



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Technical Review Committee
March 17, 2020**

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on March 17, 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
Fire Marshal	Michael Townsend
Environmental Health	John Nykamp

STAFF PRESENT:

Planner II	Oliver Bass
Administrative Assistant	Deborah Sandlin
Soil Erosion	Curtis Moore

OTHERS PRESENT:

Jeff Allred	Allred Land Surveying
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MINUTES:

Jim Lankford motioned to approve the minutes of the March 3, 2020 TRC meeting. Beth Anne Aheron seconded the motion, which was approved unanimously.

NEW BUSINESS:

MAJOR SUBDIVISION CASE #20-02-GCPL-01390: 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 preliminary plat approval for a major subdivision in anticipation of a rezoning from AG to RS-40. Applicant: Jeff Allred.

Planning Comments: (Oliver Bass, 641-3578)

1. Plat is reviewed under RS-40 standards, decision on rezoning application still pending.
2. Requested waiver to allow exclusive access easement to serve multiple lots should include following conditions:
 - a. Provide minimum 25 feet wide exclusive access easement to serve lots 11, 12, and 13. (Remove proposed easement that begins on lot 8).
 - b. Provide a gravel driveway serving said lots at least 20 feet wide.
 - c. Provide 10 feet wide utility easement on either side sufficient to serve lots 11, 12, and 13.
 - d. Record maintenance agreement between all users of the exclusive access easement in the Register of Deeds.
3. Add minimum building line to lots 1 and 8.
4. Add to notes that the mobile homes will be removed before final plat approval.
5. Add total acreage of subdivision to the site notes.
6. Add property owner info to the plat.
7. Add case# 20-02-GCPL-01390 to future submissions.

Building Comments: (Jim Lankford, 641-3321)

1. No comments.

Watershed Comments: (Teresa Andrews, 641-5565)

1. Please label the stream buffer.
2. Non-encroachment area on FRIS needs to be captured. (Please let me know if you have any questions.)
3. Please note water supply watershed and GWA/WCA.
4. Drainage Easement width needs clarification, a drainage basin from 6.01 ac - 25 ac requires a 30ft from centerline DE, 60ft total. 2 ac- 6 ac requires 15ft from centerline, 30ft total. Please select the appropriate width and label it on the plan.

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. Any well to be abandoned must be abandoned by a Certified Well Contractor, and approved by Environmental Health, before the Final Plat can be approved.

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

No comments

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

1. Expressed concerns about fire truck accessibility.

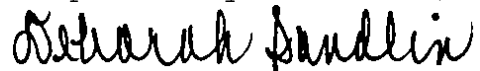
NCDOT Comments: (Bobby Norris, 487-0100)

Michael Townsend motioned for CA (Conditional Approval) of the waiver with the conditions and the preliminary plat addressing the

listed comments. Teresa Andrews seconded. The motion passed by majority vote 4-2. In favor: Michael Townsend, Kaye Graybeal, John Nykamp, and Teresa Andrews. Against: Jim Lankford and Beth Anne Aheron.

The meeting adjourned at approximately 2:13 p.m.

Respectfully submitted,



Deborah Sandlin
Recording Secretary