



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, October 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

2021-3212 Sketch Plan Glen Chapel Preliminary Subdivision

Address: 1921 Glenside Drive

Existing use: single family residential

Proposed use: 31 single-family lots

Contact: Wiley Sykes, Sykes & Sykes of Greensboro

3. Consent Agenda:

4. Business Agenda:

A. 2021-1952 Unified Development Plan Brigham Road Apartments

Address: 696 and 690 Brigham Road – 19.7 acres

Proposed use: residential

Contact: Hagen Engineering/Luke Carter, Senior Planner

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
Monday, October 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

2021-3246 Sketch Plan 3508 W. Gate City Blvd Drive-Thru Restaurant

Address: 3508 W. Gate City Blvd

Existing use: retail

Proposed use: drive-through restaurant

Contact: Rick Ringler, Timmons Group

3. Consent Agenda:

4. Business Agenda:

A. Type 4 Modification LeoTerra Battleground Storage

Address: 4094 Battleground Avenue

Existing use: vacant church

Proposed use: climate-control self-storage

Summary: The Property is within Tier 3 and Tier 4 Watershed Critical Area and the modification request aims to address the watershed protection map and prevailing drainage patterns on the Property. The developer is seeking to construct the majority of the improvements in the Tier 3 portion of the site and requesting that a development density up to 40% built area of the entire site be permitted to the site.

Contact: LeoTerra Battleground, LLC

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, October 5, 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

2021-3194 Sketch Plan Calibers Classroom

Address: 6907 Downwind Road

Existing use: warehouse

Proposed use: shooting range classroom, 5,037 sq. ft.

Contact: Ed Collins, ERCPE and Houston Core, Core Lawfirm

11:00am – 11:45am

2021-3195 Sketch Plan Calibers Parking Lot

Address: 6910 Downwind Road

Existing use: indoor shooting range

Proposed use: parking lot

Contact: Ed Collins, ERCP and Houston Core, Core Lawfirm

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, October 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:

10:00am – 10:45am

2021-3175 Sketch Plan 4004 W Wendover Mixed Use

Address: 4004 W. Wendover Avenue

Existing use: vacant/commercial

Proposed use: retail and restaurant, Proposed GFA: 5,000 sq. ft.

Contact: Jacob Moore and Adam Carroll, Timmons Group

3. Consent Agenda:

4. Business Agenda:

A. 2021-1533 Hudson Autoworks Renovations

Address: 812 Winston Street – 0.73 of an acre

Existing use: warehouse F-1 use, not occupied/last use metal fabricator

Proposed use: renovations to Hudson Autoworks

Contact: Josh Hudson, Hudson Autoworks/Carl Myatt, Architect

Conditional Approvals

Stormwater Conveyance: Tie in permit note needs to be added (see sheet SP-1)

Utilities/Sewer: Minor revisions to wording on sheets SP-1 and A-2

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, October 11, 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

2021-3276 Sketch Plan Golden Gate Shopping Center Bank

Address: 405 E. Cornwallis Drive (Golden Gate Shopping Center)

Existing use: bank

Proposed use: restaurant drive-thru

Contact: Stephanie Schultz, Tarr Group

3. Consent Agenda:

4. Business Agenda:

A. 2021-1533 Hudson Autoworks Renovations

Address: 812 Winston Street – 0.73 of an acre

Existing use: warehouse F-1 use, not occupied/last use metal fabricator

Proposed use: renovations to Hudson Autoworks

Contact: Josh Hudson, Hudson Autoworks/Carl Myatt, Architect

Conditional Approvals

Stormwater Conveyance: Tie in permit note needs to be added (see sheet SP-1)

Utilities/Sewer: Minor revisions to wording on sheets SP-1 and A-2

B. 2021-1181 Sensus N Buffalo WTP AMI Project

Address: 2199-T White Street – 92.55 acres

Proposed use: construction of a new tower with an antenna to collect readings within the surrounding area; to collect smart meter reads within surrounding area

Proposed BUA: 225 sq. ft.

Contact: Alex Durham, Xylem, Inc./Rick Moore, AWS, Inc., and Jana Stewart, COG

Conditional Approval

Watershed Protection-Stormwater: Please address comments on the following sheets: A-0, A-0A, A-1 and G-1

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, October 12, 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

2021-3339 Sketch Plan Strawberry Creek Extension

Address: 3610 Lewiston Road

Existing use: undeveloped

Proposed use: 11 single family lots and 65 townhomes

Contact: Gene Mustin of Borum, Wade and Associates

3. Consent Agenda:

4. Business Agenda:

A. 2021-0110 Interstate Industrial Park 215 E. JJ Drive – Table Vote

Address: 215 JJ Drive – 21.1 acres

Existing use: development of industrial building – 168,000 sq. ft. of new GFA

Proposed revision: revision to driveway to Thurston Road, increase from 24' wide driveway to 40' driveway

