

(PROPOSED)
AGENDA OF THE
SUMMERFIELD ZONING BOARD
SUMMERFIELD COMMUNITY CENTER
November 28, 2011
7:00 P.M. Public Meeting

1. CALL TO ORDER

2. INTRODUCTIONS

3. CONSENT AGENDA

(A) Approval of Agenda

(B) Approval of Minutes from October 24, 2011 meeting

4. OLD BUSINESS

(A) Consider the role of the Zoning Board in Sign Ordinance rewrite.

5. NEW BUSINESS:

(A) Ordinance Text Amendment #TA-01-11: Revisions to the Development Ordinance Article 7-6.8, Table 7-6-1 Table of Uses, and Article 7-6.9(B)(2). NC Division of Water Quality has requested the revision due to omissions made by them in the drafting of the original Jordan Lake Stream Buffer Ordinance.

(B) Update on Transportation Projects

(C) Review of 2012 Submission Date Calendar

6. OTHER BUSINESS:

(A) Updates from committee members:

A. Development Ordinance Advisory Group

B. Summerfield Rd Special Area Plan

C. Guilford County Open Space Committee

(B) Updates from Town Planner

7. ADJOURN

MINUTES OF THE
SUMMERFIELD ZONING BOARD
SUMMERFIELD COMMUNITY CENTER
October 24, 2011

The meeting was called to order at 8:19 pm by Nancy Hess.

2. INTRODUCTIONS:

Nancy Hess, Chair
Dick Feulner
Richard Lovett
Kathy Rooney

Trudy Whitacre
Jeff Davis (Alternate)
Chris Anderson, Town Planner
Carrie Spencer, Clerk

3. CONSENT AGENDA

Mr. Feulner made a motion to approve the agenda, Ms. Hess seconded, and the motion passed unanimously. Mr. Feulner made a motion to approve the minutes for the September 26, 2011 meeting, Mr. Lovett seconded, and the motion passed unanimously.

4. OLD BUSINESS

A. Review results of Sign Ordinance Open House

Mr. Feulner asked what the next step was and Mr. Anderson stated he was looking to the board for suggestions. Mr. Anderson went through the Visual Preference Survey comments looking for consistency and explanation of why individual signs were liked or disliked. Some suggestions from the board included:

Have a “sundown clause” for portable signs where they have to be pulled inside at night.

Suggest the size of a monument be in proportion to the size of the sign face.

Limit the amount and type of light in lit signs (e.g. limit LED and “up” lighting)

The board commented that it was a great presentation and a nice job done by Mr. Anderson.

Ms. Whitacre asked Mr. Anderson if he was going to work with Sue Philips on sign design for Summerfield Farms. He stated that she is not allowed to have all the signs she has, but he has been lenient to encourage farming and agricultural based businesses. There were comments that the property would probably be used as an agri-tourism facility and good for the community.

5. OTHER BUSINESS

A. Updates from committee members:

Mr. Feulner and Ms. Whitacre stated that there is nothing pressing on the Guilford County Open Space agenda, but there were lots of things pending. There was a question as to what happens to the land that conservancies buy, such as the (former) Austin Mills property purchased by Piedmont Land Conservancy. Whitacre explained that for Guilford County Open Space properties, a committee creates a stewardship plan for how the property can be used by the public but remains preserved.

B. Updates from Town Planner:

Mr. Anderson stated that there was a Department of Water Quality error in a chart for the Jordan Lake Ordinance for New Development, and a text amendment is necessary. Mr. Anderson stated that the text amendment could wait for a January board meeting, and the board agreed to cancel the November and December meetings unless a case compels them to meet.

Staff will email the 2012 submission date calendar for the board's comments, along with a copy of the most current roster. Mr. Lovett stated that this was his last meeting, and the board agreed to recommend Mr. Davis as a permanent member.

The board suggested leaving the sign ordinance materials up for the council meeting the next night, hoping for additional comments.

Mr. Lovett made a motion to adjourn, Ms. Rooney seconded, and the meeting adjourned at 9:20.

