



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Technical Review Committee (TRC)
October 6, 2020**

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on October 6, 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 1:30 PM.

MEMBERS PRESENT:

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

STAFF PRESENT:

Planner II	Oliver Bass
Planner II	Matt Talbott (R)
Planner I	Paul Lowe (R)
Administrative Assistant	Deborah Sandlin
Watershed/Stormwater	Teresa Andrews (R)

ADVISORY MEMBER PRESENT:

NCDOT	Bobby Norris (R)
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OTHERS PRESENT:

Thomas & Hutton	Brad Smith (R)
Intersect Development Group	Scott Brown (R)
Intersect Development Group	Jason Brown (R)
Hugh Creed Associates	Norris Clayton (R)
Hugh Creed Associates	Mary Smith (R)
Tuggle Duggins Law	Laura Krantz (R)
Cypress Creek Renewables	Christy Winer (R)
Evans Engineering	Anthony Lester (R)

R = Attended meeting remotely (via Skype, Microsoft Teams, Conf. Call)

MINUTES:

Beth Anne motioned to approve the TRC minutes of August 18, 2020 as submitted; John Nykamp seconded. The motion passed by unanimous vote.

NEW BUSINESS:

MINOR SUBDIVISION CASE #20-09-GCPL-6440: Coleman. Located approximately 1,600 feet northeast from the intersection of Keansburg Road & McIntyre Road being Guilford County Tax Parcel # 231735 in Washington Township. **The applicant is seeking a waiver from Section 5-13.2(C) to permit a lot to be four times longer than it is wide.** (Jody Stutts, Stutts Surveying)

Planning Comments: (Paul Lowe, 641-2489)

1. Place case number 20-09-GCPL-06440 on the lower right-hand side of the plat.
2. Place rezoning case reference, # 29-02, and rezoning conditions to plat. Will provide conditions, when comments are sent.
3. Correct parcel number.
4. 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: (Brent Gatlin, 641-3753)

1. Draw Buffers to top of stream bank per detail.
2. Add Buffer Detail to plat.
3. Advisory Comment: Modifications or improvements within drainage easement requires Watershed / Stormwater Section review prior to construction.

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)

Kaye Graybeal motioned to approve Lot 2 width depth waiver based on equal or better performance; John Nykamp seconded. The vote to approve was unanimous.

Major Site Plan Case 19-04-GCCP-03304: Konica Ventures Warehouse Revision: Located at 6890 Konica Drive, approximately 1118 feet

west of NC Highway 61 intersection, Guilford County Tax Parcel # 217642. The proposed use is for a 615,650 square foot warehouse on vacant 47.2 acres. Zoning: LI (Light Industrial); Rock Creek Consent Area. (Contact: Brad Smith, PE, PMP).

Planning Comments: (Oliver Bass, 641-3578)

1. Need conceptual landscaping plan showing dimensions and location of required planting yards, street yards, and visitor and employee parking areas.
2. Indicate building setbacks on site plan.
3. Greensboro must approve water and sewer plans.
4. Requires NCDOT driveway permit.

Building Comments: (Jim Lankford, 641-3321)

1. Provide details of handicap parking signage.

Watershed Comments: (Brent Gatlin, 641-3753)

Comments below per review by McGill Associates - Christine Brown. The following are comments pertaining to the Revised Plan set dated 9-24-2020 and submitted calculations. Note - plans dated 3-17-19 were reviewed by TRC and comments given on 5-9-19.

1. Cover - Overall percent BUA for the entire site is 51%. Site is in Tiers 1, 2, and 3 Lake Mackintosh WCA.
 - a. [BG comment] This exceeds typical max BUA Density for the WCA. However, this is allowable since within the Rock Creek Consent Judgment (RCCJ) area and because no rezonings for this site have occurred. Add note to plans that this site is in the RCCJ and therefore allowed to exceed typical BUA requirements.
2. There appears to be a low area where water can collect on the east side of the western most entrance drive. How is this being addressed?
3. As stated on the plans, a pump is required to drawdown the permanent pool when required for inspection and maintenance. The Operation and Maintenance Agreement shall reflect this and speak to pumping requirements (no direct discharge to the Lake, disperse flows in the buffer Zone 2, etc.) The O&M shall be reviewed by Guilford County prior to recording.
4. Please provide calculations for the control and treatment from the first one inch of rain (main pond surface area, volume and average depth). Provide the State supplement for the design of the wet pond showing MDC have been met.
5. The Pre and post 24-hour calculations have been reviewed and found to be acceptable. Please provide a final summary table of the findings, pre vs post and drawdown time of the temporary pool.
6. Please provide vegetation requirements on the plans for the planting shelf and pond embankment.
7. [BG comment] Site in WCA. Site must meet Ordinance Section 7-2.3(E) Protection of Fragile Areas.
 - a. Slopes greater than fifteen (15) percent lying adjacent and parallel to natural drainageways or streams, and wetlands

