



**Guilford County
Technical Review Committee
Meeting Date: March 3, 2015**

MEETING MINUTES

The Guilford County Technical Review Committee met on March 3, 2015 at 1:30 p.m. in the Third Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC.

MEMBERS PRESENT:

Planning Department	Les Eger (Chair)
Building Construction Plan Review	not present
Storm Water Management	Frank Park
Community Services	Beth Anne Aheron
Fire Marshal	Chris Kerns
Environmental Health Division	John Nykamp

EX-OFFICIO MEMBERS PRESENT:

North Carolina Dept. of Transportation	Ernie Wilson
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ACTING RECORDING SECRETARY:

Dervin Spell

STAFF PRESENT:

ALSO PRESENT:

Amy Leach, Evans Engineering
Stephen Robinson, NCDOT
Chris Rohrer, Land Solutions
Michael Townsend, Fire Marshal's Office

MINUTES:

The Committee approved the minutes of the December 16, 2014 meeting.

1. NEW BUSINESS:

MINOR SITE PLAN CASE # 15-02-GCCP-00705: McDonald's. Located at 4630 Woody Mill Road in Fentress Township, Guilford County Parcel # 0124732. This site plan consists of a new McDonald's and associated parking, sidewalks, and accessory structures on approximately 1.395 acres. The developer needs TRC approval to substitute understory trees for canopy trees in the street yard buffer along Liberty Road due to overhead utility lines. Zoned: CU-SC. (Jessie Lester, Stimmel Associates)

The Committee gave the following comments for this site plan:

Watershed Comments: (Frank Park, 641-3753)

1. Provide BUA calculation of McDonald's building and parking.
2. Complete the wet detention supplement form.
3. Provide PE Certification of Runoff Control on the plan.
4. Provide a signed and notarized share operational agreement of the permanent wet detention.
5. Provide the sequence of construction indicating when the skimmer will be removed and return the wet detention as the stormwater control device.
Prior to issuance of temporary CO, the wet detention shall be fully in Operational.

The following action was taken: John Nykamp made a motion to approve the site plan case, Frank Park seconded, and the motion passed unanimously.

MINOR SUBDIVISION CASE # 15-02-GCPL-00730: Detweiler, LLC. Located on the southeast side of Monnett Road approximately 800 feet northeast from the intersection with Sizemore Road, in Clay Township. Guilford County Parcel #0123988. **The applicant has requested a waiver from the requirements of Article 5, Section 5-13.2(C), lot depth to width ratio.** Zoned: AG, Lake Mackintosh WS-IV Watershed. (Joseph G. Stutts, PLLC)

Watershed Comments: (Frank Park, 641-3753)

1. DEED RESTRICTION RESTRICTIVE COVENANT NOTE IS MISSING.
2. LAKE MACHINTOSH WS-IV WATERSHED NOTE IS MISSING.

Les Eger stated the surveyor needs to supply planning staff with information regarding the access easements.

The following action was taken: Les Eger made a motion to approve the waiver, Beth Anne Aheron seconded, and the motion passed unanimously.

ZONING SKETCH CASE #15-02-GCPL-00803: Burton Farm Road. Located south of Burton Farm Road southeast of the intersection of Church Street in Monroe Township, Guilford County Parcel # 0128942. This sketch plan proposes RS-30 zoning for 80 residential lots and new public streets for a total of approximately 147.20 acres. Zoned AG. (Chris Rohrer, Land Solutions of NC, PLLC.)

Planning Comments: (Dervin Spell 641-3591)

1. Site distance easement at intersection of Church Street and Burton Farm Road.
2. Change Right of way from 75' to 90'
3. Case # 15-02-GCPL-00803 in bottom right margin.
4. Existing land use of the property.
5. Proposed lot lines and dimensions.

Watershed Comments: (Frank Park, 641-3753)

1. The referenced subdivision is located in the Greensboro WS-III, watershed critical tier 4; thus, the BUA is limited to 1 DU/1AC. It has 80 lots which means 147.2 AC/80 Lots which computed it to be 1.84 AC which is greater than 1 AC; thus, it suffices the WCA tier 4 requirement.
2. Label stream and drainage easement next to "110'DE".
3. Those 60'DE and 30'DE shall be labeled as "110' Stream and Drainage Easements.
4. Provide in-let grate and out-let rip-rap dissipated pad where the stream and drainage easement abuts into the road and cu-de-sac.
5. Add the caution note "prior to locating the building pad and issuance of building permit, a field stream buffer boundaries survey of 50 feet from the top of stream bank shall be submitted and approved by the Guilford County Stormwater/Watershed Section."

