



**Guilford County  
Technical Review Committee Meeting  
Nov 19, 2013**

**MEETING MINUTES**

The Guilford County Technical Review Committee met on Nov 19, 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:**

NCDOT	Ernie Wilson
-------	--------------

**RECORDING SECRETARY:**

Carrie Spencer

**STAFF PRESENT:**

Michael Albert  
Bill Bruce

**ALSO PRESENT:** (no guests present)

**1. MINUTES:** The minutes from the Nov 5, 2013 meeting were unanimously approved as written.

**2. NEW BUSINESS:**

**A) MINOR SUBDIVISION CASE # 13-11-GCPL-05084: William & Shirley Hodgin.** Located on the south side of Harvest Road at the intersection with Huffine Mill Road, in Jefferson Township. Guilford County Parcels #0119771 and #0119776. **The applicant has requested a waiver from the requirements of Article 4, Section 4-9.2. Access Easements, Pertaining to the accessibility of off-site sewage treatment.** Zoned: RS-30 and AG, Lower Randleman Lake GWA WS-IV. (Joseph G. Stutts, PLLC)

Case opened at 1:32 pm.

The Committee gave the following comments for this subdivision:

**Planning Comments:** (Bill Bruce, 641-2489)

Mr. Bruce explained that the septic system for Lot 1 had to be relocated on to Lot 2 due to right of way acquisition. Without the waiver, the property boundary would have to jog around the

system creating an awkward parcel shape. He felt that keeping the property boundaries consistent would be more in keeping with the spirit of the ordinance.

1. A waiver to Article 5-6.8 is requested to allow an off-site sewage system to be located in a septic field easement, rather than on-site or in a Special Purpose Lot as required by the Ordinance.
  - a. TRC may grant a waiver under one of the following circumstances:
    - i. Physical hardship
    - ii. Equal or better performance
    - iii. Unintentional error
2. Provide a maximum building line on Lot 1
3. Show 15' utility easement from P.B. 55 Pg. 55
4. Show Greensboro city limits

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

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

**No regulatory floodplain exists upon the site.**

**No regulated stream is present on site. The property is located in the NPDES-Phase 2.**

**Environmental Health Comments: (John Nykamp, 641-4807) Mr. Nykamp is in agreement with Mr. Bruce.**

**Community Services Comments: (Beth Anne Aheron, 641-3645) No Comments.**

**Fire Marshal Comments: (Chris Kearns, 641-7565) No comments.**

**NCDOT Comments: (Ernie Wilson, 334-3161) No comments.**

**Discussion ended at 1:37 pm.**

**The following action was taken:**

Mr. Nykamp made a motion to grant the waiver based on equal or better performance, Mr. Park seconded, and the motion passed unanimously.

**ADJOURNMENT:**

The meeting was adjourned at 1:38.

Respectfully submitted,

Carrie Spencer  
Recording Secretary