



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Technical Review Committee
September 17, 2019**

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on September 17, 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
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
Administrative Assistant	Deborah Sandlin

MINUTES:

Frank Park motioned to approve the minutes of the August 6, 2019 regular TRC meeting as submitted; Bobby Carmon seconded. The motion carried unanimously.

NEW BUSINESS:

Revised Unified Development Plan Case 18-05-GCPL-03021 Gantwood at Stoney Creek: This is a request to approve a revised Unified Development Plan located at 433 Gantwood Ln, Guilford County Tax Parcels 017626 & 0107628, 68.18 acres. Rock Creek Township. Proposing 216-lot single-family subdivision. Zone CU-PDR. (Landworks Design Group, PA)

Planning Comments: (Matt Talbott, 641-3591)

No comments

Building Comments: (Jim Lankford, 641-3321)

No comments.

Watershed Comments: (Frank Park, 641-3753)

1. It appears that due to the existing rock, the total number of lots have been reduced. However, the proposed BUA of 33.2% has not decreased. The BUA percentage needs to be re-examined.

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

1. Developer must schedule meeting with Environmental Health 641-7613) to evaluate existing well(s) at 6434 Piney Rd. Well(s) to be abandoned must be abandoned by a Certified Well Contractor and approved by Environmental Health before the Preliminary Plats can be approved.

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

No comments

Fire Marshal Comments: (Robert Carmon)

No comments

NCDOT Comments: (Ernie Wilson, 487-0100)

No comments

Frank Park motioned for Conditional Approval (CA) with corresponding comments to be addressed; Jim Lankford seconded. The vote was unanimous in favor of the motion.

Revised Major Subdivision Case 18-07-GCPL-04418: Gantwood at Stoney Creek Phase I Preliminary Plat: This is a request to approve the revised preliminary plat for Gantwood at Stoney Creek Subdivision Phase I located at 433 Gantwood Ln, Guilford County Tax Parcels 017626 & 0107628, 68.18 acres for total UDP. Rock Creek Township. Proposing 56-lot single-family subdivision for Phase I. Zone CU-PDR. (Landworks Design Group, PA)

Planning Comments: (Matt Talbott, 641-3591)

1. When Phase 1, Section 1 & Phase 1, Section 2 are submitted, revise overall Phase 1 to reflect the 2 sections.

Building Comments: (Jim Lankford, 641-3321)

No comments.

Watershed Comments: (Frank Park, 641-3753)

1. It appears that due to the existing rock, the total number of lots have been reduced. However, the proposed BUA of 33.2% has not decreased. The BUA percentage needs to be re-examined.

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

No comments at present time.

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

No comments

Fire Marshal Comments: (Robert Carmon)

1. Revisit fire hydrant placement.

NCDOT Comments: (Ernie Wilson, 487-0100)

No comments

Bobby Carmon motioned for Conditional Approval (CA) with corresponding comments to be addressed, seconded by Jim Lankford. In favor of the motion, the vote was unanimous.

2) Other Business:

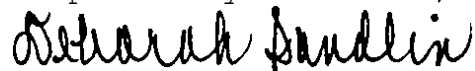
Discussion regarding how the TRC will handle cursory/advisory reviews in the future. This will include if these cases will appear on the agenda, if they will be discussed during a regular TRC meeting, and also how predevelopment items will be scheduled and reviewed by members of the TRC.

The members agreed on the following:

Pre-development discussion items will not appear on the TRC agenda and will be addressed informally. Meetings can be scheduled as needed at anytime at the convenience of staff and the applicant(s). If pre-development (prior to distribution of TRC agendas), a meeting can be scheduled after the regular TRC meeting, or in the event there are no TRC cases review items are received in time, the pre-development meeting can occur during the time originally slotted for the regular TRC meeting.

Bobby Carmon motioned to adjourn the meeting followed by a second from Jim Lankford. The meeting adjourned at approximately 2:02 pm. after a unanimous vote in favor of the motion.

Respectfully submitted,



Deborah Sandlin
Recording Secretary