



**Guilford County
Technical Review Committee
Meeting Date: June 3, 2014**

MEETING MINUTES

The Guilford County Technical Review Committee met on June 3, 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	not present
Fire Marshal	Chris Kearns
Environmental Health Division	not present

EX-OFFICIO MEMBERS PRESENT:

North Carolina Dept. of Transportation	Ernie Wilson
Guilford County Parks & Recreation	Robert McNiece
<u>RECORDING SECRETARY:</u>	Carrie Spencer

STAFF PRESENT:

ALSO PRESENT:

Dervin Spell
Ernes & Joy Green, Ernest Green Farm
Norris Clayton, Hugh Creed Associates

MINUTES:

The Committee approved the minutes of the May 6, 2014 meeting.

1. NEW BUSINESS:

MINOR SUBDIVISION CASE #14-05-GCPL-02443: Susan P. and Ernest G. Green. Located on the south side of Osceola-Ossippee Rd approximately 1,000 FT east of the intersection with Rylan Dr., in Washington Township. Guilford County Parcel #0101674. **The applicant has requested a waiver from the requirements of Article 5, Section 5-3.2. Lot Dimensions and Standards, Pertaining to lot depth to width ratio.** Zoned: AG. (Obie Chambers, PLLC)

Case opened at 1:40.

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell 641-3591)

1. Surveyor needs to reduce the contour intervals to 5'
2. Surveyor needs to list the # of lots in the subdivision and the total acreage of the lot(s).
3. The pond along with the 50' Riparian Buffer should be shown on the plat.

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

Watershed Comments: (Frank Park, 641-3753)

THERE WAS AN EXISTING POND ADJECENT TO THIS LOT; PROVIDE 50 FEET BUFFER AROUND THE POND.

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

Show locations of existing wells and septic systems.

Community Services Comments: (Beth Anne Aheron, 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:

Chris Kearns made a motion to approve the waiver for the lot depth to exceed 4 times the width, based on the grounds of Equal of Better Performance. Frank Park seconded and the motion passed unanimously.

MAJOR SITE PLAN CASE #14-05-GCCP-02411: RCC 2 Rock Creek Center.

Located at 6495 Franz Warner Pkwy in Rock Creek Township. Guilford County Parcel #0108772. This site plan consists of a 200,292 SF structure intended for manufacturing or distribution, 104 parking spaces, and drive on approximately 33.51 AC. The size of the proposed use meets and exceeds the threshold for developed area for a Major site Plan. Zoned: LI. (Kent E. Barney, PE, Landmark Builders).

Case opened at 1:46.

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell 641-3591)

1. Applicant states that a landscape plan will be submitted 90 days prior to receiving a building permit.
2. The applicant needs to show the ROW dimension from the street centerline.
3. Approval from the City of Greensboro Water Resources Department is required since development will be on water and sewer.
4. A note is needed regarding the angle of the parking spaces.
5. A note is needed regarding compliance with the other parking requirements of 1/200 sf of retail sales area and 1/vehicle used in operation. If there will be no retail sales area and/or vehicles used for operations, then please create a note stating this.
6. On the site plan, the building setback label is shown as 30' instead of 35'. This will need to be corrected.
7. All proposed uses of this building will have to be allowed under the LI, Light Industrial zoning district.
8. The applicant indicates the lighting will meet the standards of section 6-6.4(B) of the Guilford County Development Ordinance.
9. Parking standards may need to be amended based on the tenant occupying the building (if they have any retail sales area or have vehicles used for the operations).
10. Applicant needs to correct the property owner's information. Pleasant Garden Baptist Church, INC is currently listed as the property owner on the site plan while Rock Creek Investments, LLC is listed as the property owner on the tax parcel database.
11. A driveway permit from NCDOT is required if the road is state maintained.
12. Property is part of Rock Creek Corporate Park and subject to Development Ordinance 4-12.6 and Rock Creek Consent Judgement in case number 88 CVS 2758.

Building Comments: (Jim Lankford, 641-3321)

Sprinkler system to be required with adequate water pressure to sustain ESFR system.

Watershed Comments: (Frank Park, 641-3753)

1. A minimum 10 foot wide vegetated shelf shall be installed around the perimeter. The inside edge of the shelf shall be 6" below the permanent pool elevation; the outside edge of the shelf shall be 6 inch above the permanent pool elevation.
2. Provide seasonal high table elevation in accordance with DEQ BMP Manual Section 10.3.2.2. The permanent pool elevation shall be within 6 inches(plus or minus) of the SHWT elevation.
3. Label the proposed wet detention pond as the permanent wet detention basin.
4. Submit design stormwater calculation.
5. Plat the maintenance easement around the wet detention basin.
6. Provide a signed and motorized operational agreement.
7. Add construction sequences.
8. Complete/submit the NC State Stormwater Management Permit Application.
9. Provide wet detention basin operation and maintenance agreement.
10. Complete/submit the NCDENR wet detention basin supplement.
11. the emergency spillway shall be hardened with riprap or concrete.
12. Show location, outlets,etc,for forebay and emergency drains.
13. Provide anti-seep collar detail.
14. Revised the water-supply watershed name as the "Lake Mackintosh WS-IV" and "Tier 3 in the GWA/WCA tier#.
15. Provide a 50 feet riparian buffer detail.

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)

A driveway permit would be required if the road is state maintained.

Discussion ended at 2:10.

The following action was taken:

Les Eger made a motion to conditionally approve the case with the above revisions, Jim Lankford seconded, and the motion passed unanimously.

ADJOURNMENT:

The meeting was adjourned at 2:11.

Respectfully submitted,

Carrie Spencer
Recording Secretary