**Technical Review Committee (TRC)**

**February 2, 2021**

**MEETING MINUTES**

The regular meeting of the Guilford County Technical Review Committee met on February 2, 2021 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

Watershed/Stormwater Brent Gatlin (R)

Building Construction Plan Review Jim Lankford

Community Environmental Services Beth Anne Aheron

Fire Marshal Michael Townsend (R)

Environmental Health John Nykamp (R)

**STAFF PRESENT:**

Planner II Matt Talbott

Planner II Oliver Bass (R)

Administrative Assistant Deborah Sandlin

Environmental Health Nathaniel Sipe (R)

GIS Martine Kamabu (R)

Permits Toni Capps

**ADVISORY MEMBER PRESENT:**

NCDOT Bobby Norris (R)

**OTHERS PRESENT:**

None

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

**MINUTES:**

Beth Anne Aheron motioned to approve the TRC minutes of January 19, 2021 as submitted with a second from Brent Gatlin. The motion passed by unanimous vote.

**NEW BUSINESS:**

**MAJOR SUBDIVISION CASE 21-01-STPL-00647: Coldwater Phase 2 Preliminary Plat.** Located at southeast intersection of NC Highway 65 (Belews Creek Road) and Coldwater Road in Stokesdale NC, Guilford County Tax Parcel# 231322. This subdivision proposes 12 lots on existing Coldwater Road.

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

1. Stokesdale now requires new development in RS-30 district to connect to Stokesdale water system, regardless of distance from water lines.
2. Consequently, buildings on flag lots must be within 500 feet of fire hydrant
3. Flagpole portion of lots do not count toward minimum dimensional requirements. Add note providing detail of dimensions of flag portion of lot.

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

1. No comments

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

1. Add Note: *This property is within the Roanoke River Watershed.*
2. Add Project Density calculation under watershed information. Project Density = 12 Lots / 11.92 ac = 1.01 DU / AC based on currently reported info.
3. Add note: *This property is not located in a Special Flood Hazard Area based on FIRM Map # 3710698000M with map revised date 3/16/2009.*

**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 fire hydrant locations.

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

1. No access shall be granted to NC 65 from any individual lots for the subdivision.
2. NO access shall be granted within 150’ of the intersection of Coldwater and NC 65.
3. Due to the vertical curvature of existing Coldwater Road 12 accesses cannot be granted in such a short distance from the intersection for safety.
4. Coldwater is a Current Secondary through road maintained by the NCDOT.  Coldwater is not classified as a subdivision road or dead-end road that this submittal would be entertained.
5. NCDOT will only grant one access for the subdivision with a possible 2 lots total.  This is dependent upon the design of the subdivision.

*The consensus was to Revise/Resubmit. For this Stokesdale case, comments only are presented to for an upcoming Stokesdale Planning Board meeting.*

**Adjournment**

*There being no additional business, the meeting adjourned at 1:56 pm.*

Respectfully submitted,



Deborah Sandlin

Recording Secretary