



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
Technical Review Committee
August 7, 2018

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on August 7, 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	Bobby Carmon
Environmental Health	John Nykamp

ADVISORY MEMBER PRESENT:

NCDOT	Ernie Wilson
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STAFF PRESENT:

Planner II	Matt Talbott
Planner I	Paul Lowe

OTHERS PRESENT:

Recording Secretary	Deborah Sandlin
Joseph G. Stutts, PLLC	Joseph Stutts

MINUTES:

The minutes of the July 17, 2018 meeting were approved as submitted.

NEW BUSINESS:

Minor Subdivision Case 18-05-GCPL-03208: Etheline Atkins Estate.

Located approximately 1,620 northeast of the intersection of Ruralview Road and Huffine Mill Road in Madison Township, Guilford County Tax Parcel #s 0111652. The applicant is seeking a lot-width waiver from 5-13.2 C. Zoned: AG & RS-40 (Joseph G. Stutts, PLLC).

Planning Comments: (Paul Lowe, 641-2489)

1. Case # is 18-05-GCPL-03208.
2. Ensure that owner is correct.
3. Ensure that lot # 1 has required road frontage.
4. If waiver is approved, add note regarding type of waiver approved and approval date.
5. Show utility easement across the front.

Watershed Comments: (Frank Park, 641-3753)

1. Provide 50 feet riparian buffer around the pond and label it as 50 feet riparian buffer.
2. There is a stream connecting from both sides of the pond. Label it as 110 feet stream and drainage easement.
3. Provide a typical stream buffer cross section detail.

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

1. When a well easement is necessary, the access easement shall have a minimum width of ten feet and the easement shall extend a minimum of ten feet beyond the outside diameter of the casing (approximately 20'7" diameter easement).
2. Show 20' Utility Easement.

Bobby motioned for Equal or Better Performance - there are 2 structures, 2 driveway cuts, the property is already functioning as 2 lots. The motion was seconded by Frank. The motion carried unanimously.

Unified Development Plan Case 18-05-GCPL-03021 Gantwood at Stoney

Creek: This is a request to approve a Unified Development Plan located at 433 Gantwood Ln., Guilford County Tax Parcels 017626 & 0107628, 68.18 acres. Rock Creek Township. Proposing 218 lot single-family subdivision. Zone CU-PDR. (Landworks Design Group, PA)

Planning Comments: (Matt Talbott, 641-3591)

1. Note case # 18-05-GCPL-03021.
2. Note setbacks on Zoning sketch and UDP.
3. Label pond access as shown on sheet L-104 on PH I.
4. Note traffic counts total trips per day.
5. Show public access 20' easement to open space to the south.
6. Show 20' utility easement.
7. Lot 184 needs to be 7,000 sq. ft. minimum.

Watershed Comments: (Frank Park, 641-3753)

1. The proposed Grogan Hill Rd. is crossing the stream; thus, provide approved 401/404 permit from USACE.

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

1. Developer must schedule meeting with Environmental Health (641-7613) to evaluate existing wells at 6434 Piney Rd and 433

Gantwood Ln. Wells to be abandoned must be abandoned by a Certified Well Contractor and approved by Environmental Health before the Preliminary Plats can be approved.

Frank motioned for Conditional Approval (CA) followed by a second from Jim. The motion carried.

Major Subdivision Case 18-07-GCPL-04418: Gantwood at Stoney Creek Phase I Preliminary Plat: This is a request to approve the preliminary plat for Gantwood at Stoney Creek Subdivision Phase I located at 433 Gantwood Ln., Guilford County Tax Parcels 017626 & 0107628, 68.18 acres for total UDP. Rock Creek township. Proposing 69 lot single-family subdivision for Phase I. Zone CU-PDR. (Landworks Design Group, PA)

Planning Comments: (Matt Talbott, 641-3591)

1. On resubmittal, no binder, no coversheet.
2. See map standards in ordinance for major subdivisions preliminary plat.
3. Remove the label "cover sheet".
4. Note case # 18-07-GCPL-04418.
5. Break down acreage, lots, etc. for PH I.
6. Zoned CU-PDR.
7. Needs topography for preliminary.
8. Show drainage easement.
9. Label PH I preliminary. Map 1-3 not a site plan.
10. Show 20' utility easement.
11. Check with addressing if street names are available.
12. Verify zoning conditions for buffer yard width.
13. Label access to all common areas.
14. Check with DOT agreement. Sidewalk looks to be within RoW.
15. Label sight distance easement. Sign looks to be in sight triangle.
16. Topo on all sheets.
17. Lot 43 looks to exceed the lot to width ratio - length four times the width.

Watershed Comments: (Frank Park, 641-3753)

1. The proposed Grogan Hill Road is crossing the stream; thus, provide approved 401/404 permit from USACE.
2. Add the firm map number of 3710882500J with the panel effective date: 6/18/2007.
3. Label all stream as "110 feet stream and drainage easement". Provide a typical stream buffer cross section detail.
4. There is 60 feet wide drainage easement crossing the 71 thru 75 and 148 thru 145 and 218. Provide the size of culvert pipe crossing the Clarke Creek Trail due to the drainage easement.
5. The drainage area maps are missing in storm water management calculations.

6. Show the maintenance easement around the Sand Filter.
7. Provide a signed and notarized operational agreement. The O&M Agreement 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.
8. On the sheet L-302 sheet, add construction sequences how and when sand filter will be converted over to the permanent sand filter when sand filter is being used as a temporary sediment trap.
9. Complete/submit the NCEQ sand filter supplement.
10. On the detail 2/L-206,3/L-207,1/L-209, there is no SHWT. The minimum separation between the lowest point of the sand filter system and the SHWT shall be two feet for open-bottom designs; and one foot for closed bottom designs. Exceptions to the one-foot SHWT separation may be made if the applicant provides documentation that the design will neither float nor drain the water table.
11. The volume of water that can be stored in the sediment chamber and the sand chamber above the sand surface combined shall be 0.75 times the treatment volume. The elevation of bypass devices shall be set above the ponding depth associated with this volume. The bypass device may be designed to attenuate peak flows.
12. The media in the sand filter shall be cleaned, washed, coarse masonry sand such as ASTM C33 or the equivalent. The sand particles shall be less than 2 mm average diameter.
13. The filter bed shall have a minimum depth of 18 inches, with a minimum depth of sand above the drainage pipe of 12 inches.
14. For the clean-out, it is recommended to specify a PVC pipe that has glued clean-out fittings with screw type caps. It is crucial that the cap be secure so that the stormwater will not leave the sand filter via the pipe rather than passing through the sand media as intended. In addition, the ends of each underdrain pipe should be capped to prevent clogging of the underdrain system.

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

1. Developer must schedule meeting with Environmental Health 641-7613) to evaluate existing wells at 6434 Piney Rd and 433 Gantwood Ln. Wells to be abandoned must be abandoned by a Certified Well Contractor, and approved by Environmental Health, before the Preliminary Plats can be approved.

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

1. Provide turnaround.

Beth Anne motioned for Revise and Resubmit/conference requested to include DOT. Frank seconded. The motion carried.

MINUTES:

The minutes of the July 17, 2018 meeting were approved as submitted.

Joe motioned for adjournment followed by a second by Bobby. The meeting adjourned at approximately 2:00 pm.

A handwritten signature in black ink, appearing to read "Deborah Sandlin". The script is cursive and fluid.

Recording Secretary