



**Guilford County
Technical Review Committee
Meeting Date: September 2, 2014**

MEETING MINUTES

The Guilford County Technical Review Committee met on September 2, 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
Storm Water Management	Frank Park
Community Services	Beth Anne Aheron
Fire Marshal	not present
Environmental Health Division	John Nykamp

EX-OFFICIO MEMBERS PRESENT:

North Carolina Dept. of Transportation	not present
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RECORDING SECRETARY:

Carrie Spencer

STAFF PRESENT:

Dervin Spell

ALSO PRESENT:

Talbot Ingram, FLS Energy

MINUTES:

The Committee approved the minutes of the August 19, 2014 meeting.

1. NEW BUSINESS:

MAJOR SITE PLAN CASE # 14-08-GCCP-04458: Lotus Solar Farm. Located at 7379 Howerton Road in Washington Township. Guilford County Parcel # 0100352. This site plan consists of solar panels assembled into arrays and a roadway on approximately 28.42 acres. The size of the proposed use meets and exceeds the threshold for open use of land for a Major Site Plan. This solar farm previously received conditional approval by TRC (case # 12-10-GCCP-04446) and was granted a special use permit (case # 12-11-GCPL-04734), however the site plan was resubmitted with changes to the landscaping. Zoned: AG. (Josh Crumpler, Kleinfelder).

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell 641-3591)

1. Make sure the solar farm meets the buffer requirements or provide proof that the existing vegetation is sufficient enough to meet the buffer requirement.
2. A detail of a typical panel must be included on the plan showing the maximum height of the array.
3. The vicinity map must be at a scale of 1"=2000'
4. Please certify that the driveway and parking can support a 70,000 lbs fire engine.
5. Provide the zoning and land use of adjacent properties.
6. A finalized landscape plan must be approved for the site no more than 90 days after a building permit is approved.

Building Comments: (Jim Lankford, 641-3321) One Van HC parking space is required for the technician.

Watershed Comments: (Frank Park, 641-3753)

1. The total built-upon area has increased from 0.41AC to 0.51AC.
2. Stable vegetation must be achieved under solar panels.
3. The County Soil Survey map identifies a regulated stream crossing the property near the eastern property line. It appeared that solar panels are being built on the streams and within the 110' riparian

buffer. Provide a 110' total wide riparian buffer directly adjacent to surface waters in the Jordan Lake Watershed (intermittent streams, perennial Streams, Lakes, Reservoirs and ponds), excluding wetlands.

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

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:

An NCDOT Driveway permit is required. The revised plan represents an overall decrease in developed area.

The following action was taken: A motion was made to conditionally approve the site plan case with the above revisions and conditions, the motion was seconded, and it passed unanimously.

MAJOR SITE PLAN CASE # 14-08-GCCP-04514: Beth Solar, LLC. Located at 3414 Alamance Church Road in Greene Township. Guilford County Parcel #0110947. This site plan consists of solar panels assembled into arrays and roadway on approximately 32.90 acres. The size of the proposed use meets and exceeds the threshold for open use of land for a Major Site Plan. This solar farm previously received conditional approval by TRC (case # 12-11-GCCP-04801) and was granted a special use permit (case # 12-12-GCPL-05119), however the site plan was resubmitted with changes to the leased area as well the landscaping. Zoned: AG. (Monte Moreschi, PE, Mid-South Engineering).

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell 641-3591)

1. Please show the landscaped buffers that were approved under the special use permit.
2. Please confirm that the site will be completely screened from view from all streets and adjacent residential uses. If so, include a not indicating such. If not, a detailed landscaping plan will be required within 90 days of building permit issuance.
3. Certify that the driveway and parking areas, if any, can handle the weight of a 70,000lbs fire truck.
4. Please change all address references to 3414 Alamance Church Road.

Building Comments: (Jim Lankford, 641-3321)

ONE VAN HC PARKING SPACE REQUIRED FOR THE TECHNICIAN.

