



**Guilford County
Technical Review Committee
Meeting Date: October 20, 2015**

MEETING MINUTES

The Guilford County Technical Review Committee met on October 20, 2015 at 1:30 PM in the Third Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC.

MEMBERS PRESENT:

Planning Department	Les Eger (Chair)
Community Services	Beth Anne Aheron
Storm Water Management	Frank Park
Environmental Health Division	Scott Cole
Construction Plan Review	Jim Lankford
Fire Marshall	Stephen Thomas

ACTING RECORDING SECRETARY:

Paul Lowe, Planner I

STAFF PRESENT:

Dervin Spell, Planner II

MINUTES:

Minutes from the October 6, 2015 meeting were approved.

NEW BUSINESS:

ZONING SKETCH CASE # 15-10-GCPL-05109: 6906 & 6910 Spencer Dixon Road.

Located west and east of Spencer-Dixon Road, approximately 100 feet north of the intersection of Justamere Farm Road in Center Grove Township, Guilford County Parcel #s 0139342 and 0139343. This sketch plan proposes RS-30 zoning for 9 residential lots and new public streets for a total of approximately 14.77 acres. Zoned AG & RS-40. (Robert Dischinger, Evans Engineering, Inc.)

Planning Comments: (Dervin Spell, 641-3591)

1. Need to recombine piece of land with fire department property
2. May need to include flood plain area dedicated to the county in the lots
3. 3A offsite septic area cannot be located in the conservation easement. There was agreement from the TRC Committee that any off site septic locations should be removed from established conservation easements.
4. Case # 15-10-GCPL-05109 on bottom right hand margin.

Watershed Comments: (Frank Park, 641-3753)

- 1) The Flood Insurance Rate Map number 3710786800J, Panel number 7868 with an effective date June 18, 2007 note is missing.
- 2) We are currently checking with the county attorney whether or not we allow open space to be dedicated to the county rather than to the home owner association. Park shared that the proposed easements would not be considered open space land, and advised the committee regarding liability issues. Dervin Spell, Planner II, shared that he would contact County Park staff to seek additional information concerning open space and trail regulations. Les Eger, Deputy Planning Director, opined that providing the land back to the proposed parcels would help improve the design of the neighborhood, and ensure that the project met the regulations of the County Development Code.

Scott Cole, Environmental Services Manager, commented that Environmental Health staff would need to double check the sewer line easement on lot #3.

Guest, Bob Dischinger from Evans Engineering added that the property owner wanted to keep the existing accessory structure on lot #9. Eger informed Dischinger that the structure could remain if it met County requirements regarding set-backs.

Meeting adjourned at approximately 1:40 PM.

Respectfully submitted,
Paul Lowe
Acting Recording Secretary