



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, February 1, 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

2022-0238 Sketch Plan BP Gas Station Renovation

Address: 2915 S. Elm-Eugene Street

Existing use: gas pumps and convenience store

Proposed use: gas pumps and convenience store updates

Contact: Christian Vestal and Mack Summey, Summey 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, February 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

2022-0209 Sketch Plan Range Properties Warehouse

Address: 717 Brigham Road

Existing use: Vacant

Proposed use: Warehousing, Storage, and Freight Handling

Contact: Eddie MacEldowney, Davis Martin Powell

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification

Reference: Exempt Plat 2021-3785

Address: 4215 Cox Place

Existing use: Residential

Proposed use: Residential

Brief description of request: This is a request for a Type 2 Modification to allow new R-5 zoned single family residence to be buildable in the Northern portion of Lot 2. Existing AT&T ROW prevents proposed lot from meeting buildable area requirements.

Contact: Dylan Stutts

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, February 4, 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

2022-0219 Sketch Plan GCS VPA K-5 School

Address: 2200 Randall St

Existing use: Elementary School

Proposed use: Elementary School

Contact: Juhann Waller and Montell Sparrow – JC Waller and Associates

3. Consent Agenda:

4. Business Agenda:

A. 2021-1693 Rooms To Go Expansion

Address: 4206 W Wendover Ave - 2.714 Acres

Existing use: Commercial - GFA 27,218 sq. ft., Existing BUA: 99,209 sq. ft.

Proposed use: Commercial - GFA 36,578 sq. ft., Proposed BUA: 11,305 sq. ft.

Contact: Rick Ringler, Adam Carroll with Timmons Group

Conditional Approvals:

Fire Prevention

Stormwater Conveyance: See sheet C-400

B. 2020-2426 – Preliminary Subdivision Villas at Strawberry Creek

Address: 4007 Straw Hat Rd -12.1 Acres

Existing use: Wooded/Vacant, Existing BUA: 14,172 sq. ft.

Proposed use: 83 Townhomes

Contact: Mike Otto with Borum Wade and Associates

Conditional Approvals:

Watershed Protection: Verification of corrected pages

5. Discussion Items:

6. Adjournment

For more information, please contact:



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, February 8, 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

2022-0289 Sketch Plan Brooks Global Studies Elementary School

Address: 3701 Parkwood Dr. – 7.57 acres

Existing use: Vacant-prior Elementary School

Proposed use: New Elementary School Building

Contact: Keith Downing with DLH Design

11:00-11:45am

2022-0238 Sketch Plan for BP Gas Station Renovation

Address: 2915 S. Elm-Eugene St.- 0.92 of an acre

Existing use: Gas pumps and convenience store

Proposed use: Gas pumps and convenience store, new building - GFA 4,000 sq. ft.

Contact: Christian Vestal and Mack Summey with Summey Engineering

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification

**Plan reference: 2022-0005 Revised Unified Development Plan for
McConnell Road Preliminary Subdivision (also reference 2021-1569)**

Address: 5200 McConnell Rd

Existing use: vacant, agriculture, existing single family

Proposed use: single family attached & detached subdivision

Brief summary: The modification is to reduce the minimum required single family lot sizes from 52' wide to 40' wide. The modification also reduces the minimum allowed square footage of single family lots to 4,400 square feet from 6,240 square feet as previously approved. Total number of lots will be the same with increased open space; LDO reference: 30-7-2

Contact: Beth Blackmon with Timmons Group

See attachments



B. 2021-3714 Preliminary Plan Pompano Townhomes Revision (reference 201-2200)

Address: 609 Pompano Dr. – 5.45 acres

Existing use: old restaurant (burned)

Proposed use: 26 townhome units

Existing BUA: 1.17 acres, Proposed BUA: 1.65 acres

Contact: Hugh Creed Associates, Inc, PA

Conditional Approval:

Fire Prevention

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, February 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

2022-0307 Sketch Plan Walkable Lifestyles Mixed-Use Development

Address: 2210 Tennyson Dr. and 3521 Battleground Ave - 10.58 acres

Existing use: Single-Family Residential

Proposed use: Mixed-Use Multi-Family Residential and Retail

Contacts: Mike Venable and Chuck Truby with CPT Engineering

11:00-11:45am

2022-0305 Sketch Plan for Eagles Edge Preliminary Subdivision

Address: 138 Elsielee Road (13 single-family lots)

