



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Technical Review Committee
January 2, 2018

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on January 2, 2018 in the Fifth Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC. Matthew Talbott called the meeting to order at approximately 1:30 pm.

MEMBERS PRESENT:

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

MINUTES:

The Committee unanimously approved the minutes of the December 19, 2017 meeting as submitted.

MAJOR SUBDIVISION CASE #17-12-STPL-06709: NORTHRIDGE PHASE 4

PRELIMINARY PLAT. Located north of Prince Edwards and Pilot View Drive intersection, parcels 0218068 and 0164222(part) in Stokesdale NC. The applicant has submitted preliminary plat for Phase 4 of Northridge Subdivision under Master Sketch Plan 14-01-STPL-00130. This phase proposes 18 lots and new street right-of-way on 21.94 acres. Zoned: RS-40, (Fleming Engineering).

Advisory Comments

Planning Comments: (Oliver Bass, 641-3578)

1. Propose valid street name for "Street A".
2. Add part to parcel #0164222 in site data

Watershed Comments: (Frank Park, 641-3753)

1. The Street "A" is crossing the stream. Fleming Engineering, Inc. has submitted the Pilot Environmental's wetland delineation & 404/401 report for the stream crossing. However, there is a soil erosion violation where the culvert is crossing the stream and according to the NCDEQ, in order to approve the stream buffer authorization, the soil erosions violation must be rectified. Please contact Earl Davis at 336-641-3803 and Teresa Andrews at 336-641-5565 regarding the soil erosion violation.

NCDOT Comments: (Ernie Wilson, 487-0100)

Advisory comment that Pipe #1 should be 24" instead of 18" (this is something we will take care of with the plan review once submitted to this office).

This case is an Advisory Review only for the Town of Stokesdale.

The meeting adjourned at approximately 1:40 pm.

Acting Recording Secretary,
Matt Talbott