



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Technical Review Committee October 18, 2016

MEETING MINUTES

The Guilford County Technical Review Committee met on October 18, 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
Stormwater Management
Building Construction Plan Review
Environmental Health Division
Fire Marshal

Les Eger (Chair)
Frank Park
Jim Lankford
John Nykamp
Bobby Carmon

ACTING RECORDING SECRETARY:

Deborah Sandlin, Administrative Assistant

STAFF PRESENT:

Dervin Spell, Planner II
Oliver Bass, Planner II

ALSO PRESENT:

Anthony D. Lester
Barry Siegal

Evans Engineering
BSC Holdings

MINUTES:

By unanimous vote, the minutes from the meeting of October 4, 2016 were approved as submitted.

NEW BUSINESS:

MAJOR SUBDIVISION CASE 06-03-GCPL-00651: Brightwood Farm 4A

Located at the northwest intersection of Brightwood Farm Parkway and Preakness Parkway in Rock Creek Township. Guilford County Tax Parcel #0106270. This is a revision to reconfigure the layout of the undeveloped section of Phase 4A of Brightwood Farm S/D and add 151 single-family lots with no townhomes. (Anthony Lester, Evans Engineering).

Planning Comments: (Oliver Bass, 641-3578)

1. Plat utility/maintenance easements through Louisville Dr. to accommodate proposed sewer line before road closing.
2. Extend said easement across proposed lot 686. Provide minimum 40% or 3000 sf of buildable lot area. Must comply with setbacks.
3. Ensure continuity of recorded or required easements before road closings.

4. Add curb-cuts to sidewalks on Preakness Pkwy. opposite of new street intersections.
5. Identify proposed roads as public or private.
6. Show minimum building lines on lots 635-637.
7. Specify which lots are subject to which dimensional requirements.
8. Show greenway trail and connection to existing greenway pursuant to UDP Pedestrian Plan.
9. Show 20' landscape/sidewalk/utility easement and location of sidewalk to be built adjacent to Brightwood Farm Pkwy R/W as shown on original. It will be continuation of easement platted in PB 170-14.
10. Incorporate existing easements recorded on PB 170-14 on to preliminary plat. Include those along Preakness Pkwy and the permanent pond access easement.
11. Rear of lots 686-682 is centerline of a 15-foot drainage easement platted with Section 1C. Show on preliminary plat.
12. The existing 100 feet stream buffer is not shown on revision.
13. Provide total acreage of open space in phase 4A overall and in the revised section. 13.26 acres required in phase 4 (4A and 4B combined).
14. Proposed Cannonade Court duplicates an existing street name in subdivision.
15. All information on the current preliminary should be carried over except those linked to revised lot and street reconfiguration.
16. Provide recorded resolutions on road closings before final plat. Reference on final plat.
17. Subject to NCDOT off-site improvement schedule.
18. Label 60' r/w width of Preakness Parkway.

Watershed Comments: (Frank Park, 641-3753)

1. The original preliminary Phase 4A watershed development prepared by Alley, William, Carmen & King, INC dated 11/22/2006 has the Water Quality Basin Summary Table. In the Water Quality Basin Summary, it showed the phase 4As BUA drainage area going into the wet detention pond 14 and 15. Provide the updated Water Quality Basin Summary as per the revision of reconfiguration of the layout of the undeveloped section of Phase 4A of Brightwood Farm S/D and add 151 single-family lots and no townhomes.
2. Provide 30 feet drainage easement crossing the lots 698 thru 689 based on the county GIS topography.

Frank motioned for Revise/Resubmit, seconded by Bobby. The motion carried unanimously.

The meeting adjourned at approximately 1:59 p.m.

Respectfully submitted,

Deborah Sandlin

Acting Recording Secretary