Nancy Hess, Chair

Carrie Spencer, Clerk to the Board

DRAFT

**SUMMERFIELD, NORTH CAROLINA
ZONING BOARD
(Updated November 2011)**

ZONING BOARD

Nancy Hess, Chairperson
7726 Twin Leaf Trail
Summerfield, NC 27358
Ph. 643-6079 Wk: 644-2080
nhess@yostandlittle.com
Member since: July 1997
Reappointed: 8/10/10 (4th term)
Term Exp: Aug, 2013
(Chair Term Exp. Jan, 2011)

Richard L. (Dick) Feulner, Vice-Chair
3507 Windswept Drive
Summerfield, NC 27358
Ph: 643-5680
DFeulner@triad.rr.com
Member since: June 2003
Reappointed: 2/10/09 (3rd term)
Term Exp: Feb, 2012
(Co-Chair Term Exp. Jan, 2011)

Trudy Whitacre
5115 Bunch Road
Summerfield, NC 27358
Ph: 643-2131
tkwhitacre@triad.rr.com
Member since: Mar, 2000
Reappointed: 2/10/09 (4th term)
Term Exp: Feb, 2012

George Davis
3100 Annry Dr
Summerfield, NC 27358
Ph. 643-3204 Wk. 298-4653
GJD8650@aol.com
Appointed: 1/19/11 (1st term)
(reappointed from alternate to regular member 11/10/11, filling
Rich Lovett term)
Term Exp: Oct 2013

Kathy Rooney
7130 Rabbit Hollow Rd
Summerfield, NC 27358
Ph: 643-7878
Cell: 209-0378
info@rolfingassociates.com
Member since: Nov, 2007
Reappointed: 8/10/10 (2nd term)
(reappointed from alternate to regular member
8/10/10)
Term Exp: Aug, 2013

ALTERNATES

Scott Henson
7900 Winterbourne Dr
Summerfield, NC 27358
Ph. 740-4655 Wk. 393-4574
hensoncs@sbcglobal.net
Appointed: 2/8/11 (1st term)
Term Exp: Feb 2014

Carrie Spencer, Interim Town Planner
E-mail: CSpencer@summerfieldgov.com

Valarie Halvorsen, Town Clerk
E-mail: clerk@summerfieldgov.com

Zoning Board Members are appointed by and
serve at the pleasure of the Town Council.

MEMO



To: Zoning Board
From: Carrie Spencer, Interim Town Planner
RE: Sign Ordinance Revision Process
Date: 11/21/11

Members of the Board,

This is an update on the status of revisions to the town's Sign Ordinance, and suggested options for continued progress.

The Zoning Board was asked to help facilitate the revisions, starting with a public Open House held Oct 24 to get public input on sign regulations. The results of the meeting are enclosed. Fifteen people came out to see some sign examples and offer opinions on positive and negative aspects of signs, and there was minimal presence from the business community. A sign ordinance revision is likely to meet with a lot of resistance without considering the needs of both businesses and citizens. Ultimately, sign regulations should propose a compromise between control of visual clutter and the need of businesses to advertise their locations.

No sign ordinance revisions have been drafted by staff to date, other than the recent amendment for signage for certain types of development along Hwy 220.

It has been suggested that a committee be appointed to steer the revision process. The Town Council will either direct the Zoning Board or appoint an independent committee. The task could include:

- Get additional input from citizens and/or the business community if considered necessary.
- Summarize input by reviewing comments from the Oct 24 Sign Open House, reviewing comments included in the Comp Plan and Development Ordinance processes, and reviewing results from additional input.
- Make recommendations for changes to the existing ordinance, with staff guidance.
- Review draft ordinances prepared by town staff.
- Present a revised ordinance to both citizens and the business community for review.
- Revise ordinance further or adopt through public hearing process.

I'll be asking you to make 2 decisions:

1. Answer this question for Town Council to consider: Would you rather steer the process or recommend an independent committee? Why?
2. Recommend one of the following options to Town Council:
 1. Start the process over.
 2. Continue the process but get more input from citizens and businesses.
 3. Continue the process but just get more input from the business community.
 4. Continue the process using input we already have.

TYPES OF SIGNS

There are all kinds of signs. A sign can be defined as any name, identification, illustration or device which is affixed to or represented directly or indirectly upon a building, structure or land in view of the public which directs attention to a product, place, activity, service, person, business or institution.

Signs can be:

Banners

Free standing

Awning signs

Digital signs

Directory signs

Flashing or animated signs

Ground signs

Political signs

Portable signs

Real estate signs

Roof signs

Sidewalk sandwich signs

Wall signs

Can you think of other types of signs?

- . Signs held up by people dressed as cows
- . Moving billboards
- . No flipping signage (we buy gold signs)
- . Seasonal signs where hanging signs can be changed

PROHIBITED SIGNS

Generally, signs can be regulated on a limited number of fronts. Towns can regulate the number of signs, the size and height of certain signs, and the location of signs. We cannot regulate the text of a sign because our Constitution gives us the Freedom of Speech. We cannot regulate the quality of signage [the “nice” sign vs. the “ugly” sign]. We can encourage signs to be as creative as possible, to attract and inform travelers and potential customers due to the unique nature of the sign.

