



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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Friday, July 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. Proposed Easement Release**

*Address: 622 Mobile Street*

*Proposed easement release area: release of two areas within a 20-foot utility easement for a proposed garage*

*Plat reference: Plat Book 29, Page 17*

*Contact: Bill Moser for Deborah Juno, property owner/Staff contact: Rachel McCook, Planner*

**B. 2022-0870 Site Plan for Wendy's Randleman Road**

*Address: 2519 Randleman Rd – .541 Acres*

*Existing use: Restaurant - Existing BUA: 22,447 sf Proposed BUA: 20,810 sf*

*Proposed use: Restaurant – Drive-Through Only*

*Contact: Steve Simak with Weaver Consultants Group*

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

**(336) 373-2144**

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



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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Tuesday, July 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:**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2021-3653 Preliminary Plan for Brigham Road Apartments**

*Address: 690 & 696 Brigham Rd – 20.2 Acres*

*Existing use: Single-family Residential - Existing BUA: .5 Acres Proposed BUA: 9.08 Acres*

*Proposed use: 276 Apartment Units & Undeveloped Commercial Lot*

*Contact: Bryce Morrison with Hagen Engineering*

*Conditional Approval: Watershed Protection*

**B. 2022-0707 Site Plan for Jesse Wharton Elementary School Modulars**

*Address: 5813 Lake Brandt Rd – 26.5 Acres*

*Existing use: Elementary School - Existing BUA: 5.2 Acres Proposed BUA: 1.235 Acres*

*Proposed use: Elementary School*

*Contact: Norris Clayton with Hugh Creed Associates, Inc. PA*

*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, July 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:**

**2022-2195 Sketch Plan for Erwin St Daycare**

*Address: 325 Erwin Street - .33 Acres*

*Existing use: Single-family Residential*

*Proposed Use: Daycare for 30 children*

*Contact: Nicole Charles*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2021-3653 Preliminary Plan for Brigham Road Apartments**

*Address: 690 & 696 Brigham Rd – 20.2 Acres*

*Existing use: Single-family Residential - Existing BUA: .5 Acres Proposed BUA: 9.08 Acres*

*Proposed use: 276 Apartment Units & Undeveloped Commercial Lot*

*Contact: Bryce Morrison with Hagen Engineering*

*Conditional Approval: Watershed Protection*

**B. 2022-0707 Site Plan for Jesse Wharton Elementary School Modulars**

*Address: 5813 Lake Brandt Rd – 26.5 Acres*

*Existing use: Elementary School - Existing BUA: 5.2 Acres Proposed BUA: 1.235 Acres*

*Proposed use: Elementary School*

*Contact: Norris Clayton with Hugh Creed Associates, Inc. PA*

*Conditional Approval: Watershed Protection*

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

*Address: 4215 and 4211 Hilltop Rd – 1.31 Acres*

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

*Proposed use: Indoor Recreation Facility*

*Contact: Zachary Howze with Seedwater Engineering*

*Conditional Approval: Watershed Protection, Transportation*

**5. Discussion Items:**



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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Friday, July 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:**

**2022-2215 Sketch Plan for Penry Road Flex Space Warehouse**

*Address: 402 Penry Road - 6.33 Acres*

*Existing use: Vacant*

*Proposed Use: New flex space warehouse*

*Contact: Juhann Waller with JC Waller and Associates*

**3. Consent Agenda:**

**4. Business Agenda:**

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

*Address: 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*

**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, July 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:**

**2022-2254 Sketch Plan for Happy Tails Vet Clinic**

**Address: 4525 & 4527 Lawndale Dr - 2.23 Acres**

**Existing use: Multi-family Residential**

**Proposed Use: Veterinary Clinic**

**Contact: Patrick Lineberry with Tuggle Duggins PA**

**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**

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Friday, July 15, 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:**

