

**TECHNICAL REVIEW COMMITTEE  
AGENDA**

**May 7, 2019**

**Guilford County Independence Center  
5th Floor Conference Room  
1:30 PM**

**1) Approval of April 2, 2019 Minutes**

**2) Old Business**

**Major Site Plan Case 19-03-GCCP-02423. 3620 Pleasant Garden Road (Watershed Density Average)-Resubmission** Located on Pleasant Garden Road approximately 198 feet north of Sherrill Road intersection, Fentress Township, Guilford County Tax Parcels 134905, 134904, and 134929. The proposed use has been changed from Machinery Equipment and Supplies (Wholesale-SIC 5080) to Warehouse (self-storage)-SIC Code 4225. The plan proposes 1.73 acres of built-upon area on 2.63 acres and proposes using density averaging credit from giving parcel 133119 (Lots 1 - 3, PB 100, Pg. 38) on 5825 Hagan Stone Park Road. **This site plan is being reviewed in conjunction with cases 19-03-GCPL-02430 and 19-03-PGPL-02431 below.** Zone, LI-Light Industrial

**Subdivision Case 19-03-GCPL-02430: Exclusion Plat to Receive Watershed Density Average Credit (Receiving), Caryda 1, LLC.-Resubmission** Located on Pleasant Garden Road approximately 198 feet north of Sherrill Road intersection, Fentress Township, Guilford County Tax Parcels 134905, 134904, and 134929. The purpose of this plat is to receive watershed density averaging credit from Guilford County Tax Parcel 133119, Lots 1 - 3, PB 100, Pg. 38. Zoned, LI.

**Subdivision Case 19-03-PGPL-02431: Exclusion Plat to Dedicate Watershed Density Average Credit (Giving), Terry & Nancy C. Lee-Resubmission** Located on Hagan Stone Park Road, approximately 1.6 miles east of Appomattox Road, Guilford County Tax Parcel 133119, PB 100, Pg. 38, Lots 1-3, Fentress Township, Pleasant Garden, NC. The purpose of the exclusion plat is to give watershed density averaging credit to parcels 134905, 134904, and 134929. Zone, RS-40.

### **3) New Business:**

**Major Subdivision Case 11-11-GCPL-04358. Bevill Lake Farm, AKA Wellington, Sketch Plat Revised:** Located along Bevill Oaks Road in Monroe Township. Guilford County Tax Parcel # 128845. Zoned: RS:30. Applicant is working to update the master sketch plan.

**Major Site Plan Case 19-04-GCCP-03304: Konica Ventures Warehouse:** Located at 6890 Konica Drive, approximately 1118 feet west of NC Highway 61 intersection, Guilford County Tax Parcel # 217642. The proposed use is for a 615,650 square foot warehouse on vacant 47.2 acres. Zoning: LI (Light Industrial); Rock Creek Consent Area. (Contact: Brad Smith, PE, PMP).

**Major Subdivision Case 19-04-STPL-03416: Boone Meadows Subdivision:** Located west of the intersection of Ellisboro Road & Gideon Grove Road in Oak Ridge Township, Guilford County Tax Parcel # 164671. The applicant is proposing to develop a major subdivision with 27 lots. Zoned: CZ-RS-30 (Anthony Vaughn, Vaughn Surveying).

**Major Subdivision Case 19-04-STPL-03443: Caroline Manor Phase 2, Preliminary Plat:** Located southwest of the intersection of NC Hwy 68 N & Lester Road in Oak Ridge Township, Guilford County Tax Parcel # 164495. The applicant is proposing to create four new lots. Zoned: RS-40 (Anthony Vaughn, Vaughn Surveying).

**Major Subdivision Case 19-04-GCPL-03419: Jeremiah Hawes.** Located at the terminus of Southerland Drive in Monroe Township, Guilford County Tax Parcel # 128207. The applicant is proposing to develop a private drive, which will eventually serve four lots. Zoned: AG (Jacob Holland, J.M. Holland Land Surveying).

**Major Site Plan Case 19-04-GCCP-03413: RCC 260K Warehouse:** Located at the intersection of Rock Creek Dairy Rd and I40E/I85N, Guilford County Tax Parcel # 107838. The proposed use is for a 260,000-square foot warehouse on vacant 76.91 acres. Zoning: LI (Light Industrial) ;(Contact: Kent Barney, PE).