



Minutes amended and approved at the 4-21-2020 TRC meeting.

## GUILFORD COUNTY PLANNING AND DEVELOPMENT

**Technical Review Committee (TRC)**  
**April 7, 2020**

### MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on April 7, 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 1:35 PM.

#### MEMBERS PRESENT:

Planning	Kaye Graybeal, Chair
Stormwater/Watershed (R)	Teresa Andrews
Plan Review (R)	Jim Lankford
Community Environmental Services	Beth Anne Aheron
Fire Marshal (R)	Michael Townsend
Environmental Health (R)	John Nykamp

#### STAFF PRESENT:

Planner II	Oliver Bass
Administrative Assistant (R)	Deborah Sandlin
Planner II (R)	Matt Talbott
Planner I (R)	Paul Lowe

#### ADVISORY MEMBER PRESENT:

NCDOT (R)	Bobby Norris
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#### OTHERS PRESENT:

Brian Hall (R)	Samet Corp.
Lesley England (R)	Davis Martin Powell
Lee Bakely (R)	BL Companies
Chuck Boecker (R)	WithersRavenel
Tim Drumm (R)	Davis Martin Powell

R = Attended meeting remotely (via Skype or Conf. Call)

#### MINUTES:

Oliver Bass motioned to approve the minutes of the March 17, 2020 TRC meeting, seconded by John Nykamp. The motion passed unanimously.

**NEW BUSINESS:**

**Major Site Plan Case #20-03-GCCP-02222 SEDGEFIELD CC NEW SHORT GAME PRACTICE FACILITY**

The property is located on the east side of Forsyth Dr, at its intersection of Wayne Road in Jamestown Township. Being Guilford County Tax Parcel #155703, approximately 6.91 Acres. The applicant proposes to develop a practice area covering approximately 1.3 acres. Major buffer variance case 20-02-GCPL-01573 approved by State EMC on March 31, 2020. Zoning: RS-20. Contact: Chuck Boecker.

**Planning Comments: (Oliver Bass, 641-3578)**

1. Add acreage of practice field to be developed.
2. Include sf of individual bunker areas, putting greens, and similarly designated areas.
3. Add parcel #155703 to project summary on coversheet.
4. Change zoning designation from Golf Course to RS-20.
5. Add square footage of existing buildings on entire parcel to cover sheet.

**Building Comments: (Jim Lankford, 641-3321)**

1. No comments

**Watershed Comments: (Teresa Andrews, 641-5565)**

1. Correct zone 2 label on sheet 1.0
2. Check outlets to the creek and ensure square footage of rip-rap (within the 10ft buffer strip) is the same as what was approved by the EMC.
3. Show drainage for asphalt path to the north of the property and to the south of the bridge near the Filtera device.
4. Guilford County requires the drainage pipes to be sized for the 10-year storm event; if this is not achievable, a minor variance will be required.

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

1. Existing well will remain Temporarily Abandoned with potential to use in future.

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

1. No comments

**Fire Marshal Comments: (Michael Townsend, 641-6541)**

1. No comments

**NCDOT Comments: (Bobby Norris, 487-0100)**

1. Driveway permit will be required (may have been submitted).

*Beth Anne Aheron motioned for Conditional Approval (CA) provided the comments from Planning, Watershed/Stormwater and Environmental Health are addressed, and submission of revised plans; Michael*

Townsend seconded. The motion passed by majority vote 4-2. In favor: Beth Anne Aheron, Michael Townsend, Jim Lankford, and John Nykamp. Against: Teresa Andrews and Kaye Graybeal.

**Major Site Plan Case #20-03-GCCP-02219 PROJECT RC WAREHOUSE**

The property is located at the northwest intersection of Franz Warner Parkway and Rock Creek Dairy Road, Guilford County Tax Parcel 108772 (part), Rock Creek Township, approximately 33.51 acres. The applicant proposes to develop a 90,075-sf warehouse on a vacant parcel. Zoning: LI, WCA, Rock Creek Consent Area. Contact: Brian Hall, SAMET Corp.

