



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, September 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. 2021-1817 Preliminary Subdivision Grandover North Revision (2020-2622)

Montrose Village

Address: Near 5009 Post Bridge Dr. - 29.79 acres

Existing use: vacant, Existing BUA: 2.22 acres

Proposed use: 102 lot subdivision, Proposed BUA: 9.789 acres

Contact: Anthony Lester, Evans Engineering

Conditional Approvals

Addressing Coordinator: *On Sheet No. 4, add address label: 5135 for Lot 101*

Building Inspections: *What is the structure shown on Sheet 4 with an address 5142? If it is an assembly use then it may require 2 remote exits depending on occupant load. Please label and identify how it will be used*

Planning: *General notes: As part of a PUD, the open space was determined during the UDP and rezoning, so no calculation update needed. 84 parking spaces required, they can be in the driveway or garage of each townhouse*

Stormwater Conveyance: *(1) See sheets 8 & 9 for labeling comment that needs to be removed before final TRC approval. (2) See sheet 8 for comment about pipe size that must be addressed in construction review*

B. 2019-2613 Flow Mazda Showroom Bridford Parkway (Table Vote)

Address: 1205 Bridford Parkway – 8.08 acres

Existing use: car dealership

Proposed change: demolition of existing showroom and rebuilding of showroom building addition to existing service building, Proposed GFA: 10,276 sq. ft., Proposed BUA: See attachment

Table vote: regarding concrete area near the City's sanitary sewer line project

Contact: Christy Turner, Stimmel Associates

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, September 3, 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:

3. Consent Agenda:

4. Business Agenda:

A. 2021-1474 Whitfield Commons Preliminary Townhouse Subdivision

Address: 606-618 Whitfield Drive – 6.77 acres

Existing use: vacant

Proposed use: 46-unit townhouse development, Proposed BUA: 2.88 acres

Contact: Investors Land Services, LLC/Kenny Marlow, Borum, Wade and Associates

Conditional Approval

Watershed Protection-Stormwater: *Stream Buffer Disturbance Authorization Certificate required*

B. 2021-1005 W. Friendly Parking Lot Addition

Address: 7303, 7304, 7350, and 7360 W. Friendly Avenue – 6.6 acres

Existing use: vacant, Existing BUA: 2.8 acres

Proposed use: additional parking for existing adjacent building, Proposed BUA: 0.595 ac

Contact: Mike Gunnell

Conditional Approval

Watershed Protection-Stormwater: *Staff will verify final pages match email updates*

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



*** AGENDA ***

TECHNICAL REVIEW COMMITTEE MEETING
September 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:

3. Consent Agenda:

4. Business Agenda:

A. 2021-1005 W. Friendly Parking Lot Addition

Address: 7303, 7304, 7350, and 7360 W. Friendly Avenue – 6.6 acres

Existing use: vacant, Existing BUA: 2.8 acres

Proposed use: additional parking for existing adjacent building, Proposed BUA: 0.595 ac

Contact: Mike Gunnell

Conditional Approval

Watershed Protection-Stormwater: Staff will verify final pages match email updates

B. 2021-1879 Unified Development Plan 500 Guilford College

Address: 319 S. Swing Road

Contact: Comet Greensboro, LLC/Tim Lauer, CPT Engineering

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, September 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

2021-3022 Sketch Plan Yanceyville Place

Address: 2005 Mitchell Avenue

Existing use: Residential with single family home and a few other structures

Proposed use: 84 apartment units

Contact: Ross Goodwin

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
Monday, September 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:

10:00am – 10:45am

2021-3023 Sketch Plan Townsend Trace Multifamily

Address: 2571 Sixteenth Street

Existing use: vacant

Proposed use: 180 apartments

Contact: Ross Goodwin, Triangle Site Design

11:00am-11:45am

2021-3026 Sketch Plan Wolfe Homes

Address: 401, 401-YY, and 403 Denny Road

Existing use: vacant

Proposed use: residential lots

Contact: Ross Goodwin, Triangle Site Design

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, September 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:

10:00am – 10:45am

2021-3025 Sketch Plan Lofts at Elmsley Crossing

Address: 506 Kallamdale Road and 511 Kallamdale Road – 9.6 acres

Existing use: single family homes

Proposed use: commercial multifamily, Proposed GFA: 108,019 sq. ft. for 4 residential buildings and community building

