



GUILFORD COUNTY PLANNING AND DEVELOPMENT

**Technical Review Committee
June 5, 2018**

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on June 5, 2018 in the Fifth Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC. Les Eger called the meeting to order at approximately 1:30 pm.

MEMBERS PRESENT:

Planning	Les Eger, Chair
Building Construction Plan Review	Jim Lankford
Community Environmental Services	Beth Anne Aheron
Environmental Health	John Nykamp
Stormwater Management	Frank Park
Fire Marshal	Michael Townsend

ADVISORY MEMBERS:

NCDOT	Ernie Wilson
NCDOT	James Marley

STAFF PRESENT:

Planner II	Matt Talbott
Planner II	Oliver Bass

OTHERS PRESENT:

GIS	Martine Kamabu
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MINUTES:

The minutes of the May 15, 2018 meeting were approved as submitted.

Major Site Plan Case 18-05-GCCP-03146 East Coast Lumber Building

Expansion: This is a request to approve a site plan to add 27,600 square feet of new buildings to existing development. Located on NC Hwy 22 S, Guilford County Tax Parcel 0124521, Randolph County Tax PIN, 7798057542 and 7798152438. Zoning: Guilford Co, HI, Randolph Co, LI. (Mack Summey, Summey Engineering)

Planning Comments: (Oliver Bass, 641-3578)

1. Indicate side yard setback of proposed buildings from property lines.
2. Indicate separation between new buildings and other buildings.
3. All or portion of new buildings are in Randolph County zoning jurisdiction. Review is based solely on Guilford County standards.
4. Will need NCDOT driveway permit
5. Combine properties to create a single zoning lot.

Building Comments: (Jim Lankford, 641-3321)

1. 21 feet of building separation distance must be maintained.

Watershed Comments: (Frank Park, 641-3753)

1. The Randleman Lake Watershed water supply watershed name is incorrect. The correct watershed name should be PoleCat Creek WS-III.
2. Although there are no additional BUA proposed, it appears that an approximately 4.72 AC of BUA were added after the watershed ordinance was adopted on April 2, 1984. However, there is no stormwater control device on the site. Provide the historical Aerial photo prior to 1984; thereby, the total percentage of built-upon area after 1984 can be evaluated. The total BUA percentage must not exceed 24% in order to keep it under the low density development. If it exceeded the 24% BUA, then it will become the high density development; thus, new stormwater control device is required.

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

1. Show the location of existing wells and septic systems.

Frank motioned for Revise and Resubmit and a request for a conference with the developer and Oliver and Frank. John seconded. The vote was unanimous.

Unified Development Plan Case 18-05-GCPL-03021 Gantwood at Stoney

Creek: This is a request to approve a Unified Development Plan located at 433 Gantwood Ln., Guilford County Tax Parcels 017626 & 0107628, 68.18 acres. Rock Creek Township. Proposing 215 lot single-family subdivision. Zone CU-PDR. (Landworks Design Group, PA)

Planning Comments: (Matt Talbott, 641-3591)

1. Title UDP.
2. Check minimum lot size 7,000 sq. ft. (lots 24, 28, 47)
3. Include master sign plan/sign locations.
4. Note how much floodplain is in open space.
5. Label access easements to open space 20' wide.
6. Make sure no more than 25% of open space can be in flood plain.
7. Label which lines are floodplain/label 100 yr. Don't need 500 yr.
8. Label utility easements.

9. Traffic data (TIA has been submitted).
10. Need Preliminary plat for PH I.
11. Note setbacks/dimensional requirements.
12. Label correct RoW with curb and gutter.
13. 30' minimum paving width.
14. Note township.
15. Note correct zoning and original rezoning case #.
16. Label streets "public".
17. Correct parcel #2 and address.
18. Updated zoning sketch plan has been submitted.