Watershed Comments: (Frank Park, 641-3753)

1. Approved on condition that stable vegetation is provided under solar panels.
2. The existing driveway crosses a stream approximately 950 feet down the access driveway that appears to be jurisdictional. For widening the existing drive please contact DWQ/USACE and obtain required permits/approvals.

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

Environmental Health has 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 first have an Existing Septic system Check performed by Environmental Health.

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:

An NCDOT Driveway permit is required. A detail of a typical panel must be included on the plan showing the maximum height of the array.

The following action was taken: Les Eger made a motion to conditionally approve the site plan case with the above revisions and conditions, John Nykamp seconded, and the motion passed unanimously.

MAJOR SITE PLAN CASE # 14-08-GCCP-04518: Charlie Solar, LLC. Located at 3450 Alamance Church Road in Greene Township. Guilford County Parcel # 0110843. This site plan consists of solar panels assembled into arrays and roadway on approximately 37.88 acres. The size of the proposed use meets and exceeds the threshold for open use of land for a Major Site Plan. This solar farm previously received conditional approval by TRC (case # 12-11-GCCP-04797) and was granted a special use permit (case # 12-12-GCPL-05117), however the site plan was resubmitted with changes to the landscaping. Zoned: AG. (Monte Moreschi, PE, Mid-South Engineering).

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell 641-3591)

1. Please show the buffers that were approved as a part of the approved special use permit application or provide proof that the existing vegetation is sufficient enough to meet the buffer requirement.
2. Either remove the shed that is closer than 100' from the array or adjust the array.
3. Please clarify the nature of the dwelling that is on the lot.
4. A finalized site plan must be approved no more than 90 days after a building permit is approved.
5. Certify that the driveway and parking areas, if any, can handle the weight of a 70,000lbs fire truck.

Watershed Comments: (Frank Park, 641-3753) Approved as long as stable vegetation is provided under solar panels.

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

Environmental Health has 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 first have an Existing Septic system Check performed by Environmental Health.

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

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:

An NCDOT Driveway permit is required. A detail of a typical panel must be included on the plan showing the maximum height of the array.

The following action was taken: Frank Park made a motion to conditionally approve the site plan case with the above revisions and conditions, John Nykamp seconded, and the motion passed unanimously.

MAJOR SUBDIVISION CASE # 14-08-STPL-04499: Old Moores Mill Revised Sketch.

Located at the intersection of Moores Mill Road and Holly Glen Drive, in Bruce Township, Guilford County Parcel # 0150425. This preliminary plat sketch increases the size of lot #85 and revises the phase lines that was previously approved by the TRC in case 2005-119. Zoned RS-40. (Borum, Wade, and Associates, P.A.).

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell 641-3591)

1. The name is Moores, not Moore's. Remove the apostrophe.
2. Add case number to the bottom right margin of plat.
3. The name of the subdivision is "Old Moores Mill". Please correct the name in the title block and anywhere else in the plans.
4. Place the arrow on the site plan.

Watershed Comments: (Frank Park, 641-3753)

1) The USGS and County Soil Survey map identifies a regulated stream crossing the lots 53 thru 57 and 72 thru 77 and 22,27,28,&21. 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. Label as a "110' Drainage and Stream Buffer Easement". Provide a 110' Riparian Buffer detail on the plat.

2) Change 30' riparian buffer around the pond to 50'.

Label the offsite drainage area discharging onto the property. Open channel drainage dedication to be in accordance with Guilford County Development Ordinance Section 7-1.8(E)(2) Table 7-1-1.

Environmental Health Comments: (John Nykamp, 641-4807) What will happen to areas shown as SPLs for Lots 83 & 84?

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

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:

Mr. Spell stated that the Stokesdale Planning Board needs to approve the revised phase line so the plat is coming before the TRC for advisory comments.

Show the location of the site on the vicinity map. Mr. Nykamp stated that the actual location of the PSLAME across Lot 85 needs to be shown.

ADJOURNMENT:

The meeting was adjourned at 2:15.

Respectfully submitted,

Carrie Spencer
Recording Secretary