



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
Technical Review Committee
May 7, 2019

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on May 7, 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:

P&D Development Deputy Director	Kaye Graybeal
Stormwater Management	Frank Park
Building Construction Plan Review	Jim Lankford
Community Environmental Services	Beth Anne Aheron
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

OTHERS PRESENT:

Edward R. Collins, Jr., PE	Ed Collins
Caryda I, LLC	Terry Lee
Hugh Creed Associates Inc., PA	Norris Clayton
Hugh Creed Associates Inc., PA	Ethan Creed
Thomas & Hutton	Brad Smith
ARCO Design Build	David McCormick

MINUTES:

Beth Anne Aheron motioned to approve the minutes of the April 2, 2019 regular TRC meeting. John Nykamp seconded. The motion carried unanimously.

OLD BUSINESS:

Major Site Plan Case 19-03-GCCP-02423. 3620 Pleasant Garden Road (Watershed Density Average)-Resubmission 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 has been changed from Machinery Equipment and Supplies (Wholesale-SIC 5080) to Warehouse (self-storage)-SIC Code 4225. The plan proposes 1.73 acres of built-upon area on 2.63 acres and proposes using density averaging credit from giving parcel 133119 (Lots 1 - 3, PB 100, Pg. 38) 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 below.** Zone, LI-Light Industrial

Planning Comments: (Oliver Bass, 641-3578)

1. Lease agreement with railroad states that the premises will be used for parking and storage of **construction and grading equipment** specifically. Not inclusive of self-storage items.
2. Will need markers to designate vehicular storage areas.
3. Note if storage spaces will be striped.
4. Clarify that lease agreement includes self-storage.

Building Comments: (Jim Lankford, 641-3321)

1. Provide labels for the parking spaces that will be rented. (e.g. RV and boats.)
2. Provide a written explanation how the entrance key pad works.
3. Provide specifications for the key pad: How can a self-storage parking lot be accessed without having a check-in office at the site?

Watershed Comments: (Frank Park, 641-3753)

1. The WQCE area of 5.27 AC must be reflected in the exclusion plats. They have to be approved and recorded prior to density averaging.

Fire Marshal: (Michael Townsend, 641-6541)

1. Provide turn-key access for fire department.

Subdivision Case 19-03-GCPL-02430: Exclusion Plat to Receive Watershed Density Average Credit (Receiving), Caryda 1, LLC.- Resubmission 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 receive watershed density averaging credit from Guilford County Tax Parcel 133119, Lots 1 - 3, PB 100, Pg. 38. Zoned, LI.

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. The WQCE area of 5.27 AC must be reflected in the exclusion plats. They have to be approved and recorded prior to density averaging.
2. Provide BUA density table which cannot exceed 24% for this lot.

Subdivision Case 19-03-PGPL-02431: Exclusion Plat to Dedicate Watershed Density Average Credit (Giving), Terry & Nancy C. Lee-Resubmission 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. Note 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. The WQCE area of 5.27 AC must be reflected in the exclusion plats. They have to be approved and recorded prior to density averaging.
2. Provide BUA density table which cannot exceed 24% for this lot.

Major Site Plan Case 19-03-GCCP-02423, Beth Anne Motioned for Conditional Approval (CA) provided that two exclusion plats, 19-03-GCPL-02430 and 19-03-PGPL-02431, are corrected per the watershed comments; keypad explanation/specifications are provided; and, lease agreement is inclusive of property being used for self-storage. John Nykamp seconded. The vote was unanimous.

NEW BUSINESS:

Major Subdivision Case 11-11-GCPL-04358. Bevill Lakes Farm, AKA Wellington, Sketch Plat Revised: Located along Bevill Oaks Road in Monroe Township. Guilford County Tax Parcel # 128845. Zoned: RS: 30. Applicant is working to update the master sketch plan.

Planning Comments: (Oliver Bass, 641-3578)

1. Under review to complete phase 5 portion in Guilford Co.
2. Delineate phase line more prominently.
3. Name of subdivision is Bevill Lakes Farm, AKA Wellington.
4. Appears consistent with expired preliminary plat for phase 5.

TRC members reviewed and provided comments only for direction. The previously submitted sketch plan and preliminary plan approval expired a few years ago.

Major Site Plan Case 19-04-GCCP-03304: Konica Ventures Warehouse:

Located at 6890 Konica Drive, approximately 1118 feet west of NC Highway 61 intersection, Guilford County Tax Parcel # 217642. The proposed use is for a 615,650 square foot warehouse on vacant 47.2 acres. Zoning: LI (Light Industrial); Rock Creek Consent Area. (Contact: Brad Smith, PE, PMP).

