



**Guilford County
Technical Review Committee
Meeting Date: July 1, 2014**

MEETING MINUTES

The Guilford County Technical Review Committee met on July 1, 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	Chris Kearns
Environmental Health Division	John Nykamp

EX-OFFICIO MEMBERS PRESENT:

North Carolina Dept. of Transportation

Ernie Wilson

RECORDING SECRETARY:

Carrie Spencer

STAFF PRESENT:

Dervin Spell

ALSO PRESENT:

Craig McKinney, Greensboro Area MPO
Amy Leach, Evans Engineering
Brian North, Martin Marietta
Jay Nivens, Martin Marietta

MINUTES:

The Committee approved the minutes of the June 17, 2014 meeting.

1. NEW BUSINESS:

MAJOR SUBDIVISION CASE #14-04-GCPL-01525: Magnolia Estates. Located on the north side of NC Hwy 150 E approximately 400 feet east of the intersection with Cramer Ct. in Monroe Township, Guilford County Tax Parcels #0128953, 0128889, and 0128890. This subdivision consists of 28 lots and road dedication for a total of approximately 30.93 acres. Zoned: CU-RS-30. (Evans Engineering, Inc.)
Applicant has requested revisions to the subdivision conditionally approved by TRC on April 15, 2014.

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell 641-3591)

1. Street names: Label Wigeon Ct from intersection to end of cul-de-sac.
2. Illustrate that the special purpose lot is being served by a 20' access and utility easement.
3. Show the minimum building lines for lots 17 & 24.
4. Label the acreage for lots 9 and 15.
5. Illustrate the boundaries of tract to be developed tied to the nearest street intersection (300 ft) or USGS tie (2,000 ft).
6. Twenty (20) foot utility easement shown on front of each lot or note indicating utilities are available from the street right-of-way.

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

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

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

1. Show 20' Utility Easement on all lots.
2. A Special Purpose Lot is shown behind Lot #24. What lot will this SPL serve?
3. Site Data box states "Community Well", but no well lot is shown. Will these be individual wells?

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

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

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

Discussion: Mr. Wilson stated that the DOT will approve the traffic island but will not maintain it. The designer stated that the SPL will serve Lot 19, and Mr. Nykamp asked for a PSLAME to be platted 50' from any well site. The designer stated that the lots will be served by individual wells.

Lot 15, as well as all lots with less than the required width, must have Minimum Build Lines shown. There was discussion about how flag lots must be configured to meet the ordinance. Flag lots typically consist of a narrow pole with the lot opening up to the rear, and include a clear front setback. The designer needs to show the lot area outside the flagpoles, and draw a minimum 3,000SF building envelope to show that the setbacks can be met and the lots can meet the requirements of flag lots.

The following action was taken:

Les Eger made a motion to conditionally approve the case with the above revisions and conditions, John Nykamp seconded, and the motion passed unanimously.

MAJOR SITE PLAN CASE #14-06-GCCP-02917: Martin Marietta Materials Hicone Quarry

Located on the north side of Hicone Road approximately 600 feet east of the intersection with Bancroft Road in Madison Township. Guilford County Parcel #0113271. This site plan consists of an approximately 22,250 square feet access drive from Hicone Road to the Hicone Quarry. Zoned: RS-30. (Jay Nivens, PLS, Martin Marietta.)

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell 641-3591) No comments

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: Mr. Eger stated that the case requires TRC approval since it adds area to a use that requires a Special Use Permit and he needs to take a TRC recommendation to the Planning Board.

The following action was taken:

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

ADJOURNMENT:

The meeting was adjourned at 2:15.

Respectfully submitted,

Carrie Spencer
Recording Secretary

07/01/2014