



**Guilford County
Technical Review Committee
Meeting Date: Jan 21, 2014**

MEETING MINUTES

The Guilford County Technical Review Committee met on Jan 21 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	Frank Park
Stormwater 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:

Carrie Spencer

STAFF PRESENT:

Bill Bruce

ALSO PRESENT:

Don Curry, Curry Engineering	Craig McKinney, MPO
Brent Sievers, Fleming Engineering	

MINUTES: The Committee approved the minutes of the January 7, 2013 meeting.

1. NEW BUSINESS:

(A) MAJOR SITE PLAN CASE # 14-01-GCCP-00118: Solar Array Facility for FLS Energy, Inc.

Located at 3435 E NC Highway 62 in Greene Township. Guilford County Parcel # 0109480. This site plan consists of solar panels assembled into arrays, roadway and parking on approximately 42.0 acres. The size of the proposed use meets and exceeds the threshold for open use of land for a Major Site Plan. Zoned: AG. (Don Curry, The Curry Engineering Group, PLLC).

Case opened at 1:31.

The Committee gave the following comments for this site plan:

Planning Comments: (Bill Bruce, 641-2489)

1. TRC determined that the re-configuration of the solar array footprint was a major modification requiring re-approval of the Special Use Permit.
2. If 20' access easement is proposed for road frontage, a Special Purpose Lot subdivision must be recorded.

3. Add North Arrow
4. A detailed landscaping plan will be required within 90 days of building permit issuance.
5. NCDOT Driveway Permit required.

Building Comments: (Jim Lankford, 641-3321)

Conditional Approval based on the following conditions:

1. Apply PV installation as per the National Electric Code 690 and other Articles.
2. Install grounding and bonding.

Watershed Comments: (Frank Park, 641-3753)

Conditional Approval based on the following conditions:

1. Assumes no grading is proposed.
2. Assumes all disturbed area is to be sodded.
3. Assumes structural supports will allow water to run under the solar panels.

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.

There was discussion about the revised site plan and if it constituted a minor change to the Special Use Permit approved for the case. Mr. Eger read the section of the ordinance pertaining to TRC authority to approve modifications to Special Use Permits and reminded the group that a Special Use Permit is site specific. The applicant stated that the new layout is further away from adjacent properties and represents a smaller overall footprint, adding that the new footprint represents about 5 acres. The solar panel company that engineered the site plan had decided that the plan proposed with the Special Use Permit is not feasible.

Discussion ended at 2:05.

The following action was taken:

Beth Anne Aheron made a motion to accept the revised site plan as a minor modification to the Special Use Permit and the motion failed for lack of a second.

Frank Park made a motion to approve the case with the condition that the revised site plan does not constitute a minor modification to the Special Use Permit so the applicant must get Planning Board approval. John Nykamp seconded and the motion passed unanimously.

(B) SUBDIVISION MASTER SKETCH PLAN CASE # 14-01-STPL-00130: North Ridge. Located on the north side of Prince Edward Rd. approximately 800 feet from the intersection of NC Hwy 68 N, in Oak Ridge Township, Guilford County Parcel # 0164221. This sketch plan proposes 101 residential lots and new public streets for a total of approximately 64 acres. Zoned RS-40. (Craig Fleming, Fleming Engineering, Inc.)

Case opened at 2:05.

The Committee gave the following comments for this subdivision:

Planning Comments: (Les Eger, 641-3635)

Mr. Eger stated that there is a proposed realignment for Hwy 158 but that it has not yet been recorded. Craig McKinney, DOT, stated that the alignment is expected to become set by 2016 with the approval of the Final Environmental Impact Statement. Brent Sievers stated that the

portion of the alignment affecting the subdivision is scheduled for right of way acquisition in 2020. Mr. McKinney advised that property buyers be made aware of the potential alignment.

Master Sketch Review:

1. Scale of map is too small per the Stokesdale Ordinance; minimum required is, 1 inch = 100feet
2. White Retreat Court is too long, maximum is 800 feet
3. properly label the 100 yr. floodplain and note one foot above elevation line
4. show lot dimensions
5. remove sheet note
6. label phases.

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

Watershed Comments: (Frank Park, 641-3753)

1. The USGS and County Soil Survey map identifies a regulated stream crossing the property. Provide a 50' wide Riparian Buffer(missing lots#2,10,96&95) 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 sketch plan. 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.
2. Label the offsite drainage area discharging onto the property. Open channel drainage dedication to be in accordance with Guilford County Development Ordinance Section 7-1.8(E)(2) Table 7-1-1.
3. Label this site is located in a Special Flood Hazard Zone as determined by the Flood Insurance Rate Map number 3710790000J dated June 18, 2007.
4. It appeared that the Pilot View Drive and Green Pond Drive are crossings the streams and other surface waters subject to GC Ordinance. Only the stream crossing with the road crossings that impact greater than 40 linear feet but equal to or less than 150 linear feet or one-third of an acre of riparian buffer would be allowed.

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

1. Developer must schedule meeting with Environmental Health (641-7613) to evaluate existing well on Lot #63. Existing well must be abandoned by a Certified Well Contractor, and approved by Environmental Health, before preliminary plat containing Lot #63 can be approved.

Community Services Comments: (Beth Anne Aheron, 641-3645) No comments.

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

Stokesdale ordinance requires a second entrance for anything over 50 lots so the project must be phased accordingly.

NCDOT Comments: (Ernie Wilson, 487-0100)

Driveway permits and review of roads will be required assuming the town will request DOT maintenance.

Discussion ended at 2:11.

(C) Major SUBDIVISION CASE # 14-01-STPL-00134: North Ridge Phase 1. Located on the north side of Prince Edward Rd. approximately 300 feet from the intersection of NC Hwy 68 N, in Oak Ridge Township, Guilford County Parcel #0164295,#0164221,#0218068,& #0164222. This preliminary plat proposes 11 residential lots and a new public street for a total of approximately 11.6 acres. Zoned RS-40. (Craig Fleming, Fleming Engineering, Inc.)

Case opened at 1:45.

The Committee gave the following comments for this subdivision:

Planning Comments: (Les Eger, 641-3635)

Major Subdivision Phase I:

- 1.Remove development entrance sign information from plat, 2) note the linear feet in new streets R/W, 3) remove proposed structures, 4) show temporary turnaround at terminus of Green Pond Drive, 5) label utility easement on both sides of R/W 6)note source of boundary and 7) tie to nearest USGS within 2000' or intersection within 300'

The subdivision will be connected to the public water supply.

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

Watershed Comments: (Frank Park, 641-3753)

1. The USGS and County Soil Survey map identifies a regulated stream crossing the property. Provide a 50' wide Riparian Buffer at the 20' drainage easement of lots#2 and 10. 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 sketch plan. 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.
2. It appeared that the Green Pond Drive is crossings the streams and other surface waters subject to GC Ordinance. Only the stream crossing with the road crossings that impact greater than 40 linear feet but equal to or less than 150 linear feet or one-third of an acre of riparian buffer would be allowed.

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.

Brent Sievers stated that he would be asking for stream verification and hopes to have an answer by the town planning board meeting.

Discussion ended at 2:14.

ADJOURNMENT:

The meeting was adjourned at 2:15.

Respectfully submitted,

Carrie Spencer
Recording Secretary