



**Guilford County
Technical Review Committee
Meeting Date: Dec 17, 2013**

MEETING MINUTES

The Guilford County Technical Review Committee met on Dec 17 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	Scott Cole

EX-OFFICIO MEMBERS PRESENT:

North Carolina Dept. of Transportation	(not present)
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RECORDING SECRETARY:

Carrie Spencer

STAFF PRESENT:

Bill Bruce

ALSO PRESENT:

Barrett Hagen, Hagen Engineering	Amy Leach, Evans Engineering
Darrell Metcalf, Hagen Engineering	Thomas L. Thomas, Mark Terry & Associates

MINUTES:

The Committee approved the minutes of the December 3, 2013 meeting.

1. NEW BUSINESS:

(A) MAJOR SITE PLAN CASE # 13-12-GCCP-05624: AAA Self Storage/New Addition. Located at the southwest corner of Groometown Rd and Wayne Rd in Sumner Township. Guilford County Parcel # 0140842. This site plan consists of a total of 13,505 square feet of additional warehouse space on approximately 3.84 acres. Zoned: HB. (Barret Hagen, Hagen Engineering, PA).

Case opened at 1:32.

The Committee gave the following comments for this site plan:

Planning Comments: (Bill Bruce, 641-2489)

- 1.If existing vegetation is being used to satisfy Type A planting yard requirements on southern property line, please submit a detailed landscaping plan adhering to Article 6-3.7 Provisions for Preservation of Existing Trees.
- 2.Label distance from proposed building addition to western property line (must be at least 25 feet).
- 3.Note: Site plan approval only applies to portion in unincorporated Guilford County. Proposed building located within Greensboro City Limits must be approved and permitted by the City of Greensboro.

This is a question as to the correct location of the municipal boundary on the parcel. Further research is needed to determine what part of the site is within the county's jurisdiction.

Building Comments: (Jim Lankford, 641-3321)

The proposed self-storage addition is too close to the existing min-warehouse. Either make a minimum of 20 feet building separation or indicate three hour fire wall every 12,000 sqft.

Watershed Comments: (Frank Park, 641-3753)

The coversheet stormwater/watershed protection indicated that the total percentage of built-upon-area was 78.9% which exceeded the 50% of the maximum BUA allowable with a stormwater device for the lower randleman lake high density option as per the Table 7-2-2. It appears that the existing development exceeds 50% of the maximum BUA as well. Mr. Park asked the applicant to submit BUA calculations, separating the existing building footprints from access drives.

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 1:46.

The following action was taken:

The case was continued to the Jan 7 meeting for clarification of watershed restrictions and municipal boundary.

B) SUBDIVISION MASTER SKETCH PLAN CASE #13-12-GCPL-05650: Beacon Village. Located on the north side of NC Hwy 150 E approximately 500 feet east of Church St, in Monroe Township, Guilford County Parcel #0128953. This sketch plan proposes RS-30 zoning standards to create 24 residential lots and new public streets for a total of approximately 30.93 acres. Zoned AG & RS-30. (Robert Dischinger, Evans Engineering, Inc.)

Case opened at 1:47.

The Committee gave the following comments for this subdivision:

Planning Comments: (Bill Bruce, 641-2489)

Advisory Comments:

1. Northern and eastern cul-de-sacs exceed 800-foot maximum length.
2. Show and label existing property lines.
3. Show utility easement from P.B. 76, Pg 52). If closed by plat, consent from all utility providers must be obtained.
4. Propose street names (contact Tonya Hodgin for verification 641-4662).
5. 20' utility easements will be required on preliminary plat.
6. Confirm 10' side setback for existing house to remain.
7. Label Cramer Ct "private".
8. Lots 1-7 and 24 must access interior streets.
9. Propose materials and width of walkway to Beacon Hill comment elements.
10. Will this development share a common HOA with Beacon Hill? The applicant stated that is under consideration.

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. Extend the 100' stream buffer zone to the existing pond and maintain 50' wide Riparian Buffer around the pond.

The applicant stated that they plan to drain the pond.

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

ADVISORY NOTE: If Community Well is drilled and connected to Beacon Hill Subdivision water system, entire system must re-apply for DUMT permit and pump test requirements.

ADVISORY NOTE: Well and Septic for existing house on Lot #14 may require reconfiguration of Lots#13-15.

The applicant did not know if plans are to connect with Beacon Hill's water system or have individual wells.

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.

A rezoning application has not been received. The deadline for the February Planning Board meeting is Jan 15, 2014.

Discussion ended at 1:53.

The following action was taken:

The sketch was conditionally approved with comments.

C) MINOR SUBDIVISION CASE # 13-12-GCPL-05543. Alex W. Caillat & Aryn J. Schloemer. Alex Caillat and Aryn Schloemer request approval of a Special Purpose Lot to provide septic service for a new residential lot. Located at 5831 Groometown Rd., in Jamestown Township. Guilford County Tax Parcel # 0158494. Zoned AG.(Thomas L. Thomas, P.L.S)

Case opened at 1:53.

The Committee gave the following comments for this subdivision:

Planning Comments: (Carrie Spencer, 641-3578)

The septic drainfield and house must be on the same property. The property owner can create a protective covenant and shading over the drainfield to address their concern about future building there.

Building Comments: (Frank Park, 641-3753)

No comments.

Watershed Comments: (Frank Park, 641-3753)

The upper portion of property is located in the Lower Randleman Lake Watershed (WS-IV), Watershed Critical Area - Tier 4. 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 Randleman Lake Watershed (intermittent streams, perennial Streams, Lakes, Reservoirs and ponds), excluding wetlands. The corner of septic drain field area shall not encroach into the stream buffer zone 1. According to the Table 4-3-1, it prohibits septic tank service in the Watershed Critical Area.

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

Will review plat when resubmitted.

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 2:06.

The following action was taken:

Revise and resubmit the plat. Will not need further TRC review as one lot.

ADJOURNMENT:

The meeting was adjourned at 2:06.

Respectfully submitted,

Carrie Spencer
Recording Secretary