



\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**

**Friday, April 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:**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2021-1883 IH Caffey HQ Warehouse Expansion**

**Address: 8749 W Market St – 15.68 Acres**

**Existing use: Warehouse/Office - GFA 102,958 sq. ft., Existing BUA: 7.93 Acres**

**Proposed use: Warehouse/Office- GFA 13,256 sq. ft., Proposed BUA: 1.14 Acres**

**Contact: Ken Binkley with Stimmel Associates, P.A.**

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

**(336) 373-2144**

**[Greensboro Planning Website](#)**



\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**

**Monday, April 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**

**2022-0954 Truist 2.0 – Boat House**

**Address: 7703 Airport Center Drive**

**Existing Use: Commercial**

**Proposed use: Commercial**

**Contacts: Kelway Howard with Stimmel Associates, P.A.**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. PL(P) 22-09 Proposed Annexation**

**Address: 5835 W Gate City Blvd – 9.96 Acres**

**Existing use: Vacant**

**Proposed use: Commercial**

**Owner/applicants: Goodwill Industries of Central North Carolina, Inc.**

**Contact: Steve Galanti, Current Planning Manager**

**B. PL(P) 20-10 Proposed Annexation**

**Address: 5026 Burlington Rd – 9.47 Acres**

**Existing use: Light Industrial**

**Proposed use: Light Industrial**

**Owner/applicants: Estate of Elizabeth Ann Norris**

**Contact: Steve Galanti, Current Planning Manager**

**C. PL(P) 22-11 Proposed Annexation**

**Address: 5520, 5520-YY, 5524, 5600, and 5600-ZZ Sapp Road and 817-YY, 819, 823, 827, 827-ZZ, 827-Z, 827-ZZ1, and 829 Guilford College Road – 12.5 Acres**

**Existing use: Single Family**

**Proposed use: Indoor/outdoor recreation and residential**

**Owner/applicants: Gail Shepherd, Carter Shepherd, John Carroll, Shannon Carroll, Beth Carroll,**

**Paul Hilton Living Trust Agreement, Paul Hilton, Gertrude Jones Estate, Matthew Tedder,**

**Chelsea Sheppard**

**Contact: Steve Galanti, Current Planning Manager**

**D. PL(P) 22-12 Proposed Annexation**

**Address: 908, 912, 916, 916-ZZ, and 942-ZZ Edgemont Road – 111.9 Acres**

**Existing use: Single Family**

**Proposed use: Single Family and Multi-family**



Owner/applicants: Edgemont Road, LLC  
Contact: Steve Galanti, Current Planning Manager

**E. PL(P) 22-13 Proposed Annexation**

Address: 3607 Esterwood Road – 1 Acre  
Existing use: Vacant  
Proposed use: Multi-family  
Owner/applicants: Daly Management, LLC  
Contact: Steve Galanti, Current Planning Manager

**F. PL(P) 22-14 Proposed Annexation**

Address: 1691 Greenbourne Dr – 40.81 Acres  
Existing use: Vacant  
Proposed use: Multi-family / Office / Retail / Hotel  
Owner/applicants: Greenlea 68 Development, LLC  
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, April 5, 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**

**2022-0959 W Market Street Warehousing/Light Industrial**

*Address: 8746 W Market Street – 10.84 Acres*

*Existing Use: Vacant/Wooded*

*Proposed use: Warehouse/Light Industrial*

*Contacts: Rick Ringle with Timmons Group*

**11:00am – 11:45am**

**2022-0960 Spring Street Preliminary Subdivision**

*Address: 3333 Spring Street – 4.5 Acres*

*Existing Use: Single Family home*

*Proposed use: Single Family Residential Subdivision*

*Contacts: Bill Greco with Land Solutions of NC*

**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, April 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:**

**10:00am – 10:45am**

**2022- 1008 Sketch Plan for Brightwood School Road Subdivision**

**Address: 1920 Brightwood School Road – 19.37 Acres**

**Existing use: Vacant**

**Proposed use: 26 lot single-family subdivision**

**Contacts: Council Glenn with Frazier Glenn Investments**

**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, April 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**

**2022-0949 Sketch Plan for Lidl at 734 S Elm Street**

**Address: 734 S Elm St – 3.03 Acres**

**Existing use: Vacant**

**Proposed use: Grocery store**

**Contacts: Peter Doster with Bowman**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. Site Plan for 2021-1435 Linder Industrial Machinery Company**

