



**Guilford County  
Technical Review Committee  
Meeting Date: May 19, 2015**

**MEETING MINUTES**

The Guilford County Technical Review Committee met on May 19, 2015 at 1:30 p.m. in the Third Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC.

**MEMBERS PRESENT:**

Planning Department	Les Eger (Chair)
Building Construction Plan Review	Jim Lankford
Storm Water Management	Frank Park
Community Services	Beth Anne Aheron
Fire Marshal	(not present)
Environmental Health Division	John Nykamp

**EX-OFFICIO MEMBERS PRESENT:**

North Carolina Dept. of Transportation	Ernie Wilson
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**ACTING RECORDING SECRETARY:**

Beth Anne Aheron

**STAFF PRESENT:**

Paul Lowe  
Vivian Street

**ALSO PRESENT:**

**MINUTES:**

The Committee approved the minutes of the May 5, 2015 meeting.

**1. New Business:**

**ZONING SKETCH CASE #15-05-STPL-02178: Friddle Property.** Located west and southwest of Eversfield Road, southeast of the intersection of Treeline Road in Oak Ridge Township, Guilford County Parcel # 0167592. This sketch plan proposes CU-PDR zoning for a maximum of 90 residential lots and new public streets for a total of approximately 88.40 acres. Zoned RS-40. (Anthony Lester, Evans Engineering, Inc.)

The Committee gave the following comments for this site plan:

**Planning Comments: (Les Eger, 641-3635)**

No Comments.

**Building Comments: (Jim Lankford, 641-3321)**

No Comments.

**Watershed Comments: (Frank Park, 641-3753)**

- 1) The USGS and County Soil Survey map identifies a regulated stream labeled as the 100 feet drainage easements at the phase 3, phase 4 and phase 5 in the property. Provide a 110 feet wide Riparian Buffer Directly Adjacent to Surface Waters in the Jordan Lake Watershed (intermittent streams, perennial Streams, Lakes, Reservoirs and ponds), excluding wetlands. Provide a 50 feet Riparian Buffer detail on the plan. If landowner or other affected party believes that the maps have inaccurately depicted surface waters, he or she shall request Guilford County make an onsite determination.
- 2) Make a correction on the overall gross density for the proposed site is 90 units per 88.35 acres (1.02 DU/AC) to 1 DU/AC.

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

1. Off-site septic systems must comply with "**Guilford County Wastewater Rules**" and 15A NCAC 18A .1900 "**SEWAGE TREATMENT AND DISPOSAL SYSTEMS**"

**ADVISORY COMMENT:** Developer must schedule meeting with Environmental Health (641-7613) to evaluate existing well(s). Environmental Health must evaluate existing well(s) before preliminary plat can be approved. Wells to be abandoned must be abandoned by a Certified Well Contractor, and approved by Environmental Health, before the Site Plan can be approved.

**ADVISORY COMMENT:** All contiguous off-site septic systems in each phase must be installed at the same time

**ADVISORY COMMENT:** Label as "Private Sewer Line Access and Maintenance Easement" (PSLAME)

**Community Services Comments: (Beth Anne Aheron, 641-3645)**

No Comments.

**Fire Marshal Comments: (Jerry Coble/Chris Kearns, 641-6538)**

No Comments.

**NCDOT Comments: (Ernie Wilson, 487-0100)**

Min. 4 lots access cul-de-sac

Need driveway permit

Advisory - dite distance easement

**The following action was taken:** The Technical Review Committee recommended that the above comments/actions be implemented prior to the June 4<sup>th</sup> Stokesdale Planning Board meeting. TRC does not make approvals for the Town of Stokesdale.

**ADJOURNMENT:**

Respectfully submitted,  
Beth Anne Aheron  
Acting Recording Secretary