments

D. PL(P) 21-12 Proposed Annexation

Addresses: 5144-ZZ, 5119, 5121, 5164, and 5200 McConnell Road, 1360 Village Road, and 1801 Andrews Farm Road and 1812-ZZ Andrews Farm Road – 386 acres

Proposed land uses: single family dwellings, multi-family dwellings, and dedicated open space

Owners/applicant: Elizabeth F. Stewart, LLC, Micki S. Stewart, Rebecca and William Kageorge, and Elizabeth and Terry Gauldin and the City of Greensboro

Contact: Lucas Carter, Senior Planner

See attachments

E. PL(P) 21-14 Proposed Annexation

Address: 206 Wolfetrail Road – 9.985 acres

Proposed land use: residential

Owners/applicant: Anthony Farrar

Contact: Lucas Carter, Senior Planner

See attachments

F. PL(P) 21-17 Proposed Annexation

Addresses: 3437 Randleman Road and portion of Randleman Road (see map) – 1.77 acres

Proposed land use: single-family residential

Owners/applicants: Jean Dulin and the City of Greensboro

Contact: Lucas Carter, Senior Planner

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

Friday, June 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:

10:00am – 10:45am

2021-1239 Sketch Plan Hounds Town USA

Address: 123 S. Walnut Street – 1.17 acres

Existing use: industrial site

Proposed use: boarding, grooming, veterinarian services

Contact: Chris Brooks

3. Consent Agenda:

4. Business Agenda:

A. PL(P) 21-18 Proposed Annexation

Addresses: 1912 and 1912-ZZ Trosper Road – 15.697 acres

Proposed land uses: multi-family dwellings and undeveloped land

Owners/applicant: Sheryl Glover and the City of Greensboro

Contact: Lucas Carter, Senior Planner

See attachments

B. PL(P) 21-19 Proposed Annexation

Addresses: 1819 Pleasant Ridge Road and 7201 Alcorn Road – 46.25 acres

Proposed land use: multi-family dwellings

Owners/applicant: Lyndon H. and Jean Mitchell and Iris and John Pearson

Contact: Lucas Carter, Senior Planner

See attachments

C. PL(P) 21-20 Proposed Annexation

Address: 4103 South Rockingham Road – 0.613 of an acre

Proposed land use: single-family residential

Owners/applicants: Dana and Mark Southard

Contact: Lucas Carter, Senior Planner

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

Monday, June 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. 2021-0339 Preliminary Subdivision Villages at Reedy Fork Ranch Tracts 10-12

Addresses: 4550, 4570, 4590 Reedy Fork Parkway – 123.82 acres, Tracts 10-12

Existing use: vacant

Proposed use: residential with 435 lots, Proposed BUA: 36.9 acres

Contact: AF Reedy Fork, LLC/Lee Bryant, Evans Engineering

Conditional Approvals

Addressing Coordinator: *Please make the address correction for the common area as noted on the mark-up.*

Stormwater Conveyance: *See sheet 5 for DMUE comment that must be addressed before final TRC approval*

GDOT: *NC Driveway permit required*

Watershed Protection-Stormwater: *Please address comments on TRC cover sheet and Stormwater Management Plan sheet.*

B. 2021-1113 Fleet Park Paving Revision (2021-0444)

Address: 407A Norwalk Street and 717 Camann Street – 6.93 acres

Existing use: commercial truck/transit

Proposed use: pave existing gravel truck parking area, No new GFA, No new BUA

Revision: Sidewalk not to be constructed at this time (Type 1 Modification, GDOT)

Contact: Fleetpark Norwalk NC, LLC/Bruce Nooe with SEI/Keith Patterson, Cirrus

Conditional Approval:

Solid Waste: *If dumpster placement involved in plan revision, contact Field Operations Solid Waste Division at 336-373-4676.*

5. Discussion Items:

6. Adjournment

For more information, please contact:

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



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, June 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:

10:00am – 10:45am

2021-1238 Sketch Plan Steelhouse Kitchens

Address: 1431 S. Elm-Eugene Street – 8.72 acres

Existing use: existing industrial building

Proposed use: kitchen models/displays

Contact: Gene Mustin, Borum Wade 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

Thursday, June 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:

10:00am – 10:45am

2021-1321 Sketch Plan Hope Valley Subdivision

Address: 4109 Holts Chapel Road – 3.44 acres

Existing use: vacant, wooded property

Proposed use: 18 single-family lots

Contact: Robert Winslow/Mack Summey and Zach Gardner, Summey Engineering

11:00am – 11:45am

2021-1307 Sketch Plan Atlantic Packaging Expansion

Address: 3900 Spring Garden Street – 20.5 acres

Existing use: industrial site, Existing GFA: 321,242 sq. ft., Existing BUA: 361,406 sq. ft.

