



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, December 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:

10:00am – 10:45am

2021-3882 Sketch Plan Western Trail Preliminary Subdivision

Address: 6000 Western Trail

Existing use: residential

Proposed use: 4 lot subdivision

Contact: Kevin Wilson, RH Barringer and Steve Schlegelmilch, Borum, Wade and Associates

3. Consent Agenda:

4. Business Agenda:

A. 2021-1327 Guilford County Farm Bureau Office Building

Address: 4209 Burlington Road – 2.02 acres

Existing use: vacant, Existing BUA: 2,880 sq. ft.

Proposed use: commercial, Proposed GFA: 7,034 sq. ft., Proposed BUA: 29,664 sq. ft.

Contact: Guilford County Farm Bureau/Rick Ringler and Hannah Harris, Timmons

Conditional Approval

Watershed Protection-Stormwater: Please address minor comments on C-400 and SW-101 on plan and on calcs – SW 100, SW 101, and wetland design sheet

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, December 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:

3. Consent Agenda:

4. Business Agenda:

A. 2021-1511 McConnell Lot 1 – McConnell Center Drive Extension and Utility Plan

Address: 4743 McConnell Center Drive – 14.23 acres

Existing use: undeveloped

Proposed use: light industrial, Proposed BUA: 1.09 acres

Contact: L. Allan Hill, Triad Design Group

Conditional Approval:

Watershed Protection-Stormwater: Please address comments on cover sheet, page 8, page 9, page 12, and page 26

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, December 6, 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

2021-3988 Sketch Plan Medical Office

Address: 2419 Lawndale Drive

Existing use: abandoned restaurant

Proposed use: medical office

Contact: Brian Cheek

3. Consent Agenda:

4. Business Agenda:

A. 2021-0368 Dillon Ridge Subdivision

Address: 1898 Cude Road, 8005 Leabourne Road – 43.74 acres

Existing use: vacant, Existing BUA: 0.22 of an acre

Proposed use: single family detached residential development, Proposed BUA: 14.62 acres

Contact: John Butler, CPT Engineering and Surveying, Inc.

Conditional Approvals:

Planning: CBU approval needed

Watershed Protection-Stormwater: verification of updated pages

B. 2020-2098 North Church Street Townhomes

Address: 5230 N. Church Street – 7.07 acres

Existing use: vacant

Proposed use: 34 townhomes, Proposed BUA: 79,819 sq. ft.

Contact: Frank Truskolaski/Summey Engineering

Conditional Approvals:

Planning: CBU approval needed

Transportation: Plans should be updated to show full overlay and updated taper measurement

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, December 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:

3. Consent Agenda:

4. Business Agenda:

A. 2020-1610 Grab and Go Minor Revision TABLE VOTE

Address: 1708 Freeman Mill Road – 0.69 of an acre

Brief description of table vote: *change SS connection to bore and core, change water service to 1.5", 1" reduced pressure backflow preventions with ¾" meter; Changes are clouded on sheet C2.1 to match construction drawings*

Existing use: vacant

Proposed use: convenience store with gas pumps, Proposed GFA: 3,070 sq. ft.

Contact: Ed Collins, ERCPE, and S and S of Greensboro

See attachment

B. 2019-0429 Mini Price Storage West Gate City Blvd. Minor Revision – TABLE VOTE

Address: 3404 W. Gate City Blvd – 3.16 acres

Brief description of table vote: *small landscape wall being added; BUA addressed in comments on plan*

Existing use: abandoned commercial building

Proposed use: self-storage, climate controlled,

Proposed GFA: 51,480 sq. ft., Proposed BUA: 1.9 acres

Contact: Jessie Lester, Stimmel Associates

See attachment

C. 2019-2760 Waffle House West Market Street – TABLE VOTE

Address: 4504 W. Market Street - 0.55 of an acre

Brief description of table vote: *Project will contain a new, modular building on this site. Since it is modular, it is permitted on a state wide basis. The footprint will be the same with the exception of the bump out and roof downspouts shown on the redline. They will need to get grading permit for this site. The cover sheet and grading plan showing the building change and roof drain pipe changes. No changes in BUA*

