



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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Thursday, September 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:**

**2022-2591 Sketch Plan for Forth Street Warehouse**

**Address: 1001 Fourth Street – 2.48 Acres**

**Existing use: Office/Light Industrial**

**Proposed Use: Office and 10,000 SF Warehouse**

**Contact: Rob Walt with Wolfe Homes**

**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, September 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:**

**3. Consent Agenda:**

**4. Business Agenda:**

**2020-0465 Sketch Plan for Spring Street Apartments**

*Address: 523 North Spring Street – 2.69 Acres*

*Existing BUA: .144 Acres, Proposed BUA: 2.18 Acres*

*Existing use: Vacant/Undeveloped*

*Proposed Use: Apartments*

*Contact: Matt Johnson with Triad Design Group*

*Conditional approval: Design Review*

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Thursday, September 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:**

**2022-2780 Sketch Plan for Holliday Drive Apartments**

*Address: 801 Holliday Dr. – .667 Acres*

*Existing use: Multi-family Residential*

*Proposed Use: Multi-family Residential (Apartments)*

*Contact: Jonathan Wade with Borum, Wade & Associates*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. Proposed Easement Release**

*Address: 801 Green Valley Rd*

*Release of a 10-foot utility easement shown in Exhibit A (see application)*

*Plat Book 34 Page 87*

*The proposal requests that the utility easement shown on Exhibit A be released. The property will be redeveloped in conjunction with the former site of the old Cone Health Women's Hospital. This easement release is related to an existing UDP, 2022-1760, (pending final plat recordation) for 801 Green Valley Road, and soon a site plan will likely be submitted to redevelop the site.*

*See attachments*

**B. 2022-1038 Site Plan for 3618 McConnell Rd Warehouse**

*Address: 3618 McConnell Rd*

*Existing Use: Vacant*

*Proposed Use: Warehouse/Industrial*

*Existing BUA: .51 Acres. Proposed BUA: 12.66 Acres*

*Contact: Jacob Moore with Timmons Group*

*Conditional Approvals: Watershed Protection*

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**



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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Friday, September 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. 2022-1195 Site Plan for Four Farms Water Booster Stations - Phase I**

*Address: 4364-X Four Farms Road*

*Existing Use: Vacant*

*Proposed Use: Water treatment*

*Existing BUA: 1775 SF. Proposed BUA: 8296 SF*

*Contact: Jeremy McCall with Arcadis*

*Conditional Approvals: Watershed Protection*

**B. 2022-2066 Site Plan for Regional Road Water Booster Station - Phase I**

*Address: 801 N Regional Road*

*Existing Use: Vacant*

*Proposed Use: Water Treatment*

*Existing BUA: 7103 SF. Proposed BUA: 535 SF*

*Contact: Jeremy McCall with Arcadis*

*Conditional Approvals: Utilities Sewer*

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

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**TECHNICAL REVIEW COMMITTEE MEETING**

**Monday, September 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:**

**3. Consent Agenda:**

**4. Business Agenda:**

*A. Proposed Annexation – PL (P) 22-35*

*Address: 5566 Burlington Road – 338.688 Acres*

*Existing use: Warehouse / Distribution*

*Proposed use: Warehouse / Distribution*

*Owner/applicants: Publix Super Markets, Inc*

*Staff contact: Steve Galanti, Current Planning Manager*

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Thursday, September 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:**

**2022-2893 Sketch Plan for Friendly Center MOB**

*Address: 3120 Northline Ave – 2.34 Acres*

*Existing use: Restaurant*

*Proposed Use: 20,400 SF medical office building*

*Contact: Austin Koon with Davis Moore*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2022-2269 Site Plan for 4111 & 4113 Lawndale Offices (Non-IMUD)**

