



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
Technical Review Committee
January 2, 2019

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on January 2, 2019 in the Fifth Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC. Leslie Bell called the meeting to order at approximately 1:30 PM.

MEMBERS PRESENT:

Planning	Leslie Bell, Interim Chair
Building Construction Plan Review	Jim Lankford
Stormwater Management	Teresa Andrews
Community Environmental Services	Beth Anne Aheron
Fire Marshal	Michael Townsend
Fire Marshal	Bobby Carmon
Environmental Health	John Nykamp

STAFF PRESENT:

Planner II	Matt Talbott
Planner II	Oliver Bass
Recording Secretary	Deborah Sandlin

OTHERS PRESENT:

SKA Consulting Engineers	Conrad B. Ehrhardt
Civil Designs P.A.	Donnie Russell
Green Mountain Engineering	Jordan Young
Green Mountain Engineering	Vince Townsend
White Realty Services Inc.	Philippe White

MINUTES:

Beth Anne motioned to approve the minutes of the December 18, 2018 regular TRC meeting, seconded by Bobby. The motion carried unanimously.

NEW BUSINESS:

Major Site Plan Case 18-12-GCCP-07612: Christian Life Center Addition for Tabernacle Methodist Church. This is a revised and resubmitted site plan to add a Christian Life Center for the Tabernacle Methodist Church. The site plan proposes approximately .63 acres of new built upon areas on the site. Located at 5601 Liberty Road, Guilford County Tax Parcels 122333. Zoned: RS-40, (Keith Broderick, Civil Designs, P.A.)

Planning Comments: (Matt Talbott, 641-3591)

1. Need detailed landscape plan before site plan approval.
2. Check with DOT if driveway permit needed.
3. Note Zoning and land use for adjoining properties

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

1. Public Water Supply Section must approve combined water system.

Fire Marshal: (Bobby Carmon, 641-6563)

1. Needs site plan revision to include detailed information on fire access roads from both directions.
2. Needs proof that all-season road will accept fire apparatus with a minimum width of 20 feet.

NCDOT Comments: (Ernie Wilson, 487-0100)

1. Need a Commercial Driveway Permit with site plan for the new addition. Note, since this is a church and especially if the existing drive(s) are to remain the same, then the \$50.00 inspection fee will be waived.

Bobby motioned for Conditional Approval (CA) with comments; Beth Anne seconded. The members voted unanimously in favor of the motion.

Major Subdivision 18-12-GCPL-07898: Adeline Meadows. Located at 7870 Clinard Farms Rd. Guilford County tax parcels 169963 & 169981. Deep River township. Proposed is a 13-lot new major subdivision 15.19 acres. Zone AG currently (will need to be rezoned). (Green Mountain Engineering, PLLC.)

Planning Comments: (Matt Talbott, 641-3591)

1. 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.
2. Waiver request needed 5-13.3 (J) The maximum distance from intersecting street to the end of a cul-de-sac shall be 800'.
3. Use Parcel # not Pin #.
4. RS-40 maximum 1 unit per acre.
5. Check with GIS about road name.

6. Will need recombination plat showing lot line change for lot #1 and original lot at Clinard Farm Rd.
7. No double frontage between Barrow Rd. and the new proposed road.
8. Stub out somewhere on Barrow.

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

1. Developer must schedule meeting with Environmental Health (641-7613) to evaluate existing well on proposed Lot #4. Environmental Health must evaluate existing well 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 Site Plan can be approved.

NCDOT Comments: (Ernie Wilson, 487-0100)

1. This office has not received plans for this subdivision but have met with the engineer and developer several times to discuss meeting NCDOT standards.

Bobby motioned for Revise and Resubmit with noted comments, seconded by Jim.

Minor Subdivision Case #18-12-GCPL-07880: Smith Farms Waiver Case.

Located approximately 2,024 feet southeast of the intersection of McIntyre Road & Huffine Mill Road in Washington Township. Being Guilford County Parcel #s 101304, 101915, 227117, 227872, & 227873.

The applicant has requested a waiver from the requirements of Article 5, Section 5-13.2(G) 2-a, and is proposing a joint access easement. Zoned: AG. (Jody Stutts, Joseph G. Stutts Surveying, PLLC.)

Planning Comments: (Oliver Bass, 641-3578)

1. Note, label, and reference PB and PG of existing exclusive access easements to be removed.
2. The easement will serve 4 lots plus provide street access to Tract A, or a total of 5 residences. Surface pavement must be sufficient to serve all parcels.
3. Property owners will be responsible for continued maintenance of easement.
4. Justify why easement along lot 3 cannot extend along boundary of Tract C to eliminate small stub.
5. Need description of conditions that justifies a waiver.
6. If approved, reference such approval and any conditions on the plat.
7. The relevant section of ordinance of the waiver request is Section 5-13.2 (G) (2), which provides that an exclusive access easement can only serve 1 lot.

Watershed Comments: (Frank Park, 641-3753)

1. According to GC Soil map/GIS, there are streams crossing the Tracts" A, B & C".
2. The proposed joint access easement is crossing the stream; thus, it is disturbing the riparian buffer. Contact Teresa Andrews, Stormwater Administrator for the buffer impact authorization.
3. Any widening of existing road must comply with buffer requirements.
4. Any and all stream buffer disturbances should be approved prior to any work being done. Contact Teresa Andrews, Stormwater Administrator.

Fire Marshal: (Bobby Carmon, 641-6538)

1. Note 40 feet easement for fire truck access road and 10 feet utility easement for a total width of 50 feet.

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

1. Five lots will be using same access point. Should this be a Private Road or Private Lane?


NCDOT Comments: (Ernie Wilson, 487-0100)

1. Joint access easements do help with eliminating conflict points on state maintained roads.

Bobby motioned for Conditional Approval (CA) including comments; John seconded. The vote passed with a vote of 5 yeas; 1 nay (Beth Anne).

Mike moved for meeting adjournment with a second from Bobby. The meeting adjourned at approximately 2:45 PM.

Respectfully submitted,



Deborah Sandlin

Recording Secretary