



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Technical Review Committee (TRC)
July 21, 2020

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on July 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 1:33 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)	Heath Ward

STAFF PRESENT:

Planner II (R)	Oliver Bass
Planner II	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:

Allred Land Surveying	Jeff Allred
Landworks Design Group (R)	Scott Wilson
Landworks Design Group (R)	Eddie Mueller
Leoterra Development Co. (R)	Kye Bunker
	Eddie York?

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

MINUTES:

Beth Anne motioned to approve the TRC minutes of July 7, 2020 as submitted; Heath Ward seconded. The motion passed by unanimous vote.

NEW BUSINESS:

MINOR SUBDIVISION CASE #20-07-GCPL-4364: Josephs Creek. Located approximately 3,500 feet northeast from the intersection of Northwest School Road & Alcorn Road being Guilford County Tax Parcel # 149501 in Bruce Township. **The applicant is seeking a waiver from Section 5-13.2-2-(C)&(E) to permit an access easement to serve a lot that is less than three acres, and to permit an access easement to be less than 300 feet.** (Jeff Allred, Allred Surveying)

Planning Comments: (Paul Lowe, 641-2489)

1. Place case number 20-07-GCPL-04364 on the lower right-hand side of the plat.
2. Area in remaining acreage.
3. Label lot, Lot # 1, update label on map.
4. Scale appears to be one inch equals forty feet.
5. How will the proposed access easement impact the design of the future subdivision map?
6. The township is Bruce.
7. 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: (Heath Ward, 641-6840)

1. No comments at this time

Watershed Comments: (Teresa Andrews, 641-5565)

1. No comments at this time

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 motioned for Approval of the waiver to permit an access easement to serve a lot that is less than three acres and a waiver to permit easement length less than 300 feet. Jim Lankford seconded. The motion passed unanimously.

Revised Unified Development Plan Case 18-05-GCPL-03021 Gantwood at Stoney Creek: This is a request to approve a revised Unified Development Plan located at 433 Gantwood Ln, Guilford County Tax Parcels 017626 & 0107628, 68.18 acres. Rock Creek Township. Proposing 216 lot single-family subdivision. Zone CU-PDR. (Landworks Design Group, PA)

Planning Comments: (Matt Talbott, 641-3591)

1. No "0" in beginning of parcel numbers.
2. Note case # 20-07-GCPL-04241.
3. Note the number of lots in each phase.
4. Make sure 20-foot utility easement is shown on every lot on each phase.
5. Future PH II and Ph III will be reviewed separately each with an individual case number.

Building Comments: (Jim Lankford, 641-3321)

1. No comments.

Watershed Comments: (Teresa Andrews, 641-5565)

1. (See attachment from McGill Associates.)
1. It appears Drainage Area C drains to the sandfilter that is under construction. If this gets built before the Section II grading occurs how will this SCM be protected?
2. There is no storm drainage shown on these plans.
3. Show drainage easements needed.

Environmental Health Comments: (John Nykamp, 641-6840)

1. No comments at present time

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. Bobby to check and verify ravine crossing to make sure matched up.
2. Need to review/verify lot layouts and street outlet modifications.

Beth Anne Aheron motioned for Revise and Resubmit with a second from Teresa Andrews. The motion passed unanimously.

Revised Zoning Sketch Plan Case 17-12-GCPL-08261: Gantwood at Stoney Creek: This is a request to approve a revised Unified Development Plan located at 433 Gantwood Ln, Guilford County Tax Parcels 017626 & 0107628, 68.18 acres. Rock Creek Township. Proposing 216 lot single-family subdivision. Zone CU-PDR. (Landworks Design Group, PA)

There were no additional comments in light of the UDP comments noted above. For Sketch Plans, Advisory comments only are provided. Therefore, no vote was required.