Existing use: vacant drive-thru restaurant

Proposed use: restaurant

Contact: Drew Joiner, Waffle House, Inc. and Jordan Young, Green Mountain Engineers

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, December 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

2021-4014 Sketch Plan Mixed Use 853 S. Elm Street

Address: 853 S. Elm Street

Existing use: vacant

Proposed use: mixed-use, building and use feasibility

Contact: Eddie MacEldowney, Davis Martin Powell

3. Consent Agenda:

4. Business Agenda:

A. 2019-2760 Waffle House West Market Street – TABLE VOTE

Address: 4504 W. Market Street - 0.55 of an acre

Brief description of table vote: Project will contain a new, modular building on this site. Since it is modular, it is permitted on a state wide basis. The footprint will be the same with the exception of the bump out and roof downspouts shown on the redline. They will need to get grading permit for this site. The cover sheet and grading plan showing the building change and roof drain pipe changes. No changes in BUA

Existing use: vacant drive-thru restaurant

Proposed use: restaurant

Contact: Drew Joiner, Waffle House, Inc. and Jordan Young, Green Mountain Engineers

See attachment

A. 2018-0917, McKnight Mill Phase 4 - TABLE VOTE

Address: 4622 McKnight Mill Road – 64.33 acres

Brief description: formerly proposed bio-cell #4 has been changed to a permanent wet detention pond #4

TRC Preliminary Subdivision approved for 239 single family residential subdivision;

Plat: PB 201, PG. 12

Contact: Anthony Lester, Evans Engineering

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, December 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:

3. Consent Agenda:

4. Business Agenda:

A. *PL(P) 21-38 Proposed Annexation*

Addresses: 3617 and 3635 McConnell Road -

Contacts: Luke Carter, Senior Planner

See attachments

B. *PL(P) 21-39 Proposed Annexation*

Address: 3618 McConnell Road

Contacts: Luke Carter, Senior Planner

See attachments

C. *PL(P) 21-40 Proposed Annexation*

Addresses: 3921 and 3927 North Church Street, 201, 205, 207, 301 Dixon Street, a portion of Windsor Road, a portion of Marian Road, and a portion of Rankin Park

Contact: Luke Carter, Senior Planner

See attachments (maps to be updated)

D. *PL(P) 21-41 Proposed Annexation*

Addresses: 4417 and a portion of 4453 McConnell Road

Contacts: Luke Carter, Senior Planner

E. *PL(P) 21-42 Proposed Annexation*

Addresses: 1600, 1614, 1616, 1618, 1622, and 1708 Brookhaven Mill Road and 4006-ZZ and 4020-ZZ McConnell Road

Contacts: Luke Carter, Senior Planner

See attachments

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, December 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

2021-4072 Sketch Plan Overland Gardens Apartments

Address: 3808 and 3808-A Overland Heights and 3711 Mosby Drive

Existing use: undeveloped land

Proposed use: multifamily, 56 units

Contact: Carlos Sanez, CSBO Architecture

11:00am – 11:45am

2021-4053 Sketch Plan Foust Robotics and Gaming School

Address: 2610 Floyd Street

Existing use: elementary school

Proposed use: elementary school updates

Contact: Cameron Young, JC Waller and Associates, PC

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, December 16, 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

2021-4051 Sketch Plan Faith Worship Believers New Church

Address: 1204 Fuller Street

Existing use: single family house

Proposed use: place of worship

Contact: Kameron Dozier, Obrien Architecture and Renee Cooper

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
December 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

2021-4118 Sketch Plan BTH Single Family Subdivision

Address: 4106 S. Elm-Eugene Street

Existing use: residential and vacant

Proposed use: 88 single family lot subdivision

Contact: John Holcomb, Kimley-Horn and Justin Saverin, Bridge Tower Homes

11:00am – 11:45am

2021-4062 Sketch Plan Oakwood Park Multifamily

Address: 2943 W. Vandalia Road

Existing use: vacant land

Proposed use: multifamily housing

Contact: Affordable Housing Management, 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
Monday, December 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:

3. Consent Agenda:

4. Business Agenda:

A. 2021-3597 Unified Development Plan

Addresses: 3901, 3915, 3919 N. Church Street

Existing use: convenience store, vacant, residential

Proposed use: office, retail, multifamily, self-storage

Contact Mike Venable, CPT Engineering; Luke Carter, Senior Planner, COG:

