



**Guilford County
Technical Review Committee
Meeting Date: March 17, 2015**

MEETING MINUTES

The Guilford County Technical Review Committee met on March 17, 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	Dervin Spell (Acting Chair)
Building Construction Plan Review	Jim Lankford
Storm Water Management	not Present
Community Services	not Present
Fire Marshal	Chris Kearns
Environmental Health Division	John Nykamp

EX-OFFICIO MEMBERS PRESENT:

North Carolina Dept. of Transportation	Ernie Wilson
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<u>ACTING RECORDING SECRETARY:</u>	Deb Fuller
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<u>STAFF PRESENT:</u>	None
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<u>ALSO PRESENT:</u>	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 March 3, 2015 meeting.

1. NEW BUSINESS:

MAJOR SITE PLAN CASE # 15-03-GCCP-01001: Northwest Guilford High School Parking. Located at 5240 Northwest School Road in Bruce Township, Guilford County Parcel #0148570. This site plan consists of additional parking spaces, driveway and a roundabout for Northwest Guilford High School. Open uses of land more than 40,000 S.F. requires TRC approval. Zoned PI. (Tré Dugal, Ramey Kemp & Associates, Inc.)

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell 641-3591)

1. Indicate that all spaces are 9' x 18'. It appears some spaces are 8' x 18'.
2. Indicate basis for # of parking spaces required for required spaces for a school.
3. Change title from "NW" to "Northwest".
4. Take "A" away from the address.

Building Comments: (Jim Lankford, 641-3321)

Provide HC Van accessible parking space and it aisle due to additional parking spaces. Provide a typical HC signage detail.

Watershed Comments: (Frank Park, 641-3753)

1. The submitted drawing has the notes of 60% CD submittal and incomplete plans/preliminary plans. Please remove these note and resubmit 100% completion plans.
2. Show the roundabout and parking expansion in the overall site plan.
3. There are three wet-detention ponds at the site, indicate which wet-detentions do the roundabout and the parking expansion drain into? Also indicate the % of existing and new BUA for the each drainage area.

NCDOT Comments: (Ernie Wilson, 487-0100)

Raleigh has not approved the roundabout; it is still under review.

The following action was taken: John Nykamp made a motion for Conditional Approval, Chris Kearns seconded, and the motion passed unanimously.

MAJOR SUBDIVISION CASE #15-03-GCPL-01032: Harvest Point. Located east of Sutter Road approximately 1,900 feet north of the intersection of NC Highway 150 W. in Monroe Township, Guilford County Parcel #0220011. This preliminary plat proposes 10 residential lots and new public streets for a total of approximately 17.14 acres. Zoned RS-30. (Robert Dischinger, Evans Engineering, Inc.)

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell 641-3591)

1. Can't use "Lane" for William Erie.
2. List the zoning case # 15-01-GCPL-00267 in site data box.
3. Add phase 1 to the subdivision name.
4. Place case #15-03-GCPL-01032 at the bottom right hand margin.
5. Indicate phase two as future development and place dashed lines in place of the solid lines for the lot lines.
6. Show Joseph Weston Ct connecting with Walkover Drive.
7. Place a minimum building line for lot #3.
8. Existing land use within the property.
9. Plat book or deed book reference.

Watershed Comments: (Frank Park, 641-3753)

1. Provide the sizes and calculation of inlet grate and out-let rip-rap for the proposed 15 inch RCP.
2. A concentrated pipe discharged into any stream buffer zones is prohibited. Provide plunge-pool dissipater at the out-let of 15 inch RCP located out side the stream buffer.
3. Add the caution note: "Prior to locating the building pad and issuance of building permit, field stream buff boundaries survey of 50 feet from the top of stream bank shall be submitted and approved by the Guilford County Stormwater/Watershed Section.

The following action was taken: Jim Lankford made a motion for Conditional Approval, John Nykamp seconded, and the motion passed unanimously.

MAJOR SUBDIVISION CASE #15-03-GCPL-01079: Waterbury Ph5 Heron Pointe. Located east of Rock Creek Dairy Road approximately 100 feet southeast of the intersection of Wake Bridge Drive in Rock Creek Township, Guilford County Parcel #0107033. This preliminary plat proposes 46 residential lots and new public streets for a total of approximately 22.11 acres. Zoned CU-PD-R. (Hugh Creed, Hugh Creed and Associates, Inc., P.A.)

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell 641-3591)

1. Two Barton Creek Drives are showing on the plat. One needs to be changed.
2. Plat needs owner's telephone number.
3. List the existing land use of the property.
4. Vicinity map needs to be in upper right hand corner with a north arrow.
5. Tie to nearest street intersection (within 300') or U.S.G.S. (within 2000').
6. Need to show the minimum building lines for lots 211, 214-216.

Watershed Comments: (Frank Park, 641-3753)

1. According to the approved unified development plan on 10-21-1999, the total of 46 lots were approved and the total number of lots in the preliminary phase 5 plan indicated 46 lots as well. Although the lots 211,212,219, and 220 were reconfigured in the new preliminary phase 5 plan, the total number of proposed lots have not increased; thus, it does not have to meet the section 7-1.6(A) Design of Improvements.
2. It appeared that there is a stream crossing the front of lots 204 thru 207. Label it as the 110 feet stream and drainage easement.

The following action was taken: John Nykamp made a motion for Conditional Approval, Jim Lankford seconded, and the motion passed unanimously.

ADJOURNMENT: The meeting was adjourned at 1:41pm.

Respectfully submitted,
Deb Fuller
Acting Recording Secretary