Major Subdivision Case 20-07-GCPL-04241: Gantwood at Stoney Creek Phase II & III Preliminary Plat: This is a request to approve the preliminary plat for Gantwood at Stoney Creek Subdivision Phase II & III located at 433 Gantwood Ln, Guilford County Tax Parcels 017626 & 0107628, 68.18 acres for total UDP. Rock Creek Township. Proposing 154 total lot single-family subdivision for Phase II (80 lots) & III (74 lots). Zone CU-PDR. (Landworks Design Group, PA)

Planning Comments: (Matt Talbott, 641-3591)

1. When resubmitted, PH II and PH 3 will need to be reviewed separately. PH II will keep this case number and PH III will get a new case number with additional fees.
2. Make sure 20-foot utility easement is shown on every lot on each phase.
3. Note the number of lots for each phase.
4. Note case #20-07-GCPL-04241

Building Comments: (Jim Lankford, 641-3321)

1. No comments

Watershed Comments: (Teresa Andrews, 641-5565)

1. See attachments from McGill Associates.

Environmental Health Comments: (Heath Ward, 641-6840)

1. No comments at present time

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

1. No comments

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

1. Note updated location of fire hydrants.

NCDOT Comments: (Bobby Norris, 487-0100)

1. No comments at present time.

Teresa Andrews motioned for Revise and Resubmit, seconded by Beth Anne Aheron. The vote passed in favor of the motion.

**MAJOR SITE PLAN CASE #20-20-07-GCCP-04213 Pleasant Garden Storage
PH 5**

The property is located at the intersection of Pleasant Garden Rd and Blumenthal Road, Guilford County Tax Parcel 135130, Fentress Township, approximately 11.17 acres. The applicant proposes to develop two new self-storage buildings to add to the existing facility, each is 17,000-sf warehouse on a vacant parcel. Zoning: CZ-LI. Contac: Mike Otto (Borum, Wade & Associates, P.A.)

Planning Comments: (Matt Talbott, 641-3591)

1. Note case # 20- 07-GCCP-04213
2. Please add the note for the most recent rezoning of 2019 for this expansion as below:

CONDITIONAL ZONING CASE # 19-07-GCPL-05789

Following a public hearing on August 14, 2019 requesting a Conditional Rezoning of the property located at the northeast corner of the intersection of Pleasant Garden Road and Blumenthal Road, being a portion of Guilford County Tax Parcel #135130, approximately 5.16 Acres owned by Randall & Paulette Clark, the Guilford County Planning Board approved the request to rezone this property from RS-40 & AG to CZ-LI with the following conditions:

Use Conditions: 1) Uses to be limited to offices for Self-Storage Facility, Self-Storage Building, Accessory uses and Commercial.
Development Conditions: 1) Storage access will be limited to the hours of 6:00 am to 11:00 pm each day of the week. 2) All outdoor lighting will be directed downward and into the interior of the property and shall include diffusers or minimal wattage bulbs that minimize glare to adjoining roadways and properties. 3) No caretaker dwelling units permitted. 4) No billboards permitted on the property. 5) Free standing signage will be monument signs.

Planning Comments:

Building Comments: (Jim Lankford, 641-3321)

1. No comments.

Watershed Comments: (Teresa Andrews, 641-5565)

1. The following are comments pertaining to the drawing plan set:
 - a. Sheet Cover: Please provide the total BUA per the entire parcel for allowable BUA.
 - b. Sheet C-2: The elevation given at the proposed overflow structure appears to be wrong.
2. The following are comments pertaining to the Watershed Calculations for Bio-cell No. Cell No. 2:
 - a. The Calculations for the Bio-cell have been reviewed and found to be acceptable.
 - b. No swale or pipe calculations have been provided.

Environmental Health Comments: (Heath Ward, 641-6840)

1. Need to apply for septic check.

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

1. No comments

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

1. Need to verify access roads are wide enough to maneuver around the buildings or look at emergency access road off Blumenthal.

NCDOT Comments: (Bobby Norris, 487-0100)

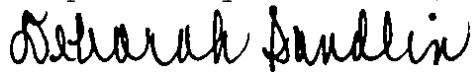
1. Driveway permit will be required.

Beth Anne Aheron motioned for Revise and Resubmit; Michael Townsend seconded. The vote passed in favor of the motion.

Adjournment

There being no additional business, the meeting adjourned at 2:21 pm.

Respectfully submitted,



Deborah Sandlin
Recording Secretary