**Technical Review Committee (TRC)**

**January 19, 2021**

**MEETING MINUTES**

The regular meeting of the Guilford County Technical Review Committee met on January 19, 2021 in the third floor GIS 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

Watershed/Stormwater Brent Gatlin (R)

Building Construction Plan Review Jim Lankford (R)

Community Environmental Services Beth Anne Aheron

Fire Marshal Michael Townsend (R)

Environmental Health John Nykamp (R)

**ADVISORY MEMBER PRESENT:**

NCDOT Bobby Norris

**STAFF PRESENT:**

Planner II Matt Talbott

Planner II Oliver Bass (R)

Administrative Assistant Deborah Sandlin

**OTHERS PRESENT:**

Hugh Creed Associates, Inc. Norris Clayton (R)

Hugh Creed Associates Mary Smith (R)

Blue Ridge Companies Tom Flanagan (R)

Timmons Group Jacob Moore

 “ Adam Carroll (R)

 “ Brian Crutchfield (R)

 “ Ed Collins (R)

Evans Engineering Anthony Lester (R)

City of Greensboro Sheila Curry Carmon

 “ Judson Clinton (R)

 “ Reggie Delahanty R)

 “ Rachel McCook (R)

 “ Wanda Hovander (R)

 “ Kym Smith (R)

 “ Jake Swaney (R)

 “ Johnnie Hill

R = Attended meeting remotely (via Skype, Microsoft Teams, Conf. Call)

**MINUTES:**

John Nykamp motioned to approve the TRC minutes of January 5, 2021 with a second from Jim Lankford. The motion passed by unanimous vote.

**NEW BUSINESS:**

**Major Site Plan Case #21-01-GCCP-00089 Publix Greensboro Distribution Center-Phase 2:** Located on Burlington Road south of the intersection of Birch Creek Road, Guilford County Tax Parcel 117416, Jefferson Township. The site plan proposes to add 1,000,050 sf dry warehouse building under phase 2 of the Publix distribution center. Zoned LI. Developer: Publix Supermarkets, INC.

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

1. Phase 2 case # is 20-01-GCCP-00089. However, show approved phase 1 case# for reference.
2. Show phase 1 approved areas as Approved (for county purposes) since they are still under development.
3. Must comply with Greensboro TRC review for site plan approval. Greensboro must sign off on water and sewer for site plan approval
4. Provide proper reference to ensure match with approved Greensboro/Guilford County site plans before permitting.
5. Addressing plan needed for each building.

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

1. Designate Van HC accessible parking spaces and HC sidewalks.
2. Provide enlarged Van HC accessible parking and corresponding aisle signage detail.

**Watershed Comments: (Brent Gatlin, 641-3753)**

1. Stream Buffer Violations outlined in Notice of Violation Letter issued 9/11/2020 to Publix must be resolved prior to Watershed final approval for Phase 2.
	1. Buffer Authorization application required.
	2. New buffer violations were observed by Teresa Andrews at 1/19/21 site visit and will need to be addressed. Teresa Andrews to issue updated NOV letter to Publix.
2. C-000: Revise Water Supply Watershed name to “Lake Mackintosh, WS-IV”. Revise line below to “GWA”.
3. Add reference note to FIRM Map Numbers and Effective Dates (both FIRM maps) to C-002.
4. Add Riparian Buffer Detail to C-200, 500, SW-100 (see attached).
5. Add each call-out below to C-201, 204, 206, 501, 504, 506, SW-100 where missing and as appropriate:
	1. Top of Stream Bank
	2. 30’ Zone 1 Buffer
	3. 20’ Zone 2 Buffer
	4. FEMA 1% Annual Chance Special Flood Hazard Area
	5. FEMA Floodway
6. Delete “Not for Construction” labels. All plans must be signed/sealed.

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

1. No comments

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

1. No comments at this time.

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

1. Change hydrant color to green with white caps.

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

1. No comments

*Beth Anne Aheron motioned for Conditional Approval (CA); John Nykamp seconded. The motion carried unanimously.*

**Major Site Plan Case #20-12-STCP-08774 7716 PQR LCID, MINOR:**

Located on east side of Pearman Quarry Road (PQR) approximately 1900 feet north of Warner Road, Guilford County Tax Parcel 166915, Stokesdale NC. The site plan includes a 2-acre landfill area. The proposed use is subject to development standards in the Stokesdale Development Ordinance. Zoned, AG. Owner: Johnny Reynolds.

