



**Guilford County
Technical Review Committee
Meeting Date: November 18, 2014**

MEETING MINUTES

The Guilford County Technical Review Committee met on November 18, 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	Ernie Wilson
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RECORDING SECRETARY:

Carrie Spencer

STAFF PRESENT:

Dervin Spell

ALSO PRESENT:

Drew Fleming, Evans Engineering	Gene Mustin, Borum Wade & Associates, PA
Stephen Robinson, NCDOT	Craig McKinney, Greensboro MPO
	Brent Sievers, Fleming Engineering

MINUTES:

The Committee approved the minutes of the November 4, 2014 meeting.

1. NEW BUSINESS:

MAJOR SUBDIVISION CASE #14-11-GCPL-05795: Whisper Creek Phase 8. Located on the east side of Whisper Lake Drive approximately 100 feet east of the intersection with Whisper Lake Drive and Whisper Creek Drive in Rock Creek Township, Guilford County Tax Parcel #0107030. This subdivision consists of 22 units and a private road for a total of approximately 10.26 acres. Zoned: CU-PD-R. (Brent Sievers, P.E., Fleming Engineering, Inc.)

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell, 641-3591)

1. Plan should follow density allowances that is stated in the UDP. Please post those allowances on the site plan and illustrate that this plan follows that.
2. Need approvals from the city to approve the final plat.
3. Correct any plat standards that are outstanding.

Watershed Comments: (Frank Park, 641-3753)

1. According to the 6-29-2055 approved watershed plan for the drainage areas Waterbury, the Phase 8 is part of drainage area "D"; thus, please complete the entire propose and existing BUA area of drainage area "D" based on the revised dulex footprint.
2. Is pipe #14 and inlet grate connecting to the pond #2 which was designed to control the 1 inch runoff for the areas "A", "E", & "F" NOT AREA "D".

The following action was taken: Frank Park 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 SUBDIVISION SKETCH PLAN CASE# 14-11-GCPL-05920, The Reserve at Rock Creek. Located on the south side of McConnell Road, approximately 150 feet south of the intersection with Rock Creek Dairy Road in Rock Creek Township. This revision of the original sketch plan removes a stub street to the west of Phase 6 of the development. Zoned: CU-PD-R. (Borum, Wade and Associates, P.A.).

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell, 641-3591)

Items needed:

1. Existing land use
2. Pavement width dimensions
3. Existing street name.
4. Letter from NCDOT engineer stating there will be no impact from the removal of the road.
5. Refer this as a UDP instead of a Sketch Plan.

Watershed Comments: (Frank Park, 641-3753)

- 1) At the Phase 6, the USGS and County Soil Survey map identifies a regulated stream crossing the property. Provide a 110 feet 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 feet Drainage and Stream Buffer Easement". Provide a 50 feet Riparian Buffer detail on the plat.
- 2) According to the RockCreek Consent Judgment, as far as the impervious surface limitations and density requirements are concerned, there was a maximum 60% impervious surface limitation and also provide the first one inch of runoff is controlled.

Discussion: Mr. Mustin gave the Chair a copy of the NCDOT letter agreeing to the removal of the road.

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

MAJOR SUBDIVISION CASE #14-11-GCPL-05939: Buchanan Place. Located north of U.S. Hwy 150 W. approximately 1,700 feet west of the intersection of Sutter Road in Center Grove Township, Guilford County Parcel # 0138257. This subdivision consists of 24 lots and new public streets for a total of approximately 30.99 acres. Zoned: CU-RS-30. (Robert Dischinger, Evans Engineering, Inc.)

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell, 641-3591)

Need the street name.

Watershed Comments: (Frank Park, 641-3753)

1. The 60 feet drainage easement shall be changed to 110 stream and drainage easement at the lot 8.
2. Label 60 feet drainage easement crossing diagonal at the lot 7 and crossing over to the lot 8.
3. Provide the drainage calculation for the 20 feet/18 inch RCP drainage easement modification between lots 6 and 7.
4. On the lots 7,8,9,10,&11, prior to locating the building pad and issuance of building permit, field stream buffer boundaries survey of 50 feet from the top of stream bank shall be submitted and approved by the Guilford County Stormwater/Watershed Section.

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

Remote septic system must comply with Guilford County Wastewater Rules.

ADVISORY COMMENT: If Environmental Health soil work determines that there will be additional Off-Site septic systems, Plat must be re-submitted.

Discussion: Mr. Wilson asked the applicant to remove the turn-around at Patsy's Trail. When asked if the stamped concrete could be used to pave the entrance island, Mr. Wilson stated that NCDOT would not be able to certify the material to state standards and would not be able to maintain it.

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

ADJOURNMENT:

The meeting was adjourned at 1:50.

Respectfully submitted,

Carrie Spencer
Recording Secretary