



# GUILFORD COUNTY PLANNING AND DEVELOPMENT

**Technical Review Committee  
February 21, 2017**

## **MEETING MINUTES**

The Guilford County Technical Review Committee met on February 21, 2017 in the Third Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC. Les Eger called the meeting to order at approximately 1:31 pm.

### **MEMBERS PRESENT:**

Planning Department	Les Eger (Chair)
Stormwater Management	Frank Park
Building Construction Plan Review	Jim Lankford
Environmental Health Division	John Nykamp
Community Environmental Services	Beth Anne Aheron
Fire Marshal	Bobby Carmon
NCDOT	Ernie Wilson

### **STAFF PRESENT:**

Planner II	Dervin Spell
Planner II	Oliver Bass
Facilities	Richard Mosher

### **ALSO PRESENT:**

Fleming Engineering	B. Sievers
NCDOT Trainee	A. Wright

### **ACTING RECORDING SECRETARY:**

Administrative Assistant	Deborah Sandlin
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### **MINUTES:**

Les asked if there were any corrections to the minutes of February 7, 2017; there were none. By unanimous consent, the minutes were approved as presented.

### **NEW BUSINESS:**

**\*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).

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

1. Continue 30' easement along Prince Edward and define its purpose.  
Note: Existing fire hydrant indicated on master.
2. Show minimum building line on proposed lots 40, 42, and 43.
3. Provide zoning for subdivision (RS-40) and adjacent properties.
4. Rename Pilot View Drive per Addressing.
5. Show adjacent property owners and parcel #s.
6. Phase 3B is in a separate phase on master.
7. Add township to Project Information.
8. Change "GCPL" to STPL in case #
9. Include building line/building envelope on lot 44.

\*Check with sign shop and GIS (Kelly) about street block range labeling.

**Watershed Comments: (Frank Park, 641-3753)**

1. There are two streams encroaching into the lot 29 and 31 coming from the lots 9 and 11. Label them as 110 feet stream and drainage easement.
2. Provide a typical stream buffer cross section.
3. Deed Restriction/Restrictive Covenant note is missing.

**NCDOT Comments: (Ernie Wilson, 487-0100)**

1. Provide temporary turnaround requirements at end of Poplar Bluff and Pilot View for Phase 3A and 3B.

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

1. Existing bored well at 7801 Green Pond Drive must be abandoned by a Certified Well Contractor, and approved by Environmental Health before the Preliminary Plat can be approved.

*\*Advisory Review for Stokesdale.*

**\*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.

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

1. Buildings on flag lots with public water must be within 500' of a fire hydrant.
2. Plunk Drive must be eligible for NCDOT maintenance.

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

- 1. Off-site septic systems must comply with "**Guilford County Wastewater Rules**" and 15A NCAC 18A.1900 "**SEWAGE TREATMENT AND DISPOSAL SYSTEMS**".

*\*Advisory Review for Stokesdale.*

**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.).

**Watershed Comments: (Frank Park, 641-3753)**

- 1. There is a 110 feet stream and drainage easement located at the bottom of tract "A".
- 2. Deed Restriction-Restrictive Covenant Note is missing.
- 3. Typical stream buffer cross section detail is missing.

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

- 1. Correct Agenda number to 17-01-GCPL-00198
- 2. Will Tract A need to be platted with Swaney Lining Trust?

*Beth Anne motioned for Revise/Resubmit and a request for a conference with the surveyor and planner. Frank seconded. The motion carried unanimously.*

**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.

*The TRC recommended approval of road closing.*

The meeting adjourned at approximately 2:11 p.m.

Respectfully submitted,

**Deborah Sandlin**

Acting Recording Secretary