



# GUILFORD COUNTY PLANNING AND DEVELOPMENT

**Technical Review Committee**  
October 17, 2017

## MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on October 17, 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	Les Eger, Chair
Building Construction Plan Review	Barry Sutton
Community Environmental Services	Beth Anne Aheron
Fire Marshal	Bobby Carmon
Environmental Health	John Nykamp

### ALSO PRESENT:

The Farm at Cedar Hollow	Rob Jessup
Hugh Creed Associates, Inc.	Norris Clayton

### STAFF PRESENT:

Planner II	Matt Talbott
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### RECORDING SECRETARY:

Administrative Assistant	Deborah Sandlin
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### MINUTES:

The Committee approved the minutes of the September 5, 2017 meeting as corrected.

**Major Subdivision Master Sketch Case #17-03-GCPL-01092: The Farm at Cedar Hollow:** Subject property is located off Cedar Hollow Rd. between Willow Glen Trail and J. Carroll Jessup Pkwy, Center Grove Township. Guilford County tax parcel 0136402, totaling approximately 114 acres. Applicant is revising and expanding Phase I and master sketch to add new lots. Zoned RS-30. Surveyor, Hugh Creed Associates

### Planning Comments: (Matt Talbott 641-3591)

1. Need lot numbers for pool lots.

2. Need letters from all utility companies; to date, has received from Duke Energy.

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

1. 18-inch RCP is missing at the future pool adjacent to the lot 15.

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

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

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

*ADVISORY COMMENTS ONLY SUBMITTED FOR MASTER SKETCH REVIEW*

**Major Subdivision Phase I Case #17-03-GCPL-01095: The Farm at Cedar Hollow:** Subject property is located off Cedar Hollow Rd between Willow Glen Trail and J. Carroll Jessup Pkwy, Center Grove Township. Guilford County tax parcel 0136402, totaling approximately 18 acres. Applicant is revising and expanding Phase I to add new lots. Zoned RS-30. Surveyor, Hugh Creed Associates

**Planning Comments: (Matt Talbott 641-3591)**

1. Need lot numbers for pool lots

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

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

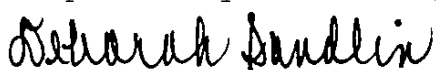
**ADVISORY NOTE:** Well for Clubhouse must be 100'+ from any septic system or any Private Sewer Line Access and Maintenance Easement (PSLAME).

2. Lot #7 has comment "SEE NOTE #20". Change to "SEE NOTE #16".  
3. Lines 12A must be installed at same time of 16A, 11A, and 13.

*Beth Anne motioned for Conditional Approval (CA); Bobby seconded. By unanimous vote, the motion carried.*

The meeting adjourned at approximately 1:48 p.m.

Respectfully submitted,



Acting Recording Secretary