



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
Technical Review Committee
November 6, 2018

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on November 6, 2018 in the 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	Frank Park, Interim Chair
Community Environmental Services	Beth Anne Aheron
Fire Marshal	Bobby Carmon
Fire Marshal	Michael Townsend
Environmental Health	John Nykamp

STAFF PRESENT:

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

MINUTES:

Beth Anne motioned to approve the minutes of the October 16, 2018 regular TRC meeting as submitted; motion was seconded by John. The motion passed unanimously.

NEW BUSINESS:

MINOR SUBDIVISION CASE #18-10-GCPL-06409: Burnside Acres. Located approximately 2,100 feet northeast of the intersection of Andrews Farm Road & McConnell Road in Jefferson Township. Being Guilford County Parcel # 0120640. **The applicant has requested a waiver from the requirements of Article 5, Section 5-13.2(C), lot depth to width ratio.** Zoned: AG. (Jody Stutts, Joseph G. Stutts Surveying, PLLC.)

Planning Comments: (Paul Lowe, 641-2489)

1. Case # is 18-10-GCPL-06409.
2. If waiver is approved, add note to plat providing information regarding waiver.

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

1. Show Septic Area and Well for Lot #1.

Bobby motioned for Approval based on physical hardship. John seconded. The motioned carried unanimously.

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

Expansion (Revised): 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. Add case # above to any future revisions.
5. May need to file for NCDOT driveway permit.

Building Comments: (Jim Lankford, 641-3321)

1. Twenty-one feet building separation must be maintained.

Watershed Comments: (Frank Park, 641-3753)

1. What is the maximum amount of BUA allowed per the wet detention pond design? The maximum allowable is 50%. Indicate the maximum amount of BUA on the cover sheet.
2. Provide season high water table soil report.
3. Complete and turn in the supplement wet detention spreadsheet.
4. 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.
5. The forebay shall accommodate 15 to 20 percent of main pool volume. Provide the minimum sediment storage depth of 6 inches.
6. On the pond outlet detail, provide minimum of 6'-0" vegetated shelf. Maximum slope: 6H:1V vegetation.
7. Provide anti-seep measures on the outlet pipe.
8. Provide a small permanent pool to reduce clogging of the draw down orifice in front of outlet structure.
9. Provide min. 1 foot separation from SHWT from the seasonal high water table.
10. According to section 7-1.6 of ordinance, provide engineer's statement of runoff control.

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.

NCDOT Comments: (Ernie Wilson, 487-0100)

1. Need NCDOT driveway permit for changes to existing site.

Beth Anne motioned for Conditional Approval (CA); John seconded. The vote passed unanimously.

Road Closing Case # 18-09-GCPL-05529: BEING that portion of Security Mills Road from the intersection of NC Highway 62 E following the property line of Hardin II LLC properties approximately 502.59 feet south, in Clay Township.


Beth Anne motioned for Conditional Approval; Bobby seconded. The motion passed unanimously.

Approval of 2019 Technical Review Committee Meeting Schedule.

Bobby motioned to accept the calendar as submitted; John seconded. The motion carried unanimously.

The meeting adjourned at approximately 1:54 pm.

Respectfully submitted,



Deborah Sandlin

Recording Secretary