



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
Technical Review Committee
June 4, 2019

MEETING MINUTES

The regular meeting of the Guilford County Technical Review Committee met on June 4, 2019 in the fifth floor Kenneth Greg Niles 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
Recording Secretary	Deborah Sandlin
Stormwater Administrator	Teresa Andrews

MINUTES:

Beth Anne Aheron motioned to approve the minutes of the May 21, 2019 regular TRC meeting as submitted; Michael Townsend seconded. The motion carried unanimously.

AGENDA AMENDMENTS:

The Brightwood cases (**MAJOR SUBDIVISION CASE 06-03-GCPL-00651: Brightwood Farm 4A Revisions and MAJOR SUBDIVISION CASE 19-05-GCPL-04137: Brightwood Farm Phase 4A Section 4D**) need not be discussed because of failure to meet the dimensional requirements related to twin homes as required on the approved PUD.

Michael Townsend motioned to remove the two Brightwood cases from the agenda; Jim Lankford seconded. The motioned passed unanimously.

NEW BUSINESS:

MAJOR SUBDIVISION CASE 19-05-GCPL-04219: Thatcher Woods Phases 2 & 3. Located 2,800 feet from the intersection of Alcorn Rd and Northwest School Rd in Oak Ridge Township. Guilford County Tax

Parcel #227186. The proposed subdivision will include 17 lots in PH 2 and 24 lots in PH 3. (Hough Creed Associates, Inc., P.A.).

Planning Comments: (Matt Talbott, 641-3591)

- 1) There is already a Weston Dr. in Greensboro and a Weston Pl. in High Point. Weston Way will be another duplicate.
- 2) Note 20' utility easement.
- 3) Add waiver note on plat.

Building Comments: (Jim Lankford, 641-3321)

1. No comments.

Watershed Comments: (Frank Park, 641-3753)

Regarding Thatcher Woods Drive crossing the drainage easement, Stormwater Administrator Teresa Andrews noted that the permits have been issued by the Army Corps of Engineers and the State; the buffer authorization has been issued as well.

1. 100-year SFHA floodplain and floodway shall be delineated above lots 8 thru 16.
2. The FEMA floodplain map #3710781700J and panel effective date: 6/18/20017 is missing.
3. Thatcher Woods Drive is crossing the stream; provide 401/404 permit from US Army Corps of Engineers. (Received.)

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

1. No comments at this time.

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

1. No comments.

Fire Marshal Comments: (Robert Carmen, 641-6538)

1. No comments.

NCDOT Comments: (Ernie Wilson, 487-0100)

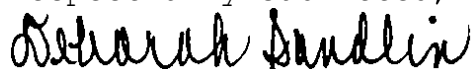
1. The Driveway Permit (DP180701) has been approved for this subdivision. (Master Sketch Plan attached with permit).
2. As noted in the letter attached with the driveway permit, left-turn lane will be required for phases 2 (and phase 3).

Beth Anne Aheron motioned for Conditional Approval (CA); John Nykamp seconded. In favor of the motion, the vote was unanimous.

Meeting Adjournment:

Upon a motion by Michael Townsend, seconded by Beth Anne Aheron, the vote was unanimous to adjourn at 1:37 pm.

Respectfully submitted,



Deborah Sandlin
Recording Secretary