



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Technical Review Committee (TRC)
June 16, 2020

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on June 16, 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 1:32 PM.

MEMBERS PRESENT:

Planning	Kaye Graybeal, Chair
Stormwater/Watershed (R)	Teresa Andrews
Fire Marshal (R)	Bobby Carmon
Environmental Health	John Nykamp

STAFF PRESENT:

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

ADVISORY MEMBER PRESENT:

NCDOT (R)	Bobby Norris
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OTHERS PRESENT:

BL Companies (R)	Lee Bakely
Edward R. Collins, Jr., PE	Ed Collins
Sacks Surveying	Michael McKibbin

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

MINUTES:

Bobby Carmon motioned to approve the TRC minutes of May 19, 2020 with a second by John Nykamp. The motion passed by unanimous vote.

NEW BUSINESS:**MAJOR SITE PLAN CASE #20-03-GCCP-02219 PROJECT RC WAREHOUSE MODIFIED**

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. This is a request to modify the approved site plan for 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. Provide planting yard type and minimum width.
2. Preserved plantings must be protected from construction damage.
3. Add case # to any future submissions.

Building Comments: (Jim Lankford, 641-3321)

No comments

Watershed Comments: (Teresa Andrews, 641-5565)

1. Provide a note on the drawings that indicate Pond 2 was eliminated. (For ease of future reference.)
2. There are a few storm drainage pipe inverts that have lower inverts in than the invert out, CB-205, CB-197, CB-103. Pipe from CB-198 to CB-184 is listed as 12", there is a 15" pipe entering the 12", please upsize this pipe.
3. There is only about 3" of cover over the outlet pipe at Pond 3 OCS. I have some performance reservations about this outlet structure, would suggest providing a separate detail of this outlet structure, it would be helpful for review and for the Contractor.
4. On sheet WP-6 the Note for the Wet Pond OCS detail still refers to Pond 2. Also, please provide a note on this detail to see the pond plan details for the orifice sizes.
5. Report and Calculations: The Pre-development Calculations show that the existing impervious area for EDA-20 is 67%, is this correct? If so, please show the impervious area delineated on the Existing Conditions Drainage Area Map. Are the break downs of the impervious areas for EDA-20 in the summary (PDF page 46) correct? Page 43 call out of impervious area to Pond 3 to be 6.10 %, on page 55 it is 66.9%, and both use the same overall 12.83 acres. Please check these numbers and the breakdown of the CN numbers. Is the weighted CN used for the routing hydrographs correct? Also, show the impervious area on a map for the EDA-10 if there is any impervious other than the existing roadways within right-of-ways. Where is the paved parking?
6. Report and Calculations: Of note: The temporary pool for Pond 3 gets up to elevation 590.77, the top of the box is 590.75, the spillway is 591.05 and the embankment is 592, there is no freeboard in this design. This is not required, again, performance reservations.
7. Make sure accounting for buffer impacts.

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: (Bobby Carmon, 641-6541)

1. Show location of Fire Department Connection.

NCDOT Comments: (Bobby Norris, 487-0100)

1. Driveway permit will be required.

John Nykamp motioned for Conditional Approval (CA); Bobby seconded. The vote was unanimous in favor of the motion.

SPECIAL USE PERMIT 20-05-STPL-03421 PRD LCID, Land Clearing Inert Debris, Minor

Located on east side of Pearman Quarry Road approximately 1900 feet north of Warner Road. This is a review of a site plan submitted with special use permit application for a minor LCID on a site in Stokesdale. The proposed use is subject to development standards in the Stokesdale Development Ordinance. Zoned, AG.

Planning Comments: (Oliver Bass, 641-3578)

1. Requires SUP from Stokesdale Town Council.
2. Subject to full site plan review if SUP is approved.
3. Must comply with development standards in Section 6-4.53(2) (A)
4. Note the maximum duration of 3 years from date of CO issuance; may be renewed by planning board.
5. Provide land use of adjacent properties.
6. Show compliance with landscape requirements for LUC 5 per permitted use table but minimum 15-foot buffer is required.
7. Show distance between edge of fill area and dwelling on adjacent parcel 116914 (minimum 300').
8. Add SUP case #.

