



GUILFORD COUNTY PLANNING AND DEVELOPMENT

**Technical Review Committee
September 5, 2017**

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on September 5, 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 1:32 pm.

MEMBERS PRESENT:

Planning	Les Eger, Chair
Stormwater Management	Frank Park
Building Construction Plan Review	Jim Lankford
Environmental Health	John Nykamp

ADVISORY MEMBER PRESENT:

NCDOT	Ernie Wilson
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ALSO PRESENT:

Evans Engineering	Bob Dischinger
Evans Engineering	Anthony Lester
Allred Land Surveyors	Jeff Allred

STAFF PRESENT:

Planner II	Oliver Bass
Planner II	Matt Talbott
GIS	Kelly Doss
Public Health	Heath Ward

RECORDING SECRETARY:

Administrative Assistant	Deborah Sandlin
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MINUTES:

The Committee approved the minutes of the August 15, 2017 meeting as submitted.

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. Zoned: AG. (Jeff Allred, Allred Land Surveying, PLCC)

Planning Comments: (Paul Lowe, 641-2489)

1. Remove label "According to Guilford County" regarding utility easement. Add Per PB 151 PG 102.
2. All letters for easement reduction have been approved by appropriate utility providers.

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

1. Off-site septic system must comply with "Guilford County Wastewater Rules" and 15A NCAC 18A .1900 "SEWAGE TREATMENT AND DISPOSAL SYSTEMS"
2. Provide 20' wide easement from Holts Store Road to 10' PSLAME. Remote nitrification field areas shall be accessible via the dedicated access easement and shall be of sufficient size to allow for the passage of equipment normally used to install, inspect, operate and maintain the system.

Frank motioned for Conditional Approval; Jim seconded. By unanimous vote, the motion carried.

Minor Subdivision Case #17-05-GCPL-02700: Aubrey Dustin Clapp

Located south of the intersection of NC Hwy 62 E & NC Hwy 61 S in Greene Township, Guilford County Parcel # 0109379. **The applicant is requesting a waiver from the requirements of Article 5, Section 5-13.1 (C), right of way dedication.** Zoned: AG. (Jeff Allred, Allred Land Surveying, PLCC)

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

1. Lot #3 must be cross-hatched and labelled "No Improvement Permit has been issued for this lot".
2. The well access easement shall have a minimum width of ten feet and the easement shall extend a minimum of ten feet beyond the outside diameter of the casing.

John motioned for waiver based on combination of Physical Hardship and Equal or Better Performance: Dedication of right away not being required for lots #1 & #2 due to a Physical Hardship brought about by the location of the existing septic & well fields and Equal or Better Performance with the dedication of the right away along lot #3. Jim seconded. The motion carried.

MAJOR SUBDIVISION CASE 16-05-GCPL-02649: Rivers Edge

Located on the west side of Witty Lane approximately 300 feet north of the intersection with Bonnie Lane in Center Grove Township. Guilford County Tax Parcel #0138842. This application proposes to add 24 new lots and new street dedication on approximately 41.62 acres. Zone: RS-30. (Amy Leach, Evans Engineering).

Planning Comments: (Matt Talbott, 641-3591)

1. Proposed 10' utility easement needs all proper written permission from appropriate utility companies.
2. Width-Depth waiver request for lots 11-14.

Watershed Comments: (Frank Park, 641-3753)

1. The 401/404 USAC permit and the buffer disturbance variance shall be submitted due to the Rivers Edge Road crossing the stream.

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

1. Off-site septic systems must comply with "Guilford County Wastewater Rules" and 15A NCAC 18A .1900 "SEWAGE TREATMENT AND DISPOSAL SYSTEMS" Remote nitrification field areas shall be accessible via the dedicated access easement and shall be of sufficient size to allow for the passage of equipment normally used to install, inspect, operate and maintain the system.
2. Will need Encroachment Agreement from NCDOT for septic pumpline from lot #21.

John motioned to grant waiver based on Equal or Better Performance to create good access for permanent maintenance of septic areas; the right away should be labeled 60'; and, conditioned upon utility easement being 20'. Frank seconded. The motion passed unanimously.

