



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

**TECHNICAL REVIEW COMMITTEE MEETING**  
**Friday, July 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. Type 2 Modification**

**Ref: 2020-2713 Exempt Plat Fisher Park Properties**

**Address: 620 Simpson Street and 219 Florence Street**

**Modification from side lot line configuration to make better use of Lot 7\***

**Contact: Alan Wilson, Wilson Surveying**

**\*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, July 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:**

**10:00am – 10:45am**

**2021-1509 Sketch Plan West Market Street Plasma Center**

**Address: 4536 W. Market Street – 1.82 acres**

**Existing use: commercial building, Existing GFA: 13,200 sq. ft.**

**Proposed use: plasma donation center, Proposed GFA: 9,000 sq. ft.**

**Contact: Bill Ackal and Brant Patout, Ackal Architect**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2021-0755 Office Buildings at 4123 and 4125 Lawndale Drive**

**Address: 4123 and 4125 Lawndale Drive – 1.36 acres**

**Existing use: single family/vacant; Existing BUA: 0.11 of an acre**

**Proposed use: office, Proposed GFA: 11,471 sq. ft., Proposed BUA: 0.73 of an acre**

**Contact: Tim Lauer, CPT Engineering and Surveying, Inc.**

**B. 2021-0948 Preliminary Subdivision 608 Gray Wilson Road**

**Address: 608 Gray Wilson Road – 5 acres**

**Existing use: residential**

**Proposed use: single family residential, 3 lots**

**Contact: Deepak Patel/Barry Callahan, PLS**

**Conditional Approval:**

**Watershed Protection-Stormwater**

**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, July 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:**

**10:00am – 10:45am**

**2021-1477 Sketch Plan Brookhaven Mill**

*Address: 1600 Brookhaven Mill Road – 142 acres in Guilford County*

*Existing use: wooded, single family residential*

*Proposed use: 343 single-family lots and 119 townhomes*

*Contact: Ian Phillips, Crown Companies, and Beth Blackmon, Timmons Group*

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

**2021-1519 Sketch Plan Syngenta Office Addition**

*Address: 410 S. Swing Road*

*Existing use: lab and offices*

*Proposed use: office expansion*

*Contact: Syngenta Corp/Marty Hebrank, SEPI/Chris Small*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2021-0948 Preliminary Subdivision 608 Gray Wilson Road**

*Address: 608 Gray Wilson Road – 5 acres*

*Existing use: residential*

*Proposed use: single family residential, 3 lots*

*Contact: Deepak Patel/Barry Callahan, PLS*

**Conditional Approval:**

*Watershed Protection-Stormwater*

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

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

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

**10:00am – 10:45am**

**2021-1551 Sketch Plan 3721 S. Elm Street Apartments and Store**

**Address: 3721 S. Elm-Eugene Street – 13.06 acres**

**Existing use: single-family, abandoned mobile home park**

**Proposed use: convenience store and apartment complex**

**Contact: Devindra Patel/Garrett Neal, Davis Martin Powell**

**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, July 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**

**2021-1570 Sketch Plan Self Storage 2204 Battleground Avenue**

*Address: 2204 Battleground Avenue – 1.26 acres*

*Existing use: vacant paved lot*

*Proposed use: 5-story self storage, Proposed GFA: 95,000 sq. ft., Proposed BUA: 35,000 sq. ft.*

*Contact: Fourstore, LLC/Jonathan Doman*

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

**2021-1571 Brassfield Office Park Parking Expansion**

*Address: 3710 Brassfield Road – 10.3 acres*

*Existing use: office park*

*Proposed use: parking lot expansion*

*Contact: Anthony Lester, Evans Engineering*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. Proposed Annexation PL (P) 21-24**

*Address: Carol Avenue Right-of-Way – 1.6 ac*

*Existing Land Use Type: Public Road*

*Proposed Land Use Type: Public Road*

*Contact: Keystone Homes, Inc.*

*Attachments*

**B. Proposed Annexation PL (P) 21-25**

*Address: 6124 Bedstone Drive - .30 Acres*

*Existing use: Vacant*

*Proposed use: single family residential*

*Contact: Garman Homes, LLC*

*Attachments*

**C. Unified Development Plan (UDP)**

*Addresses: 5144-ZZ, 5119, 5121, 5164, and 5200 McConnell Road, 1360 Village Road, and 1801 Andrews Farm Road*

