



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Technical Review Committee (TRC)
August 18, 2020**

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on August 18, 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 1:32 PM.

MEMBERS PRESENT:

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

STAFF PRESENT:

Planner II (R)	Oliver Bass
Planner II	Matt Talbott
Planner I (R)	Paul Lowe
Administrative Assistant (R)	Deborah Sandlin
GIS (R)	Martin Kamabu
Stormwater/Watershed	Brent Gatlin

OTHERS PRESENT:

Land Solutions	Bill Greco
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R = Attended meeting remotely (via Skype, Microsoft Teams or Conf. Call)

MINUTES:

Beth Anne motioned to approve the TRC minutes of July 21, 2020 as submitted pending verification of attendance of Eddie York; Kaye Graybeal seconded. The motion passed by unanimous vote.

NEW BUSINESS:

Major Subdivision Case 20-08-STPL-05028 Master Preliminary Plan: This is an advisory review to Stokesdale Planning Board for master preliminary plat for Treeline Trails at the terminus of Peony Drive and Treeline Road, Guilford County Tax Parcels 164112 (pt.) and 164113 (pt.). Proposing 96 total lots in four phases. Zone RS-30. (Bill Greco, Land Solutions)

Planning Comments: (Oliver Bass, 641-3578)

1. Lots beyond Peony/Kingsley streets in proposed phases 2-4 (exceed 50 lots) has only 1 point of entry. Future subdivision of remaining parcel #164113 may be restricted without providing a second entrance.
2. Length of cul-de-sac from intersecting street max 800 ft. See Street E.
3. Kingsley Place has been built from Eversfield Road to the property line by developers of Northwest Meadows. Must be platted to property line prior to preliminary approval.
4. Add minimum building line to lots 101, 102, and similar lots that may be less than 100 ft. beyond the minimum front setback.
5. Lots 76 and 104 have less than minimum 30,000 sf area. All lots must comply with RS-30 zoning.
6. Any easement associated with gravel roads extending from parcel 164112 must be abandoned.
7. Connection to Stokesdale Water is mandatory.
8. Combine remaining portion of parcel 164112 behind lot 49 on Peony with parcel 164113.
9. Submit proposed street names for Streets B, C, and D, and E.
10. What is total area of common area overall and by phase? Label individual common areas in sequence, i.e. Common Area #1, #2...

Building Comments: (Jim Lankford, 641-3321)**Watershed Comments: (Teresa Andrews, 641-5565)**

1. Preliminary Plat shall state if this is a low-density or high-density project. Note overall density for the project in units per acre.
2. Approval by the Watershed Administrator of a Stormwater Management/Watershed Development Plan will be required prior to Grading or Building Permit issuance. No pipes or pipe sizing calcs provided.
3. Stream Crossing on North side of development. 401/404 needed. Possible buffer authorization needed.
4. Drainage easement on southern property line shows as a mapped stream. Needs appropriate buffer.

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

No comments at present time.

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

1. Stub Street E and C, Phase II and IV, for future connections.

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

1. Street E - The maximum distance from an intersecting through street to the end of a cul-de-sac shall be 800 feet.
2. Will this have Stokesdale municipal water? If so, fire hydrant locations are required on drawings for review.
3. Stub Street is greater than 150 ft length. Will need a temporary turn around on lot 113 or 112.
4. **Phase two, three, and four have one-way access from phase one. This poses a major challenge for emergency services. (Law, Fire and EMS)

NCDOT Comments: (Bobby Norris, 487-0100)

1. NCDOT commercial driveway permit will have to be submitted for the expansion.
2. Must properly connect Kingsley Road to the adjoining subdivision (Northwest Meadows).
3. The adjoining subdivision based upon our records and inspections, Kingsley place was built to the property lines.

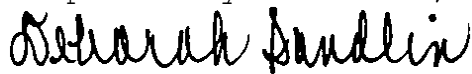
Note: Built to property line but not platted as of this date (Oliver Bass)

For this Stokesdale case, Advisory Comments only were provided; therefore, no vote was required.

Adjournment

There being no additional business, the meeting adjourned at 2:06 pm.

Respectfully submitted,



Deborah Sandlin
Recording Secretary