Watershed Comments: (Frank Park, 641-3753)

1. Grogan Hill Road is crossing the stream. Provide 401/404 US Army Corp's permit and request a buffer authorization through Teresa Andrews, Stormwater Administrator at 336-669-3923.
2. Correct the labels "WQ" as the "Permanent Sand Filter". Provide the drainage areas to each BMP.
3. Provide the total BUA, percentage of built-upon area, and the maximum amount of BUA allowed per storm water control design. Also, provide storm water control construction plans and calculation.
4. Label the streams with "110 feet stream and drainage easement" not 30 feet Buffer.
5. It appeared that there is another stream that was not shown. It appeared that one of the BMPs is crossing the stream; thus relocate the BMP and diffuse the outlet flow into the stream.
6. Floodplain information is missing. Provide firm map number. Delineate the floodway from the 100-year floodplain.
7. Provide a typical stream buffer detail.
8. Provide the Deed Restriction-Restrictive Covenant Note.

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

1. Developer must schedule meeting with Environmental Health (641-7613) to evaluate existing wells at 6434 Piney Rd. and 433 Gantwood Ln. Wells to be abandoned must be abandoned by a Certified Well Contractor and approved by Environmental Health before the Preliminary Plats can be approved.

NCDOT Comments: (Ernie Wilson, 487-0100)

1. Must meet NCDOT standards.
2. Will need a commercial driveway permit because access is on state road.

City of Greensboro: (Steve Galanti, 373-2981)

In accordance with their WSSA certificate they need to provide the following:

1. Minimum Density and Permitted Uses: The City's Generalized Future Land Use Map shows this area as Residential generally at or above 3 dwelling units per acre) which is defined as: Area with a mix of

all types of residential densities and uses (single-family detached, single family attached, and multi-family), with some limited local-serving non-residential uses (schools, churches, convenience services).

2. Extend greenway connection to Stoney Creek Greenway to the south, along the west side of the creek and construct portion of greenway that crosses this property and provide stub to the north for future continuation and construction of the greenway.
3. Public pedestrian access shall be provided to common area and to the Stoney Creek Greenway.
4. GDOT: Unless otherwise determined by GDOT, two street stubs to the north will be required; right-of-way dedication, roadway improvements (curb, gutter and sidewalk) will be required at site plan review process.

In reviewing the plan, it looks like they are missing 2, 3, and 4.

Please let me know whether you will have any concerns if these are listed as conditions that must be met before the plan is approved.

Beth Anne motioned for Revise and Resubmit followed by a second from Jim. The motion carried unanimously.

Discussion About Proposed Sketch Plan for Major Subdivision Adeline Meadows and Waiver Request Case 18-05-GCPL-03279: Located at 7870 Clinard Farms Rd. Guilford County tax parcels 0169963 & 0169981. Deep River township. Proposed is a 14 lot new major subdivision 15.19 acres and waiver requests discussion for street length, conformance with adjoining street systems, and lots on thoroughfares. Zone AG currently (will need to be rezoned). (Deep River Engineering, PLLC.)

Planning Comments: (Matt Talbott, 641-3591)

1. Waiver request needed 5-13.2 (F) No lots shall have access to thoroughfares. Lot on the corner with existing house should be labeled lot #14.
2. Waiver request needed 5-13.3 (B) The planned street layout of a proposed subdivision shall be compatible with existing or proposed streets and their classifications on adjoining or nearby tracts.
3. Waiver request needed 5-13.3 (J) The maximum distance from intersecting street to the end of a cul-de-sac shall be 800'.
4. Will need to be rezoned.
5. TRC suggested stub to NE corner to adjacent property to reduce waiver needed.

Watershed Comments: (Frank Park, 641-3753)

1. The sketch plan is missing PE or surveying seal.
2. Provide the overall built upon area calculation based on 2 dwellings/1 AC.

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

1. Show the location of existing wells and septic systems.
Developer must schedule meeting with Environmental Health (641-7613) to evaluate existing well(s). Environmental Health must evaluate existing well(s) before preliminary plat can be approved. Wells to be abandoned must be abandoned by a Certified Well Contractor, and approved by Environmental Health, before the Final Plat can be approved.
2. Show 20' Utility Easement across front of all lots.

NCDOT Comments: (Ernie Wilson, 487-0100)

1. Needs DOT approval.

Per the developer's request, discussion for comments only provided as feedback. Thus, there was no vote.

The meeting adjourned at approximately 2:25 pm.



Recording Secretary