



**Guilford County
Technical Review Committee
April 19, 2016**

MEETING MINUTES

The Guilford County Technical Review Committee met on April 19, 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	Justin Gray
Building Construction Plan Review	Jim Lankford
Community Services	Beth Anne Aheron
Environmental Health Division	John Nykamp
Fire Marshal	Stephen Thomas
Fire Marshal	Bobby Carmon

ACTING RECORDING SECRETARY:

Deborah Sandlin, Administrative Assistant

STAFF PRESENT:

Dervin Spell, Planner II
Oliver Bass, Planner II
Vivian Street, Commercial Permit Specialist

ALSO PRESENT:

Bob Dischinger, Evans Engineering, Inc.
David Michaels, Windsor Investments
Anthony D. Lester, Evans Engineering, Inc.

MINUTES:

Jim Lankford motioned for approval of the minutes as submitted for the meeting of April 5, 2016. Beth Anne seconded the motion. By unanimous vote the motion carried.

NEW BUSINESS:

MAJOR SITE PLAN CASE #14-07-GCCP-03758: MCLAURIN FARMS. Located on the west side of Church Street, approximately 1,300 feet south of the intersection with Tesi Court in Center Grove Township. Guilford County Parcels #0139374, 0139375, 0139373, and 0139354. This site plan for a seasonal specialty attraction/trail as well a caretaker dwelling/single-family dwelling unit. Zoned: AG & RS-4 0. (Eddie McLaurin, McLaurin Farms, LLC)

Planning Comments: (Dervin Spell 641-3591)

No comments

Building Comments: (Jim Lankford, 641-3321)

1. Provide a continuous HC sidewalk from ticket booth to the proposed restrooms.

2. Is 400 sq ft of HC restrooms sufficient to comply with the required plumbing fixtures?

Watershed Comments: (Justin Gray, 641-5565)

1. All 4 feet wide all weather pedestrian trail BUA shall be reflected in the total BUA of Storm Water Management/Watershed Protection Coversheet.
2. Label the existing drainage easements, intermittent stream channel and stream buffer.

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

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

No comments.

Fire Marshal Comments: (Jerry Coble/Chris Kearns, 641-6538)

No comments.

NCDOT Comments: (Ernie Wilson, 487-0100)

No comments.

Beth Anne motioned for CA with minor revision (move bathroom) to site plan. Jim seconded the motion. The members voted unanimously in agreement.

MAJOR SUBDIVISION CASE 16-04-GCPL-01672: WITTY ROAD SKETCH PLAN REVIEW

Located off Witty Lane north of Bonnie Lane in Center Grove Township. Guilford County Tax Parcel 0138842. This application proposes to add 23 new lots and new street dedication on approximately 34.24 acres. Zone: RS-30. (Contact: Amy Leach, Evans Engineering).

Planning Comments: Oliver Bass, 641-3578)

1. Indicate boundary lines for lots 7 and 8.
2. Revise the map to satisfy applicable map standard requirements; must show compliance with ordinance.
3. Must complete road closing process prior to final plat approval.

Building Comments: (Jim Lankford, 641-3321)

No comments.

Watershed Comments: Frank Park, 641-3753)

1. The 60 feet DMUE and 50 feet stream needs to be switched at the lot 14. Add the label "110 feet stream and drainage easement" over the 50 feet stream buffer.
2. Since the new road is crossing the stream, obtain 401/404 USAC/NCDEQ permit.
3. The Deed Restriction-Restrictive Covenant note was missing.
4. Provide typical stream buffer section detail.
5. Add the 100 year AE Floodplain Note: Firm map#3710783900J and Panel Effective Date: 6/18/2007.

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

1. Label as "Drainage Easement", not Drainage Maintenance and Utility Easement (DMUE).

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

Fire Marshal Comments: (Bobby Carmon, 641-6538)

NCDOT Comments: (Ernie Wilson, 487-0100)

Comments only are provided for this case.

