



**Guilford County
Technical Review Committee Meeting
Nov 5, 2013**

MEETING MINUTES

The Guilford County Technical Review Committee met on Nov 5, 2013 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
Storm water Management	Frank Park
Community Services	Beth Anne Aheron
Fire Marshal	Chris Kearns
Environmental Health Division	John Nykamp

ADVISORY MEMBERS PRESENT:

None present

RECORDING SECRETARY:

Carrie Spencer

STAFF PRESENT:

Michael Albert

ALSO PRESENT:

Amy Lead, Evans Engineering

1. MINUTES: The minutes from the Oct 15, 2013 meeting were unanimously approved as written.

2. NEW BUSINESS:

A) SUBDIVISION MASTER SKETCH PLAN CASE #13-10-GCPL-04957. Northern Estates. Located on the north side of NC Hwy 150 W, just west of Sutter Rd, in Center Grove Township. Guilford County Tax Parcels # 0138247, 0138248, and 0139177. This sketch plan proposes a Conditional Use with RS-30 zoning standards to create 16 residential lots and a new public street. Zoned AG and RS-40. RS-30 zoning requested. (Evans Engineering, Inc.)

Applicant is requesting advisory comments only.

Case opened at 1:31 pm.

The Committee gave the following comments for this site plan:

Planning Comments: (Michael Albert, 641-3591)

Michael Albert stated that the case will be requested for RS-30 rezoning and he displayed aerial photography of the parcels.

General Comments:

1. Structures on adjacent properties must be shown on the Preliminary Plat.
2. The Vicinity Map must be at 1:2000 scale for future submissions.
3. State the current zoning as AG and RS-40.
4. Refer to "NC" Highway 150 and not "US" Highway 150 on the plan and vicinity map.
5. Do not use the abbreviation "RR" when referring to existing Land Uses.
6. The Right of Way for NC Highway 150 is incorrectly stated (though it is marked correctly).
7. Conditions of the Conditional Zoning will need to be stated once determined.

Advisory Comments:

1. Northern Estates (Court) will be recommended for stubbing to the northwestern property boundary. (This comment after observing topography and conditions of adjacent properties.
2. A waiver will be required to permit the shown cul-de-sac length.
3. The road suffix for Northern Estates will likely have to change due to existing name reservations.

Building Inspections 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, 641-7565) no comments

NCDOT Comment: (Ernie Wilson, 334-3161) no comments

Discussion ended at 1:45 pm.

The following action was taken:

Advisory comments will be forwarded to the applicant.

ADJOURNMENT:

The meeting was adjourned at 1:45.

Respectfully submitted,

Carrie Spencer
Recording Secretary