



**Guilford County  
Technical Review Committee  
Meeting Date: November 4, 2014**

**MEETING MINUTES**

The Guilford County Technical Review Committee met on November 4, 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	not present
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:**

Juhann Waller, S.C. Waller & Associates, Inc.

**MINUTES:**

The Committee approved the minutes of the October 21, 2014 meeting.

**1. NEW BUSINESS:**

**SPECIAL USE MAJOR SITE PLAN CASE #14-10-GCCP-05469: Piedmont Beach Volleyball Club.** Located on the west side of Sandy Camp Road, approximately 600 feet south of the intersection with Sandy Ridge Road in Deep River Township. Guilford County Parcel #0170884. This is a site plan for a beach volleyball club. Zoned: AG. (Russell D. Radford, Triad Land Surveying).

The Committee gave the following comments for this site plan:

**Planning Comments: (Les Eger, 641-3635)**

Special Use Permit is required, add training facility to title.

**Building Comments: (Jim Lankford, 641-3321)**

1. THE VAN ACCESSIBLE OPTION "1" IS INCORRECT. USE THE VAN ACCESSIBLE OPTION "2".

**Watershed Comments: (Frank Park, 641-3753)**

1. REVISE "GREENSBORO WATERSHED WS IV" WATER-SUPPLY WATERSHED NAME TO "HIGH POINT WS IV".

**Environmental Health Comments: (John Nykamp/Scott Cole, 641-4807)**

1. Developer must schedule meeting with Environmental Health (641-7613) to evaluate existing bored well. Bored well must be abandoned by a Certified Well Contractor, and approved by Environmental Health, before the Site Plan can be approved.

2. Seven Parking Spaces are provided: one is Handicapped Accessible with Van Access and one is for the Caretaker, leaving five for participants. Is this adequate?

3. Is facility a Members Only Training Facility?

4. What are hours of operation, number of days per week, and season of use?

5. Request conference with Heath Ward and Scott Cole.

Discussion:

Mr. Eger stated that the request is for a Special Use Permit for a training facility for women's beach volleyball, with 2 teams of 2 players playing at a court. Parking standards for tennis courts were used for the site plan. The driveway will be compacted gravel and requires a NCDOT driveway permit. Mr. Eger will work with the designer to establish appropriate landscape buffers so that they can submit a completed landscape plan.

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

**MAJOR SITE PLAN CASE #14-10-GCCP-05549: Southeast High School.** Located on the north side of Woody Mill Road at the intersection with Southeast School Road in Clay Township. Guilford County Tax Parcel #0122329. This site plan consists of a 17,414 SF additions onto the public high school on the lot for athletic facilities and a performing arts center. The size of the proposed use meets and exceeds the threshold for building size for a Major Site Plan. Zoned PI. (Juhann Waller, JC Waller & Associates).

The Committee gave the following comments for this site plan:

**Planning Comments: (Dervin Spell, 641-3591)**

1. Show on site plan the parking requirements for auditorium (1/5 seats), show the plan number of seats and the existing amount of parking spaces at the high school.
2. Owner's daytime phone# on site plan.
3. The vicinity map needs to be at 1" = 2,000'.

**Building Comments: (Jim Lankford, 641-3321)**

1. PROVIDE HC HANDRAILS ON BOTH SIDES AND MIN. SLOPE OF HC RAMP SHALL BE 1/12.
2. PROVIDE HC VAN ACCESSIBLE PARKING AND AISLE AND SIGNAGE DETAIL.

**Watershed Comments: (Frank Park, 641-3753)**

1. DUE TO THE ADDITION OF .1AC BUA IN THE DRAINAGE AREAS#4&5, THE EXISTING SANDFILTERS SHALL BE BROUGHT UP TO THE LATEST NC BMP MANUAL UNLESS BUA TRADE OFF OF NEW AND EXISTING BUA COULD BE DONE. PROVIDE STORWATER CALCULATION.
2. DUE TO THE ADDITION OF .63AC BUA IN THE DRAINAGE AREA#2, THE EXISTING POND#2 SHALL BE BROUGHT IT UP TO THE LATEST NC BMP MANUAL SUCH AS ADD 10 FEET WIDE VEGETATED SHELF. UNLESS BUA TRADE OFF OF NEW AND EXISTING BUA COULD BE DONE. PROVIDE STORMWATER CALCULATION.

Discussion:

Mr. Waller stated that the project improves the running track from 6 to 8 lanes, replaces a field house and concession stand and bleachers, replaces add classrooms for a Performing Arts (not a theatre), and adds a concession stand with restrooms at the ball fields. The project removes 4 or 5 existing modular buildings. He calculated the H/C parking requirement based on the number of seats in the proposed bleachers.

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

**ADJOURNMENT:**

The meeting was adjourned at 2:00.

Respectfully submitted,

Carrie Spencer  
Recording Secretary