



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, August 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:

2022-2284 Sketch Plan for WesCare Facility

Address: 257 Willowlake Rd – 21.98 Acres

Existing use: Single-family Residential - Vacant

Proposed Use: Adult and Child Daycare and medical services

Contact: Adam Carroll with Timmons Group

2022-2451 Sketch Plan for Brassfield Park Apts Revision (See 2022-1072)

Address: 1921 New Garden Rd – .79 Acres

Existing use: Multi-family Residential

Proposed Use: 96 Apartment Units

Contact: Ashton Smith with Kimley-Horn

3. Consent Agenda:

4. Business Agenda:

A. 2022-0707 Site Plan for MG Newell Site Improvements

Address: 7004 Cessna Dr – 3.203 Acres

Existing use: Office - Existing BUA: 76,465 sf Proposed BUA: 3,785 sf

Proposed use: Light Industrial/Assembly

Contact: Norris Cory George with Pilot Surveying and Engineering, PC

Conditional Approval: Fire Prevention

B. 2022-2052 Site Plan for Whitestone Retirement Community Revision (See 2019-0858)

Address: 700 S Holden Rd – 39.35 Acres

Existing use: Retirement Community - Existing BUA: 15.42 Acres Proposed BUA: 2.99 Acres

Proposed use: Retirement Community

Contact: Kimberly Barb with Stimmel Associates, PA and Marcelo Menza with SFSC, Inc.

Conditional Approval: Utilities Sewer

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, August 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:

2022-2393 Sketch Plan for Cleburne Multi-family Development

Address: 1414 W Cone Blvd – 21.3 Acres

Existing use: Vacant

Proposed Use: 400 apartment units

Contact: Adam Carroll and Jacob Moore with Timmons Group

3. Consent Agenda:

4. Business Agenda:

A. 2022-0938 Preliminary Subdivision Plan 228 A Little Santee Rd

Address: 228 Little Santee Rd – 13.94 Acres

Existing use: Contractor with outside storage

Proposed use: Contractor with outside storage

Contact: Andrew Christ and Brent Cockrum with FEI Consulting

Conditional Approval: Stormwater Conveyance, Transportation

B. 2022-1760 UDP for 801 Green Valley Rd

Address: 801 Green Valley Rd

Proposed use: Multi-family Residential and Commercial Outparcels

Contact: Steve Webb with CPT Engineering

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, August 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:

5. Discussion Items:

A. 2022-2009 Preliminary Subdivision for Whitfield Commons II Townhouses

Address: 605 Whitfield Dr – 4.78 Acres

Existing use: Residential and Vacant

Proposed use: Townhouse Development

Existing BUA: .10 Acres Proposed BUA: 1.78 Acres

Contact: Kenny Marlow with Borum, Wade and Associates

B. 2022-1080 Caldwell Academy Modular Classroom

Address: 2900 A Horse Pen Creek Rd – 42.7 Acres

Existing Use: School

Proposed use: Accessory Preschool (Daycare) addition

Existing BUA: 9.4 Acres Proposed BUA: .51 Acres

Contact: Ryan Thompson with Landmark Builders

C. 2022-1617 Table Vote for American Flag Self Storage (See 2017-1199)

Address: 5101 Mackay Rd

Existing use: Self-Storage

Proposed use: Self-Storage

Contact: Bradley Gardner with Lampe Management

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, August 5, 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:

2022-2453 Sketch Plan for 3301 W Gate City Convenience Store

Address: 3301 W Gate City Blvd – 21.3 Acres

Existing use: Gas Station, Convenience Store, Car Wash

Proposed Use: Car Wash conversion to a convenience store

Contact: Kevin Jones with Kevin Jones Design Build LLC

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification for 1704 Dodson Street

Address: 1704 Dodson St

Existing Use: Single-family Residential

Proposed use: Single-family Residential

Modification: An exempt division of the existing single parcel, currently with 2 houses on one parcel, into 3 lots

Contact: Roger Ledford Staff Contact: Bernard Harris

See Attachments

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, August 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:

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification

Address: 3205,3207,3209,3211 W Friendly Ave

Existing Use: Vacant

Proposed use: Townhomes

Modification: To allow the existing valley curb & gutter & sidewalk to remain in place vs. installing 30" curb & gutter and new sidewalk.

Contact: Will Yearns

See Attachments

B. 2022-2587 Table Vote for American Flag Self Storage (See 2017-1199)

Address: 5101 Mackay Rd

Existing use: Self-Storage

Proposed use: Self-Storage

Contact: Bradley Gardner with Lampe Management

C. Type 2 Modification

Address: 709 & 711 Brigham Rd

Existing Use: Single-family Residential

Proposed use: Single-family Residential

Modification: To allow for property lines that are not perpendicular to the road.

Contact: Nancy Beeson Staff Contact: Bernard Harris

See Attachments

5. Discussion Items:

6. Adjournment

For more information, please contact:

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, August 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:

2022-2534 Sketch Plan for Summit Ave Mixed-Use

Address: 3113 Summit Ave – .63 Acres

Existing use: Office

Proposed Use: Office/Retail/Restaurant

Contact: Rick Ringler with Timmons Group

2022-2455 Sketch Plan for McDonalds Drive-Thru Pisgah Church

Address: 508 Pisgah Church Rd – 1.01 Acres

Existing use: Restaurant

Proposed Use: Restaurant

Contact: Tammy Kahm with MCD and Dylan Diefenbach with TEP Group

3. Consent Agenda:

4. Business Agenda:

A. 2022-1996 UDP (and Concept Plan) for Triad Villaae

Address: 3911. 4007. 4007-ZZ. 4009. 4011. and 4013 South Elm-Eugene Street, 4209 and 4300, 4315, 4318, 4324 Cahill Drive - 29.54 Acres

Proposed use: Commercial-Medium and RM-26

Contact: Gene Mustin with Borum, Wade, and Associates

See attachment

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, August 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:

3. Consent Agenda:

4. Business Agenda:

A. 2022-1737 Site Plan for Enterprise Center Brigham Road Warehouse

Address: 665 Brigham Rd – 15.703 Acres

Existing Use: Vacant

Proposed use: Warehouse and Office

Existing BUA: .024 Acres. Proposed BUA: 10.686 Acres

Contact: Kent Barney with Landmark Builders

Conditional Approvals: Watershed Protection, Stormwater Conveyance,

5. Discussion Items:

6. Adjournment

For more information, please contact:

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, August 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:

3. Consent Agenda:

4. Business Agenda:

A. Proposed Annexation – PL(P) 22-34

Address: Rear Portion of 8836 West Market Street (ROW) – 2.6 Acres

Existing use: Vacant

Proposed use: Commercial

Owner/applicants: Thanh Adrong and Nge Dacat

Staff Contact: Steve Galanti, Current Planning Manager

See attachments

B. 2021-3724 Prelim Sub for The Villages at Reedy fork Ranch Tracts 9A & 9B

Address: 4900 & 5000 Turner Smith Road – 27.09 Acres

Existing Use: Vacant

Proposed use: 149 Townhomes

Existing BUA: 0 Acres Proposed BUA: 13.5 Acres

Contact: Lee Bryant with Evans 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

Monday, August 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:

2022-2734 Sketch Plan for 208 W Fisher Ave Townhomes

Address: 208 W Fisher Ave – 1.28 Acres

Existing use: Multi-family Residential

Proposed Use: 6 Townhouses

Contact: Amanda Hodieme with Isaacson Sheridan

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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