- shall remain in a natural and undisturbed condition, except for road crossings, utilities, erosion control devices and runoff control devices. If not included in a Drainageway and Open Space Easement, a water quality conservation easement shall be recorded over such wetlands and slopes.
8. [BG comment] Provide turn-down orifice device at outlet control structure to help prevent clogging by floatable.
 9. [BG comment] Provide buoyancy calculations for outlet control structure.
 10. [BG comment] Provide signed/sealed Stormwater Management Report with narrative, stormwater management calculations, drainage area exhibits.
 11. [BG comment] Provide cut-off trench and details for earthen dam at wet pond.
 12. [BG comment] Show riprap apron at pond outfall on C3.3.
 13. [BG comment] Provide documentation for NCDEQ Dam Safety Hazard Classification submission. What is hazard classification?
 14. Provide Storm Conveyance Calculations with:
 - a. Pipe capacities and HGL for 10-year storm event.
 - b. Gutter spread calculations for 4-in/hr. precip.
 - c. Critical swale calculations for capacity and liner.
 15. [BG comment] Add maintenance and access easement for wet pond to plan.
 16. [BG comment] Design Approval from Watershed Section required prior to issuance of Grading Permit since components of the permanent wet pond must be constructed for use as a temporary sediment basin.

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

1. Well 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. Show Fire Department Connection and Back Flow Preventer on utility plan.

NCDOT Comments: (Bobby Norris, 487-0100)

1. Driveway permit will be required.

Brent Gatlin made a motion for Conditional Approval (CA) with a second by Beth Anne Aheron. The vote was unanimous in favor of the motion.

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 (parcels 129264, 129266, 139425 are combined). This is a revised zoning sketch plan that was submitted with an approved application for rezoning (Case#19-11-GCPL-08684) Zoned RPD. (Contact: Norris Clayton, Hugh Creed & Assoc)

Because this is a Sketch Zoning Plan, no vote is required. Comments are provided only for informational purposes.

MAJOR SUBDIVISION CASE #20-09-GCPL-06522: Cedar Oaks-Preliminary Phase 1. Located on east side of Church Street, approximately 4075 feet south of its intersection with Burton Farm Road, Guilford County Tax Parcels 129264 part (129264, 129266, 139425 are combined). This is proposed preliminary plat for phase 1 that proposes 67 lots on 83.6 acres. Zoned RPD. (Contact: Norris Clayton, Hugh Creed & Assoc)

Planning Comments: (Oliver Bass, 641-3578)

1. Need temporary easements where temporary turnaround encroaches into a lot.
2. Need a note that the existing farm road will be preserved.
3. Add area calculation data by Cedar Oaks overall, phase 2, and phase 1 overall.
4. Add minimum interior setbacks and local/collector streets, and major minor thoroughfare setbacks, max building height, max building coverage to lot standards.
5. Will need to record UDP documents, including approved sketch plan and common signage plan, before recording final plat for any phase.
6. Several lots on Millennium Drive from Iron Dragon Ct appear to exceed 4:1 lot depth to width ratio.
7. Label undisturbed buffer area to rear of lots on 97. 96, and common area. Note width of buffer.
8. Need maintenance provisions for landscape buffers required as a zoning condition. Need easements access for maintenance. Landscape and maintenance plan needed.
9. Add case # to any future revision.

Building Comments: (Jim Lankford, 641-3321)

1. No comments.

Watershed Comments: (Brent Gatlin, 641-3753)

1. There are numerous mapped streams on-site requiring buffers. Some mapped streams are not shown on the plan or to the extents shown on Soils Map. The Streams & Wetlands Report by Sage indicates shorter stream extents or no stream when compared to mapped streams shown on Soils Maps. These deviations will need to be verified with Guilford County prior to final design approval and construction.
 - a. Phase 1 plan: 2 streams have extents that vary from Soils Map. Drainage Easements are shown over these streams instead of buffers. Stream extents to be verified.

