



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Technical Review Committee
March 3, 2020**

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on March 3, 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 1:30 PM.

MEMBERS PRESENT:

Planning	Kaye Graybeal, Chair
Stormwater/Watershed	Teresa Andrews
Plan Review	Jim Lankford
Community Environmental Services	Beth Anne Aheron
Environmental Health	John Nykamp

STAFF PRESENT:

Planner II	Matt Talbott
Planner II	Oliver Bass
Administrative Assistant	Deborah Sandlin

OTHERS PRESENT:

Martine Kamabu	Guilford County GIS
Jeff Allred	Allred Land Surveying
Will Years	WBY4, Inc.
Anise Hage	Marble Granite World
Charles Boecker	Withers Ravenel

MINUTES:

Jim motioned to approve the minutes of the February 18, 2020 TRC meeting; Beth Anne seconded. The motion carried unanimously.

NEW BUSINESS:

Major Subdivision Case 20-02-STPL-01460: 8118 Haw River Road Sketch Plat

Located on the north side of Haw River Road, approximately 858 feet west from its intersection of NC Highway of 68, being Guilford County Tax Parcel #163759. The proposed subdivision contains 10 lots on

13.94 acres. The subdivision is designed in anticipation of filing an application to rezone property from AG to CZ-RS-30. Surveyor: Jeff Allred, PLS. Zoned AG

Planning Comments: (Oliver Bass, 641-3578)

1. Review based on Stokesdale RS-30 zoning regulations. Current zoning is AG. Advisory comments will not imply a favorable or unfavorable recommendation on rezoning.
2. Lots 1,2, and 3 propose direct access of a minor thoroughfare (Haw River Road). Not permitted by ordinance.
3. Section 5-13.3 limits the number of lots that can be served by a single entrance to 50 lots. Charles Place Drive serves as single entrance off Haw River Road for multiple subdivisions that total 50 lots.
4. In addition to lot 3, lots 4 and 9 exceed the 300 feet maximum allowed for the flag pole portion of the lot.
5. Applicant must provide justification for proposed waivers, including for flag lot indicated on plat.
6. Provide distance between all points.

Building Comments: (Jim Lankford, 641-3321)

1. No comments.

Watershed Comments: (Teresa Andrews, 641-5565)

1. Include all streams and surface waters on the plan, as well as associated buffers.
2. Correct FEMA panel number.

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

1. Show existing well, septic, and structures.
2. Show 20' Utility Easement on Makena Place.

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

No comments

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

No comments (member not available for this meeting)

NCDOT Comments: (Bobby Norris, 487-0100)

1. Expressed concern about fire truck accessibility.

*This was an Advisory Review for the Town of Stokesdale; **comments only** were presented for this Sketch Plat.*

MAJOR BUFFER VARIANCE CASE # 20-02-GCPL-01573 Sedgefield CC

Sedgefield Country Club Acquisition LLC is requesting a major variance from the Randleman Lake Buffer Rules per Guilford County Development Ordinance section 7-1.9. The major variance is requested for the purpose of constructing a new practice area as directed by the PGA Tour as part of The Wyndham Championship. The property is located on the east side of Forsyth Dr, at its intersection of Wayne Road in Jamestown Township. Being Guilford County Tax Parcel #155703, approximately 6.91 Acres, owned by Sedgefield Country Club Acquisition LLC.

Beth Anne Aheron motioned that the application submitted contains sufficient content for forwarding to the Planning Board; John Nykamp seconded. The motion carried by unanimous vote.

The meeting adjourned at 2:25 p.m.

Respectfully submitted,



Deborah Sandlin
Recording Secretary