



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT**

**Technical Review Committee**

**November 5, 2019**

**MEETING MINUTES**

The regular meeting of the Guilford County Technical Review Committee met on November 5, 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 1:30 PM.

**MEMBERS PRESENT:**

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

**STAFF PRESENT:**

Planner II	Matt Talbott
Planner II	Oliver Bass
Permits	Luis Jimenez
Inspection Services	Clarence Westcott
Inspections Services	Casey Gerring
Inspection Services	Dee Hand
Soil Erosion Control	Earl Davis
Administrative Assistant	Deborah Sandlin

**ADVISORY MEMBER(S) PRESENT:**

NCDOT	Bobby Norris
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**OTHERS PRESENT:**

Stimmel Associates	Ken Brinkley
Timmons Group	Jay Matey
Timmons Group	Jacob Moore
PNP Design Group	Ari Hood
Guilford County Facilities	Tari Maynor-Brady

**MINUTES :**

*John Nykamp motioned to approve the minutes of October 15, 2019 regular TRC meeting as submitted; Michael Townsend seconded. The motion carried unanimously.*

**MAJOR SITE PLAN CASE #19-06-GCCP-05255: Publix Greensboro Distribution Center (Revised and Resubmitted).** Located at 5566 Burlington Road, across from intersection of Birch Creek Road, Guilford County Tax Parcel 117416. This is a request for approval of the site plan for a Publix Distribution Center (Warehouse, General Storage) on 338.7 acres. The plan proposes 113.9 acres of built-upon area in a WS-IV watershed. Property is zoned LI. (Engineer: Jay Matey, Timmons Group)

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

1. Add reference noting approval of State buffer variance case#19-02-GCPL-01468.
2. Must secure an approved NCDOT Driveway Permit
3. Must have approvals or conditional approvals from all review points for Greensboro. Otherwise, the plan will be considered "not approved" from the City TRC perspective

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

1. Initial building comments listed have been addressed and satisfied.

**Watershed Comments: (Teresa Andrews, 641-3753)**

1. Be sure to check all labels for DMUE and Stream Buffers and label appropriately.
2. Please provide additional copy of the Guilford County Wet-detention Design spread sheet for all SCMs, and stormwater sewer calculation as per one hundred (100) year flood event and be in accordance with the Guilford County Storm Sewer Design Manual.

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

1. Existing wells have been located and are protected. They will be abandoned after final grades are determined.

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

No comments

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

No comments

**NCDOT Comments: (Bobby Norris, 487-0100)**

1. Need NCDOT driveway permit.

**City of Greensboro Comments in Separate Document**

*Beth Anne Aheron motioned for CA (Conditional Approval) provided Greensboro's requirements are met; Michael Townsend seconded. The vote was unanimous in favor of the motion.*

**MAJOR SITE PLAN CASE #19-10-GCCP-08134: Guilford County Animal Shelter:** Located on west side of Guilford College Road south of Interstate 73, on Guilford County Tax Parcels 226983 and 151165. This is a request for new development of the Guilford County Animal Shelter (Animal Services, other). The site plan proposes 33,625 SF of new building floor area. Property is zoned CZ-LI (Case# 19-01-GCPL-00462), Urban Loop Scenic Corridor. (Contact: Kenneth A. Binkley, Stimmel Eng.)

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

1. Show required planting areas for parking lots.
2. Must satisfy conditions of interlocal agreements for public water (High Pt.) and sewer (Greensboro).
3. Combine lots 1 and 2 to create a single zoning lot.
4. Submit outdoor lighting plan if outdoor lighting will be provided.
5. Required planting rate in 50-ft buffer yard per zoning condition is Type B + 50% based on LUC 1 for adjacent residential properties.
6. Label purpose and width of sewer easement on all site plan sheets.
7. Indicate distance between centerlines of intersecting driveways.
8. Indicate building setbacks from property lines.
9. List zoning use and development conditions under site data on site plan.
10. Replace 18-digit parcel #s with parcel numbers 226983 and 151165.
11. Change zoning to CZ-LI (Rezoning Case#19-01-GCPL-00462) where applicable. Make changes on cover sheet and site data on pg. C-2.0.
12. Add "Animal Services (other)" to proposed land use.
13. Must apply for NCDOT driveway permit.

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

No comments

**Watershed Comments: (Teresa Andrews, 641-5565)**

1. Coversheet GWA/WCA needs to be filled out appropriately.
2. BUA percentage and acreage on cover sheet does not match up with sheet C-2.00.
3. Jurisdictional stream and pond on NE corner of the site needs appropriate 50' buffer and label.
4. Maintenance documents will be needed for permeable pavement.

**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. Needs one hydrant placed closer to the building. Make sure doesn't interfere with fireplug wiring.

**NCDOT Comments: (Bobby Norris, 487-0100)**

1. Need NCDOT driveway permit.

*John Nykamp motioned for CA (Conditional Approval); Beth Anne Aheron seconded. The motion passed unanimously.*

**MAJOR SITE PLAN CASE #: Caraway Subdivision Preliminary Plat Revision:** Located on the north side of NC Highway 150 approximately 1900 feet east of Valley Falls Road, Guilford County Parcel #s 0219446 & 0219459. The purpose of this revision is to shift Wolfsheim Road south towards to Highway 150. (Anthony Lester, Evans Engineering)

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

1. Correct zoning condition to 40 lots under RS-30 Zoning Standards.
2. Correct zoning case # to 16-06-GCPL-02989 under Site Data info.
3. Remove leading zeros from parcel numbers.
4. Add subdivision's case# 17-07-GCPL-03530 on future submissions.

**Watershed Comments: (Teresa Andrews, 641-5565)**

1. Need Stream determination information for all streams on site.
2. Change label to "110' stream buffer and drainage easement".
3. All stream crossings must receive buffer authorization and appropriate permits from the US Army Corps of Engineers and the State before any disturbance.
4. Lot 11A septic area encroaching into buffer. Prohibited use. Variance required or relocate.
5. Stream buffer wraps around the top of the feature, correct on plans.

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

1. Off-site septic systems must comply with 15A NCAC 18A .1900 "SEWAGE TREATMENT AND DISPOSAL SYSTEMS" and IWWS 2016-01.
2. Private Sewer Line Access and Maintenance Easement must be a minimum of 15' in width. The supply lines must be placed at least 5 feet from the edge of the easement; i.e. the middle 5 feet. The supply lines must also have a separation from each other that is equal to the diameter of the pipe.
3. Off-site areas must have 20' wide easement with all-weather access road.
4. Provide access to off-site areas with 20' dedicated road access between Lot#1 and SPL-5A
5. PSLAME road crossings must have Encroachment Agreement from NCDOT. Must also have Encroachment Agreements for road crossing

at Lots 21, 24, and 29. All road crossing must be from back of Utility Easement to back of Utility Easement on opposite side of road.

6. Contact Heath Ward 336-641-6840 for information

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

No comments

**Fire Marshal Comments: (Michael Townsend, 641-7565)**

No comments

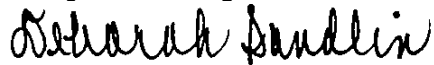
**NCDOT Comments: (Bobby Norris, 487-0100)**

1. NCDOT Driveway Permit will be required.

*Teresa Andrews motioned for CA (Conditional Approval) to approve the site plan; Michael Townsend seconded. The motion passed 3 to 2.*

The meeting adjourned at 2:46 pm.

Respectfully submitted,



Deborah Sandlin  
Recording Secretary