



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, November 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:

A. 2021-3569 – Sketch Plan for W Gate City Gas Station

Address: 4200 W Gate City Blvd

Existing Uses: 2 parcels - Gas Station, Carwash, Retail

Proposed Use: Gas Station with Convenience Store

Contact: Nicole Bowal with Stocks Engineering

B. 2021-3579 – Sketch Plan for S. Elm-Eugene Industrial Warehouse

Address: 2919-2999 S Elm-Eugene St

Existing Use: Vacant

Proposed Use: 97,040 SF Warehouse

Contact: Anthony Lester with Evans Engineering

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, November 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:

3. Consent Agenda:

4. Business Agenda:

A. 2021-3038 – P&G Confidential Project

Address: 100 S. Swing Road
Existing Use: Manufacturing/Industrial Site
Proposed Use: 87,920 SF Manufacturing Expansion
Contact: Allan Hill with Triad Design Group

Conditional Approvals:

Fire: "Conditionally approved based on adding fire lane signage."

B. PL(P) 21-34 and PL(P) 21-38 Contiguous Annexation Request

Address: 5807 W. Gate City Blvd and a portion of W. Gate City Blvd – 3.19 Acres
Contact: Luke Carter

C. PL(P) 21-35 and PL(P) 21-36 Street Closure Request

Address: Portions of Brevard Street (650 feet) and Gay Terrace (127 feet)
Contact: Luke Carter

5. Discussion Items:

6. Adjournment

For more information, please contact: [Planning Department \(336\) 373-2144](mailto:Planning@greensboro.org) | [Greensboro Planning Website](http://www.greensboroplanning.com)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, November 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:

A. 2021-3654 – Sketch Plan for 717 Brigham Road Industrial Warehouse

Address: 717 Brigham Road – 9.15 Acres

Existing Use: Vacant/Wooded

Proposed Use: 96,320 SF of Industrial Warehouse Flex Space

Contact: Eddie MacEldowney with DMP Inc

B. 2021-3650 – Sketch Plan for 3000 E Bessemer Apartments

Address: 3000 E Bessemer Avenue – 0.64 Acres

Existing Use: Single-Family House

Proposed Use: Eleven 2-Bedroom Apartments

Contacts: Ken Wrenn w/ Wrenn Engineering & Troy White w/ Done Right First Time Contracting

3. Consent Agenda:

4. Business Agenda:

5. Discussion Items:

6. Adjournment

For more information, please contact: [Planning Department \(336\) 373-2144](mailto:Planning@greensboro.org) | [Greensboro Planning Website](http://www.greensboroplanning.com)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, November 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:

3. Consent Agenda:

4. Business Agenda:

**A. 2021-1817 Preliminary Subdivision Grandover Parcel "N" – Montrose Village
(2020-2622)**

Address: near 5009 Post Bridge Drive – 29.79 acres

Proposed use: 40 townhomes

*Minor revision: change in lot numbers to better fit the surrounding communities that have
been platted within Grandover*

Contact: Evans Engineering

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, November 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

2021-3736 Sketch Plan 1322-1324 Lees Chapel Townhomes

Address: 1322-1324 Lees Chapel Road – approximately 1.75 acres

Existing use: single family residential

Proposed use: 44 townhomes

Contact: Omar Ajaj, Ajaj Development

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, November 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

2021-3772 Sketch Plan 201 N. Eugene Mixed-Use “South of the Ballpark”

Address: 201 N. Eugene Street – 2.82 acres

Existing use: parking lot and existing abandoned building

Proposed use: apartment, retail stores, and hotel

Contact: Andrew Christ, FEI Consulting

11:00am – 11:45am

2021-3769 Sketch Plan Ruffin Road Townhomes

Address: 5631 Ruffin Road – 6.23 acres

Existing use: vacant

Proposed use: 97 townhomes

Contact: Steve Schlegelmilch, Borum Wade and Associates; Scott Allred, Precept Construction