*Address: 4111 & 4113 Lawndale Dr*

*Existing Use: Vacant*

*Proposed Use: Office*

*Existing BUA: .17 Acres. Proposed BUA: .95 Acres*

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

*Conditional Approvals: Planning*

**B. 2022-2167 Site Plan for Linder Equipment Revision (See 2021-1435)**

*Address: 4737 McConnell Center Dr.*

*Existing Use: Vacant*

*Proposed Use: Industrial equipment sales, service and leasing*

*Existing BUA: 9,223 SF. Proposed BUA: 245,559 SF*

*Contact: Ed Loeffler with Curry Engineering, PLLC*

**C. 2022-1841 Site Plan for Friends Homes Guilford Campus Revision (See 2020-0295)**

*Address: 914 Ridgecrest Dr.*

*Existing Use: Retirement Community*

*Proposed Use: Retirement Community*

*Existing BUA: 4.87 Acres. Proposed BUA: .012 Acres*

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

*Conditional Approvals: Watershed Protection, Addressing*



**D. Type 2 Modification**

*Address: 5440 High Point Rd*

*Existing Use: Vacant*

*Proposed Use: Residential Multi-family*

*Modification: The proposed access will be extended far enough to provide access to the development in accordance with access easement through the adjacent parcel and a temporary turnaround will be provided until the access drive is extended as part of the adjacent development.*

*Contact: Adam Carroll with Timmons Group*

*See Attachment*

**E. Type 2 Modification**

*Address: 5440 High Point Rd*

*Existing Use: Vacant*

*Proposed Use: Residential Multi-family*

*Modification: Development proposes to leave High Point in its current condition of 35' wide with no curb and gutter.*

*Contact: Adam Carroll with Timmons Group*

*See Attachment*

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Friday, September 16, 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:**

**A. 2022-2881 Sketch Plan for Brass Eagle Loop PUD**

*Address: 5806 Brass Eagle Loop – 8.99 Acres*

*Existing use: Single-family residential*

*Proposed Use: 60 unit single- and multi-family PUD*

*Contact: Rick Ringler with Timmons Group*

**B. 2022-2935 Sketch Plan for 730 Brigham Road warehouse Revision (See 2022-0400)**

*Address: 704-730 Brigham Rd – 8.99 Acres*

*Existing use: Single-family residential, vacant*

*Proposed Use: Light Industrial*

*Contact: Matt Bramwell with McCraney Properties*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2022-1841 Site Plan for Friends Homes Guilford Campus Revision (See 2020-0295)**

*Address: 914 Ridgecrest Dr.*

*Existing Use: Retirement Community*

*Proposed Use: Retirement Community*

*Existing BUA: 4.87 Acres. Proposed BUA: .012 Acres*

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

*Conditional Approvals: Watershed Protection, Addressing*

**B. Table Vote for Staff Zone Office Building Revision to 2021-4257**

*Address: 617 N English St*

*Existing Use: Office and Storage*

*Proposed Use: Proposing to remove the piped drainage system and redirect via surface flow to maintain the existing drainage patterns.*

*Contact: Andrew Christ with FEI Consulting*

**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, September 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:**

**A. 2022-2948 Sketch Plan for Brewpub at Battleground Greenway**

*Address: 1013 Battleground Ave – 1.21 Acres*

*Existing use: Vacant*

*Proposed Use: Brew pub*

*Contact: Gray Mustin with Borum Wade*

**B. 2022-2954 Sketch Plan for Chase Bank with ATM Drive-Thru**

*Address: 1610 New Garden Rd – 1.15 Acres*

*Existing use: Vacant*

*Proposed Use: Bank*

*Contact: Elmer Tolle with Development Services Group Inc.*

**3. Consent Agenda:**

**4. Business Agenda:**

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

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

**TECHNICAL REVIEW COMMITTEE MEETING**

**Tuesday, September 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:**

**A. 2022-2992 Sketch Plan for 4000 W Friendly Multi-family**

*Address: 4000 W Friendly Ave – 1.36 Acres*

*Existing use: Single-family Residential*

*Proposed Use: 24 unit apartment complex*

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

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2022-1964 Site Plan for Peck K-8 School**

*Address: 1605 W Florida St.*

*Existing Use: Elementary School*

*Proposed Use: Relocation and expansion of existing elementary school*

*Existing BUA: 3.48 Acres. Proposed BUA: 6.51 Acres*

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

*Conditional Approvals: Transportation, Utilities Sewer*

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

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

**TECHNICAL REVIEW COMMITTEE MEETING**  
**Monday, September 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:**

**3. Consent Agenda:**

**4. Business Agenda:**

*A. Proposed Annexation – PL (P) 22-36*

*Address: 1309, 1401, 1403, 1405, & 1407 Bridgepoint Road and 3207 & 3211 Cedar Park Road  
– 5.133 Acres*