Planning Comments: (Oliver Bass, 641-3578)

1. Document authorization of public water/sewer system to connect.
2. Provide letter from AT&T to allow relocation of easement.
3. Subject to NCDOT driveway permit.
4. Indicate use of adjacent properties.
5. Before a CO can be issued, construction of Konica Road needs to be complete.

Building Comments: (Jim Lankford, 641-3321)

1. Provide HC Van accessible parking space and its aisle.
2. Provide HC sidewalk to the nearest main entrance.
3. Provide fire marshal access doors at the perimeter of the building.

Watershed Comments: (Frank Park, 641-3753)

1. Provide watershed critical 1 boundary lines as well as 100-year floodplain, stream buffer and floodway boundary lines.
2. No structures and parking lots can be built inside the watershed critical 1.
3. Provide the stream ID longitudinal stream on the site plan and label it as 110 feet stream and drainage easement. Provide a typical stream detail.
4. The proposed pond #1 cannot encroach into the stream buffer. Any outlet concentrated discharges from the pond shall be diffused.

5. Provide complete stormwater construction plans and calculation. Also indicate the drainage areas to each SCMs.
6. Complete the supplement and Guilford County wet detention design spreadsheet and turn them in.
7. 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.
8. According to section 7-1.6 of ordinance, provide engineer's statement of runoff control.

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

1. Site Plan must show the location of existing well before it can be approved. Developer must schedule meeting with Environmental Health (336-641-7613) to evaluate. Before the Site Plan can be approved, the well to be abandoned must be abandoned by a Certified Well Contractor and approved by Environmental Health.

Beth Anne motioned for Conditional Approval (CA) with a second by Michael Townsend. The motion carried.

Major Subdivision Case 19-04-STPL-03416: Boone Meadows

Subdivision: Located west of the intersection of Ellisboro Road & Gideon Grove Road in Oak Ridge Township, Guilford County Tax Parcel # 164671. The applicant is proposing to develop a major subdivision with 27 lots. Zoned: CZ-RS-30 (Anthony Vaughn, Vaughn Surveying).

Planning Comments: (Oliver Bass, 641-3578)

1. Correct zoning is CZ-RS-30.
2. Reference and list zoning conditions from case#18-10-STPL-06714.
3. Medearis and Linville conflicts with existing street names elsewhere in county. Submit alternative street names.
4. Will connect to Stokesdale water system.
5. Add subdivision case #19-04-STPL-03416.

Watershed Comments: (Frank Park, 641-3753)

1. Provide the stream ID and wetlands information taken from delineation report by Pilot Environmental, Inc./Project 4451 dated February 21, 2019.
2. Provide the watershed BUA density calculation. 2DU/1AC is allowed.
3. The South Point Drive is crossing the wetlands. Provide 401/404 permit from US Army Corp Engineers.
4. The Deed Restriction/Restrictive Covenant note is missing.
5. Provide a typical stream buffer cross section.

Fire Marshal Comments: (Ernie Wilson, 487-0100)

1. Show placement of fire hydrants on preliminary

NCDOT Comments: (Ernie Wilson, 487-0100)

1. Need Greensboro District Office approved temporary turn-around on South Point Dr. and Linville Ln.

The preceding are advisory comments for a sketch plan for a major subdivision located in the Town of Stokesdale. Comments provided will be provided to the applicant to be addressed in the Preliminary Plan.

Major Subdivision Case 19-04-STPL-03443: Caroline Manor Phase 2, Preliminary Plat: Located southwest of the intersection of NC Hwy 68 N & Lester Road in Oak Ridge Township, Guilford County Tax Parcel # 164495. The applicant is proposing to create four new lots. Zoned: RS-40 (Anthony Vaughn, Vaughn Surveying).

Planning Comments: (Oliver Bass, 641-3578)

1. Minor 4-lot subdivision recently created. Show other 3 lots involved on plat.
2. Subdivision title should read Caroline Manor, Phase 2.

Watershed Comments: (Frank Park, 641-3753)

1. Provide the watershed BUA density calculation. 2DU/1AC is allowed.

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

1. Show Master Sketch with phase line or show platted Lots #1-3.

The preceding are advisory comments for a preliminary plat for a major subdivision located in the Town of Stokesdale.