*Attachments*



**D. Unified Development Plan (UDP)**

Address: 1601 East Gate City Boulevard  
Attachments

**E. Unified Development Plan (UDP)**

Addresses: A portion of 1101-1019 East Side Drive  
Attachments

**F. Unified Development Plan (UDP)**

Addresses: 3205-3211 West Friendly Avenue  
Attachments

**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, July 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**

**2021-1559 Sketch Plan Procter and Gamble**

*Address: 100 S. Swing Road – 65.6 acres*

*Existing use: manufacturing site*

*Proposed use: manufacturing addition*

*Proposed GFA: 80,107 sq. ft., Proposed BUA: 23.31 in total*

*Contact: Procter and Gamble Manufacturing CO/Allan Hill, Triad Design*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-2237 Olympic Mill – Mill House**

*Address: 2005 Yanceyville Street – 3.48 acres*

*Existing use: storage*

*Proposed use: mixed use – residential, office, commercial*

*Proposed BUA: 0.302 of an acre*

*Contact: SHVF/Coulter Jewell Thames, PA*

**Conditional Approval**

***Watershed Protection-Stormwater:*** *Stream buffer authorization certificate has been related 7-14-2021; mitigation payment receipt must be sent to Stormwater for proof of payment for plan to get full TRC approval*

**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, July 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**

**2021-1651 Sketch Plan Waterford Place Phase 2**

**Address: 828 Roberson Comer Road – 15.7 acres**

**Existing use: vacant, wooded lot**

**Proposed use: multi-family, 264 apartment units**

**Contact: Tim Knowles**

**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, July 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:**

**10:00am – 10:45am**

**2021-1647 Sketch Plan Truist Leadership Institute**

**Address: 7807 Airport Center Drive – 11.4 acres**

**Existing use: existing offices**

**Proposed use: office**

**Contact: Scott Frye and Ken Binkley, Stimmel PA**

**11:00am – 11:45am**

**2021-1661 Sketch Plan The Lenox Project**

**Address: 3526 Lewiston Road – 2.07 acres**

**Existing use: single family house**

**Proposed use: 6 single family lots**

**Contact: Courtney James**

**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**

**Monday, July 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:**

**10:00am – 10:45am**

**2021-1675 Sketch Plan Flemingfield Reserve**

**Address: 168-172 Flemingfield Road – 32.4 acres**

**Existing use: vacant lots**

**Proposed use: 100 single-family lots**

**Contact: Windsor Homes/ Dalton Ward, Hugh Creed and Associates**

**11:00am – 11:45am**

**2021-1684 Sketch Plan Cedar Fork Apartments**

**Address: 1925 Cedar Fork Drive – 3.53 acres**

**Existing use: 5 lots with single family homes**

**Proposed use: 64 apartment complex**

**Contact: H4ME LLC/Adam Carroll, Timmons**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-2570 Redhill Apartments**

**Address: 2931 W. Vandalia Road – 7.4 acres**

**Existing use: outdoor events – horse stables**

**Proposed use: multi-family apartments (84 units), Proposed BUA: 2.66 acres**

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

**Conditional Approval**

**Watershed Protection-Stormwater: Please correct on Plan Sheet C7 the elevation of the SHWT.**

**Per the submitted environmental report it should be < 862 ft. Also, on the coversheet, on the item “S” of the Project Summary, please add the BUA% for the total resulting BUA. See uploaded plan for comments clarification.**

**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, July 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**

**2021-1674 Sketch Plan Brigham Road Apartments**

*Addresses: 690 and 696 Brigham Road*

*Existing use: vacant and single family parcels*

*Proposed use: apartments (276 units), Proposed BUA: 8.53 acres*

*Contact: Bryce Morrison and Tim Shaw, Hagen Engineering, and Matt Rogers*

**10:00am – 10:45am**

**2021-1692 Sketch Plan Woodnell Street Shaved Ice**

*Address: 205 Woodnell Street – 0.15 of an acre*

*Existing use: single family house*

*Proposed use: shaved ice business in existing house (597 sq. ft)*

*Contact: Regina Smith, Smart Money Services, LLC*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-2088 Sheetz – NC 68 (Table Vote on updated Lighting Plan)**

