



Z O N I N G B O A R D A G E N D A

NOVEMBER 23, 2015, 7:00PM, SFD COMMUNITY CENTER

1. Call to order
2. Introductions
3. Consent agenda:
 - A. Approval of agenda
 - B. Approval of 10/26/2015 minutes

4, Site Plan Revision Amendment Review and Action – **Southern Exposure**

Located at 1000 NC Hwy 150 W, in Center Grove Township. Zoned CU-LI/Scenic Corridor. Being Guilford County tax map #0138074, approximately 2.91 acres. Owned by Plantation Leasing Corporation, LLC.

4. Other business (as needed)
5. Adjourn



ZONING BOARD MINUTES

October 26, 2015, 7:00pm, SFD Community Center

Hess opened the meeting at 7:00pm. The following were present:

Planning and Zoning Board

Nancy Hess, Chair
George (Jeff) Davis
Scott Henson (alternate)
Dwayne Crawford (alternate)

Staff

Julie Reid, Town Planner
Valarie Halvorsen, Town Clerk

CONSENT AGENDA

Crawford motioned to approve the consent agenda and the 7/27/15 minutes, seconded by Henson, which carried 3 to 0 (Davis abstained).

PRELIMINARY PLAT REVIEW – Farms at Lake Brandt – Phase One only

Reid stated the revised plat reflects a portion of the larger subdivision that was approved during the July meeting. This revised plat shows only phase one of the larger subdivision for approval. This plat supersedes the previous plat and approval.

A preliminary plat receives conditional approval, pending a Public Health Approval of a septic system permit application for each lot in a subdivision. The developer did not wish to do this for the entire subdivision. There is no provision for a partial approval of a preliminary plat by the Planner or by the Public Health Department. They were required to submit a new plat to include only those lots for which they had submitted septic system permit applications.

Other revisions to be met were as follows:

1. Revise the owner name and address
2. Revise plat book to read “A portion of ...”
3. Revise tax number 0223188.
4. Tie to the nearest intersection.
5. Temporary turnaround is required to have a 50 foot radius easement, not 45 foot.
6. Show undisturbed area for phase 1 only.
7. Show location of existing electric, telephone etc. and proposed location. Add note that all utilities are required to be installed underground. Indicate location, type and specifications for all dark sky street lights.
8. Submit erosion control plans for phase 1.
9. Remove all notes in box that do not pertain directly to Phase One.



Following brief discussion Davis motioned to approve the Farms at Lake Brandt Phase One Preliminary Plat with the nine changes listed above. The motion was seconded by Hess and carried unanimously.

SITE PLAN REVIEW – Hillsdale Village – Final Phase

Reid stated the property is located at the southwest corner of the intersection of Lake Brandt Road and NC Hwy 150 West and is in both a Watershed Critical Area III- Tier 4 and a scenic corridor. Three previous phases have been completed on the site. The applicant requests site plan approval for a single-story 6,480 square foot retail/office building for up to five businesses with more advanced storm water management facilities than the previous phases. Reid discussed architectural frontage, signage, parking, and lighting requirements.

Hess asked if the excluded uses were the same; Reid applied affirmatively. Hess noted that on one of the prior phases, Southern States, the building was not constructed as presented in the site plan. Reid stated any substantial changes to the proposal would be referred back to the Board for approval.

Owner Will Stephens of 3500 Camden Falls Circle Greensboro stated he purchased the property in January. He noted there is a limited amount of retail/office space in Summerfield, including previous phases of this project. All retail/office spaces on this site are completely leased. Stephens stated the storm water will be managed with the installation of a rain garden, grass swales and other low impact development methods.

Davis motioned to approve Hillsdale Village Final Phase Site Plan contingent on all required improvements being made by the applicant and all comments addressed. The motion was seconded by Henson and carried unanimously.

OTHER BUSINESS

Hess asked about the Southern Exposure Site Plan; Reid stated due to the considerable changes, as well as the need for Guilford County's Historic Preservation office to approve it as well, the case will be heard next month.

Following a brief discussion of other planning and zoning activities, Davis motioned to adjourn at 7:37pm, seconded by Crawford, which carried unanimously.



