



**Guilford County
Technical Review Committee
June 7, 2016**

MEETING MINUTES

The Guilford County Technical Review Committee met on June 7, 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
Building Construction Plan Review	Jim Lankford
Fire Marshal	Bobby Carmon
Environmental Health Division	John Nykamp

ACTING RECORDING SECRETARY:

Deborah Sandlin

STAFF PRESENT:

Dervin Spell, Planner II
Oliver Bass, Planner II

ALSO PRESENT:

Steven Turbeville	Stoltzfus Engineering, Inc.
Chad Huffine	The L.E.A.D.S. Group, PA
Amy Leal	Evans Engineering, Inc.
Rob Jessup	
Chuck Truby	CPT Engineering & Surveying, Inc.
Brent Sievers	Fleming Engineering, Inc.

MINUTES:

Les Eger motioned for approval of the May 17, 2016 minutes as submitted. Frank Park seconded the motion. The motion carried by unanimous vote.

NEW BUSINESS:

MAJOR SITE PLAN CASE #16-05-GCCP-02539: RED OAK ADDITIONS.

Located on the north side of Konica Drive, west of the intersection with NC HWY 61 S in Rock Creek Township. Guilford County Parcel #0106254. This is an amended site plan that adds 28,150 sf to the facility on the lot. Zoned: LI. (Chad Huffine, The Leads Group, PA)

Planning Comments: (Dervin Spell, 641-3591)

1. Ensure parking minimum does not include 8 motorcycle spaces.
2. Need to show lighting plan.
3. Need to show landscaping plan to ensure it meets landscaping standards.

4. Need dimensions for the beer hall.
5. Include on site plan proposed buildings and existing buildings for entire property.
6. Need NCDOT driveway permit.

Building Comments: (Jim Lankford, 641-3321)

1. Provide architecture elevations of the buildings.

Watershed Comments: (Frank Park, 641-3753)

1. Provide complete grading plan indicating the proposed storm pipe data.
2. Check with NCDOT for connecting 30-inch CMP into the drainage manhole.
3. Change the Existing Pond label to the Permanent Wet-Detention Pond.

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

1. Contact James Priddy of Environmental Health (336-641-7680) regarding construction of Beer Hall. He will need to review construction plans for compliance with Food & Lodging rules.

Frank Park motioned for CA, seconded by Jim Lankford. The vote was unanimous.

MAJOR SUBDIVISION CASE #16-05-GCPL-02538: PRELIMINARY PLAT BRIGHTWOOD FARM, PHASE 5.

Located off Brightwood Farms Parkway north of Burlington Road intersection. Guilford County parcels #0106269 part, 0106271, 0106272, 0106281, and 106284. This plat proposes 114 lots, new public streets, and common areas on 27.571 acres. Plat is based on approved Brightwood Farm UDP recorded in PBs 148-149, 148-150, and 149-001. Zoned CU-PDR (Aiden Stoltzfus, P.E)

Planning Comments: (Oliver Bass, 641-3578)

1. Plat contains 5B and 5C of UDP phasing plan.
2. Note NCDOT roadway improvement requirements per letter dated 12/2/14. Includes requirement for R/W dedication for road alignment.
3. Identify which road is subcollector. 60 feet R/W proposed on approved UDP.
4. Show existing easements along Preakness (PB 170 pg. 12-15) & Brightwood Farm Parkway (PB 179-28). Include 20 ft. landscape/sidewalk/utility easements. See plats for appropriate labeling and location.
5. Water/sewer lines subject to Burlington approval.
6. Dimensional requirements should match those specified on approved UDP. Street setbacks differ on 50' and 60' r/w.
7. Propose appropriate street name for "Drive A".
8. Provide street frontage dimension for Lot 57.
9. Show and label boundary of Sections D and A as shown on UDP Sketch Plan. Note: UDP allows maximum 48 single-family detached units in Section D/Phase 5B.
10. Specify each land use type proposed within phase.
11. Add street suffix (Parkway) to Brightwood Farm Parkway.
12. Give square footage of each proposed common/open space.
13. Add street label for Brightwood Farm Parkway on Vicinity Map.
14. Change phase line labels to section labels.
15. FYI: Approximate unit count for Section A based on # of lots/units approved and 66 proposed SF lots: 466 of max 2034 overall; 53 of max 535 multi-family/townhouse units.
16. Provide street access to common areas. (Section 5B)

Watershed Comments: (Frank Park, 641-3753)

1. Provide complete stormwater and grading construction plan.
2. There shall not be concentrated outflow from the proposed wet detention pond to the adjacent stream.

NCDOT Comments: (Ernie Wilson, 487-0100)

1. Any development in Brightwood Farms Subdivision will require signals at both locations on US 70. Please advise Aiden with this information as this is due to a recent review for signals at this site.

John Nykamp motioned for Revise/Resubmit; Frank Park seconded the motion. The motion carried unanimously.

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: (Dervin Spell, 641-3591)

1. Ensure that easement accessing common elements meet minimum standards.
2. The area that was reserved for street will need to be closed through street closing process prior to being deeded to adjacent property owners.
3. Lots 11-14 exceed the lot depth/width ratio. Please fix these and any other lots that were missed so that they meet the depth/width ratio.

Watershed Comments: (Frank Park, 641-3753)

1. The Rivers Edge Road is crossing the stream; thus, obtain 401 USAC permit for piping stream and the stream crossing buffer disturbance variances.

