



**Guilford County  
Technical Review Committee  
Meeting Date: January 5, 2016**

**MEETING MINUTES**

The Guilford County Technical Review Committee met on January 5, 2016 at 1:30 PM in the Third Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC.

**MEMBERS PRESENT:**

Planning Department	Les Eger (Chair)
Storm Water Management	Frank Park
Environmental Health Division	John Nykamp
Construction Plan Review	Jim Lankford
Fire Marshal	Stephen Thomas

**ACTING RECORDING SECRETARY:**

Paul Lowe, Planner I

**STAFF PRESENT:**

Dervin Spell, Planner II  
Oliver Bass, Planner II  
Vivian Street, Commercial Permits Specialist  
Deborah Sandlin, Administrative Assistant

**ALSO PRESENT:**

Anthony Lester, Evans Engineering

**MINUTES:**

Minutes from the December 15<sup>th</sup> meeting were approved.

**NEW BUSINESS:**

**MAJOR SITE PLAN CASE #15-12-GCCP-06509: Stoney Creek Apartments Phase 23.**

Located at the intersection of Interstate Drive and Golf House Court East in Rock Creek Township. Guilford County Parcel #0107825. This is a site plan for a proposed apartment development with a total of 199,253 square foot of buildings on lot. Zoned: CU-RM-8. (Anthony Lester, Evans Engineering, Inc.)

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

1. Most buildings > 300 ft. from a public street. Need Fire Marshal determination of adequacy of fire hydrants/service drives for fire protection.
2. Provide residents access to trail? No pedestrian connection to apartment units.
3. Approved sketch plan (1/29/02) offered \$10,000 towards construction of Foot Bridge across Rock Creek instead of sidewalks along eastern boundary to Hwy 70.
4. Ex. 20' waterline easement along proposed phase 23/24 not shown on PB 127-055, labeled existing on PB 176-145. Has it been platted?
5. Submit any lighting plan for site per Section 6.6.
6. Ensure sufficient vehicular movement for 2 parking spaces near dumpster at end of drive parallel Building 5?

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

1. Provide at least 2 percent HC parking spaces of all parking spaces, or minimum of one HC Van space per type A dwelling unit, whichever is larger, shall be provided for occupancies in Group R-2. In Group R-2 occupancies containing 11 or more dwelling units or sleeping units at least 5 percent but not less than one of the units shall be a Type A unit. For a site with more than 100 units, at least 2 percent of the number of units exceeding 100 shall be Type A units.

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

1. Please complete and submit the Wet Detention basin Supplement Spreadsheet for the existing permanent wet detention that can handle the first 1" rainfall of the 80% BUA allocation.
2. Label the FIM map number 3710882400J; Panel Effective Date 6/18/2007 at the 100 year flood line.
3. Label the designated stream as "110 Stream and drainage easement".
4. Since the existing permanent wet detention will be used as a temporary sediment storage, provide the typical detail of faircloth skimmer.
5. Explain how the temporary sediment storage will be converted into the permanent wet detention in the construction sequences.

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

1. Need approved annexation agreement from the City of Greensboro.

**Fire Marshal Comments: (Jerry Coble/Stephen Thomas, 641-6538)**

1. Ensure that fire hydrants are no more than 150 feet from building FDCs
2. Proposed altering the location of various fire hydrants on the proposed site plan.
3. Would need to secure a blasting permit before construction.

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

1. Check with NCDOT regarding a driveway permit.

Les Eger, Deputy Planning Director, commented that the trail system was a rezoning condition, and would need to be addressed or the property would have to be reexamined by the Planning Board. Eger suggested organizing a meeting that would include the developer, County staff, and the NCDOT to consider the issue further.

**The following action was taken:**

Frank Park motioned for conditional approval. Jim Lankford seconded the motion. The motion passed unanimously.

Meeting adjourned at approximately 2:00 PM.

Respectfully submitted,  
Paul Lowe, Acting Recording Secretary