



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Technical Review Committee (TRC)
October 20, 2020**

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on October 20, 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
Watershed/Stormwater	Brent Gatlin (R)
Community Environmental Services	Beth Anne Aheron
Fire Marshal	Michael Townsend (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:

Evans Engineering	Anthony Lester (R)
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R = Attended meeting remotely (via Skype, Microsoft Teams, Conf. Call)

MINUTES:

Beth Anne motioned to approve the TRC minutes of October 6, 2020 as submitted; John Nykamp seconded. The motion passed by unanimous vote.

NEW BUSINESS:

Easement Closing Case 20-09-GCPL-06467: Being all of a 20-foot utility easement located on Lot #1 as shown on Plat Book 93 Page 108, located on Guilford County Tax Parcel #153576, in Friendship Township.

Planning Comments: (Paul Lowe, 641-2489)

1. No comments

Building Comments: (Jim Lankford, 641-3321)

1. No comments

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

1. Existing well must be abandoned by a Certified Well Contractor and approved by Environmental Health before the Easement Removal can be approved.

Watershed Comments: (Brent Gatlin, 641-3753)

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

1. No comments

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

NCDOT Comments: (Bobby Norris, 487-0100)

Beth Anne motioned for Conditional Approval seconded by Michael Townsend. In favor of the motion, the vote passed unanimously.

Major Site Plan Case 20-10-GCCP-06622: Brighterwood @ Brightwood Farm: Located at 6479 Burlington Road, between Preakness Parkway and Brightwood Farms Parkway, Guilford County Tax Parcel # 106282. The proposed use is for 142 units for apartments and townhomes as allowed under the Unified Development Plan recorded in PB 193-25 in the Register of Deed. Zoning: CU-PD-R.

Planning Comments: (Oliver Bass, 641-3578)

1. Delineate boundary where RM-18 (apartments) and RM-12 townhouses standards apply.
2. Need dimensional detail to demonstrate compliance with the dimensional standards. Include separation between buildings and building length, square footage of individual buildings. Max building width 250 ft. unless designed for elderly.
3. Provide sf of lot areas (unit of ownership) that will contain townhouse unit.

4. All walkways within two (2) feet of and perpendicular to parking spaces shall have a minimum width of six (6) feet. Some areas propose 5 feet.
5. Give proposed street name for private drives. Label private drives as such. Specify maintenance responsibility of private drive/common areas.
6. Note use of adjacent parcel at 6501 Burlington Rd. Planting Yard labeled as Type C with 8 feet wide. Minimum width of Type C yards is 15 feet. Most likely Type D required based on land use code.
7. 368 parking spaces require at least 8 handicapped spaces. Cover sheet states 3 accessible spaces provided. Site plan shows 5 spaces.
8. An 8-foot street yard planting area applies along street right-of-way. Mislabeled as Type C yards on site plan. Show parking lot landscape planting areas.
9. Extend sidewalks along Preakness and Brightwood Parkway per UDP pedestrian plan. Including curb cuts at crosswalks.
10. Show location of secondary entrance sign.
11. Require driveway permit from NCDOT.

Building Comments: (Jim Lankford, 641-3321)

1. Specify BUILDING based on current '2018" NCBC and current
2. Accessibility Code.
3. Provide enlarged Van HC accessible parking, its aisle and HC penalty signage location, details and elevations of HC parking signage.

Watershed Comments: (Brent Gatlin, 641-3753)

1. See additional plan comments.
2. Site Plan approval from Watershed / Stormwater Section required prior to issuance of Grading Permit, including design of permanent SCM to be utilized as a temporary skimmer basin during construction.
3. Appropriate Buffer Authorizations must be obtained prior to issuance of Site Plan approval from Watershed / Stormwater Section and land disturbance within buffers.
 - a. Some buffer impacts currently shown are prohibited (retaining wall; new outfall; parallel drainage pipe)
 - b. Some buffer impacts may require mitigation (sewer)
4. Locate stream and top of stream banks to determine accurate riparian buffer extents. See additional plan comments.
5. Provide appropriate approval document for pond dam that was recently breached.
6. Provide Stormwater Conveyance Calculations (signed/sealed) documentation in addition to info shown on Sheets 8 & 9:
 - a. Pipe HGL, velocities for 10-year storm event.
 - b. Tc and IDF data used in design.
 - c. Gutter spread calculations for 4-in/hr. precipitation. Gutter spreads should not exceed half of the lane width for the lane nearest the gutter.
 - d. Swale calculations for capacity and liner type.

- e. Calculations can be included on plans or in separate signed/sealed report referencing the project.
7. Jurisdictional Determination / Hazard Classification Request to evaluate if the dam for the wet detention pond is governed by the Dam Safety Law of 1967 (as amended) must be submitted to NCDEQ for review and associated documentation provided to Guilford County prior to Site Plan approval.
 - a. What is recommended hazard classification?
 - b. Has NCDEQ determined if exempt from Dam Safety Law?
8. Sewer close proximity to SCM earthen dam. Potential future maintenance issues. Verify sewer design with C.O.B. with consideration of proximity to WS-IV surface water & 2T Rules. See Sheet 4 & 6 comments.
9. There is new BUA shown that does not discharge to an SCM. Since existing site has no untreated BUA that can be treated to offset this condition, the plan needs to take all measures necessary to treat the maximum amount of new BUA feasible. Provide detailed justification for areas that cannot be treated. Pre-post calculations need to include untreated bypass areas.
10. Provide Stormwater Management Report with the following:
 - a. Brief narrative of existing conditions, proposed conditions, methodology for design (SCS?) of stormwater management system, hydrograph DA descriptions (including areas to pond and bypass areas), and table summary of results.
 - b. Hydrograph and pond routing inputs and results for pre-development and post-development conditions. Include hydrographs for post-development area to pond and bypass area (undetained) with hydrographs added for comparison to pre-development conditions.
 - c. Weighted CN calculations, HSG info, Tc calculations, and other info for each DA for input into hydrographs.
 - d. Drainage Area Exhibits for pre-development and post-development conditions. Indicate area to pond and bypass areas. Indicate Tc path used for hydrographs.
 - e. See additional comments on Sheet 12.

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

1. No comments

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

1. No comments at this time

Fire Marshal: (Michael Townsend, 641-6541)

1. Add one fire hydrant on the north side of intersection at unit/building 89.

NCDOT Comments: (Bobby Norris, 487-0100)

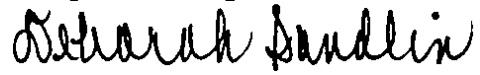
1. Driveway permit will be required.

Michael Townsend motioned for Revise/Resubmit; Brent Gatlin seconded. The vote was unanimous in favor of the motion.

Adjournment

There being no additional business, the meeting adjourned at 2:04 pm.

Respectfully submitted,



Deborah Sandlin
Recording Secretary