



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, October 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

2022-3072 Sketch Plan for CH Heart & Vascular

Address: 200 E Northwood St, 201 and 207 E Wendover Ave– 3.67 Acres

Existing use: Medical Office, Clinic, and parking

Proposed Use: 156,000 SF new 5-story Medical Office & parking garage

Contact: Kelway Howard and Emily Buehrer with Stimmel PA

11:00am – 11:45am

2022-3116 Sketch Plan for 7110 W Friendly Apartments

Address: 7110 W Friendly Ave – 5.51 Acres

Existing use: Vacant

Proposed Use: 200 Apartment units

Contact: Gray Mustin with Borum Wade and Associates

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, October 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:

10:00am – 10:45am

2022-3177 Sketch Plan for Churchill Dr Preliminary Subdivision

Address: 2203 Churchill Dr – 3.91 Acres

Existing use: Vacant/undeveloped

Proposed Use: 4-lot single-family subdivision

Contact: Contact: Chris Woodward with CM Woodward Construction

11:00am – 11:45am

2022-3124 Sketch Plan for 4044 Randleman Rd Single-Family Subdivision

Address: 4044 Randleman Rd – 108.4 Acres

Existing use: Residential and Agricultural

Proposed Use: 106 single-family residential lots

Contact: Brent Nesom with FEI Consulting

3. Consent Agenda:

4. Business Agenda:

A. 2022-0641 Site Plan for Townsend Trace Apartments

Address: 2571 Sixteenth Street – 11.83 Acres

Existing Use: Vacant

Proposed Use: 180 Apartment units

Existing BUA: 194 SF. Proposed BUA: 235,657 SF

Contact: Matt Lowder with Bowman

Conditional Approvals: Stormwater Conveyance, Watershed Protection, 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

Thursday, October 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

2022-3137 Sketch Plan for KM Ethanol Rail Offload and Terminal Pipeline

Address: 6907 W Market St – 31.16 Acres

Existing use: Energy-Petro/Gas Terminal

Proposed Use: Energy Petro/Gas Terminal and Pipeline

Contact: Contact: Melanie Wiggins with Jacobs

11:00am – 11:45am

2022-3135 Sketch Plan for Walgreens Randleman Road

Address: 2416 Randleman Rd – 1.05 Acres

Existing use: Vacant

Proposed Use: Walgreens store

Contact: Ross Godwin with Bowman North Carolina Ltd

3. Consent Agenda:

4. Business Agenda:

A. 2022-0784 Site Plan for The Lofts at Elmsley Crossing

Address: 2571 Sixteenth Street – 9.59 Acres

Existing Use: Vacant/Single-family residential

Proposed Use: 84 Apartment units

Existing BUA: 5,195 SF. Proposed BUA: 121,666 SF

Contact: Matt Lowder with Bowman

Conditional Approvals: Transportation, Planning

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)





***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, October 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:

10:00am – 10:45am

2022-3169 Sketch Plan for FMB Greensboro Warehouse

Address: 6301 Burnt Poplar Rd – 6.74 Acres

Existing use: Industrial

Proposed Use: 20,150 sf Warehouse for a distribution company

Contact: Contact: Gary McCabe with RLENC

3. Consent Agenda:

4. Business Agenda:

A. 2022-0641 Site Plan for Townsend Trace Apartments

Address: 2571 Sixteenth Street – 11.83 Acres

Existing Use: Vacant

Proposed Use: 180 Apartment units

Existing BUA: 194 SF. Proposed BUA: 235,657 SF

Contact: Matt Lowder with Bowman

Conditional Approvals: Stormwater Conveyance, Watershed Protection, Planning

B. 2022-2394 (UDP for 3234 Horsepen Creek Rd.)

Address: 3234 Horsepen Creek Rd. and others – 9.37 Acres

Applicant: CPT Engineering on behalf of BSC Holdings, Inc.

Proposed Use: 325 Multi-family Dwelling Units

Staff Contact: Luke Carter

C. 2022-2398 (UDP for 3432 Mc Connell Rd.)

Address: 3432 McConnell Rd. and others – 48.875 Acres

Applicant: Applicant Borum, Wade, and Associates on behalf of Redwolf Development Company, LLC and McConnell Road Properties, LLC.

