



**Guilford County
Technical Review Committee
Meeting Date: Dec 3, 2013**

MEETING MINUTES

The Guilford County Technical Review Committee met on Dec 3 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	Bill Bruce
Building Construction Plan Review	Jim Lankford
Stormwater Management	(not present)
Community Services	(not present)
Fire Marshal	Chris Kearns
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:

Michael Albert	Thomas Marshburn
Alex Ashton	

ALSO PRESENT:

Bob Jessup, Jessup Enterprises	Keith Broderick, Civil Designs
Suzanne Jessup	Vince Townsend, Green Mountain Engineering PLLC
Mike Patron, VP Builders	

MINUTES:

The Committee approved the minutes of the November 19, 2013 meeting.

1. NEW BUSINESS:

A) MAJOR SUBDIVISION CASE # 13-11-GCPL-05337: Jessup Ridge Ph5 Sct2. Owned by Jessup Enterprises, LLC. Located on the north side of J. Carroll Jessup Parkway, approximately 500 feet east of Cedar Hollow Road, in Center Grove Township, Guilford County Parcel # 0217463. This plat consists of 6 lots and road dedication for a total of approximately 8.36 acres. Zoned RS-30. (C.E. Robertson and Associates).

Case opened at 1:40.

The Committee gave the following comments for this site plan:

Planning Comments: (Bill Bruce, 641-2489)

1. Reference P.B. 178 Pg. 131 for recordation of J. Carroll Jessup Parkway.
2. Include standard Special Purpose Lot language: Lots 82A-87A are Special Purpose Lots for use as off-site sewage treatment for the respectively numbered lots. These lots shall be conveyed with the lot for which it provides sewage treatment.

Building Comments: (Jim Lankford, 641-3321) No comments.

Watershed Comments: (Frank Park, 641-3753)

- 1) The USGS and County Soil Survey map identifies an intermittent stream crossing the Robert Mohr Court. According to the Table 7-1-2 of Uses, road crossings that impact greater than 40 linear feet but equal to or less than 150 linear feet or one-third of an acre of riparian buffer is allowed; however, it may proceed provided that there are no practical alternatives to the requested use pursuant to Section 7-1.9(A)7a of the Ordinance.
- 2) Installing a pipe in the stream crossing the Robert Mohr Court requires 401 permit through the NC Division of Water Resource (NCDWR).
- 3) Provide a 50' Riparian Buffer detail on the plat. If landowner or other affected party believes that the maps have inaccurately depicted surface waters, he or she shall request Guilford County make an onsite determination.

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

1. Remote septic systems must comply with Guilford County Wastewater Rules.
2. Should PSLAME be shown in Right of Way when it crosses J. Carroll Jessup Pkwy? Should PSLAME be shown over Utility Easements on Lots 82, 83, 84? Owner stated it is likely a drawing error. Could the PSLAME crossings be limited to one site to combine Lots 82, 83, 84? Owner will consider limiting PSLME crossings to one site.

Community Services Comments: (Beth Anne Aheron, 641-3645) No Comments.

Fire Marshal Comments: (Chris Kearns, 641-7565) No comments.

NCDOT Comments: (Ernie Wilson, 487-0100) No Comments.

Alex Ashton comments: Please label the trail as public and move to the west side of the creek. Owner will record public trail easement on final plat. His son will work with Alex on the trail.

Discussion ended at 1:43.

The following action was taken:

John Nykamp made a motion to conditionally approved with comments, Chris Kearns seconded and the motion passed unanimously.

B) MAJOR SUBDIVISION CASE #13-11-GCPL-05339: Jessup Ridge Ph5 Sct3. Owned by Jessup Enterprises, LLC. Located at the southeast corner of J. Carroll Jessup Parkway and Cedar Hollow Road, in Center Grove Township, Guilford County Parcel #0139001. This plat consists of 11 lots and road dedication for a total of approximately 15.06 acres. Zoned RS-30. (C.E. Robertson and Associates).

Case opened at 1:44.

The Committee gave the following comments for this subdivision:

Planning Comments: (Bill Bruce, 641-2489)

1. Show minimum building lines on Lots 90, 91, 92, and 96. Show maximum building line on Lot 94.

Building Comments: (Jim Lankford, 641-3321) No comments.

Watershed Comments: (Frank Park, 641-3753)

The USGS and County Soil Survey map identifies a perennial stream along the common area. Provide a 50' Riparian Buffer detail on the plat.

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

1. Remote septic systems must comply with Guilford County Wastewater Rules.

Community Services Comments: (Beth Anne Aheron, 641-3645) No Comments.

