



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Technical Review Committee
July 16, 2019

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on July 16, 2019 in the fifth floor Kenneth Greg Niles Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC. Kaye Graybeal called the meeting to order at approximately 1:33 PM.

MEMBERS PRESENT:

Planning	Kaye Graybeal, Chair
Stormwater Management	Frank Park
Stormwater Administrator	Teresa Andrews
Building Construction Plan Review	Jim Lankford
Fire Marshal	Bobby Carmon
Fire Marshal	Michael Townsend
Community Services	Beth Anne Aheron
Environmental Health	John Nykamp

STAFF PRESENT:

Planner II	Matt Talbott
Planner II	Oliver Bass
Planner I	Paul Lowe
Recording Secretary	Deborah Sandlin
GIS	Martine Kamabu

OTHERS PRESENT:

WJB Investment Group	Will Berry
Granville Homes	Will Yearn
S&A of the Triad	Sean Jones
Hagen Engineering	Barret Hagen
Hagen Engineering	Nolan Franz

MINUTES:

Frank Park motioned to approve the minutes of the June 18, 2019 regular TRC meeting as submitted; John Nykamp seconded. The motion carried unanimously.

NEW BUSINESS:**Resolution of Intent for ROAD CLOSING CASE #19-06-GCPL-04949:**

Being that 1.41-mile portion of Bryan Boulevard SR #4464/2085 that runs from the corporate limits of the City of Greensboro to the right-of-way of I-73 in Friendship Township.

Beth Anne Aheron motioned to approve the road closing; Frank Park seconded. The vote was unanimous in favor of the motion.

MINOR SUBDIVISION CASE #19-03-GCPL-02052: Gwaltney Property.

Located approximately 2,510 feet northeast of the intersection of Bethel Church Road & Sedalia Road in Rock Creek Township. Being Guilford County Parcel #s 107657 & 107662. **The applicant has requested a waiver from the requirements of Article 5, Section 5-13.2(C), lot depth to width ratio.** Zoned: AG. (Felton Berger, PLS)

Planning Comments: (Paul Lowe, 641-2489)

1. Place case # 19-03-GCPL-02052 on the lower right-hand side of the plat
2. Title plat....Recombination Plat for.....
3. Label for surveyor in title block-correct
4. Update parcel number in title block, in notes section, add parcel numbers to lots.
5. Remove ACK number
6. Vicinity map should be at a scale of one inch=2,000 feet.
7. ROW from centerline

Building Comments: (Jim Lankford, 641-3321)

No comments.

Watershed Comments: (Frank Park, 641-3753)

No comments.

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

1. Show the location of existing wells and septic systems
2. Show 20' Utility Easement across front of all lots.
3. PB175 PG113 shows R/W as being 80' in front of 6433, a platted 1.00-acre lot. Expand R/W to 80' for both lots.

Community Services Comments: (Beth Anne Aheron, 641-3645)

No comments

Fire Marshal Comments: (Bobby Carmon/Michael Thompson) 641-7565)

No comments

NCDOT Comments: (Ernie Wilson, 487-0100)

No comments

Beth Anne motioned CA for the width depth waiver to allow lots to exceed the maximum depth to width ratio based on equal or better performance; Michael Townsend seconded. The vote passed in favor of the motion.

MAJOR SUBDIVISION CASE 19-07-STPL-005363: Boone Meadows Preliminary Plat. Located west of the intersection of Ellisboro Road & Gideon Grove Road in Oak Ridge Township, Guilford County Tax Parcel # 164671. The applicant is proposing to develop a major subdivision with 27 lots. Zoned: CZ-RS-30 (Anthony Vaughn, Vaughn Surveying).

Planning Comments: (Oliver Bass, 641-3578)

1. Orphan lot off Ellisboro Road has direct access from a thoroughfare (Ellisboro Rd). Would not be permitted if the subdivision is platted first.
2. Standalone lot must be approved and platted before preliminary plat final approval to ensure compliance with ordinance and approved zoning conditions as a standalone lot.
3. The conditioned buffer along Ellisboro will need to extend across standalone lot except at permitted access point.
4. Note: Cursory review comments from proposed sketch plat should be addressed.

Watershed Comments: (Frank Park, 641-3753)

1. The extension of stream and the wetlands' location must be field verified by Teresa Andrews, Stormwater Administrator. Request a Stream ID thru Teresa Andrews (336-641-5565).
2. South Point Drive is crossing the wetland; thus, provide 401/40 permit from USACE.
3. Provide Wetlands information taken from delineation report by Pilot Environmental. Inc/Project 4451 Dated February 21, 2019.
4. Provide BUA density calculation. Maximum low density BUA allowable is 2DU/1AC.

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

No comments at this time.