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

1. No comments

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

1. No comments.

**Watershed Comments: (Brent Gatlin, 641-3753)**

1. Revise effective date for FIRM map number 9710689900K per latest.
2. Update stream buffer detail and cross section to reflect 30-ft undisturbed buffer.
3. Remove WQCE notes on Sheets 2.1 & 2.2 (no longer applicable with new 30-ft undisturbed buffer).
4. Relocate Skimmer Basin #1 fill berm outside of drainage easement.

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

1. No Comments

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

1. No comments at this time.

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

1. No Comments

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

1. No Comments

*Brent Gatlin motioned for Conditional Approval; Beth Anne seconded.*

*The vote was unanimous in favor of the motion.*

**Master Sketch Plan #20-01-GCPL-00224: Jessup Ridge Master PH 7 Section 5 & 6.** Located at the intersection of j Carrol Jessup PKWY and Robert Jessup Drive in Center Grove Township. Guilford County Tax Parcel #139002. The proposed PH 7 Master includes sections 5 & 6 with a total of 8 lots on 12.21 acres zoned RS-30 (Hugh Creed Associates, Inc., P.A.).

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

1. Note case #20-01-GCPL-00224.

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

1. No comments.

**Watershed Comments: (Brent Gatlin, 641-3753)**

1. Please correct notes on Floodplain, there is no regulated floodplain in this section.
	1. [Advisory Comment] - 0.2% floodplain is not regulated.
2. Small intermittent stream missing, per Stream ID done by Sue Homewood in 2016.
	1. See Pilot Environmental Wetland Map showing stream ISA15.
3. Please remove 55 ft. DE from around stream- riparian buffer with surveyed stream top of bank information is adequate
4. Clearly identify stream where stream begins on northern most stream running east to west – buffer needs to wrap around top of stream.
5. Show & label the top of stream banks, riparian buffers and associated buffer zones (30’ Zone 1 and 20’ Zone 2). 30’ Zone 1 buffer extents to be measured from top of stream bank.
	1. Advisory Comment to Surveyor/Engineer: If top of stream banks have not been surveyed, then an assumed approximate 10’ width between top of stream banks can be drawn centered on the stream, with call-out note indicating “*top of stream banks shown approximately*.”
6. Update note 12- report BUA for Sallies Drive
7. What is center line type running through lot 6 representing? Appears this should be deleted.
8. Add Note: This property is within the Jordan Lake Watershed.

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

1. No Comments

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

1. Label PSLAME along Lots #70-74.
2. Label Lot #3.

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

1. No Comments

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

1. No Comments

*Brent Gatlin motioned for Conditional Approval with a second from Beth Anne Aheron. The vote passed unanimously in favor of the motion.*

**MAJOR SUBDIVISION CASE #20-01-GCPL-00231: Jessup Ridge Phase 7 Section 5.** Located at the intersection of j Carrol Jessup PKWY and Robert Jessup Drive in Center Grove Township. Guilford County Tax Parcel #139002. The proposed PH 7 section 5 includes 1 lot on 1.17 acres zoned RS-30 (Hugh Creed Associates, Inc., P.A.).

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

1. Note case # 20-01-GCPL-00231
2. Needs proper signature stamps upon Final submittal

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

1. No comments.

**Watershed Comments: (Brent Gatlin, 641-3753)**

1. Please correct note on Floodplain, there is no regulatory floodplain in this section.
2. Add note*: This property is within the Jordan Lake Watershed.*
3. What is center line type running through lot 6 representing? Appears this should be deleted.

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

1. No comments

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

1. Label PSLAME along Lots #71 and 72.

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

1. No Comments

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

1. No Comments

*Kaye Graybeal motioned for Conditional Approval (CA); Beth Anne Aheron seconded. The vote passed unanimously in favor of the motion.*

**Old Business:**

**Major Subdivision Case #20-12-GCPL-08654 Viking Ridge Preliminary Plat Revision:** Located on Northwest School Road, approximately 226 feet south of Stoneykirk Drive intersection, Guilford County Tax Parcel #167292. The proposed subdivision includes 21 single-family residential lots and 1485 lf of new street right-of-way on 21.59 acres. Revised from January 5, 2021 TRC meeting. Zoned CZ-RS-30 (18-06-GCPL-03654), Developer: Alcorn Road Three, LLC.

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

1. UDO sidewalk requirements include along thoroughfares (NW School Rd)

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

1. No comments

**Watershed Comments: (Brent Gatlin, 641-3753)**

Preliminary Plan is Conditionally Approved by the TRC Watershed Section. Below comments must be addressed on Site Construction Documents to be reviewed by the Watershed Section prior to issuance of Grading Permit. Contact Earl Davis in Erosion Control Section for other Grading Permit requirements.