November 20, 2015

Memorandum to: The Planning and Zoning Board
From: Julie Reid, Town Planner
Regarding: Amended Site Plan Review and Action
Southern Exposure Landscape Management, Inc.
1000 NC Hwy W 150

Southern Exposure is located at 1000 NC Hwy 150 W being Guilford County Tax Map 0138074, approximately 1.447 acres. Owned by PLANTATION LEASING CORPORATION LLC. The brick building, known as the Hillsdale Store was built in approximately 1825. Additionally, a reduced property tax is applied to this property in exchange for subjecting the property to preservation guidelines and Guilford County Historic Properties Commission approvals. The permit requested requires approvals for any change or modification to the site and its buildings. Any structure constructed or modified on the Property requires the written consent and approval of the Guilford County Historical Preservation Commission.

HISTORY

In 2007, Belco, Inc. applied for a rezoning from Local Business (LB) in the NC Highway 150 Scenic Corridor to Light Industrial conditional district CU-LI in the NC Highway 150 Scenic Corridor.

In November of 2007, a site plan was approved for the use of the facility. (See attached minutes for discussion)

In June of 2009, a site plan was submitted for review. A final as-built drawing was required as a condition of a Certificate of Occupancy.

In 2011, a revised site plan was submitted for approval. The revisions to the plan were to add two 500 gallon above ground gas tanks on the property. When asked about spill containment, Mr. Bryant stated that they were required to install a concrete trough to catch overflow. (Note: this is not full spill containment)

The revised plan also showed the location of structural concrete block storage areas that had been placed without approval. (See attached minutes for discussion).

CURRENT REQUEST

We have received a permit application for an 18' x 36' storage shed. The 2011 approved site plan does not include this structure. In the review of the permit request and the approved site plan, it became apparent that a number of deviations to the 2011 approved site plan had occurred. These deviations have not been approved. The 2011 approved site plan has been included in your packet.

The Planning Board will need to review and take action on all changes that have occurred and to the proposed changes to the property.

A site plan showing the current location of existing improvements on the property was prepared and submitted with the request for a Development Clearance Certificate. This also shows the proposed location for the storage shed in the top left corner of the plan. It shows two additional above ground gas tanks.

The following items were noted. Many of these items would constitute a violation. It was recommended that these items be addressed before the site plan review by the Planning Board.

1. **PARKING** - There have been alterations to the approved parking plan. These alterations were not approved.
 - a. Parking has been added across the front of the building. There is not sufficient room for an adequate aisle width to permit safe backing. Customers will be backing into the entrance and required driveway access to parking at west side of building.
 - b. Handicapped parking space has been moved from east side of building next to ADA ramp to the front of the building, away from ADA access ramp.
 - c. The number of spaces has been reduced.
 - d. The approved parking is located to west of the building with a width of 62 feet with 13 spaces and a handicapped space to the east side. This lot is now less than 52 feet and contains unapproved parking spaces and has deleted a number of spaces.
 - e. Employee or customer parking along the furthest west driveway is not approved. There were six cars parked there during my site visit and as shown on Guilford County aerial photography.
 - f. A driveway connection between the furthest driveway west and the approved parking lot parallel to Hwy 150 is not approved. This appears to be located in the require 20 foot planting yard.
 - g. The furthest west driveway on Hwy 150 is required (by ordinance) to be 30 feet from the adjacent property line per the approved site plan of 2011. This driveway was approved to be 24 feet wide. The existing driveway at this point is over 42 feet and is constructed within a few feet of the property line.
 - h. The driveway on Highway 150 closest to Lake Brandt Road was approved to be 36 feet wide. It is now in excess of 55 feet.
 - i. The location of the driveway on Lake Brandt does not match the location shown on the approved plan.
2. **SCENIC CORRIDOR AND LANDSCAPING** - This entire site is included in a Scenic Overlay.
 - a. This overlay requires that all construction vehicles, equipment, and materials shall be screened from view. Construction materials currently line the furthest west driveway, including both sides of the entrance and well within the right-of-way. The approved storage area does not include any area adjacent to this driveway. All storage is to be confined to the rear of the property.
 - b. Construction vehicles, materials and equipment are required to be screened from view along the Lake Brandt corridor.
 - c. The required landscape buffers for the north and west portion of this site have either be removed or were never installed. The north property line is 252 feet long. This requires five understory trees (trees have been provided) and 45 shrubs. The west property line is 267 feet long. Subtract the 20 foot Type C buffer required along the US 150 right-of-way. Therefore the Type D buffer required along the west boundary will be required for 247 feet. This requires 5 understory trees and 45 shrubs.

