



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Technical Review Committee (TRC)
July 7, 2020**

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on July 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 1:35 PM.

MEMBERS PRESENT:

Planning	Kaye Graybeal, Chair
Stormwater/Watershed (R)	Teresa Andrews
Plan Review (R)	Jim Lankford
Community Environmental Services	Beth Anne Aheron
Fire Marshal (R)	Michael Townsend
Environmental Health	John Nykamp

STAFF PRESENT:

Planner II (R)	Oliver Bass
Planner II	Matt Talbott
Administrative Assistant (R)	Deborah Sandlin

ADVISORY MEMBER PRESENT:

NCDOT (R)	Bobby Norris
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OTHERS PRESENT:

Allred Land Surveying	Jeff Allred
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R = Attended meeting remotely (via Skype or Conf. Call)

MINUTES:

John Nykamp motioned to approve the TRC minutes of June 16, 2020; Michael Townsend seconded. The motion passed by unanimous vote.

NEW BUSINESS:

MAJOR SUBDIVISION CASE #20-07-GCPL-04140: Creekside Acres Master Sketch, 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 sketch plan was submitted in contemplation of rezoning property from AG to PDR. Applicant: Jeff Allred.

Planning Comments: (Oliver Bass, 641-3578)

1. Note open space as a percentage of total acreage.
2. Label open space and designate as common area.
3. Provide data for floodplain and other land unsuitable for development in acres and as a % of total acres.
4. How wide is strip of open space on backside of lots 1 through 11?
5. Indicate possible location of off-site septic areas, if any.
6. Each common area should have 20 feet of street frontage for access.
7. Existing manufactured homes must be removed as a consequence of rezoning.
8. Designate maximum density in du/ac of residential uses or GFA for non-residential uses.
9. Include maximum building height under dimensional requirements.
10. Provide the acreage of land to be designated for each proposed use and street right-of-way.
11. Name entity to be responsible for planting and maintaining landscape buffer. Label as landscape buffer and easement if not part of common area. Will need specifications for minimum planting rate.
12. Provide traffic generation projections for proposed development.
13. Add case #20-07-GCPL-04140.

Building Comments: (Jim Lankford, 641-3321)

1. No comments

Watershed Comments: (Teresa Andrews, 641-5565)

1. Please label stream buffer appropriately.
2. Note the watershed density.

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

1. Proposed septic easements must be shown.

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

1. No comments

Fire Marshal Comments: (Michael Townsend, 641-6541)

1. At the end of Creekside Dr., install a temporary turnaround.

NCDOT Comments: (Bobby Norris, 487-0100)

1. Driveway permit will be required, but no turning lanes are necessary.

Comments only are provided for a Sketch Plan Review; therefore, no vote is necessary. Information will be submitted to the Planning Board for rezoning request.

Adjournment

There being no additional business, the meeting adjourned at 1:55 pm.

Respectfully submitted,



Deborah Sandlin
Recording Secretary