



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

MEETING MINUTES

The Guilford County Technical Review Committee met on December 1, 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	Les Eger (Chair)
Community Services	Beth Anne Aheron
Storm Water Management	Frank Park
Environmental Health Division	John Nykamp
Construction Plan Review	Jim Lankford
NCDOT	Ernie Wilson

ACTING RECORDING SECRETARY:

Paul Lowe, Planner I

STAFF PRESENT:

Dervin Spell, Planner II
Oliver Bass, Planner II
Vivian Street, Commercial Permit Specialist

ALSO PRESENT:

Stephen Robinson, NCDOT
Keith Broderick, Civil Designs, Deb Norman
Bob Dischinger, Evans Engineering

MINUTES:

Minutes from the November 17th meeting were approved.

NEW BUSINESS:

MAJOR SITE PLAN CASE #15-11-GCCP-05952: Deb Norman.

Located at the terminus of Clarence Road in Clay Township. Guilford County Parcel #0123878. This is a site plan for a proposed 15,480 square foot building on lot. Zoned: AG. (Keith Broderick, CivilDesigns, P.A.)

Planning Comments: (Oliver Bass, 641-3578)

1. Specify use of proposed and existing principal structures, must be permitted in AG district.
2. Parking requirements based on proposed use. Show how requirements were calculated.
3. Lot abuts terminus of dead-end street. Turnaround built to subdivision standards is required with second principle use. **(Sec. 4-7.2(B))**
4. Ensure plan complies with the County's landscaping requirements

Building Comments: (Jim Lankford, 641-3321)

1. Switch the HC van accessible space with its HC aisle.

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

1. **ADVISORY COMMENT:** Site approved for a dog training facility with no grooming. Facility will be used for "dog training shows" a maximum of 1 time per week. A 7 day flow equalization design will be utilized. The maximum weekly flow will be as follows: 1 show event @ 500 gallons/day and 6 days of training use @ 100 gallons/day for a total weekly flow of 1100 gallons/week. Adjusted daily flow dosed to the system will be 157 gallons/day. Construction Authorization to be issued after commercial site plan approval has been received.
2. What is correct address for facility, 5600 Clarence Rd or 5606 Clarence Rd?

NCDOT Comments: (Ernie Wilson, 487-0100)

1. The facility would have to apply for a driveway permit.

Members of the TRC committee reviewed options that would provide the facility with proper road access, and developed two possible solutions: 1. Submit a plat which would dedicate additional right of way- so that a proper turn around could be constructed. The plat would constitute a major subdivision, and would be reviewed by the TRC. The applicant could then apply for a waiver from County regulations requiring the paving of the turnabout. 2. Pursue and enter into a right of way agreement with the NCDOT. The applicant would then pursue constructing the turnaround which would be built to NCDOT standards.

Les Eger, Deputy Planning Director, noted that though the Fire Marshal's Office had not offered any comments concerning the case, he shared that the road to the proposed training center would have to be at least twenty feet wide- to ensure that emergency vehicles could be able to access the facility. Eger also opined that the existing tree line could possibly satisfy the County's landscaping requirements, and asked the surveyor/designer to adequately list surrounding land uses-and research the suggestion.

The following action was taken:

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

MAJOR SUBDIVISION SKETCH PLAN CASE #15-11-GCPL-05961: White Oak.

Located south of NC Hwy 150 approximately 800 feet west of the intersection with Sutter Road in Center Grove Township, Guilford County Parcel #0138218. The applicant wants a cursory review in anticipation for a rezoning request to RS-30. Zoned: AG, (Bob Dischinger, Evans Engineering).

Planning Comments: (Oliver Bass, 641-05007)

1. Demonstrate ex. House on lot 4 complies with zoning.
2. Comply with major thoroughfare requirements for Hwy 150, incl. sidewalks
3. Note minimum/maximum building lines as needed. Including lots 49, 48, 36, 20, 21.
4. 3-lot cul-de-sac at end of Mountain Brook Rd ext. Issue for NCDOT maintenance
5. Address secondary entrance need for adjacent subdivisions. Possible Rachel Smothers/Scotts Glen Dr. extension.
6. Check maximum lot width/depth ratios at MBL
7. Temporary easement on lot 13 for turnaround on stub street
8. Provide owner info (name,address,daytime ph.)
9. Minimum scale is 1 inch=100 feet
10. Note flag lot requirements for proposed lot 29
11. Label any lot which will house proposed amenities

Watershed Comments: (Frank Park, 641-3753)

1. The USGS and County Soil Survey map identifies a regulated stream crossing the lots(10,11,12,13,28,29,30& community well#1). 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).
2. There are two roads crossing the streams; thus, obtain the US Army Corps'401 and 404 permit.

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

1. **ADVISORY COMMENT:** Community well sites must be approved by W-SRO of PWSS. Appears that Well #1 site is located less than 100' from stream and the Drainage Easement encroaches upon 100' radius buffer.
2. **ADVISORY COMMENT:** DUMT 10K gpd water system must comply with requirements of Guilford County Well Rules.
3. **ADVISORY COMMENT:** Off-site septic systems must comply with "Guilford County Wastewater Rules" and 15A NCAC 18A .1900 "SEWAGE TREATMENT AND DISPOSAL SYSTEMS"

Meeting adjourned at approximately 2:19 PM.

Respectfully submitted,
Paul Lowe
Acting Recording Secretary