



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Technical Review Committee
November 15, 2016

MEETING MINUTES

The Guilford County Technical Review Committee met on November 15, 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 1:34 pm.

MEMBERS PRESENT:

Planning Department	Les Eger (Chair)
Stormwater Management	Frank Park
Community Services	Beth Anne Aheron
Environmental Health Division	Joe Johnson

ADVISORY MEMBER PRESENT:

NCDOT	Ernie Wilson
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ACTING RECORDING SECRETARY:

Administrative Assistant	Deborah Sandlin
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STAFF PRESENT:

Planner II	Dervin Spell
Planner II	Oliver Bass

ALSO PRESENT:

Anthony D. Lester	Evans Engineering
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MINUTES:

Les motioned for approval of the minutes of November 1, 2016 with the ERB date correction. By unanimous vote, the minutes were approved with the said correction.

NEW BUSINESS:

MAJOR SUBDIVISION CASE 15-04-GCPL-01622: Brightwood Farm UDP

Located at the northwest intersection of Brightwood Farm Parkway and Preakness Parkway in Rock Creek Township. Guilford County Tax Parcel #0106270. This is a resubmission of the original case reviewed by the TRC meeting on October 18, 2016. (Anthony Lester, Evans Engineering).

Planning Comments: (Oliver Bass, 641-3578)

1. Track UDP TRC adoption and revision dates and associated case #.
(Approved 10/15/02 (#2002-123); Revised 9/20/16 (#15-04-GCPL-01622);
Revised 11/15/16 (15-04-GCPL-01622)).
2. Extend alternate route to connect existing sidewalks on Preakness and trail network.
3. Construct sidewalks to connect to designated trail and boundary of phase 2A. Install or bond all required trail/sidewalk improvements throughout phase 2A.
4. Complete required sidewalk construction in all of phase 4A.
5. Complete Louisville Road closure and utility easement for proposed sewer line before final plat approval.
6. Add that the purpose is to revise the Common Signage and Pedestrian Plan to add alternative route for sidewalks along Brightwood Farm Parkway adjacent to phase 4A.

Watershed Comments: (Frank Park, 641-3753)

1. Provide overall Water Quality Basin Summary Table with future submittal(s) or revisions to UDP.

Frank motioned for Conditional Approval (CA), seconded by Beth Anne. The motion carried unanimously.

OLD 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 resubmission of the original case reviewed by the TRC meeting on October 18, 2016. (Anthony Lester, Evans Engineering).

Planning Comments: (Oliver Bass, 641-3578)

1. Extend sidewalks to connect to designated trail and 2A phase line. Complete or properly guarantee all required trail/sidewalk improvements in all of Phase 4A.
2. Sidewalks maintained by HOA.
3. Complete required sidewalk construction in all of phase 4A.
4. Must close Louisville Street and plat utility easement before final plat approval.
5. Lot 600 (between lots 665/667) is out of sequence. Lots should be numbered sequentially.
6. Show connection to Phase 2A platted trail easement (PB 170-84).
7. Note pond access easement recorded in PB 170-14

Beth Anne motioned for Conditional Approval, seconded by Frank. The vote was unanimous in favor of the motion.

NEW BUSINESS:**MAJOR SUBDIVISION CASE 16-11-GCPL-05948: Madison Meadows**

Located on Ariel Farm Road east of the intersection with Church Road in Monroe Township, Guilford County, Tax Parcels 0129358 and 0129346. This is a request to approve a proposed subdivision with 21 lots, new public

streets, and common elements on approximately 31.87 acres. (Amy Leach, Evans Engineering)

Planning Comments: (Oliver Bass, 641-3578)

1. Locate existing building on proposed lot 1 or note that it will be removed.
2. Remove sign easement from within the utility 20 utility easement. Maintain adequate site distance on curved Ariel Farm Road.
3. Reference DB_ and Pg._ of recorded combination instrument of Tract A.
4. Show and label Tier 3/4 WCA boundary.
5. Restrict direct access of Ariel Farm Rd.
6. Lot 13 exceeds lot width/depth ratio.
7. Add current owner info for each parcel.
8. Add case# 16-11-GCPL-05948 to future submissions.

Watershed Comments: (Frank Park, 641-3753)

1. Because the subdivision is located in the Greensboro WS-III, WCA Tier 4, as far as the lot 7 off-site septic at the lot 7A is concerned, the overall watershed density reduction shall be 1DU/1.25 Acres. Provide the overall watershed density ratio. (No expansion of any existing private wastewater facilities or establishment of any new public or private wastewater treatment plants of any kind shall be permitted. On-site individual residential septic systems approved by the Guilford County Health Department are permitted. Off-site individual residential septic systems are permitted in Tier 4 only, with a) reduction in overall density to 1 DU/1.25 Acre.)
2. Slopes greater than fifteen (15) percent lying adjacent and parallel to natural drainageways or streams, and wetlands shall remain in a natural and undisturbed condition except for road crossings, utilities, erosion control devices and runoff control.

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

1. Off-site septic system must comply with "Guilford County Wastewater Rules" and 15A NCAC 18A.1900 "SEWAGE TREATMENT AND DISPOSAL SYSTEMS". Lot #7 Initial and Repair systems must be installed at same time on SPL 7A.
2. PSLAME between Lots #3 & #4 must extend 20' beyond SPL 7A.

Joe made a motion for Conditional Approval (CA) provided lot 13 meet all minimum width/depth requirements. Beth Anne seconded. The motion carried unanimously.

The meeting adjourned at approximately 2:18 p.m.

Respectfully submitted,

Deborah Sandlin

Acting Recording Secretary