



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, May 2, 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

2022-1273 Sketch Plan for Caliber Carwash

Address: 109 W Elmsley Dr – .889 Acres

Existing use: Portion of Lowe's parking lot

Proposed use: Car Wash

Contacts: Gene Hinkle and Stephanie Bright with CSS Engineering

3. Consent Agenda:

4. Business Agenda:

A. Proposed Annexation – PL(P) 22-15

Address: Portions of 1317 & 1511 Pleasant Ridge Road – 27.4 Acres

Existing use: Vacant (Previously a Golf Facility)

Proposed use: Place of Religious Assembly

Owner/applicants: Mercy Hill Church

Staff contact: Steve Galanti, Current Planning Manager

B. Proposed Annexation – PL(P) 22-16

Address: 4000 Presbyterian Road – 38.3 Acres

Existing use: Place of Religious Assembly

Proposed use: Place of Religious Assembly

Owner/applicants: Alamance Presbyterian Church Corporation of Greensboro

Staff contact: Steve Galanti, Current Planning Manager

C. Proposed Annexation – PL(P) 22-17

Address: 4100 Presbyterian Road - .96 Acres

Existing use: Vacant

Proposed use: Single family

Owner/applicants: Michael Brian

Staff contact: Steve Galanti, Current Planning Manager

D. Proposed Street Closing – PL(P) 22-19

- 1) Marian Road from the northern right-of-way line for David Street northward a distance of approximately 310 feet to its terminus, David Street from the western right-of-way line for North Church Street westward a distance of approximately 510 feet to the western right-of-way line for Windsor Road, Windsor Road from its current terminus northwestward a distance of approximately 165 feet to the northwest corner of Lot 352 (+ 1.015 Acres); and
- 2) Edgemore Road from the western right-of-way line for Pax Road southeastward a distance of approximately 425 feet to its terminus (+ .491 Acres).



Staff contact: Steve Galanti, Current Planning Manager

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Tuesday, May 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

2022-1301 Sketch Plan for Whitfield Commons Townhomes Ph2

Address: 605 Whitfield Dr – 4.78 Acres

Existing use: Single-family Residence and Vacant Lot

Proposed use: 31 Townhomes

Contacts: Kenny Marlow with Borum Wade and Associates

11:00am – 11:45am

2022-1299 Sketch Plan for Sandy Ridge Industrial

Address: 3414 Sandy Ridge Rd – 16.099 Acres

Existing use: Vacant, Undeveloped

Proposed use: Outdoor Gravel Storage Yard

Contacts: Christian Turner, with Piedmont Land Development

3. Consent Agenda:

4. Business Agenda:

A. 2022-0460 UDP for Guilford College Rd and Sapp Rd

Address: Guilford College and Sapp Rd – 13.617 Acres

Existing use: Single-family Residential, Vacant

Proposed use: Multi-family, Indoor/Outdoor Recreation

Applicant: Darrel Ward with CPT Engineering & Surveying, Inc.

Staff contact: Luke Carter

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, May 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

2022-1398 Sketch Plan for Dodson Preliminary Subdivision

Address: 1704 Dodson St – 1.364 Acres

Existing use: Single-family Residential

Proposed use: Single-family Residential (3 lots)

Contacts: Roger Ledford with Joseph D. Moore, PLS

3. Consent Agenda:

4. Business Agenda:

A. 2021-0465 Preliminary IMUD Subdivision for Airport Industrial Partners

Address: 8717 W Market St – 30 Acres

Existing use: Office/Warehouse/Industrial

Proposed use: Office/Flex-Industrial

Existing GFA: 90,314 SF, Existing BUA: 464,969 SF

Contact: Todd Murphy with CPT Engineering

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

Friday, May 6, 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

2022-1341 Sketch Plan for Board Paradise Building Expansion

Address: 1206 E Wendover Ave – .3 Acres

Existing use: Commercial

Proposed use: Commercial (2464 SF building addition)

Contacts: Bryan Wellborn with Neal Smith Engineering

3. Consent Agenda:

4. Business Agenda:

A. Site Plan for 2022-0096 Snider Tire Outside Storage Expansion

Address: - 300 E Meadowview Rd – 11.19 Acres

Existing use: Tire Warehouse - Existing BUA: 5.06 Acres. Proposed BUA: 5,000SF

Proposed use: Additional 5,000 SF of Storage Area

Contact: Eddie MacEldowney with Davis Martin Powell & Associates

B. Site Plan for 2022-0239 McConnell Center Lot 1 Shell Building

Address: 4743 McConnell Center Dr – 14.234 Acres

Existing use: Vacant - Existing BUA: 47,480 SF. Proposed BUA: 275,734 SF

Proposed use: Light Industrial – Shell Building

Contact: Allan Hill with Triad Design Group

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, May 9, 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

