



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Technical Review Committee
August 6, 2019

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on August 6, 2019 in the fifth floor Kenneth Greg Niles Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC. Kaye Graybeal called the meeting to order at approximately 1:33 PM.

MEMBERS PRESENT:

Planning	Kaye Graybeal, Chair
Stormwater Management	Frank Park
Stormwater Administrator	Teresa Andrews
Building Construction Plan Review	Jim Lankford
Fire Marshal	Bobby Carmon
Fire Marshal	Michael Townsend
Community Environmental Services	Beth Anne Aheron
Environmental Health	John Nykamp

STAFF PRESENT:

Planner II	Matt Talbott
Planner II	Oliver Bass
Planner I	Paul Lowe
Recording Secretary	Deborah Sandlin
GIS	Martine Kamabu

OTHERS PRESENT:

S&A of the Triad	Sean Jones
Hugh Creed & Associates	Norris Clayton
Hagen Engineering	Nolan Franz

MINUTES:

Frank Park motioned to approve the minutes of the July 16, 2019 regular TRC meeting as submitted; John Nykamp seconded. The motion carried unanimously.

NEW BUSINESS:**MAJOR SUBDIVISION CASE 19-08-GCPL-06261: DN Heritage Property**

Rezoning Sketch Plan. Located on the east side of Church Street, approximately 3,000 feet south from its intersection of Burton Farm Road, being Guilford County Tax Parcel #228123, approximately 92.4 Acres owned by DN Heritage Properties LLC. (Proposed Zoning: CZ-PDR). The Sketch Plan was submitted with the application for rezoning case #19-07-GCPL-05685.

Planning Comments: (Oliver Bass, 641-3578)

1. List dwelling units by type (single-family, duplex, commercial, etc.).
2. List the acreage of each proposed use by type.
3. Add proposed overall density in dwelling units/acre.
4. Any proposed increase in density or change in proposed uses will be subject to rezoning.
5. Add reference to rezoning case #19-07-GCPL-05685.
6. Add case #19-08-GCPL-06261.

Watershed Comments: (Frank Park, 641-3753)

1. The field locations of stream and the wetlands must be field verified by Teresa Andrews, Stormwater Administrator. Request a Stream ID thru Teresa Andrews (336-641-5565).
2. Unnamed street is crossing the stream; thus, provide 401/40 permit from USACE.
3. Provide BUA density calculation of watershed WCA Tier 4 Greensboro. Maximum low-density BUA allowable is 1DU/1AC.
4. Off-site individual residential septic systems are permitted in Tier 4 only, with a) reduction in overall density to 1 DU/1.25 Acre.
5. Label all streams with "110 stream and drainage easement".
6. Provide a typical stream buffer cross section detail.
7. Provide a minimum of 30 feet wide drainage easement at the lots 15,17,18 and 48.

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

ADVISORY COMMENT: Sketch Plan shows two Community Wells. Highly recommend that wells be approved for yield and water quality as soon as possible, possibly before applying for Soil Evaluations.

Fire Marshal Comments: (Robert Carmon/Michael Townsend, 641-7565)

1. Provide temporary turnaround in area of lots 30/31

Bobby Carmon motioned for approval followed by a second from John Nykamp. The vote was unanimous in favor of the motion.

Major Subdivision Case 18-09-GCPL-05602: Pleasant Oaks Estates

Preliminary Plat Revision: This is a request to approve the revisions of road connectivity based on 27 lots (holding lots 22-25 until Rambling Rd connected) on the preliminary plat for Pleasant

Oaks Estates subdivision. Property is located near the intersection of Pleasant Ridge Rd. and Pleasant Oaks Rd., Guilford County Tax Parcels 0148458 & 0148468 approximately 47 acres. Zoning: RS-40. (Hagen Engineering, PA)

Planning Comments: (Matt Talbott, 641-3591)

1. For this case, Acorn Forest Drive on the plat needs to be changed to Acorn Forest Road.
2. Lots 22-25 will not be issued building permits until Rambling Rd. tie-in is complete.
3. Improvement permits will not be issued until lots 22-25 are cross-hatched.
4. Note: Rambling Rd. will not be built to NCDOT standards until Rambling Rd. tie-in is complete.

Building Comments: (Jim Lankford, 641-3321)

No comments.

Watershed Comments: (Frank Park, 641-3753)

No comments.

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

No comments

ADVISORY NOTE: Utility Easements for Board of Education contain Sewer Force Mains. This may affect well placement on Lots 27, 26, 25, 24, 23, 22, 21, 20, 8, 9, 10, 11, 12, and 13.

Community Services Comments: (Beth Anne, 641-3645)

No comments

Fire Marshal Comments: (Robert Carmon/Michael Townsend, 641-7565)

No comments

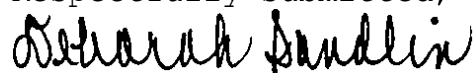
NCDOT Comments: (Ernie Wilson, 487-0100)

No comments

Bobby Carmon motioned to approve the revision to the plan; Beth Anne Aheron seconded. The vote passed unanimously in favor of the motion.

The TRC meeting adjourned at approximately 2:04 pm.

Respectfully submitted,



Deborah Sandlin
Recording Secretary