**Address: 1299 and 1301 Youngs Mill Road – 33.79 Acres**

**Existing use: Vacant**

**Proposed use: Industrial 29,300 sq. ft. GFA**

**Contact: Delco Development Services, Don Curry and Ed Loeffler with The Curry Engineering Group, PLLC**

**Conditional Approval:**

**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**

**Tuesday, April 12, 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**

**2022-1027 Sketch Plan for Cedar Home Apartments**

**Address: 1913 and 1915 Cedar Fork Rd–1.39 Acres**

**Existing use: Vacant/wooded**

**Proposed use: Residential Multifamily (24 apartment units)**

**Contacts: Mia Zhu with GD Realty**

**11:00am – 11:45 am**

**2022-1055 Sketch Plan for Clapp Farms Road Preliminary Subdivision**

**Address: 204 and 226 Clapp Farms Rd –31.52 Acres**

**Existing Use: Single Family Residential and Agricultural**

**Proposed Use: Single Family Residential (125 lots)**

**Contacts: Matt Williams with Borum Wade and Associates**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2022-0679 Site Plan for Profession Trailer (See 2018-0229)**

**Address: 216 Little Santee Rd-15.31 Acres**

**Existing use: Vacant**

**Proposed use: Industrial 20,440 sq. ft. GFA**

**Contact: Paul Briggs with A1A**

**Conditional Approval:**

**Fire, Stormwater Conveyance, Transportation, Utilities Sewer**

**B. 2021- 0568 Site Plan for Lidl Grocery on Pisgah Church**

**Address: 3005 Martinsville Rd 3.2 Acres**

**Existing use: Vacant**

**Proposed use: Grocery Store 29,389 sq. ft. GFA**

**Contact: John Holcomb with Kimley-Horn**

**Conditional Approval:**

**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**

**Thursday, April 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**

**2022-1120 Sketch Plan for Islamic Center of Greensboro Additional Building**

**Address: 2023 Sixteenth St –3.98 Acres**

**Existing use: Religious Assembly**

**Proposed use: 5,297 SF new building**

**Contacts: Shermin Ata**

**11:00am – 11:45 am**

**2022-1111 Sketch Plan for McConnell Road Fire Station**

**Address: 4453 McConnell Rd - 1.08 Acres**

**Existing Use: Vacant**

**Proposed Use: Fire Station**

**Contacts: Michael Zimmerman**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. Site Plan for 2021-1654 Muirs Creek Preliminary Subdivision Revision (See 2020-0790)**

**Address: - 518 Muirs Chapel Rd -3.3 Acres**

**Existing use: Vacant- Existing BUA: .08 Acres. Proposed BUA: .41 Acres**

**Proposed use: 8 Townhomes**

**Contact: Anthony Lester with Evans Engineering**

**B. Easement Release 561 Pegg Rd**

**Address: 561 Pegg Rd**

**Proposal: 20' Sanitary Sewer Easement. Recording new replacement easement**

**Plat Reference: Plat Book 203, Page 91**

**Existing use: [example: residential lot for new single family house]**

**Staff Contact: Rachel McCook, Planner**

**See attachment**

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**



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\*\*\*\*\* AGENDA \*\*\*\*\*

**TECHNICAL REVIEW COMMITTEE MEETING**

**Monday, April 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**

**2022-1072 Sketch Plan for Brassfield Park Apts Expansion**

**Address: 1921 New Garden Rd – 28.1 Acres**

**Existing use: Existing Apartment Complex**

**Proposed use: 96 additional apartments with parking**

**Contacts: Ashton Smith with Kimley-Horn**

**11:00am – 11:45 am**

**2022-1093 Sketch Plan for 5701 W Gate City Blvd Auto Service**

**Address: 5701 W Gate City Blvd – 1.65 Acres**

**Existing Use: Vacant/Wooded**

**Proposed Use: Auto Repair and tire/accessory sales**

**Contacts: Will Swaringen and Tyler Thoorn with Bohler Engineering**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2021-2035 Preliminary Subdivision for 1300 Covered Wagon Rd**

**Address: 1300 Covered Wagon Rd – 9.75 Acres**

**Existing use: Vacant- Existing BUA: .02 Acres. Proposed BUA: 3.28 Acres**

**Proposed use: 34 Single family residential lots**

**Contact: Craig Nursey and Connor Peacock with DMP**

**Conditional approval: Watershed Protection**

**B. 2021-3854 Site Plan for Truist Leadership Institute**

**Address: 7807 Airport Center Dr**

**Existing use: Vacant**

**Proposed use: 86,093 SF Hotel and Conference Room Addition.**

**Contact: Scott Frye with Stimmel Associates, P.A.**

**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, April 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**

**2022-1131 Sketch Plan for a Storage Building at 7206 Cessna Dr**

**Address: 7206 Cessna Dr – 6.52 Acres**

**Existing use: Vacant**

**Proposed use: 3,000 SF Storage building**

**Contacts: Ravindra Bissram with FEI Consulting and Tripp Myrick with Myrick Construction**

**11:00am – 11:45 am**

**2022-1137 Sketch Plan for Kiser Middle School**

**Address: 716 Benjamin Parkway – 130.48 Acres**

**Existing Use: School**

**Proposed Use: New 180,000 SF Middle School**

**Contacts: Juhann Waller with JC Waller and Associates**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2022-0780 Site Plan for 4747 McConnell Center Drive Parking Modifications**

