



Guilford County
Technical Review Committee
Meeting Date: January 19, 2016

MEETING MINUTES

The Guilford County Technical Review Committee met on January 19, 2016 at 1:30 PM in the Third Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC.

MEMBERS PRESENT:

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

ACTING RECORDING SECRETARY:

Deborah Sandlin, Administrative Assistant

STAFF PRESENT:

Dervin Spell, Planner II

ALSO PRESENT:

Brent Severs, Fleming Engineering
Norris Clayton, Hugh Creed Associates
Stephen Robinson, NCDOT

ADVISORY MEMBER:

Ernie Wilson, NCDOT

MINUTES:

Minutes from the January 5th meeting were approved.

NEW BUSINESS:

MAJOR SUBDIVISION CASE #15-03-GCPL-01079: Waterbury Ph5 Heron Pointe

Watershed Comments: (Frank Park, 641-3753)

1. Change 10 feet drain easement label to 110 feet stream and drainage easement.
 2. Deed restriction/Restrictive Covenant note is missing.
 3. A typical stream riparian section is missing.
 4. Water/sewer annexation petition agreement letter is needed from Greensboro Planning.
- Beth Anne motioned conditional approval. John seconded.

Master Preliminary Subdivision Case #12-07-GCPL-03075: Beacon Hill Phases 2, 3, and 4

Planning Comments: (Dervin Spell, 641-3591)

1. Lot 55 needs to have access coming from interior road of the subdivision.
2. Include Phase 2, 3, and 4 in the Subdivision name.
3. Need north arrow of the main plat.

4. Place "12-07-GCPL-03075" on bottom right hand margin of plat.
5. Show pb and page numbers for all lots already recorded in the earlier phases.
6. No additional driveways can be cut or approved.

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

1. One Community Well is limited to 49 connections. Master Plan shows potential for 53 connections. Indicate which lots are to be served by individual wells.
2. Apply for soil evaluation.

MAJOR SUBDIVISION CASE #15-11-GCPL-05776: Beacon Hill Phase 4

Planning Comments: (Dervin Spell, 641-3591)

1. Lot 55 needs access from the interior road. Also label the lot as lot 55.
2. Show right-of-way from center line for Cobblestone Walk Drive.
3. Show the pavement width for N. Church Street and Cobblestone Walk Drive.
4. Need the elevation attached to the contour lines.
5. Show area in right-of-way, if any.
6. Les asked that Brent Severs provide a letter requesting waiver on existing driveway. Beth Anne motioned to grant the waiver based on equal/better performance due to the existing driveway currently accessing the major thoroughfare (Church Street). Frank seconded the motion. The motion passed unanimously.

Road Closing Case #15-12-GCPL-06382

TRC discussed the closing of a portion of Cardinal Drive and all of Dunrobin Drive (off Wendover). Les indicated on the map the road area being requested for closure and stated that in closing the roads TRC must take into consideration if adjacent properties would become landlocked or any other hardships would be created. Frank motioned for approval. Jim seconded the motion. The motion passed unanimously.

The meeting adjourned at approximately 2:05 PM.

Respectfully submitted,
Deborah Sandlin, Acting Recording Secretary