



**Guilford County  
Technical Review Committee  
Meeting Date: August 19, 2014**

**MEETING MINUTES**

The Guilford County Technical Review Committee met on August 19, 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 (Chair)
Building Construction Plan Review	Jim Lankford
Storm Water 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
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**RECORDING SECRETARY:**

Carrie Spencer

**ALSO PRESENT:**

Stephen Robinson, NCDOT  
Michael Townsend, Fire Marshal  
Keith Broderick, Civil Designs, P.A.

**MINUTES:**

The Committee approved the minutes of the July 15, 2014 and August 5, 2014 meetings.

**1. NEW BUSINESS:**

**MAJOR SITE PLAN CASE #14-08-GCCP-04032: Tri-City Christian Academy.** Located on the northwest side of Clinard Farms, at the intersection with Walpole Road in Deep River Township. Guilford County Parcels #0169969, 0169985, and 0169984. This site plan consists the removal of the current 19,850 S.F. structure and replacing it with a 33,205 S.F. structure. The previous approval for this site plan has expired. Zoned: PI/AG. (Keith Broderick, Civil Designs, P.A.)

The Committee gave the following comments for this site plan:

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

1. Landscape plan need to be submitted within 90 days of receiving a building permit.
2. Make sure to include lighting details on the landscape plan.

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

1. Provide a combination plat of Lots 1,2&3 In order to qualify as a low density development.
2. Is existing impervious area going to be removed? It appeared that an approximately 1.6 AC for the existing building and parking lot.
3. Add 50' Drainage & Stream Buffer Easement note to the rest of streams.

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

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

**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:

The applicant stated that they intend to request abandonment of the existing utility easement and it was agreed that the combination plat may be able to be approved with the easement as is, in case the abandonment of the easement proves to be time consuming.

The following action was taken: Frank Park made a motion to conditionally approve the site plan case with the above revisions and conditions, Chris Kearns seconded, and the motion passed unanimously.

**MINOR SUBDIVISION CASE # 14-08-GCPL-03998: William & Nancy Stephens.**

Located on the south side of W. Wendover Avenue about 700 feet north of the intersection with Morris Farm Drive, in Friendship Township. Guilford County Parcel #0154827. **The applicant has requested a waiver from the requirements of Article 5, Section 5-13.6. Water and Sewer Connection that requires connection to public utilities within 300 ft. of a public system.** Zoned: AG, High Point GWA WS-IV. (Wilson Surveying, Inc.)

Les Eger presented the case explaining that the property is located within 300' of available water and sewer but will not be developed to an intensity that requires it at this time. The Planning board has passed a text amendment that will remove the requirement from the ordinance, but the county Commissioners have yet to hold the public hearing for it.

Frank Park made a motion to approve the waiver based on Equal or Better Performance, John Nykamp seconded, and the motion passed unanimously to approve the waiver request.

**ADJOURNMENT:**

The meeting was adjourned at 1:46.

Respectfully submitted,

Carrie Spencer  
Recording Secretary