



GUILFORD COUNTY PLANNING AND DEVELOPMENT

**Technical Review Committee
February 20, 2018**

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on February 20, 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 1:32 pm.

MEMBERS PRESENT:

Planning	Les Eger, Chair
Stormwater Management	Frank Park
Building Construction Plan Review	Jim Lankford
EMS/Fire Marshal	Bobby Carmon
Environmental Health	John Nykamp

STAFF PRESENT:

Planner II	Matt Talbott
Planner II	Oliver Bass

OTHERS PRESENT:

GIS	Stephen Dew
EMS/Fire Marshal	Michael Townsend
Facilities	Richard Mosher

MINUTES:

The Committee unanimously approved the minutes of the February 6, 2018 meeting as submitted.

MAJOR SUBDIVISION CASE 18-02-GCPL-00985: Bakersfield Subdivision, Phase 2

Located at the south end of Bakersfield Drive in the Bakersfield Subdivision, in Deep River Township. Being Guilford County Tax Parcel#: 0168440 and 0168419 (pt). This request is for approval of Phase 2 of subdivision consistent with revised UDP PB 196-35. Approximately 23.39 acres owned by John Baker & County Line Partners LLC. (Zoned PD-R Amended)

Planning Comments: (Oliver Bass, 641-3578)

1. Minimum lot (street) frontage is 30' on cul-de-sacs per UDP (see phase 1 note 2)
2. Show pavement width of roads.
3. Get in touch with addressing to correct street names (Birdseye Dr. & Bakersfield Dr.)
4. Clarify that reduced utility easements are on lots 52-58.
5. Need letters from utility companies to approve easement reductions.
6. Label utility and septic easements as appropriate.
7. Rename Ph. 2 to Ph. 2A and Ph. 3 to Ph. 2B where appropriate based on UDP.
8. Extend Birdseye Dr. to curve closest to right angle.
9. Check Phase 1 labels. Relabel to Phase 2A where needed.
10. Reference the revised UDP PB 196-35 (17-12-GCPL-06307)
11. Add case # 18-02-GCPL-00985 to future submissions.

Watershed Comments: (Frank Park, 641-3753)

1. The correct firm map community panel# should be 3710689700k.
2. The Birdseye Drive is crossing and piping the stream. Provide 401/404 permits from US Army Corp. Engineer. If landowner or other affected party believes that the maps have inaccurately depicted surface waters, he or she shall request an onsite stream ID determination through Teresa Andrews, Stormwater Administrator (Ph.#641-5565).
3. The 20 feet water line access and maintenance easement is crossing and disturbing the stream buffer. Request a stream buffer authorization through Teresa Andrews, Stormwater Administrator (Ph.#641-5565).
4. Label all streams and creek as "110-foot stream and drainage easements".
5. Provide stormwater pipe schedule for the 15-foot storm drainage easement. Also, provide the enlarged diffused rip-rap pad between lot 58 and 59.

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

1. Off-site septic systems must comply with 15A NCAC 18A .190 "SEWAGE TREATMENT AND DISPOSAL SYSTEMS"
2. Bakersfield UDP shows as 158 total lots. Ridgecrest is 71 lots. Bakersfield/Ridgecrest Community Water System is shown with 97 connections. Submit revised DUMT 10K gpd application for total number of connections that will be using water system. Application must correspond to design flow of septic systems or required PWSS yield, whichever is more. DUMT 10K Operation Permit must be issued before Preliminary Plat can be approved.

Facilities: (Richard Mosher, 641-3778)

1. Contact Richard Mosher regarding possibility of giving the County greenway easement for walking trail.

*Frank motioned for Conditional Approval (CA), seconded by Jim.
Per unanimous vote, the motion carried.*

The meeting adjourned at approximately 1:52 pm.



Acting Recording Secretary