Major Subdivision Case 19-04-GCPL-03419: Jeremiah Hawes. Located at the terminus of Southerland Drive in Monroe Township, Guilford County Tax Parcel # 128207. The applicant is proposing to develop a private drive, which will eventually serve four lots. Zoned: AG (Jacob Holland, J.M. Holland Land Surveying).

Planning Comments: (Paul Lowe, 641-2489)

1. Case # is 19-04-GCPL-03419.
2. Will need a Disclosure Statement in accordance with NCGS 136-102.6 shall be approved by the County Attorney, recorded simultaneously with the plat, and referenced on the Final Plat. The Disclosure Statement must contain the provision(s) for construction and/or maintenance of the Private Lane.
3. Will need Certificate of Inspection and Surety: A certificate of inspection signed and sealed by a licensed professional engineer shall be filed with the Planning Department prior to recordation

of the Final Plat. A surety may be posted for a Private Lane in which case the certificate will be required after road construction is complete. This certificate shall, at a minimum, state that the private road has been constructed to meet the minimum design standards set forth herein.

4. Label area in remaining acreage.
5. Lot # 1 extends into the cul-de-sac. This should not be the case. Correct lot #1.
6. Add label for disclosure statement, e.g., recorded in DB ..., PG... Disclosure statement would need to be recorded before plat.

Watershed Comments: (Frank Park, 641-3753)

1. Several streams and wetlands features are missing. Label them as 110 feet stream and drainage easement. Contact Teresa Andrews, Stormwater Administrator for the stream ID.
2. Provide a typical stream buffer cross section detail.

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

1. Show Lots #3 & #4.
2. Show 20' Utility Easement across all lots.

Because the request applies to an extension of Southerland Drive, a public road, it cannot qualify as a lane. Beth Anne Aheron motioned for Revise/Resubmit; Michael Townsend seconded. The vote was unanimous.

Major Site Plan Case 19-04-GCCP-03413: RCC 260K Warehouse: Located at the intersection of Rock Creek Dairy Rd and I40E/I85N, Guilford County Tax Parcel # 107838. The proposed use is for a 260,000-square foot warehouse on vacant 76.91 acres. Zoning: LI (Light Industrial); (Contact: Kent Barney, PE).

Planning Comments: (Matt Talbott, 641-3591)

1. Use parcel #107838.
2. Need detailed landscape plan.
3. Note adjoining owner info, parcel #'s, land use and zoning.
4. Show topo on overall site plan.
5. Note case # 19-04-GCCP-03413.

Building Comments: (Jim Lankford, 641-3321)

1. Provide fire marshal access doors at the perimeter of the building.

Watershed Comments: (Frank Park, 641-3753)

1. Change Jordan Lake water-supply watershed name to Lake Mackintosh WS-IV on the Stormwater Management Watershed Protection Cover sheet.
2. Change the 50 feet stream buffer label to "110 feet stream and drainage". Request a stream ID through Teresa Andrews, Stormwater Administrator.

3. On the sheet C1.2, change the label BMP#1 and BMP#2 to permanent Wet Detention Pond.
4. Provide the enlarged plunge pool detail.
5. Provide watershed critical 1 boundary lines as well as 100-year floodplain FEMA Firm map information.
6. Provide complete stormwater construction plans and calculation. Also indicate the drainage areas to each SCMs.
7. Complete the supplement and Guilford County wet detention design spreadsheet and turn them in.
8. 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.
9. Provide a note how to convert sediment traps to permanent Wet Detention Ponds.
10. According to section 7-1.6 of ordinance, provide engineer's statement of runoff control.

NCDOT Comments: (Ernie Wilson, 487-0100)

1. Advised developer to provide Traffic Impact Analysis (TIA) to determine road improvement requirements.
2. Will need NCDOT Drive permit.

Fire Marshal Comments: (Michael Townsend, 641-6538)

1. Can gravel fire department access road on south side of the building be extended out 5 feet or more?
2. Add one fire hydrant to east side loading dock parking area.

NCDOT Comments: (Ernie Wilson, 487-0100)

3. Advised developer to provide Traffic Impact Analysis (TIA) to determine road improvement requirements.
4. Will need NCDOT Drive permit.

*John Nykamp motioned for Conditional Approval (CA). Jim seconded.
The motion carried.*

Meeting Adjournment:

The meeting adjourned at 2:32 pm.

Respectfully submitted,



Deborah Sandlin

Recording Secretary