



# GUILFORD COUNTY PLANNING AND DEVELOPMENT

**Technical Review Committee  
August 1, 2017**

## **MEETING MINUTES**

The regular meeting of the Guilford County Technical Review Committee met on August 1, 2017 in the Third Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC. Frank Park called the meeting to order at approximately 1:31 pm.

### **MEMBERS PRESENT:**

Stormwater Management	Frank Park, Acting Chair
Building Construction Plan Review	Jim Lankford
Community Environmental Services	Beth Anne Aheron
Fire Marshal	Bobby Carmon
Environmental Health	Joe Johnson

### **ALSO PRESENT:**

Evans Engineering, Inc.	Anthony D. Lester
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### **STAFF PRESENT:**

Planner II	Oliver Bass
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### **RECORDING SECRETARY:**

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

The Committee approved the minutes of the July 18, 2017 meeting.

### **NEW BUSINESS:**

#### **Major Subdivision Case #17-07-GCPL-03530: Carraway**

Located on the north side of NC Highway 150 approximately 1900 feet east of Valley Falls Road, Guilford County Parcel #s 0219446 & 0219459. The applicant proposes a major subdivision of 30 lots. (Anthony Lester, Evans Engineering)

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

1. Give "Street A" a legal name.
2. Michaelis Street cul-de-sac extends >800 from Savory Ct. Cannot approve without a waiver.

3. Indicate width of Highway 150 as a thoroughfare; requires new dedication of at least 20'.
4. Correct zoning is CZ-RS-30 (Case 16-06-GCPL-02989).
5. Specify conditions listed for rezoning case.
6. Add subdivision's case# 17-07-GCPL-03530 on future submissions.

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

1. At lot 7, the rip-rap cannot be encroaching into the zone 2 of the stream buffer. Instead of rip-rap, provide the plunge pool outside the zone 2.
2. Stream crossing lot 21A is missing. The proposed septic field cannot encroach into the buffer zone 1 and zone 2.
3. Provide the BUA density calculation by the lot's ratio.

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

1. Lot #5 well site does not appear to have proper separation from septic area.
2. Lot #18 well site does not appear to have proper separation from septic area 12-A of Buchanan Place.
3. Remote septic systems must comply with "Guilford County Wastewater Rules" and 15A NCAC 18A .1900 "SEWAGE TREATMENT AND DISPOSAL SYSTEMS."
4. Show all "Private Sewer Line Access and Maintenance Easement" (PSLAME) for remote septic systems.
5. PSLAME for lots 29A, 7A, 8A, 9A, and 10A and PSLAME for lots 11A, 12A, 13A, 14A, 15A, 21A, and 24A must meet standards for remote septic fields: Remote nitrification field areas shall be accessible via the dedicated access easement and shall be of sufficient size to allow for the passage of equipment normally used to install, inspect, operate and maintain the system. PSLAME for lots 11A, 12A, 13A, 14A, 15A, 21A, and 24A must cross 220' Drainage Easement.
6. Label as "Drainage Easement", not "D.M.U.E." There is no maintenance of drainageways.

*Bobby motioned for Revise and Resubmit followed by a second from Joe. The motion carried unanimously.*

**Minor Subdivision Case #17-07-GCPL-03711: Ryan David Johnston**

Located on the south side of Amick Road, Guilford County Tax Parcel 0123992. The subdivision proposes a flag lot (Lot 2) as defined by the Guilford County Development Ordinance.

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

1. Appears to be mismatch of scale to drawing.
2. Show acreage of both pole and flag portion of Lot 2.
3. Show length/width dimensions for both lots.

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

1. Deed Restriction/Restrictive Covenant note is missing.

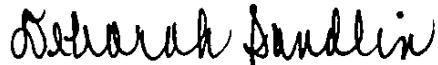
**Environmental Health Comments: (John Nykamp, 641-4807)**

1. Show 20' Utility Easement across front of all lots.
2. Will Flag Lot be platted as "cross-hatched" or platted as a "buildable lot"?

Joe made a motion to Revise/Resubmit; Beth Anne seconded. By unanimous vote, the motion passed.

The meeting adjourned at approximately 1:58 p.m.

Respectfully submitted,



Acting Recording Secretary