



**Guilford County  
Technical Review Committee  
Meeting Date: June 17, 2014**

**MEETING MINUTES**

The Guilford County Technical Review Committee met on June 17, 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	not present
Fire Marshal	not present
Environmental Health Division	John Nykamp

**EX-OFFICIO MEMBERS PRESENT:**

North Carolina Dept. of Transportation	Ernie Wilson
Guilford County Parks & Recreation	Robert McNiece

**RECORDING SECRETARY:**

Carrie Spencer

**STAFF PRESENT:**

Bill Bruce

**ALSO PRESENT:**

Gilmer Sechrest, Jr.  
Triad Land Surveying, PC

**MINUTES:**

The Committee approved the minutes of the June 3, 2014 meeting.

**1. NEW BUSINESS:**

**MINOR SUBDIVISION CASE #14-05-GCPL-02579: Gilmer Sechrest, Jr. Estate.** Located on the north side of W Market St. approximately 600 FT east of the intersection with Crosscreek Rd., in Deep River Township. Guilford County Parcel # 0168693. **The applicant has requested waivers from the requirements of Article 5, Section 5-13.2. Lot Dimensions and Standards, Pertaining to lot depth to width ratio and Exclusive Access Easements.** Zoned: AG. (Triad Land Surveying, PC)

The Committee gave the following comments for this site plan:

**Planning Comments: (Dervin Spell, 641-3591)**

The following is needed:

1. A note that this is a four (4) lot subdivision.
2. Show a hook between the areas to be recombined.
3. The recombination should occur before the subdivision.
4. The surveyor will show the parcel boundary line with parcel at the southwest corner.
5. Illustrate 100' right-of-way for Market Street per the thoroughfare plan.
6. Distance of right-of-way from the centerline.
7. Illustrate the septic areas for each lot.
8. Illustrate the proposed envelop areas on lots 3 and 4 are at least 3,000 s.f.

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

**Watershed Comments:** (Frank Park, 641-3753) No comments.

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

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

**Fire Marshal Comments:** (Chris Kearns, 641-6538) No Comments.

**NCDOT Comments:** (Ernie Wilson, 487-0100) Mr. Wilson will research the status of a right of way agreement for Market St at the property.

Discussion: Several alternatives to the waivers had been researched and it was determined that no other alternatives were feasible for the lot configuration or access.

The following action was taken:

Frank Park made a motion to approve both waivers based on the grounds of equal or better performance with the following explanation: The ordinance is furthered by one driveway cut rather than two, and the width/depth ratio requirement is satisfied as the ratio is very close to 4:1. The motion was seconded by Jim Lankford and passed unanimously.

**MINOR SUBDIVISION CASE #14-05-GCPL-02577: Hilton, MV.**

Located on the west side of Cedar Hollow Rd. approximately 200 FT north of the intersection with J. Carroll Jessup Pkwy., in Center Grove Township. Guilford County Parcel #0139006. **The applicant has requested a Special Purpose Lot for an offsite septic system.** Zoned: RS-30. (Jeff T. Allred, PLLC).

The Committee gave the following comments for this site plan:

**Planning Comments:** (Dervin Spell, 641-3591)

1. Change the zoning in the parcel notes section to RS-30.
2. List Total # of Lots and the Total Acreage of subdivision.
3. Make sure on the final plat you note the purpose of this special purpose lot.
4. Make a note somewhere regarding the acronym PSLAME
5. Label the special purpose lot "Lot 5A" is it is serving lot
6. List the remaining acreage on the parent tract.
7. Show the boundaries of the tract tied to the nearest intersection or USGS tie (2,000 ft.).
8. Need the owner's daytime telephone number.
9. List case # 14-05-GCPL-02577.

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

**Watershed Comments:** (Frank Park, 641-3753) No Comments.

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

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

**Fire Marshal Comments :**(Chris Kearns, 641-6538) No Comments.

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

Discussion: Include topography. Confirm remaining acreage. The Master Sketch for the property was reviewed to ensure the Special Purpose Lot didn't interfere with the approved design. The Master Sketch will eventually have to reflect the addition of the Special Purpose Lot.

The following action was taken:

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

**MAJOR SUBDIVISION CASE # 14-06-STPL-02815: Moore's Mill Phase TBD.**

Located off the east side of Eversfield Rd. approximately 1,000 FT of the intersection with Suffield Rd, in Bruce Township, Guilford County Parcel # 0216811, #0150424, #0150415, # 0216810 and # 0167597. This plat proposes 24 lots and new public streets for a total of approximately 27.33 acres. Zoned CU-RS-40. (Jeff T. Allred, PLLC).

