



**Guilford County
Technical Review Committee
Meeting Date: October 21, 2014**

MEETING MINUTES

The Guilford County Technical Review Committee met on October 21, 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	not present
Storm Water 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:

Dervin Spell

ALSO PRESENT:

Tim Knowles, Borum-Wade & Associates
Vince Townsend, Green Mountain Engineering PLLC

MINUTES:

The Committee approved the minutes of the October 7, 2014 meeting.

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 104 net new parking spaces on approximately .96 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. (Tim Knowles, Borum-Wade & Assoc.) **This project was previously reviewed at the August 5, 2014 TRC meeting.**

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell, 641-3591)

1. On remaining portion of property, label land use code and remaining acres.
2. Combine picnic area with church property or install a type D buffer between uses
3. Show 1" = 2,000' scale on vicinity map
4. On cover sheet, label proper zoning and tax numbers (use the PIN number).
5. The correct zoning of the parcel located in Guilford Co. zoning jurisdiction is AG.
6. List the land uses for neighboring properties so to ensure that the proper landscaping buffer standards will be met.

Watershed Comments: (Frank Park, 641-3753)

1. PROVIDE A 110' WIDE RIPARIAN BUFFER AT THE INTERMITTENT STREAM. PROVIDE A 110' RIPARIAN BUFFER DETAIL ON THE PLAN.
2. THE FOREBAY IS MISSING. THE FOREBAY SHOULD BE EQUIVALENT TO APPROXIMATELY 20% OF THE TOTAL WET DETENTION POND VOLUME.
3. LABEL POND AS A PERMANENT WET DETENTION.
4. ON THE SPILLWAY DETAIL, THE SLOPE SHALL BE 3:1 NOT 2:1.
5. SHOW THE MAINTENANCE EASEMENT AROUND THE WET DETENTION BASIN.
6. PROVIDE A SIGNED AND NOTORIZED OPERATIONAL AGREEMENT.
7. ADD CONSTRUCTION SEQUENCES.
8. COMPLETE/SUBMIT THE NC STATE STOMWATER

MANAGEMENT PERMIT APPLICATION. 9. PROVIDE WET DETENTION BASIN OPERATION AND MAINTNENACE AGREEMENT. 10. COMPLETE/SUBMIT THE NCDENER WET DETENTION BASIN SUPPLEMENT.

Discussion:

The results of the August 7 TRC were to give advisory comments to a proposed sketch plan. The Applicant stated that the landowner has not yet sold the property. The parcels will eventually be combined. The acreage of 6.6 AC reflects the combined acreage of all parcels.

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

MAJOR SITE PLAN CASE #14-10-STCP-05411: Dansel Construction, Inc. Located on the east side of B & G Court approximately 400 feet south of the intersection with U.S. Hwy 158 in Bruce Township. Guilford County Tax Parcel #0150808. This is a site plan to add additional parking and storage area to the existing parking and storage area for the contractor's office that is under construction on the site. The plan requests the open use of space involving more than 40,000 S.F. Zoned: LI. (Vince Townsend, PE, Green Mountain Engineering, PLLC).

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell, 641-3591)

1. Need the current land uses of surrounding properties to ensure that you the proposed expansion meets landscaping standards.
2. Sec. 4-1.3(B)(6)(b) states that outside storage shall be fully screened from ground level view or public streets.
3. Mark the area where the construction equipment and materials will be stored.
4. Need to show the vicinity map is at a scale of 1" = 2,000'

Building Comments: (Jim Lankford, 641-3321)

1. THE VAN HC AISLE SHALL BE LOCATED AT THE RIGHT PASSENGER SIDE.
2. PROVIDE ENLARGED VAN HC SPACE DETAIL AND SIGNAGE.

Watershed Comments: (Frank Park, 641-3753)

1. LABEL TEMPOARY SEDIMENT TRAP AS PERMANENT SAND FILTER.
2. SHOW THE MAINTENANCE EASEMENT AROUND SANDFILTER.
3. PROVIDE A SIGNED AND NOTORIZED OPERATIONAL AGREEMENT.
4. ADD A NOTE INDICATING WHEN DOES THE SEDIMENT TRAP CONVERED INTO THE PERMANENT SAND FILTER IN CONSTRUCTION SEQUENCES.
5. COMPLETE/SUBMIT THE NC STATE STOMWATER MANAGEMENT PERMIT APPLICATION.
6. PROVIDE SANDFILTER OPERATION AND MAINTNENACE AGREEMENT.
7. COMPLETE/SUBMIT THE NCDENER SANDFILTER SUPPLEMENT.
8. SUBMIT DESIGN STORWATER CALCULATION.

Discussion:

The previously approved Site Plan is being amended and requires TRC and Town of Stokesdale approvals.

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

ADJOURNMENT:

The meeting was adjourned at 1:50.

Respectfully submitted,

Carrie Spencer
Recording Secretary