

3. Show the minimum build line for lot 7.
4. Will need to apply for a waiver for lot 8 since it is a flag lot.
5. Change the township name from Monroe to Center Grove.
6. The road name "Stonebridge" is not available. Please choose another name.
7. Place case number at the bottom of the plat.

Watershed Comments: (Frank Park, 641-3753)

1. Indicate the total outflow cfs on all piped easements.
2. Provide the appropriate size of rip-rap pads at the end of 20 feet piped easements.

Discussion:

The applicant should remove the mail kiosk from the utility easement and consider a stub road to the south.

No action was taken, advisory comments only.

2. OLD BUSINESS:

SPECIAL USE MAJOR SITE PLAN CASE #14-07-GCCP-03758: McLaurin Farms. Located on the west side of Church Street, approximately 1,300 feet south of the intersection with Tesi Court in Center Grove Township. Guilford County Parcels #0139374, 0139375, 0139373, and 0139354. This site plan is for a seasonal specialty attraction/trail as well a caretaker dwelling/single-family dwelling unit. Zoned: AG & RS-40. (Juhann Waller, Waller and Associates, PC)

The Committee gave the following comments for this site plan:

Planning Comments: (Dervin Spell 641-3591)

1. Need a typical of the exterior lighting to ensure it meets county standards of 6-6.4 of development ordinance.
2. Need the location and description of barriers to protect any vegetation from damage both during and after construction, or a statement that no barrier is needed.
3. The location of any sight triangles.
4. Need a driveway permit from NCDOT.

Building Comments: (Jim Lankford, 641-3321)

- 1 The handicap accessible route and attractions shall be concrete pavement not gravel pavement. The HC sidewalk has not been extended to the restrooms.
2. Provide HC van accessible signage detail.

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

1. Environmental Health will not be able to approve the site plan submitted to TRC until actual sewage flow for this facility can be determined. Contact Scott Cole (641-8192) to schedule conference with DEH regarding sewage flow.

The following action was taken: John Nykamp made a motion to conditionally approve the site plan case with the above revisions and conditions, Les Eger seconded, and the motion passed unanimously. It was agreed that the applicant would meet with Environmental Health to work out septic issues before coming before the TRC again.

ADJOURNMENT:

The meeting was adjourned at 2:05.

Respectfully submitted,

Carrie Spencer
Recording Secretary