**2022-2277 Sketch Plan for 400-420 E Market St (See 2022-0457)**

**Address: 400-420 E Market St - .69 Acres**

**Existing use: Retail**

**Proposed Use: Retail**

**Contact: Jeremiah Drakeford with E Market OZ LLC**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2022-1034 Old Oak Ridge Office Conversion**

**Address: 5859 Old Oak Ridge Rd – 1.545 Acres**

**Existing use: Single-family Residential**

**Proposed use: Office**

**Existing GFA: 2,206 SF, Existing BUA: 4,194.94 SF**

**Contact: James McGinley with Borum-Wade and Associates**

**5. Discussion Items:**

**6. Adjournment**

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**6. Adjournment**

**For more information, please contact:**

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

**TECHNICAL REVIEW COMMITTEE MEETING**  
**Monday, July 18, 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:**

**2022-2290 Sketch Plan for Hotel & Warehouse Site Revision (See 2022-1224)**

*Address: 619 & 623 Millwood School Rd – 9.227 Acres*

*Existing use: Vacant*

*Proposed Use: Hotel and Industrial*

*Contact: Peter Doster and Andrea Gonzalez with Bowman Consulting*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. Easement Release Request**

*Release of a 30-foot Drainage Maintenance and Utility Easement*

*Address: 690 and 696 Brigham Rd*

*Plat Book: 126, Page 148*

*TRC Plan ref: 2021-3653*

*Contact: Bryce Morrison with Hagen Engineering*

**B. Easement Release Request**

*Release of a 60 sq. ft. area within a 20-foot utility easement on the eastern side of the Property, and a 40 sq. ft. area within a 20-foot utility easement on the rear of the property*

*Address: 5215 Nantucket Rd*

*Plat Book: 79, Page 94*

*Property owner: Vance Forrest*

**C. 2021-3653 Preliminary Plan for Brigham Road Apartments**

*Address: 690 & 696 Brigham Rd – 20.2 Acres*

*Existing use: Single-family Residential - Existing BUA: .5 Acres Proposed BUA: 9.08 Acres*

*Proposed use: 276 Apartment Units & Undeveloped Commercial Lot*

*Contact: Bryce Morrison with Hagen Engineering*

*Conditional Approval: Watershed Protection*

**5. Discussion Items:**

**6. Adjournment**





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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Tuesday, July 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:**

**2022-2293 Sketch Plan for Ruan Transportation**

*Address: 5026 Burlington Rd – 9.47 Acres*

*Existing use: Industrial*

*Proposed Use: Transportation, Logistics, Distribution*

*Contact: Tori Small with Westcott, Small, & Associates*

**2022-2308 Sketch Plan for Irving Park Mixed-Use Commercial**

*Address: 1949 Battleground Ave – .31 Acres*

*Existing use: Mixed-Use Commercial*

*Proposed Use: Mixed-Use Commercial*

*Contact: Andrew Christ with FEI Consulting*

**3. Consent Agenda:**

**4. Business Agenda:**

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Thursday, July 21, 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:**

**2022-2335 Sketch Plan for Chick-fil-A Lanada Rd**

*Address: 1100 Lanada Rd – 1.08 Acres*

*Existing use: Restaurant*

*Proposed Use: Restaurant*

*Contact: Donna Brown and Richard Scott with Interplan LLC*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2022-1373 Westridge Residential Office Conversion**

*Address: 1902 Westridge Rd – .384 Acres*

*Existing use: Vacant - Existing BUA: .096 Acres Proposed BUA: .067 Acres*

*Proposed use: Business/Office*

*Contact: John Lipka with LPK Consulting, PA*

*Conditional Approval: Watershed Protection, Stormwater Conveyance, Utilities Sewer*

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Friday, July 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:**

