



**Guilford County
Technical Review Committee
Meeting Date: Feb 04, 2014**

MEETING MINUTES

The Guilford County Technical Review Committee met on Feb 04 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	Bill Bruce (Acting Chair)
Building Construction Plan Review	Jim Lankford
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

ALSO PRESENT:

Don Curry, FLS Solar	Drew Fleming, Evans Engineering, Inc.
Talbott Ingram, FLS Solar	Aaron Corr, NCDOT
Jody Stutts, Joseph C. Stutts, PLLC	Greg Whittemore, Duke Energy
Bob Dischinger, Evans Engineering, Inc.	Craig McKinney, GDOT

MINUTES: The Committee approved the minutes of the January 21, 2014 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. Solar arrays exceed limits established by Special Use Permit. Per Article 3-13.4(H) TRC may make minor modifications to the Permit if it results in equal or better performance. Applicant has revised plan to remove solar arrays from areas outside limits established by Special Use

Permit. TRC is requested to approve the changes to the access road as a "minor modification" per Article 3-13.4(H).

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.

Mr. Bruce stated that a complete site plan will be submitted for staff review.

Building Comments: (Frank Park, 641-3753)

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) Fire truck access is sufficient.

NCDOT Comments: (Ernie Wilson, 487-0100) No Comments.

Discussion ended at 1:44.

The following action was taken:

Chris Kearns made a motion to approve the revisions to the site plan as a minor modification to the Special Use Permit. Frank Park seconded, and the motion passed unanimously.

Mr. Curry stated that they plan to request a revised Special Use Permit with the original, preferred, plan. He added that they will be proposing changes to the landscape plan. Mr. Bruce advised that the applicant has to request the Special Use Permit revision with the plan that was conditionally approved at the Jan 21 TRC, and request a minor modification for a revision to the landscape plan.

(B) MINOR SUBDIVISION CASE # 13-12-GCPL-05842. Smith Estates. Located on the east side of Wiley Lewis Rd, about 1100 ft. north of Brookforest Drive, in Fentress Township. Guilford County Tax Parcel #0134629, #0134607, #1034605, & #0134620. This preliminary plat proposes a total of 7 lots from an existing 4 lots and includes 2 flag lots. Flag lots require TRC approval. Zoned AG. Lake Mackintosh WCA Tier 4. (Joseph G. Stutts, PLLC).

Case opened at 1:44.

The Committee gave the following comments for this subdivision:

Planning Comments: (Carrie Spencer 641-3578)

1. Rear lot line proposed for Lot 7 is too close to the house and garage. Minimum rear setback is 30'.

2. Side lot line proposed between Lots 1 and 2 too close to storage buildings. Minimum side setback is 15'.
3. The barn on proposed Lot 3 will obstruct proposed utility easement. Consider serving utilities from right of way or move easement.
4. When was the barn on proposed Lot 3 built?
5. Only one well is shown.
6. Please explain property line conflict with GIS record, especially along Wiley Lewis Rd and parcel 0134607.
7. Correct labels on Lots 4 and 5 that say "2.91 acres in Flag".
8. Gravel drive that cuts through proposed Lot 2 needs an access easement.
9. Certifications and control corners and available monuments must be included on final plat.

Building Comments: (Frank Park, 641-3753) No Comments.

Watershed Comments: (Frank Park, 641-3753) No Comments.

Environmental Health Comments: (John Nykamp, 641-4807) No Comments.

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

Fire Marshal Comments: (Chris Kearns, 641-7565) No Comments.

NCDOT Comments: (Ernie Wilson, 487-0100) No Comments.

Discussion ended at 1:46.

The following action was taken:

John Nykamp made a motion to approve the flag lots, Chris Kearns seconded, and the motion passed unanimously.

(C) MAJOR SUBDIVISION CASE # 14-01-GCPL-00311. Kellams Creek. Located on the west side of North Church Street, just north of Ariel Farm Road, in Monroe Township. Guilford County Tax Parcel #0139364. This preliminary plat proposes 12 residential lots, common area, open space, and a new public street. Zoned CU-RS30. Greensboro WS-III Watershed, WCA Tier 4. (Evans Engineering, Inc.)
(TRC reviewed this case for advisory comments on Oct 15, 2013, prior to its zoning hearing).

Case opened at 1:46.

The Committee gave the following comments for this subdivision:

Planning Comments: (Bill Bruce 641-2489)

1. Cover sheet not required for subdivisions (only for commercial site plans).
2. Waivers requested for 5-13.2(C) Lot Depth to Width Ratio, for Lots 6, 7, 8, and 9. See waiver justification letter and soils map submitted by applicant. TRC may grant waivers based on the justifications outlined in Article 5-12.2:
 - a. Physical Hardship
 - b. Equal or Better Performance
 - c. Unintentional Error
3. Please note that Lots 1 and 12 will not be permitted driveway access to Church St.
4. Provide sight distance easements at intersection.
5. 20' utility easements recommended unless all four utility providers confirm in writing the adequacy of 10' utility easements.
6. Local public streets require a 20' wide roadway (only 18' shown).