Signs that might be prohibited by the proposed Ordinance:

Signs on vehicles parked at a location for a long time

Windblown devices

Off-site signage

Roof signs

Billboards

Portable signs

Flashing lights

Balloon signs

Inflatable devices

**Can you think of other types of signs that should be prohibited?
(please answer below)**

- . Yard sale signs that never get removed
- . LED
- . Signs on vehicles

NEW SIGN TECHNOLOGY

Technology improves our lives in everyday things. This is no different for the sign industry.

New advances in sign technology are presenting new ways to get a message to travelers. The most prevalent example of this is probably Light Emitting Diode (LED) technology, which can be seen as gas station prices, message boards, and even billboards.

Other places do regulate this new technology in various ways. Regulations cover areas like time of display, brightness, and vicinity to residences.

SO...

Please comment with your thoughts on these questions:

How long can a message be displayed before it is allowed to change?

- . Too long!
- . Whenever they get around to taking it down & putting up another one
- . 10-15 sec.

How bright can the sign be during the day and night?

- . Should not burn through the night should dim based on environment.

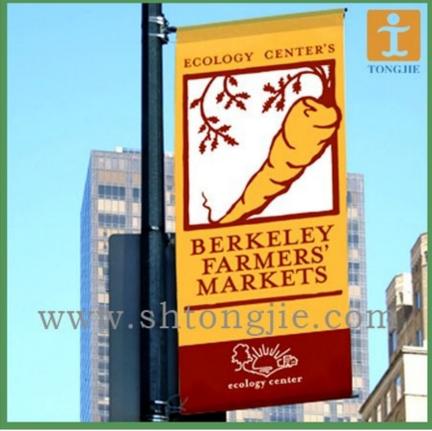
Should the message be allowed to be on if the business is closed?

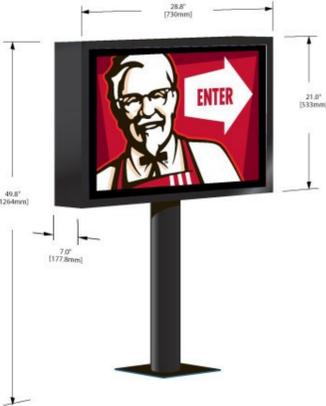
- . No ✓

Should nearby residences be protected?

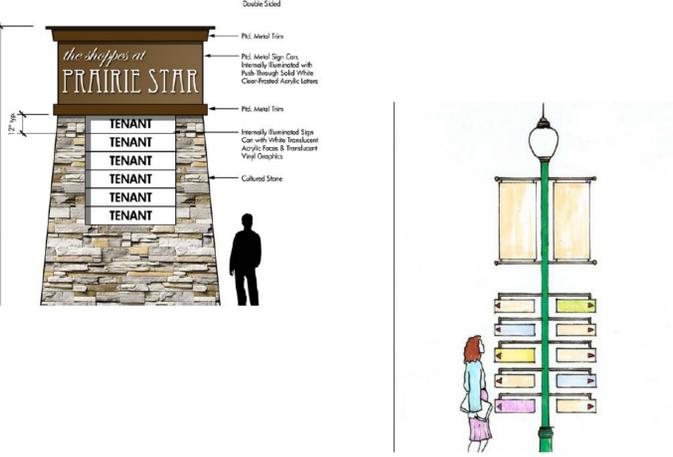
- . Yes ✓
- . We don't need these in Summerfield!
- . Yes, definitely

AWNING SIGN EXAMPLES	Like	Dislike	Not Sure	Comments
	11	3	1	. Questionable incorporation of sign
	15	0	0	
	14	0	0	

BANNER EXAMPLES	Like	Dislike	Not Sure	Why?
	13	0	1	<ul style="list-style-type: none"> . Doesn't look like a sign for public business
	2	11	1	<ul style="list-style-type: none"> . what options for business areas and scenic corridors . Agree!
	15	0	0	<ul style="list-style-type: none"> . special Occasions! . Limited use only. . special occasions! ✓
	0	15	0	