**Planning Comments: (Oliver Bass, 641-3578)**

1. Document approval of public water and sewer utility agreements and plans pursuant to Greensboro policy.
2. Label street yard width. Provide landscape data to determine compliance with planting yard type, width, planting rate. Include planting yard width, location, number, and name of plant species in planting yard. Indicate location, number, and dimension of existing trees to be preserved for credit (See Sec 6-3.7).
3. Add typical details for proposed lighting fixtures, shielding, and height per Section 6-6.5 of Ordinance.

**Building Comments: (Jim Lankford, 641-3321)**

1. No comments

**Watershed Comments: (Teresa Andrews, 641-5565)**

1. Detail impacts to stream buffer as well as floodplain; fill within the 100-year floodplain is prohibited. (pond 5)
2. Provide calculations for ponds.
3. There are no forebays shown for inlet discharge at any of the ponds.
4. Location of inlets do not maximize the length to width ratio for efficiency of the ponds.
5. Maintenance accesses are not shown.
6. Inlets are shown discharging at top of berms.
7. Provide details of wet ponds.
8. The drainage area to Pond 1 is listed as 2.492 acres, but the impervious area is 3.050 acres. (sheet GD-0)
9. Wet Pond 5 has a 28' slope, a slope bench may be required - Fill within floodplain prohibited. (sheet GD-1)
10. The outlet pipe is shown discharging onto the fill slope. Extend the outlet to the bottom of the slope or discharge at another location at existing ground.
11. It appears drainage from the 12-space parking lot and the end of the cul-de-sac will drain toward the retaining wall. How will this runoff be handled?

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

1. No comments at present time

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

1. Need confirmation letter for water/sewer connection.

**Fire Marshal Comments: (Michael Townsend, 641-6541)**

1. Need to show Fire Department Connection location.
2. Fire Department Connection shall be 4-inch storz with 30-degree elbow.
3. Need one additional Fire Hydrant located on the Franz Warner side of the building. Keep in mind FDC location.
4. Will need heavy duty surface for drive coming off Rock Creek Dairy Road.

**NCDOT Comments: (Bobby Norris, 487-0100)**

1. Driveway permit will be required.
2. Provide right turn lane or taper off Rock Creek Dairy Rd.

*Teresa Andrews motioned for Revise and Submit with a second from Beth Anne Aheron. The motion carried by unanimous vote.*

**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. This is a revised and resubmitted site plan.

**Planning Comments: (Matt Talbott, 641-3591)**

1. NCDOT driveway permit has been issued.

**Building Comments: (Jim Lankford, 641-3321)**

1. No Comments

**Watershed Comments: (Teresa Andrews, 641-5565)**

1. Address stormwater treatment for the Hotel site as described in the ordinance.
2. Provide plat showing access and maintenance easements.
3. Comply with Guilford County stormwater requirements.

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

1. Environmental Health did not receive this site plan.
2. No comments at present time.

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

1. Need confirmation letter for water/sewer connection.

**Fire Marshal Comments: (Michael Townsend, 641-6541)**

1. No Comments

**NCDOT Comments: (Bobby Norris, 487-0100)**

*Michael Townsend motioned for CA (Conditional Approval) assuming all comments are addressed, devices are in appropriately, and the*

*Guilford County stormwater requirements are met. Teresa Andrews seconded. The motion passed by unanimous vote.*

**MINOR SUBDIVISION CASE #20-02-GCPL-00900: Randy Everett.** Located approximately 900 feet northeast from the intersection of N Bunker Hill Road & Ballard Road, being Guilford County Tax Parcel #s 170117 & 170115 in Deep River Township. **The applicant is seeking a waiver from Section 5-13.2 (G) 2 (c) to permit a lot to be served by an access easement that is less than three acres.** (John Bennett, Triad Land Surveying)

*John Nykamp motioned for CA (Conditional Approval) based on physical hardship; Michael Townsend seconded. The vote was unanimous in favor of the motion.*

The meeting adjourned at approximately 3:02 p.m.

Respectfully submitted,



Deborah Sandlin  
Recording Secretary