



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Technical Review Committee
June 6, 2017

MEETING MINUTES

The Guilford County Technical Review Committee met on June 6, 2017 in the Third Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC. Les Eger called the meeting to order at approximately 1:30 pm.

MEMBERS PRESENT:

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| Planning Department | Les Eger, Chair |
| Stormwater Management | Frank Park |
| Building Construction Plan Review | Jim Lankford |
| Fire Marshal | Bobby Carmon |
| Environmental Health | Joe Johnson |

STAFF PRESENT:

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| Planner II | Oliver Bass |
| Planner I | Paul Lowe |
| Planner II | Dervin Spell |
| Commercial Permit Specialist | Vivian Street |

ALSO PRESENT:

| | |
|------------------------|-------------|
| Shu Engineers | Phil Shu |
| Greensboro Auto Center | Lori Warren |

ACTING RECORDING SECRETARY:

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| Administrative Assistant | Deborah Sandlin |
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MINUTES:

Les asked if there were corrections to the minutes of April 4, 2017; there were none. Frank made a motion to approve the minutes as submitted. Jim seconded. By unanimous vote, the minutes were approved.

NEW BUSINESS:**MINOR SUBDIVISION CASE #17-05-GCPL-02387: Jimmy & Kay Sasser**

Located 3,685 feet southeast of the intersection of Holts Store Road & Brick Church Road in Greene Township, Guilford County Parcel # 0109457. The applicant is proposing one special purpose lot for an off-site septic system, and a flag lot. (Jeff Allred, Allred Land Surveying, PLCC)

Planning Comments: (Paul Lowe, 641-2489)

1. Add label to special purpose lot-SPL 1A-Off Site Septic.
2. Case # is 17-05-GCPL-02387.
3. Special purpose lot must be owned by Saspers before final can be signed.
4. Land uses for adjacent properties.
5. List parcel number for Stafford property under site notes.
6. Number of proposed lots.
7. Acreage in total tract.
8. Provide area in flag pole and for remaining lot.

Watershed Comments: (Frank Park, 641-3753)

1. The septic line crossing the 50 feet riparian buffer around the pond requires stream buffer variance.

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

1. Label as "Private Sewer Line Access and Maintenance Easement" (PSLAME)
2. Add at least 15' Private Sewer Line Access and Maintenance Easement adjacent to existing 20' Utility Easement.
3. Remove informative text "20' SEPTIC EASEMENT (WHERE AVAILABLE)".
4. Utility easement & sewer line easement cannot be located within the same location. Move sewer line easement.

Joe motioned for Revise/Resubmit with proper access to special purpose lot; Frank seconded. The motion passed unanimously.

MAJOR SITE PLAN CASE 17-05-GCCP-02699: GLOBAL FLEET SALES: Located on Burlington Road approximately 300 feet west of Penny Road intersection in Jefferson Township, Guilford County, Parcel # 0115097. The applicant is proposing new development of an automobile sales lot and service repair center. Zoned HI. (Engineer, Paul Phillip Shu, PE, Shu Engineering)

Planning Comments: (Oliver Bass, 641-3578)

1. Provide setback distances of buildings to property lines.
2. Provide typical dimensions for driveways, parking stalls (shall be 9x19), and other vehicular use areas. Ensure legibility.
3. Provide any existing or proposed easements describing purpose and width

4. Sidewalk between building and parking areas must be at least 6' in width.
5. Ensure turning radius can accommodate dumpster pickup.
6. Show location of Greensboro city limits that borders property.
7. Add case #17-05-GCCP-02699 to future submissions.
8. Note: A driveway permit application will need to be approved by NCDOT.

Building Comments: (Jim Lankford, 641-3321)

1. The accessible parking detail on sheet C-5 is incorrect. The van accessible aisle shall be on the right passenger of the van accessible parking space.
2. Indicate the right location of van accessible signage on the C-2.
3. The 5 feet sidewalk shall be HC accessible from the HC aisle to the front entrance. Show the HC accessible sidewalk detail.

Watershed Comments: (Frank Park, 641-3753)

1. The South Buffalo Creek water-supply watershed name is incorrect on the site plan coversheet. The correct name is NPDES-PHASE 2.
2. Plans are not sealed by Paul Phillips Shu, PE. All sheets must bear PE stamps.
3. Provide 404 wetland permit from USACE.
4. Provide the detail BUA calculation of impervious parking lot and building.

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

1. **ADVISORY NOTE:** Septic System flow is 500 gpd
2. **ADVISORY NOTE:** Proposed well must be registered with W-SRO Public Water Supply Section as a Transient Non-Community water system
3. Check buffer locations within railroad right-of-way.

Joe motioned for Revise/Resubmit; Bobby seconded. The motion passed unanimously.

The meeting adjourned at approximately 2:09 p.m.

Respectfully submitted,



Acting Recording Secretary