



**Guilford County  
Technical Review Committee Meeting  
Oct 15, 2013**

**MEETING MINUTES**

The Guilford County Technical Review Committee met on Oct 15, 2013 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
Building Construction Plan Review	Jim Lankford
Stormwater Management	Frank Park
Community Services	Beth Anne Aheron
Fire Marshal	Chad Garrett
Environmental Health Division	John Nykamp

**ADVISORY MEMBERS PRESENT:**

NCDOT	Ernie Wilson
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**RECORDING SECRETARY:**

Carrie Spencer

**STAFF PRESENT:**

Michael Albert

**ALSO PRESENT:**

Amy Lead, Evans Engineering  
Brent Sievers, Fleming Engineering  
Robert Russell, Associated Surveying & Engineering

**MINUTES:** Les Eger made a motion to approve the minutes from the Oct 1, 2013 meeting, Frank Park seconded, and the minutes were approved as written.

**1. NEW BUSINESS:**

**A) SUBDIVISION MASTER SKETCH PLAN CASE #13-10-GCPL-04585. Kellams Creek.** Located on the west side of North Church Street, just north of Ariel Farm Road, in Monroe Township. Guilford County Tax Parcel # 0139364. This sketch plan proposes RS-30 zoning standards to create 12 residential lots, common area, and a new public street. Zoned AG, Greensboro WS-III Watershed, WCA Tier 4. CU-RS-30 zoning requested. (Evans Engineering, Inc.)  
**Applicant is requesting advisory comments only.**

Case opened at 1:30pm.

The Committee gave the following comments for this site plan:

Planning Comments: Michael Albert

This property will be requested for rezoning. The subdivision is brought before the TRC for advisory comments.

General Comments:

1. Structures on adjacent properties must be shown on the Preliminary Plat.
2. Properties under 1 acre in size must show their size in square feet.
3. As currently shown, several proposed lots will require waivers as they exceed the 4;1 depth to width ratio.
4. Conditions of the Conditional Zoning will need to be stated once determined.

Advisory Comments:

1. The cul-de-sac may be extended to 1600 feet due to this property being within the WCA.
2. Configuration of several properties and Kellams Creek Court as proposed were discussed.

Watershed Comments: Frank Park

1. Label this site is located in a Special Flood Hazard Zone as determined by the Flood Insurance Rate Map number 3710786900J dated June 18, 2007.
2. The USGS and County Soil Survey map identifies a regulated stream crossing the property. Provide a 50' 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 "50' Drainage and Stream Buffer Easement". Provide a 50' Riparian Buffer detail on the plat.
3. It can have up to 40% of built upon area (high density) provided that they have a water quality bmp (pond, biocell, etc). If there is no high density option and the low density is only 1DU/1AC;12% of built upon area. The lots 1,2,&3 are less than 1AC.
4. Verify that no land disturbing activity is allowed within stream buffers, open channel drainageways carrying runoff from a 6.01 acre or more drainage basin, greater than fifteen (15) percent slopes adjacent to drainageways, or Water Quality Conservation Easements, except for utilities, watershed devices, and road crossings.
5. Change 20 feet drainage easement to minimum total easement width of 30 feet as per the Table 7-1-1.
6. Provide size of 20 feet drainage easements at lots 3 and 10 and also verify that the transfer of stormwater from a drainage area of five (5) acres or greater by piping or channeling between sub-basins within the Watershed Critical Area (WCA) is not permitted, unless approved by the Technical Review Committee. The piping or channeling of stormwater from the watershed critical area to a General Watershed Area (GWA) or to a non-watershed basin is allowed.

**Land Disturbance** Limits:

	Tier 4
Maximum <b>Land Disturbance</b>	75% of usable property

Usable Property = (Total Site Area) - (Area in stream buffers, open channel drainageways carrying runoff from a 6.01 acre basin or greater, 15 percent slopes adjacent to drainageways, Water Quality Conservation Easements, floodplains, or natural wetlands)

7. The 60 feet D.E. open channel drainage dedication to be in accordance with Guilford County Development Ordinance Section 7-1.8(E)(2) Table 7-1-1

8. The voluntarily dedicated drainageway and open space area along any stream that drains a 120 acre or larger drainage basin shall include the land between the natural one hundred (100) year flood contour lines as determined by FEMA will prohibit or restrict fill placement in certain locations. An area within the floodway fringe can be developed as permitted in Section 7-5.8 with a Floodplain Development Permit. The remainder shall be dedicated as indicated in subsection 1) above.
9. Adequate access to the public open space shall be provided by means of the dedicated area abutting public right-of-way or by appropriately spaced access easements no less than twenty (20) feet in width. If existing access from adjacent areas is deemed sufficient, no new access shall be required.

Building Inspections Comments: no comments

Fire Marshal Comments: no comments

Community Services Comments: no comments

Environmental Health Comments: John Nykamp

Recommend contacting Laura Honeycutt at 451-7327 about abandoning the existing well before requesting subdivision approval from environmental Health.

NCDOT Comment: Ernie Wilson

More than 12 lots would require turn lanes rather than a driveway cut.