Building Comments: (Jim Lankford, 641-3321)

1. No comments

Watershed Comments: (Teresa Andrews, 641-5565)

1. Correct cover sheet water supply watershed name to N/A (NPDES).
2. Correct GWA/WCA Tier # to N/A (NPDES).
3. Provide stream ID information for the three mapped streams on site where impact is currently planned.
4. This property is not in the Jordan Lake Watershed; the NPDES rules only require a 30-ft stream buffer.

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: (Bobby Carmon, 641-7565)

1. 20' heavy duty surface access road is required.

NCDOT Comments: (Bobby Norris, 487-0100)

1. No comments

*This was an **Advisory Review** for the Town of Stokesdale; comments only were provided. No vote was required.*

MINOR SUBDIVISION CASE #20-05-GCPL-03103: Shirley Pearson. Located approximately 1.38 miles northwest from the intersection of Spencer Dixon Road & Church Street being Guilford County Tax Parcel # 139575 in Center Grove Township. **The applicant is seeking a waiver from Section 5-13.2-2-(C) to permit an access easement to serve a lot that is less than three acres.** (Michael McKibbin, Sacks Surveying)

Planning Comments: (Paul Lowe, 641-2489)

1. Place case number 20-05-GCPL-03103 on the lower right-hand side of the plat.
2. Update date in local jurisdiction note.
3. Zoning is both AG & RS-40.
4. Add to label for lot # 2, Non-Buildable.
5. Driveway for lot # 2 is close to lot # 1's septic system.
6. Final would have to be a 18" by 24" map.
7. If waiver is approved, add note regarding waiver type & date of approval by TRC.

Building Comments: (Jim Lankford, 641-3321)

1. No comments

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

1. No comments at this time

Watershed Comments: (Teresa Andrews, 641-5565)

1. Note Water Supply Watershed Reedy Fork (Greensboro) - Watershed Critical Area - Tier 4.

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

1. No comments

Fire Marshal Comments: (Bobby Carmon, 641-6541)

1. No comments

NCDOT Comments: (Bobby Norris, 487-0100)

1. No comments

Bobby Carmon motioned for Conditional Approval (CA) taking into consideration all noted comments, hardship of access to the lot,

and the conditions of the will. Teresa seconded. The motion passed unanimously.

MINOR SUBDIVISION CASE #20-06-GCPL-03759: Annette Haithcox. Located approximately 220 feet northwest from the intersection of Company Mill Road & Monnett Road being Guilford County Tax Parcel # 217515 in Clay Township. **The applicant is seeking a waiver from Section 5-13.2-2 to permit a joint access easement.** (Jody Stutts, Stutts Surveying)

Planning Comments: (Paul Lowe, 641-2489)

1. Place case number 20-06-GCPL-03759 on the lower right-hand side of the plat.
2. Update the zoning district for the Voigt property.
3. Add reference to PB 178 PG 77.
4. SR # for Company Mill Road.
5. If waiver is approved, add note regarding waiver type & date of approval by TRC.

Building Comments: (Jim Lankford, 641-3321)

No comments

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

ADVISORY NOTE: Septic area is extremely limited. Recommend verifying that proposed lot line be adjusted so that proposed house location that will meet required zoning setbacks and setback from septic area.

Watershed Comments: (Teresa Andrews, 641-5565)

1. Double check topo lines, not correct with county maps.
2. Drainage easement needed on the western side of the property.

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. No comments

Kaye Graybeal motioned for Conditional Approval (CA), seconded by Bobby Carmon, to permit a joint access easement based on equal or better performance. The vote passed in favor of the motion.

ROAD CLOSING CASE #20-03-GCPL-01969: Robin Road & Cardinal Circle. Being the entirety of Cardinal Circle & the remaining 1,182 ft. of Robin Road that currently ends at the intersection with Cardinal Circle previously platted in PB 32 PG 20. The road closure request is adjacent to Parcel #125762.

Advisory Comments only were provided; no vote was required.

A clean map of the recombined lots should be provided along with a recorded combination deed. The road will be eliminated; a new subdivision application will have to be submitted.

Adjournment

There being no additional business, the meeting adjourned at 2:29 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Deborah Sandlin". The script is cursive and fluid.

Deborah Sandlin

Recording Secretary