



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, June 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

2022-1771 Sketch Plan for Apache Street Multi-family

Address: 2310 Apache St – .44 Acres

Existing use: Vacant lot

Proposed use: 4 unit apartment building

Contacts: Gene Mustin with Borum Wade and Associates

3. Consent Agenda:

4. Business Agenda:

A. 2022-0808 Site Plan for Reedy Fork Industrial Revision (See 2021-1908)

Address: 5979 Summit Ave – 146.13 Acres

Existing use: Vacant - Existing BUA: 0 sf. Proposed BUA: 1,300,800 sf

Proposed use: Industrial

Contact: Jeff Orsborn with Orsborn Engineering Group

B. 2021-4249 Site Plan for S. Elm-Eugene Interstate Industrial Park

Address: 2933 S Elm Eugene St – 11.55 Acres

Existing use: Vacant - Existing BUA: 0 sf. Proposed BUA: 97,040 sf

Proposed use: Warehouse

Contact: Anthony Lester with Evans Engineering, Inc.

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, June 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

2022-1811 Atlantic Packaging Building Addition

Address: 3904 Spring Garden St – 20.54 Acres

Existing use: Manufacturing/Warehouse

Proposed use: 129,420 SF addition

Contacts: Mack Summey with Summey Engineering

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, June 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:

3. Consent Agenda:

4. Business Agenda:

A. Proposed Annexation – PL (P) 22-19

Address: 682 Knox Road – 3.781 Acres

Existing use: Vacant

Proposed use: Max. 3 Single Family Dwellings

Owner/applicants: Kaiya O’Neal Clay

Staff contact: Steve Galanti, Current Planning Manager

B. Proposed Annexation – PL (P) 22-21

Address: 5701 West Gate City Boulevard – 1.591 Acres

Existing use: Vacant

Proposed use: Commercial Owner/applicants:

ZAS Ventures, LLC

Staff contact: Steve Galanti, Current Planning Manager

C. 2021-3019 Site Plan for Hilltop Road Indoor Recreational Facility

Address: – 4215 Hilltop Rd – 1.31 Acres

Existing use: Vacant - Existing BUA: .5 Acres Proposed BUA: .46 Acres

Proposed use: 10,360 SF Indoor Recreation Facility

Contact: Zachary Howze with Seedwater Engineering

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, June 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. 2021-3859 Site Plan for 930 Bridford Parkway Multi-Family Development

Address: 930 and 940 Bridford Parkway – 20.7 Acres

Existing use: Vacant - Existing BUA: 6.417 Acres. Proposed BUA: 1.554 Acres

Proposed use: Multi-family Residential

Contact: Tim Lauer with CPT Engineering & Surveying

Conditional Approval: Transportation

B. 2022-0334 Site Plan for 2204 Battleground Avenue Self Storage

Address: 2204 Battleground Ave – 1.07 Acres

Existing use: Vacant - Existing BUA: 35,147 sf. Proposed BUA: 29,276 sf

Proposed use: Self-storage Facility

Contact: Lee Bakely with BL Companies

Conditional Approval: Transportation

C. Type 2 Modification (See 2022-1203)

Address: 5440 High Point Road, Lots 1, 10, 17, 18, 22, 23

Existing Use: Vacant

Proposed Use: Multi-family Residential

Modification: Allow for Non-Perpendicular Lines to the Street

Contact: Adam Carroll with Timmons Group

See Attachments

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, June 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:

3. Consent Agenda:

4. Business Agenda:

A. 2021-4292 Site Plan for Strickland Brothers Oil Change

Address: 3223 Battleground Ave – .53 Acres

Existing use: Vacant - Existing BUA: 13,890 sf. Proposed BUA: 13,221 sf

Proposed use: Oil Change Facility and parking

Contact: Daisy Balding with McAdams Company

B. Easement Release

Address: 3008 Round Hill Road

Proposed easement release area: 109 sq. ft. of area within an existing 20-foot utility easement

