



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Monday, January 3, 2022 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

2021-4167 Sketch Plan McConnell Center Drive Modifications

Address: 4747 McConnell Center Drive

Existing use: light industrial

Proposed use: light industrial with new driveway, knox boxes, realigning easements, etc.

Contact: William Heintz, Kimley-Horn

11:00am – 11:45am

2021-4179 Sketch Plan Global Stone Impex–

Address: 3311 Sandy Ridge Road

Existing use: vacant

Proposed use: single-family residence conversion to an office, outdoor product storage and sales and display

Contact: Jacob Moore, Timmons Group

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, January 6, 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. 2021-1624 Carolina Center for ABA Office

Address: 1018 Carolina Street – 0.64 of an acre

Existing use: vacant; Proposed use: office and revised parking lot

Proposed GFA: 5,530 sq. ft., Proposed BUA: 18,648 sq. ft.

Contact: Ryan Gibson, CCABA/Jacob Moore and Hannah Harris, Timmons Group

Additional information: minor change to the enclosure around the trash totes. The Architect is going to specify a wooden fence enclosure instead of the "Covrit" product. No dumpsters were proposed, no additional BUA proposed; electronic plan review shows newest version with this minor change

Conditional Approvals

Utilities-Sewer: *Comments on page C-200*

Zoning: *Cross-access easement must be recorded as a condition of TRC site plan approval.*

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, January 7, 2022 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. 2018-2492 Enterprise Park Plan Renewal – TABLE VOTE

Address: 665 Brigham Road – 11.61 acres

Existing use: vacant

Proposed use: commercial warehouse, Proposed BUA: 8.39 acres

Contact: Kelway Howard, Stimmel

Brief description of vote: TRC plan approval is effective for 2 years. In the case of this plan, the approval expired on November 19, 2021. Per engineer, no changes are being proposed, they are requested re-approval past the 2-year period in order to complete the utility permitting through Engineering; site is also under new ownership. Please 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, January 10, 2022 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

2021-4149 Sketch Plan Hayden Park Townhomes

Address: 3205 W. Friendly Avenue

Existing use: residential

Proposed use: townhomes (23 townhomes)

Contact: Mike Venable and Chuck Truby, CPT Engineering

3. Consent Agenda:

4. Business Agenda:

A. 2021-1977 Greenlea Shell Building 2

Address: 7901 Indlea Point – 22.88 acres

Existing use: undeveloped

Proposed use: unoccupied shell/warehouse - building will remain unoccupied

Proposed GFA: 210,600 sq. ft., Proposed BUA: 8.78 acres

Contact: Matt Johnson, Triad Design Group

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, January 11, 2022 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

2022-0004 Sketch Plan 8817 W. Market Street office trailer

Address: 8817 W. Market Street

Existing use: industrial manufacturing door products (Endura Products)

Proposed use: 56' x 24' office trailer

Contact: Brent Cockrum, FEI Consulting

3. Consent Agenda:

4. Business Agenda:

A. 2019-2745 Wet 'N' Wild Bombs Away Minor Revisions to Impervious Surface –

TABLE VOTE

Address: 3910 S. Holden Road – 41.7 acres

Existing use: Wet 'N' Wild Emerald Pointe attraction

Proposed change: impervious surface area changes noted on attachment

Contact: Ravindra Bissram, FEI Consulting

See attachment

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, January 13, 2022 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

2022-0034 1902 Westridge Rd Office

Address: 1902 Westridge Rd.

Existing use: residential house

Proposed use: conversion of residence to an office

Contact: Karen Bolyard, Bolyard Real Estate 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

Friday, January 14, 2022 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

2022-0052 Sketch Plan Gas Station Facility for 2100 Martin Luther King, Jr. Drive

Address: 2100 Martin Luther King Jr. Drive

Existing use: automotive business

Proposed use: gas station with convenience store

Contact: Ravindra Bissram, FEI Consulting

3. Consent Agenda:

4. Business Agenda:

A. Easement Release

Address: 4 Benjamin Court

Proposal: Release of 78 sq. ft. area within a Drainage Maintenance and Utility Easement (DMUE) & 20' access easement around bio-cell and 15' beyond; Plat reference: Plat Book 192, Page 145

Contact: Joe Gonzalez, D. Stone Builders

See attachments

B. 2019-2745 Wet 'N' Wild Bomb's Away Minor Changes – TABLE VOTE

Address: 3910 S. Holden Street – 41.7 acres

Existing use: waterpark with various attractions

Proposed update to BUA: approximately 415 sq. ft. of new BUA

Contact: Ravindra Bissram, FEI Consulting

See attachment

C. 2021-3269 Mt. Pisgah United Methodist Church Minor Update – TABLE VOTE

Address: 2600 Pisgah Church Road

Existing use: church, picnic shelter

Proposed update to BUA: sidewalk connections from picnic shelter

Contact: Kenny Marlow

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
Tuesday, January 18, 2022 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

2022-0041 Sketch Plan Peck K-8 Expeditionary School

Address: 1601 W. Florida Street

Existing use: elementary school

Proposed use: new school building, Proposed GFA: 129,000 sq. ft.

Contact: Tori Small, Westcott Small and Associates

3. Consent Agenda:

4. Business Agenda:

A. 2019-2745 Wet 'N' Wild Bomb's Away Minor Changes – TABLE VOTE

Address: 3910 S. Holden Street – 41.7 acres

Existing use: waterpark with various attractions

Proposed update to BUA: approximately 415 sq. ft. of new BUA

Contact: Ravindra Bissram, FEI Consulting

See attachment

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, January 20, 2022 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

2022-0041 Sketch Plan Peck K-8 Expeditionary School

Address: 1601 W. Florida Street

Existing use: elementary school

Proposed use: new school building, Proposed GFA: 129,000 sq. ft.