Proposed use: 30,000 sq. ft. addition of GFA, 9,311 sq. ft. addition of BUA

Contact: Atlantic Packaging/Mack Summey and Zach Gardner, Summey Engineering

3. Consent Agenda:

4. Business Agenda:

A. 2021-1069 Cornerstone Charter Academy Batting Cages (see also TRC plan 2015-2057)

Site address: 7800 Airport Center Drive – 19.453 acres

Batting Cage Address: 7806-B Airport Center Drive

Existing use: charter school with recreation

Proposed use: batting cages in portion of site previously approved tennis courts Proposed GFA:

no GFA provided; Proposed BUA: 0.1018 of an acre

Contact: Kenny Marlow, Borum Wade and Associates

Conditional Approval

Landscape/Tree Preservation

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144 | Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, June 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:

10:00am – 10:45am

2021-1235 Stonypointe Preliminary Subdivision

Address: 3196 Stonypointe Drive (in Guilford County) – 2.42 acres

Existing use: vacant property

Proposed use: 9 single-family lot subdivision

Contact: Hugh Latham

3. Consent Agenda:

4. Business Agenda:

A. 2021-1069 Cornerstone Charter Academy Batting Cages (see also TRC plan 2015-2057)

Site address: 7800 Airport Center Drive – 19.453 acres

Batting Cage Address: 7806-B Airport Center Drive

Existing use: charter school with recreation

**Proposed use: batting cages in portion of site previously approved tennis courts Proposed GFA:
no GFA provided; Proposed BUA: 0.1018 of an acre**

Contact: Kenny Marlow, Borum Wade and Associates

Conditional Approval

Landscape/Tree Preservation

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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



*****AGENDA*****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, June 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:

10:00am – 10:45am

2021-1353 Sketch Plan McKnight Mill South Residential Homes

Address: 4507, 4509, 4513 McKnight Mill Road – 24.9 acres

Existing use: wooded lot in Guilford County

Proposed use: 95 single family residential lots

Contact: Anthony Lester, Evans Engineering

3. Consent Agenda:

4. Business Agenda:

A. 2021-0680 Bank of America Guilford College ATM

Address: 700 College Road – 0.78 of an acre

Existing use: retail

Proposed use: apartment buildings and new parking – 84 units, Proposed BUA: 2.66 ac

Contact: Affordable Housing Management Inc./ Borum Wade and Associates

Conditional Approval:

Watershed Protection-Stormwater: Please correct on Plan Sheet CY the elevation of the SHWT. Per the submitted environmental report, it should be <862 sq. ft. Also, on the cover sheet, on item "S" of the Project Summary, please add the BUA% for the Total

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



*****AGENDA*****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, June 24, 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

2021-1386 Sketch Plan Matthews Specialty Vehicles

Address: 211 American Avenue – 19.3 acres

Existing use: industrial building

Proposed use: vehicle modifications, specialty automobile design, Proposed GFA: 36,000 sq. ft.

Contact: Mack Summey and Zach Gardner, Summey Engineering

3. Consent Agenda:

4. Business Agenda:

A. Proposed Annexation PL (P) 21-21

Address: 2808 York House Road, west of York House Drive, north of I-73 – 0.24 ac

Existing use: vacant

Proposed use: single family residential

Contact: Hispanos, Inc.

Attachments

B. Proposed Annexation PL (P) 21-22

Address: 5963 Summit Avenue – 8.5 acres

Existing use: single family residential

Proposed use: industrial

Contact: Mary Mericka

Attachments

C. 2021-0110 Interstate Industrial Park 215 E. JJ Drive

Address: 215 E. JJ Drive – 21.09 acres

Existing use: vacant, Existing BUA: 5,195 sq. ft.

Proposed use: industrial building

Proposed GFA: 168,000 sq. ft., Proposed BUA: 8.38 acres

Contact: Anthony Lester, Evans Engineering

Conditional Approvals

Building Inspections: *At TRC approval check for: Entrance doors to be labeled. ****Updated comment on June 14, 2021: while reviewing the BI plan noticed this is an unlimited area building per NC Building Code section 507.4. You need a minimum of 60 feet surrounding the building. Please recombine or adjust the lot lines before final approval. Conditional approval is to allow for grading permit.*



Stormwater Conveyance: Updated sheets must be the sheets submitted for final TRC approval. (HGL issues are still being worked out and will be addressed before Construction Review)

Transportation: The TIA for this project has not been submitted yet. Comments will come when TIA is submitted and complete.

Utilities-Sewer: See comments, also include utility construction plan review required

Watershed Protection-Stormwater: See comments

5. **Discussion Items:**

6. **Adjournment**

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, June 28, 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:

10:00am – 10:45am

2021-1418 Sketch Plan Jolson Street Single Family Homes

Address: 700-708 Jolson Street – approx. 1.15 acres total

Existing use: vacant wooded lots

Proposed use: 5 single family houses on existing lots

Contact: Andrew Belford and Nate Pringle

11:00am – 11:45am

2021-1422 Sketch Plan H and H Homes

Address: 6450 and 6454 US Hwy 29N – 41.4 acres

Properties are currently in Guilford County's jurisdiction

Existing use: vacant properties

Proposed use: 115 single-family homes

Contact: Brent Sievers and Brent Cockrum, FEI Consulting

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification

Reference plat: 2021-1338 Exempt Plat John Thaxton

Addresses: 3205, 3207 Creek Ridge Road

Proposed modification from Side Lot Line Configuration Standards in the LDO

LDO standards: 30-13-3.5, 30-13-1.3, 30-13-1.4

Contact: Nick Harrell, Staff Planner

See attachments

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website