Plat reference: Plat Book 45, Page 32

Contact: Anthony Ledyard, property owner/Staff contact: Rachel McCook, Planner

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, June 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:

3. Consent Agenda:

4. Business Agenda:

A. 2022-1004 Site Plan for Bull Ridge II Warehouse

Address: 1168 Pleasant Ridge Rd – 23.62 Acres

Existing use: Vacant - Existing BUA: .03 Acres Proposed BUA: 13.13 Acres

Proposed use: Warehouse

Contact: Kent Barney with Landmark Builders

Conditional Approval: Transportation, Watershed Protection

B. 2022-0334 Site Plan for 2204 Battleground Avenue Self Storage

Address: 2204 Battleground Ave – 1.07 Acres

Existing use: Vacant - Existing BUA: 35,147 sf. Proposed BUA: 29,276 sf

Proposed use: Self-storage Facility

Contact: Lee Bakely with BL Companies

Conditional Approval: Transportation

C. Type 2 Modification (See 2022-0041)

Address: 1605 W Florida Street

Existing Use: School

Proposed Use: School

Modification: Allow for access to the property from a local street, with an entrance on Van Wert.

Contact: Michelle Reed with Guilford County Schools

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

Tuesday, June 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. 2022-1792 Site Plan for 4747 McConnell Center Drive Parking Revision (See 2022-0780)

Address: 4747 McConnell Center Dr – 27.59 Acres

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

Proposed use: Warehouse

Contact: William Heintz with Kimley-Horn and Associates

Conditional Approval: Stormwater Conveyance, Watershed Protection

B. Type 2 Modification (See 2021-3473)

Address: 4109 Holts Chapel Rd (Kelly Road)

Existing Use: Vacant

Proposed Use: Residential

Modification: to allow for the use of an alternate BUA measurement as outlined in the ordinance.

30-12-3.11 B 2 For single-family detached residential developments within the GWA and Other Watershed Districts, the built-upon area measurement can apply when the TRC grants a Type 2 modification in accordance with 30-4-11.

Contact: Christian Vestal with Summey engineering, Virginia Spillman

See Attachments

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, June 17, 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

2022-1976 Sketch Plan for Roberson Comer Townhouse Development

Address: 800-816 Roberson Comer Rd – 25.83 Acres

Existing use: Vacant

Proposed use: 142 Townhomes

Contacts: Nathan Duggins with Tuggle Duggins PA

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification (See 2022-0882)

Address: 1604 College Park Drive North

Existing Use: Single-family Residential

Proposed Use: Single-family Residential

Modification: To allow for a property line that is not radial from the street

Contact: Dylan Stutts with Stutts Surveyors

See Attachments

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, June 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:

3. Consent Agenda:

4. Business Agenda:

A. 2022-3804 Site Plan for Puerta Abierta a Las Naciones Church Parking Lot

Address: 3508 Associate Dr – .91 Acres

Existing use: Industrial - Existing BUA: 15,536sf. Proposed BUA: 11,795sf

Proposed use: Religious Assembly

Contact: Adam Carroll with Timmons Group

Conditional Approval: Transportation

B. PL(P) 21-09 Proposed Street Closing (See 2021-1228)

Address: Luray Dr from Northern ROW Line of W Florida St to Northern ROW Line of Hyde Dr (+ 980 Feet); 2) Hyde Dr from Eastern ROW Line of Luray Dr to Western ROW Line of Hudgins Dr (+ 1,010 Feet); and 3) Hudgins Dr from Northern ROW line Of W Florida St to Eastern ROW Line of Freeman Mill Rd (+ 1,320 feet)

Contact: Steve Galanti, Current Planning Manager

See Attachments

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, June 23, 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

2022-2042 Sketch Plan for McConnell Pond Townhouses

Address: 1300 McConnell Pond Dr – 48.87 Acres

Existing use: Vacant

Proposed use: 218 Townhouses

Contacts: Mark Eisenbeis with Old East Properties

3. Consent Agenda:

4. Business Agenda:

A. 2022-1707 Site Plan for Carolina Corporate Center Revision (see 2021-1740)

Address: 5440 Millstream Rd – 111.73 Acre

Existing use: Office - Existing BUA: 35.45 Acres Proposed BUA: 4.06 Acres

Proposed use: Office and Warehouse

Contact: Tim Lauer with CPT Engineering & Surveying, Inc.

