



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, December 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

2022-3736 Sketch Plan for Main Event Entertainment

Address: 601 Guilford College Rd – 30.05 Acres

Existing use: Vacant

Proposed Use: Family Entertainment Center

Contact: Angel Robinson with Main Event

11:00am – 11:45am

2022-3782 Sketch Plan for Elmsley Self Storage

Address: 105 E Elmsley Dr – 2.31 Acres

Existing use: Vacant

Proposed Use: Self Storage Facility

Contact: Stuart Little with Sekiv Solutions

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

Friday, December 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:

10:00am – 10:45am

2022-3787 Sketch Plan for Circle K NTI Guilford College Rd. & Bridford Pkwy

Address: 515 Guilford College Rd – 30.04 Acres

Existing use: Vacant, Residential and mental health facility

Proposed Use: Convenience Store with Fuel Sales

Contact: Rick Baker with Timmons Group

11:00am – 11:45am

2022-3814 Sketch Plan for Fairview Street

Address: 1701 Fairview St – 2.96 Acres

Existing use: Parking Lot

Proposed Use: metal shed, parking lot, equipment & material storage

Contact: Jonathan Hein with Pruning Perfection

3. Consent Agenda:

4. Business Agenda:

A. 2021-3081 Site Plan for Caffey Warehouse Addition Revision (See 2021-1883)

Address: 8749 W Market St – 15.68 Acres

Existing Use: Warehouse and Office

Proposed Use: Additional Truck Parking

Existing BUA: 9.07 AC. Proposed BUA: .30 AC

Contact: Scott Frye with Stimmel

Conditional Approval: Watershed Protection

B. 2022-2994 Site Plan for Mt Hope Church Rd Electric Vehicle Charging Station

Address: 1810 Mt Hope Church Rd – 3.1 Acres

Existing Use: Convenience Store/Gas station

Proposed Use: Electric Vehicle Charging Station

Existing BUA: 1.51 AC. Proposed BUA: .02 AC

Contact: Jay Ramsey with Dewberry Engineers

Conditional Approval: Addressing, 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

Monday, December 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:

10:00am – 10:45am

2022-3886 Sketch Plan for 3450 & 3456 McConnell Rd Multi-Family

Address: 3450 & 3456 McConnell Rd – 16.67 Acres

Existing use: Vacant, Single-family

Proposed Use: 300 unit Multi-family development

Contact: Phillip Martin with HH Hunt

11:00am – 11:45am

2022-3870 Sketch Plan for Renaissance Plaza Restaurant Addition

Address: 230 N Elm St – 1.29 Acres

Existing use: Offices

Proposed Use: 1500 SF restaurant and patio

Contact: Bobby Patterson with Architectural Design Associates

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, December 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

2022-3863 Sketch Plan for Big Burger Spot

Address: 3741-A Battleground Ave – 1.62 Acres

Existing use: Vacant

Proposed Use: Restaurant with Outdoor Seating

Contact: Gabrielle Steffel with Cluck Design

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

Thursday, December 8, 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

2022-3892 Sketch Plan for The Vic Dumpster Additions

Address: 705 Milton St – 16.55 Acres

Existing use: Apartment Complex

Proposed Use: Dumpsters for Apartment Complex

Contact: Ruben Caudle with Campus Life & Style

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, December 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:

10:00am – 10:45am

2022-3839 Sketch Plan for McDonalds at 508 Pisgah Church Rd Revision. (See 2022-2461)

Address: 508 Pisgah Church Rd – 1.01 Acres

Existing use: McDonald's restaurant

Proposed Use: Drive through expansion

Contact: Dylan Diefenbach with Tower Engineering Professionals

11:00am – 11:45am

2022-3919 Sketch Plan for Project Aqua

Address: 408 Banner Avenue – 8.21 Acres

Existing use: Vacant

Proposed Use: mixed use light industrial manufacturing and residential project (96 multi-family units)