Existing use: Residential, vacant

Proposed use: Single-Family Residential (13 single-family lots) north side of the creek

Contact: Wiley Sykes with Sykes and Sykes of Greensboro, Chuck Jones with O'Ferrell LLC

3. Consent Agenda:

4. Business Agenda:

A. 2021-3714 Preliminary Plan for Pompano Townhomes Revision (ref. 2018-3714)

Address: 609 Pompano Dr. – 5.45 acres

Existing use: old restaurant (burned)

Proposed use: 26 townhome units

Existing BUA-1.17 acres, Proposed BUA- 1.65 acres

Contact: Mary Smith with Hugh Creed Associates, Inc., PA

Conditional Approval:

Fire Prevention

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, February 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

2022-0315 Sketch Plan for McConnell Ridge Townhomes

Address: 3530 and 3534 McConnell Rd – 21.67 Acres

Existing use: Vacant

Proposed use: Residential Multi-Family (86 Townhomes)

Contacts: Allison Averette and Chad Abbott with C3 Design and Engineering

3. Consent Agenda:

4. Business Agenda:

A. 2021-0423 Preliminary Subdivision for Murraylane Road

Address: 409 Murraylane Rd – 2.874 acres

Existing use: Single Family Residential

Proposed use: Creating 4 Single Family Lots

Contact: Rich Glover with Jamestown Engineering Group and Arnold Sykes with O’Ferrell LLC

Conditional Approval:

Utilities-Sewer

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, February 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

2022-0347 Sketch Plan for The Pilot at Sedgefield

Address: 5440 High Point Road – 42.48 Acres

Existing use: Vacant, wooded

Proposed use: Mixed Use - Commercial, Residential (312 apartment units and 58 single-family lots)

Contacts: Adam Carroll with Timmons Group

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification Plan Reference: 2022-0005 Revised Unified Development Plan for McConnell Road Preliminary Subdivision (also reference 2021-1569)

Address: 5200 McConnell Road

Existing use: vacant, agriculture, existing single family

Proposed use: single family attached and detached subdivision

Brief summary: The modification is to reduce the minimum required single family lot sizes from 52' to 40' wide. The modification also reduces the minimum allowed square footage of single family lots to 4,400 square feet from 6,240 square feet, as previously approved. Total number of lots will be the same with increased open space; LDO reference: 30-7-2

Contact: Beth Blackmon with Timmons Group

See attachments

Conditional Approval:

Stormwater, Fire Prevention

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](http://www.greensboroplanning.com)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, February 15, 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

2022-0350 Sketch Plan for Growin Green Warehouse and Storage

Address: 228 Little Santee Road –5.38 Acres

Existing use: John's Plumbing and Vacant

Proposed use: Landscaping Business, Warehouse and Storage

Contacts: Brent Cockrum with Fleming Engineering

11:00am – 11:45 am

2022-0370 Sketch Plan for 6314 W Market Junked Vehicles

Address: 6312, 6314, 6318 W Market St, 102 Stage Coach Trail – 5.12 Acres

Existing Use: Vehicle Sales and Service, Vehicle Storage

Proposed Use: Vehicle Sales and Service, Junk Yard

Contacts: Nevzeta Rahmati

3. Consent Agenda:

4. Business Agenda:

A. Site Plan for 2022-3666 Classic Construction Wood Shop

Address: 3110 N Church Street - 6.807 Acres

Existing use: Vacant, Wooded

Proposed use: Two building (pre fab) warehouse and cabinet wood shop 4,000 sq. ft. GFA

Contact: James McGinley with Borum Wade and Associates, P.A.

