



GUILFORD COUNTY PLANNING AND DEVELOPMENT

**Technical Review Committee
February 19, 2019**

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on February 19, 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
Building Construction Plan Review	Jim Lankford
Community Environmental Services	Beth Anne Aheron
Fire Marshal	Michael Townsend
Environmental Health	John Nykamp

STAFF PRESENT:

Planner II	Matt Talbott
Planner II	Oliver Bass
Recording Secretary	Deborah Sandlin

OTHERS PRESENT:

Vince Townsend	Green Mountain Engineering PLLC
Brandon Turner	Property Owner, Adeline Meadows

MINUTES:

Beth Anne motioned to approve the minutes of the February 5, 2019 regular TRC meeting as submitted; Jim seconded. The motion carried unanimously.

NEW BUSINESS:

Major Subdivision 18-12-GCPL-07898: Adeline Meadows (Resubmittal). Located at 7870 Clinard Farms Rd. Guilford County tax parcels 169963 & 169981. Deep River township. Proposed is a 13-lot new major subdivision 15.19 acres. Zone AG currently (will need to be rezoned). (Deep River Engineering, PLLC.)

The applicant has also requested a waiver from the requirements of Article 5, Section 5-13.3, (J) Cul-de-sac maximum length 800 feet.

Planning Comments: (Matt Talbott, 641-3591)

1. Waiver request needed 5-13.3 (J) The maximum distance from intersecting street to the end of a cul-de-sac shall be 800'.
2. Will need recombination plat showing lot line change for lot #1 and original lot at Clinard Farms Rd.
3. Note case # 18-12-GCPL-07898

Watershed Comments: (Frank Park, 641-3753)

1. The Deed Restriction-Restrictive Covenant note is missing.
2. Add High Point on the General Watershed area of East Fork Deep River WS-IV.

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

1. Developer must schedule meeting with Environmental Health (641-7613) to evaluate existing well on proposed Lot #4. Environmental Health must evaluate existing well before preliminary plat can be approved. Wells to be abandoned must be abandoned by a Certified Well Contractor, and approved by Environmental Health, before the Final Plat can be approved.

ADVISORY COMMENT: Lot#1 will be re-configured into a new lot. This will require a Soil Evaluation of the new lot to locate an area for Septic Repair.

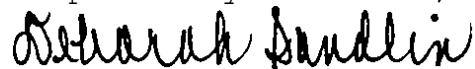
NCDOT Comments: (Ernie Wilson, 487-0100)

1. This office has met with the developer and engineer for this project. This office has no issue with the length of the road and will be reviewing the horizontal and vertical alignments of the subdivision street once the plans are submitted to this office. Note: A right turn deceleration lane is required for this project.

Michael Townsend motioned to approve a waiver to allow a joint access easement serving two lots due to equal or better performance contingent upon the 70-foot temporary turnaround T between lots 3 and 4 or lots 11 and 12 pending NCDOT approval. John seconded. The members voted unanimously in favor of the motion.

The meeting adjourned at approximately 1:51 pm.

Respectfully submitted,



Deborah Sandlin
Recording Secretary