



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Technical Review Committee
January 21, 2020**

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on January 21, 2020 in the fifth floor Kenneth Greg Niles Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC. Kaye Graybeal called the meeting to order at approximately 1:30 PM.

MEMBERS PRESENT:

Planning	Kaye Graybeal, Chair
Stormwater Management	Teresa Andrews
Building Construction Plan Review	Jim Lankford
Community Environmental Services	Beth Anne Aheron
Fire Marshal	Michael Townsend
Fire Marshal	Bobby Carmon
Environmental Health	John Nykamp

ADVISORY MEMBER PRESENT:

NCDOT	Bobby Norris
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STAFF PRESENT:

Planner II	Oliver Bass
Planner II	Matt Talbott
Administrative Assistant	Deborah Sandlin

OTHERS PRESENT:

Borum, Wade & Associates, PA	Homer Wade
Davis Martin Powell & Associates	Timothy Drumm
Hugh Creed Associates, Inc.	Norris Clayton
Redwold Development	David Michaels

MINUTES:

Jim Lankford motioned to approve the minutes of the January 7, 2020 regular TRC meeting as submitted, seconded by John Nykamp. The motion carried unanimously.

NEW BUSINESS:**MAJOR SUBDIVISION CASE #19-11-GCPL-08593: Cedar Oaks-Sketch Zoning Plan Revised.**

Located on east side of Church Street, approximately 4075 feet south of its intersection with Burton Farm Road, Guilford County Tax Parcels 129264, 129266, 139425. This is a revised zoning sketch plan that was submitted with an application for rezoning (Case#19-11-GCPL-08684) from AG to RPD. Rezoning process for RPD requires staff review for consistency with all applicable standards in the land development ordinance. (Contact: Norris Clayton, Hugh Creed & Assoc.)

Planning Comments: (Oliver Bass, 641-3578)

1. Clearly indicate all possible locations of off-site septic or community wells.
2. Rezoning application shall add the landscape buffers indicated on the sketch as a condition. Provide planting specifications or performance standard. Is the purpose to provide screening, act as barrier, or other purpose?
3. Existing buildings that will be preserved must comply with applicable setback requirements.
4. Note 6 designates that all lot will be single-family detached, but conditions does not exclude attached single-family dwellings.

Building Comments: (Jim Lankford, 641-3321)

No comments.

Watershed Comments: (Teresa Andrews, 641-5565)

1. Stream buffer missing between lots 114-115.
2. Possible wetlands behind lots 78-76
3. Please clearly identify 100- and 500-year floodplain
4. Missing buffer on stream starting in lot 10
5. Multiple stream crossings on site, 401/404 and stream buffer authorization required.
6. Stream ID needed
7. Show exact location of off-site septic areas.
8. Double check tier lines, tier three more north west than shown on plan.
9. Update watershed information for tier 4 for RPD 1du/1.25ac
10. Add additional panel information from FEMA maps for other portion of property.
11. All slopes greater than 15% and wetlands must be protected in accordance with section 7-2.3. (E) Protection of Fragile Areas

Environmental Health Comments: (John Nykamp, 641-4807)

ADVISORY NOTE: DUMT 10K gpd water system must comply with requirements of **Guilford County Well Rules**

Community Services Comments: (Beth Anne, 641-3645)

Fire Marshal Comments: (Michael Thompson, 641-6538)

1. Note street width and cul-de-sac dimensions.
2. Temporary turnarounds needed on lots 7 and 8, 20 and 21, and 171 and 170.

NCDOT Comments: (Bobby Norris, 487-0100)

1. No comments at this time

Comments, for information only, were provided for this case (a sketch plan) requiring no vote.

MAJOR SUBDIVISION CASE #19-12-GCPL-09124: Rogers Farm Subdivision Master Preliminary Plan.

Located approximately 590 feet northwest of the intersection of Bantam Road and Whitt Hunt Road in Fentress Township. Being Guilford County Tax Parcel #132762 and portions of Guilford County Tax Parcel #132645 & #132656. The applicant proposes a major subdivision on approximately 70.44 acres. Zoned CZ-RS-30 (19-06-GCPL-04844. Designer: Rick Ray (Borum, Wade and Associates)

Planning Comments: (Oliver Bass, 641-3578)

1. Show minimum building line for lot 2.
2. Note that proposed road will be dedicated as public or private.
3. A temporary turnaround required at terminus of Rogers Farm Rd. Provide temporary easement that will be removed if road is extended.
4. Provide registration and seal of land surveyor

Building Comments: (Jim Lankford, 641-3321)

1. No comments.

Watershed Comments: (Teresa Andrews, 641-5565)

1. Label the stream buffer on the intermittent stream
2. Update the flood panel number.
3. All stormwater pipe must be designed per the Guilford County Stormwater Manual.
4. Provide stream ID information.

