

TECHNICAL REVIEW COMMITTEE

AGENDA

March 3rd , 2015

Guilford County Independence Center

3rd Floor Conference Room

1:30 PM

1) Approval of December 16th, 2014 Minutes

2) New Business:

MINOR SITE PLAN CASE # 15-02-GCCP-00705: McDonald's. Located at 4630 Woody Mill Road in Fentress Township, Guilford County Parcel # 0124732. This site plan consists of a new McDonald's and associated parking, sidewalks, and accessory structures on approximately 1.395 acres. The developer needs TRC approval to substitute understory trees for canopy trees in the street yard buffer along Liberty Road due to overhead utility lines. Zoned: CU-SC. (Jessie Lester, Stimmel Associates)

MINOR SUBDIVISION CASE # 15-02-GCPL-00730: Detweiler, LLC. Located on the southeast side of Monnett Road approximately 800 feet northeast from the intersection with Sizemore Road, in Clay Township. Guilford County Parcel #0123988. **The applicant has requested a waiver from the requirements of Article 5, Section 5-13.2(C), lot depth to width ratio.** Zoned: AG, Lake Mackintosh WS-IV Watershed. (Joseph G. Stutts, PLLC)

ZONING SKETCH CASE #15-02-GCPL-00803: Burton Farm Road. Located south of Burton Farm Road southeast of the intersection of Church Street in Monroe Township, Guilford County Parcel # 0128942. This sketch plan proposes RS-30 zoning for 80 residential lots and new public streets for a total of approximately 147.20 acres. Zoned AG. (Chris Rohrer, Land Solutions of NC, PLLC.)

MINOR SUBDIVISION CASE #15-02-GCPL-00804: John W. and Louise P. Powers. Located south of U.S. HWY 158 approximately 850 feet west of the intersection of Rumbley Road in Bruce Township, Guilford County Parcel #0147525. This preliminary plat proposes subdividing 3 residential lots from the parent tract which one is a flag lot for a total area of 6.304 acres, with 21.01 acres remaining. Zoned RS-30 and AG. (Anthony Vaughn, Vaughn Surveying Co., Inc.)

MAJOR SUBDIVISION CASE #15-02-GCPL-00840: Sanfords Creek Ph2. Located at Sanfords Creek Drive approximately 75 feet east of the intersection of Sanfords Creek Court in Deep River Township, Guilford County Parcel #0169671. This preliminary plat proposes 15 residential lots and a new public street for a total of approximately 19.07 acres. Zoned RPD. (Chris Rohrer, Land Solutions of NC, PLLC.)

MAJOR SUBDIVISION CASE #15-02-GCPL-00842: Stonebridge South. Located west of Royster Road approximately 700 feet southwest of the intersection of NC Highway 150 W. in Center Grove Township, Guilford County Parcel # 0221233. This preliminary plat proposes 13 residential lots and a new public street for a total of approximately 11.53 acres. Zoned CU-RS-30. (Robert Dischinger, Evans Engineering, Inc.)