

**TECHNICAL REVIEW COMMITTEE
AGENDA**

January 19, 2021

**Guilford County Independence Building
5th Floor Conference Room
1:30 PM**

1) Approval of the January 5, 2021 Minutes

2) New Business

Major Site Plan Case #21-01-GCCP-00089 Publix Greensboro

Distribution Center-Phase 2: Located on Burlington Road south of the intersection of Birch Creek Road, Guilford County Tax Parcel 117416, Jefferson Township. The site plan proposes to add 1,000,050 sf dry warehouse building under phase 2 of the Publix distribution center. Zoned LI. Developer: Publix Supermarkets, INC.

Major Site Plan Case #20-12-STCP-08774 7716 PQR LCID, MINOR:

Located on east side of Pearman Quarry Road (PQR) approximately 1900 feet north of Warner Road, Guilford County Tax Parcel 166915, Stokesdale NC. The site plan includes a 2-acre landfill area. The proposed use is subject to development standards in the Stokesdale Development Ordinance. Zoned, AG. Owner: Johnny Reynolds.

Master Sketch Plan #20-01-GCPL-00224: Jessup Ridge Master PH 7

Section 5 & 6. Located at the intersection of j Carrol Jessup PKWY and Robert Jessup Drive in Center Grove Township. Guilford County Tax Parcel #139002. The proposed PH 7 Master includes sections 5 & 6 with a total of 8 lots on 12.21 acres zoned RS-30 (Hugh Creed Associates, Inc., P.A.).

MAJOR SUBDIVISION CASE #20-01-GCPL-00231: Jessup Ridge Phase 7

Section 5. Located at the intersection of j Carrol Jessup PKWY and Robert Jessup Drive in Center Grove Township. Guilford County Tax Parcel #139002. The proposed PH 7 section 5 includes 1 lot on 1.17 acres zoned RS-30 (Hugh Creed Associates, Inc., P.A.).

3) Old Business

Major Subdivision Case #20-12-GCPL-08654 Viking Ridge

Preliminary Plat Revision: Located on Northwest School Road, approximately 226 feet south of Stoneykirk Drive intersection, Guilford County Tax Parcel #167292. The proposed subdivision includes 21 single-family residential lots and 1485 lf of new street right-of-way on 21.59 acres. Revised from January 5, 2021 TRC meeting. Zoned CZ-RS-30 (18-06-GCPL-03654), Developer: Alcorn Road Three, LLC.

Major Site Plan Case #20-10-GCCP-06622 Brighterwood @ Brightwood Farm (Brightwood Farm UDP Phase 4B)-Revised

Located at 6479 Burlington Road, between Preakness Parkway and Brightwood Farms Parkway, Guilford County Tax Parcel # 106282. The proposed use is for 142 units of apartments and townhomes as allowed under the Unified Development Plan recorded in PB 193-25 in the Register of Deed. Revised from October 10, 2020 TRC meeting. Zoning: CU-PD-R.

Master Sketch Plan #17-11-GCPL-06119: Thatcher Woods Master

Located 2,800 feet from the intersection of Alcorn Rd and Northwest School Rd in Oak Ridge Township. Guilford County Tax Parcel #227186. This has been revised at the end of Thatcher Woods Drive to make a cul-de-sac and removed 3 lots to accommodate this area for soils for off-site septic areas. Revised from January 5, 2021 TRC meeting. (Hugh Creed Associates, Inc., P.A.).

MAJOR SUBDIVISION CASE 19-05-GCPL-04219: Thatcher Woods Phases 2

& 3. Located 2,800 feet from the intersection of Alcorn Rd and Northwest School Rd in Oak Ridge Township. Guilford County Tax Parcel #227186. This proposed subdivision was approved June 2019. This has been revised at the end of Thatcher Woods Drive to make a cul-de-sac and removed 3 lots to accommodate this area for soils for off-site septic areas. Revised from January 5, 2021 TRC meeting. (Hugh Creed Associates, Inc., P.A.).

Major Site Plan Case #20-09-GCCP-06413 Fairway Village PH 2.

Located at 6508 Interstate Dr, Guilford County Tax Parcels 107841. The applicant proposes 4 - 3 story apartment buildings (24 units in each building) approximately 15.28 acres. Zoned CZ-RM-18. Revised from October 6, 2020 TRC meeting. Contact: Anthony Lester, Evans Engineering