



**Guilford County
Technical Review Committee
Meeting Date: July 7, 2015**

MEETING MINUTES

The Guilford County Technical Review Committee met on July 7, 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	Chris Kearns
Environmental Health Division	Scott Cole

EX-OFFICIO MEMBERS PRESENT:

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

Deb Fuller

STAFF PRESENT:

Dervin Spell, Planner II
Oliver Bass, Planner II
Kelly Doss, GIS

ALSO PRESENT:

Stephen Robinson, NCDOT
Jeff Allred, Allred Land Surveying, PLLC

MINUTES:

The Committee approved the minutes of the June 16, 2015 meeting.

1. New Business:

(A) MAJOR SUBDIVISION CASE #15-04-GCPL-01824: Mitchell's Landing. Located east of Spencer-Dixon Road approximately 200 feet north of the intersection of Simpson-Calhoun Road in Center Grove Township, Guilford County Parcels # 0139540, 0139539, 0139538, 0139543, 0139536, and 0139517. This preliminary plat proposes 19 residential lots and new public streets for a total of approximately 22.25 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. The density for the subdivision should be 1 du/1.25acres due to the off-site septic and being in the tier IV watershed.
2. Need to show sanitary septic line easements from lots 10 to 10a and lots 13 to 13a.
3. Need minimum build lines for lots 4, 5, 7, and 8.
4. The easement going to parcel 0139537 needs to be recorded prior to the recordation of this subdivision. On the major subdivision plat, the easement can be labeled also as a common area.
5. Label PSLAME in notes. Also PSLAME should not be in the 20' utility easement.
6. Show 50' x 60' buildable area box on in lot 13.

Building Comments: (Jim Lankford, 641-3321)

No comments.

Watershed Comments: (Frank Park, 641-3753)

1. The overall built-up-on density of the subdivision was computed to be 1 du/1.17ac or 0.85 lots/ac. However, according to the section 7-2.3(4)(a) of the watershed ordinance, the overall built-up-area density must be 1du/1.25ac or 0.8 lots/ac in the Watershed critical tier#4 in order to allow the off-site individual residential septic system. Thus, the overall built-up-on density shall be increased to comply with the minimum of 1du/1.25 ac. If landowner or other affected party would like to request for the watershed critical minor variance, he or she can request for the WC minor variance hearing through the Environmental Review Board. Please contact Frank Park, Secretary of Environmental Review Board (Ph.#669-3722).
2. According to the county GIS and soil map, it appeared that the 60 feet wide drainage easement crossing the lots 13, 15,16,&17 is a stream; thus, label it as 110 feet stream and drainage easement. If landowner or other affected party believes that the maps have inaccurately depicted surface waters, he or she shall request an onsite stream ID determination through Justin Gray, Stormwater Administrator(Ph.#641-5565).

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

1. 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. PSLAME must be separate easement from Utility Easement.

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 to Revise and Resubmit made by Frank Park, second by Beth Anne Aheron. Unanimously agreed.

(B) MINOR SUBDIVISION CASE #15-06-GCPL-02795: Clapp Family Estate. Located northwest of NC Highway 61 approximately 1700 feet southwest of the intersection of Homeview Road in Rock Creek Township, Guilford County Parcel #0106968. This preliminary plat proposes an exclusive access easement for tracts two and three on the plat. The applicant has requested a waiver from the requirements of Article 5, Section 5-13.2(G)(2)(a). Pertaining to only one lot being accessed from an exclusive access easement . Zoned AG. (Jeff Allred, Allred Land Surveying, PLLC.)

The Committee gave the following comments for this site plan:

Planning Comments: (Paul Lowe, 641-2489)

1. Place case number 15-06-GCPL-02795 on the bottom right hand side of the plat
2. Parcel number
3. Adjust font under parcel notes-to make information more legible
4. Owners phone number
5. Place scale on bar graph- one inch= 200 feet
6. Zoning for subject and adjacent properties
7. Land uses for subject and adjacent properties
8. Full names of adjacent owners
9. Vicinity map to scale
10. Dimensions of structures-accessory buildings that are greater than 600 ft. need to meet district standards
11. Topography
12. Location of existing septic systems
13. Acreage in total tract
14. Total number of proposed lots

15. Area in newly dedicated right of way, if any
16. Right of way from centerline
17. Any additional easements on the property
18. Note for access easement should read: 25 ft. exclusive access and utility easement to serve lots 1, 2, and 3 only for ingress, egress, and regress
19. Tract #4 could be split by deed

Building Comments: (Jim Lankford, 641-3321)

No Comments.

Watershed Comments: (Frank Park, 641-3753)

1. According to the county GIS map, it indicated that there was a 100 year floodplain area crossing at the top right corner of the lot. Please label the floodplain area as the flood insurance map#3710883400k, panel effective date 6/18/2007.
2. The USGS and County Soil Survey map identifies a regulated stream within the 100 year floodplain area. 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 an onsite stream ID determination through Justin Gray, Stormwater Administrator(Ph.#641-5565).
3. There was a missing pond. Indicate the missing pond and provide 50 feet buffer around the pond.
4. Please add the watershed note: "The Lake Mackintosh WS-IV".

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 to Approve due to physical hardship made by Beth Anne Aheron. Second by Jim Lankford. Unanimously approved.

ADJOURNMENT: 1:53pm

Respectfully submitted,
Deb Fuller
Recording Secretary