



**Guilford County
Technical Review Committee
Meeting Date: May 5, 2015**

MEETING MINUTES

The Guilford County Technical Review Committee met on May 5, 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	Jim Lankford
Storm Water Management	Frank Park
Community Services	Beth Anne Aheron
Fire Marshal	(not present)
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
Vivian Street

ALSO PRESENT:

Stephen Robinson, NCDOT
Amy Leach, Evans Engineering
Juhann Waller, Waller & Associates

MINUTES:

The Committee approved the minutes of the April 21, 2015 meeting.

1. New Business:

(A) SPECIAL USE MAJOR SITE PLAN CASE #14-07-GCCP-03758: McLaurin Farms. Located on the west side of Church Street, approximately 1,300 feet south of the intersection with Tesi Court in Center Grove Township. Guilford County Parcels #0139374, 0139375, 0139373, and 0139354. This site plan for a seasonal specialty attraction/trail as well a caretaker dwelling/single-family dwelling unit. Zoned: AG & RS-4 0. (Juhann Waller, Waller and Associates, PC)

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell 641-3591)

1. Show a typical of the lighting fixture. The fixture should have a cutoff.
2. Place a statement that the dumpster screening meets the development ordinance section 6-7 that reference dumpster screening.
3. Need the location and description of barriers to protect any vegetation from damage both during and after construction.
4. Need the sight triangle easement to ensure sign is not placed in it.
5. Need a driveway permit from NCDOT.
6. Bus parking area must be gravel.

Building Comments: (Jim Lankford, 641-3321)

1. Extend the HC Accessible side walk to the HC Restrooms.
2. Provide enlarged HC signage and van accessible parking details.

Watershed Comments: (Frank Park, 641-3753)

No comments.

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)

Driveway permit previously issued. Checking plans to make sure it matches standard.

NCDOT Comments: (Ernie Wilson, 487-0100)

No comments.

The following action was taken:

Lengthy discussion with concern regarding restroom accommodations for 115 people year round and bringing in Port-a Potty's for the 6 weeks of the event with 3,000 attendees per night. Les Eger made a motion for Conditional Approval based on satisfaction of Building Code (Port-a Potty issue being resolved) prior to Public Hearing. Beth Anne Aheron seconded, unanimously approved.

(B) ZONING SKETCH CASE #15-04-GCPL-01824: Spencer Dixon Road. Located east of Spencer-Dixon Road, north of the intersection of Simpson-Calhoun Road in Center Grove Township, Guilford County Parcels # 0139540, 0139539, 013538, 0139543, 0139536, and 0139517. This sketch plan proposes RS-30 zoning for an undetermined amount of residential lots and new public street(s) for a total of approximately 22.14 acres. Zoned AG. (Robert Dischinger, Evans Engineering, Inc.)

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell, 641-3591)

1. Need proposed lot lines and dimensions
2. Total number of lots proposed
3. Right-of-way dimensions including total and from the centerline of Spencer-Dixon Road.
4. Pavement width dimension of Spencer-Dixon Road
5. Location and dimensions of any easements.

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 15 thru 17. Provide a 110 feet 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 a "110 feet Drainage and Stream Buffer Easement". Provide a 110 feet 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. Provide sizes and calculations of all pipes and rip-rap dissipated pads.
3. Provide rip-rap dissipated pad at the lot 13 in the 60 feet drainage easement.
4. Add the "Greensboro WS-III" note in the WCA Tier 4.

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

1. Preliminary plat must show the location of existing wells and septic systems before it can be approved. Developer must schedule meeting with Environmental Health (641-7613) to evaluate wells. 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.
2. Remote septic systems must comply with Guilford County Wastewater Rules.
3. 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.
4. Label as "Private Sewer Line Access and Maintenance Easement" (PSLAME)
5. Show 20' Utility Easement across front of both lots.

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)

No Comments.

The following action was taken: N/A

ADJOURNMENT: 2:12pm

Respectfully submitted,
Deb Fuller
Recording Secretary