- b. Please provide Stream ID forms for all jurisdictional determinations.
2. Show Top of Stream Bank for offset of Zone 1 & Zone 2 buffers. Indicate Normal Pool Elevation for ponds and lakes.
3. Buffer Authorization will be required from Guilford County for stream buffer impacts in accordance with Guilford County and Jordan Lake Riparian Buffer Rules.
4. 401/404 permits will be required from NCDEQ/USACE for stream and wetland impacts.
5. WCA Tier 3 & 4 boundary shown on plan does not appear to match boundary on GIS Data Viewer / Stormwater Map. Boundary on GIS Data Viewer is further west. Adjust boundary.
6. Separate Density Calculation must be provided for Tier 3 area and Tier 4 area. This will be needed for each phase when each is submitted for review and approval.
 - a. It appears no new lots are proposed in Tier 3 for Phase 1 at this time. Show density for Tier 3 = 0 for Phase 1. Add density calculation in Tier 4 in Phase 1.
7. Grading & Drainage Plan and signed/sealed Storm Conveyance Calculations are required for review.
8. Drainage Easements must be provided for watercourses which carry concentrated drainage from a public road or have a 2 ac or larger drainage basin. Drainage easements shall be drawn as described in Guilford County Land Development Ordinance Section 7-1.8.
9. Show off-site sewage treatment / septic areas.
10. Site in WCA. Site must meet Ordinance Section 7-2.3(E) Protection of Fragile Areas.
 - a. Slopes greater than fifteen percent (15%) lying adjacent and parallel to natural drainageways or streams, and wetlands shall remain in a natural and undisturbed condition, except for road crossings, utilities, erosion control devices and runoff control devices. If not included in a Drainageway and Open Space Easement, a water quality conservation easement shall be recorded over such wetlands and slopes.
11. See additional comments on plans.

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

1. If remote nitrification field areas are to be used, the specific areas must be shown on the map submitted to Environmental Health for Soil Evaluations.

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, 641-6541)

1. Road name signs shall be in place and recognized by Guilford Metro 911 before homes are built.
2. Iron Dragon Dr. needs a temporary turn around.
3. Temporary turn around is needed at end of Millennium Dr. until extended into Phase 2.

NCDOT Comments: (Bobby Norris, 487-0100)

1. Roadway improvements and turning lanes off Church St.
2. Driveway permits will be required.

Beth Anne Aheron motioned for Conditional Approval (CA); Brent Gatlin seconded. In favor of the motion, the vote was unanimous.

Major Site Plan Case #20-09-GCCP-06439 County Farm Solar Farm. Located at 3043 County Farm Road, Guilford County Tax Parcels 100399, 100405 104868,104870. The applicant proposes to install solar collector panels on approximately 20 acres. Zoned AG, Contact: Christy Winer

Planning Comments: (Oliver Bass, 641-3578)

1. Solar Collectors as a principal use require special use permit in AG district.
2. Declare expected number of employees on largest shift, even if zero. Complete parking details on cover sheet.
3. Collector panels must be at least 100 feet from any residential **structure**. Use of word structure includes dwelling and accessory buildings. Label buffer area to demonstrate compliance.
4. Add footprint of solar collector and equipment areas when determined. Ensure compliance with district setbacks along perimeter.
5. Add dimensional details of site layout including lot distances and bearings, equipment areas, driveways, parking areas, etc.
6. Provide copy of agreement with property owners to allow proposed use.
7. Require driveway permit from NCDOT.

Building Comments: (Jim Lankford, 641-3321)

Advisory Comment:

1. Zoning site plan makes reference to 6-foot opaque chain link fence with 3-strands of barbed wire (Note: Fences more than 6 feet in height would be considered Utility according the Building Code and required to be permitted, equipped and maintained to conform to the requirements of Code).

Watershed Comments: (Brent Gatlin, 641-3753)

1. Provide Utility Plan and Grading & Drainage Plan.
 - a. Will there be any utility crossings at the streams?
 - b. Any stream or stream buffer impacts (temporary or permanent)?

- i. Potential need for Buffer Authorization from County
 - ii. Potential need for 401/404 permits from NCDEQ/ACoE
- c. If no proposed land disturbances or impacts within Streams or Stream Buffers, then included note on plan stating as such.
2. Add Stream Buffer Detail to Site Plan and/or Grading & Drainage Plan. See attached detail.
3. Show and label Top of Stream Bank, Stream Buffer Zone 1 and Stream Buffer Zone 2 on Site Plan and Grading & Drainage Plan.
4. Add Notes to plan:
 - a. No grubbing or other land disturbances are proposed within streams or stream buffers on the site. Appropriate authorizations and permits must be obtained from the appropriate review authorities by the Owner prior to construction if there will be impacts or land disturbances within streams or stream buffers.
 - b. Tree trimming and other vegetation management in Stream Buffer Zone 2 (20') shall not result in impacts to vegetation in Stream Buffer Zone 1 (30').
5. There are mapped streams on the site that do not appear on the Site Plan. Provide signed Stream & Wetlands Report from a qualified professional indicating extents of perennial and intermittent streams on-site. Otherwise, all mapped streams (per USGS mapped bluelines and County Soil Survey map) will need to be shown with buffers.
6. Drainage Easements must be provided for watercourses which carry concentrated drainage from a public road or have a 2 ac or larger drainage basin. There are a number of locations at the site where off-site drainage areas 2 ac or more discharge onto the site. Drainage easements should extend from locations where runoff enters site to location where the runoff either meets up with stream buffer or where it discharges off-site, whichever comes first. Drainage easements shall be drawn to widths as described in Guilford County Land Development Ordinance Section 7-1.8. See plan comments for approximate locations of potential drainage easements (some of which are possibly buffered streams).
7. Provide signed/sealed Stormwater Conveyance Calculations for review. Proposed driveways appear to cross drainage features at numerous locations.
8. See additional comments on plans.

