



# GUILFORD COUNTY PLANNING AND DEVELOPMENT

**Technical Review Committee  
July 17, 2018**

## **MEETING MINUTES**

The regular meeting of the Guilford County Technical Review Committee met on July 17, 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
Stormwater Management	Frank Park
Building Construction Plan Review	Jim Lankford
Community Environmental Services	Beth Anne Aheron
Fire Marshal	Michael Townsend
Fire Marshal	Bobby Carmon
Environmental Health	John Nykamp

### **ADVISORY MEMBER PRESENT:**

NCDOT	Ernie Wilson
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### **STAFF PRESENT:**

Planner II	Oliver Bass
Planner II	Matt Talbott
Planner I	Paul Lowe

### **OTHERS PRESENT:**

Recording Secretary	Deborah Sandlin
Fleming Engineering, Inc.	Brent Sievers
Applicant/Owner	Stephen Coble

### **MINUTES:**

The minutes of the July 3, 2018 meeting were amended as submitted.

### **AMENDMENTS TO PREVIOUS MINUTES:**

- **April 3, 2018** -
  - Change Case #18-03-GCPL-01871: Jim Neese R/W Extension from Minor to Major Case.

*Bobby made a motion to amend the minutes as corrected; Les seconded. The vote carried unanimously.*

• **May 15, 2018 -**

- Change Case #18-03-GCPL-01871: Jim Neese R/W Extension from Minor to Major Case.
- Correct page numbering.
- In attendance section, remove Planner I Paul Lowe and add Planner II Oliver Bass.

*Beth Anne motioned to amend the minutes as corrected; Bobby seconded. The motion carried unanimously.*

**NEW BUSINESS:**

**Major Subdivision Case 18-06-STPL-03950: Belews Ridge Phase 3**

**Preliminary Plat:** This is a request to approve the preliminary plat for Belews Ridge Subdivision, Phase 3. Property is located on the south side of Belews Creek Road across from Mt. Carmel Road and north of Colgate Road, Stokesdale, NC, Guilford County Tax Parcels 0167162 (pt.), 0167121(pt.), approximately 28.06 acres. Proposed Zoning: CZ-RS-30. (Fleming Engineering, Inc.)

**Planning Comments: (Oliver Bass, 641-3578)**

1. Note parcel # of those involved specifically in this phase (portions of 0167162, 167121, & 0167167) in Phase 3 data.
2. Parcel 0218597 is not involved in this subdivision.
3. Approval is contingent on approval of revised sketch plat by Stokesdale Planning Board.
4. Add case# of rezoning case that established zoning conditions.
5. Change subdivision case# to 18-06-STPL-03950.
6. Lot 63 length appears to be more than 4x greater than the width.
7. There must be proper access to the graveyard.

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

1. The several wetland locations are missing. There are two wetlands in the stream located in between lot 64 and 65 and another one is located along the stream and the 30 feet drainage easement.
2. Provide drainage acres and labeling for the 30 feet drainage easements.

*Comments only were provided for consideration by the Town of Stokesdale.*

**Minor Subdivision Case 18-07-GCPL-04044: Stephen Coble.** Located approximately 2,665 feet southeast of the intersection of Liberty Road and Woody Mill Road in Clay Township, Guilford County Tax Parcel #s 0122336, 0122353 & 0122338. The applicant is seeking a

waiver from 5-13.2.2 to have a joint access easement, which is less than 300 feet. Zoned: AG & RS-40 (Joseph G. Stutts, PLLC).

**Planning Comments: (Paul Lowe, 641-2489)**

1. Case # is 18-07-GCPL-04044.
2. Ensure that distances on property are correct.
3. North arrow for vicinity map.
4. Acreage in total tract.
5. If waiver is approved, add note regarding type of waiver approved and approval date.

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


1. Although the twenty-foot access and utility easement is not crossing the stream, there is a pond and a stream. Show the pond and the stream and label the pond with 50 feet riparian buffer and label the stream 110 feet stream and drainage easement.

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

1. Correct the parcel number on map for Coble Family Property Trust.
2. Include parcel 0122353 in Case Information as proposed Easement will encroach on parcel 0122353.

*Les motioned to approve the length waiver request of an access easement and that the access easement is at least 150 feet away from the existing access easement along the major thoroughfare, Liberty Road. For safety reasons, minimizing the driveway cuts onto Liberty Rd., by allowing them to use one joint access easement to serve this lot along with the neighboring family lot, will minimize traffic conflicts. The existing easement is only 150 feet long and was platted that way because that was the location of the existing deeded easement that served the entire acreage tract back in the 80's. Allowing use of that easement again would not require anyone to go further south on the lot owned by the church to where the easement would be at least 300 feet in length. Therefore, I motion that this be approved as a length waiver to allow 2 access easements on the same location as Equal or Better Performance; Bobby seconded. The vote carried unanimously.*

*Frank motioned for adjournment followed by a second by Bobby. The meeting adjourned at approximately 2:06 pm.*



Recording Secretary