



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, March 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

2022-0543 Sketch Plan for Party Reflections Expansion

Address: 308 Friendship Drive - 3.93 Acres

Existing use: Industrial – Event Company

Proposed use: New Truck Parking of 3,065 SF, and Potential Building Expansion of 12,404 SF

Contact: Chad Abbott and Allison Averette with C3 Design & Engineering, PLLC

3. Consent Agenda:

4. Business Agenda:

A. 2022-0382 Tiger Leather Revision (See 2020-0654)

Address – 2810 Twining Rd – 5.79 Acres

Existing use: Vacant

Proposed use: Industrial – Warehouse/Storage (Leather Receiving/Cutting/Dist. Facility)

Revision Details: Changes to parking and Stormwater Management

Contact: Ryan Thompson with Landmark Builders

Conditional Approvals

Watershed Protection

Solid Waste

Building

Fire

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, March 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

2022-0580 Sketch Plan for Randleman Crossing Apartments

Address: 2813, 2815, 2823 Randleman Rd – 15.5 Acres

Existing use: Vacant, Single-Family Residential

Proposed use: Residential Multi-Family (232 Apartments)

Contact: Vamsheedhar Devarishati with NAVA Realty, LLC

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

Friday, March 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:

3. Consent Agenda:

4. Business Agenda:

A. PL(P) 22-07 Proposed Annexation

Address: A Portion of 6462, 6468, and 6468-ZZ US Highway 29 North – 111.74 Acres

Existing use: Vacant

Proposed use: Single family

Owner/applicants: William G. Rudd Jr. Rev Trust and Herbert William Kennedy Enterprises, LLC

Staff contact: Steve Galanti, Current Planning Manager

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, March 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

2022-0593 Sketch Plan for 224 College Rd Townhomes

Address: 224, 226, 228 College Rd – 1.49 Acres

Existing use: Single Family Residential

Proposed use: 13 Townhome units

Contact: Rick Ringler with Timmons Group

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, March 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

2022-0671 Sketch Plan Multifamily Apartments Koger Blvd and Marithe Court

Address: 6 Marithe Court

Existing use: undeveloped land/vacant

Proposed use: multifamily apartments

Contact: Gaines Hunter and Luke Dickey, Stimmel Associates

11:00am – 11:45am

2022-0675 Sketch Plan Multifamily Apartments 409 Guilford Avenue

Address: 409 Guilford Avenue

Existing use: single family

Proposed use: multifamily

Contact: Chuck Truby and Tim Lauer, CPT Engineering

3. Consent Agenda:

4. Business Agenda:

A. 2020-0767 Preliminary Subdivision Firewood Drive

Address: 6006-6010 Firewood Trail – 1.57 acres

Existing use: single family residential

Proposed use: single family residential

Existing GFA: 1,680 sq. ft., Existing BUA: 2,900 sq. ft.

Proposed GFA: 7,200 sq. ft., Existing BUA: 3,000 sq. ft.

Contact: M&J Developers and Joseph G. Stutts, PLLC

B. 2021-3486 Syngenta Swing Road Addition

Address: 410-L S. Swing Road – 70.24 acres

Existing use: office/lab

Proposed use: office/lab

Existing GFA: 121,557 sq. ft., Existing BUA: 4.70 acres

Contact: Martin Hebrank, PE, Sepi, Inc.

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, March 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:

A. 10:00am to 10:45am

2022-0688 – Sketch Plan New Coffee Shop E. Cone Blvd

Address: 2101 E Cone Blvd – 0.918 Acres

Existing Use: Car Wash

Proposed Use: Coffee Shop

Contact: Kevin Pulis with Tarr Group LLC

3. Consent Agenda:

4. Business Agenda:

A. 2021-3399 – Preliminary Subdivision for Asher Townhomes

Address: 1912 Trosper Rd – 12.76 Acres

Existing Use: Single-Family Residential/Wooded

Proposed Use: 30 Townhomes

Contact: Mary Smith with Hugh Creed Associates Inc

B. 2021-4121 - Atlantic Packaging Office Addition

Address: 3900 Spring Garden Street – 20.54 Acres

Existing Use: Light Industrial Warehousing/Office

Proposed Use: Office Addition

Contacts: Christian Vestal and Mack Summey with Summey Engineering

Conditional Approvals:

Planning – Please change zoning designation on TRC coversheet from CP to CD-LI

Watershed Protection/Stormwater – PLEASE CORRECT % FOR THE TOTAL RESULTING BUA ON THE COVER SHEET.

C. 2021-1724 – Popeyes West Market Street

Address: 4901 W Market Street – 0.87 Acres

Existing Use: Vacant

Proposed Use: Drive-Thru Restaurant

Contacts: Mack Summey and Zach Gardner with Summey Engineering

Conditional Approvals:

Watershed Protection/Stormwater - COMMENTS WERE ADDRESSED VIA EMAIL. THE PLAN



IS CONDITIONALLY APPROVED TO ENSURE THE CORRECTED PAGES ARE UPLOADED TO THE SET FOR TRC FINAL VOTE.

