



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Technical Review Committee

September 20, 2016

MEETING MINUTES

The Guilford County Technical Review Committee met on September 20, 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
Stormwater Management
Building Construction Plan Review
Environmental Health Division
North Carolina Dept. of Transportation (NCDOT)
North Carolina Dept. of Transportation (NCDOT)

Les Eger (Chair)
Frank Park
Jim Lankford
John Nykamp
Ernie Wilson
Stephen Robinson

ACTING RECORDING SECRETARY:

Deborah Sandlin, Administrative Assistant

STAFF PRESENT:

Dervin Spell, Planner II
Oliver Bass, Planner II

ALSO PRESENT:

Bob Dischinger
Mike Wannamaker
Ben C. Lunnen

Evans Engineering, Inc.
Wannamaker Realty
D. R. Horton

MINUTES:

Frank Park motioned for approval of the minutes as submitted for the meeting of August 16, 2016. John Nykamp seconded. By unanimous vote, the minutes were approved.

NEW BUSINESS:

MAJOR SUBDIVISION CASE 15-04-GCPL-01622: Brightwood Farm UDP Revision

Located north of Burlington Road west of the intersection of Brightwood Church Road in Rock Creek Township. The request is to revise the UDP approved 12/20/02 to require construction of a portion of "Collector Road A" (Brightwood Farm Parkway) during phase 3B if necessary. Zoned CU-PDR. (Evans Engineering).

Planning Comments: (Oliver Bass, 641-3578)

1. Potential impact of not constructing Collector Road "A" (Brightwood Farm Parkway) on developed properties must be evaluated. Note as proposed can potentially impact county's ability to enforce construction. Final decision must be made by County Planning Board after public hearing.

2. On Phasing Plan, switch proposed use box under Parcel 1C with proposed use box under Parcel 5B to be consistent with the Sketch Plan.
3. Show Section B boundary.

Watershed Comments: (Frank Park, 641-3753)

1. The Collector Roads A and B are crossing the streams; thus, obtain 401/404 USAF permit.
2. Label all streams as "110 Stream and Drainage Easement".

Les Eger motioned for CA of this UDP revision as long as "if necessary" is removed from the notes and is built in the first PORTION of Phase 3B. Beth Anne Aheron seconded the motion. The vote was unanimous.

A second motion by Les Eger stated that this map and the note change need to be signed by all the developers of the UDP. Beth Anne Aheron seconded the motion. The vote was unanimous.

MAJOR SUBDIVISION CASE 16-06-GCPL-02730: Brightwood Farm, Phase 2A, part, Preliminary Plat

Located north of Championship Drive at the intersection of Brightwood Farm Parkway in Rock Creek Township, Guilford County Tax Parcel #0105623. This application proposes to add 132 single-family detached lots, new street dedication, and proposed common areas on approximately 43.62 acres. This is a continuation of Phase 2A, which has 143 recorded single-family lots. Zone: CU-PDR. (Evans Engineering).

Planning Comments: (Oliver Bass, 641-3578)

1. Must plat and construct Brightwood Farm Parkway pursuant to most recently approved UDP.
2. Extend parkway pavement to property edge.
3. Restrict driveway access to Blaze Court for double frontage lots 4 through 12.
4. Subject to NCDOT off-site road improvement schedule.
5. Add case #16-06-GCPL-02730 on future revisions.
6. All the open spaces must show as being platted and constructed with Phase 2 to include a minimum 3.15 acres of recreation.

Watershed Comments: (Frank Park, 641-3753)

1. Label the proposed wet detention pond as the permanent wet detention basin.
2. Submit design stormwater calculation.
3. Show the maintenance easement around the wet detention basin.
4. Provide a signed and notarized operational and maintenance agreement.
5. Provide complete stormwater construction and grading plans.
6. The outlets from the wet detention ponds A and B cannot be discharged directly into the stream buffer. The outlet discharges must be diffused by providing the plunge pool.
7. Label the streams as "110 feet stream and drainage easement".
8. Show the extension of stream to the permanent water quality basin no 9.
9. Provide 30 feet drainage easements at the lots: 37,38,41,42,74,75,76,77,60,81,82,83, &84.
10. The common area shall be labeled as the "Permanent Wet Detention Pond".
11. Deed Restriction/Restrictive Covenant note was missing.

Frank Park motioned for CA seconded by Beth Anne Aheron. The vote was unanimous.

The meeting adjourned at approximately 2:00 p.m.

Respectfully submitted,

Deborah Sandlin

Acting Recording Secretary