



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, November 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:

10:00am – 10:45am

2022-3517 Sketch Plan for 2713 Pinedale Road

Address: 2713 Pinedale Road – 26,103 SF

Existing use: Office

Proposed Use: 5,250 SF Office

Contact: Norris Clayton with Hugh Creed Associates

11:00am – 11:45am

2022-3535 Sketch Plan for 1642 Willomore Street Multi-Family

Address: 1642 Willomore Street – 20,909 SF

Existing use: Multifamily / 2 Units

Proposed Use: Multifamily / 3 Units

Contact: DeCarla Mittman (owner)

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, November 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:

11:00am – 11:45am

2022-3566 Sketch Plan for 1055 Gatewood Ave

Address: 1055 Gatewood Ave – .9 Acres

Existing use: Storage

Proposed Use: Business

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

3. Consent Agenda:

4. Business Agenda:

Proposed Annexation – PL (P) 22-40

Address: 2401 Minorwood Road – 7.87 Acres

Existing use: Vacant

Proposed use: Multifamily

Owner/applicants: Evangel Fellowship Word Ministries, Inc.

Staff contact: Steve Galanti, Current Planning Manager

Proposed Annexation – PL (P) 22-41

Address: 2230 East Cone Boulevard – 8.2 Acres

Existing use: Vacant

Proposed use: Multifamily

Owner/applicants: Evangel Fellowship Word Ministries, Inc.

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](https://www.greensboro.org/planning)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, November 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. Consent Agenda:

3. Business Agenda:

2022-2493 Site Plan for Reaves Drywall Office Revision (See 2021-0107)

Address: 8507 Cider Road – 2.03 Acres

Existing Use: Single Family Dwelling

Proposed Use: Office and Warehouse for Drywall Company

Existing BUA: 35,000 SF / Proposed BUA: 40,300 SF

Contact: Vincent Townsend, Green Mountain Engineering, PLLC

Conditional Approvals: Landscaping / Tree Conservation

4. Discussion Items:

5. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, November 15, 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

2022-3664 Sketch Plan for Pleasant Ridge Subdivision

Address: 1819 Pleasant Ridge Rd – 45.7 Acres

Existing use: Vacant

Proposed Use: 286 Townhomes

Contact: Yesim Yazgan and Megan Baum with Bowman

11:00am – 11:45am

2022-3743 Sketch Plan for Episcopal Church of the Holy Spirit Land Multi-Use

Address: 3910 Yanceyville St – 11.1 Acres

Existing use: Church

Proposed Use: Church and residential, green space

Contact: The Rev. Audra Abt

3. Consent Agenda:

4. Business Agenda:

A. 2022-2496 Site Plan for Sandy Ridge Outdoor Storage

Address: 3414 Sandy Ridge Rd – 16.10 Acres

Existing Use: Vacant

Proposed Use: Outdoor Storage

Existing BUA: 47,818 SF. Proposed BUA: 493,534 SF

Contact: Tristan McMannis with Dewberry Engineers

Conditional Approvals: Transportation, 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

Thursday, November 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:

10:00am – 10:45am

2022-3717 Sketch Plan for Fellowship Hall Expansion

Address: 4619 Tower Rd – .83 Acres

Existing use: Church with attached Fellowship Hall

Proposed Use: Church with attached Fellowship Hall

Contact: Gene Mustin with Borum Wade

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

Friday, November 18, 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

2022-3773 Sketch Plan for IMUD Site Plan-Update Shops at Friendly

Address: 3326 W Friendly Ave – 20.24 Acres

Existing use: Shopping Center

Proposed Use: Shopping Center

Contact: Kenny Marlow with Borum, Wade & Associates, PA

3. Consent Agenda:

4. Business Agenda:

A. 2022-1255 Site Plan for Parking and Site Improvements at 853 S Elm St

Address: 853 S Elm St – .94 Acres

Existing Use: Vacant

Proposed Use: Business and Mercantile

Existing BUA: 18,552 SF. Proposed BUA: 14,996 SF

Contact: Eddie MacEldowney with Davis Martin Powell

Conditional Approvals: Transportation, Utilities Sewer, Watershed Protection

B. Type 2 Modification

Address: 117 Bruce St

Existing Use: Single-family Residential

Proposed Use: Single-family Residential

Modification: To allow a portion of the proposed lot line to not be “at a right angle” to the ROW line in accordance with Section 30-13-3.5 of the Land Development Ordinance

Contact: Ramona Pettit with Wilson Surveying, Inc.