3. Consent Agenda:

4. Business Agenda:

A. 2021-1817 Preliminary Subdivision Grandover Parcel “N” – Montrose Village (2020-2622)

Address: near 5009 Post Bridge Drive – 29.79 acres

Proposed use: 40 townhomes

Minor revision: change in lot numbers to better fit the surrounding communities that have been platted within Grandover

Contact: Evans Engineering

See attachments

5. Discussion Items:

6. Adjournment

For more information, please contact:

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, November 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:

3. Consent Agenda:

4. Business Agenda:

A. 2021-3343 Bonset America Corp. Revision to Bio-Cell Plan

Address: 6107-S Corporate Park Drive – 24 acres

Existing use: manufacturing plant

Proposed use: Bonset America Corp. added a new Duke Energy sub-station (previously approved under 20191814) which had an approved bio-cell

Contact: Mike Venable

Conditional Approval:

Watershed Protection-Stormwater

5. Discussion Items:

6. Adjournment

For more information, please contact:

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Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, November 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:

A. 2021-1631 Mobile on the Spot Storage Warehouse

Address: 3246 N. O'Henry Blvd – 8.2 acres

Existing use: vacant

Proposed use: storage warehouse,

Proposed GFA: 6,000 sq. ft., Proposed BUA: 24,018 sq. ft.

Contact: Mobile on the Spot Storage/Hugh Creed Associates

5. Discussion Items:

6. Adjournment

For more information, please contact:

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Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, November 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

2021-3794 Sketch Plan N. English Street Office Building

Address: 617 N. English Street – 0.67 of an acre

Existing use: vehicle storage

Proposed use: office building, 2,970 sq. ft. of GFA

Contact: Andrew Christ, FEI Consulting

11:00am – 11:45am

2021-3845 Sketch Plan Mercy Hill Church

Address: 1317 Pleasant Ridge Road – 22.78 acres

Existing use: outdoor sports training

Proposed use: religious assembly

Contact: Keith Broderick, Mercy Hill Church

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification Request

Address: 1909 W. Friendly Avenue

Modification from 30-11-11.3 to add turnaround to right side of driveway

Contact: Lee Acree, property owner

Please 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, November 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

2021-3857 Sketch Plan 2101 N. Church Street Office Building

Address: 2101 N. Church Street

Existing use: restaurant

Proposed use: office building, Proposed GFA: 10,000 sq. ft.

Contact: Connor Peacock, Davis Martin Powell

3. Consent Agenda:

4. Business Agenda:

A. 2021-0201 UNCG Transitional Parking Lot

Address: 846 Neal Street – 5.31 acres

Existing use: business-office

Proposed use: parking lot expansion, Proposed BUA: 2.82 acres

Contact: State of North Carolina (UNC-Greensboro), JC Waller and Associates

Conditional Approval

Watershed Protection-Stormwater: Please address comments on C-600, L200, and L202.

B. 3069 Brassfield Office Park Parking Expansion

Address: 3107 and 3201 Brassfield Road, 3800 and 3803 Robert Porcher Way – 10.3 ac

Existing use: office, Existing BUA: 4.51 acres

Proposed use: 50 additional office parking spaces, Proposed BUA 0.27 of an acre

Contact: Anthony Lester, Evans Engineering

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, November 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

2021-3590 Sketch Plan E. Market Street Mixed Use Development

Address: 1800-1804 E. Market Street

Existing use: institutional

Proposed use: 67 apartments, retail, restaurant, and office uses

Contact: Juhann Waller, JC Waller and Associates

3. Consent Agenda:

4. Business Agenda:

A. 2021-3069 Brassfield Office Park Parking Expansion

Address: 3107 and 3201 Brassfield Road, 3800 and 3803 Robert Porcher Way – 10.3 ac

Existing use: office, Existing BUA: 4.51 acres

Proposed use: 50 additional office parking spaces, Proposed BUA 0.27 of an acre

Contact: Anthony Lester, Evans Engineering

Conditional Approval

Building Inspections – verification of parking space count and ADA spaces

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website