B. 2021-3476 Unified Development Plan

Addresses: 4453 and 4417 McConnell Road

Existing use: agricultural

Proposed use: Planned Unit Development

Contact: Lee Bryant, 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, December 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:

3. Consent Agenda:

4. Business Agenda:

A. Proposed Annexation

Address: 4618 Hicone Road – 0.73 of an acre

Existing use: single family

Proposed use: annexation into the Corporate Limits, proposed for commercial

Owner/applicants: Michael and Chris Bryant

Staff contact: Steve Galanti, Current Planning Manager

See attachment

B. Type 2 Modification for Holt's Chapel Subdivision

Plan tracking reference no. 2021-3473

Address: 4109 Holts Chapel Road, portion of area at Kelly Court

Summary of request: Maintain 50' minimum lot width to allow for uniform construction and

development of the proposed houses; this modification would also allow 9' of land and 20'

respectively for proposed Lots 5 and 6, would only be 4.5 and 11% increase beyond 200' depth

Modification from LDO 30-13-3.4 regarding lots having a depth greater than 4 times their width (at

required fronts setback)

Contact: Christian Vestal, Summey Engineering

See attachment

C. 2021-1423 Burlington Road Warehouse

Address: 3315 and 3401 Burlington Road – 14.9 acres

Existing use: vacant

Proposed use: new warehouse and parking lot

Proposed GFA: 100,000 sq.ft., Proposed BUA: 6.42 acres

Contact: LDJ Global Strategies

Conditional Approvals

Utilities-Sewer: *See e-plan for comments*

Watershed Protection-Stormwater: *Please address comments on cover sheet, C-303, C-605 regarding the riprap pad size (apron thickness)*



D. 2021-2024 Preliminary Plan Redhill Pointe Barn Tract

Address: 3701 Groometown Road – 9.059 acres

Existing use: old horse showgrounds

Proposed use: preliminary plat; Lot 3 to be dedicated to neighboring church; sidewalk to be repaired and replaced or will include installation of sidewalk on damaged areas; wood barn to be dedicated to Preservation Greensboro Development Fund, Inc; unused driveways to be closed

Contact: Affordable Housing Management and Borum, Wade and Associates

Conditional Approvals

Stormwater Conveyance: drainage easement labeling comment must be addressed

Watershed Protection-Stormwater: see e-plan

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, December 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. 2021-2024 Preliminary Plan Redhill Pointe Barn Tract

Address: 3701 Groometown Road – 9.059 acres

Existing use: old horse showgrounds

Proposed use: preliminary plat; Lot 3 to be dedicated to neighboring church; sidewalk to be repaired and replaced or will include installation of sidewalk on damaged areas; wood barn to be dedicated to Preservation Greensboro Development Fund, Inc; unused driveways to be closed

Contact: Affordable Housing Management and Borum, Wade and Associates

Conditional Approvals

Stormwater Conveyance: drainage easement labeling comment must be addressed

Watershed Protection-Stormwater: see e-plan

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, December 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:

3. Consent Agenda:

4. Business Agenda:

A. 2021-1908 Reedy Fork Industrial

Address: 5955 Summit Avenue – 146.13 acres

Existing use: vacant, Existing BUA: 0.07 of an acre

Proposed use: industrial; Proposed GFA: 1,376,400 sq. ft., Proposed BUA: 68.58 acres

Contact: SL Reedy Fork, LLC/Orsborn Engineering Group

Conditional Approvals

Stormwater Conveyance:

See sheets C3.3 and C3.5 for drainage easement that needs to be extended due to the change in the public storm alignment. Easement comment must be addressed before final TRC approval.

Watershed Protection-Stormwater:

Plan cannot get full TRC approval until the following has been met: 1) The plan shows correct stream improvements along Summit Avenue. 2) LNPA for stream buffer disturbances is accepted. 3) Proof/receipt of purchase for the buffer mitigation credits is submitted to Stormwater. 4) The Stream Buffer Disturbance Authorization Certificate is released from Stormwater.

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website