



**Guilford County  
Technical Review Committee  
Meeting Date: May 6, 2014**

**MEETING MINUTES**

The Guilford County Technical Review Committee met on May 6, 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	(not present)
Environmental Health Division	Scott Cole

**EX-OFFICIO MEMBERS PRESENT:**

North Carolina Dept. of Transportation	(not present)
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**RECORDING SECRETARY:**

Carrie Spencer

**STAFF PRESENT:**

Bill Bruce

**ALSO PRESENT:**

Tim Knowles, Borum Wade & Associates

**MINUTES:**

The Committee approved the minutes of the April 15, 2014 meeting.

**1. NEW BUSINESS:**

**MAJOR SITE PLAN CASE #14-04-GCCP-01748: The Lily Pad Event Center.** Located at 1539 NC Hwy 61 S. in Rock Creek Township. Guilford County Parcel #0106930. This site plan consists of a 3,864 SF events center and parking on approximately 25.40 acres. The size of the proposed use meets and exceeds the threshold for developed area for a Major Site Plan. Zoned: AG. (Tim Knowles, Borum, Wade & Associates).

Case opened at 1:35.

The Committee gave the following comments for this site plan:

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

1. Required parking based on 1/5 designed capacity of building. Based on number provided, 40 spaces are required. Please update cover sheet.
2. Cover sheet: Event Center will be addressed 1539 NC Highway 61 S. Also, please use 7-digit tax parcel #0106930.
3. Label adjacent land uses. Reese property (vacant) only requires a 5' Type D planting yard.
4. Parking spaces must be 19' deep. Provide parking stops in gravel lot to identify spaces. Please confirm that gravel parking will have sufficient thickness and consistency to support anticipated traffic volumes and weights (Article 6-2.5(C)1a)).

5. Show location of existing well and septic fields.
6. NCDOT driveway permit required.
7. Detailed landscaping plan required.

**Building Comments:** (Jim Lankford, 641-3321) The use is considered A3 Assembly.

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

1) The proposed gravel parking area is located in between tier 2(2.5%) and tier 3(4%). Delineate the tier line on the parking area thereby, recomputing the proposed BUA in the tier 2 and tier 3. Revise the cover sheet of stormwater management watershed protection. 2) The USGS and 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, 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. 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.

Add topography to the plan.

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

1. Show existing wells and septic systems.
2. Environmental Health has conditionally approved the siteplan 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 siteplan to Environmental Health immediately. Fees for soil evaluations must be paid before Environmental Health will perform a soil evaluation. Need expected capacity figures to determine the size of the septic system. A commercial septic permit will be required with fees calculated at \$1 per gallon of use, with a minimum \$450 fee.

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

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

**NCDOT Comments:** (Ernie Wilson, 487-0100)

1. Need Commercial Driveway Permit for access onto NC 61 – please note since this is located on NC 61, turn lanes may be required for this site.

Discussion ended at 1:45.

The following action was taken: The case must be revised and resubmitted for additional TRC review.

**ADJOURNMENT:**

The meeting was adjourned at 1:45.

Respectfully submitted,

Carrie Spencer  
Recording Secretary