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. Proposed Community Wells must comply with Guilford County Well Rules regarding DUMT 10K GPD wells.

No action was taken, advisory comments only.

MINOR SUBDIVISION CASE #15-02-GCPL-00804: John W. and Louise P. Powers. Located south of U.S. HWY 158 approximately 850 feet west of the intersection of Rumbley Road in Bruce Township, Guilford County Parcel #0147525. This preliminary plat proposes subdividing 3 residential lots from the parent tract which one is a flag lot for a total area of 6.304 acres, with 21.01 acres remaining. Zoned RS-30 and AG. (Anthony Vaughn, Vaughn Surveying Co., Inc.)

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

1. What is planned for remaining 21.01 acres? Show Master Sketch.
2. Add 20' Access Easement to Ada Michaux Property and Steven Subotnick Property.
3. Show 20' Court Ordered Easement across Ada Michaux Property that accesses Steven Subotnick Property.

The following action was taken: Beth Anne Aheron made a motion to approve the flag lot, Frank Park seconded, and the motion passed unanimously.

MAJOR SUBDIVISION CASE #15-02-GCPL-00840: Sanfords Creek Ph2. Located at Sanfords Creek Drive approximately 75 feet east of the intersection of Sanfords Creek Court in Deep River Township, Guilford County Parcel #0169671. This preliminary plat proposes 15 residential lots and a new public street for a total of approximately 19.07 acres. Zoned RPD. (Chris Rohrer, Land Solutions of NC, PLLC.)

Planning Comments: (Dervin Spell 641-3591)

1. Label empty area between osse for lots 16 and 18.
2. List "case # 15-04" beside RPD in zoning district line.
3. List "15-02-GCPL-00840" on bottom right hand margin of plat.
4. Place "Phase 2" beside the subdivision title name.
5. Show the zoning of the adjacent properties.
6. Show existing land use within the property and adjacent properties.

Watershed Comments: (Frank Park, 641-3753)

1. Those 60'DE and 30'DE located in the vicinity of existing community well shall be labeled as "110' Streams and Drainage Easements.
2. Add the caution note "prior to locating the building pad and issuance of building permit, a field stream buffer boundaries survey of 50 feet from the top of stream bank shall be submitted and approved by the Guilford County Stormwater/Watershed Section."
3. The note on the Deed Restriction-Restrictive Covenant 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. Label as "Private Sewer Line Access and Maintenance Easement" (PSLAME)
3. DUMT 10K Wells System previously approved.

The following action was taken: Frank Park made a motion to approve the major subdivision, Chris Kearns seconded, and the motion passed unanimously.

MAJOR SUBDIVISION CASE #15-02-GCPL-00842: Stonebridge South. Located west of Royster Road approximately 700 feet southwest of the intersection of NC Highway 150 W. in Center Grove Township, Guilford County Parcel # 0221233. This preliminary plat proposes 13 residential lots and a new public street for a total of approximately 11.53 acres. Zoned CU-RS-30. (Robert Dischinger, Evans Engineering, Inc.)

Planning Comments: (Dervin Spell 641-3591)

1. Lot 8 needs TRC review.
2. In site data box, delete "CURRENT ZONING: AG" and delete "PROPOSED" from "PROPOSED ZONING". Also add "EXISTING LAND USE".
3. Delete "CASE # 14-10-GCPL-05148" and add "15-02-GCPL-00842".
4. Show minimum build lines for lots 6 & 8.
5. Show maximum build line for lot 10.
6. Illustrate that the parking at the mail kiosk is 9' x 19'.

Watershed Comments: (Frank Park, 641-3753)

1. Provide the calculation and the sizes of inlet grates and out-let dissipated rip-pads for the 18 inch RCP, 24 inch RCP, and 20 inch RCP piped easements.

The following action was taken: Beth Anne Aheron made a motion to approve both the major subdivision and flag lot, John Nykamp seconded, and the motion passed unanimously.

ADJOURNMENT: The meeting was adjourned at 2:30.

Respectfully submitted,
Dervin Spell
Acting Recording Secretary