



**Guilford County  
Technical Review Committee  
Meeting Date: Jan 7, 2014**

**MEETING MINUTES**

The Guilford County Technical Review Committee met on Jan 7 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
Building Construction Plan Review	(not present)
Stormwater Management	(not present)
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:**

(not present, Beth Anne Aheron recording)

**STAFF PRESENT:**

Bill Bruce

**ALSO PRESENT:**

Ken Mackovic	Kevin Pusch
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**MINUTES:** The Committee approved the minutes of the December 17, 2013 meeting.

**1. OLD BUSINESS:**

**(A) MAJOR SITE PLAN CASE # 13-12-GCCP-05624: AAA Self Storage/New Addition.** Located at the southwest corner of Groometown Rd and Wayne Rd in Sumner Township. Guilford County Parcel # 0140842. This site plan consists of a total of 13,505 square feet of additional warehouse space on approximately 3.84 acres. Zoned: HB. (Barret Hagen, Hagen Engineering, PA).

Case opened at 1:30.

The Committee gave the following comments for this site plan:

**Planning Comments: (Bill Bruce, 641-2489)**

1.If existing vegetation is being used to satisfy Type A planting yard requirements on southern property line, please submit a detailed landscaping plan adhering to Article 6-3.7 Provisions for Preservation of Existing Trees.

2. Label distance from proposed building addition to western property line (must be at least 25 feet).
3. Note: Site plan approval only applies to portion in unincorporated Guilford County. Proposed building located within Greensboro City Limits must be approved and permitted by the City of Greensboro.

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

The proposed self-storage addition is too close to the existing min-warehouse. Either make a minimum of 20 feet building separation or indicate three hour fire wall a every 12,000 sqft.

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

Due to the total percentage of built-upon-area was 78.9% which exceeded the 50% of the maximum BUA allowable with a stormwater device for the lower Randleman lake high density option as per the Table 7-2-2, as an alternate method, apply for a Density Averaging Certificate of a noncontiguous parcel area minimum of 65,585 sf (1.505 acres) in the same general watershed from the Environmental Review Board.

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

No comments at this time.

**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**

Discussion ended at 1:32.

**The following action was taken:**

The case was not approved as it does not meet watershed requirements.

**2. NEW BUSINESS:**

**(A) MAJOR SUBDIVISION CASE #13-12-GCPL-05910: Richardson Woods.** Located at the northwest corner of the intersection of Fairgrove Church Rd. and Richardsonwood Rd., in Monroe Township, Guilford County Parcels #0128735 and #0128656. This plat proposes RS-40 zoning standards to create 7 residential lots for a total of approximately 9 acres. Zoned AG. (Chris Rohrer, Land Solutions of NC, PLLC.)

Case opened at 1:32.

The Committee gave the following comments for this subdivision:

**Planning Comments: (Bill Bruce, 641-2489)**

1. County line shown in wrong location (it is much farther north than what is shown on the map).
2. Show centerline, distance from centerline, and limits of pavement for both Richardsonwood Rd. and Fairgrove Church Rd.
3. Show septic location for existing residence to remain.

4. Is the triangle between Richardsonwood Rd and Lot 1 part of the tract to be subdivided or in another ownership? Please label accordingly.
5. Maximum building line on Lot 1 should be parallel to Fairgrove Church Road frontage.
6. Add Plat Book reference to plat information table; Add case number.

**Building Comments:** (Jim Lankford, 641-3321) No comments.

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

The County Soil Survey map identifies a regulated stream crossing the property. Provide a 50' wide Riparian Buffer Directly Adjacent to Surface Waters in the Jordan Lake Watershed (intermittent streams) excluding wetlands. Change 30' DE to a "50' Drainage and Stream Buffer Easement" crossing the lots 5,6,3 and 2. Provide a 50' 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 Guilford County make an onsite determination.

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

Preliminary plat must show the location of existing wells and septic systems before it can be approved. Developer must schedule meeting with Environmental Health (614-7613) 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.

**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.

Discussion ended at 1:37.

**The following action was taken:**

Ms. Aheron made a motion to approve the case with conditions, Mr. Nykamp seconded, and the motion passed unanimously.

**(B) MAJOR SITE PLAN CASE # 13-11-GCCP-05141: Triad Park Phase 8 Amphitheater.** Located at Triad Park in Deep River Township. Guilford County Parcel # 016855. This site plan consists of a new amphitheater and associated parking, sidewalks, and accessory structures on approximately 8.4 acres. The size of the proposed use meets and exceeds the threshold for open use of land for a Major Site Plan. Zoned: AG. (Mike Anderson, Woolpert).

Case opened at 1:39.

The Committee gave the following comments for this subdivision:

**Planning Comments: (Bill Bruce, 641-2489)**

Please note the designed capacity of the amphitheater. Required parking will be based on a ratio of 1/5 persons based on designed capacity of structure.  
Provide master parking plan.

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

Provide HC restrooms within 500 feet travel distance from the proposed amphitheater and picnic.  
Show where restroom facilities will be located at the amphitheater.

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

- 1) Label this site is located in a Special Flood Hazard Zone as determined by the Flood Insurance Rate Map number 3710689600K dated March,16 2009.
- 2) On sheet L.200, 2, the USGS and County Soil Survey map identifies a regulated stream above the pleasant View Trail crossing the property. Provide a 50' 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 "50' Drainage and Stream Buffer Easement". Provide a 50' Riparian Buffer detail on the plat.

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

No comments at this time.

**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)**

1. Contact DOT.
2. Have traffic study showing volume.
3. Need updated driveway permit
4. The question was asked: Is law enforcement directing traffic?

Discussion ended at 2:00.

**The following action was taken:**

Mr. Kearns made a motion to approve the case with conditions, Mr. Nykamp seconded, and the motion passed unanimously.

**ADJOURNMENT:**

The meeting was adjourned at 2:00.

Respectfully submitted,

Beth Anne Aheron for Carrie Spencer  
Recording Secretary