



**Guilford County  
Technical Review Committee  
Meeting Date: Feb 18, 2014**

**MEETING MINUTES**

The Guilford County Technical Review Committee met on February 18, 2014 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	Jim Lankford
Stormwater Management	Frank Park
Community Services	Beth Anne Aheron
Fire Marshal	Chris Kearns
Environmental Health Division	(not present)

**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:**

Vince Townsend, Green Mountain Engineering

**MINUTES:**

The Committee approved the minutes of the February 4, 2014 meeting.

**1. OLD BUSINESS:**

**MAJOR SITE PLAN CASE #13-11-GCCP-05456: Piedmont Hoist and Crane.** Located at the southwest corner of Norcross Road and Lakedale Road in Deep River Township, Guilford County Parcels # 0170736 & #0170743. This site plan consists of a total of 38,400 square feet of warehouse and manufacturing space and parking on approximately 5.04 acres. Zoned: LI & CU-LI. (Vincent Townsend, Green Mountain Engineering, PLLC). *This is a resubmission, reviewed by TRC on Dec 3, 2013.*

Case opened at 1:32

The Committee gave the following comments for this subdivision:

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

1. Combination deed must be recorded prior to plan approval.
2. A detailed landscaping plan will be required within 90 days of building permit issuance.

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

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

1. Is there a well at the site? If there is an existing well, the sand filter shall be 100 feet from the well.
2. Provide an overflow structure with a level spreader and filter strip in the bioretention.
3. Add construction sequences in the notes.

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

1. A new application for an Improvement Permit for a twenty-four person business shall be signed and submitted to Environmental Health.

**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 1:39.

The following action was taken:

Frank Park made a motion to conditionally approve the case subject to above revisions and the following:

Combination deed must be accomplished before site plan approval.

Watershed devices must be properly recorded before temporary Certificate of Occupancy.

Jim Lankford seconded the motion and it passed unanimously.

Vince Townsend noted that all three watershed control devices would be included in the plat.

## **2. NEW BUSINESS:**

**MAJOR SUBDIVISION CASE #08-08-GCPL-04596: Sterlingshire East.** Located on the east side of Northwest School Rd., about a half mile from the intersection with Bunch Rd., in Bruce Township. The applicant is proposing a change to sidewalks previously approved with the Master Sketch. Zoned CU-PD-R. (Vincent Townsend, Green Mountain Engineering, PLLC.)

Case opened at 1:39.

The Committee gave the following comments for this site plan:

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

Mr. Bruce explained that TRC had requested sidewalks when approving the original master sketch for the case. The sidewalks had been bonded and under construction, but were located too close to some of the home sites. The applicant is proposing removing a portion of the sidewalks and replacing them with access to a future potential greenway connection.

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

No comments.

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

1. In comparison of the latest submitted plat revision 7(02/07/2014) with the approved previous preliminary plat revision 3(11/23/2012), it introduced two HDPEs(specify the sizes?) with riprap outlet protection in the drainage easements adjacent to the lot 29 and lots 36/37. These HDPEs are creating concentrated flow into the stream buffer/wetland; thus, redesign the riprap outlet in order to provide diffuse flow from outlet.
2. Please add the following note on the plan: "All the necessary approvals have been (will be) obtained from State and Corps for any wetland disturbance and/or stream crossing disturbance."

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

1. Easements are labeled as "PSL&ME" and "PSSE&ME". Please label as "Private Sewer Line Access & Maintenance Easement" or "PSLAME".
2. Off-site septic systems must comply with "**Guilford County Wastewater Rules**" and 15A NCAC 18A .1900 "**SEWAGE TREATMENT AND DISPOSAL SYSTEMS**" when supply lines are installed near Public Water System water lines

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

**Fire Marshal Comments: (Jerry Coble/Chris Kearns, 641-6538) No Comments.**

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

Discussion ended at 1:46.

**The following action was taken:**

Frank Park made a motion to conditionally approve the case with the above revisions and with the recommendation that sidewalk easements be included in the final plat, Jim Lankford seconded, and the motion passed unanimously.

**ADJOURNMENT:**

The meeting was adjourned at 1:46.

Respectfully submitted,

Carrie Spencer  
Recording Secretary