



**Guilford County
Technical Review Committee
Meeting Date: September 1, 2015**

MEETING MINUTES

The Guilford County Technical Review Committee met on September 1, 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)
Community Services	Beth Anne Aheron
Storm Water Management	Frank Park
Environmental Health Division	John Nykamp

EX-OFFICIO MEMBERS PRESENT:

Ernie Wilson (NCDOT)

ACTING RECORDING SECRETARY:

Dervin Spell, Planner II

STAFF PRESENT:

Oliver Bass, Planner II

ALSO PRESENT:

Stephen Robinson, NCDOT
Joseph Stutts, Joseph G. Stutts PLLC
Jason Walton, Landmark Builders

MINUTES:

Minutes from the August 4, 2015 and August 18, 2015 meetings were approved.

1. New Business:

MAJOR SUBDIVISION PLAN CASE# 12-07-GCPL-02700, The Reserve at Rock Creek Phase 6 AKA Porter Ridge Subdivision.

Located on the south side of McConnel Road, southwest of the intersection with Rock Creek Dairy Road in Rock Creek Township, Guilford County Parcel # 0108766. This subdivision consists of 29 lots and new public streets for a total of approximately 10.788 acres. Zoned: CU-PD-R. (Homer Wade, Borum, Wade, and Associates)

Planning Comments: (Oliver Bass, 641-3578)

1. Must comply with UDP
2. Has complied with TRC Planning comments dated 7/19/12

Watershed Comments: (Frank Park, 641-3753)

1. Due to the addition of lot 260, submit the revised storm Control measure construction plan of the wet detention pond #7 and its design stormwater Calculation.
2. Complete/submit the NCDENR wet detention basin supplement.
3. Provide an explanation regarding the shorten length of the perennial stream since the revision 9-24-2013 was approved.

The following action was taken:

Frank Park motioned for conditional approval. John Nykamp seconded the motion. The motion passed unanimously.

ROAD CLOSING CASE #15-06-GCPL-02810: BEING that portion of Horse Farm Road, Deep Valley Road and Rush Springs Road in the Woodvale Subdivision recorded in Plat Books 70-7,109-94, 108-73, 115-116, and 99-113. The closure involves reducing the dedicated roadway widths from sixty feet (60') to fifty feet (50') along the entire alignment of said roads in Bruce Township; Guilford County.

The following action was taken:

Les Eger motioned approval, Beth Anne Aheron seconded motion. Motion passed.

ROAD CLOSING CASE #15-07-GCPL-03472: BEING that portion of Peeden Drive (SR# 2810) extending approximately, 580' south from the terminus of Peeden Drive, Rock Creek Township, Guilford County.

The following action was taken:

Les Eger motioned approval, Beth Anne Aheron seconded motion. Motion passed

MINOR SUBDIVISION CASE # 15-07-GCPL-03566: E.B. Acres. Located on the north side of River Tract Road northeast of the intersection with Threeloy Road, in Madison Township. Guilford County Parcel #0112840. **The applicant has requested a waiver from the requirements of Article 5, Section 5-13.2(C), lot depth to width ratio.** Zoned: AG. (Joseph Stutts, Joseph G. Stutts, PLLC)

Planning Comments: (Paul Lowe, 641-2489)

1. Place case number 15-07-GCPL-03566 on the lower right hand side of the plat
2. Owners of the property is: Allene W. Heirs Deweese & David W. Deweese, their address is 2035 Blessing Ct. Mt. Pleasant, SC 29464
3. Parcel number should be....0112851
4. Spelling for Threeloy Rd should read Three Loy Rd

Watershed Comments: (Frank Park, 641-3753)

1. The USGS and County Soil Survey map identifies a regulated stream crossing the lots 1&2. 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).

The following action was taken:

Beth Anne Aheron motioned for approval for the waiver based on "the shape of the lot and drainage, allowing it to be divided into two large lots constitute equal and better performance". Frank Park seconded. The waiver was approved.

MAJOR SITE PLAN CASE # 15-08-GCCP-04216: Project Rainbow. Located on the north side of Franz Warner Parkway approximately 200 feet northeast of the intersection with Rock Creek Dairy Road, in Rock Creek Township. Guilford County Parcel #0108791. This is a site plan to construct a 44,000 square feet addition onto current building on site. Zoned: LI. (Kent Barney, PE, Landmark Builders).

Planning Comments: (Dervin Spell 641-3591)

1. Show access easement to detention pond.
2. Contact DOT for driveway permit.
3. All dimensions of current building and future expansion.
4. There should be landscaping along the street where the expansion is being built per sec. 6-3.1(B)(3).
5. Need approved landscape plan within 90 days of site plan approval.
6. Work on hydrant placement and contact the Fire Marshals office.
7. Label the sidewalk around the perimeter of the building.

Building Comments: (Jim Lankford, 641-3321)

1. The new addition shall be protected with sprinkler system.
2. With a new expansion, the required travel distance to the nearest exit shall not exceed 250 feet.

Watershed Comments: (Frank Park, 641-3753)

1. The existing wet detention pond is not in compliance with the Guilford County Development Ordinance Section 8-3.1.
2. Submit the retrofitted storm control measure construction plan of the wet detention pond and its design stormwater calculation.
3. Add construction sequences.
4. Provide wet detention basin operation and maintenance agreement.
5. Complete/submit the NCDENR wet detention basin supplement.
6. Install new detention pond or retrofit the current one.

NCDOT Comments: (Ernie Wilson, 487-0100)

Need encroachment agreement for waterline.

The following action was taken:

Frank Park motioned for the major site plan to be revised and resubmitted. Beth Anne Aheron seconded the motion. The motion passed unanimously.

Meeting adjourned at approximately 2:30.

Respectfully submitted,
Dervin Spell
Acting Recording Secretary