Fire Marshal Comments: (Chris Kearns, 641-7565) No comments.

NCDOT Comments: (Ernie Wilson, 487-0100) No Comments

Alex Ashton comments: Please label the trail as public and move to the east side of the property boundaries to move into common area. Owner will record public trail easement on final plat.

Discussion ended at 1:48.

The following action was taken:

Chris Kearns made a motion to conditionally approved with comments, John Nykamp seconded and the motion passed unanimously.

C) MAJOR SITE PLAN CASE # 13-11-GCCP-05456: Piedmont Hoist and Crane. Located at the southwest corner of Norcross Road and Lakedale Road in Deep River Township, Guilford County Parcels #0170736 & #0170743. This site plan consists of a total of 38,400 square feet of warehouse and manufacturing space and parking on approximately 5.04 acres. Zoned: LI & CU-LI. (Vincent Townsend, Green Mountain Engineering, PLLC).

Case opened at 1:49.

The Committee gave the following comments for this subdivision:

Planning Comments: (Bill Bruce, 641-2489)

1. On the cover sheet, please fill in parking requirements and add case number.
2. Combination deed must be recorded prior to plan approval.
3. Show zoning boundary (between LI and CU-LI portions of property) and list the following zoning conditions: all uses in the LI except Junked Motor Vehicles and Land Clearing and Debris Landfills; Front façade of any building on the property shall be of brick or masonry building materials.
4. Parking stall depth must be 19' (with 24' aisle).
5. On Sheet C-4, label sidewalk width in front of building.
6. Add note: outside storage and assembly shall be fully screened from ground level view or public streets.
7. If any new lighting is proposed, please note that it must comply with the Guilford County Lighting Ordinance (Article 6-6).
8. A detailed landscaping plan will be required within 90 days of building permit issuance.

Building Comments: (Frank Park, 641-3753)

The designer will discuss comments directly with Frank Park.

1. Provide one Van HC accessible parking space with its isle at the right passenger side.
2. Provide 4'-0" wide HC accessible side walk connecting from HC isle to the entrance.

Watershed Comments: (Frank Park, 641-3753)

The designer will discuss comments directly with Frank Park.

1. Label the proposed "Permanent sand filter" and "permanent bioretention.
2. There are two stormwater devices; delineate the drainage area to each stormwater devices.
3. Submit all design stormwater calculations for review.
4. Include the Certification of Runoff Control on the plan.
5. There are two stormwater devices: sand filter and bioretention cell. Show how all BUA flows to each device.
6. Label as "Permanent sand filter" and "permanent bioretention cell.
7. The total nitrogen removal shall be 35%.
8. A sand filter should be located at least 100 feet from water supply well.
9. Show the maintenance easement around the sand filter and bioretention.
10. Provide a signed and notarized operational agreement.

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

1. Proposed usage will have sixty employees. This will require having an approved Non-Transient Non-Community water system. Please contact Michael Gendy of PWSS (336-771-5071) for information regarding siting of well.
2. 502 Lakedale Rd already has an existing septic system. Proposed septic area will be less than 100 feet from existing well. Recommend conference with Environmental Health.

Community Services Comments: (Beth Anne Aheron, 641-3645) No Comment.

Fire Marshal Comments: (Chris Kearns, 641-7565)

Interior walls will require fire separation.

NCDOT Comments: (Ernie Wilson, 487-0100)

Driveway permit is not needed if public road maintenance ends before access.

Bill Bruce confirmed that they would need a Certificate of Occupancy for the existing building .

Discussion ended at 2:00.

The following action was taken:

Bill Bruce made a motion for the case to be revised and resubmitted for additional TRC review, Chris Kearns seconded, and the motion passed unanimously.

D) MAJOR SITE PLAN CASE # 13-11-GCCP-05141: Triad Park Phase 8 Amphitheater. Located at Triad Park in Deep River Township. Guilford County Parcel # 016855. This site plan consists of a new amphitheater and associated parking, sidewalks, and accessory structures on approximately 8.4 acres. The size of the proposed use meets and exceeds the threshold for open use of land for a Major Site Plan. Zoned: AG. (Mike Anderson, Woolpert).

Case opened at 2:00.

The Committee gave the following comments for this subdivision:

Planning Comments: (Bill Bruce, 641-2489)

1. Address for the amphitheater will be 2005 Pleasant View Trail;
2. Zoning is PI;
3. Please note the designed capacity of the amphitheater. Required parking will be based on a ratio of 1/5 persons based on designed capacity of structure.
4. Please show typical dimensions of parking spaces in Shelter No. 8 parking area and H/C accessible parking area closest to amphitheater.