Proposed Use: 218 Multi-family Dwelling Units

Staff Contact: Luke Carter

5. Discussion Items:

6. Adjournment



For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, October 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

2022-3230 Sketch Plan for East Gate City C-Store

Address: 3220 E Gate City Blvd – .69 Acres

Existing use: Gas Station

Proposed Use: Convenience Store and Gas Station

Contact: Nicole Bowal with Stocks Engineering

3. Consent Agenda:

4. Business Agenda:

A. 2022-1624 Site Plan for Olympic Mill – Mill House Mixed Use Revision (See 2020-2237)

Address: 2005 Yanceyville St – 3.48 Acres

Existing Use: Vacant

Proposed Use: Mixed-Use with Residential, Office, Commercial

Existing BUA: 2.145 AC. Proposed BUA: .020 AC

Contact: Jeremy Anderson with Coulter Jewell Thames, PA

Conditional Approvals: Watershed Protection, Fire Prevention

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, October 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:

10:00am – 10:45am

2022-3266 Sketch Plan for Knox Road Industrial

Address: 640 & 640YY Knox Road and 401 Old Birch Creek Rd – 140.85 Acres

Existing use: Vacant

Proposed Use: limited manufacturing, wholesaling, warehousing, research and development, and potential logistics

Contact: Randy Warren with RW2 Development Company LLC

11:00am – 11:45am

2022-3242 Sketch Plan for 111 Industrial Ave Parking Expansion

Address: 111 Industrial Avenue – .69 Acres

Existing use: Industrial

Proposed Use: 5800 SF of additional BUA

Contact: Thomas Kelbel with LJB Inc

3. Consent Agenda:

4. Business Agenda:

A. 2022-2896 Site Plan for 810 Storage Lot

Address: 810 Huffman St – .248 Acres

Existing Use: Vacant

Proposed Use: Outside Storage, Vehicles

Existing BUA: 0 AC. Proposed BUA: .185 AC

Contact: Ed Collins with Edward R. Collins, Jr., PE

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, October 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. 2022-2561 Site Plan for Immunotek Revision (See 2021-3417)

Address: 4536 W Market St – 1.83 Acres

Existing Use: Vacant

Proposed Use: Medical Facility (Plasma donor center)

Existing BUA: 53,015 SF. Proposed BUA: 52,714 SF

Contact: Chase Wooley with Ackal Architects, APC

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, October 17, 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. 2022-2895 Site Plan for Counseling Center Parking Addition

Address: 411 Dolley Madison Rd – .913 Acres

Existing Use: Office

Proposed Use: Parking Addition for existing use

Existing BUA: .223 AC. Proposed BUA: .026 AC

Contact: JamesMcGinley with Borum Wade and Associates, P.A.

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, October 20, 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

2022-3344 Sketch Plan for Greensboro Dayschool Preschool

Address: 5401 Lawndale Dr – 37.51 Acres

Existing use: School

Proposed Use: 17,500 SF preschool

Contact: Kristen Spears with Little

3. Consent Agenda:

4. Business Agenda:

A. 2022-1527 Site Plan for Claxton Elementary

Address: 3720 Pinetop Rd – 9.57 Acres

Existing Use: Elementary School

Proposed Use: New Elementary School and parking

Existing BUA: 3.874 AC. Proposed BUA: 4.54 AC

Contact: Richard Butt with Davenport Engineering

Conditional Approvals: Watershed Protection, Planning, Transportation

B. 2022-0887 Site Plan for Westbrook Falls Prelim Sub Revision (See 2020-2753)

Address: 120 Marshall Smith Rd – 37.329 Acres

Existing Use: Vacant

Proposed Use: Single-family and Multi-family residential

Existing BUA: 0 AC. Proposed BUA: 17.79 AC

Contact: Eddie MacEldowney with Davis Martin Powell and Associates

Conditional Approvals: Fire Prevention, Landscape/Tree Preservation

C. 2022-0920 Site Plan for 3200 Horse Pen Creek Rd Office Building

Address: 3200 Horse Pen Creek Rd – 1.6 Acres

Existing Use: Vacant

Proposed Use: Office

Existing BUA: 0 AC. Proposed BUA: 1.02 AC

Contact: Todd Murphy with CPT Engineering and Surveying



Conditional Approval: Transportation, Watershed Protection, Utilities Sewer, 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, October 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:

10:00am – 10:45am

2022-3380 Sketch Plan for C-Store or Restaurant at 1700 Battleground Ave

Address: 1700 Battleground Ave – 1.11 Acres

Existing use: Walgreens store

Proposed Use: Convenience Store or Restaurant

Contact: Ross Godwin with Bowman

3. Consent Agenda:

4. Business Agenda:

A. Proposed Annexation – PL (P) 22-39

Address: 5270 and 5274 North Church Street – 6.558 Acres

Existing Use: Vacant

Proposed Use: Single Family Dwelling / Undisturbed

Owner/applicants: Jose Negrete Almaguer (Plus City/County Land)

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, October 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. 2022-0887 Site Plan for Westbrook Falls Prelim Sub Revision (See 2020-2753)

Address: 120 Marshall Smith Rd – 37.329 Acres

Existing Use: Vacant

Proposed Use: Single-family and Multi-family residential

Existing BUA: 0 AC. Proposed BUA: 17.79 AC

Contact: Eddie MacEldowney with Davis Martin Powell and Associates

Conditional Approvals: Fire Prevention, Landscape/Tree Preservation

B. 2022-1203 Site Plan for The Pilot at Sedgefield

Address: 5440 High Point Rd – 130.9 Acres

Existing Use: Vacant

Proposed Use: Multi-family and Single-family Residential

Existing BUA: 11.53 AC. Proposed BUA: 15.026 AC

Contact: Adam Carroll with Timmons Group

Conditional Approval: Transportation, Watershed Protection, Stormwater Conveyance, Addressing

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, October 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. 2022-1527 Site Plan for Claxton Elementary

Address: 3720 Pinetop Rd – 9.57 Acres

Existing Use: Elementary School

Proposed Use: New Elementary School and parking

Existing BUA: 3.874 AC. Proposed BUA: 4.54 AC

Contact: Richard Butt with Davenport Engineering

Conditional Approvals: Watershed Protection, Planning, Transportation

B. 2022-0326 Site Plan for 3635 McConnell Rd Industrial

Address: 3635 McConnell Rd – 35.525 Acres

Existing Use: Vacant

Proposed Use: 362,600 sf Industrial Space with associated parking

Existing BUA: .238 AC. Proposed BUA: 17.619 AC

Contact: Will Swaringen with Bohler Engineering

Conditional Approvals: Addressing, Watershed Protection, Stormwater Conveyance, Planning

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, October 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:

3. Consent Agenda:

4. Business Agenda:

A. 2022-2548 Site Plan for Mock Judson Voehringer Mill Amenity Revisions (See 2022-1617)

Address: 1001 S Lindell Rd – 8.67 Acres

Existing Use: Vacant

Proposed Use: 173 Apartments

Existing BUA: 2.509 AC. Proposed BUA: 2.571 AC

Contact: Adam Carroll with Timmons Group

Conditional Approvals: Fire Prevention

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, October 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

2022-3449 Sketch Plan for Ward Road Concrete Pipe Manufacturing Plant

Address: 113 Ward Rd – 2.76 Acres

Existing use: Vacant/Undeveloped

Proposed Use: 46,000 SF Manufacturing Plant

Contact: Matt Johnson with Triad Design

11:00am – 11:45am

2022-3435 Sketch Plan for Hickory Ridge Hotel

Address: 610, 614, 616 Hickory Ridge Dr – 2.27 Acres

Existing use: Vacant/Undeveloped

Proposed Use: 4-story, 126 room hotel

Contact: Andrew Kosa and Nick Dobmeier with CPL and Mike Winters with West 77 Partners

3. Consent Agenda:

4. Business Agenda:

A. 2022-3064 Site Plan for Merritt Medical Plaza - Driveway Modification & Parking Addition

Address: 1511 Westover Terr – 2.484 Acres

Existing Use: Office

Proposed Use: Driveway & Parking Modification for Office

Existing BUA: 1.928 AC. Proposed BUA: .100 AC

Contact: Steve Webb with CPT Engineering & Surveying, Inc.

Conditional Approvals: Fire Prevention, Transportation

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)