Contact: Charles Blackmon with Black Lamb Development Corp

3. Consent Agenda:

4. Business Agenda:

A. Easement Release Request

1319 New Garden Road

Release of a Maintenance and Utility Easement Permanent Drainage per DB 4036, PG

1770 as shown on Plat Book 200, Page 24, Plat Book 201, Page 128, and 3 Drainage Easements:

• *Drainage Easement B (DB 5726, PG 1325)*

• *Drainage Easement D (DB 4925, PG 1289)*

• *Drainage Easement E (K-7165, GDOT)*

Applicant: CPT 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, December 12, 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

2022-3844 Sketch Plan for Sixteenth St Multi-family

Address: 2016 Sixteenth St – 11.97 Acres

Existing use: Vacant/undeveloped

Proposed Use: 180-unit multi-family

Contact: Jessica Wise with SGA/NW Design Company

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, December 13, 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:

A. 11:00am to 11:45am

2022-4010 – Sketch Plan for Pleasant Ridge Crossing
Address: 1801 Cude Rd and 1199 Pleasant Ridge Rd – 2.21 Acres
Existing Use: Single-Family Residential
Proposed Use: General Retail
Contact: Sameer Hamoush

3. Consent Agenda:

4. Business Agenda:

A. 2022-1795 – Preliminary Subdivision for 1691 Greenbourne Dr

Address: 1691 – RW Greenbourne Drive – 35.179 Acres
Existing Use: Vacant, 1 Lot
Proposed Use: Planned Unit Development, 5 Lots
Contact: Tim Lauer with CPT Engineering & Surveying

Conditional Approvals:

- **Fire: Conditionally approved to allow fire reviewer to see later revisions submitted. Plan approved no action required for applicant for fire review.**
- **Transportation: See eplan for Comments.**
- **Watershed Protections: SEE COVER SHEET, C8, C8.1, AND NARRATIVE FOR REMAINING COMMENTS."**

B. Type 2 Modification for 2022-2726 – 6000 Western Trail Minor Subdivision

Address: 6000 Western Trail – 3.21 AC
Reason for Modification: LDO Section 30-13-3.5 Side Lot Line Configuration. Side lines of lots should be at or near right angles or radial to street lines. (Please see Exhibit A)
Contact: William Boone with Borum Wade Associates

5. Discussion Items:

6. Adjournment

For more information, please contact: [Planning Department \(336\) 373-2144](mailto:Planning@greensboro.org) | [Greensboro Planning Website](http://www.greensboroplanning.com)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, December 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

2022-4061 S Josephine Boyd Apartments

Address: 1028 S Josephine Boyd St – 2.92 Acres

Existing use: Vacant/Undeveloped

Proposed Use: 56 Apartment units

Contact: Andrew Rosen with Blue 22 Development

11:00am – 11:45am

2022-4079 Sketch Plan for Kenview Street Apartments

Address: 401 Muirs Chapel Rd and 4900 Kenview St – 3.45 Acres

Existing use: Vacant/Undeveloped

Proposed Use: 71 Apartment units

Contact: Gray Mustin with Borum Wade Associates

3. Consent Agenda:

4. Business Agenda:

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

Address: 3200 & 3202 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 & Surveying, Inc.

Conditional Approvals: Transportation, Utilities Sewer, Watershed Protection, Planning

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](http://www.greensboroplanning.com)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Friday, December 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:

10:00am – 10:45am

2022-4104 Sketch Plan for Hickory Ridge Hotels

Address: 605 Hickory Ridge Drive – 10.86 Acres

Existing use: Vacant/Undeveloped

Proposed Use: 2 100+ room hotels and a commercial outparcel

Contact: Stephen Owen with Stimmel Associates, PA

11:00am – 11:45am

2022-4114 Sketch Plan for Friendly Center IMUD

Address: 600 Friendly Center Rd – 59.37 Acres

Existing use: Shopping Center

Proposed Use: New lots for existing Shopping Center

Contact: Contact: Kenny Marlow with Borum Wade Associates

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

Monday, December 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. 10:00am to 10:45am

