



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Technical Review Committee
February 4, 2020**

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on February 4, 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

ADVISORY MEMBER PRESENT:

NCDOT	Bobby Norris
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STAFF PRESENT:

GIS	Martine Kamabu
Planner II	Matt Talbott
Administrative Assistant	Deborah Sandlin

OTHERS PRESENT:

Hugh Creed Associates, Inc.	Norris Clayton
Allred Land Surveying	Jeff Allred

MINUTES:

Jim Lankford motioned to approve the minutes of the January 7, 2020 regular TRC meeting as submitted, seconded by Michael Townsend. The motion carried unanimously.

NEW BUSINESS:

MAJOR SUBDIVISION CASE #20-01-GCPL-00555: Cadence Subdivision, Unified Development Plan

Located on the east side of Church Street, approximately 3,000 feet south from its intersection of Burton Farm Road, being Guilford

County Tax Parcel #228123. This is a request for approval of the unified development plan for a proposed subdivision with 28 lots on 26.996 acres. Zoned CZ-PDR. Designer: Hugh Creed & Assoc, Inc.

Planning Comments: (Oliver Bass, 641-3578)

1. Add dimensional requirements for major thoroughfares or reference those for RS-20 based on the minimum lot size provided.
2. Note the proposed use of lots in the subdivision.
3. Revised sketch, UDP, and Common Signage Plan as appropriate shall be recorded in the Register of Deeds within 60 days of approval.
4. Remove leading zeros from Parcel # in Site Note 4.

Building Comments: (Jim Lankford, 641-3321)

1. No comments.

Watershed Comments: (Teresa Andrews, 641-5565)

1. Show streams and stream buffers along with associated information.
2. Include the FEMA flood map information.
3. Add the deed restrictive covenant note.
4. Include the drainage easements.
5. In Tier 4, off-site individual residential septic systems are permitted with a) reduction in overall density to 1 DU/1.25 Acre or b) in a Rural Preservation District (or equivalent clustered) zoning.

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

1. No comments at present time.

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

1. No comments

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

1. No comments

NCDOT Comments: (Bobby Norris, 487-0100)

1. Driveway permit will be required with the possibility of turning lanes.

MAJOR SUBDIVISION CASE #20-01-GCPL-00261: Cadence Subdivision, Phase 1 Preliminary Plat

Located on the east side of Church Street, approximately 3,000 feet south from its intersection of Burton Farm Road, being Guilford County Tax Parcel #228123. This is a request for preliminary plat approval of a proposed subdivision with 28 lots on 26.996 acres. Zoned CZ-PDR. Designer: Hugh Creed & Assoc, Inc.

Planning Comments: (Oliver Bass, 641-3578)

1. Site data should be presented for overall site in addition to Phase 1.
2. Note 14 should state that no more than 25% of required open space may be used for off-site septic systems.
3. Add site data for each phase and overall plan.
4. Designate phase 2 and 3 roads as public or private r/w.

Building Comments: (Jim Lankford, 641-3321)

No comments.

Watershed Comments: (Teresa Andrews, 641-5565)

1. Please include density for phase 1 and overall development.
2. Please add "stream buffer" label to the stream buffers on site.
3. In Tier 4, off-site individual residential septic systems are permitted with a) reduction in overall density to 1 DU/1.25 Acre or b) in a Rural Preservation District (or equivalent clustered) zoning.

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

1. Off-Site Areas must be divided into numbered areas for soil evaluation. Lot lines for SPLs and PSLAMEs will be adjusted as needed. Heath Ward already has map showing off-site areas.
2. Private Sewer Line Access and Maintenance Easement must be a minimum of 15' in width. The supply lines must be placed at least 5 feet from the edge of the easement; i.e., the middle 5 feet. The supply lines must also have a separation from each other that is equal to the diameter of the pipe. A fee of \$200 for each off-site septic area will be collected when the Improvement Permit is issued.

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

1. No comment

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

1. No comment

NCDOT Comments: (Bobby Norris, 487-0100)

1. Driveway permit will be required with the possibility of turning lanes.
2. Gate Rd. and Pony Dr. will not be added to system until they are extended.

Beth Anne Aheron motioned for Conditional Approval (CA) for the UDP and Phase 1 Preliminary Plat; John Nykamp seconded. The motion passed unanimously.

MAJOR SUBDIVISION CASE #20-01-GCPL-00553: Rezoning Site Plan for Three Brothers Building, LLC

Located on the west side of Brick Church Road, approximately 1096 feet north of its intersection with Holt Store Road, being Guilford County Tax Parcels 109519 and 109522. This is a request for review of a Zoning Sketch Plan in anticipation of a conditional rezoning from AG to CA-RS-40. Applicant: Jeff Allred.

Planning Comments: (Oliver Bass, 641-3578)

1. Review is conditioned on rezoning to RS-40.
2. Lot 13 is exempted only if all lots are 10 acres or more. Therefore, site notes shall indicate 13 new lots.
3. Lot 13 has no apparent legal access to a public street. Exclusive use access easement should terminate at lot 12 southern boundary. Cannot be used as access for a second lot without a waiver from TRC. Waiver would need to be included as a condition in any rezoning.
4. Lots 5, 6, 7 are flag lots subject to TRC approval. Any future revision shall be subject to TRC approval.
5. Statement should be added to exclusive use access easement that provides it will only serve 1 single-family home and uninhabitable accessory buildings.
6. Most lots have street frontage on existing Brick Church Road, which is a collector street. Note SR # and label as public.
7. Note method of water and sewer on a revised sketch.
8. If rezoned, existing mobile homes should be removed prior to final plat approval. This should be a condition of any proposed Conditional rezoning.

Building Comments: (Jim Lankford, 641-3321)

1. No comments.

Watershed Comments: (Teresa Andrews, 641-5565)

1. Stream Buffer needed.
2. Non-encroachment area on FRIS needs to be captured.
3. Note water supply watershed and GWA/WCA.
4. Drainage Easement needed on both draws based off of drainage area.
5. Make sure lot numbers are labeled accurately.

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

1. Easement for Lot # 12 continues across lot.
2. Show area dedicated for Public Right-of-Way.

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

1. No comments

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

1. No comments

NCDOT Comments: (Bobby Norris, 487-0100)

1. No comments

Comments only were provided for this sketch site plan. No vote was required.

The meeting adjourned at 1:56 p.m.

Respectfully submitted,



Deborah Sandlin
Recording Secretary