Community Services Comments: (Beth Anne, 641-3645)

No comments

Fire Marshal Comments: (Michael Townsend, 641-6538)

1. Add hydrant locations.

NCDOT Comments: (Ernie Wilson, 487-0100)

1. Need Greensboro District office approved temporary turnaround on South Point Dr. and South Linville Rd.

The above are Advisory Comments only for the Town of Stokesdale. Beth Anne recommended Conditional Approval (CA) based on the

conditions listed, seconded by Jim. The vote passed in favor of the motion.

Major Subdivision Case 18-09-GCPL-05602: Pleasant Oaks Estates Preliminary Plat Revision with Waiver Request for Rambling Rd Connectivity:

This is a request to approve the revisions of road connectivity waiver on the preliminary plat for Pleasant Oaks Estates subdivision. Property is located near the intersection of Pleasant Ridge Rd. and Pleasant Oaks Rd., Guilford County Tax Parcels 0148458 & 0148468 approximately 47 acres. Zoning: RS-40. (Hagen Engineering, PA)

Planning Comments: (Matt Talbott, 641-3591)

1. For this case, Acorn Forest Drive on the plat needs to be changed to Acorn Forest Road.

Building Comments: (Jim Lankford, 641-3321)

No comments

Watershed Comments: (Frank Park, 641-3753)

No comments

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

ADVISORY NOTE: Utility Easements for Board of Education contain Sewer Force Mains. This may affect well placement on Lots 26, 25, 24, 23, 22, 21, 20, 8, 9, 10, 11, 12, and 13.

Community Services Comments: (Beth Anne, 641-3645)

No comments

Fire Marshal Comments: (Robert Carmon, 641-6538)

NCDOT Comments: (Ernie Wilson, 487-0100)

No comments

Beth Anne Aheron motioned to Revise and Resubmit; Michael Townsend seconded.

Recommended applicants consult with:

- Department of Transportation about inclusion of road*
- School Board to discuss sewer manhole*
- City of Greensboro regarding force main*

Additionally, will need to submit Master Plan (Phase I and Phase II).

TRC Meeting Relocated to BB&T Building in John McAdoo Room to Discuss Case #19-06-GCCP-05255: Publix Greensboro Distribution Center

MEMBERS PRESENT:

Planning	Kaye Graybeal, Chair
Stormwater Management	Frank Park
Stormwater Administrator	Teresa Andrews
Fire Marshal	Bobby Carmon
Fire Marshal	Michael Townsend
Environmental Health	John Nykamp
Planner II	Oliver Bass, Co-Chair

STAFF PRESENT:

Recording Secretary	Deborah Sandlin
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OTHERS PRESENT:

Timmons Group	Jacob Moore
Timmons Group	Jay Matey
City of Greensboro - DOT	Ryan Moats
City of Greensboro - Inspections	Wanda Hovander
City of Greensboro - Fire Marshal's Ofc.	Jeff Pritchett
City of Greensboro - Fire Marshal's Ofc.	Jeff Jenkins
City of Greensboro - Planning	Steve Galanti
City of Greensboro - DSO - E&I	Kenny Carroll
City of Greensboro - Planning	Andy Lester
State of NC - DOT	Bobby Norris
City of Greensboro - Water Resources	Jason Geary
City of Greensboro - Water Resources	Laura Beasley
City of Greensboro - Water Resources	Jonathan Clapp
City of Greensboro	Judson Clinton

Planning Comments: (Oliver Bass, 641-3578)

1. Breakout area calculations for building, built-upon areas, and parking for phase 1, phase 2, and overall.
2. Only phase 1 may be approved for this review. Note that Phase 2 is conceptual unless otherwise noted. Phase 2 must comply with applicable regulations at the time of site plan submittal.
3. Label areas designated for automobile parking and for truck and trailer storage.
4. Indicate planting areas for proposed parking lots, excluding vehicle loading areas, storage, and display areas
5. If outdoor lighting is provided, submit lighting plan showing compliance with Article 6-6 (Lighting)
6. Reference state-approved stream buffer impact variance on site plan
7. Label phases as Phase 1 and Phase 2 for reference purposes
8. Subject to NCDOT driveway permit approval

Building Comments: (Jim Lankford, 641-3321)

1. Designate Van HC accessible parking spaces. (See Note #6)
2. Provide enlarged Van HC accessible parking, its aisle and HC penalty signage location, details and elevations of HC parking signage.