Discussion ended at 1:39pm.

The following action was taken:

Advisory comments will be forwarded to the applicant.

**B) SUBDIVISION CASE #13-10-GCPL-04593. Heron Pointe at Waterbury, Master Preliminary Phase 6C and 6D.** Owned by Keystone Group Inc. Located on Heron Pointe Road in the Heron Pointe Subdivision, Parcel #0218320 in Rock Creek Township. This plat consists of 26 lots in phases 6C and 6D seeking re-approval, road dedication, and the associated common area. Zoned CU-PD-R. Burlington(WS-IV) Watershed. (Flemming Engineering, Inc.) **Phase 6B was recorded in July 2007 resulting in the expiration of the previous Master Preliminary Plat.**

Case opened at 1:40.

Comments from the designer: Phases 6C and 6D will be accomplished together. The existing retention ponds were designed to serve the entire site per the originally approved watershed development plan.

The Committee gave the following comments for this subdivision:

Planning Comments: Michael Albert

This is a resubmittal of an expired preliminary plat.

Watershed Comments: Frank Park

1. Change 15 feet drainage easement to minimum total easement width of 30 feet as per the Table 7-1-1.

If TRC does not allow the grandfather clause, the referenced property shall comply with the following tier 3 of the Lake Mackintosh Watershed Critical Ordinance:

2. It can have up to 2 DU/1 AC; 4.01-34% of built upon area (high density) provided that they have a water quality bmp (pond, biocell, etc). If there is no high density option and the low density is only 1 DU/3 AC; 0-4.0% built upon area.
3. Verify that no land disturbing activity is allowed within stream buffers, open channel drainageways carrying runoff from a 6.01 acre or more drainage basin, greater than fifteen (15) percent slopes adjacent to drainageways, or Water Quality Conservation Easements, except for utilities, watershed devices, and road crossings.
4. Verify that the transfer of stormwater from a drainage area of five (5) acres or greater by piping or channeling between sub-basins within the Watershed Critical Area (WCA) is not permitted, unless approved by the Technical Review Committee. The piping or channeling of stormwater from the watershed critical area to a General Watershed Area (GWA) or to a non-watershed basin is allowed.

**Land Disturbance** Limits:

	Tier 3
Maximum <b>Land Disturbance</b>	60% of usable property

Usable Property = (Total Site Area) - (Area in stream buffers, open channel drainageways carrying runoff from a 6.01 acre basin or greater, 15 percent slopes adjacent to drainageways, Water Quality Conservation Easements, floodplains, or natural wetlands)

- Building Inspections Comments: no comments
- Fire Marshal Comments: no comments
- Community Services Comments: no comments
- Environmental Health Comments: no comments
- NCDOT Comment: no comments

Discussion ended at 1:44

The following action was taken:

Beth Anne Aheron made the motion to conditionally approve the subdivision with the above comments, Chad Garrett seconded, and the motion passed unanimously.

**C) MINOR SUBDIVISION CASE # 13-08-GCPL-03999: Gary Lee Richardson.** Located on the east side of Hickory Creek Road, about a quarter mile south of the intersection with I85, in Jamestown Township. Guilford County Parcels #0157254 and #0158431. Gary Lee Richardson requests approval of a three lot subdivision on a total of approximately 50.12 acres. **The applicant has requested a waiver from the requirements of Article 5, Section 13.2(G)2)a) Pertaining to the number of lots serviced by the access easement.** Zoned: AG, Lower

Randleman Lake GWA WS-IV. (Robert Russell, James Lowe, Associated Surveying & Engineering, P.C.)

Case opened at 1:45.

The Committee gave the following comments for this site plan:

Planning Comments: Carrie Spencer

Change the southern easement width to 25' to meet the current ordinance and add a new easement where the drive splits off to Lot 3. Label easement to "permit ingress, egress and regress and necessary utilities required to serve (list lots)". Waiver required.

If 37.14 acres remaining includes both Parcels 0157254 and 0158431, then the parcels will have to be combined by deed. Add note to final plat: Parcels 0157254 (reference deed) and 0158431 (reference deed) are combined per Deed Book\_\_\_ Page\_\_\_

Watershed Comments: Frank Park

There is 30 feet drainage easement to be in accordance with GC Development Ordinance Section 7-1.8(E)(2) Table 7-1-1. At the east along the Groometown Road of the lot is located in the floodway and AE 100 year floodplain. Label this lot is located in a special floor hazard zone as determined by the flood insurance rate map number 3710780600J dated June 18, 2007. Also, there is a 50 feet drainage and stream buffer easement.

Building Inspections Comments: no comments

Fire Marshal Comments: Chad Garrett

There are other cases where residential access is shared with cell towers.

Community Services Comments: no comments

Environmental Health Comments: no comments

NCDOT Comment: no comments

Discussion ended at 2:20

The following action was taken:

Beth Anne Aheron made a motion to conditionally approve the waiver based on equal or better performance, with the above comments and contingent upon the proposed lot configuration with no additional lots or units.

ADJOURNMENT:

The meeting was adjourned at 2:20.

Respectfully submitted,

Carrie Spencer  
Recording Secretary