



**Guilford County
Technical Review Committee
Meeting Date: March 18, 2014**

MEETING MINUTES

The Guilford County Technical Review Committee met on March 18, 2014 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
Building Construction Plan Review	Jim Lankford
Stormwater 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	(not present)
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RECORDING SECRETARY:

Carrie Spencer

STAFF PRESENT:

Bill Bruce

ALSO PRESENT:

Jeff Allred, Allred Surveying

MINUTES:

The Committee approved the minutes of the February 4, 2014 meeting.

1. NEW BUSINESS:

A. SUBDIVISION CASE #08-07-GCPL-04394: Scott's Grant Phase 2. Located at the southern terminus of Sutter Road in Center Grove Township, Guilford County Tax Parcel #0137797. This subdivision consists of 10 lots, two Special Purpose Lots, and road dedication for a total of approximately 26.42 acres. Zoned CU-RS-30, Greensboro (GS-III) Watershed. (Allred Land Surveying, PLLC)

Case opened at 1:30.

The Committee gave the following comments for this site plan:

Planning Comments: (Bill Bruce, 641-2489)

1. Preliminary plat approval for this phase expired on January 1, 2014. This is considered a new submittal that must meet existing regulations.

2. Label acreage of all lots designated as “future phase.” If under 10 acres they must be evaluated for a septic system or cross-hatched and labeled un-buildable. The future phase intended for off-site septic uses should be labeled “future off-site septic area”, and be incorporated into existing or proposed common area.
 3. PSLAMEs and utility easements are not labeled.
 4. Bearings and distances not shown on portions of special purpose lots and future phase.
 5. Special Purpose Lots should be labeled “Special Purpose Lot for use as off-site septic for respectively numbered lot.”
 6. Show pavement width and dimension, and cul-de-sac pavement radius.
 7. Add minimum building line to Lot 58 and maximum building line to Lot 53
 8. Label temporary turn-around easement.
 9. If required for watershed review, add topography.
 10. Please show pedestrian trails and connection to school, as shown on previously approved preliminary plat.
- Include topography on resubmittal. Show access to future special purpose lots.

Building Comments: (Jim Lankford, 641-3321) No comments.

Watershed Comments: (Frank Park, 641-3753)

The **USGS** and County Soil Survey map identifies a regulated stream crossing the property. Provide a 50' wide Riparian Buffer Directly Adjacent to Surface Waters in the Jordan Lake Watershed (perennial Streams, and **pond**), excluding wetlands. Label as a “50’ Drainage and Stream Buffer Easement”.

Submit more detailed delineation of the stream and buffer the stream channel.

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

Common Area (7761 Sutter Rd) is platted with a 20’ Utility Easement and a 10’ Private Sewer Line Access & Maintenance Easement. Show how this will continue on new lots, or provide information allowing a 10’ Utility Easement.

Community Services Comments: (Beth Anne, 641-3645) No comments.

Fire Marshal Comments: (Jerry Coble/Chris Kearns, 641-6538) No comments.

NCDOT Comments: (Ernie Wilson, 487-0100) No comments.

Jeff Allred stated that the pond was eliminated by breaking the dam. He stated that he had letters allowing 10’ utility easements throughout and was advised to provide copies.

Discussion ended at 1:45.

The following action was taken:

Frank Park made a motion to conditionally approve the case with the above revisions, John Nykamp seconded, and the motion passed unanimously.

B. SUBDIVISION CASE #14-02-GCPL-00619: Anita Wolfe. Located on the north side of NC Hwy 61S approximately a quarter mile from the intersection of NC Hwy 61 and Herron Rd. in Rock Creek township, Guilford County Parcel #0106930. This subdivision is to create a special purpose lot for use as a family cemetery. (Wendy Jordan, Borum Wade and Associates, PA)

Case opened at 1:45.

The Committee gave the following comments for this site plan:

Planning Comments: (Carrie Spencer 641-3578)

Special Purpose Lot requires TRC approval. Lot must be labeled as Special Purpose Lot for private family cemetery.

Building Comments: (Jim Lankford, 641-3321) No comments.

Watershed Comments: (Frank Park, 641-3753)

The special purpose lot is located in the Lake Mackintosh WS-IV Watershed Critical Tier 3; thus, 1DU/3AC is allowed. Although the total area=0.784AC is less than 3AC, only cemetery can be allowed in the special purpose lot.

Environmental Health Comments: (John Nykamp, 641-4807) No comments.

Community Services Comments: (Beth Anne, 641-3645) No Comments.

Fire Marshal Comments: (Jerry Coble/Chris Kearns, 641-6538) No Comments.

NCDOT Comments: (Ernie Wilson, 487-0100) No Comments.

Discussion ended at 1:55.

The following action was taken:

Frank Park made a motion to conditionally approve the case with the above revisions, John Nykamp seconded, and the motion passed unanimously.

ADJOURNMENT:

The meeting was adjourned at 1:58.

Respectfully submitted,

Carrie Spencer
Recording Secretary