



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Technical Review Committee

April 2, 2019

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on April 2, 2019 in the Kenneth Greg Niles Conference Room (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 Management	Frank Park
Building Construction Plan Review	Jim Lankford
Community Environmental Services	Beth Anne Aheron
Fire Marshal	Stephen Thomas
Environmental Health	John Nykamp

STAFF PRESENT:

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

OTHERS PRESENT:

Edward R. Collins, Jr., P.E.	Edward "Ed" R. Collins, Jr.
Caryda I, LLC	Terry Lee

MINUTES:

Stephen Thomas motioned to approve the minutes of the March 19, 2019 regular TRC meeting to include comments from Teresa Andrews concerning updating mitigation numbers when received; Jim seconded. The motion carried unanimously.

NEW BUSINESS:

Major Site Plan Case 19-03-GCCP-02423. 3620 Pleasant Garden Road (Watershed Density Average) Located on Pleasant Garden Road approximately 198 feet north of Sherrill Road intersection, Fentress Township, Guilford County Tax Parcels 134905, 134904, and 134929. The proposed use is for Machinery Equipment and Supplies (Wholesale-SIC 5080). The plan proposes 1.73 acres on 2.63 acres with 5.889 acres of watershed density averaging credit from giving

parcel on 5825 Hagan Stone Park Road. This site plan is being reviewed in conjunction with cases 19-03-GCPL-02430 and 19-03-PGPL-02431. Zone, LI-Light Industrial.

Planning Comments: (Oliver Bass, 641-3578)

1. The proposed use is Machinery, Equipment and Supplies (SIC 5080) is for wholesale trade.
2. Need details on how transaction of trailer purchase will be conducted. No sales office is proposed on-site.
3. Note if existing build has been or will be removed
4. The use has LUC 5. A Type C required between adjacent warehouse (LUC 4) property
5. Significant portion of site is in railroad easement. Does company impose restrictions on encumbered area?
6. Building square footage should read 0 (zero) rather than "not applicable".
7. Record approved density averaging plat and reference plat book and page on site plan.
8. Add reference assigned case numbers for associated exclusion plats.
9. NCDOT driveway permit required for final site plan approval.

Building Comments: (Jim Lankford, 641-3321)

1. If trailers will be sold on the property, then a sale's office will be required (Ref. Section 403 MINIMUM PLUMBING FACILITIES and Table 403.1 of the 2018 North Carolina Plumbing Code). The sale's office shall be equipped with HC restrooms.
2. The trailers cannot be placed inside the Norfolk Southern RR Easement without written permission from the Norfolk Southern RR.

Watershed Comments: (Frank Park, 641-3753)

1. It is confusing that Density Averaging Area indicated 5.889AC. The Density Averaging Area label shall be replaced with the "Water Quality Conservation Easement" and 5.889AC shall be replaced with 5.27 AC. The Water Quality Conservation Easement cannot be placed within 200 feet of Duke Power Transmission Tower Easement as per the section 4-6.4 of GC Ordinance. Thus, provide another area for recording the Water Quality Conservation Easement area.
2. The Water Quality Conservation Easement's metes and bounds description of the areas to remain vegetated and limits on use shall be recorded on the plat, in homeowners' covenants, and on the individual deed and shall be irrevocable.
3. The lot has been subdivided into three lots; the Water Quality Conservation Easement must be contained in one lot and provide a deed restriction of the Water Quality Conservation Easement.
4. Reference the giving Exclusion Plat book and page number and restrictive deed page number.

According to the zoning usage the applicant desires for these properties, lot(s) do not qualify. Water and sewer are not available. Jim noted that the lots do not meet the 2018 Building Code requirements that property/business with public utilization must have handicapped accessible restroom facilities.

Jim motioned for Revise and Resubmit. Stephen Thomas seconded. Members voted unanimously in favor of the motion.

Subdivision Case 19-03-GCPL-02430: Density Average Plat

(Receiving), Caryda 1, LLC. Located on Pleasant Garden Road approximately 198 feet north of Sherrill Road intersection, Fentress Township, Guilford County Tax Parcels 134905, 134904, and 134929. The purpose of this plat is to establish described property as receiving 5.889 acres for watershed density averaging credit.