2022-1423 Sketch Plan for Tucker Street Apartments

Address: 1707-2001 Tucker St – 3.09 Acres

Existing use: Vacant/Wooded

Proposed use: Multi-family Residential (48 Apartments)

Contacts: Mark Spielman

11:00am – 11:45am

2022-1430 Sketch Plan for Wolfetrail Single Family Subdivision

Address: 231 Ritters Lake Rd (and others) – 41.08 Acres

Existing use: Residential and Agricultural

Proposed use: 78 home single family subdivision

Contacts: Justin Saverin with Bridge Tower Homes

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification (See 2020-0465)

Address: - 523 Spring St – 2.69Acres

Existing use: Office

Proposed use: Multi-family Residential

Modification: 1. Due to limited area, developer would like to reforest 100% of the tree area due to the grading work that is to take place, preventing the site from maintaining any of the trees that are suitable for saving.

2. Wheel stops are being proposed to prevent cars from impeding the safe passage of pedestrians within the site where the back of curb is closer than 10 feet to the building face

Contact: Seth Marshal

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, May 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

2022-1437 Sketch Plan for 5216 W Market Vehicle Sales and Service

Address: 5216 W Market St – 1.22 Acres

Existing use: Auto Sales

Proposed use: Auto Sales and Service

Contacts: Rick Ringler with Timmons Group

11:00am – 11:45am

2022-1436 Sketch Plan for Huffman Street Outdoor Storage

Address: 810 Huffman St – .25 Acres

Existing use: Vacant

Proposed use: Outdoor Storage

Contacts: Ed Collins with ERCPE and Hadi Dabar with Huffman Street LLC

3. Consent Agenda:

4. Business Agenda:

A. Site Plan for 2022-0399 Olympic Mill Parking Phase 2 Revision (See 2020-1233)

Address: 1601 Yanceyville St – 24.16 Acres

Existing use: Parking - Existing BUA: 7.31 Acres. Proposed BUA: 1.346 Acres

Proposed use: 153 Additional Parking Spaces

Contact: Jeremy Anderson and Kevin Burke with Coulter Jewell Thames, PA

B. 2021-3189 Preliminary Subdivision Revision for Willow Oaks

Address: 2001 McConnell Rd (and others) – 3.71 Acres

Existing use: Single-family Residential and Vacant

Proposed use: 28 Single-family lots

Contact: Daniel Stanley and Darryl McCall with City of Greensboro

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, May 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

2022-1468 Sketch Plan for Holliday Drive Apartments

Address: 801-803 Holliday Dr – .667Acres

Existing use: Multi-family residential

Proposed use: Multi-family residential (24 apartment units)

Contacts: Matthew Leveridge with Borum Wade

11:00am – 11:45am

2022-1478 Sketch Plan for Legacy Truck Lot and Warehouse

Address: 3119 Cedar Park Rd – 1.33 Acres

Existing use: Vacant

Proposed use: Commercial Truck Storage, Office, Warehouse

Contacts: Crystal Davis with MC2 Properties

3. Consent Agenda:

4. Business Agenda:

A. 2021-3227 Site Plan for Guilford College Road Industrial Warehouse

Address: 100 Guilford College Rd (and others) – 37.1 Acres

Existing use: Commercial - Existing BUA: 4.44 Acres. Proposed BUA: 13.38 Acres

Proposed use: Light Industrial

Contact: William Heintz with Kimley-Horn and Associates

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, May 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

2022-1481 Sketch Plan for Toledo Apartments

Address: 4401-4407 Abner Place – 1.569 Acres

Existing use: Single-family residential

Proposed use: Multi-family residential (39 apartment units)

Contacts: Brent Nesom with FEI Consulting

3. Consent Agenda:

4. Business Agenda:

A. 2022-1617 Table Vote for Mock Judson Voehringer Mill (See 2012-1460)

Original Plan: 2012-1460 Mock Judson Voehringer Redevelopment

Address: 1001 S. Lindell Rd – 8.67 Acres (see 2610 Oakland Avenue)

