



GUILFORD COUNTY PLANNING AND DEVELOPMENT

**Technical Review Committee
May 15, 2018**

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on May 15, 2018 in the Fifth Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC. Les Eger called the meeting to order at approximately 1:30 pm.

MEMBERS PRESENT:

Planning	Les Eger, Chair
Building Construction Plan Review	Jim Lankford
Community Environmental Services	Beth Anne Aheron
Environmental Health	John Nykamp
Stormwater Management	Frank Park
Fire Marshal	Grady Starnes

STAFF PRESENT:

Administrative Assistant	Deborah Sandlin
Planner II	Matt Talbott
Planner I	Paul Lowe

OTHERS PRESENT:

GIS	Martine Kamabu
Fleming Engineering, Inc.	Brent Sievers

MINUTES:

The minutes of the May 1, 2018 meeting were approved as submitted.

Major Subdivision Case 18-05-STPL-02754: Belews Ridge Master Sketch

Plan: This is a request to approve the sketch plan for Belews Ridge Subdivision. Property is located on the south side of Belews Creek Road across from Mt Caramel Road and north of Colgate Rd, Guilford County Tax Parcels 0167162, 0167126, and 0167121(pt.), approximately 95 acres. Proposed Zoning: CZ-RS-30. (Fleming Engineering, Inc.)

Planning Comments: (Oliver Bass, 641-3578)

1. Add site data for each phase of subdivision.
2. Update approved zoning conditions.

3. List density in dwelling units (du)/acre overall and individual phases. Maximum shall not exceed 1 du/ac. Maximum # of lots allowed is 70.
4. Add note that direct access from Belews Creek Rd (NC 68) is prohibited.
5. Describe purpose of common area that fronts Belews Creek Rd. Only accessible off Belews Creek.
6. Update owner info for adjacent parcel east of subdivision. It is now owned by the Trutes.
7. Provide developer info if not Meredith College.
8. Show ROW of intersecting street entrances directly across subdivision off Belews Creek. Minimum 125 feet street offset from centerline.
9. Must comply with conditions of NCDOT driveway permit.
10. Remove Phase 1 from subdivision title block.

No vote was taken as this is an Advisory Review Only for the Town of Stokesdale.

Major Subdivision Case 18-05-STPL-02807: Belews Ridge Preliminary

Plat, Phase 1: This is a request to approve the preliminary plat for Belews Ridge Subdivision. Property is located on the south side of Belews Creek Road across from Mt Caramel Road and north of Colgate Rd, Guilford County Tax Parcels 0167162, 0167126, and 0167121(pt.), approximately 95 acres. Proposed Zoning: CZ-RS-30. (Fleming Engineering, Inc.)

Planning Comments: (Oliver Bass, 641-3578)

1. Add site data for each phase of subdivision.
2. List density in dwelling units (du)/acre overall and individual phases. Maximum shall not exceed 1 du/ac. Maximum # of lots allowed is 70.
3. Add note that direct access from Belews Creek Rd (NC 68) is prohibited.
4. Describe purpose of common area that fronts Belews Creek Rd. Only accessible off Belews Creek.
5. Update owner info for adjacent parcel east of subdivision. It is now owned by the Trutes.
6. Provide developer info if not Meredith College.
7. Show ROW of intersecting street entrances directly across subdivision off Belews Creek. Minimum 125 feet street offset from centerline.
8. Must comply with any conditions of NCDOT driveway permit.
9. Describe purpose of common area and provide alternate access, or add to proposed lot.

No vote was taken as this is an Advisory Review Only for the Town of Stokesdale.

Minor Subdivision Case 18-03-GCPL-01871: Jim Neese R/W Extension (Revised and Resubmitted). Located at the end of Jim Neese Road in Green Township, Guilford County Tax Parcel 0110662. The applicant proposes to extend the public right-of-way of Jim Neese Rd (PB 98-107) and requests a waiver from the development standards for paving public roads under Section 5-13.3. Zoned: AG (Jeff Allred Surveying, PLLC)

Planning Comments: (Oliver Bass, 641-3578)

1. Each zoning lot must comply with Section 4-7.2: Street Access.
2. Future nonexempt subdivision may require improvement to major subdivision standards.
3. Show remaining acreage of Greeson property after dedication.
4. If granted, note waiver approval and any conditions on final plat.
5. Build to DOT standards minus paving.
6. Trees in right of way have to be removed.

Beth Anne motioned to approve for Equal or Better Performance with the following conditions: Must be built to DOT standards (minus paving) and the trees in the right of way have to be removed. There was a 2nd by Frank. The motion carried unanimously.

The meeting adjourned at approximately 2:02 pm.



Recording Secretary