Contact: Anthony Lester, Evans Engineering

See attachment

B. 2019-0429 MiniPrice Storage – Table Vote

Address: 3404 W. Gate City Blvd

Existing use: development of industrial building – 168,000 sq. ft. of new GFA

Proposed revision: install a small landscape wall (about 3'-11") and divert the water from the corner in a swale away from building – and install one additional drainage inlet from what was originally shown and approved; this measure would mitigate off-site runoff

Contact: Jessie Lester, 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
Wednesday, October 13, 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

2021-3411 Sketch Plan Emergency Shelter and Permanent Housing

Address: 2701 N. Ohenry Blvd

Existing use: former motel

Proposed use: emergency shelter (Phase 1), permanent housing with single room occupancies, a community building for kitchen use and support services for residents, and a medical center for community at large

Contact: TFF Architects, City of Greensboro

3. Consent Agenda:

4. Business Agenda:

A. 2021-1306 Preliminary Subdivision for Mackay Pointe Townhomes

Address: 5281 Mackay Road – 21.24 acres

Existing use: vacant

Proposed use: 105 townhomes, Proposed BUA: 5.49 acres

Contact: Mackay Road, LLC/Rich Glover, Jamestown Engineering/Arnold Sykes

Conditional Approval

Watershed Protection-Stormwater: See comments on sheet 4.2

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, October 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

2021-3304 Sketch Plan Frieden Church Road Convenience Store and Gas Station

Address: 5408 Frieden Church Road

Existing use: vacant

Proposed use: convenience store, gas pumps and car wash

Contact: Adam Carroll and Jacob Moore, Timmons Group

11:00am – 11:45am

2021-3341 Sketch Plan NFI Youngs Mill Industrial Center

Address: 3231 Presbyterian Road

Existing use: vacant

Proposed use: warehouse distribution center, 1,287,414 sq. ft. in new GFA

Contact: Brian Werrell, NFI Industries, and Kelway Howard, Stimmel, PA

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, October 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

2021-3367 Sketch Plan Ritters Lake Warehouse Distribution Center

Address: 238 Ritters Lake Road

Existing use: woods and open fields

Proposed use: warehouse and distribution center, Proposed GFA: 634,812 sq. ft.

Contact: Matt Edwards, Kimley-Horn

11:00am – 11:45am

2021-3317 Sketch Plan Starbucks 500 W. Market Street

Address: 500 W. Market Street

Existing use: restaurant with drive-thru

Proposed use: new Starbucks drive-thru restaurant and coffee shop

Contact: Jamie Wonderly, Kimley-Horn

3. Consent Agenda:

4. Business Agenda:

2021-1740 Project Title: Carolina Corporate Center and Integrated Multiple Use Development (IMUD)

Address: 5440 Millstream Road – 111.73 acres

Existing use: office, Existing GFA: 683,000 sq. ft., Existing BUA: 35.45 acres

Proposed use: office and warehouse, Proposed GFA: 86,400 sq. ft., Proposed BUA: 4.04 ac

Contact: Tim Lauer

Conditional Approvals

Building Inspections: The two required Exits on the South end of the Building do not provide Exit Discharge Connection, see uploaded Plan. As per section 1028.5 and 1104.2 of the NCIBC Exit Discharge connection cannot coincide with a Vehicular Way. The Trucks, when parked create obstruction and are a Vehicular Way.

Fire Prevention: Submittal of correct Fire Apparatus Tracking plan required

Watershed Protection and Stormwater: Construction timeline for 4 sand filters required

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Monday, October 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

2021-3345 Sketch Plan Additional Parking 3833 W Gate City Blvd.

Address: 3833 W. Gate City Blvd.

Existing use: parking lot

Proposed use: addition to parking lot with 15 spaces, Proposed BUA: 2,565 sq. ft.

Contact: Alejandra Lira, Lira Brothers, Inc.

11:00am – 11:45am

2021-3385 Sketch Plan Car Sales with Mobile Office

Address: 2904 Oakland Avenue

Existing use: land filled with trees

Proposed use: car lot with mobile office and crusher run for surface

Contact: Samer and Khaled Isa

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, October 19, 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:

2021-1740 Project Title: Carolina Corporate Center and Integrated Multiple Use Development (IMUD)

Address: 5440 Millstream Road – 111.73 acres

Existing use: office, Existing GFA: 683,000 sq. ft., Existing BUA: 35.45 acres

Proposed use: office and warehouse

Proposed GFA: 86,400 sq. ft., Proposed BUA: 4.04 ac

Contact: Tim Lauer

Conditional Approvals

Building Inspections: *The two required Exits on the South end of the Building do not provide Exit Discharge Connection, see uploaded Plan. As per section 1028.5 and 1104.2 of the NCIBC Exit Discharge connection cannot coincide with a Vehicular Way. The Trucks, when parked create obstruction and are a Vehicular Way.*

Fire Prevention: *Submittal of correct Fire Apparatus Tracking plan required*

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, October 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

2021-3432 Sketch Plan Burgess Road Redevelopment

Address: 233 Burgess Road

Existing use: light industrial

Proposed use: light industrial use, warehouse/distribution

Proposed GFA: 117,000 sq. ft.