Alex Ashton will discuss the capacity and parking requirements with the architect. Bill Bruce suggested potential shared parking with existing facilities and indicating such on the plan.

Building Comments: (Jim Lankford, 641-3321)

Would like to review upon confirmation of capacity.

Watershed Comments: (Frank Park, 641-3753)

The designer will discuss directly with Frank Park.

- 1) 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. Provide a 50" Riparian Buffer detail on the plan. 2) Label the offsite drainage area discharging onto the property. Open channel drainage dedication to be in accordance with Guilford County Development Ordinance Section 7-1.8(E)(2) Table 7-1-1. 3) Please add the following note on the plan: All the necessary approvals have been (will be) obtained from State and Corps for any wetland disturbance and/or stream crossing disturbance. 4) The middle portion of the property is located in the 1% annual chance flood (100-year flood) regulatory floodplain exists upon the property. Superimpose the (100-year flood) regulatory floodplain and floodway in respect to the location of phase 8

Environmental Health Comments: (John Nykamp, 641-4807) No Comments.

Community Services Comments: (Beth Anne Aheron, 641-3645) No Comments.

Fire Marshal Comments: (Chris Kearns, 641-7565) No Comments.

NCDOT Comments: (Ernie Wilson, 487-0100) No Comments.

Discussion ended at 2:10.

The following action was taken:

Jim Lankford made a motion for the case to be revised and resubmitted for additional TRC review, John Nykamp seconded, and the motion passed unanimously.

E) SUBDIVISION MASTER SKETCH PLAN CASE # 13-11-GCPL-05493: The Village at Forest Oaks.

Located on the north side of Liberty Rd approximately ½ mile southeast of Williams Dairy Road, in Fentress Township, Guilford County Parcel# 0133332. This sketch plan proposes RS-40 zoning standards to create 57 residential lots and new public streets for a total of approximately 105.6 acres. Zoned AG and RS-40. (Keith Broderick, Civil Designs, PA.)

Case opened at 2:11.

The Committee gave the following comments for this subdivision:

Planning Comments: (Les Eger, 641-3635)

Mr. Bruce pointed out that TRC approval of the sketch plan is required prior to rezoning.

1. Waiver to section 5-13.6 B of the development ordinance is required to exempt connection to water and sewer service within 300' of proposed subdivision. The designer has requested a letter from the city.
2. Lot # 42 too large for flag lot
3. Clearly label R/W dedication along Liberty Road. Proposed R/W is 80 feet.
4. Contact address coordinator to verify all street names. (Tonya Hodgins, 641-4662).
5. Show septic and well location for lot # 40
6. Need approval letters from all utility providers to reduce U.E to 10 feet. Contact information is attached.
7. TRC will need to approve phasing since the second road connection for the subdivision is in a future phase. Chris Kearns will verify the number of lots allowed from a single access.
8. Lot #14 is too long
9. In site data, reference parcel #'s
10. Street name Brett Lane will need to be changed. Lane suffixes are for private R/W only.

Building Comments: (Jim Lankford, 641-3321) No comments.

Watershed Comments: (Frank Park, 641-3753)

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.

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

1. Off-site septic systems must comply with "Guilford County Wastewater Rules"
2. Label as "Private Sewer Line Access and Maintenance Easement" (PSLAME)
Off site lines have to be installed as they are platted.

Community Services Comments: (Beth Anne Aheron, 641-3645) No Comments.

Fire Marshal Comments: (Chris Kearns, 641-7565)

Will clarify the number of lots allowed for a single access.

NCDOT Comments: (Ernie Wilson, 487-0100)

Driveway permits will be required.

Mr. Broderick added that Brett Lane will have temporary turn-arounds.

Mr. Patron confirmed that the first phase will be requested as a separate rezoning, and that the phase that includes the second connection will continue to be farmed while the first phases are developed. The rezoning application should include conditions that address the phasing and access.

The following action was taken:

Chris Kearns made a motion to conditionally approve with comments to include clarification of the maximum number of lots allowed on a single access. John Nykamp seconded and the motion passed unanimously.

The designer should submit 3 copies of the sketch plan, revised to satisfy TRC comments. The next step is a conditional rezoning application that includes the sketch plan.

ADJOURNMENT:

The meeting was adjourned at 2:30.

Respectfully submitted,

Carrie Spencer
Recording Secretary