See Attachment

C. TRC Approval of Shared Driveway

Address: 117 Bruce Street

Existing Use: Single-family Residential

Proposed Use: Single-family Residential

Modification: To allow New Lot 1 to be accessed via a “shared driveway” in accordance with Section 30-9-3.6 of the Land Development Ordinance instead of having



*direct vehicular access to a public street.
Contact: Ramona Pettit with Wilson Surveying, Inc.*

See Attachment

5. Discussion Items:

6. Adjournment

For more information, please contact:

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, November 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. 2022-1989 Site Plan for Greensboro Auto Auction Additional Building

Address: 126 Manley Ave – 11.175 Acres

Existing Use: Warehouse

Proposed Use: Warehouse

Existing BUA: 9.481 AC. Proposed BUA: 1.41 AC

Contact: Todd Murphy with CPT Engineering

B. 2022-2352 Site Plan for Chipotle - Battleground North

Address: 3227 Battleground Ave – .829 Acres

Existing Use: Vacant bank building

Proposed Use: Chipotle restaurant

Existing BUA: 27,348 SF. Proposed BUA: 21,627 SF

Contact: Alex Rakos with VAA, LLC

Conditional Approvals: Transportation

5. Discussion Items:

6. Adjournment

For more information, please contact:

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, November 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

2022-3703 Sketch Plan for 5019 W Market St Parking

Address: 5019 W Market St – 8.84 Acres

Existing use: Self-storage Facility

Proposed Use: Parking for Self-storage Facility

Contact: Bryce Morrison with Hagen Engineering

11:00am – 11:45am

2022-3816 Sketch Plan for Natty's Brewhouse Pavilion

Address: 345 S Elm St – .23 Acres

Existing use: Parking lot and Railroad ROW

Proposed Use: Brewhouse Pavilion

Contact: Tori Small with Westcott, Small & Associates

3. Consent Agenda:

4. Business Agenda:

A. Type 2 Modification

Address: 3308, 3308-A Overland Heights and 3711 Mosby Dr

Existing Use: Single and multi-family Residential

Proposed Use: Single and multi-family Residential

Modification: To allow the Western line of PIN 7843761239 and the Eastern line of PIN

7843762238 to remain as they are shown on the plat titled "Exempt Plat For: 3803, 3808-A

Overland Heights and 3711 Mosby Drive".

Contact: Daniel Streba with FEI Consulting

See Attachment

B. 2022-3340 Preliminary Condo Plan for Wilson Street Manor

Address: 205 & 207 Wilson St – 2.28 Acres

Existing Use: Multi-family Residential

Proposed Use: Multi-family Residential

Existing BUA: 9,160 SF. Proposed BUA: 0

Contact: Ramona Pettit with Wilson Surveying



5. Discussion Items:

6. Adjournment

For more information, please contact:

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***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, November 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:

10:00am – 10:45am

2022-3735 Sketch Plan for Publix Village

Address: 405 Ambling Rd & others – 77.19+ Acres

Existing use: Vacant

Proposed Use: Single Family Residential and Townhomes

Contact: Adam Carroll with Timmons Group

3. Consent Agenda:

4. Business Agenda:

A. Proposed Annexation – PL (P) 22-42

Address: 4015, 4017 And 4101 S. Elm-Eugene Street And 4332 Cahill Drive – 1.7 Acres

Existing Use: Single and multi-family Residential

Proposed Use: Mixed Use (Commercial and Multifamily)

Owner/applicants: Choice Investment Properties LLC / DHF Holdings LLC

Staff contact: Steve Galanti, Current Planning Manager

B. Proposed Annexation – PL (P) 22-43

Address: 3300, 3302, and 3510 Liberty Road – 50.318 Acres

Existing Use: Commercial, Residential and Vacant

Proposed Use: Multi-family Residential

Owner/applicants: Koury Properties Limited Partnership, Q-Dog Properties LLC,

John Douth, and Toni Douth

Staff contact: Steve Galanti, Current Planning Manager

C. 2021-3086 Pisgah Church Townhomes

Address: 1308 & 1312 Pisgah Church Rd – 4.11 Acres

Existing Use: Single Family Residential & Vacant

Proposed Use: 24 Townhome Units

Existing BUA: 7,877 SF. Proposed BUA: 89,298 SF

Contact: Bryce Morrison with Hagen Engineering

5. Discussion Items:

6. Adjournment



For more information, please contact:
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