Conditional Approval:

Watershed Protection, Transportation

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, February 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

2022-0400 Sketch Plan for 730 Brigham Road Warehouse

Address: 704, 706, and 730 Brigham Rd – 25.05 Acres

Existing use: Vacant/Undeveloped and Single Family Residential

Proposed use: 251,100 sf Warehouse and Distribution

Contacts: Luke Dickey and Gaines Hunter with Stimmel Associates, PA

11:00am – 11:45 am

2022-0396 Sketch Plan for Flemingfield Townhomes

Address: 138 Flemingfield Rd – 8.7 Acres

Existing Use: Agricultural, Vacant/Wooded

Proposed Use: 60 Townhomes

Contacts: Savannah Page and Paul Pennell with Urban Design Partners

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, February 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

2022-0380 Sketch Plan for 2717 E Market St (See 2021-0999)

Address: 2717 E Market St -.33 Acres

Existing use: Church

Proposed use: Combination of Church and Used Car Dealership on one lot

Contacts: Samuel Oduntan

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

Tuesday, February 22, 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

2022-0387 Sketch Plan for Prelim Subdivision of 1704 Dodson St (See 2022-0354)

Address: 1704 Dodson St -1.4 Acres

Existing use: R-5 Single Family Homes

Proposed use: R-5 Single Family Homes

Contacts: Sergio Luna with Nixon Surveying

3. Consent Agenda:

4. Business Agenda:

2021-1558 UDP for Bailey Village at New Downtown East (United House of Prayer)

Address: 900 East Market Street – 13.7 Acres

Existing Use: Vacant

Proposed Use: Multi-Use Residential/Commercial

Contacts: Juhann Waller with JC Waller and Associates, PC

Conditional Approval: Design Review

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

Thursday, February 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

2022-0457 Sketch Plan for 400-424 E Market Street Restaurant and Pub

Address: 400-424 E Market St

Existing use: Retail, Service, Restaurant

Proposed use: Retail, Service, Brewery, Parking

Contact: Ben Strag

11:00am – 11:45am

2022-0492 Sketch Plan for Labor Panes Triad

Address: 8921 W Market St - 0.27 Acres

Existing Use: Agricultural, Single-Family Residential

Proposed Use: Office, Storage, and Parking for Window Cleaning Company

Contact: Justin Kohns with LP Triad Inc

3. Consent Agenda:

4. Business Agenda:

A. PL(P) 22-06 Proposed Annexation

Address: A Portion of 138 Flemingfield Road – 9.4 Acres

Existing use: Vacant

Proposed use: Single family

Owner/applicants: Jim Allen, Inc

Staff contact: Steve Galanti, Current Planning Manager

See attachment

B. PL(P) 22-08 Proposed Annexation

Address: 4000, 4012, 4022, 4040, 4044, and 4054 Randleman Road and 4800, 4806, 4808, 4810, 4811, 4812, and 4816 Coefield Road – 108.89 Acres

Existing use: Single family

Proposed use: Multi-family

Owner/applicants: Molly Fox, James Doggett, Jack Doggett, Doggett Farm, LLC

Staff contact: Steve Galanti, Current Planning Manager

See attachment



C. Type 2 Modification

Reference 2021-0285 Exempt Plat for MM Fowler Recombination

Address: 2200 Merritt Dr and 4200 W Gate City Blvd – 1.17 Acres

Existing Use: Retail and Commercial

Proposed Use: Additional Gas Pumps for Gas Station at 4400 W Gate City Blvd

Modification: lot line and street

Contacts: Joey Fuller with Triangle Surveyors

See attachment

D. 2021-3417- Immunotek Bio Centers Plasma Donation Center

Address: 4536 W Market St- 1.19 Acres

Existing Use: Commercial Building 13,200 SF

Proposed Use: Plasma Donation Center- 9,000 SF

Contact: Bill Ackal and Chase Wooley with Ackal Architecture APC

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, February 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

2022-0508 Sketch Plan for Ray Self Storage Spring Garden Phase 2

Address: 3111 Spring Garden St - .77 Acres

Existing use: Parking/Storage

Proposed use: Self Storage Units

Contact: Andrew Christ with 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

Monday, February 28, 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

2022-0509 Sketch Plan for Rotherwood Development

Address: 1209-T, 1211, 1215, 1217 Rotherwood Rd – 33.61 Acres

Existing use: Vacant – Zoned Commercial and Light Industrial

Proposed use: Offices and Warehouse Buildings for Supply Storage

Contact: Andrew Christ with 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](#)