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

1. Environmental Health has approved the site plan submitted to TRC. This does not mean that the developer can get a building permit. To obtain a building permit, the developer must first have two Existing Septic System Checks (3420 Suits Rd and 3049 County Farm Rd) performed by Environmental Health. It appears

that there is also an Existing Well to be abandoned on 3049 County Farm Rd.

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

1. No comments

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

1. Note width of access road - needs to be a minimum of 20 ft.

NCDOT Comments: (Bobby Norris, 487-0100)

1. A driveway permit will be required.

NCDOT Comments: (Bobby Norris, 487-0100)

Brent Gatlin motioned for Conditional Approval (CA); John Nykamp seconded. The vote, in favor of the motion, passed unanimously.

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, Contact: Anthony Lester, Evans Engineering

Planning Comments: (Matt Talbott, 641-3591)

1. Note case # 20-09-GCCP-06413.
2. Needs NCDOT driveway permit.
3. Will need minor subdivision plat to be submitted for site plan approval if not utilizing the whole 15 acres.
4. Need approval from Greensboro water and sewer

Building Comments: (Jim Lankford, 641-3321)

1. Provide at least 2 percent HC parking spaces of all parking spaces, or minimum of one HC van space per Type A dwelling unit, whichever is larger, shall be provided for occupancies in Group R-2. In Group R-2 occupancies containing (11) or more dwelling units or sleeping units at least 5 percent but not less than (1) of the units shall be a Type A unit.

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

1. No comments at this time.

Watershed Comments: (Brent Gatlin, 641-3753)

Comments below per review by McGill Associates - Christine Brown. The following are comments pertaining to the submitted Plan set dated 9-22-2020 and submitted calculations:

1. Of note: The development is a Phase 2 of Fairway Village and is using the existing wet pond for their stormwater control measure.
 - a. [BG comment] show overall watershed plan with wet pond.

2. Please provide Engineers Statement of Runoff Control, on the plans.
3. Please provide the pre and post calculations for the 1- year 24-hour storm event. Is the post below or equal to predevelopment runoff (predevelopment prior to development)?
4. Of note: It appears the pond was constructed, and an as-built certification was done in 1999 (original) and 2018 for Phase 1 apartments. The design of the wet pond does not meet all the current MDC for the State requirements; however, it was originally designed to handle the proposed impervious area for the Phase 2 property. It would be helpful to provide a narrative or listing of the current built out properties that the existing pond provides stormwater treatment for. Are there any future properties expected to be treated with this pond? Provide an explanation of why the wet pond would not be able to be upgraded to the latest State's design requirements (such as providing a planted shelf).
 - a. [BG comment] provide Stormwater Management Report with narrative and calculations. Demonstrate that the existing pond has capacity to handle Phase 2. Provide remaining capacity in the wet pond post-construction of Phase 2. See Ordinance Section 7-1.6(A)
5. [BG] Please provide documentation for the Operation and Maintenance Agreement for coverage of Phase 2.
6. Provide Storm Conveyance Calculations with:
 - a. Pipe capacities and HGL for 10-year storm event.
 - b. Gutter spread calculations for 4-in/hr. precip.

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

1. Need Greensboro approval for water and sewer.

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

1. No Comments

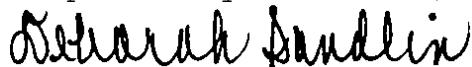
NCDOT Comments: (Bobby Norris, 487-0100)

Beth Anne Aheron motioned for Revise/Resubmit seconded by Jim Lankford. The vote passed unanimously in favor of the motion.

Adjournment

There being no additional business, the meeting adjourned at 2:37 pm.

Respectfully submitted,



Deborah Sandlin

Recording Secretary