



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
Technical Review Committee
January 15, 2019

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on January 15, 2019 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 1:39 PM.

MEMBERS PRESENT:

Stormwater Management	Frank Park
Building Construction Plan Review	Jim Lankford
Community Environmental Services	Clyde Harding
Fire Marshal	Bobby Carmon
Environmental Health	John Nykamp

STAFF PRESENT:

Planner II	Matt Talbott
Planner II	Oliver Bass
Recording Secretary	Deborah Sandlin

OTHERS PRESENT:

Timmons Group	Jay Matey
Diamondback Acquisition Company	Paul Holst
Diamond Back Acquisition Company	Carson Holyfield
SRI Engineering	Aden Stoltzfus

MINUTES:

Jim motioned to approve the minutes of the January 2, 2019 regular TRC meeting as submitted, seconded by Clyde. The motion carried unanimously.

NEW BUSINESS:

Major Subdivision 16-05-GCPL-02538: Brightwood Farm Phase 5 Revision. Located off Brightwood Farms Parkway north of Burlington Road intersection. Guilford County Parcel 106284 and parts of 106269, 106271, 106272. Revisions include removal of the wet

detention pond and common area adjacent to lots 30-33 and redesign the layout for proposed Keeneland Dr. Plat is based on revised Brightwood Farm UDP recorded in PB 193, Pages 25-27. Zoned CU-PDR (Aiden Stoltzfus, P.E)

Planning Comments: (Oliver Bass, 641-3578)

1. Keeneland Drive extension creates a dead-end street without a qualified turnaround. Will need a waiver to approve.
2. Eliminate Keeneland Drive extension provided NCDOT maintains right of way.
3. Note that direct access to lots along Preakness Parkway and Brightwood Farm Parkway shall be from internal streets.
4. Plat must comply with latest Brightwood UPD (Sections 5B and 5C). Reference the recorded PB 193 Pages 25-27 on plat.

Watershed Comments: (Frank Park, 641-3753)

1. The original preliminary plat for the Phase 5 was approved on July 27, 2017 as per the tracking number of 16-05-GCPL-02538. Since the approval, the proposed Brightwood Farm Phase 5 Revision has added lots where the removal of the wet detention pond and common area adjacent to lots 30-33 and also redesign the layout for proposed Keeneland Dr. Thus, provide the revised stormwater construction plan and the revised stormwater calculation.

Community Services Comments: (Clyde Harding, 641-3792)

1. Water and sewer provided by Burlington City.

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

1. Verify fire hydrant placements.

Bobby motioned for Conditional Approval (CA) with comments; John seconded. The members voted unanimously in favor of the motion.

Major Subdivision 19-01-GCPL-00105: Doggett Road Subdivision.

Located on Doggett Road across from Horace Road intersection. Guilford County Tax Parcels 129632, 129636, 129691, and 129648. Applicant proposes a subdivision with 43 lots on 112.72 acres. This property is in the WCA. Zoned RS-40. **(Subdivision approval contingent on outcome of pending appeal on Rezoning Case #18-10-GCPL-06582)**, Jay Matey, Timmons Group

Planning Comments: (Oliver Bass, 641-3578)

1. Show maximum or minimum building lines for lots 23, 24, 10, 16 and any lot where the width may be less than 150 ft. at minimum setback.
2. Verify no lot have a depth that is greater than 4 times its width at building line (See Sec 5-13.2(C)). This may be an issue for proposed lots north of lot 11.

3. Indicate distance of cul-de-sac for Street A to intersection of Street B. Maximum distance in WCA is 1600 ft.
4. Submit proposed street names for approval.
5. Can plat be adjusted so at least 1 page shows lots 23 and 10 in their entirety?
6. Add critical site data and calculations, topography, owner information to preliminary plan drawing (pages C201 and C202).
7. GIS data viewer shows a right-of-way for Horace Road intersects Doggett Rd across from subdivision. Show intersection.
8. Add note that restricts direct lot access from Doggett Road.
9. Must achieve favorable outcome of pending appeal to rezoning case #18-10-GCPL-06582 before any approval can take effect.

Watershed Comments: (Frank Park, 641-3753)

1. Remove the note "NOT FOR CONSTRUCTION". Provide signature and date on the seal.
2. Change the label "50 feet stream buffer" to Label "110 feet stream and drainage easement" crossing the lots 18 thru 24.
3. Provide a typical stream buffer detail.
4. Provide the BUA density calculation based on the Greensboro WS-III, WCA Tier#3, 1DU/3AC.
5. Provide the WCA boundary lines on the sheet C-300.
6. Provide a typical drainage easement in-let and out-let diffused dissipater details at the cul-de-sacs.

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

1. Developer must schedule meeting with Environmental Health (641-7613) to evaluate existing wells. Environmental Health must evaluate existing wells before preliminary plat can be approved. It appears that there are three SFR on this property. Therefore, it is quite possible there are three wells. Demolition of the houses will make well location more difficult. Wells to be abandoned must be abandoned by a Certified Well Contractor, and approved by Environmental Health, before the Final Plat can be approved.

John motioned for Conditional Approval (CA) seconded by Jim. The members voted unanimously in favor of the motion.

Unified Development Plan Revision #19-01-GCPL-00107: The Shoppes at Forrest Oaks. Located at the intersection of Liberty Rd and Woody Mill Rd. Guilford County Tax Parcels 124728, 124733, 124732, 226532, & 124734. Applicant is proposing the removal of street right of way and moving street yard from Lot # 3. To be re-recorded. 9.8 acres. Zoned CU-SC. Borum, Wade and Associates, P.A.

Planning Comments: (Matt Talbott, 641-3591)

1. Note PB 174 PG 94 & PB 195 PG 56.

2. LOT 1 should be parcel # 124728.
3. Note Case # 19-01-GCPL-00107.

*Bobby motioned for Conditional Approval (CA) including comments;
John seconded. The motion passed unanimously in favor of the motion.*

The meeting adjourned at approximately 2:12 pm.

Respectfully submitted,



Deborah Sandlin

Recording Secretary