



**Guilford County
Technical Review Committee
Meeting Date: June 16, 2015**

MEETING MINUTES

The Guilford County Technical Review Committee met on June 16, 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	(not present)
Fire Marshal	Chris Kearns
Environmental Health Division	Scott Cole

EX-OFFICIO MEMBERS PRESENT:

North Carolina Dept. of Transportation	Ernie Wilson
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RECORDING SECRETARY:

Deb Fuller

STAFF PRESENT:

Dervin Spell
Paul Lowe

ALSO PRESENT:

Stephen Robinson, NCDOT
Robert Russell, Associated Surveying & Engineering, P.C.

MINUTES:

The Committee approved the minutes of the June 2, 2015 meeting.

1. New Business:

(A) MINOR SUBDIVISION CASE #15-05-GCPL-02394: Terry L. Barber. Located north of Sutton Road approximately 250 feet east of the intersection of Hudson Valley Road in Sumner Township, Guilford County Parcel #0143492. This preliminary plat proposes subdividing one residential flag lot from the parent tract for a total area of 1.05 acres, with 5.90 acres remaining. Zoned AG and RS-40. (Robert Russell, Associated Surveying & Engineering, P.C.)

The Committee gave the following comments for this site plan:

Planning Comments: (Paul Lowe, 641-2489)

- Place set back details in the plat information section
- Show location of septic system for lot # 1
- Road right of way should be sixty feet

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 crossing 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. Label as a 110 FEET Drainage and Stream Buffer Easement. Provide a 110 FEET

Riparian Buffer detail on the plat. 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.

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

No comments.

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

No comments.

Fire Marshal Comments: (Chris Kearns, 641-7565)

No comments.

NCDOT Comments: (Ernie Wilson, 487-0100)

No comments.

The following action was taken:

Motion for Conditional Approval (re-configure design) made by Scott Cole, 2nd by Frank Park. Unanimously approved.

(B) MAJOR SUBDIVISION CASE #15-06-GCPL-02788: Hilton's Landing Phase 2. Located west of Cedar Hollow Road west of the intersection of J Carroll Jessup Parkway in Center Grove Township, Guilford County Parcels # 0139006 & 0139062. This preliminary plat proposes 22 residential lots and new public streets for a total of approximately 25.27 acres. Zoned RS-30. (Aden Stoltzfus, Stoltzfus Engineering, Inc.)

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell, 641-3591)

No Comments.

Building Comments: (Jim Lankford, 641-3321)

No Comments.

Watershed Comments: (Frank Park, 641-3753)

1. Change all 60 feet drainage easement to 110 feet stream and drainage easement.
2. Provide 50 feet riparian buffer around the pond.
3. Provide BUA density ratio of overall lots.
4. Deed Restriction-restrictive covenant note is missing.
5. Provide the plunge-pool detail at the end of 24 inch RCP located between the lot 3 and 4.

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

No Comments.

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

No Comments.

Fire Marshal Comments: (Chris Kearns, 641-7565)

No Comments.

NCDOT Comments: (Ernie Wilson, 487-0100)

No Comments.

The following action was taken:

Motion for Conditional Approval (w/updated watershed requirements) made by Scott Cole, 2nd by Jim Lankford. Unanimously approved.

(C) MAJOR SUBDIVISION CASE #15-06-GCPL-02799: Earl Warrick. Located south of Bethel Church Road at the intersection of Dunn Road in Rock Creek Township, Guilford County Parcel #0107655. This preliminary plat proposes 7 residential lots for a total of approximately 24.35 acres. Zoned AG. (Jeff Allred, Allred Land Surveying, PLLC.)

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell, 641-3591)

1. Add "Public" to R/W for Bethel Church Road.
2. Show distance of R/W from the centerline
3. Show pavement width.
4. Add case # 15-06-GCPL-02799 to bottom right margin.
5. Add proposed CU-RS-40 to zoning area in parcel notes.
6. Add Total acreage in the parcel notes.

Building Comments: (Jim Lankford, 641-3321)

No Comments.

Watershed Comments: (Frank Park, 641-3753)

- 1) Indicate the 100 year floodplain boundary and label it as the Flood Insurance Rate Map number 3710882500J, Panel number 8825 with an effective date June 18, 2007.

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

No Comments.

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

No Comments.

Fire Marshal Comments: (Chris Kearns, 641-7565)

No Comments.

NCDOT Comments: (Ernie Wilson, 487-0100)

No Comments.

The following action was taken:

Motion to revise showing properly labeled right-of-way dimension of roadways and re-submit with waiver request for lot access on Bethel Church Road prior to July 7, 2015 TRC meeting. Motion made by Les Eger, 2nd by Frank Park. Unanimously approved.

ADJOURNMENT: 2:12pm

Respectfully submitted,
Deb Fuller
Recording Secretary