Planning Comments: (Oliver Bass, 641-3578)

1. Record approved density averaging plat and reference plat book and page on site plan.
2. Received 7-foot variance on minimum building setback.
3. Add reference assigned case numbers for associated exclusion plats.
4. Under note 1 states buildable area based on HI district; property is zoned LI.
5. Add REID or parcel # of lots involved.

Building Comments: (Jim Lankford, 641-3321)

1. Add a note indicating that no structures can be built inside "Water Quality Conservation Easement"

Watershed Comments: (Frank Park, 641-3753)

1. It is confusing that Density Averaging Area indicated 5.889AC. The Density Averaging Area label shall be replaced with the "Water Quality Conservation Easement" and 5.889AC shall be replaced with 5.27AC. The Water Quality Conservation Easement cannot be placed within 200 feet of Duke Power Transmission Tower Easement as per the section 4-6.4 of GC Ordinance. Thus, provide another area for recording the Water Quality Conservation Easement area.
2. The Water Quality Conservation Easement's metes and bounds description of the areas to remain vegetated and limits on use shall be recorded on the plat, in homeowners' covenants, and on the individual deed and shall be irrevocable.
3. The lot has been subdivided into three lots; the Water Quality Conservation Easement must be contained in one lot and provide a deed restriction of the Water Quality Conservation Easement.
4. Reference the giving Exclusion Plat book and page number and restrictive deed page number.

5. Provide the complete built upon area and its calculation and add maximum BUA allowable table of 1.73 AC. The driveway shall be computed as BUA.

Subdivision Case 19-03-PGPL-02431: Exclusion Plat to Dedicate Watershed Density Average Credit (Giving), Terry & Nancy C. Lee.

Located on Hagan Stone Park Road, approximately 1.6 miles east of Appomattox Road, Guilford County Tax Parcel 133119, PB 100, Pg. 38, Lots 1-3, Fentress Township, Pleasant Garden, NC. The purpose of the exclusion plat is to give watershed density averaging credit to parcels 134905, 134904, and 134929. Zone, RS-40.

Planning Comments: (Oliver Bass, 641-3578)

1. Record approved density averaging plat and reference plat book and page on site plan.
2. Not that the purpose of the exclusion plat is to donate watershed density to receiving parcels.
3. Add reference assigned case numbers for associated exclusion plats.
4. Add REID or parcel # of lots involved.

Building Comments: (Jim Lankford, 641-3321)

1. Add a note indicating that no structures can be built inside "Water Quality Conservation Easement".

Watershed Comments: (Frank Park, 641-3753)


1. On the sheet SP1, the storm water management/watershed protection cover sheet indicated that the percentage of built-upon area is 76%. In order to maintain the site as a low density and no SCM required, it must maintain 24% percentage of built-upon area. The Density Averaging Area label shall be replaced with the "Water Quality Conservation Easement" and 5.889AC shall be replaced with 5.27AC. The Water Quality Conservation Easement cannot be placed within 200 feet of Duke Power Transmission Tower Easement as per the section 4-6.4 of GC ordinance. Thus, provide another area for recording the Water Quality Conservation Easement area.
2. The Water Quality Conservation Easement's metes and bounds description of the areas to remain vegetated and limits on use shall be recorded on the plat, in homeowners' covenants, and on individual deed and shall be irrevocable.
3. The lot has been subdivided into three lots; the Water Quality Conservation Easement must be contained in one lot and provide a deed restriction of the Water Quality Conservation Easement.
4. Reference the giving Exclusion Plat book and page number and restrictive deed page number.
5. Provide the complete built upon area and its calculation and add maximum BUA allowable table subtracting 5.27 AC in order to maintain 24% BUA. The driveway is missing and it shall be counted as BUA.

Applicant is to re-evaluate and determine actual zoning usage eligibility. Exclusion Plats are on hold pending eligible zoning usage.

Meeting Adjournment:

Jim Lankford motioned for adjournment @ 2:31 pm, seconded by Stephen Thomas. The motion carried unanimously.

Respectfully submitted,



Deborah Sandlin
Recording Secretary