



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

Technical Review Committee

October 1, 2019

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on October 1, 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 1:30 PM.

MEMBERS PRESENT:

Planning	Kaye Graybeal, Chair
Stormwater Management	Frank Park
Building Construction Plan Review	Jim Lankford
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
Storm Water Program Admin.	Teresa Andrews

OTHERS PRESENT:

NCDOT	Bobby Norris, PE
Wilson Surveying	Alan Wilson
A New Dawn Realty	Phillip Stone
Hugh Creed Associates	Norris Clayton

MINUTES:

Frank Park motioned to approve the minutes of the September 17, 2019 regular TRC meeting as submitted; Michael Townsend seconded. The motion carried unanimously.

NEW BUSINESS:

EXCLUSION SUBDIVISION CASE #19-08-GCPL-06260: George Thacker. Located at the terminus of Wrights Farm Lane being Guilford County Tax Parcels 147310, 147311, & 147312 in Bruce Township. **The applicants are seeking a waiver from Sections 5-13.3 (H) (1), 5-13.3 (H) (2) (b), and the requirements of Table 5-13-4 regarding right of way dedication.** (Alan Wilson, Wilson Surveying)

Planning Comments: (Paul Lowe, 641-2489)

1. Case # 19-08-GCPL-06260
2. Add information for parcel number 147311
3. Add owner signature lines for additional owners
4. If waivers are approved, add note to plat regarding approval on resubmittal-type of waiver, approved by TRC, and date
5. Update vicinity map Rumbley Road should be Hudson James
6. Vicinity map should be at a scale of one inch=2,000 feet

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.

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

No comments.

Fire Marshal Comments: (Robert Carmon)

No comments.

NCDOT Comments: (Ernie Wilson, 487-0100)

No comments.

TRC Committee members discussed various conditions that could help to mitigate any potential negative impacts associated with the approval of the waivers, and added the following conditions:

That a permanent turn-around be constructed at the end of Wright's Farm Lane, that any further subdivision off of the road would require the property owners to bring the road up to NCDOT standards & to dedicate the road as public, that a maintenance agreement be developed between the owners of Wright's Farm Lane, and that a note be added to the plat upon being recorded at the Register of Deeds regarding the approval the waivers & the addition of these conditions.

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

The meeting ended at 1:55 PM.

Respectfully submitted,

Paul Lowe
Acting, Recording Secretary