3. As a means of clarification, remove 'FUTURE' designation. Please reference as a separate Phase.
4. Clearly show and label doors as entrances, exits or non-exits.
5. Show HC routes from all exits to the public way (or Alternate allowed by code).
6. 1106.5 - Where more than one parking facility is provided on a site, the number of parking spaces required to be accessible shall be calculated separately for each parking facility.
7. Provide enlarged details for all types of curb cut ramps. If no curb cut used, indicate access aisle/drive flush with sidewalk and show wheel stops as applicable. Curb cut ramps shall not encroach on any landings.
8. Show all HC accessible routes paved, dimensioned and hatched (when crossing or in vehicle paths). Show applicable detectable warnings.
9. Provide all information pertaining to ramps (i.e. slopes, landings, railings).
10. Show all stair information (i.e. riser height, tread width, landings, landing widths, railings, details).
11. Show all property lines New/Existing. Provide distances between buildings and lines.
12. 1028.5 - Access to a public way. The exit discharge shall provide a direct and unobstructed access to a public way. EXCEPTION: Where access to a public way cannot be provided, a safe dispersal area shall be provided where all of the following are met:
 - a. The area shall be of a size to accommodate not less than 5 square feet for each person.
 - b. The area shall be located on the same lot, not less than 50 feet away from the building requiring egress.
 - c. The area shall be permanently maintained and identified as a safe dispersal area.
 - d. The area shall be provided with a safe and unobstructed path of travel from the building.

Watershed Comments: (Frank Park, 641-3753)

1. On sheet SW-001, provide bold delineation lines of drainage areas acreage to each SCM. Label all SCM as "Permanent Wet-Detention Pond".
2. Provide stormwater sewer calculation as per one hundred (100) year flood event and be in accordance with the Guilford County Storm Sewer Design Manual.
3. On sheet SW-001, it appears that the SCM-A is located inside 100-year SFHA floodplain. Please verify the correct location of SCM-A. If the SCM-A is located inside 100-year SFHA area, then you are not allowed to bring any fills in order to construct the SCM. Also, must apply for the floodplain development permit. Provide accurate 100-year floodplain SFHA and floodway delineation lines and flood firm map number and panel effective date.

4. Request a stream buffer impact authorization for all utility lines encroaching into stream buffer thru Teresa Andrews, Stormwater Administrator, for non-exempt activities.
5. On sheet SW-102, no concentrated flow in Zone 1. What is water quality diffuse device? For example, provide either a plunge pool or a level spreader in order to diffuse the concentrated flow. Provide the enlarged specific diffuse detail.
6. On sheet SW-100 thru SW-107, the pond sections, verify all forebays are 15 to 20 percent of main pool volume. The pond shall discharge the storage volume at a rate equal to or less than the predevelopment discharge rate for the one-year, 24-hour storm.
7. On sheet SW-101,103,105, &107, show Maximum slope: 6H:1V
vegetation: minimum of 3 diverse species of herbaceous native species; min. 50 plants per 200 sf of shelf. Provide the planting schedule. Indicate all other slopes as maximum of 3H:1V.
8. Combine DMUE over 20 feet around wet detention pond with 20 feet access easement around the wet detention pond.
9. Complete the Guilford County Wet-detention Design spread sheet for all SCMs.
10. 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.
11. According to section 7-1.6 of ordinance, provide engineer's statement of all SCM runoff control.
12. Provide a note how to convert sediment traps to permanent Wet Detention Ponds.

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

1. Environmental Health will be unable to give Conditional Approval until all 6(7) wells have been abandoned by a Certified Well Contractor according to Guilford County Well Rules. Please contact Environmental Health for additional information.

Greensboro Water and Sewer Comments

1. See attached City of Greensboro comments

Fire Marshal Comments: (Robert Carmon, 641-6538)

1. Show all fire hydrants on a single sheet so they can be measured for hydrant distances. Fire hydrant shall be located within 500 feet of all parts of the building as the fire truck travels per Section 10-25 of the Greensboro Municipal Code. Appears layer on drawing is turned off where hydrants are around the building (see bollards but no hydrant or supply line).
2. The Fire Department Connection shall be 4" Storz fitting with 30-degree elbow.

3. Knox boxes will be required at any entrance gate where the fire department would make access and will need to include all applicable keys for the facility. Any Gates inside the facility that are considered part of the fire access road will need to be a minimum of 20 feet wide and will need Knox key switch access control. Any man gates will need to be accessible to the fire department is they are part of the required access to the structure.
4. Traffic calming devices including speed bumps will need to be reviewed and approved by the Fire Code Official. Currently they are prohibited by the 2018 North Carolina Fire Code section 504.4.1 unless approved. Need design information on proposed traffic calming devices for review.
5. Need to add hydrants along the outer ring road. Spacing no greater than 500' apart from point of leaving main road (Burlington Rd. to the end area.
6. Like to see about increase size of Cul-De-Sac at rear entrance from DOT standard to Fire Code Appendix D standards.

NCDOT Comments: (Ernie Wilson, 487-0100)

1. Will allow 1 NCDOT driveway permit to cover all access points from public streets.

The TRC meeting adjourned at approximately 4:00 pm.

Respectfully submitted,



Deborah Sandlin
Recording Secretary