



**Guilford County
Technical Review Committee
Meeting Date: November 17, 2015**

MEETING MINUTES

The Guilford County Technical Review Committee met on November 17, 2015 at 1:30 PM in the Third Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC.

MEMBERS PRESENT:

Planning Department	Dervin Spell (Acting Chair)
Community Services	Beth Anne Aheron
Storm Water Management	Frank Park
Environmental Health Division	John Nykamp
NCDOT	Ernie Wilson

ACTING RECORDING SECRETARY:

Paul Lowe, Planner I

STAFF PRESENT:

Oliver Bass, Planner II

ALSO PRESENT:

Stephen Robinson, NCDOT
Jason Watson, Wayne Wyatt, Kent Barney, Landmark Builders

MINUTES:

Minutes from the November 3rd meeting were approved.

NEW BUSINESS:

MAJOR SITE PLAN CASE #14-08-GCCP-04032: Tri-City Christian Academy.

Located on the northwest side of Clinard Farms Road, at the intersection with Walpole Road in Deep River Township. Guilford County Parcels #0169969, 0169985, and 0169984. This is an update to the original site plan that adds another parking area. Zoned: PI/AG. (Keith Broderick, CivilDesigns, P.A.)

Building Comments: (Jim Lankford, 641-3321)

1. Provide an exterior HC ramp sidewalk to the proposed picnic shelter. Also, provide the enlarged HC ramp sidewalk detail.

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

1. Heath Ward is checking site today and will have comments after site visit.

Frank Park, Chief Plans Engineer, asked for the plan to be assigned a new case number when the project was resubmitted.

The following action was taken:

Frank Park motioned for conditional approval. Beth Anne Aheron seconded the motion. The motion passed unanimously.

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.

Watershed Comments: (Frank Park, 641-3753)

Provide wet detention basin operation and maintenance agreement before temporary CO can be issued.

The following action was taken:

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

MINOR SUBDIVISION CASE #15-06-GCPL-02790: Ola F. Overman Estate.

Located east of Brick Church Road 1,300 feet south of the intersection with Shoe Road in Rock Creek Township, Guilford County Parcel #0102979. **The applicant has requested a waiver from the requirements of Article 5, Section 5-13.2(G)(3)(1), only one lot accessing an exclusive access easement.** Zoned: AG, (Jeff Allred, Jeff Allred, PLS).

Planning Comments: (Paul Lowe, 641-2489)

1. Dimensions of structures on plat and distance from lot lines
2. Add scale to bar graph

Watershed Comments: (Frank Park, 641-3753)

There was another stream showing on the county soil map; thus, 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).

Members of the TRC Committee asked for additional information concerning the referenced will in the waiver request letter.

The following action was taken:

Beth Anne Aheron motioned for conditional approval. John Nykamp seconded the motion, subject to receiving and reviewing a copy of the will mentioned in the waiver request letter. The TRC Committee wanted to ensure that the proposed lot design for lot # 1 shown on the plat of three acres was referenced in the aforementioned will. The motion passed unanimously.

MINOR SUBDIVISION CASE #15-10-GCPL-05504: Ruth Patterson Revocable Trust.

Located south of Shoe Road at the intersection with Tom Arlando Drive in Rock Creek Township, Guilford County Parcel #0102973. Zoned: AG, (Don Abele, Donald B. Abele Surveying).

Planning Comments: (Paul Lowe, 641-2489)

1. Case number is 15-10-GCPL-05504
2. Contact information for current owner-Ruth Patterson
3. Bar graph in the title block-near scale
4. Topography
5. Ensure area in flag pole is correct- on the plat it is listed as .77 acres and .08 acres.
6. Zoning for the subject property
7. SR # for Shoe Road is 3108.

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

1. Show 20' Utility Easement across front of lot.

The following action was taken:

Frank Park motioned for conditional approval. Beth Anne Aheron seconded the motion. The motion passed unanimously.

MAJOR SITE PLAN CASE #15-10-GCCP-05456: Lihmil.

Located on the north side of Old Greensboro Road, 2,200 feet west of the intersection with Triad Business Park Drive in Deep River Township. Guilford County Parcels #0168849. This is a major site plan proposing a warehouse use on site Zoned: LI/CU-LI. (Kent Barney, PE, Landmark Builders)

Planning Comments: (Oliver Bass, 641-05007)

1. Zoned LI for approximate 240 ft. Remainder subject to CU zoning case 34-01 (no billboard)
2. Provide Railroad ROW width dimension (Requires Type D planting if less than 60ft).
3. Provide loading space dimension (ensure loading area conforms with the County's Development Ordinance)

Watershed Comments: (Frank Park, 641-3753)

1. Label the Bio-Detention area as the Permanent Bio-Detention area.
2. Provide an enlarged cross section of the Bio-Detention area showing the clean-out pipe(at least one clean-out pipe shall be provided on each underdrain line clean out pipes shall be capped), media mix, underdrain pipe and the SHWT.
3. The maximum ponding depth for design volume shall be 12 inches above the sod surface.
4. Media Mix. The media shall be a homogeneous soil mix with approximate volumes of 75 to 85 percent medium to coarse washed sand(ASTM C33),10 percent fines(silt and clay), and 5 to 15 percent organic matter(such as pine bark fines).
5. Media P-Index. The phosphorus index(p-index) for the media shall not exceed 30 in NSW waters and shall not exceed 50 elsewhere.
6. Provide signed O&M.

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

1. Show location of Septic Tank and Pump Tank on Overall Site Plan sheet.

The following action was taken:

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

Meeting adjourned at approximately 2:04 PM.

Respectfully submitted,
Paul Lowe
Acting Recording Secretary