**Technical Review Committee (TRC)**

**March 2, 2021**

**TRC MEETING MINUTES**

The regular meeting of the Guilford County Technical Review Committee met on March 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 1:33 PM.

**MEMBERS PRESENT**:

Planning Kaye Graybeal, Chair

Building Construction Plan Review Jim Lankford (R)

Community Environmental Services Beth Anne Aheron

Fire Marshal Michael Townsend (R)

Environmental Health John Nykamp (R)

**STAFF PRESENT:**

Planner II Matt Talbott (R)

Administrative Assistant Deborah Sandlin

Commercial Permits Specialist Toni Capps

Environmental Health Jason Shelton

**ADVISORY MEMBER PRESENT:**

NC DOT Bobby Norris (R)

**OTHERS PRESENT:**

Hugh Creed Associates Mary Smith (R)

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

**MINUTES:**

*Beth Anne Aheron motioned and Kaye Graybeal seconded to accept the minutes of the February 16, 2021 TRC meeting as submitted. The motion passed by unanimous vote.*

*John Nykamp motioned, and Jim Lankford seconded to accept the minutes of the February 23, 2021 Special TRC meeting as submitted. The*

*vote was unanimous in favor of the motion.*

**NEW BUSINESS:**

MAJOR SUBDIVISION CASE #20-02-GCPL-01313: Jessup Ridge Phase 7 Section 6. Located at the intersection of Sallies Drive and Robert Jessup Drive in Center Grove Township. Guilford County Tax Parcel #139002. The proposed PH 7 section 6 includes 7 lots on 13.546 acres zoned RS-30 (Hugh Creed Associates, Inc., P.A.).

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

1. Note case # 20-02-GCPL-01313

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

1. No comments

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

1. DE on Lot 5 – label incorrectly placed, please add arrow or move label to appropriately indicate Drainage Easement.

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

1. No comments

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

**ADVISORY NOTE:** Existing PSLAME may affect well placement on Lots #1, 2, 8.

**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, the 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.

**Fire Marshal: (Michael Townsend, 641-6541)**1.No Comments

1.No Comments

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

1.No Comments

**GIS - Addressing Comments: (Martine Kamabu, 641-2337)**

1.No Comments

*Beth Anne Aheron motioned and Michael Townsend seconded*

*for CA (Conditional Approval). In favor of the motion, the vote was unanimous.*

**Adjournment**

*There being no additional business, the meeting adjourned at 1:40 pm.*

Respectfully submitted,



Deborah Sandlin

Recording Secretary