5. **Discussion Items:**

6. **Adjournment**

For more information, please contact: *Planning Department* (336) 373-2144 | [Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, March 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:

3. Consent Agenda:

4. Business Agenda:

A. 2021-1724 Popeyes West Market Street

Address: 4901 W. Market Street – 0.87 acres

Existing use: vacant

Proposed use: drive-thru restaurant

Proposed GFA: 3,032 sq. ft., Proposed BUA: 0.58 of an acre

Contact: Summey Engineering

Conditional Approvals

Watershed Protection/Stormwater: Corrected pages needed for final vote

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, March 17, 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

2022-0733 Sketch Plan for Abbotswood Campus Security Improvements

Address: 3504 Flint St – 19.341 Acres

Existing use: IMUD – Assisted Living

Proposed use: 3 new security entrances for Assisted Living IMUD

Contacts: Kenny Marlow with Borum Wade & Associates

3. Consent Agenda:

4. Business Agenda:

A. PL(P) 22-07 Proposed Annexation

Address: A Portion of 6462, 6468, and 6468-ZZ US Highway 29 North – 111.74 Acres

Existing use: Vacant

Proposed use: Single Family

Owner/applicants: William G Rudd Jr. Rev Trust and Herbert William Kennedy Enterprises, LLC

Contact: Steve Galanti, Current Planning Manager

5. Discussion Items:

6. Adjournment

For more information, please contact:

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, March 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

2022-0746 Sketch Plan for Brickhouse Corner

Address: 5026 Burlington Rd – 9.47 Acres

Existing use: Industrial

Proposed use: Warehouse, Office

Contacts: Ty Chapman and Steve Gentry - owner

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, March 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

2020-0465 Spring Street Apartments at 523 N Spring St

Address: 523 N Spring Street

This meeting is to discuss outstanding TRC review comments from the last submittal of the plan.

Contacts: Seth Marshall, Zach Matheny, Triad Design Group

11:00am – 11:45am

2020-0727 Sketch Plan for Clapp Farm Industrial Site

Address: 4721, 4721zz, 4742, 4749, Old School Rd 3711, 3713, 3725, 3739, 3751 McConnell Rd - 914,000 sf BUA

Existing use: Agriculture

Proposed use: Warehouse, Distribution

Contacts: Adam Carroll with Timmons Group

3. Consent Agenda:

4. Business Agenda:

A. 2021-4257 Staff Zone Office Building

Address: 617 N English St - .675 Acres

Existing use: Commercial - GFA 5,353 sq. ft., Existing BUA: 21,735 sq. ft.

Proposed use: Office- GFA 3,570 sq. ft., Proposed BUA: 20,023 sq. ft.

Contact: Andrew Christ with Fleming Engineering, INC.

Conditional Approvals:

Solid Waste

Fire Prevention

B. 2021-0150 - UDP for Randleman Road Subdivision

Proposed Use: Single and Multi-family Residential

Contact: Brent Nesom with Fleming Engineering

Conditional Approvals:

Plat Reviewer – Planning

Zoning

5. Discussion Items:

6. Adjournment



For more information, please contact:

Planning Department

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, March 22, 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

2022-0781 Sketch Plan for Brass Eagle Loop Multi-family

Address: 5806 Brass Eagle Loop – 8.99 Acres

Existing use: Residential

Proposed use: Multi-Family

Contacts: Alex Quate with RE/MAX of Greensboro & 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

Thursday, March 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

2022-0847 Sketch Plan for Clean Wheels Car Wash Revision

Address: 2007 E Wendover Ave - .72 Acres

Existing use: Carwash

Proposed use: New Carwash

Contacts: Jarrett Senkbeil with On Site Civil and Hill Dubose with Dub Properties

3. Consent Agenda:

4. Business Agenda:

A. 2022-0418 P&G Confidential Project Revision (See 2021-3038)

Address: 100, 102, And 104 S Swing Rd – 52,192 Acres

Existing use: Manufacturing – GFA 542,900 sq. ft., Existing BUA: 25.03 Acres

Proposed use: Manufacturing Expansion- GFA 90,327 sq. ft., Proposed BUA: 4.83 Acres

Contact: Allan Hill with Triad Design Group

Conditional Approvals:

Solid Waste

Watershed Protection

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, March 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

2020-0465 Sketch Plan for S. Elm-Eugene St Multi-Family

Address: 4007 S Elm-Eugene St – 30.53 Acres

Existing use: Vacant, wooded

Proposed use: Multi-family Residential and Commercial

Contacts: Jonathan Wade and Gene Mustin with Borum Wade and Associates

11:00am – 11:45am

2022-0842 Sketch Plan for Kings Mill Tire Shop

Address: 2400 Kings Mill Rd - .43 Acres

Existing use: Vacant

Proposed use: Tire/auto shop

Contacts: John Anderson with A1A Architect

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, March 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:

3. Consent Agenda:

4. Business Agenda:

A. 2022-0066 Freedom Cornerstone Park

Address: 610 Percy St - .83 Acres

Existing use: Vacant

Proposed use: Park- Proposed BUA: 7,146 sq. ft.

Contact: Chuck Boecker with Withers Ravenel

Conditional Approvals:

Watershed Protection

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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