



**GUILFORD COUNTY**  
**PLANNING AND DEVELOPMENT**  
**Technical Review Committee**  
**September 18, 2018**

**MEETING MINUTES**

The regular meeting of the Guilford County Technical Review Committee met on September 18, 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
Fire Marshal	Michael Townsend
Environmental Health	John Nykamp

**ADVISORY MEMBER PRESENT:**

NCDOT	Ernie Wilson
-------	--------------

**STAFF PRESENT:**

Planner II	Oliver Bass
Planner I	Paul Lowe
Recording Secretary	Deborah Sandlin

**OTHERS PRESENT:**

Nick Saraniecki	SunCap Property Group
Adam Rutledge	Cooper Construction
Eddie MacEldowney	Davis Martin & Powell
Richard Beard	Schulman & Beard
Kevin Darr	SunCap Property Group

**NEW BUSINESS:**

**Major Site Plan Case 18-09-GCCP-05561: FedEx Ground Whitsett New Development:** This is a site plan for a small package sorting and distribution center (Bulk Mail and Packaging) at 6538 Judge Adams Rd., Guilford County Tax Parcel 0106981, Rock Creek Township. The applicant proposes 24.71 acres of built-upon area on 37.41-acre site. Zoning LI (Light Industrial), Rock Creek Consent Area. Contact, Eddie MacEldowney.

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

1. Small part of driveway appears to encroach into parcel 0106980 before entering right-of-way.
2. Indicate building setbacks from property lines.
3. At least 6 loading spaces are required based on sq. footage of facility. Label dimensions on site plan.
4. Provide street frontage of lot; minimum 75' required in HI district.
5. Indicate width of strip of land extending from Judge Adams Rd.
6. Per ordinance, 1 canopy tree is required per 12 parking spaces. Indicate planting area for required parking lot landscaping.
7. A detailed landscaping plan must be submitted within 90 days of building permit issuance.
8. 5' landscape buffer along west boundary is labeled as "street yard". Relabel as "planting yard". If adjacent parcels are vacant, change land use to undeveloped.
9. Provide aisle width and typical stall dimensions for Inbound Parking, 10 spaces.
10. On lighting plan, does MH=Mounting Height? Bottom mount of fixture can't exceed 35' height. Note that fixtures will be cut off and fully shielded and will not glare to adjacent residential parcels per Ordinance.
11. Add to each page: 1) A vicinity map at 2000'/in scale; 2) owner info of property (in title block);
12. Add case# reference to future revisions.
13. Must secure NCDOT driveway permit.

**Building Comments: (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. It appears that van parking spaces are not adjacent to an accessible building entrance.
2. Provide 9 HC spaces unto 500 parking spaces 2% of total.
3. Provide enlarged HC& Van HC parking and signage detail.

**Watershed Comments: (Frank Park, 641-3753)**

1. The BUA drainage area to each BMP map is missing. The storm water pipes schedule table is missing.
2. All wet ponds must be labeled as "Permanent Wet Pond".
3. Please check with Teresa Andrews, Storm water Administrator making sure that all wet ponds are not encroaching into the stream buffers. Provide the accurate field survey of stream buffer.
4. The concentrated flow from the outlet pipe of wet ponds into the stream buffer is not allowed. Provide a plunge pool or a level spreader in order to diffuse the concentrated flow.
5. On sheet C4.3 thru C4.5, the pond sections, provide forebays (15 to 20 percent of main pool volume).
6. On sheet C4.3, minimum width of vegetated shelf shall be 6 feet. Maximum slope:6H1V vegetation: minimum of 3 diverse species of herbaceous native species; min. 50 plants per 200 sf of shelf. Provide the planting schedule.
7. Provide season high water table soil report.
8. Complete the NCDEQ supplement Wet-detention calculation spreadsheet and Guilford County Wet-detention spreadsheet.
9. 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.
10. According to section 7-1.6 of ordinance, provide engineer's statement of all BMP runoff control.
11. On Sheet C4.4, "Other General Maintenance Notes", remove City of Kannapolis. Add a note how temporary sediment basins will be converted into the permanent wet detention pond.
12. Provide enlarged detail of inlet and outlet structures for all wet-detention ponds.
13. The as-built engineered certification of all BMP and the BMP's access easements must be platted and recorded prior to temporary CO being issued.
14. Provide 1 hard copy and 1 pdf file of revised site and stormwater construction plans.

*Beth Anne motioned for Conditional Approval (CA); Frank seconded. The motion carried unanimously.*

**Major Site Plan Case 18-05-GCCP-03146 East Coast Lumber Building**

**Expansion Revision:** This is a revision to a site plan to add 27,600 square feet of new buildings to existing development. Located on NC Hwy 22 S, Guilford County Tax Parcel 0124521, Randolph County Tax PIN, 7798057542 and 7798152438. Zoning: Guilford Co, HI, Randolph Co, LI. (Mack Summey, Summey Engineering)

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

1. Reference Guilford Tax Parcel #s involved in combination (0124538, 0124521, 0124556, 0124523, 0124555).
2. Provide owner info for involved parcels.
3. Indicate setback of New Building #3 from side lot line.
4. Show bounds of AG/HI zoning district.
5. Add case# above to any future revisions.
6. Will need to file for NCDOT driveway permit.

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

1. 21 feet building separation must be maintained.

**Watershed Comments: (Frank Park, 641-3753)**

1. According to NCDEQ Stormwater BMP Manual, the dry pond cannot be used as a primary SCM. Rather, it can be used secondary SCM in a treatment train with primary SCM to provide treatment or hydraulic benefits.

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

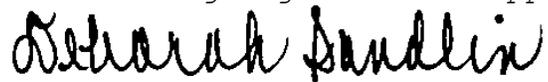
1. Environmental Health has approved the site plan submitted to TRC. This does not mean that the developer can get a building permit. To obtain a building permit, the developer must have an Addition Remodel release for the proposed construction. The developer should submit the TRC-approved site plan to Environmental Health immediately. Fees for the Addition Remodel inspection must be paid before Environmental Health will perform an inspection.

*Frank motioned for Revise and Resubmit. Beth Anne seconded. The motioned carried unanimously.*

**MINUTES :**

The minutes of the August 7, 2018 meeting were approved as submitted.

*The meeting adjourned at approximately 1:38 pm.*

A handwritten signature in black ink that reads "Deborah Sandlin". The signature is written in a cursive, flowing style.

Recording Secretary