



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Technical Review Committee (TRC)
November 3, 2020**

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on November 3, 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
Watershed/Stormwater	Brent Gatlin (R)
Community Environmental Services	Beth Anne Aheron
Fire Marshal	Michael Townsend (R)
Fire Marshal	Bobby Carmon (R)
Environmental Health	John Nykamp (R)

STAFF PRESENT:

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

ADVISORY MEMBER PRESENT:

NCDOT	Bobby Norris (R)
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OTHERS PRESENT:

Point to Point Land Surveyors of Peachtree City, Georgia	Dave Miller (R)
Fleming Engineering	Brent Nesom (R)
Fleming Engineering	Brent Cockrum (R)

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

MINUTES:

Beth Anne motioned to approve the TRC minutes of October 20, 2020 as submitted; Michael Townsend seconded. The motion passed by unanimous vote.

NEW BUSINESS:

MINOR SUBDIVISION CASE #20-10-GCPL-07166: Jesse May LLC. Located approximately 1,230 feet southeast of the intersection of Camp Burton Road & Rankin Mill Road in Jefferson Township. Being Guilford County Parcel # 115343 owned by Jesse May LLC. The applicant is proposing one special purpose lot for a proposed cell tower. Zoned: AG, (Dave Miller, Point to Point Land Surveyors of Peachtree City, Georgia).

Planning Comments: (Paul Lowe, 641-2489)

1. Case number is 20-10-GCPL-07166. Place on the lower right-hand side of the plat.
2. In NCDOT approval note, change enforcement officer to planning director.
3. Final would have to be signed & attested.
4. SR #
5. Access easement to lot should be at least 25 ft. wide and should read ___ft. access & utility easement for lot # 1.

Building Comments: (Jim Lankford, 641-3321)

1. No comments

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

1. No comments at present time.

Watershed Comments: (Brent Gatlin, 641-3753)

1. Add Deed Restrictive Covenant Note per Section 7-1.5.
2. Advisory Comment: Buffer Authorization required for modification to stream crossing / gravel access road. This is required prior to Site Plan Approval by Watershed Section for Project # 20-08-GCCP-05794.
3. Advisory Comment: Owner to obtain appropriate permits from NCDEQ and USACE for modification to stream crossing / gravel access road.

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

1. No comments

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

1. 14-foot minimum all-weather access road is required.

NCDOT Comments: (Bobby Norris, 487-0100)

Beth Anne Aheron motioned for Conditional Approval for special purpose lot, seconded by John Nykamp. The vote passed unanimously in favor of the motion.

MAJOR SUBDIVISION CASE #20-10-GCPL-07063: The Block at Summit Avenue

Located near the intersection of Summit Ave and Pindals Rd in Monroe Township. Being Guilford County Parcel # 126013 owned by Stuart Elium. The applicant is proposing a new 5 lot subdivision. 5.04 acres. Zoned: RS-30-MH, (Bill Greco, Land Solutions).

Planning Comments: (Matt Talbott, 641-3591)

1. Note case #20-10-GCPL-07063.
2. Will need to go through Planning Board to close easements.

Building Comments: (Jim Lankford, 641-3321)

1. No comments

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

1. No comments at present time.

Watershed Comments: (Brent Gatlin, 641-3753)

1. There is a mapped stream on-site per USGS and/or Soil Survey Map. See Guilford County GIS Data Viewer with layer turned on for Hydrology NPDES-SCS Streams for mapped streams. Add missing stream, associated riparian buffer, and 50' riparian buffer detail to plan. See attached plan comments.
 - a. If it is believed that a stream does not exist or has reduced extents compared to the above referenced maps, then provide a signed Stream & Wetlands Report from a qualified professional indicating extents of perennial and intermittent streams on-site for review. Report should include Stream ID forms / scorecards.
 - b. If stream does not exist, then a drainage easement will be needed instead of stream buffer at the SW corner of the property to convey the roughly 4 acres of drainage running through SW corner of property. Easement per dimension described in Ordinance Section 7-1.8.
2. Show & label on plan the Top of Stream Banks, riparian buffers and associated buffer zones (30' Zone 1 and 20' Zone 2). 30' Zone 1 buffer extents to be measured from top of stream bank.
3. Advisory Comment to Surveyor/Engineer: If stream top of bank has not been surveyed for a minor subdivision plat, then an assumed approximate 10' width to top of stream bank can be drawn on plat as basis for Zone 1 & 2 with a call-out stating, "110' Stream Buffer & Drainage Easement. Top of stream bank drawn

approximately." The top of stream banks and buffers must be field located for review and approval prior to construction; for Site Plan CDs; and for major subdivision plats.

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)

Brent Gatlin motioned for Conditional Approval; John Nykamp seconded. In favor of the motion, the vote was unanimous.

ZONING SKETCH PLAN CASE #20-10-GCPL-07216: The Commons at Summit Lakes.

Located approximately 3,000 ft from the intersection of NC HWY 150 E and Brooks Lake Rd in Monroe Township. Being Guilford County Parcel #s 128555, 128232, & 128263 owned by Summit Lakes LLC. The applicant is requesting a PDR rezoning to be presenting to the December Planning Board. This zoning sketch plan is to be reviewed by TRC before the rezoning request. 248 acres. Zoned RS-40, AG, PI. (Brent Nesom, Fleming Engineering)

Planning Comments: (Matt Talbott, 641-3591)

1. The number of dwelling units or gross floor area and the acreage of each tract or area shown on the Sketch Plan;
2. The maximum height of buildings and structures in each such tract or area;
3. Include all six-digit parcel numbers associated with project.

Addressing Comments:

1. Summit Village Drive: street name available. I recommend using "Court" instead of "Drive".
2. North Scouting Springs Lane & South Scouting Springs Lane: North and South are only used for the northern and southern portions of roadways that cross Market Street. Note that in Guilford County "Lane" is only used for private streets.
3. General Greene Roadway: street name not available. Lake View Court, General Greene Roadway and Duck Pond Cove should have the same name. "Roadway" is not a street type.
4. Duck Pond Cove: street name available. See comment above.
5. Lake View Court: street name not available. See comment above.
6. The Commons Loop: this is not a Loop. I recommend using "Drive" instead of "Loop".
7. Cub's Camp Court: apostrophes are not allowed for street names.
8. Waters Edge: street name not available. Street type not provided.

9. Village Avenue: street name not available.
10. Scout Lane: street name not available.
11. Explorer Road: ok

Building Comments: (Jim Lankford, 641-3321)

1. No comments

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

ADVISORY NOTE: Recommend use of a Licensed Soil Scientist to help design lot configurations.

Watershed Comments: (Brent Gatlin, 641-3753)

1. Provide # of lots used in Watershed Data Density calculation.

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

1. No Comments

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

1. Duck Pond Cove exceeds 800 feet length requirement. This is not a watershed critical area. Reduce road length to 800 to meet ordinance.

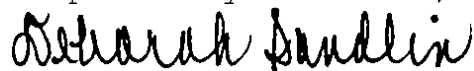
NCDOT Comments: (Bobby Norris, 487-0100)

Beth Anne Aheron motioned for approval of the sketch plan based on consistency with the requirements of Article V (Subdivisions: Procedures and Standards). Brent Gatlin seconded. The motion passed by unanimous vote.

Adjournment

There being no additional business, the meeting adjourned at 2:14 pm.

Respectfully submitted,



Deborah Sandlin

Recording Secretary