2022-4088 – Sketch Plan for The Heights Preliminary Plan

Address: 1007 Willard St – 4.67 Acres

Existing Use: Vacant/Wooded

Proposed Use: 13 Single-Family Lots

Contact: Dwight Tatum with 3 Pillars Homes LLC

B. 11:00am to 11:45am

2022-4165 – Sketch Plan for State St Jewelers (New Building)

Address: 2412 Battleground Ave – 0.86 Acres

Existing Use: Retail Building

Proposed Use: Jewelry Store

Contact: Juhann Waller with JC Waller & Associates

3. Consent Agenda:

4. Business Agenda:

5. Discussion Items:

6. Adjournment

For more information, please contact: [Planning Department \(336\) 373-2144](mailto:Planning@greensboro.org) | [Greensboro Planning Website](https://www.greensboro.org/planning)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, December 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. 10:00am to 10:45am

2022-4172 – Sketch Plan for Yanceyville Rd Construction Office

Address: 4422 Yanceyville Rd – 0.2 Acres

Existing Use: Single-Family House

Proposed Use: Construction and Real Estate Office

Contact: Camille Allen

B. 11:00am to 11:45am

2022-4170 – Sketch Plan for Murraylane North Preliminary Subdivision

Address: 321 Murraylane Rd – 13.41 Acres

Existing Use: Vacant/Wooded

Proposed Use: 51 Single-Family Lots

Contacts: Arnold Sykes with Dotac LLC and Rich Glover with Glover Engineering

3. Consent Agenda:

4. Business Agenda:

5. Discussion Items:

6. Adjournment

For more information, please contact: [Planning Department \(336\) 373-2144](mailto:Planning@cityofgreensboro.com) | [Greensboro Planning Website](https://www.greensboronc.gov/planning)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, December 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:

A. 10:00am to 10:45am

2022-4185 Sketch Plan Meeting for Holts Chapel Single Family

Address: 4123 R2 Holts Chapel Rd – 5.55 Acres

Existing Use: Vacant/Wooded

Proposed Use: 29 Single-Family Lots

Contact: Bob Dischinger with Evans Engineering

3. Consent Agenda:

4. Business Agenda:

To begin at 11:00am

A. Proposed Annexation – PL (P) 23-01

Address: 3923 and 3929 Presbyterian Road – 17.37 Acres

Existing use: Vacant

Proposed use: Light Industrial

Owner/applicants: Greensboro Land Development Partners OZ II, LLC

Staff contact: Steve Galanti, Current Planning Manager

Please see Exhibit 4-A

B. Proposed Annexation – PL (P) 23-02

Address: 511 Kallamdale Road (ROW) – 5.64 Acres

Existing use: Single Family

Proposed use: Multifamily

Owner/applicants: Rural Housing Developers - North Carolina, LLC

Staff contact: Steve Galanti, Current Planning Manager

Please see Exhibit 4-B

C. Proposed Annexation – PL (P) 23-03

Address: City property in front of 1447A & 1453 Alamance Church Road – .32 Acres

Existing use: Public Street Right-of-way

Proposed use: Public Street Right-of-way

Owner/applicants: City of Greensboro

Staff contact: Steve Galanti, Current Planning Manager

Please see Exhibit 4-C



D. Type 2 Modification for 3450 & 3456 McConnell Rd Multi-Family

*Plan Tracking #:2022-3886 Sketch Plan for 3450 & 3456 McConnell Rd Multi-Family
Modification is to allow two buildings over 250 feet in length by adding visual interest.
LDO Section 30-8-10.1 (H) (1) (e) Multi-family Dwellings
Please see Exhibit 4-D*

5. Discussion Items:

6. Adjournment

For more information, please contact: *Planning Department* (336) 373-2144 | [Greensboro Planning Website](#)