The Committee gave the following comments for this site plan:

**Planning Comments: (Dervin Spell, 641-3591)**

The following is needed:

1. Length of the flagpole on lot 1.
2. Pavement width face-to-face.
3. Septic system location.
4. Frontages on lots 19 & 20 need to be at least 50'.
5. Confirmation that lots 9, 10, 12, 13, and 14 meet the 150' lot width requirement.
6. A turn-a-round needs to be installed on Road 'A' that would allow for a sanitation truck to turn around safely.
7. Developer's and owner's daytime telephone number.
8. Date the map was prepared
9. Zoning of the parent tract and adjacent properties
10. The condition of zoning case 07-09-STPL-06478 on the plat.
11. Parcel numbers.
12. Vicinity map showing the site and the surrounding area at 1"= 2,000' scale.
13. Source of property boundaries signed and sealed.
14. Boundaries tied within 300' of nearest intersection or 2,000' of U.S.G.S.
15. Total acreage of parent tract.
16. Right-of-way dimensions from the centerline.
17. Cul-de-sac pavement radius.
18. Show any utility easements that may exist.
19. Make sure the name of the subdivision is correct. Previous phase of the subdivision was called Old Moore's Mill.

**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 lots 13, 14, &15. Provide a 50' 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 "50' Drainage and Stream Buffer Easement". Provide a 50' 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.

Label the offsite drainage area discharging onto the property. Open channel drainage dedication to be in accordance with Guilford County Development Ordinance Section 7-1.8(E)(2) Table 7-1-1.

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

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

**Fire Marshal Comments:** (Chris Kearns, 641-6538) No Comments.

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

Discussion: Show minimum build lines where needed. The applicant stated that they will request approval for 10' utility easements. Mr. Allred stated that Lots 19 and 20 do have 50' frontage. Mr. Eger asked the applicant to show the approved stub from the adjoining subdivision.

The following action was taken:

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

**MAJOR SUBDIVISION CASE # 14-05-GCPL-02595: Brightwood Farm Ph2Sec 1A.**

Located on the south side of Championship Dr. between Brightwood Farm Pk. and Winners Choice Dr. in Rock Creek Township, Guilford County Parcel #0106105, #0106107, #0106108, #0106109, #0106110, #0106111, #0106113 and #0106114. This plat recombines an existing 8 lots and proposes 10 lots on a total of approximately 1.258 acres. Zoned CU-PDR. (Lee Bryant, Evans Engineering)

The Committee gave the following comments for this site plan:

**Planning Comments:** (Bill Bruce 641-2489)

1. Tax Map references should include eight existing 7-digit parcel numbers.
2. Show and label old property lines.

Advisory comment: For final plat, please add local planning approval certificate, and certify as a subdivision.

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

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

The Brightwood Farm Phase Two Section 1A was approved with the Phase 1- Section 2 on August 26, 2004. The location of the existing stormwater inlet structure was field verified at the end of storm drainage easement. The existing inlet structure was connected to the existing Wet Retention Pond #3.

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

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

**Fire Marshal Comments:** (Chris Kearns, 641-6538) No Comments.

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

Discussion: The plat was originally reviewed and approved as a 10 Lot subdivision. The plat was revised to reduce the number of lots to 8 and is now being requested to return to the original 10 lots. Although no new lots are to be recorded for the approved Master Sketch, the TRC agreed that the request does not represent new lots since the 10 were originally approved.

The following action was taken:

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

**MINOR SUBDIVISION CASE #14-05-GCPL-02314: Pleasant Oaks Phase 3 Section 2.** Located on the east side of Rambling Rd approximately a third mile north of the intersection with Korem Dr., in Bruce Township. Guilford County Parcel #0148458. **The applicant has requested a Special Purpose Lot for an offsite septic system.** Zoned: RS-40. (William L. Knight, Jr. PLS).

The Committee gave the following comments for this site plan:

**Planning Comments: (Carrie Spencer 641-3578)**

1. Title should be Pleasant Oaks Subdivision Phase 3 Section 2.
2. Update vicinity map to reflect just the 3 lots.
3. Please verify that Rambling Rd ROW has been dedicated.
4. Indicate max. build line at 150' for lot 46.
5. Include ownership, zoning, and use for adjoining properties.
6. Note remaining acreage for parcel.
7. Label C/L and ROW, dimension ROW.
8. Include control corners.
9. Please verify property owner address and include phone number.
10. Remove references to PIN #.
11. In NOTES, change "TAX MAP DATA PARECL" to "TAX PARCEL".
12. In NOTES, remove property address.
13. Update surveyor phone number.
14. Please verify that the proposed utility easement will not interfere with the existing utility easement platted on Lot 48.

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

There is a platted utility easement on Lot 48.

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

**Watershed Comments: (Frank Park, 641-3753)** No comments.

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

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

**Fire Marshal Comments: (Chris Kearns, 641-6538)** No Comments

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

**The following action was taken:**

Les Eger 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 2:38.

Respectfully submitted,

Carrie Spencer  
Recording Secretary