

Guilford County Technical Review Committee Mosting Data: October 7, 2014

Meeting Date: October 7, 2014

MEETING MINUTES

The Guilford County Technical Review Committee met on October 7, 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 Chris Kearns
Environmental Health Division John Nykamp

EX-OFFICIO MEMBERS PRESENT:

North Carolina Dept. of Transportation not present

RECORDING SECRETARY: Carrie Spencer

STAFF PRESENT: Dervin Spell

ALSO PRESENT: Amy Leach, Evans Engineering

Joseph Stutts, Joseph G. Stutts, PLLC

MINUTES:

The Committee approved the minutes of the September 2, 2014 meeting.

1. NEW BUSINESS:

MINOR SUBDIVISION CASE #14-09-GCPL-04572: Emily I. Simmons. Located on the south side of Idol Cox Rd approximately 800 feet southeast of the intersection with S. Bunker Hill Road, in Deep River Township. Guilford County Parcel #0169058. The applicant has requested a waiver from the requirements of Article 5, Section 5-13.2(C), lot depth to width ratio. Zoned: AG. (Joseph G. Stutts, PLLC)

The Committee gave the following comments for this site plan:

Planning Comments: (Carrie Spencer 641-3578)

- 1. Lot 2 exceeds the allowable depth to width ratio of 4 to 1.
- 2. Advisory note: Any future subdivision of these lots will require rezoning to a district that allows major subdivision

<u>The following action was taken</u>: A motion was made by John Nykamp to approve the waiver request based on Physical Hardship (soils suitable for septic were not available within an area that would allow the lot to meet the ordinance) and Equal or Better Performance (approving the waiver allows the septic area to be located on the same lot as the home site). The motion was seconded by Les Eger and passed unanimously.

SUBDIVISION MASTER SKETCH CASE #14-10-GCPL-05148: Stonebridge South. Located west of Royster Road approximately 700 feet southeast of the intersection of NC Highway 150 W. in Center Grove Township, Guilford County Parcel # 0221233. This sketch plan proposes CU-RS-30 zoning for 13 residential lots and a new public street for a total of approximately 11.21 acres. Zoned AG. (Amy Leach, Evans Engineering, Inc.)

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell 641-3591)

- 1. Show the sight distance triangle.
- 2. Lot line between lots 5 and 6 need to be within 10 degrees of 90 degree angle.

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- 3. Show the minimum build line for lot 7.
- 4. Will need to apply for a waiver for lot 8 since it is a flag lot.
- 5. Change the township name from Monroe to Center Grove.
- 6. The road name "Stonebridge" is not available. Please choose another name.
- 7. Place case number at the bottom of the plat.

Watershed Comments: (Frank Park, 641-3753)

- 1. Indicate the total outflow cfs on all piped easements.
- 2. Provide the appropriate size of rip-rap pads at the end of 20 feet piped easements.

Discussion:

The applicant should remove the mail kiosk from the utility easement and consider a stub road to the south.

No action was taken, advisory comments only.

2. OLD BUSINESS:

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 is for a seasonal specialty attraction/trail as well a caretaker dwelling/single-family dwelling unit. Zoned: AG & RS-40. (Juhann Waller, Waller and Associates, PC)

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell 641-3591)

- 1. Need a typical of the exterior lighting to ensure it meets county standards of 6-6.4 of development ordinance.
- 2. Need the location and description of barriers to protect any vegetation from damage both during and after construction, or a statement that no barrier is needed.
- 3. The location of any sight triangles.
- 4. Need a driveway permit from NCDOT.

Building Comments: (Jim Lankford, 641-3321)

- 1 The handicap accessible route and attractions shall be concrete pavement not gravel pavement. The HC sidewalk has not been extended to the restrooms.
- 2. Provide HC van accessible signage detail.

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

1. Environmental Health will not be able to approve the site plan submitted to TRC until actual sewage flow for this facility can be determined. Contact Scott Cole (641-8192) to schedule conference with DEH regarding sewage flow.

<u>The following action was taken</u>: John Nykamp made a motion to conditionally approve the site plan case with the above revisions and conditions, Les Eger seconded, and the motion passed unanimously. It was agreed that the applicant would meet with Environmental Health to work out septic issues before coming before the TRC again.

ADJOURNMENT:

The meeting was adjourned at 2:05.

Respectfully submitted,

Carrie Spencer Recording Secretary