



Z O N I N G B O A R D M I N U T E S

July 25, 2016, 7:00pm, SFD Community Center

Feulner opened the meeting at 7:04pm. The following were present:

Planning and Zoning Board

Nancy Hess, Chair
Richard (Dick) Feulner
Scott Henson (alternate)
Trudy Whitacre

Staff

Richard Smith, Interim Town Planner
Valarie Halvorsen, Town Clerk
William Hill, Town Attorney

CONSENT AGENDA

Feulner motioned to approve the consent agenda and the 11/23/15 minutes, seconded by Henson, which carried unanimously.

SITE PLAN REVIEW AND ACTION - HENSON VILLAGE COMPREHENSIVE MASTER PLAN

An application for comprehensive master site plan review and action for Henson Village located at the northeast corner of the intersection of Oak Ridge Road (NC Hwy 150) and the future Interstate 73, zoned Conditional Use General Business (CU-GB). The property is located within the Town of Summerfield, Bruce Township, being further identified as Guilford County Parcels 0149659, 0217566, 0150130, and 0149658.

Smith described the case, noting the conditions and excluded uses approved with the 2004 and 2013 rezoning cases, and that all required documents/reports had been provided.

Owner/applicant David Couch of 6791 Meadowview Drive and project engineer Chuck Truby both spoke of using dirt from adjacent road construction (largely "plugs" from I-73 bridge work) as fill dirt for the project rather than transporting from elsewhere over public roadways and noted the plan was conceptual only since there are no confirmed tenants at this point.

Feulner asked about the built upon area of impervious surfaces; Truby said about 65% with 35% of the site undisturbed. There was discussion of water and traffic impacts, sidewalks, parking, and signage, all of which will be addressed during the site plan process.

Feulner motioned that the Henson Village Comprehensive Master Plan be conditionally approved as requested with the specific guidance that this approval is contingent on all required improvements to be made by the applicant. Further, the specific site plan reviews and approvals for Phases 1, 2, 3, and 4 will need to be brought back before the Zoning Board for further consideration of ordinance

Council: Mayor Mark Brown, Mayor Pro-tem Dena Barnes, Mike Adams, Dianne Laughlin, John O'Day, Reece Walker Manager: Scott Whitaker

Staff: Jeff Goard (PE&R Mgr.), Cheryl Gore (Mgr. Asst./Events Coord.), Dee Hall (Finance Officer), Valarie Halvorsen (Clerk), (Planner position vacant)



compliance. Preliminary subdivision approval for Phase 1 is included as part of this approval, as provided in Section 3-11.3 of the Development Ordinance. It was noted that enough information was provided by the applicant that they may proceed toward grading and erosion control plan approval with staff. The motion was seconded by Hess and carried unanimously.

With no other business before the board, Feulner motioned to adjourn at 8:02pm, seconded by Whitacre, which carried unanimously.



Nancy Hess, Chair



Valarie Halvorsen, Town Clerk