



**Guilford County  
Technical Review Committee  
Meeting Date: July 15, 2014**

**MEETING MINUTES**

The Guilford County Technical Review Committee met on July 15, 2014 at 1:30 p.m. in the Fifth Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC.

**MEMBERS PRESENT:**

Planning Department	Dervin Spell (Acting Chair)
Building Construction Plan Review	Jim Lankford
Stormwater Management	not present
Community Services	Beth Anne Aheron
Fire Marshal	Chris Kearns
Environmental Health Division	John Nykamp

**EX-OFFICIO MEMBERS PRESENT:**

North Carolina Dept. of Transportation	Stephen Robinson (for Ernie Wilson)
----------------------------------------	-------------------------------------

**RECORDING SECRETARY:**

Carrie Spencer

**ALSO PRESENT:**

Robert Dischinger, Evans Engineering, Inc  
Tamara Makhlof, NCDOT  
Verrol McLeary, NCDOT

**MINUTES:**

The Committee approved the minutes of the July 1, 2014 meeting.

**1. NEW BUSINESS:**

**SUBDIVISION MASTER SKETCH CASE #14-07-GCPL-03274: Buchanan Place.** Located north of U.S. Hwy 150 W. approximately 1,700 feet west of the intersection of Sutter Road in Center Grove Township, Guilford County Parcel # 0138257. This sketch plan proposes CU-RS-30 zoning for 22 residential lots and new public streets for a total of approximately 31 acres. Zoned AG and RS-30. (Robert Dischinger, Evans Engineering, Inc.)

The Committee gave the following comments for this site plan:

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

1. Need to show the sizes of the lots in square footage for lots less than an acre and in acres for lots an acre or more.
2. Illustrate the total right-of-way width for NC 150.
3. Need daytime telephone number for the owner.
4. Indicate that the vicinity map is drawn at 1" = 2000'
5. Labeling of drainage easement and riparian buffer.
6. Show the minimum build line for lots 9-11.
7. Need additional TRC approval for lot width-depth ration for lots 8 & 10.
8. Need new names for the streets
9. Add W. to NC Hwy 150 on the main plat.
10. Change from US to NC 150 on the Location map and add W at the end.
11. Have case # 14-07-GCPL-03274 at the bottom of the plat.
12. Need additional TRC approval for the special purpose lots 2A, 3A, and 9A.

13. Illustrate a 20' PSLAME from lot 2 to 2A and from lot 3 to 3A.
14. Illustrate temporary turnarounds at the stubbed streets sufficient enough for a sanitation vehicle to turn around.

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

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

1. "Development of subject property is required to be in accordance with applicable state and federal regulations for the National Pollutant Discharge Elimination System (NPDES) Phase II stormwater management program. The recording of this document establishes an enforceable restriction on property usage that runs with the land to ensure that future development and/or redevelopment shall maintain the site in a manner consistent with applicable law and the approved project plans. Any alterations to the site shall not be permitted without review and approval by the local governmental office having jurisdiction for watershed/stormwater management protection."
2. The USGS and County Soil Survey map identifies a regulated stream crossing the property. Provide a 50 feet 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 feet Drainage and Stream Buffer Easement . Provide a 50 feet 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)**

1. Show 20' Utility Easement across front of all lots.
2. Does Lot #6 have a buildable area?
3. Will there be NCDOT maintenance of Patsy's TI?

**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. Robinson, NCDOT, stated that they may be able to transfer some of the driveway allowance from Buchanan Ct to Carraway Trace and Patsy's Place to justify taking over road maintenance. He added that the revised number of lots will require another driveway permit.

The following action was taken: No action was taken since the case was submitted as a sketch plan.

**Carrie Spencer asked the committee to discuss a request to change paving materials and parking layout for the Fast Track Site Plan. The TRC decided that the revision was enough of a change to require a full review and return to TRC.**

**ADJOURNMENT:**

The meeting was adjourned at 2:15.

Respectfully submitted,

Carrie Spencer  
Recording Secretary