



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Technical Review Committee
March 19, 2019

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on March 19, 2019 in the Kenneth Greg Niles Conference Room (Fifth Floor Conference Room), Guilford County Independence Building, 400 West Market Street, Greensboro, NC. Leslie Bell called the meeting to order at approximately 1:30 PM.

The last item on the agenda (The Oaks at Alamance) is not a TRC case, but an Advisory Review.

MEMBERS PRESENT:

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| Planning Dept. Dir. | Leslie Bell |
| Stormwater Management | Frank Park |
| Building Construction Plan Review | Jim Lankford |
| Community Environmental Services | Beth Anne Aheron |
| Fire Marshal | Bobby Carmon |
| Environmental Health | John Nykamp |

STAFF PRESENT:

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|----------------------------------|-----------------|
| Planner II | Matt Talbott |
| Planner II | Oliver Bass |
| Stormwater Program Administrator | Teresa Andrews |
| Recording Secretary | Deborah Sandlin |

OTHERS PRESENT:

| | |
|-------------------|---------------------------|
| Jay Matey | Timmons Group |
| Brian Breissinger | Timmons Group |
| Mike Thelen | Womble Bond Dickinson |
| Aaron Frank | Womble Bond Dickinson |
| John Fisher | Publix Super Markets Inc. |

MINUTES:

Beth Anne Aheron motioned to approve the minutes of the February 19, 2019 regular TRC meeting as submitted; Frank seconded. The motion carried unanimously.

NEW BUSINESS:**MAJOR SUBDIVISION CASE #19-03-STPL-02050: Belews Ridge**

Subdivision, Phase 2, Preliminary Plat. This is an advisory review of a preliminary plat for Belews Ridge, Phase 2. Located south of Belews Creek Road across from Mt Caramel Road, Stokesdale, NC, Guilford County Tax Parcel 228253 (formerly portion of 0167162, 0167126, and 0167121), approximately 35.19 acres. This phase includes approximately 35.19 acres, 33 lots, and new right-of-way dedication. Zoning: CZ-RS-30. (Fleming Engineering, Inc.)

Planning Comments: (Oliver Bass, 641-3578)

1. Show minimum building line for lots 60 and 59.
2. Provide valid street names.
3. Label Belews Ridge Road extending from phase 1.
4. Relabel Phases 2A and 2B as Section A and Section B.
5. Add updated parcel# 228253 to site data.
6. Revised street layout and added 1 lot from approved sketch plat. Submit revised master sketch.
7. Must comply with any conditions of NCDOT driveway permit.

Watershed Comments: (Frank Park, 641-3753)

1. The drainage area for 60-foot easement crossing lots 17 and 18 is missing.
2. Label the stream as "stream and drainage easement" at lot 20.
3. Add a note regarding the Guilford County Stream ID letter dated August 22, 2018.

NCDOT Comments: (Ernie Wilson, 487-0100)

1. Did not have plat to review, but the street(s) in this section will need to meet NCDOT standards as approved by the District Office.

This case was presented for Advisory Comments only, which will be forwarded to the developer to be addressed before going before Planning Board in the Town of Stokesdale in April.

Note: The applicant nor designees were present at the discussion.

Buffer Variance Request at Publix Site

Located south of Burlington Road, along Birch Creek Road, McLeansville, NC. No current PIN, former PINs 8804299638, 8805302214, 8805305168, 8804493712, 8804388471, 8804696116, 8804778968. Property purchased October 19, 2018. The applicant is requesting a major variance from the Jordan Buffer Rules, for 57,520 square feet of Zone 1 and 47,998 square feet of Zone 2, for grading and filling, buffer mitigation is required at a 3:1 and 1.5:1 ratio respectively. The purpose of the buffer variance is to establish a secure corporate campus for Publix.

Note: Mitigation numbers for Zone 1 and Zone 2 have changed. Teresa Andrews will provide the updated information when received.

Watershed Comments: (Frank Park, 641-3753)

1. The subject stream buffer variance is not in SFHA.

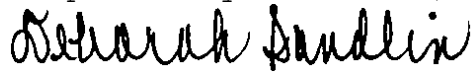
Leslie Bell explained procedurally what happens as this case moves forward further noting that because this is a major variance, the state ultimately will make the decision; however, the Ordinance states that Guilford County will make a recommendation.

Frank Park motioned for Conditional Approval (CA) following the required quasi-judicial process and those requirements being met; subsequent to those proceedings, a revised or official preliminary map for the site plan review must be submitted. Beth Anne Aheron seconded. The motion carried.

Meeting Adjournment:

Bobby Carmon motioned for adjournment @ 1:58 pm, seconded by John Nykamp. The motion was approved unanimously.

Respectfully submitted,



Deborah Sandlin

Recording Secretary