



# GUILFORD COUNTY PLANNING AND DEVELOPMENT

**Technical Review Committee**  
**June 20, 2017**

## **MEETING MINUTES**

The Guilford County Technical Review Committee met on June 20, 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:**

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

### **ADVISORY MEMBERS PRESENT:**

NCDOT	Ernie Wilson
NCDOT Trainee	Hassane Adamou

### **STAFF PRESENT:**

Planner II	Oliver Bass
Planner II	Dervin Spell

### **ALSO PRESENT:**

GC Fire Marshal	Grady Starnes
AAA Self-Storage	Chad Hockaday
Hagen Engineering	Barret Hagen
Hagen Engineering	Nolan Franz
Hugh Creed Associates	Will Shaw
Shu Engineers	Phil Shu
Greensboro Auto Center	Lori Warren

### **ACTING RECORDING SECRETARY:**

Administrative Assistant	Deborah Sandlin
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**MINUTES:**

Les asked if there were corrections to the minutes of June 6, 2017; there were none. Jim's motion to approve the minutes as submitted was seconded by John. By unanimous vote, the motion carried.

**OLD BUSINESS:****MAJOR SITE PLAN CASE 17-05-GCCP-02699: GLOBAL FLEET SALES (REVISED):**

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. Revision date June 9, 2017. Zoned HI. (Engineer, Paul Phillip Shu, PE & Associates, Shu Engineering)

**Planning Comments: (Oliver Bass, 641-3578)**

1. Correct note 33 regarding parking stall dimensions.
2. Add case# to cover page
3. Note: A driveway permit application will need to be approved by NCDOT
4. Add property line distance and bearings to Master Plan (Sheet C-1A)

**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. **ADVISORY NOTE:** If employee count will exceed 25 after connection to Public Sewer, proposed well site and water system must meet requirements of a Non-Transient Non-Community water system.

*Bobby motioned for CA; John seconded. The motion passed unanimously.*

**NEW BUSINESS:****Road Closing Case #17-03-GCPL-02520: Portion of Short Farm Rd**

Being roughly 375 ft. of Short Farm Road, and located at the terminus of the road-adjacent to the property of the Church of God of Prophecy, further identified as Guilford County parcel #s 0142394 & 0142393. Located approximately 1,325 feet west from the intersection of Rehobeth Church Road & Short Farm Road, in Sumner Township.

*All voted to close the road with turnaround in the future.*

**Road Closing Case #17-03-GCPL-02522: Portion of Rockbury Rd**

Being approximately 125 feet of the Rockbury Road cul-de-sac as shown on Plat Book 59 Page 106, in Monroe Township.

TRC is not recommending road closing because of failure to meet fire code requirements.

*Update 7-5-17: After further review and communication with the person requesting road closing, the fire representative has determined fire code will be met with this closure.*

**MAJOR SITE PLAN CASE 17-06-GCCP-02883: GUILFORD COLLEGE STORAGE**

**(OUTDOOR SELF-STORAGE):** Located on Guilford College Road approximately 406 feet north of Hickory Grove Road in Friendship Township, Guilford County, Parcel 0151163. The applicant proposes new development for outdoor self-storage facility. Zoned CZ-LI (17-03-GCPL-01101), Scenic Corridor. (Engineer, Nolan Franz)

**Planning Comments: (Oliver Bass, 641-3578)**

1. Screen outside storage area
2. Type A buffer required between LUC 4 (Self-storage) and 1 (Single-family) properties
3. Designate 5 spaces for parking, incl. 1 handicapped
4. Change zoning from CU-LI to CZ-LI
5. Add 7-digit tax parcel# 0151163 under Project Summary
6. Submit lighting plan if lighting to be provided
7. Change case# to 17-06-GCCP-02883
8. Clerical correction under zoning condition 2
9. Note: A driveway permit application will need to be approved by NCDOT