7. Area dedicated to the public and Guilford County as floodplain and open space should also be labeled Common Elements. Deeded ownership will remain with the HOA until such time as the County accepts the dedication.
8. Remove "N" prefix from Church St. on plat and vicinity map.

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

Watershed Comments: (Frank Park, 641-3753)

1. Due to the RS-30(Residential-Single Family)Development Standard, 12 lots are maximum based on the 24.69 acres which equated it to be 1 acre for the Greensboro WS-III WCA Tier 4.
2. Meet the Table 5-13-1 minimum public street design standard.

Advisory Comments:

1. The maximum land disturbance in WCA tier 4 is 75% of usable property.
2. All the necessary approvals will be obtained from state and corps for any wetland disturbance and/or stream crossing disturbance.
3. Concentrated flow from pipe will increase downstream drainage problem for lot 10.

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

1. Utility Easement is typically 20'. Has developer received waiver from utility companies to use 10' Utility Easement? If Septic Area is approved up to 10' easement and utilities are installed outside 10' easement, it could damage approved area and cause revocation of Construction Authorization.

2. Developer must schedule meeting with Environmental Health (641-7613) to evaluate existing wells. Existing well at 5581 Church St must be evaluated by Environmental Health before preliminary plat can be approved. Well at 5581 Church St must be abandoned by a Certified Well Contractor, and approved by Environmental Health, before the Site Plan can be approved.

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

Fire Marshal Comments: (Chris Kearns, 641-7565) No Comments.

NCDOT Comments: (Ernie Wilson, 487-0100) No Comments.

Discussion ended at 1:54.

The following action was taken:

Frank Park made a motion to grant the waiver request based on physical hardship, Chris Kearns seconded and the motion passed unanimously.

John Nykamp made a motion to conditionally approve the case subject to above revisions, Chris Kearns seconded, and the motion passed unanimously.

(D) MAJOR SUBDIVISION CASE # 14-01-GCPL-00335: Northern Estates. Located on the north side of NC Highway 150 W, just west of Sutter Road, in Center Grove Township. Guilford County Tax Parcel # 0138247, #0138248, and #0139177. This preliminary plat proposes 16 residential lots and new public streets. Zoned CU-RS30. (Evans Engineering, Inc.)
(TRC reviewed this case for advisory comments on Nov 5, 2013, prior to its zoning hearing).

Case opened at 1:56.

The Committee gave the following comments for this subdivision:

Planning Comments: (Bill Bruce 641-2489)

1. Cover sheet not required for subdivisions (only for commercial site plans).
2. Please add "W" suffix to all references to NC Highway 150.
3. 20' utility easements recommended unless all four utility providers confirm in writing the adequacy of 10' utility easements.
4. Local public streets require a 20' wide roadway (only 18' shown).
5. Add sight distance easements to both intersections.
6. Please confirm proposed street names with Tonya Hodgin, Planning Technician (641-4662).
7. Please provide detailed landscaping plan for 30' bona fide farm buffer.

Mr. Bruce stated that the cul-de-sac meets the requirements of the ordinance with the stub to the west. Mr. Fleming stated that they felt the topography to the west was more conducive to a future roadway.

Building Comments: (Frank Park, 641-3753)

The minimum width of fire truck access road shall be 20 feet not 18 feet.

Watershed Comments: (Frank Park, 641-3753)

1. Indicate Drainage area and discharge flow "Q" at the end of 15" RCP.
2. Deed Restriction-Restrictive Covenant note on plan is missing.

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

1. Utility Easement is typically 20'. Has developer received waiver from utility companies to use 10' Utility Easement? If Septic Area is approved up to 10' easement and utilities are installed outside 10' easement, it could damage approved area and cause revocation of Construction Authorization.
2. Developer must schedule meeting with Environmental Health (641-7613) to evaluate existing wells. Existing well at 5581 Church St must be evaluated by Environmental Health before preliminary plat can be approved. Well at 5581 Church St must be abandoned by a Certified Well Contractor, and approved by Environmental Health, before the Site Plan can be approved.

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

Fire Marshal Comments: (Chris Kearns, 641-7565) No Comments.

NCDOT Comments: (Ernie Wilson, 487-0100) No Comments.

Discussion ended at 2:03.

The following action was taken:

Frank Park made a motion to conditionally approve the case subject to above revisions, Chris Kearns seconded, and the motion passed unanimously.

ADJOURNMENT:

The meeting was adjourned at 2:03.

Respectfully submitted,

Carrie Spencer
Recording Secretary