Existing use: Mill Site

Proposed use: 173 Apartment Units

Contact: Adam Carroll with Timmons Group

Note: This plan approval expired on 9/10/2020 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, May 16, 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

2022-1550 Sketch Plan for Dudley Street Duplexes

Address: 111 S Dudley Street – .88 Acres

Existing use: Vacant

Proposed use: 2 Duplexes

Contacts: Lisa Outlaw with ITNOJ Group, LLC

3. Consent Agenda:

4. Business Agenda:

A. 2022-0464 UDP for Vandalia Crossing

Applicant: Beth Blackmon with Timmons Group

Total Acres: 111.9

Proposed Use: Not more than 525 Residential Dwellings

Staff Contact: Luke Carter

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, May 19, 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

2022-1536 Sketch Plan for Servant Center Building Expansion

Address: 1305 Glenwood Ave – .95 Acres

Existing use: Social Services Group Care Facility

Proposed use: Social Services Group Care Facility

Contacts: Tori Small with Westcott, Small, and Associates

11:00am – 11:45am

2022-1551 Sketch Plan for Battleground Plaza Apartments

Address: 3712 Battleground Ave – 19.39 Acres

Existing use: Shopping Center

Proposed use: 325 Apartment units

Contacts: John Davis with SGA Narmour Wright Design

3. Consent Agenda:

4. Business Agenda:

A. 2022-0336 Site Plan for MORSCO Warehouse

Address: 624 Millwood School Rd – 8.19 Acres

Existing use: Vacant - Existing BUA: .14 Acres. Proposed BUA: 4.76 Acres

Proposed use: 15,045 SF Warehouse/Office and Laydown Area

Contact: Ryan Thompson with Landmark Builders

Conditional Approval: Watershed Protection, Design Review, Planning

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, May 20, 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

2022-1341 Sketch Plan for Board Paradise Building Expansion

Address: 1206 E Wendover Ave - .3 Acres

Existing use: Commercial

Proposed use: Commercial (2464 SF building addition)

Contacts: Bryan Wellborn with Neal Smith Engineering

11:00am – 11:45am

2022-1590 Sketch Plan for Four Farms Single-Family & Townhouse Subdivision

Address: 4315 Willow Rock Lane and 4319-4347 Four Farms Road – 62.55 Acres

Existing use: Single-family residential

Proposed use: 266 single-family and 194 townhome lots

Contacts: Stephen Furr with Peakmade Real Estate

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, May 23, 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

2022-1635 Sketch Plan for Chipotle Battleground North

Address: 3227 Battleground Ave – .93 Acres

Existing use: Vacant bank building

Proposed use: Restaurant

Contacts: Alexander Rakos with VAA 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

Tuesday, May 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

2022-1661 Sketch Plan for Randleman Rd Convenience Store with Fuel

Address: 2600 Randleman Rd – 1.58 Acres

Existing use: Convenience store/gas pumps/carwash

Proposed use: New convenience store and gas pumps

Contacts: Nicole Bowal with Stocks 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, May 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

2022-1689 Sketch Plan for Ray Self Storage Spring Garden Phase 2

Address: 3111-3121 Spring Garden St – 5.38 Acres

Existing use: Self Storage

Proposed use: Self Storage (22,750 SF new buildings)

Contacts: Andrew Christ with FEI Consulting

3. Consent Agenda:

4. Business Agenda:

A. 2022-0336 Site Plan for MORSCO Warehouse

Address: 624 Millwood School Rd – 8.19 Acres

Existing use: Vacant - Existing BUA: .14 Acres. Proposed BUA: 4.76 Acres

Proposed use: 15,045 SF Warehouse/Office and Laydown Area

Contact: Ryan Thompson with Landmark Builders

Conditional Approval: Watershed Protection, Design Review, Planning

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, May 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:

10:00am – 10:45am

2022-1625 Sketch Plan for Vandalia Road Community Center

Address: 200 E Vandalia Rd – 7.43 Acres

Existing use: Church

Proposed use: New Community Center

Contacts: Richard Hurey

3. Consent Agenda:

4. Business Agenda:

A. 2022-0399 Site Plan for Mercedes-Benz of Greensboro Parking Lot Expansion

Address: 823 Norwalk St – 5.02 Acres

Existing use: Vehicle Sales and Service - Existing BUA: 86,112 sf. Proposed BUA: 60,343 sf

Proposed use: Expansion of Parking Lot/Display

Contact: Steve Causey with Allied Design, Inc.

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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