Environmental Health Comments: (John Nykamp, 641-4807)

1. No comments at this time

Community Services Comments: (Beth Anne, 641-3645)

1. No comments

Fire Marshal Comments: (Michael Townsend, 641-6538)

1. Need temporary turnaround at end of Rogers Farm Rd.

NCDOT Comments: (Bobby Norris, 487-0100)

1. Future expansion access to NC Hwy. 62 may require traffic impact study.

John Nykamp motioned for Conditional Approval (CA) with a second from Michael Townsend. The vote was unanimous in favor of the motion.

MAJOR SUBDIVISION CASE #20-01-GCPL-00259: Cadence Subdivision Master Sketch Plan

Located on the east side of Church Street, approximately 3,000 feet south from its intersection of Burton Farm Road, being Guilford County Tax Parcel #228123. This is a request for sketch plat advisory review of a proposed subdivision with 92 lots on 92.40 acres. Zoned CZ-PDR. Designer: Hugh Creed & Assoc, Inc.

Planning Comments: (Oliver Bass, 641-3578)

1. The property carries a PDR zoning designation. A UDP must be approved and recorded per Section 4-10.5 of the land development ordinance. Preliminary plat for phase 1 minimally will be reviewed concurrently.
2. Site data should be presented for overall site and individual phases.
3. Note 14 should state that no more than 25% of required open space may be used for off-site septic systems.
4. Streams and other natural barriers should not render common areas in phase 2 and 3 inaccessible to residents.
5. Indicate the percent acreage of land proposed to be dedicated for open space.
6. Stub streets will require temporary turnaround and easement that may be removed if they are extended
7. Add Case# 20-01-GCPL-00259
8. Add site data for each phase and overall
9. Designate phase 2 and 3 roads as public or private r/w

Building Comments: (Jim Lankford, 641-3321)

1. No comments.

Watershed Comments: (Teresa Andrews, 641-5565)

1. All storm pipe must be designed to the Guilford co storm design manual (10yr storm)
2. Please provide stream ID information.
3. You must receive 401/404 permit for crossing before work begins in the area.

Environmental Health Comments: (John Nykamp, 641-4807)

ADVISORY NOTE: DUMT 10K gpd water system must comply with requirements of **Guilford County Well Rules**

Community Services Comments: (Beth Anne, 641-3645)

1. No comments

Fire Marshal Comments: (Michael Townsend, 641-6538)

1. Need Temporary Turnaround at Lot 14 and 15.
2. Note cul-de-sac dimensions.

NCDOT Comments: (Bobby Norris, 487-0100)

1. Will need to apply for driveway permits.

Comments, for information only, were provided for this case (a sketch plan) requiring no vote.

MAJOR SUBDIVISION CASE #20-01-GCPL-00261: Cadence Subdivision, Phase 1 Preliminary Plat

Located on the east side of Church Street, approximately 3,000 feet south from its intersection of Burton Farm Road, being Guilford County Tax Parcel #228123. This is a request for preliminary plat approval of a proposed subdivision with 28 lots on 26.996 acres. Zoned CZ-PDR. Designer: Hugh Creed & Assoc, Inc.

This agenda item was not heard.

MAJOR SITE PLAN CASE #20-01-GCCP-00249: Fairfield Inn & Suites.

Located on the west side of Rock Creek Dairy Road, approximately 2,000 feet south from its intersection of Franz Warner Parkway, being Guilford County Tax Parcel #107838. Site plan is for proposed hotel on vacant lot.

Planning Comments: (Matt Talbott, 641-3591)

1. Note adjoining property owner info.
2. Note adjoining property zoning and land use.
3. Note case # 20-01-GCCP-00249 on cover sheet.
4. Show topo on site plan.
5. NCDOT driveway permit is needed.

Building Comments: (Jim Lankford, 641-3321)

1. BUILDING data (per 2018 Addition NC/IBC State Building Codes) including the number and configuration of Handicap Accessible Parking Spaces is included.

Watershed Comments: (Teresa Andrews, 641-5565)

1. Provide additional information on the stormwater agreement. If agreement was not finalized, then stormwater must be treated per the Guilford County Development Ordinance standards.

Environmental Health Comments: (John Nykamp, 641-4807)

1. No comments at this time

Community Services Comments: (Beth Anne, 641-3645)

1. Need document from City of Greensboro allowing/approving water and sewer connection.

Fire Marshal Comments: (Michael Townsend, 641-6538)

1. Needs to see FDC revision to satisfy the 150' and accessibility requirements.
2. The connection on the building for the FDC will need to be a 4-inch Storz connection with a 30-degree elbow.

NCDOT Comments: (Bobby Norris, 487-0100)

1. Traffic impact analysis will be required for future development impacting Hwy. 62.

Michael Townsend motioned for Revise/Resubmit; Teresa Andrews seconded. The vote, in favor of the motion, passed.

The meeting adjourned at 2:18 p.m.

Respectfully submitted,



Deborah Sandlin
Recording Secretary