



**Guilford County  
Technical Review Committee  
Meeting Date: April 15, 2014**

**MEETING MINUTES**

The Guilford County Technical Review Committee met on April 15, 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	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:**

Amy Leach, Evans Engineering  
Norris Clayton, Hugh Creed Associates

**MINUTES:**

The Committee approved the minutes of the March 18, 2014 meeting.

**1. NEW BUSINESS:**

**MAJOR SUBDIVISION CASE #14-04-GCPL-01525: Magnolia Estates.** Located on the north side of NC Hwy 150 E approximately 400 feet east of the intersection with Cramer Ct. in Center Grove and Monroe Townships, Guilford County Tax Parcel #0128953. This subdivision consists of 28 lots and road dedication for a total of approximately 11.51 acres. Zoned AG. (Christine Davis, Evans Engineering, Inc.)

Case opened at 1:33.

The Committee gave the following comments for this site plan:

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

1. Cul-de-sacs exceed maximum length. Waivers requested (see letter from applicant).
2. Half of the 20' utility easement along the rear of Lots 14 and 16 (PB 76, Pg 52) is on this property. Please show or include in documentation to abandon.

3. Street names: All references to NC Highway 150 should be NC Highway 150 E. Please label Wigeon Dr. from NC Highway 150 E to intersection, Wigeon Ct to end of cul-de-sac. W. Gadwall Ct. and E. Gadwall Ct. are not available, please contact Tonya Hodgin for alternate names.
4. Is the Community Well lot being platted as a Special Purpose Lot or Common Area? Is the 6,698 S.F. parcel between Lots 10 and 11 Common Area?
5. Show minimum building lines on Lots 7, 9, 16, 17, and 24. Show maximum building line on Lot 13.
6. Label acreage for all lots over 1 acre.
7. Clarify location of 10' sign easements at subdivision entrance. Sight distance easements do not appear to scale correctly.
8. Location of centerline of NC Highway 150 E appears to meander in right-of-way. Ensure that right-of-way dedication is 50' from centerline.
9. Provide P.B./D.B. reference and # of lots in site data.

The applicant stated that the 6,698 SF parcel between Lots 10 and 11 is Common Area. Applicant should label the utility easement "...for access and utilities for..." and Special Purpose Lot.

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

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

1. The USGS and County Soil Survey map identifies a stream crossing the lots 9, 10, 11, 12&13. Extend a 50' wide Riparian Buffer Directly Adjacent to Surface Waters in the Jordan Lake Watershed (perennial Stream, and pond). Label 60' and 30' Drainage Easements as a "50' Drainages and Stream Buffer Easements". Provide a 50' Riparian Buffer detail on the plat.
2. The USGS and County Soil Survey map identifies existing pond as a part of perennial stream; thus, Check with Sue Homewood, NC DENR Winston-Salem Regional Office Division of Water Resources – Water Quality Programs whether or not existing pond can be drained.  
The applicant will provide proof that the pond is not connected to a stream.

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

1. Will need detailed information regarding Community Water System. If system will be limited to just Magnolia Estates, it will require a DUMT application. If this system will be connected to Triple Lakes or Beacon Hill water systems, a DUMT application must be submitted for both systems. If connected to other systems, simultaneous drawdown pump tests must be performed.

The existing septic area for Lot 17 must be noted. The lot surrounding the well needs to be a Special Purpose Lot.

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

**Fire Marshal Comments: (Chris Kearns, 641-6538)No comments.**

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

Discussion ended at 1:51.

The following action was taken:

Frank Park made a motion to approve the waiver to exceed the maximum cul-de-sac length of 800' based on a hardship due to topography and a lack of possible connection through other properties, Chris Kearns seconded, and the motion passed unanimously.

John Nykamp made a motion to conditionally approve the Special Purpose Lot for the well site provided the easement and lot are properly labeled, Jim Lankford seconded, and the motion passed unanimously.

Beth Anne Aheron made a motion to approve the case with the above revisions, John Nykamp seconded, and the motion passed unanimously.

**MAJOR SITE PLAN CASE #14-04-GCCP-01507: New Jerusalem Multi-Purpose Building.** Located at 1822 Sharpe Rd. in Jefferson Township. Guilford County Parcel # 0114590. This site plan consists of a 22,022 SF multi-purpose building, parking, on approximately 93.5 acres. The size of the proposed use meets and exceeds the threshold for building size for a Major Site Plan. Zoned: AG. (Mary Smith, Hugh Creed Associates).

Case opened at 1:51.

The Committee gave the following comments for this site plan:

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

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

As per the section 903.2.1.3, due to the size of proposed multi-purpose building is 20,222 sqft which exceeds the 15,000 sqft sprinkler requirement;thus, it shall be equipped with a sprinkler system.

Frank Park, Jim Lankford, Chris Kearns and the applicant will have a conference to discuss the requirement for a firewall.

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

The city of Burlington-WSIV water-supply watershed name shall be changed to Lake Mackintosh WS-IV.

