



**GUILFORD COUNTY**  
**PLANNING AND DEVELOPMENT**  
**Technical Review Committee**  
**October 2, 2018**

**MEETING MINUTES**

The regular meeting of the Guilford County Technical Review Committee met on October 2, 2018 in the Fifth Floor Conference Room, Guilford County Independence Building, 400 West Market Street, Greensboro, NC. Leslie Bell called the meeting to order at approximately 1:30 pm.

Roll Call of attendees was taken.

**MEMBERS PRESENT:**

Planning	Leslie Bell, Interim Chair
Building Construction Plan Review	Jim Lankford
Community Environmental Services	Beth Anne Aheron
Fire Marshal	Bobby Carmon
Fire Marshal	Michael Townsend

**ADVISORY MEMBER PRESENT:**

NCDOT	Ernie Wilson
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**STAFF PRESENT:**

Planner II	Matt Talbott
Recording Secretary	Deborah Sandlin

**OTHERS PRESENT:**

Sean Jones	S&A of the Triad, LLC
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**MINUTES:**

Jim motioned to approve the minutes of the September 18, 2018 regular TRC meeting. Motion seconded by Bobby. The motion passed unanimously.

**NEW BUSINESS:**

**Major Subdivision Case 18-09-GCPL-05602: Pleasant Oaks Estates**

**Preliminary Plat:** This is a request to approve the preliminary plat for Pleasant Oaks Estates subdivision. Property is located near the intersection of Pleasant Ridge Rd. and Pleasant Oaks Rd., Guilford County Tax Parcels 0148458 & 0148468 approximately 47 acres. Zoning: RS-40. (Hagen Engineering, PA)

**Planning Comments:** (Matt Talbott, 641-3591)

1. Note setbacks for corner lots.
2. Note on plat that Lot 19 should be addressed and be accessed off Dawning, not Rambling.

**Watershed Comments:** (Frank Park, 641-3753)

1. Provide a typical stream buffer sectional detail.
2. PE seal and signature is missing.
3. Deed Restriction-Restrictive Covenant note is missing.
4. At the end of lots 3 and 10, 60 feet drainage easement shall be changed to 110 feet stream and drainage easement.

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

1. **ADVISORY NOTE:** Utility Easement for Guilford County Schools contains Force Sewer Main. This may affect well locations on Lots 8, 9, 10, 11, 12, 13, 20, 21, 22, 23, 24, 25, 26, and 27.

**NCDOT Comments:** (Ernie Wilson, 487-0100)

1. Rambling Rd. should have 60' RoW.

*Frank motioned for Conditional Approval (CA). Beth Anne seconded. The motioned carried unanimously.*

**MOTION TO ADJOURN :**

Beth Anne motioned to adjourn; Bobby seconded. The motion carried unanimously.

*The meeting adjourned at approximately 1:40 pm.*

Respectfully submitted,



Recording Secretary