



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Technical Review Committee
April 4, 2017

MEETING MINUTES

The Guilford County Technical Review Committee met on April 4, 2017 in the Third Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC. Dervin Spell called the meeting to order at approximately 1:38 pm.

MEMBERS PRESENT:

Planning Department	Dervin Spell (Acting Chair)
Stormwater Management	Frank Park
Environmental Health Division	John Nykamp
Environmental Health Division	Joe Johnson

ADVISORY MEMBERS PRESENT:

NCDOT	Ernie Wilson
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STAFF PRESENT:

Planner II	Oliver Bass
GIS	Kelly Doss

ALSO PRESENT:

Hugh Creed Associates, Inc.	Norris Clayton
The Farm at Cedar Hollow, LLC	Rob Jessup

ACTING RECORDING SECRETARY:

Administrative Assistant	Deborah Sandlin
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MINUTES:

Dervin asked if there were corrections to the minutes of March 21, 2017; there were none. Frank made a motion to approve the minutes as submitted. John seconded. By unanimous vote, the minutes were approved.

NEW BUSINESS:**MAJOR SUBDIVISION MASTER SKETCH CASE 17-03-GCPL-01092: The Farm at Cedar Hollow**

Located on the northeast side of Cedar Hollow Road approximately 200 feet east of the intersection with Willow Glen Trail in Center Grove Township. Guilford County Tax Parcel #0136402. This application proposes to add 75 new lots, common area, and new street dedication on approximately 114.32 acres. Zone: RS-30. (Norris Clayton, Hugh Creed Associates, INC, P.A.).

Planning Comments: (Dervin Spell, 641-3591)

1. For lots that have the floodplain on them, show the 1 foot building line beyond the floodplain.
2. Label Phase 2
3. Show minimum build line of 100' for lots 6, 7, and 8.

Watershed Comments: (Frank Park, 641-3753)

1. It appeared that streams are crossing lots 1 thru 5, 70, 44 and thru 47. Provide a 110 feet wide Riparian Buffer Directly Adjacent to Surface Waters in the Jordan Lake Watershed (intermittent streams, perennial streams, lakes, reservoirs and ponds), excluding wetlands. Label it as a 110 feet Drainage and Stream Buffer Easement. If landowner or other affected parties believe that the maps have inaccurately depicted surface waters, he/she shall request an onsite stream ID determination through Justin Gray, Stormwater Administrator (Ph.#641-5565).

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

1. Remote septic systems must comply with "**Guilford County Wastewater Rules**" and 15A NCAC 18A.1900 "**SEWAGE TREATMENT AND DISPOSAL SYSTEMS**".

Joe motioned to grant waiver of the maximum cul-de-sac length for Sallie Jessup Way based on equal/better performance; Nykamp seconded. The motion passed with 3 in favor and 1 against.

Regarding plat approval, Frank motioned for CA; Nykamp seconded. The motion carried unanimously.

MAJOR SUBDIVISION CASE 17-03-GCPL-01095: The Farm at Cedar Hollow Phase 1

Located on the northeast side of Cedar Hollow Road approximately 900 feet east of the intersection with Willow Glen Trail in Center Grove Township. Guilford County Tax Parcel #0136402. This application proposes to add 13 new lots, common area, and new street dedication on approximately 14.57 acres. Zone: RS-30. (Norris Clayton, Hugh Creed Associates, INC, P.A.).

Planning Comments: (Dervin Spell, 641-3591)

1. Need minimum build lines on lots 6, 7, and 8

Watershed Comments: (Frank Park, 641-3753)

1. It appeared that streams are crossing lots 1 thru 5. Provide a 110 feet wide Riparian Buffer Directly Adjacent to Surface Waters in the Jordan Lake Watershed (intermittent streams, perennial Streams, Lakes, Reservoirs and ponds), excluding wetlands. Label it as a 110 feet Drainage and Stream Buffer Easement. If landowner or other affected parties believe that the maps have inaccurately depicted surface waters, he/she shall request an onsite stream ID determination through Justin Gray, Stormwater Administrator, (Ph.#641-5565).

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

1. Remote septic systems must comply with "Guilford County Wastewater Rules" and 15A NCAC 18A .1900 "SEWAGE TREATMENT AND DISPOSAL SYSTEMS"

ADVISORY NOTE: Well for Clubhouse must be 100'+ from any septic system or any Private Sewer Line Access and Maintenance Easement (PSLAME).

Frank motioned for CA; John seconded. The motion passed unanimously.

MAJOR SUBDIVISION CASE 06-03-GCPL-00651: Brightwood Farm 4A

Located at the northwest intersection of Brightwood Farm Parkway and Preakness Parkway in Rock Creek Township. Guilford County Tax Parcel #0106270. This revision adds phase line to the Master Preliminary Plat approved November 15, 2016. (Anthony Lester, Evans Engineering).

Planning Comments: (Oliver Bass, 641-3578)

1. Unresolved conditions from TRC approval shall continue to apply.

Watershed Comments: (Frank Park, 641-3753)

1. The original preliminary Phase 4A watershed development prepared by Alley, William, Carmen & King, INC dated 11/22/2006 has the Water Quality Basin Summary Table. In the Water Quality Basin Summary, it showed the phase 4A's BUA drainage area going into the wet detention pond 14 and 15. Provide the updated Water Quality Basin Summary as per the revision of reconfiguration of the layout of the undeveloped section of Phase 4A of Brightwood Farm S/D and add 151 single-family lots and no townhomes.
2. Provide 30 feet drainage easement crossing the lots 698 thru 689 based on the county GIS topography.
3. Label the wet detention ponds 14&15 as the permanent wet detention basin.
4. Submit design stormwater calculation.
5. Show the maintenance easement around the wet detention basin.

6. Provide a signed and notarized operational agreement.
7. Provide as-built PE sealed engineered certification of the wet detention ponds 14&15.
8. Provide as-built cross sections of as-built permanent wet detention ponds 14 and 15.

GIS Comments: (Kelly Doss, 641-5611)

1. 2 sections of Cannonade need to be renamed.

NCDOT Comments: (Ernie Wilson, 487-0100)

1. Cannonade (2-half cul-de-sacs) must meet DOT standards.

Frank made a motion for CA; Joe seconded. The motion carried unanimously.

The meeting adjourned at approximately 2:02 p.m.

Respectfully submitted,

Deborah Sandlin

Acting Recording Secretary