1. Provide Grading & Drainage Plan for review.
2. Appears drainage easement will be needed to discharge runoff across Lots 14 & 15. Drainage design info is needed to help determine where drainage easements are required.
3. Provide Stormwater Conveyance Calculations Report with:
	1. Pipe capacities and HGL for 10-year storm event.
	2. Swale calculations for capacity and liner.
	3. Provide drainage area plan for storm structures, culverts, and swales.
	4. [Advisory Comment] NCDOT to review final design of storm piping and swales in public street ROW. Private piping and swales to be reviewed by Guilford County.

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

1. No comments

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

1. No additional comments

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

1. No additional comments

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

1. No additional comments

*Brent Gatlin made a motion for Conditional Approval (CA). Kaye Graybeal seconded. The vote passed unanimously in favor of the motion.*

**Major Site Plan Case #20-10-GCCP-06622 Brighterwood @ Brightwood Farm (Brightwood Farm UDP Phase 4B)-Revised**

Located at 6479 Burlington Road, between Preakness Parkway and Brightwood Farms Parkway, Guilford County Tax Parcel # 106282. The proposed use is for 142 units of apartments and townhomes as allowed under the Unified Development Plan recorded in PB 193-25 in the Register of Deed. Revised from October 10, 2020 TRC meeting. Zoning: CU-PD-R.

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

1. Provide acreage of parcels containing fitness areas and dog park (min 8 acres.
2. Specify the ordinance adoption date of the Guilford Co used for dimensional requirements to clarify it is not current UDO.

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

1. No Building related comments required.

**Watershed Comments: (Brent Gatlin, 641-3753)**

1. Sheets 2, 3, 10, 11. Revise Stream Buffer Detail note to state: *Prior to site work, locating the building pad and issuance of a building permit…*
2. [Advisory Comment] Sheet 2. Buffers can be drawn using radius at intersecting lines, instead of straight line offset. For AutoCAD users, check OFFSETGAPTYPE setting.
3. Sheet 2. Extend stream to pipe / headwall. Draw stream buffer end condition per NC DWQ Buffer Interpretation / Clarification #2008-018 memo.
4. Sheet 6. West end of retaining wall currently encroaches buffer. This is a prohibited use per LDO Table 7-1-2. Move retaining wall completely out of buffer.
5. Sheet 6. Sign & date Engineer’s Statement of Runoff Control. Can delete from Sheet 7.
6. Sheets 8-9. Clarify notes/call-outs/plan to ensure all BUA is discharged to the “Wet Detention Pond”. Some notes only refer to “Proposed Storm System” which could result in inadvertent connection to bypass storm system. Some swales depicted only by flow lines do not appear to have enough room to fit.
	1. Recommend revising clouded notes to: All proposed impervious surface areas and roof drains to discharge to the wet detention pond via pipes & swales. Do not discharge impervious surface areas to the pipe system that bypasses the wet detention pond.
	2. Add call-out leaders from above note to:
		1. Unit 1 NW side
		2. Units 6, 11, 12, 15
		3. Units 21-29, including duplicate Units 24-26, north side, including rear patios
		4. Units 33-41 east side, including rear patios
7. Add berm to low side of YI #27 to help ensure inlet not bypassed and BUA directed to wet pond.
8. Appears water will pond and overtop curb west of CI #3. Clarify.
9. Sheet 7 & 9. Provide drainage easement east of Units 33-41 along swale and downstream piping until easement abuts with stream buffer. Required to convey off-site drainage from the east.
10. Buffer Authorization (BA) required for items listed below at a minimum. Submit application, exhibits and required documentation for all items requiring BA to Teresa Andrews - Watershed Section for review.
	1. Sewer
	2. Wet Detention Pond
11. Sheet 10 & 11. Limit of Disturbance (LOD) line on EC plans appears to encroach into Zone 1. Apply for buffer authorization associated with these impacts or move encroachment out of Zone 1. Add call-out notes to Sheets 10 & 11 along LOD & Silt Fence: “No land disturbance or temporary erosion control measures allowed in Zone 1 of the riparian buffer unless specifically approved by Guilford County Watershed Section via a Buffer Authorization”.
12. Survey and mark with orange fencing Zone 1 of the stream buffer.
13. Bilco Geotech Testing, LLC letter provided needs to be signed/sealed by PE and revised to specifically address how future trenching of sewer in the event of maintenance repairs can be performed without impact to the pond and associated earthen dam.
14. Provide copy of NCDEQ & USACE approvals for stream & wetland impacts.
15. Sheet 12:
	1. Typo on 10-yr elev.
	2. Update reported info as needed based on SWM Report comments below.
	3. Add close-out note: “Upon substantial completion of the project and stormwater control measure, contact the Guilford County Watershed Section for a Final 705 Watershed Section Inspection. Required documentation for the close-out of the Stormwater Control Measure (Wet Detention Pond) must be reviewed and approved by the Watershed Section prior to approval of Final 705 Watershed Section Inspection and issuance of a Certificate of Occupancy.”
16. SWM Report:
	1. Provide Hydraflow Watershed Model Schematic, Hydrograph Return Period Recap, & Hydrograph Summary Report in SWM report.
	2. Total Pre-dev DA should equal Total Post-dev DA (To Pond + Bypass) for comparison of pre-to-post Qpeak.
	3. There is more than 0.26 ac of total Bypass area from the disturbed areas of the property that does not reach the pond. Revise to include all bypass area within disturbed limits of property. Include CN calcs for bypass areas. Adjust total post-dev hydrograph accordingly.
	4. Pg 8 – Clarify that existing off-site BUA used to offset bypassed BUA is untreated in existing condition (and will now be treated).
	5. Provide Pre- and Post-development DA Exhibits in report. Show DA for each Hydrograph.
	6. Include the pond sizing calculations shown on Site Plan Sheet 12 in the SWM Report. Adding entire sheet to report as exhibit would be OK. Just need to have all relevant SWM calcs in the actual report.
	7. Add Soil Map with HSG info.
17. Verify with NCDEQ Dam Safety if Jurisdictional Determination / Hazard Classification Request to evaluate if the dam for the wet detention pond is governed by the Dam Safety Law of 1967 (as amended) is required. Provide copy of submitted documentation or written correspondence from NCDEQ that submission not required.
18. Provide Stormwater Conveyance Calculations (signed/sealed) documentation in addition to info shown on Sheets 8 & 9:
	1. Pipe HGL, velocities for 10-year storm event.
	2. Tc and IDF data used in design.
	3. Swale calculations for capacity and liner type.
	4. Calculations can be included on plans or in separate signed/sealed report referencing the project but must contain above info currently not shown.
19. Complete and provide Watershed Development Plan Review Checklist with resubmission (attached).
20. Provide response to each Watershed Comment with plan resubmission. Indicate Sheet #, Note #, or Page # for revisions addressing each comment as appropriate.

