



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT**

**Technical Review Committee (TRC)  
May 5, 2020**

**MEETING MINUTES**

The regular meeting of the Guilford County Technical Review Committee met on May 5, 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
Plan Review (R)	Jim Lankford
Community Environmental Services	Beth Anne Aheron
Fire Marshal (R)	Michael Townsend
Fire Marshal (R)	Bobby Carmon
Environmental Health	John Nykamp

**STAFF PRESENT:**

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

**ADVISORY MEMBER PRESENT:**

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

Brian Hall (R)	Samet Corp.
Norris Clayton (R)	Hugh Creed Associates
Chuck Looper (R)	Penske

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

**MINUTES:**

Beth Anne Aheron motioned to approve the minutes of the April 21, 2020 TRC meeting, seconded by Michael Townsend. The motion passed unanimously.

**NEW BUSINESS:**

**MAJOR SITE PLAN CASE #20-03-GCCP-02219 PROJECT RC WAREHOUSE THIRD REVISION**

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)**

Advisory Note: Provide inventory of any existing trees to be preserved in compliance with planting rate requirements within 90 days of receiving building permit.

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

1. No comments

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

1. No Comments at present time

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

1. No Comments

**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

*Beth Anne Aheron made a motion for Approval (no conditions) seconded by Michael Townsend. The motion passed unanimously.*

**MAJOR SITE PLAN CASE #20-04-GCCP-02498 EPES TRUCKING COMPANY TRAILOR STORAGE ADDITION SECOND REVISION**

Located at 3400 Edgefield Court off NC Highway 68, north of I-73 interchange, Guilford County Tax Parcels 169497, 169483, 169480, and 169481, Deep River Township. The applicant proposes to add approximately 53,977 sf of impervious surface area to accommodate additional trailer storage. Zoning: LI, GWA, NC68 Scenic Corridor. Contact: Norris Clayton (Hugh Creed Associate)

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

1. Street and planting yards must be extended to demolition company property.
2. Will need to combine parcels to create single zoning lot.

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

1. No comments.

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

**The following are comments pertaining to the drawing plan set:**

1. Provide a calculation showing that the existing 48" pipe into the pond can handle the change in the drainage area (C-value for new BUA area). The plans indicate an invert for that pipe of 936.9 and the out invert of 940.18, please correct.
2. It appears there is no planted shelf as a feature of the wet/det pond.
3. The Calculations indicate an extra 2,000 cu. ft. of area will be graded to bring the pond into compliance. It is not clear on the plans where this new area is. Please indicate where the new grading will take place.
4. Provide a note on the plans in regard to the existing/proposed pond shall be cleaned out of all sediment from the construction phase, prior to final grading for the permanent stormwater SCM.
5. Provide a note on the plans that the existing pond shall be checked and inspected to ensure all existing features of the pond are still in working order. Provide maintenance if required.
6. Provide an average depth calculation for the permanent pool.
7. Provide a calculation showing that the pond will be able to provide at or below pre-development run-off cfs for the 1 year-24-hour storm event.
8. Is there a recorded operation and maintenance agreement in place for the existing wet/det pond? If not, one should be put in place.
9. Provide a calculation to show the existing pond with the improvements will drain the temporary storage within 2 to 5 days.
10. Provide a drainage area map showing the drainage areas to the SCM.

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

1. Environmental Health is working with representatives of EPES and Certified Well Contractor. Wells have been located. Two wells to be abandoned must be abandoned by a Certified Well Contractor and approved by Environmental Health, before the Site Plan can be approved.

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

1. No comments

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

1. Proposed access gravel road off Pleasant Ridge Road shall be a minimum of 20 feet wide.

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

1. No comments

*Teresa Andrews motioned for Revise and submit; Kaye Graybeal seconded. The motion carried unanimously.*

*There being no additional business, John Nykamp motioned to adjourn at approximately 1:56 p.m. followed by a second from Beth Anne Aheron. The motion to adjourn passed unanimously.*

Respectfully submitted,

A handwritten signature in black ink that reads "Deborah Sandlin". The signature is written in a cursive, flowing style.

Deborah Sandlin  
Recording Secretary