



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Technical Review Committee

June 21, 2016

MEETING MINUTES

The Guilford County Technical Review Committee met on June 21, 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
Storm Water Management
Building Construction Plan Review
Environmental Health Division
Fire Marshal
North Carolina Department of Transportation
North Carolina Department of Transportation

Les Eger (Chair)
Frank Park
Jim Lankford
John Nykamp
Bobby Carmon
Ernie Wilson
Bobby Norris

ACTING RECORDING SECRETARY:

Deborah Sandlin, Administrative Assistant

STAFF PRESENT:

Dervin Spell, Planner II
Oliver Bass, Planner II
Richard Mosher, Facilities

ALSO PRESENT:

Amy Leach, Evans Engineering

MINUTES:

Frank Park motioned for approval of the minutes as submitted for the meeting of June 7, 2016. John Nykamp seconded the motion. The vote was unanimous.

NEW BUSINESS:

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. The area that was reserved for street will need to be closed through street closing process prior to being deeded to adjacent property owners and prior to the recording of the final plat.
2. Offsite septic lots 11A, 12A, 13A, 14A, 17A, 18A, 19A, and 21A should be common elements instead of special purpose lots.
3. "the PSLAME can only be 10' if the Utility easement that it runs parallel with is 20' wide. To have both the PSLAME and Utility Easement be 10', will need to request a waiver from that requirement".
4. 16-05-GCPL-02649 on bottom right hand margin.
5. Label building envelope for lot 15 and show dimensions.
6. Show access to all common areas.

Watershed Comments: (Frank Park, 641-3753)

1. The 401/404 USAC permit and the buffer disturbance variance shall be submitted due to the River Edge Road crossing the stream. Needed before preliminary approval.

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. 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.
3. If effluent is to be conveyed under areas subject to vehicular traffic, ductile iron or its equivalent pipe shall be used. However, pipe specified in Rule .1955 (e) may be used if a minimum of 30 inches of compacted cover is provided over the pipe.
4. Community well sites must be approved by W-SRO of PWSS.
5. DUMT 10K gpd water system must comply with requirements of **Guilford County Well Rules**.

NCDOT Comments: (Ernie Wilson, 487-0100)

1. Need DOT approved turnaround at end of Rivers Edge.
2. Need NCDOT driveway permit.

Bobby Carmon made a motion for CA; John Nykamp seconded. All voted unanimously.

MAJOR SUBDIVISION CASE 16-06-GCPL-02916: St. James Ridge

Located on Rambling Road approximately 2,700 feet northeast of the intersection with Korem Drive in Oak Ridge Township. Guilford County Tax Parcel #0148461. This application proposes to add 44 new lots and new street dedication on approximately 70.37 acres. Zone: CZ-RS-30. (Amy Leach, Evans Engineering).

Planning Comments: (Dervin Spell, 641-3591)

1. Cul-de-sac exceeds the maximum cul-de-sac length of 800 feet.
2. Utility easements need to be 20'.
3. Lots 19,20, 24, and 38 appear to exceed the depth/width ratio.
4. Lots 25A, 26A, 27A, 37A, and 38A should be common area.
5. Is vicinity map 1" = 2,000'?
6. Existing zoning should be labeled CZ-RS-30.
7. 16-06-GCPI-02910 on bottom right hand margin.

8. "the PSLAME can only be 10' if the Utility easement that it runs parallel with is 20' wide. To have both the PSLAME and Utility Easement be 10', will need to request a waiver from that requirement".

Watershed Comments: (Frank Park, 641-3753)

1. All the streams ID have been field verified by Justin Gray on March 18,2016.
2. Deed Restriction-Restrictive Covenant Note 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. Provide dedicated Right -of-Way to SPLs located behind lots #15-19. Dedicated Right-of-Way should be located on either side of lot#17. Dedicated Right-of-Way shall be separate from buildable lots and not be an easement overlaying buildable lots.
3. Remote nitrification field areas shall be accessible via the dedicated access easements or dedicated Right-of-Way and shall be of sufficient size to allow for the passage of equipment normally used to install, inspect, operate and maintain the system.
4. **ADVISORY COMMENT:** Will need Encroachment Agreement from NCDOT for PSLAME to cross Mary Ellen Ct.

NCDOT Comments: (Ernie Wilson, 487-0100)

1. Need NCDOT driveway permit.

John Nykamp motioned to grant a waiver to length of cul-de-sac due to physical hardship, topography, and surrounding drainageway issues; Frank Park seconded. The vote was unanimous.

Frank Park motioned for CA. Jim Lankford seconded.

The meeting adjourned at approximately 2:10 PM.

Respectfully submitted,

Deborah Sandlin

Acting Recording Secretary