



**Guilford County
Technical Review Committee
Meeting Date: August 5, 2014**

MEETING MINUTES

The Guilford County Technical Review Committee met on August 5, 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 (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
<u>RECORDING SECRETARY:</u>	Dervin Spell (Acting)

ALSO PRESENT:

Stephen Robinson, NCDOT

MINUTES:

None were approved.

1. NEW BUSINESS:

MAJOR SITE PLAN CASE #14-07-GCCP-03258: The Church of Jesus Christ of Latter Day Saints. Located on the north side of West Market Street, approximately 150 feet east of the intersection with Sandy Ridge Road in Deep River Township. Guilford County Parcels #0100324, 0170646, and 0170645. This site plan consists of a paved area for 109 parking spaces on approximately 1.5 acres. Parking would be used for the existing church on the lot. The plan requests the open use of space involving more than 40,000 S.F. Zoned: AG. (Gene Mustin, Borum-Wade & Assoc.)

The Committee gave the following comments for this site plan:

Planning Comments: (Les Eger 641-3635)

1. On remaining portion of property, label land use code and remaining acres.
2. Label dimensions of parking spaces and aisles.
3. Combine picnic area with church property or install a type D buffer between uses
4. Show type D buffer on northern and eastern property lines
5. Show vicinity map
6. On cover sheet, label proper zoning and tax numbers

Building Comments: (Jim Lankford, 641-3321)

1. Provide and designate Van HC accessible space and it's aisle.
2. Provide enlarged HC parking and signage detail.

Watershed Comments: (Frank Park, 641-3753)

1. The stormwater management watershed protection coversheet was incorrect and incomplete.

2. The USGS and County Soil Survey map identifies a regulated stream crossing the property. Provide a 110' wide Riparian Buffer Directly Adjacent to Surface Waters in the Jordan Lake Watershed (intermittent streams, perennial Streams, Lakes, Reservoirs and ponds), excluding wetlands. Provide a 110' Riparian Buffer detail on the plan. 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.
3. Complete/submit PE sealed wet detention basin construction plans.
4. Submit design stormwater calculation.
5. Show the maintenance easement around the wet detention basin.
6. Provide a signed and notarized 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.

The following action was taken: No action was taken since the case was submitted as a site plan review.

MAJOR SITE PLAN CASE #14-07-GCCP-03525: Fast Track Products. Located on the north side of Walter Combs Way approximately 600 feet east of the intersection with U.S. Hwy 158 in Bruce Township. Guilford County Tax Parcel #0150642. This is a resubmission of a previous approved Major Site Plan with adjustments made to parking lot paving materials and the location of handicap parking space. Zoned: CU-LI. (William E. Mitchell, William E. Mitchell Assoc.)

Planning Comments: (Dervin Spell 641-3591)

1. Indicate that the new location of handicap parking space meets the requirements of sec. 6-2.1(c) of the development ordinance.
2. The paving of the apron needs to go 10' beyond the R/W line into the parking lot.
3. Indicate the compacted stone for the parking area meets the requirements of 6-2.5(C)(1)(a) in the development ordinance.
4. On title page, change "Routing" to "Case" and change the number from "13-09-GCCP-04250" to "14-07-GCCP-03525."
5. Change the zoning to CU-LI and include case # 13-04-GCPL-01446.
6. Provide a letter from an engineer that certifies that the compacted stone will have the same consistency as asphalt and that it can handle the volume of traffic expected to traverse the parking lot.

Building Comments: (Jim Lankford, 641-3321)

Approved.

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

Show actual location of existing well.

Fire Marshal Comments: (Jerry Coble/Chris Kearns, 641-6538)

The engineer needs to also certify on the letter that the parking lot can handle a 70,000 lbs fire engine.

NCDOT Comments: (Ernie Wilson, 487-0100)

Need to show the correct right-of-way. If the correct right-of-way is shown to go over the parking lot and/or driveway, the plan needs to be resubmitted to TRC.

The following action was taken: The TRC unanimously gave conditional approval to the major site plan.

SPECIAL USE MAJOR SITE PLAN CASE #14-07-GCCP-03581: Devere Temporary Lay Down Yard. Located on the northwest side of Williams Dairy Road, at the intersection with Williams Dairy Road and Jidemi Road in Fentress Township. Guilford County Parcels #0133744, 0133765, and 0133764. This site plan consists several small portable storage trailers for storage of materials and temporary gravel area for the construction of the Lynwood Lakes Sewer Project. Zoned: RS-40. (G. Wesley Webb; Alley, Williams, Carmen, & King, Inc.)

Planning Comments: (Dervin Spell 641-3591)

1. Need driveway permit from NCDOT

Watershed Comments: (Frank Park, 641-3753)

1. Provide the Corp permit.
2. Flag the boundaries of wetland at the site.

The following action was taken: The TRC unanimously gave conditional approval to the major site plan.