*Existing use: Vacant*

*Proposed use: Multifamily*

*Owner/applicants: Redwolf Development Company, LLC*

*Staff contact: Steve Galanti, Current Planning Manager*

*B. Proposed Annexation – PL (P) 22-37*

*Address: 1822 Youngs Mill Road and 4701-A Hickory Valley Road – 39.95 Acres*

*Existing use: Single Family*

*Proposed use: Multifamily*

*Owner/applicants: Tina S. Hobbs and the Ella Mae S, Hobbs Estate*

*Staff contact: Steve Galanti, Current Planning Manager*

*Type 2 Modification – 2022-0610 Preliminary Plan for Flemingfield Reserve Single Family*

*Address: 138, 168, 170, 172 Flemingfield Rd*

*Existing Use: Vacant, Wooded*

*Proposed Use: Single-Family Subdivision*

*Summary: Three of the proposed lots do not meet the LDO standard 30-13-3.5 Side Lot Line  
Configuration.*

*Contact: Jason Earliwine, Planning*

*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, September 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**

**2022-3053 Sketch Plan for 8517 Cider Rd**

*Address: 8517 Cider Rd – 2.69 Acres*

*Existing use: Single-family residential*

*Proposed Use: existing single-family home being converted into a construction company office and adding a gravel parking lot for construction vehicles*

*Contact: Mary Smith with Hugh Creed Associates*

**11:00am – 11:45am**

**2022-3021 Sketch Plan for Westerwood Apartments**

*Address: 214 N Cedar St – .21 Acres*

*Existing use: Single-family residential*

*Proposed Use: 1872 SF footprint, 3 story apartment building*

*Contact: Eric Peterson with Stir Creative Group*

**3. Consent Agenda:**

**4. Business Agenda:**

**A. PL(P) 22-38 Proposed Street Closings**

*Address: 1) Washington Road from the southern ROW line on Fremont Dr southward to its terminus (+/- 410Ft) 2) Fremont Drive from the eastern ROW line of Guilford College Rd southeastward to the western ROW line of Oak Ave (+/-645Ft) 3) Oak Avenue from the northern ROW line of Fremont Dr southwestward to the northern ROW line of Sapp Rd (+/-375Ft)*

*Contact: Steve Galanti, Current Planning Manager*

*See attachments*

**B. Type 2 Modification**

*Address: 2571 Sixteenth Street (See 2022-0641)*

*Existing Use: Vacant*

*Proposed Use: Residential Multi-family*

*Modification: Install turnaround in an area where space is limited, but the turnaround is Necessary to address a Transportation plan review comment, which specifically calls For "COG std 502-A permanent turnaround required as a condition of rezoning".*



Contact: Ross Godwin with Bowman

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, September 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. Easement Release Requested for 6109 and 6115 Landmark Center Boulevard**

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

*Plat Book 122 Page 79 as seen on Exhibit A*

*Contact: Rachel McCook, Planner*

*See Attachments*

**B. 2022-3267 Table Vote for Grab and Go Revision (See 2020-1610)**

*Address: 1708 Freeman Mill Rd*

*Existing Use: Vacant*

*Proposed Use: Convenience Store with gas pumps*

*Existing BUA: 0 SF. Proposed BUA: 3,070 SF*

*Contact: Ed Collins*

**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, September 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:**

**3. Consent Agenda:**

**4. Business Agenda:**

**A. 2022-1036 Site Plan for Hayden Park Townhomes**

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

*Existing Use: Single-family residential*

*Proposed Use: 23 Townhomes*

*Existing BUA: .172 Acres. Proposed BUA: 1.25 Acres*

*Contact: Mike Venable with CPT Engineering and Surveying, Inc.*

*Conditional Approvals: Watershed Protection*

**5. Discussion Items:**

**6. Adjournment**

**For more information, please contact:**

**Planning Department**

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