



## GUILFORD COUNTY PLANNING AND DEVELOPMENT

**Technical Review Committee (TRC)**  
**May 19, 2020**

### MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on May 19, 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 (R)	Teresa Andrews
Plan Review (R)	Jim Lankford
Community Environmental Services	Beth Anne Aheron
Fire Marshal (R)	Michael Townsend
Fire Marshal (R)	Bobby Carmon
Environmental Health	John Nykamp

#### STAFF PRESENT:

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

#### ADVISORY MEMBER PRESENT:

NCDOT (R)	Bobby Norris
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#### OTHERS PRESENT:

Hugh Creed Associates (R)	Norris Clayton
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R = Attended meeting remotely (via Skype or Conf. Call)

#### MINUTES:

Beth Anne Aheron motioned to approve the TRC minutes of May 5, 2020 with the correction that Matt Talbott's name be added to the staff attendance; Jim Lankford seconded. The motion passed unanimously.

**NEW BUSINESS:**

**MAJOR SITE PLAN CASE #20-04-GCCP-02498 EPES TRUCKING COMPANY TRAILOR STORAGE ADDITION THIRD REVISION**

Located at 3400 Edgefield Court off NC Highway 68, north of I-73 interchange, Guilford County Tax Parcels 169497, 169483, 169480, and 169481, Deep River Township. The applicant proposes to add approximately 53,977 sf of impervious surface area to accommodate additional trailer storage. Zoning: LI, GWA, NC68 Scenic Corridor. Contact: Norris Clayton (Hugh Creed Associate)

**Planning Comments: (Oliver Bass, 641-3578)**

1. Will need to combine parcels to create single zoning lot.

**Building Comments: (Jim Lankford, 641-3321)**

1. No comments.

**Watershed Comments: (Teresa Andrews, 641-5565)**

1. Provide O&M agreement.
2. Provide a letter explaining why the wet pond cannot comply with current MDC standards, specifically the planted shelf.

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

1. No comments at present time

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

1. No comments

**Fire Marshal Comments: (Michael Townsend, 641-6710)**

1. No comments

**NCDOT Comments: (Bobby Norris, 487-0100)**

1. No further comments

*John Nykamp motioned for a CA (Conditional Approval) with a second from Michael Townsend. The motion passed unanimously.*

**MAJOR SUBDIVISION REVISION CASE #17-03-GCPL-01092: The Farm at Cedar Hollow, Master Sketch Revised.** Located 1,400 ft from the intersection of Cedar Hollow Rd and Carroll Jessup Pkwy in center Grove Township. Guilford County Tax Parcel #136402. (Hugh Creed Associates, Inc. P.A.).

**Planning Comments: (Matt Talbott, 641-3591)**

1. No "0" for parcel #.
2. Add Waiver Note

**Building Comments: (Jim Lankford, 641-3321)**

1. No comments.

**Watershed Comments: (Teresa Andrews, 641-5565)**

1. No comments

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

1. No comments at present time

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

1. No comments

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

1. Sallie Jessup Way exceeds Guilford County Ordinance of 800 feet. This will need to be reduced to 800 feet.  
(A waiver granted 4/4/2017 needs to be added to drawing. Paul Lowe to forward a copy of the correspondence to Fire Marshal).

**NCDOT Comments: Bobby Norris, 487-0100)**

1. No comments

*Comments only are provided for a Sketch Plan. No vote is necessary.*

**MAJOR SUBDIVISION CASE #20-05-GCPL-03102: The Farm at Cedar Hollow, Phase 3.** Located 1,400 ft from the intersection of Cedar Hollow Rd and Carroll Jessup Pkwy in center Grove Township. Guilford County Tax Parcel #136402. (Hugh Creed Associates, Inc. P.A.).

**Planning Comments: (Matt Talbott, 641-3591)**

1. Case # 20-05-GCPL-03102.
2. Label 20' utility easement more clearly.

**Building Comments: (Jim Lankford, 641-3321)**

1. No comments.

**Watershed Comments: (Teresa Andrews, 641-5565)**

1. No comments

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

**ADVISORY COMMENT:** Off-site septic system must comply with 15A NCAC 18A.1900 "**SEWAGE TREATMENT AND DISPOSAL SYSTEMS**" and **IWWS 2016-01**.

**ADVISORY COMMENT:** 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 Aheron, 641-3645)**

1. No comments

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

1. No comments

**NCDOT Comments: (Bobby Norris, 487-0100)**

1. No comments

*John Nykamp motioned for Conditional Approval (CA) seconded by Beth Anne Aheron. The vote was unanimous in favor of the motion.*

**MINOR SUBDIVISION CASE #20-05-GCPL-03106: Hepler, Robert.** Located at the terminus of Hepler Lane being Guilford County Tax Parcel # 110832 in Greene Township. **The applicant is seeking a waiver from Section 5-13.3 (H) 1 to permit more than four lots to be served by a private lane.** (Alan Wilson, Wilson Surveying)

**Planning Comments: (Paul Lowe, 641-2489)**

1. Add Case number is 20-05-GCPL-03106.
2. Add parcel number, use parcel numbers remove PIN numbers
3. Zoning district.
4. Acreage of lot.
5. Label lot, Lot # 1.
6. Access easement to remaining acreage?
7. Acreage of remaining property.
8. If TRC waiver request is approved, add note regarding type & date of waiver by TRC.
9. Before final could be signed, the new lot would need to be rezoned to RS-40. (Legal approved language in agreement & the engineer's report was received last week.)
10. Add detail on note regarding non-buildable area/drainage way.

**Building Comments: (Jim Lankford, 641-3321)**

1. No comments.

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

**ADVISORY COMMENT:** It is highly recommended that a Soil Evaluation be performed to determine if the proposed lot will be buildable.

**Watershed Comments: (Teresa Andrews, 641-5565)**

1. Be sure to show any floodplain that is on the property (southern property line).

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

1. No comments

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

1. During inspection of property, a car was parked in the cul-de-sac. The cul-de-sac should remain open to ensure that emergency vehicles can access the property.

**NCDOT Comments: (Bobby Norris, 487-0100)**

1. No comments

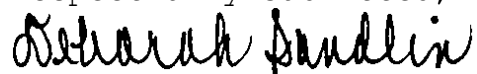
*Beth Anne Aheron motioned for Approval of the waiver based on Equal or Better Performance to allow five (5) lots versus four (4) lots that are required; Michael Townsend seconded. In favor of the motion, the vote passed unanimously.*

*Beth Anne Aheron motioned for Conditional Approval (CA) for the 5-lot subdivision, seconded by John Nykamp. The motion carried unanimously.*

**Adjournment**

*There being no additional business, Beth Anne Aheron motioned to adjourn at 1:55 p.m. followed by a second from Michael Townsend. The motion to adjourn passed unanimously.*

Respectfully submitted,



Deborah Sandlin  
Recording Secretary