*Address: 1701 Greenbourne Drive – 2.13 acres*

*Existing use: fuel Station, convenience store and associated infrastructure in-progress*

*Proposed use: fuel station, convenience store, associated infrastructure*

*Contact: Kimley-Horn/Sheetz*

See attachment

**B. 2021-0110 Interstate Industrial Park**

*Address: 215 E. JJ Drive Drive – 21.08 acres*

*Existing use: vacant*

*Proposed use: industrial building, Proposed GFA: 168,000 sq. ft., Proposed BUA: 8.38 acres*

*Contact: Koury Corporation/Anthony Lester, Evans Engineering*

**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, July 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:**

**10:00am – 10:45am**

**2021-1701 Sketch Plan N. Chimney Rock Concrete Plant**

*Address: 210 N. Chimney Rock Road – 6.62 acres*

*Existing use: concrete plant*

*Proposed use: replacing existing concrete plant*

*Contact: Emily Wood*

**11:00am – 11:45am**

**2021-1718 Sketch Plan Dollar General Summit Avenue**

*Address: 5209 R 1 Summit Avenue – 23.5 acres*

*Existing use: vacant site with approved preliminary subdivision*

*Proposed use: preliminary subdivision, retail, Proposed GFA: 10,640 sq. ft.*

*Contact: Daniel Almazan, Teramore Development*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2020-2282 Thermo King Site Expansion**

*Address: 119 N. Chimney Rock Road – 3.92 acres*

*Existing use: adult entertainment, Existing GFA: 7,444 sq. ft., Existing BUA: 40,968 sq. ft.*

*Proposed use: redevelopment of existing metal building for truck tractor and semi service,*

*Proposed GFA: 576 sq. ft., Proposed BUA: 45,205 sq. ft.*

*Contact: Garrett Neal, Davis Martin Powell*

**Conditional Approvals**

**Watershed Protection-Stormwater** Please add shared maintenance agreement note to the cover sheet. Site cannot get final CO until the Shared Maintenance Agreement has been recorded

**Zoning TRC:** cross access easement must be recorded

**B. 5-Star Carwash W. Gate City Blvd.**

*Address: 3803 W. Gate City Blvd – 1.18 acres*

*Existing use: pawn shop/vacant, Existing GFA: 7,020 sq. ft., Existing BUA: 0.46 of an acre*

*Proposed use: car wash, Proposed GFA: 3,550 sq. ft., Proposed BUA 0.7 of an acre*

*Contact: Mark Reynolds with 5 Star Carwash/Jarrett Senkbeil, On Site Civil*



**Conditional Approvals**

**Stormwater Conveyance:** *Previous Storm Table comments were not addressed – see sheet C503 and last page of calcs for comments that must be addressed before final TRC approval*

**Watershed Protection-Stormwater:** *Correct the 1-year storm elevation on the cross section*

**C. Type 2 Modification**

**Ref: Exempt Plat (2021-1338)**

Addresses: 3205, 3207 Creek Ridge Road

LDO reference: 30-13-3.4 lot depth-to-width ratio

Contact: Wilson Surveying, Inc.

*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**

**Friday, July 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:**

**10:00am – 10:45am**

**2021-1708 Immanuel Road Heavy Industrial**

*Address: 2804 Immanuel Road – 0.96 of an acre*

*Existing use: Limosine service/industrial buildings*

*Proposed use: heavy industrial*

*Contact: Ben Strag*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2021-0567 Simply Southern Warehouse**

*Address: 500 Gallimore Dairy Road -*

*Existing use: undeveloped*

*Proposed use: manufacturing building with associated parking*

*Proposed GFA: 73,702 sq. ft., Proposed BUA: 3.68 acres (total resulting 9.17 acres)*

*Contact: Matt Johnson, Triad Design Group, PC*

**Conditional Approval**

***Watershed Protection-Stormwater: Please address minor comments on cover sheet.***

**B. Easement Release**

*Address: 3320 Owls Roost Road*

*Proposed easement release: 3,333 sq. ft. of a water quality conservation easement*

*Plat Book 191, Page 70*

*Contact: Jay Amburgey, VP Amburco Inc/Rachel McCook, Planning Staff*

*See attachment*

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

**(336) 373-2144**

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