



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Technical Review Committee
January 7, 2020**

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on January 7, 2020 in the fifth floor Kenneth Greg Niles Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC. Kaye Graybeal called the meeting to order at approximately 1:30 PM.

MEMBERS PRESENT:

Planning	Kaye Graybeal, Chair
Stormwater Management	Teresa Andrews
Building Construction Plan Review	Jim Lankford
Community Environmental Services	Beth Anne Aheron
Fire Marshal	Michael Townsend
Environmental Health	John Nykamp

STAFF PRESENT:

Planner II	Oliver Bass
Administrative Assistant	Deborah Sandlin

OTHERS PRESENT:

Stoltzfus Engineering, Inc.	Aden Stoltzfus
Lomonaco Investments	Brian Ford
Lomonaco Investments	Jon Ford

MINUTES:

Michael Townsend motioned to approve the minutes of the December 17, 2019 regular TRC meeting as submitted, seconded by Beth Anne Aheron. The motion carried unanimously.

NEW BUSINESS:

MAJOR SUBDIVISION CASE #19-11-GCPL-08987: Josephs Creek Subdivision (revised and resubmitted).

Located approximately 1600 feet South of the intersection of Northwest School Road and Fintry Drive in Bruce Township. Being Guilford County Tax Parcel #220681 and #149501. This is a proposed 37 lot subdivision on approximately 40 acres. Zoned RS-30. Designer: Stoltzfus Engineering Inc. **The applicants are seeking a waiver from street length requirements.**

Planning Comments: (Matt Talbott, 641-3591)

No comments.

Building Comments: (Jim Lankford, 641-3321)

No comments.

Watershed Comments: (Teresa Andrews, 641-5565)

No comments.

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

1. Developer must schedule meeting with Environmental Health (336-641-7613, 336-451-7327) to evaluate existing well(s). Environmental Health must evaluate existing well(s) before preliminary plat can be approved. Wells to be abandoned must be abandoned by a Certified Well Contractor and approved by Environmental Health before the Final Plat can be approved.
2. Off-Site Area must be divided into four numbered areas for soil evaluation. Lot lines for SPLs and PSLAMEs will be adjusted as needed.

ADVISORY NOTE: Gravel access drive between Lots 29 & 30 must meet standards for emergency vehicles. Remote nitrification field areas shall be accessible via the dedicated access easement and shall be of sufficient size to allow for the passage of equipment normally used to install, inspect, operate and maintain the system.

ADVISORY NOTE: Building envelopes will need to be adjusted on many lots to allow proper separation for wells.

Community Services Comments: (Beth Anne, 641-3645)

No comments

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

No comments

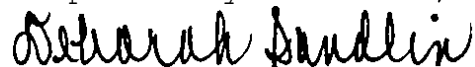
NCDOT Comments: (Bobby Norris, 487-0100)

No comments

Beth Anne Aheron motioned for Conditional Approval (CA); John Nykamp seconded. The motion carried by unanimous vote.

The meeting adjourned at approximately 1:43 pm.

Respectfully submitted,



Deborah Sandlin
Recording Secretary