



**Guilford County
Technical Review Committee
Meeting Date: December 16, 2014**

MEETING MINUTES

The Guilford County Technical Review Committee met on November 18, 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	not present
Environmental Health Division	John Nykamp

EX-OFFICIO MEMBERS PRESENT:

North Carolina Dept. of Transportation	not present
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RECORDING SECRETARY:

Carrie Spencer

STAFF PRESENT:

Dervin Spell, David Fencil

ALSO PRESENT:

Amy Leach, Evans Engineering

MINUTES:

The Committee approved the minutes of the November 18, 2014 meeting.

1. NEW BUSINESS:

SUBDIVISION MASTER SKETCH CASE #14-12-GCPL-06313: Harvest Point Ph1. Located west of Sutter Road approximately 1,900 feet north of the intersection of NC Highway 150 W. in Monroe Township, Guilford County Parcel # 0220011. This sketch plan proposes RS-30 zoning for 9 residential lots and new public streets for a total of approximately 17.05 acres. Zoned AG. (Robert Dischinger, Evans Engineering, Inc.)

The Committee gave the following comments for this site plan:

Planning Comments: (David Fencil 641-2489)

Items Needed: (1) Developer/Owner's Phone#, (2) Proposed Road Name, (3) Add total # of lots to site data block, and (4) Location, dimension and type of all easements. Lot #5 may need TRC waiver for 4:1 lot depth to width ratio. Lot #9 served by 25 foot access easement across 110 foot stream buffer.

Watershed Comments: (Frank Park, 641-3753)

1) The USGS and County Soil Survey map identifies a regulated existing stream crossing the property. Provide a 110 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 110 feet Drainage and Stream Buffer Easement. Provide a 50 feet Riparian Buffer detail on the zoning sketch plan. 2) Add the caution note: " Prior to locating the building pad and issuance of building permit, field stream buffer boundaries survey of 50 feet from the top of stream bank shall be submitted and approved by the Guilford County Stormwater/Watershed Section".

NCDOT Comments: (Ernie Wilson, 487-0100)

1. Need commercial driveway permit for access onto SR 2326 (Sutter Road). 2. Need 10'X70' sight distance easements on both sides of the proposed street off of Sutter Road. 3. The streets will need to be constructed to NCDOT standards as approved by the NCDOT Greensboro District Office.

No action was taken, advisory comments only.

ADJOURNMENT: The meeting was adjourned at 1:46.

Respectfully submitted,
Carrie Spencer
Recording Secretary