



**Guilford County
Technical Review Committee
May 3, 2016**

MEETING MINUTES

The Guilford County Technical Review Committee met on May 3, 2016 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 Department	Les Eger (Chair)
Storm Water Management	Frank Park
Building Construction Plan Review	Jim Lankford
Community Services	Beth Anne Aheron
Environmental Health Division	John Nykamp

ACTING RECORDING SECRETARY:

Dervin Spell, Planner II

STAFF PRESENT:

Oliver Bass, Planner II
Vivian Street, Commercial Permit Specialist

ALSO PRESENT:

Stephen Robinson, NCDOT
Chris Rohrer, Land Solutions

MINUTES:

Jim Lankford motioned for approval of the minutes as submitted for the meeting of April 19, 2016. Frank seconded the motion. By unanimous vote the motion carried.

NEW BUSINESS:

Major Subdivision Case 16-04-STPL-01812, Preliminary Plat, Charles Place at Arbor Run, Phase 2. Located on the north side of Haw River Road approximately 400 feet east of the intersection with Charles Place Drive at 8116 Near Haw River Road, Guilford County Tax Parcel #s 0163757 and 0163758, Stokesdale NC. Applicant proposes to develop 21 lots, a new public street, and common area as phase 2 of Charles Place at Arbor Run PB 157-77 and 157-78. Approximately 26.6 acres. Zoning: RS-40(Chris Rohrer, PLS, Land Solutions).

Planning Comments: (Oliver Bass, 641-3578)

1. Provide master sketch map showing phase line of entire Arbor Run S/D.
2. Provide means of access to gravesite (CA-1)
3. Extend Arbor Place Drive in phase 1 to boundary of phase 2.
4. Describe purpose and maintenance responsibility for proposed common area CA-1.
5. Proposed lot 50 street access is from Haw River Road. Access from thoroughfare is not allowed without a waiver for major subdivision.
6. Adopted thoroughfare plan indicate right-of-way need for Haw River Rd is 80 feet. Need additional 5 feet of dedication.

Watershed Comments: (Frank Park, 641-3753)

1. Provide overall lot density ratio.

No vote was taken since this was just a review for the Town of Stokesdale Planning Board.

The meeting adjourned at approximately 1:45 pm.

Respectfully submitted,

Dervin Spell
Acting Recording Secretary