

TECHNICAL REVIEW COMMITTEE

AGENDA

February 21, 2017

Guilford County Independence Center

3rd Floor Conference Room

1:30 PM

1) Approval of February 7, 2017 Minutes

2) New Business:

MAJOR SUBDIVISION CASE #14-04-STPL-01506: DAWN ACRES MASTER PRELIMINARY PLAT REVISION. Located on the north side of Haw River Road approximately 1000 feet east of NC 68, in Oak Ridge Township. Being Guilford County Tax Parcel 0163613. This request is to revise the Master Plan approved on 7/25/2015. This subdivision is based UDP 14-04-STPL-01503. Zoned PDR. Designer: Land Solutions.

MINOR SUBDIVISION CASE #17-01-GCPL-00198: Hicks & Johnson. Located on the south side of Smiley-Wyrick Road, approximately 2,800 feet west of the intersection of River Track Road in Madison Township, Guilford County Parcel #0112094. **The applicant has requested a waiver from the requirements of Article 5, Section 5-13.2(C), lot depth to width ratio.** Zoned: AG, (Jeff Allred, PLLC, Allred Land Surveying, Inc.).

MAJOR SUBDIVISION CASE #17-02-STPL-00545: NORTHRIDGE PHASE 3 PRELIMINARY PLAT. Located north of Prince Edwards and Pilot View Drive intersection, parcels 0164221 (part) and 0164222 (part). The applicant has submitted preliminary plat for phase 3A and 3B of Northridge Subdivision under Master Sketch Plan 14-01-STPL-00130. This phase proposes 28 lots, new street right-of-way, and common area. Zoned: RS-40, (Fleming Engineering).

Road Closing Case #17-02-GCPL-00606: Unopened and unnamed road Being an unopened & unnamed road between lots 32 & 33 as recorded in PB 19 PG 92, located approximately 600 ft east from Triad Business Park Dr, running south approximately 122' from W Market St and terminating into Southern Railway right of way, in Deep River Township.

Easement Closing Case #17-02-GCPL-00614: 20' Utility Easement Being all of a 20' utility easement located on Lot #1 as shown on a recorded plat of Mabel S Bolen Estate, Plat Book 75 Page 102 at the Guilford County Register of Deeds, and located in Deep River Township.