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

1. No comments

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

1. No comments at this time.

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

1. Previous comment addressed - no further comments.

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

1. Verify that width around median complies with NCDOT standards.

*Brent and Oliver will coordinate to assist and determine if needs to be reviewed by other staff.*

*Brent Gatlin motioned for Conditional Approval; Beth Anne Aheron seconded. The vote was unanimous in favor of the motion.*

**Master Sketch Plan #17-11-GCPL-06119: Thatcher Woods Master**

Located 2,800 feet from the intersection of Alcorn Rd and Northwest School Rd in Oak Ridge Township. Guilford County Tax Parcel #227186. This has been revised at the end of Thatcher Woods Drive to make a cul-de-sac and removed 3 lots to accommodate this area for soils for off-site septic areas. Revised from January 5, 2021 TRC meeting. (Hugh Creed Associates, Inc., P.A.).

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

1. No comments.

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

1. No comments.

**Watershed Comments: (Brent Gatlin, 641-3753)**

1. No comments. 1/4/21 Prelim Plat Watershed Comments 3 & 4 are addressed on this Master Sketch Plan, and will need to be reflected on future plat for Phase 3.

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

1. No comments

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

1. No comments at this time

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

1. Add mountable curb in landscape center of cul-de-sac.

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

1. No comments

*Kaye Graybeal motioned for Approval; Jim Lankford seconded. The vote was unanimous in favor of the motion.*

**MAJOR SUBDIVISION CASE 19-05-GCPL-04219: Thatcher Woods Phases 2 & 3.** Located 2,800 feet from the intersection of Alcorn Rd and Northwest School Rd in Oak Ridge Township. Guilford County Tax Parcel #227186. This proposed subdivision was approved June 2019. This has been revised at the end of Thatcher Woods Drive to make a cul-de-sac and removed 3 lots to accommodate this area for soils for off-site septic areas. Revised from January 5, 2021 TRC meeting. (Hugh Creed Associates, Inc., P.A.).

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

1. No comment

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

1. No comments.

**Watershed Comments: (Brent Gatlin, 641-3753)**

1. No comments on Phase 2 Revision. 1/4/21 Watershed Comments 3 & 4 were related to Phase 3, which was removed from this plat revision. Comments 3 & 4 to be checked prior Phase 3 final plat approval.