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

1. Environmental Health has conditionally approved the site plan submitted to TRC. This does not mean that the developer can get a building permit. To obtain a building permit, the developer must have a valid Construction Authorization for the proposed facility. The Construction Authorization must be issued by Environmental Health. If they have not done so already, the developer should submit the TRC-approved site plan to Environmental Health immediately. Fees for soil evaluations must be paid before Environmental Health will perform a soil evaluation. Contact Heath Ward(641-6840) for additional information.

2. Will there be a change of usage which would make this a Non-Transient Non-Community water system?

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

**Fire Marshal Comments: (Chris Kearns, 641-6538) No comments.**

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

Discussion ended at 2:06.

The following action was taken:

Beth Anne Aheron made a motion to approve the case with the above revisions, Frank Park seconded, and the motion passed unanimously.

**MAJOR SUBDIVISION CASE #13-05-GCPL-02177: Glen Oaks Phase 5.** Located on the east side of NC Highway 61 at the corner of Ludgate Road in Washington Township. Guilford County Parcels #0101348, #0101207, #0101344, and #0101343. This plat consists of 7 lots on approximately 13.03 acres. The applicant has requested revisions to the approved Master Sketch for the site. Zoned: CU-RS-40. (Joseph G. Stutts, PLLC). *(This case was requested for revision and resubmittal by TRC on Aug 23, 2013).*

Case opened at 2:06.

The Committee gave the following comments for this site plan:

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

1. Lot 40 must be a minimum of 3 acres to be served by an exclusive use access easement.
2. Label the access easements for Lot 40 and Lot 38 separately.
3. Close the right-of-way dedication at the intersection of Ludgate and NC Highway 61.
4. Provide a P.B. and Pg. reference for Lots 25-A, 26-A, 28-A, 30-A and 32-A.
5. Update General Notes to include Lot 44 (tax parcels, total area, no driveway access).
6. Add Glen Oaks Offsite Septic Association to list of owners in title block.

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

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

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

1. Label all as "Private Sewer Line Access and Maintenance Easement" (PSLAME); some are labeled "PSSLAME"
2. Off-site septic systems must comply with "**Guilford County Wastewater Rules**" and 15A NCAC 18A .1900 "**SEWAGE TREATMENT AND DISPOSAL SYSTEMS**".
3. A dedicated access easement of sufficient size to allow for the passage of equipment normally used to install and maintain the remote septic system areas shall be provided.
4. Well location on Lot #36 will be determined by PSLAMEs. Is the sewer line already installed across the middle of Lot #36?

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

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

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

Discussion ended at 2:13.

The following action was taken:

Les Eger made a motion to conditionally approve the case with the above revisions, Beth Anne Aheron seconded, and the motion passed unanimously.

**SUBDIVISION MASTER SKETCH CASE # 14-04-STPL-01506: Dawn Acres.** Located at the northeast intersection of NC Hwy 68N and Haw River Rd., in Oak Ridge Township, Guilford County Parcel # 0163613. This sketch plan proposes zoning for 80 residential lots and new public streets for a total of approximately 113 acres. Zoned AG. (Chris Rohrer, Land Solutions of NC, PLLC)

Case opened at 2:16.

The Committee gave the following comments for this site plan:

**Planning Comments: (Les Eger 641-3635)**

Appears Haker Drive cul-de-sac portion is longer than 800 feet, please verify. Label correct tax parcel #163613, proper # of acreage in new R/W

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

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

1. Provide the size of pipes and rip rap pads that cross the road between lots 70 and 71; the cul-de-sac to the lot 17; the cul-de-sac to lot 36.

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

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

**Fire Marshal Comments: (Chris Kearns, 641-6538) No comments.**

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

Discussion ended at 2:22.

No action was taken.

**MAJOR SUBDIVISION CASE # 14-04-STPL-01503: Dawn Acres Phases 1-3 Unified Development Plan.**

Located at the northeast intersection of NC Hwy 68N and Haw River Rd., in Oak Ridge Township, Guilford County Parcel # 0163613. This preliminary plat proposes 80 residential lots and new public streets for a total of approximately 113 acres. Zoned AG. (Chris Rohrer, Land Solutions of NC, PLLC)

Case opened at 2:13.

The Committee gave the following comments for this site plan:

**Planning Comments: (Les Eger 641-3635)**

Properly label acreage in new R/W and traffic data

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

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

1. Total acreage in total tract: 113.8acres and the total number of lots is 80 lots;thus,it equated to be 1.4 acre per lot which is greater than 2 DU/AC as per the NPDES Ph 2.

**Environmental Health Comments: (John Nykamp, 641-4807) 1. Off-site septic systems must comply with "Guilford County Wastewater Rules" and 15A NCAC 18A .1900 "SEWAGE TREATMENT AND DISPOSAL SYSTEMS".**

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

**Fire Marshal Comments: (Chris Kearns, 641-6538) No comments.**

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

Discussion ended at 2:16.

No action was taken.

**ADJOURNMENT:**

The meeting was adjourned at 2:22.

Respectfully submitted,

Carrie Spencer  
Recording Secretary