



**Guilford County  
Technical Review Committee  
Meeting Date: December 15, 2015**

**MEETING MINUTES**

The Guilford County Technical Review Committee met on December 15, 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

**ACTING RECORDING SECRETARY:**

Paul Lowe, Planner I

**STAFF PRESENT:**

Dervin Spell, Planner II  
Oliver Bass, Planner II

**ALSO PRESENT:**

Jody Stutts, Stutts Professional Land Surveying  
Luke Adams, Tommy Adams, petitioners-case #05314

**MINUTES:**

Minutes from the December 1<sup>st</sup> meeting were approved, with corrections made to the planning comments for case #05961.

**NEW BUSINESS:**

**MINOR SUBDIVISION CASE #15-10-GCPL-05314: Adams Place Subdivision.**

Located on the east side of Rankin Mill Road approximately 1100 feet south of the intersection with Hicone Road, in Monroe Township. Guilford County Parcels # 0126885, 0126889, 0126886, and 0126884. **The applicant has requested a waiver from the requirements of Article 5, Section 5-13.2(G)(2)(a) pertaining to Exclusive Access Easements.** Zoned: RS-40. (Joseph Stutts, Joseph G. Stutts, PLLC)

**Planning Comments: (Paul Lowe, 641-2489)**

1. Owner's phone numbers
2. Zoning for the property is RS-40
3. Dimensions of buildings on property
4. Right of way for Rankin Mill Road is 80 ft.

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

1. Change the stream buffer label to drainage easement.
2. There is another drainage easement, which was missing on the plat. Label it as 30 feet wide drainage easement.

Les Eger, Deputy Planning Director, explained that the request would result in four access points onto Rankin Mill Road from the proposed subdivision. Eger explained that the design met the requirements of the Development Ordinance, and constituted equal or better use under the established waiver provisions.

**The following action was taken:**

Frank Park motioned for conditional approval. Beth Anne Aheron seconded the motion. The motion passed unanimously.

Upon reviewing the plat, Eger noted that Rankin Mill Road was classified as a thoroughfare. Eger commented that because the proposed map would feature five lots it would be considered a major subdivision, and could not have access onto an established thoroughfare. Because of this, Eger opined that the property owners would have to seek an additional waiver from the Development Ordinance to allow a major subdivision to have access onto a major thoroughfare. After further discussion, the TRC members concluded that granting a waiver to Article 5, Section 5-13.2 (F) of the Development Ordinance would constitute equal or better use under the established waiver provisions because the number of access points would be reduced to four- meeting the standards for a minor subdivision.

**The following action was taken:**

Frank Park motioned for conditional approval. Beth Anne Aheron seconded the motion, permitted that a 10 ft. by 70 ft. site area easement be platted on the map to ensure the safety of motorists utilizing both the access easement, and Rankin Mill Road. The motion passed unanimously.

Meeting adjourned at approximately 1:56 PM.

Respectfully submitted,  
Paul Lowe, Acting Recording Secretary