



GUILFORD COUNTY PLANNING AND DEVELOPMENT

**Technical Review Committee
March 21, 2017**

MEETING MINUTES

The Guilford County Technical Review Committee met on March 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 1:30 pm.

MEMBERS PRESENT:

Planning Department	Les Eger (Chair)
Stormwater Management	Frank Park
Building Construction Plan Review	Jim Lankford
Community Environmental Services	Beth Anne Aheron
Environmental Health Division	John Nykamp

ADVISORY MEMBERS PRESENT:

Facilities	Richard Mosher
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STAFF PRESENT:

Planner II	Dervin Spell
Planner I	Paul Lowe
GIS	Kelly Doss

ALSO PRESENT:

Hugh Creed Associates, Inc.	Norris Clayton
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ACTING RECORDING SECRETARY:

Administrative Assistant	Deborah Sandlin
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MINUTES:

Les asked if everyone had a chance to look over the minutes of March 7, 2017 and if there were any errors or corrections. Hearing none, by unanimous consent, the minutes were approved as submitted.

NEW BUSINESS:

MAJOR SUBDIVISION MASTER SKETCH CASE 17-03-GCPL-01092: The Farm at Cedar Hollow

Located on the northeast side of Cedar Hollow Road approximately 200 feet east of the intersection with Willow Glen Trail in Center Grove Township. Guilford County Tax Parcel #0136402. This application proposes to add 75 new lots, common area, and new street dedication

on approximately 114.32 acres. Zone: RS-30. (Norris Clayton, Hugh Creed Associates, INC, P.A.).

Planning Comments: (Dervin Spell, 641-3591)

1. The A letter was received from the developer requesting length waiver on cul-de-sac. (According to the ordinance, letter of request must come from the owner and/or include the owner's signature).

Watershed Comments: (Frank Park, 641-3753)

1. The Flood Insurance Rate Map number 3710796000J, Panel number 7960 with an effective date June 18, 2007 note is missing.
- 2) It appeared that streams are crossing lots: 1 thru 5, 70, 44 and thru 47. Provide a 110 feet wide Riparian Buffer directly adjacent to surface waters in the Jordan Lake Watershed (intermittent streams, perennial Streams, Lakes, Reservoirs and ponds), excluding wetlands. Label it as a 110 feet Drainage and Stream Buffer Easement. If landowner or other affected party believes that the maps have inaccurately depicted surface waters, he or she shall request an onsite stream ID determination through Justin Gray, Stormwater Administrator(Ph.#641-5565).

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

1. Show 20' Utility Easement across front of all lots.

ADVISORY NOTE: Well for Clubhouse must be 100'+ from any septic system or any Private Sewer Line Access and Maintenance Easement (PSLAME)

NCDOT Comments: (Ernie Wilson, 487-0100)

1. The drive for the future clubhouse shall be accessed from Joe Jessup Court and not SR 2327 (Cedar Hollow Rd.).

Facilities Comments: (Richard Mosher, 641-3778)

1. Guilford County owns other properties on river. Would like to have right-of-way dedication. Contact Matt Wallace @ Guilford County Parks, 336-641-3544).

GIS Comments: (Kelly Doss, 641-5611)

1. There are 2 streets that have similar names: Joseph Jessup and Joe Jessup. Recommends that one of the street names be changed.
2. Because of length, Sallie Jessup cannot be named Court (Ct.).

Beth Anne motioned for Revise/Resubmit making sure ordinance requirements are met; Frank seconded. The motion carried.

MAJOR SUBDIVISION CASE 17-03-GCPL-01095: The Farm at Cedar Hollow Phase 1

Located on the northeast side of Cedar Hollow Road approximately 900 feet east of the intersection with Willow Glen Trail in Center Grove Township. Guilford County Tax Parcel #0136402. This application proposes to add 13 new lots, common area, and new street dedication on approximately 14.57 acres. Zone: RS-30. (Norris Clayton, Hugh Creed Associates, INC, P.A.).

Watershed Comments: (Frank Park, 641-3753)

1. It appeared that streams are crossing lots: 1 thru 5. Provide a 110 feet wide Riparian Buffer Directly Adjacent to Surface Waters in the Jordan Lake Watershed (intermittent streams, perennial Streams, Lakes, Reservoirs and ponds), excluding wetlands. Label it as a 110 feet Drainage and Stream Buffer Easement. If landowner or other affected party believes that the maps have inaccurately depicted surface waters, he or she shall request an onsite stream ID determination through Justin Gray, Stormwater Administrator (Ph.#641-5565).

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

1. Show 20' Utility Easement across front of all lots.

ADVISORY NOTE: Well for Clubhouse must be 100'+ from any septic system or any Private Sewer Line Access and Maintenance Easement (PSLAME)

Beth Anne motioned for Revise/Resubmit making sure ordinance requirements are met; Frank seconded. The motion carried.

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.

Members agreed to easement closing. A follow-up letter will be submitted to the Planning Board.

MINOR SUBDIVISION CASE #17-02-GCPL-00718: Martin Marietta

Located 1,128 feet southeast of the intersection of Riverdale Drive & Business Loop 85 in Jamestown Township, Guilford County Parcel # 0161007. The applicant is proposing one special purpose lot for an off-site septic system. (Jay Nivens, Martin Marietta)

Planning Comments: (Paul Lowe, 641-2489)

1. Make special purpose lot lines solid
2. Add label to special purpose lot-SPL 1A-Off Site Septic

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

1. Environmental Health has approved the Preliminary Plat submitted to TRC. This does not mean that the Plat can be recorded immediately. Environmental Health must do a field inspection to verify that all pins are set correctly around Septic System and Repair Area.

John motioned for Conditional Approval; Frank seconded. The motion carried unanimously.

The meeting adjourned at approximately 2:14 p.m.

Respectfully submitted,

Deborah Sandlin

Acting Recording Secretary