Environmental Health Comments: (John Nykamp, 641-3645)

1. Off-site septic systems must comply with "**Guilford County Wastewater Rules**" and 15A NCAC 18A .1900 "**SEWAGE TREATMENT AND DISPOSAL SYSTEMS**"
2. Provide road access to SPL #20A.
3. Show Building Envelope on Lot #15.
4. Is 20' Access Easement sufficient for Community Wellhouse?
5. Sewer Pump Line to Lot #10A must be installed to depth that will allow for vehicular traffic over line, or be sleeved in Ductile Iron.
6. Access Easement across Lots# 10A and 8A will limit area for septic system.
7. **ADVISORY COMMENT:** PSLAME may limit well area on Lot #1.

Frank Park motioned for Revise/Resubmit; Jim Lankford seconded. The motion passed unanimously.

MAJOR SUBDIVISION CASE 16-05-GCPL-02260: JESSUP RIDGE PHASE 7

Located on the west side of J. Carroll Jessup Pkwy at the intersection with Robert Jessup Drive in Center Grove Township. Guilford County Tax Parcel #0139002. This application proposes to add 40 new lots and new street dedication on approximately 37.53 acres. Zone: RS-30. (C.E. Robertson & Associates, P.C.).

Watershed Comments: (Frank Park, 641-3753)

1. Provide a 110 feet wide Riparian Buffer Directly Adjacent to Surface Waters in the Jordan Lake Watershed (intermittent streams, perennial Streams, Lakes, Reservoirs and ponds), excluding wetlands crossing the lots 126,127,114,115,116,120,119,118,117,142,143,111,112,147, &148. Label it as a 110 feet Drainage and Stream Buffer Easement. If landowner or other affected party believes that the maps have inaccurately depicted surface waters, he or she shall request an onsite stream ID determination through Justin Gray, Stormwater Administrator(Ph.#641-5565).
2. Provide Deed Restrictive Covenant Note.
3. Provide an appropriate pipe and culvert sizes crossing the Sallie's Drive.
4. Provide 401/404 USAC permit for crossing and piping through the stream.
5. Change the "110' DMUE" label to 110' Stream and Drainage Easement.

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

1. Temporary turnaround needed until such time as extended out.

John Nykamp motioned for CA; Jim Lankford seconded. The motion carried by majority vote.

MAJOR SUBDIVISION MASTER PRELIMINARY PLAN #12-07-GCPL-03075: BEACON HILL SUBDIVISION PHASES 2, 3, AND 4.

Located north of NC Hwy 150 approximately 600 feet east of the intersection with North Church Street in Center Grove/Monroe Township, Guilford County Parcel #0138994. The applicant is updating a previously approved master preliminary to reflect the additional area to phase 4. Zoned: RS-30, (Brent Sievers, Fleming Engineering).

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

1. Under comment "Lots 16, 53, 54, and 55 are not to be served by the Community Water unless expansion allows for additional connections. These lots will have private wells."

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

1. Build temporary turnaround at Yawkey Dr.

MAJOR SUBDIVISION CASE #15-11-GCPL-05776: BEACON HILL SUBDIVISION PHASE 4.

Located east of North Church Street approximately 2200 feet north of the intersection with North Church Street in Center Grove/Monroe Township, Guilford County Parcel #0222180. The applicant is proposing a 3 lot subdivision for a total of 3.53 acres. Zoned: RS-30, (Brent Sievers, Fleming Engineering).

Planning Comments: (Dervin Spell, 641-3591)

1. Add 15-11-GCPL-05776 to the bottom right hand margin.

Beacon Hill cases were on the agenda because they had expired. Les Eger motioned for approval. Frank Park seconded. The vote was unanimous.

MAJOR SUBDIVISION CASE 16-04-GCPL-01808: EAGLE RIDGE

Located on the southeast side of Pleasant Ridge Road approximately 650 feet southwest of the intersection with Stanley Huff Road in Bruce Township. Guilford County Tax Parcel #0138842. This application proposes to add 18 new lots and new street dedications on approximately 61.968 acres. Zone: RS-30 & AG. (Chuck Truby, CPT Engineering & Surveying, Inc.).

Planning Comments: (Dervin Spell, 641-3591)

1. Rezone the portion of proposed subdivision that is currently Agriculture (AG) zoning to Residential (RS-40) prior to any review of the plat.

Watershed Comments: (Frank Park, 641-3753)

1. Provide a 110 feet wide Riparian Buffer Directly Adjacent to Surface Waters in the Jordan Lake Watershed (intermittent streams, perennial Streams, lakes, reservoirs and ponds), excluding wetlands to the top of existing pond. Label it as a 110 feet Drainage and Stream Buffer Easement. If landowner or other affected party believes that the maps have inaccurately depicted surface waters, he or she shall request an onsite stream ID determination through Justin Gray, Stormwater Administrator (Ph.#641-5565).
2. Provide Deed Restrictive Covenant Note.

Environmental Health: (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**"

ADVISORY COMMENT: Septic system for 2732 Pleasant Ridge Rd may affect property lines.

Frank Park motioned for CA; John Nykamp seconded. The motion carried by majority vote.

There being no additional discussions, the meeting adjourned at approximately 2:40 pm.

Respectfully submitted,

Deborah Sandlin

Acting Recording Secretary