



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Technical Review Committee
October 15, 2019**

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on October 15, 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
Community Environmental Services	Beth Anne Aheron
Fire Marshal	Bobby Carmon
Environmental Health	John Nykamp

STAFF PRESENT:

Planner II	Matt Talbott
Planner II	Oliver Bass
Planner I	Paul Lowe
Storm Water Program Admin.	Teresa Andrews
Administrative Assistant	Deborah Sandlin
GIS Addressing	Martine Kamabu

ADVISORY MEMBER(S) PRESENT:

NCDOT	Bobby Norris
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OTHERS PRESENT:

Lomonaco Investments	Brian Ford
Lomonaco Investments	Jon Ford

MINUTES:

Bobby Carmon motioned to approve the minutes of the October 1, 2019 regular TRC meeting as submitted; Beth Anne Aheron seconded. The motion carried unanimously.

MAJOR SUBDIVISION CASE 19-10-GCPL-07746. Lilah Grove Preliminary Plat: Located along Murphy Road in Bruce Township. Guilford County Tax Parcels # 150649, 150650, 147512, 147493, 150647. Proposed 37 total lots, Zoned: RS:30. (Engineer: Stoltzfus Engineering Inc).

Planning Comments: (Matt Talbott, 641-3591)

1. Talk to addressing about street name availability.
2. Use parcel #s not PIN #s
3. Case # 19-10-GCPL-07746
4. Note number of lots - 36

Building Comments: (Jim Lankford, 641-3321)

No comments

Watershed Comments: (Teresa Andrews, 641-5565)

No comments

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

1. Off-site septic systems must comply with 15A NCAC 18A.1900
"SEWAGE TREATMENT AND DISPOSAL SYSTEMS."
2. Off-site septic area must have direct access to road.
3. "Label as 20' Private Sewer Line Access and Maintenance Easement".
4. Should Utility Easement be 20'?

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

No comments

Fire Marshal Comments: (Robert Carmon/Michael Townsend), 641-6538)

No comments

NCDOT Comments: (Ernie Wilson, 487-0100)

No comments

Beth Anne Aheron motioned for Conditional Approval (CA) addressing corresponding comments; John Nykamp seconded. By unanimous vote, the motion passed.

MINOR SUBDIVISION CASE #19-10-GCPL-07735: Bryant Properties.

Located approximately 2,000 feet northwest of the intersection of Huffine Mill Road & Huffine Farm Road in Madison Township. Being Guilford County Parcel # 111766. **The applicant has requested a waiver from the requirements of Article 5, Section 5-13.2(C), lot depth to width ratio.** Zoned: AG. (Eric Morgan, Morgan Surveying)

Planning Comments: (Paul Lowe, 641-2489)

1. Case # 19-10-GCPL-07735
2. ROW from centerline
3. Area in remaining acres
4. Correct ownership information & remove PIN number from adjoining property, parcel # 111761
5. Vicinity map is not to scale-1 inch=2,000 feet
6. Add north arrow to map

Building Comments: (Jim Lankford, 641-3321)

No comments

Watershed Comments: (Teresa Andrews, 641-5565)

1. Change DMUE label to "110' stream buffer and drainage easement."
2. Stream ID needed on 30' DE running East to West. (Jordan Lake)
3. Add deed restrictive covenant notes.

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

1. Appears that Right-of-Way at 2919 Huffine Mill Rd is 90'. What will be Right-of-Way at this property?

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

No comments

Fire Marshal Comments: (Bobby Carmon 641-7565)

No comments

NCDOT Comments: (Ernie Wilson, 487-0100)

No comments

Beth Anne Aheron motioned for Conditional Approval (CA) of the lot width depth waiver based on physical hardship contingent upon a stream buffer being verified in the field. Bobby Carmon seconded. By unanimous agreement, the motion carried.

ROAD CLOSING CASE #19-09-GCPL-07042:

Being the entirety of **Cardinal Circle** & the remaining 1,182 ft. of **Robin Road** that currently ends at the intersection with Cardinal Circle previously platted in PB 32 PG 20 in Monroe Township. The road closure request is adjacent to Parcel # 125762.

*Bobby Carmon motioned to recommend closing Cardinal Circle and Robin Road before this case is presented to the Planning Board based on the following Advisory Comment. **ADVISORY COMMENT:** Before closing the road, the lots must be combined with street frontage along Hillcroft Road-after which all lots must have legal road access; Beth Anne Aheron seconded. The motion carried unanimously.*

MAJOR SUBDIVISION CASE 19-06-GCPL-04831: Wrigley Estates (Revised and Resubmitted). Located on Brightwood Church Road east of intersection with Preakness Parkway in Brightwood Farm Subdivision. The project received original preliminary plan approval February 7, 2007 as a cluster subdivision. Zoned RS-15 district.

Planning Comments: (Oliver Bass, 641-3578)

1. Update ownership and contact, and parcel data on preliminary plans as appropriate.
2. Add case # above on future submittals.
3. Indicate setbacks on the proposed lot.

Building Comments: (Jim Lankford, 641-3321)

No comments.

Watershed Comments: (Teresa Andrews, 641-5565)

1. Need 20' access and maintenance easement around the pond.
2. Deed restrictive covenant needed.
3. Updated calculations needed for pond. Pond must be designed according to current MDC requirements.
4. Update storm drainage note to language in Guilford Co. Development Ordinance, 7-1.6 Engineer's statement of runoff control.

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

1. Show location of existing well.

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

No comments

Fire Marshal Comments: (Bobby Carmon 641-7565)

1. Verify hydrant placements.

NCDOT Comments: (Ernie Wilson, 487-0100)

No comments

Bobby Carmon motioned for Conditional Approval (CA); Beth Anne Aheron seconded. By unanimous vote, the motion carried.

MAJOR SUBDIVISION CASE 19-09-GCPL-07612. Bevill Lakes Farm, AKA Wellington, Preliminary Plat: Located along Bevill Oaks Road in Monroe Township. Guilford County Tax Parcel # 128845. Based on Master Sketch Plan Case#11-11-GCPL-04358. Includes 28 total lots, 13 in Guilford County, 15 acres in Rockingham County. Zoned: RS:30. Applicant is working to update the master sketch plan (Engineer: Hugh Creed Associates).

Planning Comments: (Oliver Bass, 641-3578)

1. Under review to complete phase 5 portion in Guilford Co.

Building Comments: (Jim Lankford, 641-3321)

No comments.

Watershed Comments: (Teresa Andrews, 641-5565)

1. Density calculation needed. NPDES Watershed.
2. Possible drainage easement needed.

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

No comments

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

No comments

Fire Marshal Comments: (Bobby Carmon 641-6538)

No comments

NCDOT Comments: (Ernie Wilson, 487-0100)

No comments

Bobby Carmon motioned for Conditional Approval (CA); Beth Anne Aheron seconded. The motion carried unanimously.

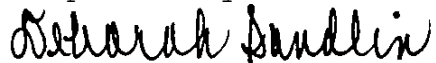
OTHER BUSINESS:

Adoption of 2020 TRC schedule.

Bobby Carmon motioned to adopt the 2020 TRC schedule as proposed; John Nykamp seconded. By unanimous consent, the motion carried unanimously.

The meeting adjourned at 2:43 pm.

Respectfully submitted,



Deborah Sandlin
Recording Secretary