Major Subdivision Case #17-08-STPL-04236: Southern & Apple Preliminary Plat:

Subject property is located at 8511 Oak Level Church Road, Oak Ridge Township, Stokesdale, NC, Guilford County tax parcel 0164651, totaling approximately 14.82 acres. Applicant proposes 7 new lots along existing public roads. Zoned RS-40. Surveyor, Vaughn Surveying.

Planning Comments: (Oliver Bass, 641-3578)

1. Restrict access to Lot 3 to Oak Level Church Road.
2. Specify point distances along lot 3 southern boundary.
3. Label street name and public right of way for Oak Level Church Rd. and Belews Creek Rd.
4. Provide centerline and right of way widths on adjacent streets.
5. Indicate rear yard setback for existing house to remain on lot 6.
6. Add case# 17-08-STPL-04236 to future submissions.

Watershed Comments: (Frank Park, 641-3753)

1. According to USGS Topo map, there is a perennial stream crossing lot 7. Thus, label it as "110 feet stream and drainage easement". Provide a typical stream buffer detail.

2. Provide the watershed BUA density ratio.

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

1. Re-Submit Preliminary Plat in standard scale (1"=100', 1"=60").
2. Plat Book 194 Page 89 does not show 10' waterline easement along rear of Lot #2.
3. Label Belews Creek Road and Oak Level Church Road.
4. Show Right-Of-Way for Belews Creek Road and Oak Level Church Road.

ADVISORY COMMENT: If Lot#6 will be connecting to Public Water, existing well must be abandoned according to **Guilford County Well Rules.**

This case is an Advisory Review for the Town of Stokesdale.

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 submission proposes change to street layout of Cannonade Drive and changes name to Friesian Drive. (Anthony Lester, Evans Engineering).

Planning Comments: (Oliver Bass, 641-3578)

1. Friesian is a dead-end street with no turnaround.
2. Label new open space and acreage of land between lots 488 and 489 at end of Friesian.
3. Update open space data in Note 7 under Site Info as necessary.

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.

Frank motioned for Conditional Approval with a second by Jim. The motion carried.

Major Subdivision Case #17-07-GCPL-03530: Carraway Revisions and Waiver Request

Located on the north side of NC Highway 150 approximately 1900 feet east of Valley Falls Road, Guilford County Parcel #s 0219446 & 0219459. The applicant is requesting preliminary plat approval for a major subdivision with 30 lots and new public street. (Anthony Lester, Evans Engineering)

Planning Comments: (Oliver Bass, 641-3578)

1. Michaelis Street from Savory Court to end of right of way exceeds 800 ft. maximum length without waiver.

Watershed Comments: (Frank Park, 641-3753)

1. At the lot 7, the rip-rap cannot be encroaching into the zone 2 of the stream buffer. Instead of rip-rap, provide the plunge pool outside the zone 2.
2. A stream crossing the lot 21A is missing. The proposed septic field cannot encroach into the buffer zone 1 and 2.
3. Provide the BUA density calculation by the lot's ratio.

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

1. Off-site septic systems must comply with "**Guilford County Wastewater Rules**" and 15A NCAC 18A .1900 "**SEWAGE TREATMENT AND DISPOSAL SYSTEMS**" Remote nitrification field areas shall be accessible via the dedicated access easement and shall be of sufficient size to allow for the passage of equipment normally used to install, inspect, operate and maintain the system.
2. Will need Encroachment Agreements from NCDOT for septic pumphines from lot#21, 24, 29 crossing Michaelis Street, from Lot#15 to Common Area crossing cul-de-sac, and from Lot#6 to Lot#7 crossing Wolfsheim Street.


GIS: Kelly Doss, 641-5611)

1. Wolfsheim needs to be changed to Pl.

Jim motioned that a waiver be granted based on Physical Hardship due to terrain at end of road to not cross the stream and to permit cul-de-sac to be extended a little further with that change and that the equal or better performance of through safety of individuals living out there will still be accomplished thru the length of the cul-de-sac not exceeding 1200 feet. He also motioned to Conditionally Approve the subdivision. John Nykamp made a second. The motion carried.

The meeting adjourned at approximately 2:22 p.m.

Respectfully submitted,



Acting Recording Secretary