



# GUILFORD COUNTY PLANNING AND DEVELOPMENT

## Technical Review Committee August 15, 2017

### MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on August 15, 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	Les Eger, Chair
Stormwater Management	Frank Park
Building Construction Plan Review	Jim Lankford
Community Environmental Services	Beth Anne Aheron
Fire Marshal	Bobby Carmon
Environmental Health	Joe Johnson

#### ADVISORY MEMBER PRESENT:

NCDOT	Ernie Wilson
-------	--------------

#### ALSO PRESENT:

Amick Road	Michael Johnston
Amick Road	Joy S. Johnston
Amick Road	Ryan Johnston
GEO Professionals	John Willis
Clapp Road (item not on agenda)	Dustin Clapp
Allred Land Surveyors (item not on agenda)	Jeff Allred

#### STAFF PRESENT:

Planner II	Oliver Bass
Planner I	Paul Lowe

#### RECORDING SECRETARY:

Administrative Assistant	Deborah Sandlin
--------------------------	-----------------

#### MINUTES:

The Committee approved the minutes of the August 1, 2017 meeting as submitted.

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

**Revised.** 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. Note that 0.127 acres in ROW will be dedicated public. Do not include in lot acreage calculation.
2. Indicate distance from right-of-way centerline.

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

1. Change NOTE on Lot #2 to "No Improvement Permit Has Been Issued for This Lot."

*Frank motioned for CA; Bobby seconded. By unanimous consent, the motion carried.*

**NEW BUSINESS:****Major Subdivision Case 06-09-GCPL-04682 Bakersfield & Wesley Oaks**

**Sketch Plat Revision:** Located on the south side of County Line Road approximately 3460 feet east of Cross Creek Road intersection. The applicant proposes to revise the street layout to eliminate stream crossing between Tracts 2B and 2C Areas shown on the approved sketch plat.

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

1. Cul-de-sac appears to exceed 800 feet from extended Morning Glory Drive.
2. Indicate plat book and page # of developed portions of development (advisory).
3. Will need to update Phillips & Baker Property UDP (PB 168-37) if sketch plat revision is approved.
4. Resolve addressing for existing street layout for this phase for Bakersfield section.

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

1. Remove the note: Preliminary not for construction on the stamp.
2. According to the Guilford County GIS stream maps, there is a stream crossing lots 8,9,18 & 19.
3. The proposed Birdseye Drive is crossing the stream; thus, 401 and 404 permit are required from USACE.
4. Provide BUA density calculation showing the low density development.
5. Provide a typical stream cross section detail.
6. The Deed Restriction-Restrictive Covenant note is missing.

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

1. Expansion of Community Water System will require new application for DUMT 10K Well Systems, as water usage will increase.

2. Remote septic systems must comply with "Guilford County Wastewater Rules" and 15A NCAC 18A .1900 "SEWAGE TREATMENT AND DISPOSAL SYSTEMS."

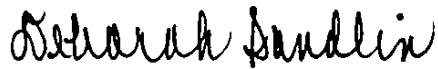
**NCDOT Comments: (Ernie Wilson, 487-0100)**

1. Need to provide a NCDOT Temporary turn-around at the end of Morning Glory Drive (Lot #5 or #6). The developer may be able to install the turn-around in the space designated as open space.

*The comments provided are for informational purposes for sketch map only.*

The meeting adjourned at approximately 1:56 p.m.

Respectfully submitted,



Acting Recording Secretary