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

1. No comments

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

**ADVISORY NOTE:** If remote nitrification field areas are to be used, the specific areas must be shown on the map submitted to Environmental Health for Soil Evaluations.

**ADVISORY NOTE:** If remote nitrification field areas are to be used, a PSLAME must be added.

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

1. No comment

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

1. No comment

*Kaye Graybeal motioned for Approval; Brent Gatlin seconded. The vote was unanimous in favor of the motion.*

**Major Site Plan Case #20-09-GCCP-06413 Fairway Village PH 2.** Located at 6508 Interstate Dr, Guilford County Tax Parcels 107841. The applicant proposes 4 – 3 story apartment buildings (24 units in each building) approximately 15.28 acres. Zoned CZ-RM-18. Revised from October 6, 2020 TRC meeting. Contact: Anthony Lester, Evans Engineering

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

1. Note case # 20-09-GCCP-06413.
2. Needs NCDOT driveway permit.
3. Will need minor subdivision plat to be submitted for site plan approval if not utilizing the whole 15 acres.
4. Need approval from Greensboro water and sewer

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

1. No comments.

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

1. No comments at this time.

**Watershed Comments: (Brent Gatlin, 641-3753)**

1. Cover Sheet: Reported BUA % & AC does not match info in tables for Watershed Plan for Fairway Village at Stoney Creek.
2. C6: Provide Stormwater Conveyance Calculations info:
	1. HGLs and velocities for 10-year storm event.
	2. Intensity in Pipe Chart does not match Structure Chart. Revise.
	3. Calculations can remain on plans or in separate signed/sealed report referencing the project.
3. C6: Lake Mackintosh WS-IV, WCA Tier 3 BUA Coverage Limit = 34%. Revise & delete statement on “24%; However, an Additional 10% is available…”.
4. C6: Replace “Engineer’s Certification of Stormwater Control Completion” statement with “Engineer’s Statement of Runoff Control” per UDO 9.1.F.5.d.iii.1. Statement can be modified for this specific site condition.
5. C6: Add notes for *Requirements Prior to Issuance of Temporary or Final Certificate of Occupancy*:
	1. *Survey the existing Wet Detention Pond upon stabilization of site. Clean-out sediment as needed.*
	2. *Provide Engineer’s Statement of Completion verifying the Sediment Storage Volume available in the Wet Detention Pond is adequate.*
	3. *Final 705 Watershed Section inspection to be performed by Guilford County Watershed Section upon receipt of above completed information.*
	4. *Above items are to be reviewed and approved by Guilford County Watershed Section prior to issuance of TCO or CO.*
6. C7: Master Plan / Exemption Plat:
	1. Plat needs to be recorded. Contact Planning for submission process.
	2. See Comments 3, 4, 7.b, c, d, 8.
	3. Add Deed Restrictive Covenant Note (UDO 9.1.F.4)
	4. Add drainage easement along storm piping discharging from Phase 2 area through Phase 1 area near YI #11.
7. Watershed Plan for Fairway Village at Stoney Creek (3 Sheets):
	1. Add map/diagram showing & labeling all lots described in Pre & Post tables on Sheet 1. This can be kept simple with just lot lines and labels to help clarify where each lot is located. Include Golf House Road West, East, etc.
	2. Sheet 1-3: Phase 22 = 4.366. Correct the reported info in Pre & Post-Dev Tables.
	3. Sheet 1-3: Add labels to plan “Lot 30 (F.V. Phase 2)” & “S.C. Phase 23 (F.V. Phase 1)” and revise IDs in all tables with same.
	4. Sheet 1: Lake Mackintosh WS-IV, WCA Tier 3 BUA Coverage Limit = 34%. Revise & delete statement on “24%; However, an Additional 10% is available…”
8. O&M needs to be recorded at Register of Deeds in accordance with current County standards for Owners’ Associations. Provide O&M; Articles of Incorporation; Declaration Covenants, Conditions, and Restriction; and documentation for the Owners’ Association with owner of Phase 2 lot as a member of the Owner’s Association. Owner’s Association name on O&M must match name listed for Maintenance Responsibilities on plats to be recorded, including the Master Plan / Exemption Plat. There are currently multiple varying names listed on various docs.

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

1. Need Greensboro approval for water and sewer.

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

1. No Comments

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

1. No Comments

*Brent Gatlin motioned for Conditional Approval; John Lankford seconded. The vote passed unanimously in favor of the motion.*

**Adjournment**

*There being no additional business, the meeting adjourned at 3:05 pm.*

Respectfully submitted,



Deborah Sandlin

Recording Secretary