



**Guilford County
Technical Review Committee
March 15, 2016**

MEETING MINUTES

The Guilford County Technical Review Committee met on March 15, 2016 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)
Storm Water Management	Frank Park
Community Services	Beth Anne Aheron
Environmental Health Division	Scott Cole
Environmental Health Division	John Nykamp

ACTING RECORDING SECRETARY:

Deborah Sandlin, Administrative Assistant

STAFF PRESENT:

Dervin Spell, Planner II
Oliver Bass, Planner II
Paul Lowe, Planner I
Vivian Street, Commercial Permit Specialist
Richard Mosher, Facilities

ALSO PRESENT:

Paul Mann

MINUTES:

Frank Park motioned for approval of the March 1, 2016 minutes as submitted; Les Eger seconded the motion. The vote was unanimous.

NEW BUSINESS:

MINOR SUBDIVISION CASE #15-12-GCPL-06503 : The Margaret Mann Estate. Located east of Brick Church Road 1,400 feet north of the intersection with Holts Store Road in Rock Creek Township, Guilford County Parcels #0109514 and 0109517. **The applicant has requested a waiver from the requirements of Article 5, Section 5-13.2(C), lot depth to width ratio.** Zoned: AG, (Joseph D. Moore PLS).

Planning Comments: (Paul Lowe, 641-2489)

1. Ensure that parcel numbers are on the plat.

Watershed Comments: (Frank Park, 641-3753)

1. Add the floodplain note: Firm map#3710883200J and panel effective date: 6/18/2007.
2. Add the Stream label in the 120" drainage easement.

Frank motioned for Conditional Approval for flag lot. Jim seconded. The vote carried. Paul is to send notice of waiver.

MAJOR SUBDIVISION CASE #06-12-GCPL-07599: Bakersfield Subdivision Phase I. Located off County Line Road in Deep River Township, Guilford County Parcel #0168575. This plat consists of 49 lots and streets for a total of 43.78 acres. Zoned PD-R, (Vincent Townsend, Green Mountain Engineering, PLLC).

Watershed Comments: (Frank Park, 641-3753)

1. The 110 feet drainage easement label for crossing the lots 81 and 22A shall be changed to ‘110 feet stream and drainage easement’.
2. The 60 feet drainage easement label for crossing the lots 29,31,30,44,45,41, &46 shall be changed to ‘110 feet stream and drainage easement’.
3. Dee Restriction/Restrictive Covenant note is missing.
4. The Riparian Stream Buffer Section is missing.

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**”
2. Contact Gene Mao (641-3589) regarding expansion of DUMT 10K GPD water system.

Frank motioned for Conditional Approval with a second from Jim. The vote was unanimous.

MAJOR SUBDIVISION CASE #16-02-GCPL-00543: Bakersfield Subdivision Phase IB. Located off County Line Road in Deep River Township, Guilford County Parcel #0168575. This plat consists of 13 lots and streets for a total of 10.17 acres. Zoned PD-R, (Vincent Townsend, Green Mountain Engineering, PLLC).

Planning Comments: (Dervin Spell, 641-3591)

1. Right of way from the centerline
2. Linear feet of streets
3. Zoning of adjacent parcels

Watershed Comments: (Frank Park, 641-3753)

1. The 110 feet drainage easement label for crossing the lots 81 and 22A shall be changed to ‘110 feet stream and drainage easement’.
2. Due to installing a pipe in the stream, must apply for 404 permit through the US Army Corp Engineer.
3. Provide a plunge pool at the end of pipe.
4. Dee Restriction/Restrictive Covenant note is missing.
5. The Riparian Stream Buffer Section is missing.

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**”.
2. Will need NCDOT Encroachment Agreement for Septic Pumphline from Lot #17.

Frank motioned for Conditional Approval. John seconded. The vote was unanimous.

MAJOR SUBDIVISION CASE #16-02-GCPL-00544: Bakersfield Subdivision Phase IC. Located off County Line Road in Deep River Township, Guilford County Parcel #0168575. This plat consists of 17 lots and streets for a total of 13.6 acres. Zoned PD-R, (Vincent Townsend, Green Mountain Engineering, PLLC).

Planning Comments: (Dervin Spell, 641-3591)

4. Right of way from the centerline
5. Linear feet of streets
6. Zoning of adjacent parcels.

Watershed Comments: (Frank Park, 641-3753)

1. The 60 feet drainage easement label for crossing the lots 29,31,30,44,45,41, &46 shall be changed to '110 feet stream and drainage easement'.
2. Dee Restriction/Restrictive Covenant note is missing.
3. The Riparian Stream Buffer Section is missing.
4. Due to installing a pipe in the stream, must apply for 404 permit through the US Army Corp Engineer.
5. Provide a plunge pool at the end of pipe.

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**"
2. Will need NCDOT Encroachment Agreement for Septic Pumphines from Lots #37-40

Frank motioned for Conditional Approval. John seconded. The vote was unanimous.

MAJOR SITE PLAN CASE #16-01-GCCP-00168: Old Dominion Freight Line-GBO Parking Lot Expansion (Resubmission). Located on the south side of Bishop Road 950 feet west of Viewmont Drive in Sumner Township. Guilford County Parcel #0141436. This is a site plan for a proposed 300 employee parking spaces and 201 tractor parking spaces covering 5.18 acres on the lot. Zoned: HI. (Matthew A Edwards, PE, Kimley-Horn).

This case was initially reviewed March 2, 2016.

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

1. Developer must schedule meeting with Environmental Health (641-7613) to evaluate existing well. Environmental Health must evaluate existing well before abandonment. Wells to be abandoned must be abandoned by a Certified Well Contractor, and approved by Environmental Health, before the Site Plan can be approved.

Frank motioned for Conditional Approval. Jim seconded. All voted were in agreement.

ROAD CLOSING CASE #16-02-GCPL-00561: Portion of Indian Drive being approximately 200 feet of Indian Drive extending west from the intersection with Staton Drive (Unopened) to the termination of Indian Drive, in Deep River Township, Guilford County.

TRC reviewed case for comments only to be submitted to Guilford County Planning Board for their upcoming meeting. The group did not determine any land lock or public safety issues.

The meeting adjourned at approximately 2:10 PM.

Respectfully submitted,

Deborah Sandlin

Acting Recording Secretary