**Building Comments: (Jim Lankford, 641-3321)**

1. The coversheet of building was left blanked. Provide 2% of HC accessible spaces.

**Watershed Comments: (Frank Park, 641-3753)**

1. The filter bed shall have a minimum depth of 18 inches, with a minimum depth of sand above the underdrain pipe of 12 inches. On the C-5.1 and C-5.2 sheets, the detail showed sand 8 inches above underdrain pipe.
2. Show the 20 feet maintenance easement around the sand filter.
3. Provide a signed and notarized operational agreement.
4. Add construction sequences explaining how the temporary sediment trap would be converted into the permanent sand filter.
5. Provide sand filter operation and maintenance agreement.
6. Complete/submit the NCDENR sand filter supplement.
7. Side slopes of forebay and dam shall be no steeper than 3:1 (horizontal to vertical). The filter bed shall have a minimum depth of 18 inches, with a minimum depth of sand above the underdrain pipe of 12 inches. On the C-5.1 and C-5.2 sheets, the detail showed sand 8 inches above underdrain pipe.
8. Indicate the elevation of SHWT and the underdrain system shall be 1-2 feet above the SHWT.
9. In order to install pipe and bypass culvert in the wetland, 401/404 permit shall be applied and obtained from U.S. Army Corps of Engineers.

10. It appears that there is a stream crossing the wetland; thus, the portions of forebay of sand filter shall not disturb the stream riparian buffer.
11. Indicate the elevation of SHWT and the underdrain system shall be 1-2 feet above the SHWT.
12. In order to install pipe and bypass culvert in the wetland, 401/404 permit shall be applied and obtained from U.S. Army Corps of Engineers.

**NCDOT Comments: (Ernie Wilson, 487-0100)**

1. A driveway permit application will need to be approved by NCDOT.

*Frank motioned for CA followed by Jim's second. The motion carried unanimously.*

**MAJOR SUBDIVISION CASE 17-06-STPL-02951: TREELINE DEVELOPMENT.** A

request for preliminary plat advisory review for a proposed subdivision located at 7819 Athens Rd, Stokesdale NC, Guilford County Tax Parcel # 164105, 0222422(part), and 0164112 (part) in Oak Ridge Township, totaling approximately 14.62 acres. Zoned RS-30. Owner, Ted and Connie Lawson.

**Planning Comments: (Oliver Bass, 641-3578)**

1. Disclose and show Alternative 2A as possible route of US 158 improvement project number R-2577 on plat.
2. Athens Rd. right-of-way width is 50 feet. Ordinance requires minimum 68 feet for minor thoroughfares. Dedicate additional 9 feet of additional right-of-way for Athens Rd. Greensboro Thoroughfare Plan indicates ">100 ft." right-of-way need for proposed US 158 project, but final route not decided.
3. Label Athens Dr. as a public right-of-way. Specify if Peony Drive will be dedicated public or private right-of-way.
4. Existing Peony Dr. appears to be a private access easement to Davenport property.
5. Proposed access easement across lot 11 to Davenport property (0164111) is <25' wide and <300' length. Add utilities to label description.
6. Davenport property currently addressed off Athens Dr. May need to be addressed off Peony Drive when platted.
7. Length of Peony Dr. exceed the maximum 800 feet allowed by ordinance for cul-de-sacs without a waiver.
8. Temporary turnaround outside of 50 right-of-way should be held in private property.
9. Reflect remaining acreage of parcels 0222422 and 0164112 after subdivision. Parcel 0222422 must be platted if remaining acreage is less than 10 ac.
10. Show outline of existing buildings in subdivision and on adjacent parcels. Remaining buildings setbacks from new property lines must comply with ordinance.

11. Note type of water or sewer system. Must connect to Stokesdale public water system. Will need to submit construction plan to Town.
12. Label changing existing property lines as "old property line"
13. Add case# 17-06-STPL-02951 to future submissions

**Watershed Comments: (Frank Park, 641-3753)**

1. The Deed Restriction-Restrictive Covenant Note is missing.
2. BUA density ratio calculation is missing. The limit is 2DU/1AC.

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

1. Is there a Master Sketch for this subdivision?
2. Is Right-of-Way for Athens Rd 60'?
3. Is 20' Drainage Easement allowed without pipe?

**NCDOT Comments: (Ernie Wilson, 487-0100)**

1. A driveway permit application with access to Athens Rd. will need to be approved by NCDOT.

*\*Advisory Review for Town of Stokesdale*

The meeting adjourned at approximately 1:57 p.m.

Respectfully submitted,



Acting Recording Secretary