- d. A twenty foot Type C buffer is required along the southern boundary as shown on the most recent approved site plan for your business. The total number of Canopy Trees required is five. Five understory trees and 43 shrubs are also required. A portion of this buffer has been installed. It appears that the enlargement of the entry ways and the access drive between the western most drive and the altered parking area encroaches substantially into the required buffer area.
3. **SIGNS** – There are a large number of signs that have been placed on this property. Only one sign was placed with a permit. All signage placed without a permit must be removed.

This property is permitted one free standing sign for each road frontage, for a total of two for this site. These two signs cannot be more than six feet in height, nor more than 50 square feet. One sign was applied for on July 7, 2009 for one location on Hwy 150 about midway between the east and west property boundaries. This is the only sign installed with a permit. No permit application for the placement of a second sign along the Lake Brandt frontage has been received.

Several potential locations were shown on the approved site plan. The only approval for a sign at site plan approval is for possible location. This does not mean a sign can be placed at each of these locations.

Any other signs must be removed until such time as an approved sign permit has been issued. These signs include:

- a. A kiosk type construction at the southwest area of the site. This structure exceeds the allotted number and type of signs.
- b. Multiple suspended signs have been placed without permits. An application for one suspended sign per entrance is permitted. All signs currently suspended from the porch roof or ceilings shall be removed. One sign per entrance may be placed upon issuance of a sign permit for these signs.
- c. There are multiple signs for customer parking. One sign indicating the area for customer parking is permitted. Individual signs are not necessary or permitted.
- d. Multiple signs posted on the outside of the concrete blocks for different materials. Signs designating areas for specific types of materials would only be permissible provided they face the internal portions of the storage/work areas only.

One required ADA parking sign/ADA parking space is allowed without permit. There are some other potential signage solutions.

4. **BUILDINGS** – Added structures form an outdoor showroom with examples of structures, walls, patio floors, etc. There have been three structures added to the site. None of these were shown on the 2011 approved site plan. They are reflected on the existing conditions plat These are in addition to the proposed storage shed.
 - a. A 24' x 24' pergola has been placed in the southwest area of the site
 - b. A 16' x 16' covered gazebo type building at the north side of the required parking area.
 - c. A second 16' x 16' pergola at the north central portion of the site.
5. **SEPTIC DRAINAGE SYSTEM** - It appears that two of the structures and some of the stone walk ways impinge on the septic system drainage field.



6. **LIGHTING** - There are five light fixtures on the site. Please refer to attached lighting plan.

Two of the five comply with the requirements of the Unified Development Ordinance (Labeled C and D). Two fixtures spray light exceeding the light limit onto adjacent property, right-of-way or both. It is quite possible that there are shields available from the manufacturer that can be installed to make these two fixtures compliant. (Labeled A and E) The other alternative would be to remove or relocate these two lights. The final fixture is not compliant. It spills light exceeding the limit onto a lot reserved for a septic tank installation for the Cove Restaurant. Again, the fixture may be able to be made compliant with the addition of shielding from the manufacturer. It is also possible to apply for a waiver to this requirement based on the lack of impact on the adjacent property. (Labeled B)

SUGGESTED MOTION:

I move that the amended site plan adding proposed improvements including a storage shed and two additional above ground storage tanks be (*conditionally approved*) (*denied*); and

That the following recommended conditions be met prior to the issuance of a Development Clearance Certificate for any new construction.

1. That all parking, driveways and entrances be returned to that indicated on the 2011 approved plan, including but not limited to location, width and number
2. That one handicapped parking space meeting the requirements of ADA be provided.
3. That parking along the westernmost driveway being discontinued.
4. That all construction equipment and materials be placed behind screened areas.
5. That all required landscaping be replaced or planted as required.
6. That all non-permitted signs be removed.
7. That the applicant apply for a DCC for the location of the two pergolas and the gazebo and received approval from the Guilford County Health Department for the location over the septic drainage lines indicated.
8. That the existing lighting be brought into conformance.

SOUTHERN EXPOSURE SITE COMPARISON



MARCH 2007

FEBRUARY 2014