MAJOR SUBDIVISION CASE 16-04-GCPL-01677: NORTHERN WOODS

Located on the east side of Spencer Dixon Road in Center Grove Township. Guilford County Tax Parcels 0139342 and 0139343. This application proposes to add 9 new lots and new streets dedication on approximately 15.04 acres. Zone: RS-30. (Contact: Amy Leach, Evans Engineering).

Planning Comments: (Dervin Spell, 641-3591)

1. Show minimum building line on lot 8
2. Remove Spike stripe.
3. Show 20' Utility easement.
4. Show missing lot line for lot #9.
5. Applicant has requested a waiver to minimum pavement widths for private street standards, Table 5-13-2, to reduce pavement widths to 20 ft. rather than 24 ft.

Building Comments: (Justin Gray, 641-5565)

No comments

Watershed Comments: (Frank Park, 641-3753)

1. Add a label for the stream in the floodway: "110 feet Stream and Drainage Easement".
2. Provide a typical stream buffer cross section.
3. The Deed Restriction-Restrictive Covenant Note is missing.

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

1. Show lot line between Lots 4 and 5.
2. Show 20' Utility Easements.
3. Show PSLAME from Lot #3 to PSLAME between Lots 1 and 2.
4. Off-site septic systems must comply with "Guilford County Wastewater Rules" and 15A NCAC 18A .1900 "SEWAGE TREATMENT AND DISPOSAL SYSTEMS"
5. Existing system on Lot # 9 is three bedrooms; will this be used for Lot #9? If so, new septic area must be found for Lot #5.
6. Labels as Drainage Easement.

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

No comments

Fire Marshal Comments: (Bobby Carmon, 641-7565)

No comments

NCDOT Comments: (Ernie Wilson, 487-0100)

No comments

Waiver request: John motioned for approval of the waiver citing Equal or Better Performance. Request of 24' to 20' cart path will not have impact regarding future use of road. Beth Anne seconded. The members voted unanimously in agreement.

Subdivision: Beth Anne motioned for CA provided lot line drawn in on plat. Justin seconded. The motion passed unanimously.

MAJOR SUBDIVISION CASE 16-04-GCPL-01695: HILLSDALE FARM WEST MASTER PRELIMINARY REVIEW:

Located off Lunsford Road east of its intersect with Alley Road in Center Grove Township. Guilford Tax Parcel 0137385 (part). This application proposes 35 new lots and dedication of new public streets on approximately 74.78 acres. Zoned: RS-40. (Contact: Anthony Lester, Evans Engineering)

Planning Comments: (Oliver Bass, 641-3578)

1. Show Summerfield town limits
2. Verify following lots meet minimum 150 feet lot width standard: 22, 11, 21, 29, 30, 31, 20, 32.
3. Relocation of overhead power lines proposed. Relocation subject to approval of utility provider. May require modification of existing easements.

Building Comments: (Jim Lankford, 641-3321)

No comments.

Watershed Comments: (Justin Gray, 641-5565)

1. Provide 50 feet riparian buffer around the existing pond.
2. The Deed Restriction-Restrictive Covenant note was missing.

Environmental Health Comments: John Nykamp, 641-4807)

1. Show PSLAME from Lot #22 to PSLAME between Lots 19 and 20.
2. Off-site septic systems must comply with "Guilford County Wastewater Rules" and 15A NCAC 18A .1900 "SEWAGE TREATMENT AND DISPOSAL SYSTEMS"
3. Developer must schedule meeting with Environmental Health (641-7613) to evaluate existing well on Lot #2. Environmental Health must evaluate existing well before preliminary plat can be approved. Wells to be abandoned must be abandoned by a Certified Well Contractor, and approved by Environmental Health, before the Final Plat can be approved.
4. Label as Drainage Easement.

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

Fire Marshal Comments: Bobby Carmon, 641-6538)

NCDOT Comments: (Ernie Wilson, 487-0100)

Beth Anne motioned CA. Jim seconded. All voted in favor.
The meeting adjourned at approximately 2:33 pm.

Respectfully submitted,

Deborah Sandlin

Acting Recording Secretary