



**Guilford County
Technical Review Committee
Meeting Date: June 2, 2015**

MEETING MINUTES

The Guilford County Technical Review Committee met on June 2, 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	(not present)
Fire Marshal	(not present)
Environmental Health Division	John Nykamp

EX-OFFICIO MEMBERS PRESENT:

North Carolina Dept. of Transportation	(not present)
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RECORDING SECRETARY:

Deb Fuller

STAFF PRESENT:

Dervin Spell
Paul Lowe
Vivian Street

ALSO PRESENT:

Mike Otto, Borum, Wade

MINUTES:

The Committee approved the minutes of the May 19, 2015 meeting.

1. New Business:

(A) MINOR SUBDIVISION CASE # 14-09-GCPL-05003: William Elwood Angel. Located on the northeast side of Macy Grove Road approximately 1000 feet northwest from the intersection with Grays Land Road, in Deep River Township. Guilford County Parcel #0169155. The applicant has requested a waiver from the requirements of Article 5, Section 5-13.2(C), lot depth to width ratio. Zoned: AG, High Point WS-IV Watershed. (Dean Slate, Slate Surveying Co.)

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell 641-3591)

1. Need parcel# 0169155 labeled on site plan.
2. Case # 14-09-GCPL-05503 should be in the lower right hand margin.

Building Comments: (Jim Lankford, 641-3321)

No comments.

Watershed Comments: (Frank Park, 641-3753)

1. Label 110 Feet Stream and drainage easement along the center lot line.
2. Deed Restriction – Restrictive Covenant is missing.
3. High Point WS-IV is missing.

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.

NCDOT Comments: (Ernie Wilson, 487-0100)

No comments.

The following action was taken:

Motion was made by John Nykamp to approve based on physical hardship due to shape of land. 2nd by Jim Lankford. Unanimously approved.

(B) MAJOR SITE PLAN CASE # 15-05-GCCP-02437: Pleasant Garden Mini Warehouses. Located on the east side of Pleasant Garden Road at the intersection with Blumenthal Road, in Fentress Township. Guilford County Parcel #0135130. This is a site plan to construct an additional self-storage facility of 17,000 sf on the site. Zoned: CU-LI, RS-40, and AG. (R. P. Clark Group).

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell, 641-3591)

1. Need a typical of the lighting used on site.

Building Comments: (Jim Lankford, 641-3321)

No Comments.

Watershed Comments: (Frank Park, 641-3753)

1. Add construction sequences for grading.
2. Complete/submit the NCDENR Bio retention supplement.

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

1. Proposed Site Plan must show the location of existing well and septic system.
2. Existing well and septic system and septic repair area must be protected during construction of new building.

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)

1. Need commercial driveway permit for proposed additional storages units; if no changes are proposed to the existing drive, the \$50.00 inspection fee will be waived.

The following action was taken:

Motion for Conditional Approval was made by Jim Lankford, 2nd by Frank Park. Unanimously approved.

ADJOURNMENT: 1:51pm

Respectfully submitted,
Deb Fuller
Recording Secretary