



# GUILFORD COUNTY PLANNING AND DEVELOPMENT

**Technical Review Committee  
March 6, 2018**

## **MEETING MINUTES**

The regular meeting of the Guilford County Technical Review Committee met on March 6, 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
Stormwater Management	Frank Park
Building Construction Plan Review	Jim Lankford
Community Environmental Services	Beth Anne Aheron
EMS/Fire Marshal	Michael Townsend
Environmental Health	John Nykamp

### **STAFF PRESENT:**

Planner II	Matt Talbott
Planner II	Oliver Bass
Planner I	Paul Lowe

### **OTHERS PRESENT:**

GIS	Stephen Dew
Joseph G. Stutts Surveying, PLLC	Joseph Stutts

### **MINUTES:**

The minutes of the February 20, 2018 meeting were approved as submitted.

**MAJOR SITE PLAN CASE #18-02-GCCP-01228: Old Dominion Freight Line-GBO Building Expansion.** Located at the intersection of Bishop Road and Evans-Town Drive in Sumner Township. Guilford County Parcel #0141436. This is a site plan for a 32,880-sq. ft. office addition to an existing building for Old Dominion Freight Line. Zoned: HI. (Philip Danner, Kimley-Horn)

**Planning Comments: (Oliver Bass, 641-3578)**

1. Indicate existing parking spaces/driveways that will be reduced or impacted on site plan. Update data on cover sheet as needed.
2. Show building setback from Evans-Town Rd R/W.
3. Label concrete apron areas on site plan sheet.
4. Update area site plan/overall site plan to accurately depict all existing development within view area. Include recently approved training room addition/parking lot expansion.
5. Landscape requirement applies to expanded area of building additions over 3000 sf. Add 8 to 25-foot street yard landscaping between expanded area and Evans-Town Rd.
6. Will need NCDOT driveway permit approval.
7. Add case # and date submitted to cover page on resubmittals.

**Building Comments: (Jim Lankford, 641-3321)**

1. Provide enlarged HC Van accessible parking space and aisle.
2. Provide the HC Van signage and penalty detail.

**Watershed Comments: (Frank Park, 641-3753)**

1. Although there are no new built upon areas due to the building expansion of the west and east building expansions, provide the sediment control measures design and detail for containing any sediments and erosions from the building expansion construction going into the existing pond #1 and pond #2.

**Fire Marshal: (Michael Townsend, 641-6541)**

1. Fire Dept. needs access around building(s).

*Frank made a motion to Revise and Resubmit - conference requested.  
Jim seconded. The motion carried by unanimous vote.*

**MINOR SUBDIVISION CASE #17-12-GCPL-06286: David Wagoner.** Located north of the intersection of NC Hwy 150 E & Jackson School Road in Madison Township. Being Guilford County Parcel #s 0113980 & 0113974. **The applicant has requested a waiver from the requirements of Article 5, Section 5-13.2(C), lot depth to width ratio.** Zoned: RS-30 & AG. (Jody Stutts, Joseph G. Stutts Surveying, PLLC.)

**Planning Comments: (Paul Lowe, 641-2489)**

1. Case # 17-12-GCPL-06286.
2. Add additional signature lines if needed for owners.

**Watershed Comments: (Frank Park, 641-3753)**

1. According to GC Soil Map, it indicated that there are several intermittent streams and according to USGS Map, it indicated one perennial stream. Label them as 110 feet streams and drainage easements.
2. Provide a stream buffer cross section detail.
3. Deed Restriction-Restrictive Covenant Note is missing.

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

1. Rear-most well provides water for 5138 NC 150 E. Provide Well Easement according to Guilford County Well Rules: When a well easement is necessary, the access easement shall have a minimum width of ten feet and the easement shall extend a minimum of ten feet beyond the outside diameter of the casing.

*Beth Anne motioned to approve depth-width waiver based on physical hardship; Frank seconded. Per unanimous vote, the motion carried.*

*The meeting adjourned at approximately 1:45 pm.*



Acting Recording Secretary