



GUILFORD COUNTY PLANNING AND DEVELOPMENT

**Technical Review Committee
July 3, 2018**

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on July 3, 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
Fire Marshal	Michael Townsend
Fire Marshal	Bobby Carmon
Environmental Health	Joe Johnson

STAFF PRESENT:

Planner II	Oliver Bass
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OTHERS PRESENT:

GIS	Martine Kamabu
Property Management	Richard Mosher
Property Management	Matt Wallace
Recording Secretary	Deborah Sandlin
Hugh Creed Associates Inc., PA	Norris Clayton

MINUTES:

The minutes of the June 5, 2018 meeting were approved as submitted.

NEW BUSINESS:

Major Subdivision Case 18-06-GCPL-03842 Northern Meadows-Master

Sketch Plan: This is a request to review the master sketch plan for Northern Meadows subdivision. The plan proposes 96 residential lots on approximately 190.32 acres built over two phases. Located at 5446 Yanceyville Road, Guilford County Tax Parcels 0129836, 129841, and

0129842. Zoning RS-40 and AG. WCA Tier 3 and 4. (Hugh Creed Associates, Engineer)

Planning Comments: (Oliver Bass, 641-3578)

1. Add label that identifies phase 2. Add label and boundary for any other phase (if any).
2. Part of subdivision is in AG zone. Must be properly zoned to allow major subdivision.
3. Reference all parcels involved in subdivision (0129836, 129841, 0129842).
4. Add case# 18-06-GCPL-03842.

Watershed Comments: (Frank Park, 641-3753)

1. The proposed Magdalene Trace Road is crossing two streams. Thus, provide 401/404 USACE permit and apply/approve buffer authorization from Teresa Andrews, Stormwater Administrator, 336-641-5565. Provide the storm-drain pipe size and calculation underneath Magdalene Trace. The storm-drain pipe must be designed based upon a minimum of a one hundred-year storm, and enclosed systems shall be based upon a minimum of a ten-year storm.
2. Change the label 110 feet drainage easement to "110 feet stream and drainage easement". Also, take out 60 feet drainage easement.
3. Change 60 feet drainage easement next to lot 65 to "110 feet stream and drainage easement".
4. Provide a third party stream ID on the stream next to lot 64 where the stream head-cut stop at lot 63 and change to 60 feet drainage easement.
5. Provide the drainage acreage for the 60 feet and 30 feet drainage easement.
6. The off-site septic systems are permitted in WCA tier #3&4 if the overall BUA density must be changed to 1 DU/1.25 AC.

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

1. Show existing wells for existing structures.

Beth Anne motioned for Conditional Approval (CA) to approve master sketch for presentation for rezoning contingent on NCDOT's comments on a second entrance into the proposed subdivision. Frank seconded. The motion carried with a vote of 4 yeas, 2 nays (Les and Bobby), 0 abstentions.

Major Subdivision Case 18-06-GCPL-03844 Northern Meadows-Phase 1

Preliminary Plat: This is a request to approve the preliminary plat for Northern Meadows, Phase 1 as shown on the master sketch case 18-06-GCPL-03842. This phase involves 17 lots on 32.9 acres. Located on 5446 Yanceyville Road, Guilford County Tax Parcels 0129836 and 0129842. Zoning RS-40 and AG, WCA Tier 3 and 4. (Hugh Creed Associates, Engineer)

Planning Comments: (Oliver Bass, 641-3578)

1. Part of subdivision is in AG zone. No preliminary approval can be granted without proper zoning.
2. Will need temporary turnaround until development of Phase 2.
3. Reference all parcels involved in subdivision (0129836, 129841, 0129842).
4. Indicate 10' x 70' sight distance triangle at intersections.
5. Note Tier location(s) of Phase 1.
6. Add case# 18-06-GCPL-03844.

Watershed Comments: (Frank Park, 641-3753)

1. The proposed Magdalene Trace Road is crossing two streams. Thus, provide 401/404 USACE permit and apply/approve buffer authorization from Teresa Andrews, Stormwater Administrator, 336-641-5565. Provide the storm-drain pipe size and calculation underneath the Magdalene Trace. The storm-drain pipe must be designed based upon a minimum of one hundred-year storm, and enclosed systems shall be based upon a minimum of ten-year storm.
2. Change the label 110 feet drainage easement to "110 feet stream and drainage easement". Also, take out 60 feet drainage easement.
3. Change 60 feet drainage easement next to lot 65 to "110 feet stream and drainage easement".
4. Provide a third-party stream ID on the stream next to lot 64 where the stream head-cut stop at lot 63 and change to 60 feet drainage easement.
5. Provide the drainage acreage for the 60 feet and 30 feet drainage easement.
6. The off-site septic systems are permitted in WCA tier #3&4 if the overall BUA density must be changed to 1 DU/1.25 AC.

