



**Guilford County
Technical Review Committee
Meeting Date: April 21, 2015**

MEETING MINUTES

The Guilford County Technical Review Committee met on April 21, 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	Frank Park
Storm Water Management	Frank Park
Community Services	Beth Anne Aheron
Fire Marshal	Chris Kearns
Environmental Health Division	John Nykamp

EX-OFFICIO MEMBERS PRESENT:

North Carolina Dept. of Transportation	Ernie Wilson
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RECORDING SECRETARY:

Deb Fuller

STAFF PRESENT:

Dervin Spell
Paul Lowe

ALSO PRESENT:

Stephen Robinson, NCDOT
Matthew Macon, NCDOT
Rynal Stephenson, Ramey Kemp & Assoc.
Blayne Jackson, DR Horton
Ben Lunmen, DR Horton
Frank Reynolds, DR Horton
Bob Dischinger, Evans Engineering

MINUTES:

The Committee approved the minutes of the April 7, 2015 meeting.

1. New Business:

(A) Minor SUBDIVISION CASE #15-04-GCPL-01563: Jan and Amanda Hilton. Located on the east side of Sutter Road approximately 2,600 feet north of the intersection of NC Hwy 150 W in Center Grove Township, Guilford County Parcel #0220014. This preliminary plat proposes subdividing 4 residential lots from the parent tract which one is a flag lot for a total area of 10.23 acres. Zoned RS-40. (Chris Rohrer, Land Solutions of NC, PLLC.)

The Committee gave the following comments for this site plan:

Planning Comments: (Paul Lowe 641-2489)

Put case number 15-04-gcpl-01563 on the bottom right corner of the plat.

Building Comments: (Jim Lankford, 641-3321)

No Comments.

Watershed Comments: (Frank Park, 641-3753)

Approved.

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

Show 20' Utility Easement across front of all lots.

Community Services Comments: (Beth Anne Aheron, 641-3645)

Need maximum building line noted on each lot.

Fire Marshal Comments: (Chris Kearns, 641-7565)

No Comments.

NCDOT Comments: (Ernie Wilson, 487-0100)

No Comments.

The following action was taken:

John Nykamp made a motion to approve Width Depth Waivers for lots 1, 2 & 3, based on equal or better performance. Frank Park seconded. Unanimously approved.

Beth Anne Aheron made a motion to approve flag lot. Frank Park seconded. Unanimously approved.

(B) MAJOR SUBDIVISION CASE #15-04-GCPL-01622: Brightwood Farm UDP. Located north of Burlington Road west of the intersection of Brightwood Church Road in Rock Creek Township. This proposed revised UDP moves a portion of the collector road from phase 2 to phase 3. Zoned CU-PDR. (Robert Dischinger, Evans Engineering, Inc.).

The Committee gave the following comments for this site plan:

Planning Comments: (Les Eger, 641-3635)

Applicant is requesting approval of revisions to the Brightwood Unified Development Plan removing the required Phase 2 portion of the eastern North-South collector road to be part of Phase 3B.

1. All notes on the original UDP must be placed on new maps, along with correct acreages.
2. Need a Master Sign Plan.
3. All owner's names, addresses, and phone numbers must be on the UDP.
4. Owners of the remaining undeveloped land need to be contacted and made aware of the proposed changes.

Building Comments: (Jim Lankford, 641-3321)

No Comments.

Watershed Comments: (Frank Park, 641-3753)

1. There is a 100 year floodplain along the Rock Creek. Label on Flood Insurance Rate Map number 3710882400J with an effective date June 18, 2007. Apply for the Flood Development Permit.
2. It appeared that there are three road crossings that impact greater than 40 linear feet but equal to or less than 150 linear feet or one-third of an acre of riparian buffer; thus, these road crossings are designated as allowable may proceed provided that there are no practical alternatives to the requested use pursuant to Section 7-1.9(A)(7)a of this Ordinance. This includes construction, monitoring, and maintenance activities. These uses require written authorization from the County.
3. Provide a 110' Riparian Buffer detail on the plat. If landowner or other affected party believes that the maps have inaccurately depicted surface waters, he or she shall request Guilford County make an onsite determination.
4. Due to proposing 4.4 units/acre for the Section A and 9.4 units/acre for the section B which exceed the low density development requirement, provide stormwater controls and stormwater construction plans.

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

No Comments.

Community Services Comments: (Beth Anne Aheron, 641-3645)

No Comments.

Fire Marshal Comments: (Chris Kearns, 641-7565)

No Comments. Talked to Stephen Thomas with Emergency Services and he stated the plan was reviewed for all divisions within Emergency Services including EMS and there are no concerns with the shifting of the collector street from phase 2 to phase 3.DS

NCDOT Comments: (Ernie Wilson, 487-0100)

No Comments.

The following action was taken:

Motion was made for Conditional Approval by Beth Anne Aheron that letters to owners be sent within 3 weeks and a copy of the letters and the certified mail return receipts be presented to TRC. John Nykamp seconded. Unanimously approved.

(C) MAJOR SUBDIVISION CASE #15-04-GCPL-01624: John & Louise Powers. Located south of U.S. Hwy 158 east of the intersection of Rumbley Road in Bruce Township, Guilford County Parcel #0147525. This master sketch plan proposes 17 residential lots and a new public streets for a total of approximately 26.55 acres. Zoned RS-30/AG. (Anthony Vaughn, Vaughn Surveying Co. Inc.) The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell 641-3591)

1. Lot 2 is a flag lot that needs to be approved by TRC
2. Show Minimum build line for lot all lots where the road frontage is lesser than the minimum lot width.
3. Show existing land use within the property and adjacent property
4. Show all dimensions and distances from property lines of all buildings on sketch plan.

Building Comments: (Jim Lankford, 641-3321)

No Comments.

Watershed Comments: (Frank Park, 641-3753)

1. The USGS and County Soil Survey map identifies a regulated stream crossing the lots 11 and 12. Provide an 110feet wide Riparian Buffer Directly Adjacent to Surface Waters in the Jordan Lake Watershed (intermittent streams, perennial Streams, Lakes, Reservoirs and ponds), excluding wetlands. Label as an 110feet Drainage and Stream Buffer Easement. Provide an 110feet Riparian Buffer detail on the plat. If landowner or other affected party believes that the maps have inaccurately depicted surface waters, he or she shall request Guilford County make an onsite determination.
2. The road between the lots 11,12 &15 may be crossing the stream.
3. Add the CAUTION note: Prior to locating a building pads and Issuance of building permits for the lots 11 and 12, 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)

What existing structures will remain?

ADVISORY COMMENT: If existing structures will be removed, developer must schedule meeting with Environmental Health (614-7613) to evaluate existing wells. Preliminary plat must show the location of existing wells and septic systems before it can be approved. Any wells to be abandoned must be abandoned by a Certified Well Contractor, and approved by Environmental Health, before the Final Plat can be approved.

Community Services Comments: (Beth Anne Aheron, 641-3645)

No Comments.

Fire Marshal Comments: (Chris Kearns, 641-7565)

No Comments.

NCDOT Comments: (Ernie Wilson, 487-0100)

Will check to see if current project is close to this part of U.S. Hwy 158.

The following action was taken:

TRC cannot approve at this time as there is no access to a major thoroughfare (all lots must access an interior road). Needs re-zoning.

ADJOURNMENT: 2:18pm

Respectfully submitted,
Deb Fuller
Recording Secretary