**Address: 4747 McConnell Center Dr – 23.53 Acres**

**Existing use: Warehouse - Existing BUA: 20.02 Acres. Proposed BUA: .03 Acres**

**Proposed use: Warehouse Parking Modifications**

**Contact: William Heintz with Kimley-Horn and Associates**

**Conditional approval: Watershed Protection, Solid Waste**

**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, April 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**

**2022-1139 Sketch Plan for a Replacement Modular Office on Burnt Poplar**

**Address: 6210 Burnt Poplar Rd – 5.81 Acres**

**Existing use: Vacant**

**Proposed use: 1913 SF replacement modular office building**

**Contacts: Ed Collins with ERCPE and Steve Teague with Salem Leasing Corp**

**11:00am – 11:45 am**

**2022-1171 Sketch Plan for Smith Street Apartments**

**Address: 800 W Smith St – 1.39 Acres**

**Existing Use: Commercial/Office**

**Proposed Use: 51 Apartment units**

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

**3. Consent Agenda:**

**4. Business Agenda:**

**A. Type 2 Modification**

**Reference 2022-0641 Townsend Trace Apartments**

**Address: 2571 Sixteenth St – 11.83 Acres**

**Existing use: Vacant/Wooded**

**Proposed use: Multi-family Residential**

**Modification: To allow for building lengths greater than 250 ft.**

**Contact: Ross Godwin with Bowman**

**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, April 25, 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 – 11:45 am**

**2022-1207 Sketch Plan for Truck and Trailer Repair and Storage**

**Address: 3014 Executive Dr – 58 Acres**

**Existing Use: Vacant/Wooded**

**Proposed Use: Industrial – New building and parking for trailer and truck repair**

**Contacts: Predrag and Vedrana Rasuo with Martin Investment, Inc.**

**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, April 26, 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**

**2022-1189 Sketch Plan for 3223 Horse Pen Creek Commercial**

**Address: 3223 Horse Pen Creek Rd – 1.33 Acres**

**Existing use: Single Family Residential**

**Proposed use: Commercial Retail**

**Contacts: Rick Ringler with Timmons Group**

**11:00am – 11:45 am**

**2022-1224 Sketch Plan for Hotel and Warehouse Site**

**Address: 623 Millwood School Rd – 8.04 Acres**

**Existing Use: Vacant**

**Proposed Use: 88 unit Hotel and Warehouse/Distribution Center**

**Contacts: Andrea Gonzalez and Peter Doster with Bowman**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2022-0549 Site Plan for VF Greensboro Site Renovations (See 2022-0009)**

**Address: 105 Corporate Center Blvd – 15.87 Acres**

**Existing use: Office - Existing BUA: 7.73 Acres. Proposed BUA: .483 Acres**

**Proposed use: Office**

**Contact: Christy Turner with Stimmel Associates, 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**

**Thursday, April 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**

**2022-1181 Sketch Plan for Interstate Batteries and a Warehouse Use**

**Address: 540 and 542 Farragut St – 9.3 Acres**

**Existing use: Vacant**

**Proposed use: Retail/Warehouse**

**Contacts: Eddie MacEldowney with Davis Martin Powell**

**11:00am – 11:45 am**

**2022-1262 Sketch Plan for Tucker Street Daycare Center**

**Address: 1129 Tucker St – 1.32 Acres**

**Existing Use: Single-Family Residential and Daycare**

**Proposed Use: Day Care Center for 130 Students**

**Contacts: Juhann Waller and Cameron Young with JC Waller & 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**

**Friday, April 29, 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**

**2022-1287 Sketch Plan for Broome Road Solid Waste Facility**

**Address: 500 Broome Rd – 16.96 Acres**

**Existing use: Vacant**

**Proposed use: Solid Waste Facility**

**Contacts: Raymond Hoffman with Carlson Environmental Consultants**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. Type 2 Modification**

**Reference 2021-4069**

**Address: 6111 Ballinger Road - .98 Acres**

**Existing use: Single-Family Residential**

**Proposed use: Single-Family Residential**

**Modification: To allow for lot to have a depth greater than 4x the width**

**Contact: Dylan Stutts with Joseph G. Stutts, PLLC**

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

**(336) 373-2144**

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