Contact: Tori Small, Westcott Small and Associates

3. Consent Agenda:

4. Business Agenda:

A. 2019-2745 Wet 'N' Wild Bomb's Away Minor Changes – TABLE VOTE

Address: 3910 S. Holden Street – 41.7 acres

Existing use: waterpark with various attractions

Proposed update to BUA: approximately 415 sq. ft. of new BUA

Contact: Ravindra Bissram, FEI Consulting

See attachment

B. 2021-1624 Carolina Center for ABA Office

Address: 111 W. Wendover Avenue – 0.64 of an acre

Existing use: vacant paved site

Proposed use: office building, Proposed GFA: 5,530 sq. ft., Proposed BUA: 18,539 sq. ft.

Contact: Ryan Gibson, CCABA/Jacob Moore and Hannah Harris, Timmons

Conditional Approval

Utilities-Sewer: site plan sheet C-200

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, January 21, 2022 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

2022-0107 Sketch Plan Medical Office Upfit

Address: 2704 Battleground Avenue

Existing use: restaurant

Proposed use: medical office

Contact: Eddie MacEldowney, Davis Martin Powell

11:00am – 11:45am

2022-0124 Sketch Plan Cork and Grind

Address: 5103 Mackay Road

Existing use: bank

Proposed use: coffee and wine bar

Contact: Jeffrey Kelleher, Keller Williams One

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, January 24, 2022 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

2022-0132 Sketch Plan 5859 Old Oak Ridge Road

Address: 5859 Old Oak Ridge Road

Existing use: single family

Proposed use: office building

Contact: Jonathan Wade with Borum, Wade and Associates

3. Consent Agenda:

4. Business Agenda:

A. Proposed Annexation

Address: 3901 US Highway 29 North – 0.51 of an acre

Existing use: single family

Proposed use: single family

Owner/applicants Azucena Rodriguez Nieto

Staff contact: Steve Galanti, Current Planning Manager

See attachment

B. Proposed Annexation

Address: 4607 Trailwood Drive – 0.99 of an acre

Existing use: single family

Proposed use: commercial

Owner/applicants: James R. Kirkpatrick Family Revocable Trust

Staff contact: Steve Galanti, Current Planning Manager

See attachment

C. Proposed Annexation

Address: 3610 McConnell Road – 3.53 acres

Existing use: single family

Proposed use: light industrial

Owner/applicants: Angela L. and John E. Welch

Staff contact: Steve Galanti, Current Planning Manager

See attachment



D. Proposed Annexation

Address: 1404 Youngs Mill Road – 1.66 acres

Existing use: vacant

Proposed use: single family

Owner/applicants: Lecole N. and Kenric G. Nichols

Staff contact: Steve Galanti, Current Planning Manager

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
Tuesday, January 25, 2022 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

2022-0149 Sketch Plan Fellowship Hall Parking Addition

Address: 4619 McKnight Mill Road

Existing use: healthcare/rehab facility

Proposed use: healthcare/rehab facility parking lot expansion

Contact: Jonathan Wade, 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

Thursday, January 27, 2022 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. 2021-3633 Volvo Test Track Fence

Address: 7900 National Service Rd.

Existing use: test track

Proposed use: test track fence

Contact: Christina Yarborough, Fourth Elm

Conditional Approvals:

Utilities-Sewer

Watershed Protection

B. 2019-0742 Carolina Pines Re-Approval TABLE VOTE

Address: 2998 Alamance Road – 11.8 acres

Existing use: vacant

Proposed use: multi-family senior housing

Contact: Cameron General Contractors, Clay Buell

Note: This plan approval expired January 24, 2020 and the applicant is requesting that this plan be re-approved; per the applicant and attachment, no changes have been made since the original approval.

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, January 28, 2022 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. 2021-3633 Volvo Test Track Fence

Address: 7900 National Service Rd.

Existing use: test track

Proposed use: test track fence

Contact: Christina Yarborough, Fourth Elm

Conditional Approvals:

Utilities-Sewer

Watershed Protection

B. 2019-0742 Carolina Pines Re-Approval TABLE VOTE

Address: 2998 Alamance Road – 11.8 acres

Existing use: vacant

Proposed use: multi-family senior housing

Contact: Cameron General Contractors, Clay Buell

Note: This plan approval expired January 24, 2020 and the applicant is requesting that this plan be re-approved; per the applicant and attachment, no changes have been made since the original approval.

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, January 31, 2022 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. 10:00am to 10:45am

2022-0203 – Sketch Plan for Top Golf and Hotel

Address: 5120 Kellom Street – 30.05 Acres

Existing Use: Wooded/Single-Family Residential

Proposed Use: Golf Driving Range, Hotel, Retail Uses

Contact: Ross Godwin with Bowman Consulting

B. 11:00am to 11:45am

2022-0178 – Sketch Plan for Bridleton Ridge 2 Townhomes

Address: 3601-3603 and 3605 Lewiston Road – 8.299 Acres

Existing Use: Single-Family Residential/Vacant/Wooded

Proposed Use: 69 Townhomes

Contacts: Jonathan Wade with 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](mailto:Planning@greensboro.org) | [Greensboro Planning Website](http://www.greensboro.org/planning)