



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Technical Review Committee
December 5, 2017

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on December 5, 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
Stormwater Management	Frank Park
Building Construction Plan Review	Jim Lankford
Community Environmental Services	Beth Anne Aheron
EMS	Bobby Carmon
Environmental Health	John Nykamp

STAFF PRESENT:

Planner II	Matt Talbott
Planner II	Oliver Bass

ALSO PRESENT:

Norris Clayton	Hugh Creed Associates, Inc.
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RECORDING SECRETARY:

Administrative Assistant	Deborah Sandlin
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MINUTES:

The Committee unanimously approved the minutes of the November 21, 2017 meeting as submitted.

Major Subdivision Master Sketch Case #17-11-GCPL-06119: Thatcher Woods: Subject property is located off Alcorn Rd near the Golden Acres Rd intersection, Oak Ridge township. Guilford County tax parcel 0167292, totaling approximately 80.20 acres. Applicant submitting a master sketch for new major subdivision. Zoned CZ-RS-30. Surveyor, Hugh Creed Associates

Planning Comments: (Matt Talbott 641-3591)

1. Label "sketch plan."
2. Owner's name, address, #.
3. Developer's name, address, #.
4. Is lot with well # 1 & 2 common area or separate lot? If separate lot, must have lot #.
5. Note "all streets to be paved to NCDOT standards."
6. Cul-de-sac radius.
7. Weston Way exceeds 800' max length.
8. Note "not located in watershed critical area."
9. Number lots consecutively for Phase I.
10. Stub to area owned by DOT possible cul-de-sac instead.
11. Label min. building line 100' on each lot or in notes.
12. Temporary turnaround at end of Thatcher Woods Dr. Ph. I.
13. Note case #.
14. Utility easement for lots 71, 72, 73.

Watershed Comments: (Frank Park, 641-3753)

1. The proposed Thatcher Wood Drive is crossing the intermittent stream. Provide 401/404 approved permit. Must obtain a Jordan Lake buffer authorization approval from Teresa Andrews, Stormwater Administrator, 336-641-5565.
2. Provide the pipe size and rip-rap dissipater minimum of one hundred-year storm design at the following locations:
 - a) Thatcher Woods Drive Crossing the stream.
 - b) 30 feet drainage easement crossing lot 66 to lot 2.
 - c) 60 feet drainage easement crossing Weston Way at lot 23.
3. Provide 30 feet wide drainage easements at the following lots:
 - a) Between lot 1 and lot 2.
 - b) Between lot 7 and lot 8.
 - c) Between lot 71 and lot 72.
 - d) Lot 32 and lot 31.
4. Provide watershed BUA dwelling density ratio.

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

1. Show the location of existing wells and septic systems. Developer must schedule meeting with Environmental Health (641-7613) to evaluate existing well(s). Environmental Health must evaluate existing well(s) before preliminary plat can be approved. Wells to be abandoned must be abandoned by a Certified Well Contractor, and approved by Environmental Health, before the Final Plat can be approved.

2. Show Building Envelope on Lots 37 & 38.

ADVISORY COMMENT: DUMT 10K gpd water system must comply with requirements of Guilford County Well Rules.

Facilities Comments: (Richard Mosher, 641-3778)

1. Work with Property Managements to determine trail location on master sketch, Phase 1 & 2.

Beth Anne motioned to approve the waiver request on Weston Way based on Equal or Better Performance to minimize impacts into piece of property with topographical issues; John seconded. The motion passed with Beth Anne, Frank, Jim, John voting in favor and Les voting against.

Major Subdivision Phase I Case #17-11-GCPL-06122: Thatcher Woods:

Subject property is located off Alcorn Rd near the Golden Acres Rd intersection, Oak Ridge township. Guilford County tax parcel 0167292 totaling approximately 36.86 acres. Applicant is submitting a preliminary plan for Phase I in a new major subdivision. Zoned CZ-RS-30. Surveyor, Hugh Creed Associates

Planning Comments: (Matt Talbott 641-3591)

1. Owner's name, address, #.
2. Developer's name, address, #.
3. Is lot with well #1 & 2 common area or separate lot? If separate lot, must have lot #.
4. Note "all streets to be paved to NCDOT standards."
5. Cul-de-sac radius.
6. Note "not located in watershed critical area."
7. Number lots consecutively for Ph I.
8. Label min. building line 100' on each lot or in notes.
9. Temporary turnaround at end of Thatcher Woods Dr. Ph. I
10. Note case #.
11. Utility easement for lots 71, 72, 73.

Watershed Comments: (Frank Park, 641-3753)

1. The proposed Thatcher Wood Drive is crossing the intermittent stream. Provide 401/404 approved permit. Must obtain a buffer authorization approval from Teresa Andrews, Stormwater Administrator, 336-641-5565.
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 - b) 30 feet drainage easement crossing the lot 66 to lot 2.
 - c) 60 feet drainage easement crossing the Weston Way at the lot 23.
3. Provide 30 feet wide drainage easements at the following lots:
 - a) Between lot 1 and lot 2.
 - b) Between lot 7 and lot 8.
 - c) Between lot 71 and lot 72.
 - d) Lot 32 and lot 31.
4. Provide watershed BUA Dwelling density ratio.

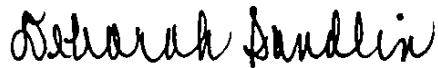
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ADVISORY COMMENT: DUMT 10K gpd water system must comply with requirements of Guilford County Well Rules.

Beth Anne motioned for Conditional Approval (CA) seconded by Frank. The motion passed with a majority vote as follows: Beth Anne, Frank, Jim, John - in favor; and, Les opposed.

The meeting adjourned at approximately 2:20 pm.



Acting Recording Secretary