SPECIAL USE MAJOR SITE PLAN CASE #14-07-GCCP-03758: McLaurin Farms. Located on the west side of Church Street, approximately 1,300 feet south of the intersection with Tesi Court in Center Grove Township. Guilford County Parcels #0139374, 0139375, 0139373, and 0139354. This site plan for a seasonal specialty attraction/trail as well a caretaker dwelling/single-family dwelling unit. Zoned: AG & RS-4 0. (Juhann Waller, Waller and Associates, PC)

Planning Comments: (Dervin Spell 641-3591)

1. Is 100 patrons really the maximum amount of people that will be at the facility at one time?
2. Label cleared space behind parking lot as overflow parking area.
3. Need to make clearer the location of buildings in relation to setback requirements.
4. Need the location and type of exterior lighting.
5. Need the location and screening of dumpsters/compactors.
6. Need the location and description of barriers to protect any vegetation from damage both during and after construction.
7. Location of proposed signs and the location of any sight triangles.
8. Need a driveway permit from NCDOT.

Building Comments: (Jim Lankford, 641-3321)

1. IDENTIFY THE HANDICAP ACCESSIBLE ROUTE AND ATTRACTIONS. THE "THE COMMON AREAS" IE. TICKET BOOTH, MIDWAY, RESTROOMS WILL HAVE TO BE HANDICAP ACCESSIBLE.
2. PROVIDE AND DESIGNATE PERMANENT HC RESTROOMS ON THE SITE PLAN.

Watershed Comments: (Frank Park, 641-3753)

1. STORMWATER MANAGEMENT WATERSHED PROTECTION COVER DATA IS INCOMPLETE AND INCORRECT.
2. ACCURATELY DELINEATE FLOODWAY AND 100 YEAR SPECIAL FLOOD HAZARD SONE BOUNDARIES. ALSO, LABEL FLOOD INSURANCE RATE MAP NUMBER 3710788900J ,PANEL EFFECTIVE DATE 6/18/2007.

3. THE USGS AND COUNTY SOIL SURVEY MAP IDENTIFIES A REGULATED STREAM CROSSING THE FLOODPLAIN. PROVIDE A 110" WIDE RIPARIAN BUFFER DIRECTLY ADJACENT TO SURFACE WATERS IN THE JORDAN LAKE WATERSHED INTERMITTENT STREAMS. LABEL AS A "110" DRAINAGE AND STREAM BUFFER EASEMENT". PROVIDE A 110" RIPARIAN BUFFER DETAIL ON THE SITE PLAN.

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

1. Environmental Health will not be able to approve the siteplan submitted to TRC until actual sewage flow for this facility can be determined. Fees for soil evaluations must be paid before Environmental Health will perform a soil evaluation.
2. Proposed well must be registered with W-SRO Public Water Supply Section as a Transient Non-Community water system

The following action was taken: The TRC unanimously requested a conference to be held with the developer.

EXEMPT SUBDIVISION CASE #14-07-GCPL-03828. Crown Castle. Located on the east side of Marshall-Smith Road, approximately 3,000 feet southeast of the intersection with N. Bunker Hill Road in Deep River Township. Guilford County Parcel #0170430. This is a subdivision to create a special purpose lot and a 20' wide access and utility easement for a telecommunication tower. Zoned: AG. (Keith Sanders, Sanders Surveying & Mapping Services, INC.)

Planning Comments: (Carrie Spencer 641-3578)

Commentary: The applicant wants to shift the Special Purpose Lot to accommodate an additional monopole. The applicant is also creating a new access route to avoid disturbance to the property owners. The existing access easement will be retained for utility access.

1. There is a note that states the property is in the flood plain, please verify. (This plat will also receive watershed review)
2. The site appears to be accessed through a platted easement recorded in Book 120 Page 90. Please confirm that the easement proposed with this plat represents a newly proposed drive. Include the existing easement if it not to be abandoned and reference it's plat.
3. To meet our ordinance requirement to show existing structures, please include the existing fence and its location from the boundaries of the Special Purpose Lot.
4. Please change title from "SURVEY FOR" to "EXCLUSION PLAT FOR" and add the purpose of the plat (to revise the location of a Special Purpose Lot for a Cellular Tower previously recorded in PB 120-90).
5. Add Deep River Township to the title block.
6. Vicinity map should be 1:2000 and include N arrow.
7. REFERENCE PLATS: Please confirm if "2. Plat..." is a recorded plat or a survey.
8. Include surveyor's seal on final plat.
9. Note and dimension C/L and ROW for Marshall Smith Rd.
10. Refer to property numbers as "PARCEL#" rather than "PIN #".
11. Include owner phone #.
12. Label topography in intervals of no greater than 5'.

Watershed Comments: (Frank Park, 641-3753)

Provide the total built-upon area and the percentage of built-upon area.

The following action was taken: The plat was approved unanimously.

SUBDIVISION CASE #14-07-GCPL-03449. Jamees Smith Builders. Located on the east side of Rumbley Road, approximately 1,450 feet south of the intersection with U.S. Hwy 158 in Bruce Township. Guilford County Parcel #0147552. This is a plat that creates a flag lot. Zoned: AG. (Horner & Assoc.)

The following action was taken: The flag lot was approved unanimously. The subdivision plat will still need to go through the plat approval process.

ADJOURNMENT:

The meeting was adjourned at 2:20.

Respectfully submitted,

Dervin Spell
Acting Recording Secretary