**2022-2350 Sketch Plan for W Market Street Warehouse**

*Address: 8309 W Market St – 151.27 Acres*

*Existing use: Vacant/wooded*

*Proposed Use: 321,180 SF Warehouse and 795,831 SF Warehouse*

*Contact: Austin Watts with Kimley-Horn*

**2022-2339 Sketch Plan for Bojangles at 2315 S Elm-Eugene**

*Address: 2315 S Elm-Eugene St – .94 Acres*

*Existing use: Drive-Thru Restaurant*

*Proposed Use: Drive-Thru Restaurant*

*Contact: Milan Alinaghian with BL Companies*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2021-3639 Willscot Pre-Engineered Metal Building**

*Address: 5016 Burlington Rd – 13.96 Acres*

*Existing use: Job Site Trailer Sales/Rental - Existing BUA: 8.5 AC Proposed BUA: .92 AC*

*Proposed use: Job Site Trailer Sales/Rental*

*Contact: Adam Carroll and Jacob Moore with Timmons Group*

*Conditional Approval: Planning, 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**  
**Monday, July 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:**

**2022-2349 Sketch Plan for Tidal Wave Auto Spa**

*Address: 4110 W Wendover Avenue – .52 Acres*

*Existing use: Parking lot for Enterprise Rental Car*

*Proposed Use: Automated Car Wash*

*Contact: Walker Johnson with Seamon Whiteside*

**2022-2363 Sketch Plan for Roberson Comer Townhouses**

*Address: 835 Roberson Comer Rd – .79 Acres*

*Existing use: Single-family Residential*

*Proposed Use: 6 Townhouse Units*

*Contact: Jeremy Simpson with JGR Development Group and Zach Howze with Seedwater 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**

**Tuesday, July 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:**

**2022-2377 Sketch Plan for Piedmont Triad Parkway Warehouse**

*Address: 8201 Piedmont Triad Parkway – 8.21 Acres*

*Existing use: Vacant/Wooded*

*Proposed Use: 93,450 SF Warehouse*

*Contact: Matt Johnson with Triad Design Group*

**2022-2368 Sketch Plan for VG Greensboro Self Storage**

*Address: 2500 E Market St – 7.28 Acres*

*Existing use: Warehouse*

*Proposed Use: Self-Storage Facility*

*Contact: Nicholas Moston with High House Capital*

**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, July 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:**

**2022-2392 Sketch Plan for Pleasant Ridge Townhomes**

*Address: 2608-2612 Pleasant Ridge Road – 16.5 Acres*

*Existing use: Single-family Residential*

*Proposed Use: 85 Townhomes*

*Contact: Jonathan Wade with Borum Wade and Associates*

**2022-2444 Sketch Plan for North Church Street Medical Office**

*Address: 1120 N Church St – 4.18 Acres*

*Existing use: Medical Office, Armory*

*Proposed Use: 9 story medical office with parking deck*

*Contact: Allan Hill with Triad Design Group*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 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**



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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Friday, July 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:**

**2022-2371 Sketch Plan for World Victory Apartments Revision (See 2020-2517)**

*Address: 1131 Glendale Dr – 7.82 Acres*

*Existing use: Multi-family Residential*

*Proposed Use: 90 apartment units*

*Contact: Kevin Williams with Williams Land Design and Development*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. Proposed Annexation – PL (P) 22-27**

*Address: 4513 McKnight Mill Road (ROW) – 15.097 Acres*

*Existing use: Single Family Residential*

*Proposed use: Single Family Residential*

*Owner/applicants: Joan Renee Anderson*

*Staff contact: Steve Galanti, Current Planning Manager*

**B. Proposed Annexation – PL (P) 22-28**

*Address: 222 and 229 Clapp Farms Road - 31.4*

*Acres Existing use: Vacant*

*Proposed use: Residential*

*Owner/applicants: Mount Pleasant United Methodist Church and the Estate of Elizabeth Norris*

*Staff contact: Steve Galanti, Current Planning Manager*

**C. Proposed Annexation – PL (P) 22-29**

*Address: 6001 Burlington Road - 13.25*

*Acres Existing use: Vacant*

*Proposed use: Multifamily Residential*

*Owner/applicants: Benny and Janice Vickers*

*Staff contact: Steve Galanti, Current Planning Manager*