Frank motioned for Conditional Approval (CA) followed by a second by Beth Anne. The motion carried with of vote of 6 yeas and 1 nay (Les).

Major Subdivision Case 17-03-GCPL-01092 The Farm at Cedar Hollow-

Master Sketch Plan Revised: This is a request to approve revisions to The Farm at Cedar Hollow-Master Sketch Plan. The sketch proposes 75 lots on approximately 114 acres built over five phases. Located in Cedar Grove Township, Guilford County Tax Parcel 0136402. Zoning RS-30 (Hugh Creed Associates, Engineer)

Planning Comments: (Matt Talbott, 641-3591)

1. Label 20-foot utility easement.
2. Label 24-foot strip of land between lots 63, 64, and 65 as common area.
3. Label dash lines depicting drainage easements.
4. Provide access to common area south of Bob Jessup Drive.

Watershed Comments: (Frank Park, 641-3753)

1. The 18-inch RCP storm-drain pipe must be designed based upon a minimum of one hundred-year storm, and enclosed systems shall be based upon a minimum of ten-year storm. Provide the size and the calculation of a dissipated pad at the end of 18-inch RCP.
2. There is no drainage easement width label between lot 69 and 70. Also, label the drainage acres on all drainage easements.
3. There is no drainage easement width and drainage acre labels off the stream connecting to the rear of lot 69.
4. There is no drainage easement width and drainage acre labels crossing lot 1 thru lot 6.
5. There is no drainage easement width and drainage acre labels crossing lot 25 thru lot 29. The drainage is missing at lot 29.
6. There is no drainage easement width and drainage acre labels crossing the rear of lot 62.
7. There is no drainage easement width and drainage acre labels crossing lot 44 thru lot 45.
8. Indicate the drainage acres in the 30 & 60 feet drainage easements crossing lot 13 thru lot 9.

Property Management: (Rick Mosher, 641-3778)

1. Expressed interest to have an access to trail/greenway along Mears Fork that runs from existing park up to Haw River State Park. To discuss further with Norris and Rob.

Beth Anne motioned for Conditional Approval (CA). Frank seconded. The motion carried unanimously.

Major Subdivision Case 18-06-GCPL-03641 The Farm at Cedar Hollow-Phase 2 Preliminary Plat:

This is a request to approve The Farm at Cedar Hollow, Phase 2 preliminary plat as shown on revised Master Sketch Plan. This phase involves 11 lots on 16.10 acres. Located in Cedar Grove Township, Guilford County Tax Parcel 0136402. Zoning RS-30 (Hugh Creed Associates, Engineer)

Planning Comments: (Matt Talbott, 641-3591)

1. Label utility and drainage easements.
2. Label common area to the rear of lots 14-18.
3. Label sight distance easements at intersections as 10' x 70'.

Watershed Comments: (Frank Park, 641-3753)

1. Add a note that "The streams determination were done by Pilot Environmental Inc. and they were verified by David Bailey with USACE and Sue Homewood with the NCDEQ-DWR on July 8, 2016." See the attached stream ID report.
2. The 18-inch RCP storm-drain pipe must be designed based upon a minimum of a one hundred-year storm, and enclosed systems shall be based upon a minimum of a ten-year storm. Provide the size and the calculation of a dissipated pad at the end of 18-inch RCP.

3. There is no drainage easement width label between lot 69 and 70. Also, label the drainage acres on all drainage easements.
4. There is no drainage easement width and drainage acre label off the stream connecting to the rear of lot 69.

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

1. Label Utility Easement.
2. Label Drainage Easement between lots 69 & 70.

Fire Marshal Comments: (Robert Carmon, 641-6563)

1. Temporary turnaround needed at Bob Jessup Drive.

Frank made a motion for Conditional Approval (CA). Beth Anne seconded. The vote was unanimous.

The meeting adjourned at approximately 2:12 pm.



Recording Secretary