



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

**MEETING MINUTES**

The Guilford County Technical Review Committee met on July 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	Jim Lankford
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, Planner II  
Oliver Bass, Planner II  
Paul Lowe, Planner I

**ALSO PRESENT:**

Stephen Robinson, NCDOT  
Kelly Doss, GIS

**MINUTES:**

Minutes were corrected to reflect the comments of John Nykamp. The Committee approved the minutes of the July 7, 2015 meeting.

**1. New Business:**

**(A) MAJOR SUBDIVISION CASE #15-06-GCPL-02799: Earl Warrick.** Located south of Bethel Church Road at the intersection of Dunn Road in Rock Creek Township, Guilford County Parcel #0107655. This preliminary plat proposes 7 residential lots for a total of approximately 24.35 acres. Zoned AG. (Jeff Allred, Allred Land Surveying, PLLC.)

The Committee gave the following comments for this site plan:

**Planning Comments: (Dervin Spell 641-3591)**

Need to show the dedicated public right-of-way.

**Building Comments: (Jim Lankford, 641-3321)**

An existing structure is not shown on the plat.

**Watershed Comments: (Frank Park, 641-3753)**

1. The Flood Insurance Rate Map number 3710882500J, Panel number 8825 with an effective date June 18, 2007 note is missing.
2. Indicate the 100 year regulatory floodplain boundary.
3. 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 it as a 110 feet Drainage and Stream Buffer 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)**

Show existing well and septic.

**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 by Beth Anne Aheron to approve. 2<sup>nd</sup> by John Nykamp based on equal or better performance to permit a joint drive access easement and only two drive cuts onto Bethel Church Road. Unanimously approved waiver request to allow lots 5-7 access from Bethel Church Road.

**(B) UNIFIED DEVELOPMENT PLAN CASE #15-07-STPL-03418: Northwest Meadows.**

Located north and northwest of Eversfield Road southwest of the intersection of Treeline Road in Oak Ridge Township, Guilford County Parcel # 0167592. This Unified Development Plan (UDP) proposes a maximum of 90 residential lots and new public streets for a total of approximately 90.64 acres. Zoned PD-R. (Bob Dischinger, Evans Engineering, Inc.)

The Committee gave the following comments for this site plan:

**Planning Comments: (Oliver Bass, 641-3578)**

1. Note 35 maximum building height restriction within 50 feet of a residential zoning district.
2. Signage plan required for subdivision entrance signs if provided.

**Building Comments: (Jim Lankford, 641-3321)**

No Comments.

**Watershed Comments: (Frank Park, 641-3753)**

1. The outlet of 20 feet piped ESMT between the lots 73 and 74 is being discharged into the outside parcel: 0167590; thus, reroute the 20 feet drainage piped ESMT around the parcel.
2. Although the onsite stream ID determination has been performed; the stream ID application has not yet been submitted to Justin Gray, Stormwater Administrator.

**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:

Stokesdale jurisdiction; comments only.

**(C) MAJOR SUBDIVISION CASE #15-07-STPL-03417: Northwest Meadows.** Located north and northwest of Eversfield Road southwest of the intersection of Treeline Road in Oak Ridge Township, Guilford County Parcel # 0167592. This preliminary plat proposes a maximum of 90 residential lots and new public streets for a total of approximately 90.64 acres. Zoned PD-R. (Bob Dischinger, Evans Engineering, Inc.)

The Committee gave the following comments for this site plan:

**Planning Comments: (Oliver Bass, 641-3578)**

1. Clearly label dimensions of utility easement along property lines on plat 1 of 2 (min 20 feet)
2. Identify source of property boundaries signed or sealed by surveyor and tied to nearest street intersection.
3. Indicate on lots 59-61 where rear building line to show compliance with 50 minimum width for RS-5.
4. Submit landscape plan with final plat application to show compliance.
5. Note 35 feet height restrictions within 50 feet of residentially zoning districts.
6. Proposed Friddlewood Drive road closing must be complete prior to final plat review and approval.
7. Show corrected street names as approved by GIS

**Building Comments: (Jim Lankford, 641-3321)**

No comments.

**Watershed Comments: (Frank Park, 641-3753)**

1. The outlet of 20 feet piped ESMT between the lots 73 and 74 is being discharged into the outside parcel: 0167590; thus, reroute the 20 feet drainage piped ESMT around the parcel.
2. Although the onsite stream ID determination has been performed; the stream ID application has not yet been submitted to Justin Gray, Stormwater Administrator.

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

1. Off-site septic systems must comply with "Guilford County Wastewater Rules" and 15A NCAC 18A .1900 "SEWAGE TREATMENT AND DISPOSAL SYSTEMS"
2. 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.
3. Label as "Private Sewer Line Access and Maintenance Easement" (PSLAME)
4. Show existing wells & septic systems.
5. Developer must schedule meeting with Environmental Health (641-7613) to evaluate existing wells. Environmental Health must evaluate existing wells before preliminary plat can be approved. Wells to be abandoned must be abandoned by a Certified Well Contractor, and approved by Environmental Health, before the Site Plan can be approved.

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

No comments.

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

Looks like water is proposed for this development, if so then hydrants needed every 500 feet.

**NCDOT Comments: (Ernie Wilson, 487-0100)**

Contact DOT regarding closure of Friddlewood Drive. Need driveway permits for access.

**The following action was taken:**

Stokesdale jurisdiction; comments only.

**(D) MAJOR SUBDIVISION CASE #15-07-STPL-03438: NorthRidge Phase 2.** Located north of the terminus of Green Pond Drive in Oak Ridge Township, Guilford County Parcels # 0164221, 0218068, and 0164222. This preliminary plat proposes 15 residential lots and new public streets for a total of approximately 17.61 acres. Zoned RS-40. (Fleming Engineering, Inc.)

The Committee gave the following comments for this site plan:

**Planning Comments: (Oliver Bass, 641-3578)**

1. Add Township name to title block
2. In-site data: Change Pin#s to Parcel#, remove ref to phone#
3. Provide radius for cul-de-sac B

4. Add GIS-approved street name (Carra Way) for Cul-de-sac B
5. Add plat note that homes on lots 18 and 14 front on cul-de-sac

**Building Comments: (Jim Lankford, 641-3321)**

No Comments.

**Watershed Comments: (Frank Park, 641-3753)**

1. Label the stream as "110 feet Stream and Drainage Easement" at the lots 19-21.
2. Label the buffer around the existing pond as "50 feet riparian buffer" at the lots 21-24.
3. Deed Restriction-Restrictive Covenant note is missing.
4. A typical stream buffer cross section is missing.
5. Add a caution note that "Prior to locating the building pad and issuance of a building permit, 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)**

1. Developer must schedule meeting with Environmental Health (641-7613) to evaluate existing well on Lot #24. Environmental Health must evaluate existing wells before preliminary plat can be approved. Wells to be abandoned must be abandoned by a Certified Well Contractor, and approved by Environmental Health, before the Site Plan can be approved.
2. Label as "20' Utility Easement".

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

No Comments.

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

Needs hydrants every 500 feet.

**NCDOT Comments: (Ernie Wilson, 487-0100)**

No Comments.

The following action was taken:

Stokesdale jurisdiction; comments only.

ADJOURNMENT: 2:07pm

Respectfully submitted,  
Deb Fuller  
Recording Secretary