



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Technical Review Committee
February 5, 2019

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on February 5, 2019 in the Fifth Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC. Frank Park called the meeting to order at approximately 1:30 PM.

MEMBERS PRESENT:

Stormwater Management	Frank Park
Community Environmental Services	Beth Anne Aheron
Fire Marshal	Bobby Carmon
Fire Marshal	Michael Townsend
Environmental Health	John Nykamp

STAFF PRESENT:

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

OTHERS PRESENT:

Jim LaPann	Faulk & Foster - Verizon
Joseph G. Stutts	Joseph G. Stutts, PLLC

MINUTES:

Bobby motioned to approve the minutes of the January 15, 2019 regular TRC meeting as submitted; John seconded. The motion carried unanimously.

NEW BUSINESS:

Minor Subdivision Case 19-01-GCPL-00265: William T. Morrow. Located northeast of the intersection of Liberty Road and Lynwood Drive in Fentress Township, Guilford County Tax Parcel #s 130830, 130866, & 130869. **The applicant has requested a waiver from the requirements of Article 5, Section 5-13.2(G) 2-a, and is proposing a joint access easement.** Zoned: AG & RS-40. (Joseph G. Stutts, PLLC).

Planning Comments: (Paul Lowe, 641-2489)

1. Case # is 19-01-GCPL-00265.

2. SR #s.
3. Drop leading zero from parcel numbers.
4. Show zoning line.
5. If approved, add note regarding TRC waiver request (type, and date approved).
6. 30 trans note? On lot # 2.
7. Final would have to be on an 18" by 24" map.
8. Add to access easement note, also for utilities.

Watershed Comments: (Frank Park, 641-3753)

1. Add 50 feet riparian buffer around pond.
2. Replace 60 feet drainage easement with 110 feet stream and drainage easement.
3. Add 110 feet to all the drainage & stream buffer easements labels.

NCDOT Comments: (Ernie Wilson, 487-0100)

1. A joint access easement helps with eliminating conflict points (less the number of drives) on state-maintained roads. This office does recommend platting (recorded in the Register of Deeds at the Guilford County Courthouse) or recording a joint use agreement in the Register of Deeds. Should these properties be developed in the future, a commercial driveway permit (with plans attached) will need to be submitted to this office.
2. Advisory Review Site Plan for Cell Tower: Cell Tower sites generally aren't high traffic volume sites so shouldn't be an issue for this property. Should submit a driveway permit with site plan (five sets total). Note if there are no changes to the existing drive, the \$50.00 inspection fee will be waived.

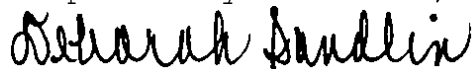
Beth Anne motioned to approve the access easement waiver citing Equal or Better Performance; John seconded. The members voted unanimously in favor of the motion.

Advisory Review Site Plan for a Cell Tower: Applicant requested a predevelopment conference to discuss potential siting of a cell tower on property located at 7626 Anthony Road, Stokesdale NC. Property zoned AG. (Jim LaPann, Faulk & Foster)

At the request of Zoning Specialist Jim LaPann, on behalf of Verizon, a meeting was scheduled to answer questions and explain the process for plans submission for a proposed cell tower.

The meeting adjourned at approximately 2:00 pm.

Respectfully submitted,



Deborah Sandlin

Recording Secretary