



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Technical Review Committee

November 1, 2016

MEETING MINUTES

The Guilford County Technical Review Committee met on November 1, 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 1:35 pm.

MEMBERS PRESENT:

Planning Department	Les Eger (Chair)
Stormwater Management	Frank Park
Building Construction Plan Review	Jim Lankford
Environmental Health Division	John Nykamp
Fire Marshal	Bobby Carmon
Community Services	Beth Anne Aheron

ACTING RECORDING SECRETARY:

Deborah Sandlin, Administrative Assistant

STAFF PRESENT:

Dervin Spell, Planner II
Oliver Bass, Planner II
Paul Lowe, Planner I

ALSO PRESENT:

Ken Mackovic MAM Realty

MINUTES:

Les motioned for the minutes of October 18, 2016 be approved as submitted; Jim seconded. By unanimous vote, the motion carried.

NEW BUSINESS:

MAJOR SUBDIVISION CASE 16-09-GCPL-05192: Cedar Berry

Located north of NC Hwy 150 E approximately 250 feet east of the intersection with Middleland Drive in Monroe Township. Guilford County Tax Parcel #0130248. This preliminary plat proposes 11 lots and new streets for a total of 10.208 acres. (Chris Rohrer, Land Solutions).

Watershed Comments: (Frank Park, 641-3753)

1. Ms. Martha M. Davis is requesting a minor watershed variance at the November 3, 2016 Environmental Review Board Public Hearing Meeting*. Due to 3 lots being proposed in the Watershed Critical Area (Tier 4), the computed overall density resulting in 0.76 Dwelling Unit (DU)/Acre, currently exceeds the WCA Density and Built-Upon Coverage limit of 1 DU/Acre requirement. The applicant contends this modification is requested to allow the remaining 8 lots located in the General Watershed Area to be combined with the 3 lots located in the Watershed Critical Area (Tier 4) in order to lower the overall density of 1.1 DU/Acre and specifically requests that the referenced property be exempted from complying with Table 7-3-1 of the Guilford County Development Ordinance.

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

1. Right-of-Way for NC Highway 150 should be 100'. This will necessitate reconfiguring lots 11 & 1.
2. Cemetery Easement on lot #2 will limit well placement and house placement.

NCDOT Comments: (Ernie Wilson, 487-0100)

1. Need commercial driveway permit for access onto NC 150.
2. This office does not have the plan for review but need to provide names for the streets (if they haven't already).
3. Need note on the final plat to be recorded in the Guilford County Register of Deeds that the stub street ("B" shown on the previous plan at TRC Meeting) cannot be added to the state maintenance system until at such time the street is extended and meets the requirements (including house counts) for addition to the state maintenance system.
4. According to the October 4, 2016 TRC Meeting a NCDOT approved turn-around will be needed on the stub street (Street "B" with the old plan).

Frank motioned for Conditional Approval (CA) conditioned upon remaining comments being corrected and a waiver being granted by the Environmental Review Board. Bobby seconded. The motion carried unanimously.

MINOR SUBDIVISION CASE #14-06-GCPL-02665: James & Matthew Bryant.

Located at the terminus of Honeycutt Court approximately 1,254 feet east of the intersection with Winford Road in Sumner Township, Guilford County Parcel #0141442. **The applicant has requested a waiver from the requirements of Article 5, Section 5-13.2(G)1(e), flag lot requirements.** Zoned: AG/RS-40, (Allred Land Surveying, Jeff Allred, PLS).

Planning Comments: (Paul Lowe, 641-2489)

1. Correct date in local jurisdiction note.
2. Add RS-40 to the zoning information.

*Beth Anne motioned for Equal or Better Performance seconded by Frank.
The vote was unanimous in favor of the motion.*

The meeting adjourned at approximately 1:57 p.m.

Respectfully submitted,

Deborah Sandlin

Acting Recording Secretary

*The request was denied at the Nov. 3, 2016 ERB meeting.