Contact: Riley Austin and Samuel Nye, The Site Group

11:00am – 11:45am

2021-3386 Sketch Plan 3820 E. Lee St. Single Family Lots

Address: 3820 E. Lee Street

Existing use: vacant

Proposed use: 133 single family lots must be annexed and rezoned

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

3. Consent Agenda:

4. Business Agenda:

A. 2021-0110 Interstate Industrial Park 215 E. JJ Drive – Table Vote

Address: 215 JJ Drive – 21.1 acres

Existing use: development of industrial building – 168,000 sq. ft. of new GFA

Proposed revision: revision to driveway to Thurston Road, increase from 24' wide driveway to 40' driveway

Contact: Anthony Lester, Evans Engineering

See attachment and outlined proposed changes

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, October 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. Type 2 Modification Request

Ref: 2021-1654 Muirs Creek Preliminary Subdivision Revision (see also 2020-0709)

Address: 518-520 Muirs Chapel Road

Proposal: Flag lot with a flag pole lot configuration of 37 feet wide, 6 twinhomes in front of lot

Modification: Land Development Ordinance (LDO) 30-7-3-3.2 minimum lot width

Contact: Anthony Lester, Evans Engineering

See attachment

B. Type 2 Modification Request

Ref: 2021-2035 Preliminary Subdivision for Covered Wagon Road

Address: 1300 Covered Wagon Road

Proposal: Additional land to be allocated to Lot 16 to ensure open space has access to street

Modification: LDO 30-13-3.4 lot depth-to-width ratio where lot may not have a depth greater than 4 times their width at the required front setback

Contact: Connor Peacock, Davis Martin Powell and 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

Monday, October 25, 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

2021-3483 Sketch Plan Cardinal Millworks Addition

Address: 7620 W. Market Street

Existing use: window and door shop

Proposed use: addition for door assembly manufacturing, outgrowing existing building

Contact: Chris Fahnestock, Cardinal Millwork and Supply

3. Consent Agenda:

4. Business Agenda:

A. 2021-0720 Walgreens East Market Street

Address: 2913 E. Market Street – 1/08 acres

Existing use: vacant, Existing BUA: 0.23 of an acre

Proposed use: commercial/drug store,

Proposed GFA: 2,561 sq. ft., Proposed BUA: 0.49 of an acre

Contact: Hunt Retail/Ana Wadsworth, Wooten Company

Conditional Approvals:

Transportation: NC Driveway permit

Watershed Protection-Stormwater: minor comments

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, October 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

2021-3488 Sketch Plan Preliminary Subdivision 138 Flemingfield Rd.

Address: 138 Flemingfield Rd. – 59.34 acres

Existing use: vacant

Proposed use: townhomes

Contact: Rich Glover, Jamestown Engineering

3. Consent Agenda:

4. Business Agenda:

A. 2021-1436 Bartlett Street Auto Repair Revision (2020-0257)

Address: 4917 Bartlett Street – 0.40 of an acre

Existing use: continuation of 2020-0257 with a new engineering doing review (demo of existing house)

Proposed use: auto repair, Proposed GFA: 3,600 sq. ft., Proposed BUA: 10,231 sq. ft.

Contact: Technical Methods, LLC/Motaz Madi/Maegan Martin, Timmons Engineering

Conditional Approval

Watershed Protection-Stormwater: Minor comment on sheet C-300

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, October 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. 2020-2791 Alex Discount Mart Parking Lot Improvements

Address: 604 E. Gate City Blvd, 703A and 703B Martin St. – 0.51 of an acre

Existing use: convenience store, duplex

Proposed use: convenience store, duplex

Proposed GFA: 0 sq. ft., Proposed BUA: 7,137 sq. ft.

Contact: A & S of Greensboro, LLC/S. Akbar, Ed Collins, PE

Conditional Approval

Watershed Protection-Stormwater: *e-plan changes*

B. 2021-2077 Volvo Test Track Washboard Paving Event Upfit

Address : 7900-TT National Service Rd. – 56.81

Existing use: industrial, Existing BUA: 27.93 acres

Proposed use: adding washboard paving event and corrosion wash to the existing test track,

Proposed BUA: 7,840.8 sq. ft.

Contact: Volvo/Ken Binkley, Stimmel Associates, PA

Conditional Approvals

Stormwater Conveyance: *See sheet C-300 for invert comments*

Watershed Protection-Stormwater: *comments regarding coversheet*

C. 2021-0720 Walgreens East Market Street

Address: 2913 E. Market Street – 1/08 acres

Existing use: vacant, Existing BUA: 0.23 of an acre

Proposed use: commercial/drug store,

Proposed GFA: 2,561 sq. ft., Proposed BUA: 0.49 of an acre

Contact: Hunt Retail/Ana Wadsworth, Wooten Company

Conditional Approvals:

Transportation: *NC Driveway permit*

Watershed Protection-Stormwater: *minor comments*

5. Discussion Items:

6. Adjournment

For more information, please contact:

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