Contact: Ross Goodwin

11:00am – 11:45am

2021-3018 Sketch Plan North Church Street Apartments

Address: 3603, 3605, 3607, 3611 N. Church Street

Existing use: single family, vacant

Proposed use: 90-unit multifamily development

Contact: Tori Small, Westcott Small and Associates

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification for Lot 2A

Ref: Exempt Plat 2021-3002

Address: 1110 Westminster Drive

Modification request: allow new Lot 2A depth to exceed 4-times its width and to have a side lot line that is not perpendicular to the street right-of-way

Contact: Matt Gorrell /Staff: Bernard Harris, Planner

See attachment

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, September 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:

10:00am – 10:45am

2021-3024 Sketch Plan Flying Bulldogs Warehouse Addition

Address: 115 S. Walnut Street

Existing use: office/warehouse

Proposed use: office/warehouse addition

Contact: Steve Schlegemilch, Borum, Wade and Associates

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, September 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

2021-3068 Sketch Plan Windsor Commercial Colonial Tinworks

Address: 7601 Canoe Road – 3.72 acres

Existing use: gravel lot for storage, lot for truck trailers and equipment

Proposed use: warehousing, 50,000 sq. ft. of new GFA

Contact: Jacob Moore, Timmons Group

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, September 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

2021-3103 Sketch Plan 100-216 Guilford College Road

Address: 100-216 Guilford College Road

Existing use: commercial

Proposed use: 342,000 sq. ft. warehouse distribution center

Contact: Aaron Kaatz and William Heintz with Kimley-Horn

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
Thursday, September 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. 2021-2065 Project Energy Revision (2021-0546)

Address: 4023 Maddux Court – 33.77 acres

Existing use: industrial warehouse and site being constructed

Proposed GFA: 402, 000 sq. ft., Proposed BUA: 19.43 acres

Contact: Kent Barney, Landmark Builders/Williams Development Group

Conditional Approvals

Design Review: *Please provide color building elevations showing compliance with the architectural requirements of the SCOD-1 and SCOD- 2 Design Manuals, including building height and color, materials, detailing and articulation, and screening of the loading areas and of roof-mounted equipment.. Provide an outdoor lighting plan and/or lighting fixture details showing compliance with the light trespass requirements of SCOD-1 and SCOD-2 Place a note on the plan that signage must comply with the requirements of the SCOD overlay in which it is placed, and will be reviewed for compliance during the sign permit review process.*

Fire Prevention: *Add fire lane signage and paint as shown on site plan.*

Stormwater Conveyance: *See sheet C2.4 for comments*

Transportation: *See e-plan for comments*

Watershed Protection-Stormwater: *Check that DA and AC did not changed due to new delineation.*

Zoning: *Minor changes to coversheet needed*

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, September 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

2021-3118 Sketch Plan 4040 Randleman Road Mixed Use

Address: 4040 Randleman Road (not in the City limits)

Existing use: agricultural, single family residential

Proposed use: single-family lots and 95 townhouses

Contact: Brent Nesom, FEI Consulting

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
Tuesday, September 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:

10:00am – 10:45am

2021-3155 Sketch Plan Preliminary Subdivision 5936 Burlington Road

Address: 5936 Burlington Road (currently Guilford County)

Existing use: vacant, agricultural

Proposed use: 156 single-family lots

Contact: Mike Roselli with Underfoot Engineering and Mark Eisenbeis with Old East Properties

3. Consent Agenda:

4. Business Agenda:

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, September 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
2021-3191 Sketch Plan 2120 Merritt Drive Convenience Store
Address: 2118 and 2120 Merritt Drive
Existing use: vacant
Proposed use: convenience store, Proposed GFA: 3,070 sq. ft.
Contact: Edwards Collins and Chaz Quamar

3. Consent Agenda:

4. Business Agenda:

A. PL (P) 21-31 Proposed Annexation

Address: 238 Ritters Lake Road - 99.1 Acres
Brief overview: Proposed annexation of 238 Ritters Lake Road, generally described as south of Ritters Lake Road and west of South Elm-Eugene Street
Owners/applicants: Jay Patrick Short
See attachment

B. PL (P) 21-32 Proposed Annexation

Address: 5670 Millstream Road - 31.688 Acres
Brief overview: Proposed annexation of 5670 Millstream Road, generally described as south of Millstream Road and west of Roosevelt Court
Owners/applicants: Williams Development Group, LLC
See attachment

C. PL (P) 21-33 Proposed Annexation

Address: 6450 and 6454 US Highway 29 North - 40 Acres
Brief overview: Proposed annexation of 6450 and 6454 US Highway 29 North, generally described as east of US Highway 29 and north of Red Poll Drive
Owners/applicants: Herbert and William Burton
See attachment

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department
(336) 373-2144
Greensboro Planning Website