



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Technical Review Committee

March 5, 2019

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on March 5, 2019 in the Kenneth Greg Niles Conference Room (Fifth Floor Conference Room), Guilford County Independence Building, 400 West Market Street, Greensboro, NC. Frank Park called the meeting to order at approximately 1:30 PM.

MEMBERS PRESENT:

Stormwater Management	Frank Park
Building Construction Plan Review	Jim Lankford
Community Environmental Services	Beth Anne Aheron
Fire Marshal	Michael Townsend
Environmental Health	Laura Honeycutt

STAFF PRESENT:

Planner II	Matt Talbott
Recording Secretary	Deborah Sandlin

OTHERS PRESENT:

Joseph G. Stutts	Joseph G. Stutts, PLLC
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MINUTES:

Beth Anne Aheron motioned to approve the minutes of the February 19, 2019 regular TRC meeting as corrected (using the language in the TRC summary provided by Matt Talbott); Jim seconded. The motion carried unanimously.

NEW BUSINESS:

Minor Subdivision Case 19-02-GCPL-01647: Angela Austin. Located approximately 860 feet southeast of the intersection of Millpoint Road and Brookhaven Mill Road in Jefferson Township being Guilford County Tax Parcel # 115619. The applicant is proposing one special purpose lot for an off-site septic system. Zoned: AG. (Jeff Allred, PLS-Allred Land Surveying).

Planning Comments: (Paul Lowe, 641-2489)

1. Case # is 19-02-GCPL-01647.
2. Update date in local jurisdiction note.
3. Provide number of proposed lots.
4. Title for plat should be.....Subdivision of Lot 1-PB.....; add Angela Austin to title.
5. Provide ROW for Mill Point is 80 ft., dedicate additional ROW.
6. Add note regarding TRC approval, if SPL is approved.

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

1. Show location of existing well. New property line must be at least 10' from well.
2. Label as "Septic Easement". This is not a Special Purpose Lot.
3. Show 68' Duke Power Easement
4. PB 115 PG 64 shows Exclusive Access Easement to Lot 2 of Byrd Subdivision. The proposed new subdivision will not allow access to proposed new Lot 1.

NCDOT Comments: (Ernie Wilson, 487-0100)

1. Did not have plan to review this case, but if the septic line crosses under a state-maintained road (SR 3078, Millpoint Road), then an encroachment agreement approved by NCDOT would be required. Note, the septic line would have to be encased from right-of-way to-right-of-way on the state-maintained road.

Laura Honeycutt motioned for Revise and Resubmit with corrections noted. Beth Anne Aheron seconded. The members voted unanimously in favor of the motion.

Major Site Plan Case 19-02-GCCP-01391: Red Oak Brewery-Overflow Parking Addition. This is a site plan addition to add overflow parking to the facility. The site plan proposes approximately 1.86 acres of new built upon area on the site. Located at 6901 Konica Dr., Guilford County Tax Parcels 106254. Zoned: LI, (The L.E.A.D.S Group, P.A.)

Planning Comments: (Matt Talbott, 641-3591)

1. Case # 19-02-GCCP-01391.
2. Show topography.
3. Note parking space widths and length. See table 6-2-2.

Building Comments: (Jim Lankford, 641-3321)

1. Provide enlarged Van HC accessible parking space and its signage details.

Watershed Comments: (Frank Park, 641-3753)

1. Provide season high water table soil and rock survey report.
2. Complete the supplement wet detention spreadsheet and Guilford County wet detention spreadsheet and turn them in.

3. Provide the O&M Agreement; it shall be referenced on the final plat and shall be recorded with the county Register of Deeds upon final plat approval. If no subdivision plat is recorded for the site, then the O&M Agreement shall be recorded with the county Register of Deeds so as to appear in the chain of title of all subsequent purchasers.
4. Provide anti-seep measures on the outlet pipe.
5. Provide a small permanent pool to reduce clogging of the draw down orifice in front of outlet structure.
6. Provide min. 1 feet separation from SHWT from the seasonal high water table.
7. According to section 7-1.6 of ordinance, provide engineer's statement of runoff control.
8. As far as the vegetated shelf planting note is concerned, revise the note to include vegetation: minimum of 3 diverse species of Herbaceous, Native Species; Min. 50 plants per 200 SF of shelf.
9. As far as the emergency spillway detail is concerned, it shall be hardened with riprap or concrete.

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

1. Note driveway access widths.

Beth Anne Aheron motioned for Conditional Approval (CA). Michael Townsend seconded. The motion carried unanimously.

Advisory review of proposed new Major Subdivision 19-02-GCPL-01291: The Oaks at Alamance. Located at 3289 Alamance Church Rd. Guilford County tax parcels 110903. Greene township. Proposed is a 33-lot new major subdivision 43 acres. Zone AG currently (will need to be rezoned). (Joseph G. Stutts, PLLC.)

Planning Comments: (Matt Talbott, 641-3591)

1. Needs to be rezoned.
2. Need to know street frontage width to determine if flag lot or not on lots 2, 6, 7, 9, 14.
3. No driveways off Alamance Church Rd. Lots 1 & 33 need to be accessed off interior road.

Watershed Comments: (Frank Park, 641-3753)

1. Provide watershed BUA density calculation.
2. Provide 30'-0" DMUE crossing the lot 17 and 18.

Building Construction Plan Review: (Jim Lankford, 641-3321)

1. Provide van parking spaces: For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance.
2. Provide enlarged HC & Van HC parking and signage detail.

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

1. Preliminary plat must show the location of existing wells and septic systems before it can be approved. Developer must schedule meeting with Environmental Health (641-7613) to evaluate wells. Any wells to be abandoned must be abandoned by a Certified Well Contractor, and approved by Environmental Health, before the Final Plat can be approved.

NCDOT Comments: (Ernie Wilson, 487-0100)

1. The proposed subdivision street (Cathcart Road) should align with Amick Road on the south side of SR 1005 to prevent left turn conflicts (on SR 1005) to access these roads.
2. Need commercial driveway permit for access of subdivision onto SR 1005 (Alamance Church Road).
3. Need NCDOT Greensboro District Office approved turn-around on stub street (connects to the west property line). Note: May also need same type turn-around where proposed Cathcart Road connects into east property line.

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

1. Provide temporary turnaround on Cathcart Rd. and Stokes St.

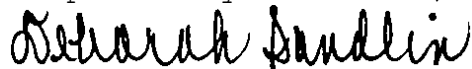
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No vote was taken as this was an Advisory Review ONLY.

Michael Townsend motioned for adjournment @ 2:00 pm, seconded by Jim Lankford. The motion carried.

Respectfully submitted,



Deborah Sandlin
Recording Secretary