B. 2022-0300 Site Plan for 4094 Battleground Avenue Storage (See 2021-3824)

Address: 4094 Battleground Avenue – 5.46 Acres

Existing use: Vacant - Existing BUA: .84 Acres Proposed BUA: 2.05 Acres

Proposed use: Storage Facility

Contact: Eddie MacEldowney with Davis Martin Powell and Associates

Conditional Approvals: Transportation, 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, June 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:

3. Consent Agenda:

4. Business Agenda:

A. Proposed Easement Release

Address: 2503 Fry Street

Proposed easement release area: 36 sq. ft. area within existing 10-foot utility easement for a proposed garage

Plat reference: Plat Book 21, Page 11

Contact: Zachary Gray, property owner/Staff contact: Rachel McCook, Planner

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, June 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. 2022-0575 Site Plan for Office Addition for 2101 N Church St

Address: 2101 N Church St – .82 Acres

Existing use: Restaurant - Existing BUA: .71 Acres. Proposed BUA: .66 Acres

Proposed use: Office Addition

Contact: Connor Peacock with Davis Martin Powell

Conditional Approval: Transportation, Stormwater Conveyance, Utilities Sewer

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, June 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

2022-2082 Sketch Plan for 3700 W Wendover Ave Vehicle Sales

Address: 3700 W Wendover Avenue – 2.6 Acres

Existing use: Car Rentals and Sales – currently vacant

Proposed use: Used Car Sales

Contacts: Katie Harmon with Foresite 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, June 30, 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. Proposed Annexation – PL (P) 22-23

Address: 231 Ritters Lake, 151 Wolfetrail Road, and 155-ZZ Wolfetrail Road – 3.44 Acres

Existing use: Residential

Proposed use: Residential

Owner/applicants: Randal Stone, Sylvia Stone, BMS Investment Properties, LLC and

Bailey Thirloway

Staff contact: Steve Galanti, Current Planning Manager

B. Proposed Annexation – PL (P) 22-24

Address: 2805 Kings Mill Road - .31 Acres

Existing use: Vacant

Proposed use: Single Family Residential

Owner/applicants: Sand Dollar Investments, LLC

Staff contact: Steve Galanti, Current Planning Manager

C. Proposed Annexation – PL (P) 22-25

Address: 1341, 1353 and 1357 Pleasant Ridge Road, 1025 NC Highway 68 North, a Portion of 1511 Pleasant Ridge Road and a portion of NC Highway 68 North ROW – 130.62 Acres

Existing use: Vacant

Proposed use: Max. Light Industrial

Owner/applicants: Edgefield Road Partners 2, LLC and Edgefield Road Partners, LLC

Staff contact: Steve Galanti, Current Planning Manager

D. Proposed Street Closing – PL (P) 22-26

Berry Lane from the southern right-of-way line for Parkwood Drive southward a distance of approximately 180 feet to its terminus.

Staff contact: Steve Galanti, Current Planning Manager

E. 2022-1833 Site Plan for Professional Trailer Repair Revision (See 2022-0679)

Address: 216 Little Santee Rd – 15.31 Acres

Existing use: Vacant - Existing BUA: 0 Acres Proposed BUA: 9.14 Acres

Proposed use: Industrial

Contact: Paul Briggs with Paul Briggs AIA



5. *Discussion Items:*

6. *Adjournment*

For more information, please contact:

Planning Department

(336) 373-2144

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