



**Guilford County
Technical Review Committee
Meeting Date: August 18, 2015**

MEETING MINUTES

The Guilford County Technical Review Committee met on August 18, 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
Environmental Health Division	Scott Cole

EX-OFFICIO MEMBERS PRESENT:

ACTING RECORDING SECRETARY:

Dervin Spell

STAFF PRESENT:

Oliver Bass, Planner II

ALSO PRESENT:

Stephen Robinson, NCDOT
Amy Leach, Evans Engineering

MINUTES:

Minutes from the August 4, 2015 meeting are to be revised and resubmitted to the TRC at the next meeting.

1. Old Business:

MAJOR SUBDIVISION CASE #15-04-GCPL-01824: Mitchell's Landing. Located east of Spencer-Dixon Road approximately 200 feet north of the intersection of Simpson-Calhoun Road in Center Grove Township, Guilford County Parcels # 0139540, 0139539, 0139538, 0139543, 0139536, and 0139517. This preliminary plat proposes 19 residential lots and new public streets for a total of approximately 22.25 acres. Zoned RS-30. (Robert Dischinger, Evans Engineering, Inc.)

Planning Comments: (Dervin Spell, 641-3591)

1. Need minimum build lines for lots 5,6, and 9.
2. The easement going to parcel 0139537 needs to be recorded prior to the recordation of this subdivision.
3. If PSLAME exists, makes sure to denote what it is in the notes. Also PSLAME should not be in the 20' utility easement.
4. Show 50' x 60' buildable area box on in lot 13.

Building Comments: (Jim Lankford, 641-3321)

1. The driveway access of the lot 16 is being obstructed with a drainage easement. Reroute the drainage easement around the driveway access.

Watershed Comments: (Frank Park, 641-3753)

1. The driveway access of the lot 16 is being obstructed with a drainage easement. Reroute the drainage easement around the driveway access.
2. Provide a plunge pool at the end of 20 feet pipe located at the lot 15.
3. Since the off-site septic area lots have been eliminated, the watershed variance is not required.

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

1. Developer must schedule meeting with Environmental Health (641-7613) to evaluate existing wells. Environmental Health must evaluate existing wells 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 Final Plat can be approved.

NCDOT Comments: (Ernie Wilson, 487-0100)

Need driveway permit

The following action was taken:

Motion for Conditional Approval made by Frank Park, second by Jim Lankford. Unanimously agreed.

Meeting adjourned at approximately 1:45.

Respectfully submitted,
Dervin Spell
Acting Recording Secretary