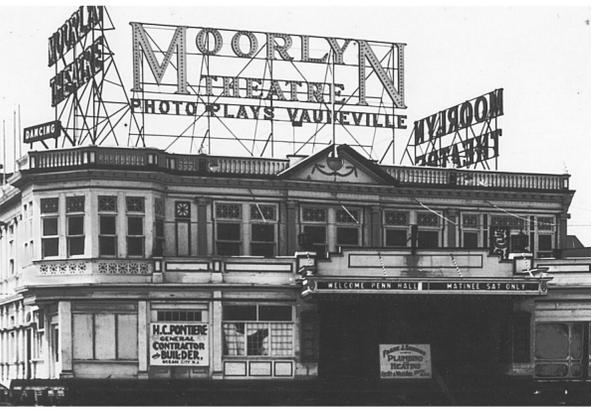
DIRECTIONAL SIGN EXAMPLES	Like	Dislike	Not Sure	Comments
 <p>A directional sign for Doane College. The sign is rectangular with a white top section containing the college logo and name. The bottom section is black with white text and arrows pointing in three directions: up for 'Fred D. Brown Center', right for 'Master of Arts In Counseling', and right for 'Education Building'.</p>	10	4	0	
 <p>A blue directional sign with white text and arrows. It points right for 'Customer Parking' and right for 'Drive-Up ATM & Teller'.</p>	12	3	0	
 <p>A wooden directional signpost with multiple arms pointing in various directions. The signs include: 'Diana, Princess of Wales Memorial Fountain', 'Peter Pan', 'Kensington Gardens and Palace', 'Paddington', 'Serpentine', 'Rangers Lodge', 'Royal Parks Constabulary', and 'Toilets 600m'.</p>	12	2	0	
 <p>A lit sign featuring a portrait of a man and a red arrow with the word 'ENTER'. The sign is mounted on a black post. Dimensions are provided: 48" (1219mm) height, 28.2" (716mm) width, 21" (533mm) depth, and 7" (177.8mm) post diameter.</p>	8	5	2	<ul style="list-style-type: none"> . All internally lit signs need to be regulated as to amount of light emitted. . Can't tell size

GROUND SIGN EXAMPLES	Like	Dislike	Not Sure	Comments
	14	0	0	
	14	0	0	
	14	0	0	
	13	1	0	

(OTHER) SIGN EXAMPLES	Like	Dislike	Not Sure	Why?
	2	7	4	<ul style="list-style-type: none"> . Too busy—cluttered . Looks urban . Too cluttered . Too much
	14	0	0	<ul style="list-style-type: none"> . Rather old town style
	10	1	1	<ul style="list-style-type: none"> . Better than giant signs . Lends itself to small Town scene
	14	0	0	<ul style="list-style-type: none"> . Name of shopping area needs to be the most prominent . Size should be limited. This is what I thought the golden Antiques sign would be like—not the monstrosity w/only 1 name.

(OTHER) SIGN EXAMPLES	Like	Dislike	Not Sure	Why ?
	12	1	0	
	13	1	0	. like the down lit signs
	14	0	0	
	5	7	1	. too busy . too busy/ugly . seems duplicate

PORTABLE SIGN EXAMPLES	Like	Dislike	Not Sure	Comments
	0	12	0	. Tacky!
	0 "maybe moved in when closed"	14	0	. no, ugly!
	11	4	0	. on a temp. basis. open until close.
	0	15	0	. no! . no

ROOF SIGN EXAMPLES	Like	Dislike	Not Sure	Comments
	2	7	4	<ul style="list-style-type: none"> . If internally lit . depends on size
	0	15	0	<ul style="list-style-type: none"> . no! . sign cannot be internally lit & will require wire spotlights to be seen at night No uplights! Needs to be on the roof . directly
	4	9	2	<ul style="list-style-type: none"> . If internally lit . size appropriate
	1	14	0	<ul style="list-style-type: none"> . no, no! . love it! . Too big for Summerfield especially if lit . Too much

WALL SIGN EXAMPLES	Like	Dislike	Not Sure	Comments
	7	6	1	
	13	2	0	. very traditional
	1	13	0	. tacky . size . too much
	7	8	0	. size . too much

WINDOW SIGN EXAMPLES	Like	Dislike	Not Sure	Comments
	12	1	1	
	2	13	0	Food Lion does this
	5	7	1	
	3	11	0	

Additional Comments from October 24, 2011 Sign Ordinance Open House:

- Signs & clutter on 220 please
- The town needs to consider a short term (4 months) waiver for sign ordn. for new businesses. To let the new bus. do extra signs to get bus. Started coming 2 then be brought into compliance.

Ordinance Text Amendment #TA-01-11: Revisions to the Development Ordinance Article 7-6.8, Table 7-6-1 Table of Uses, and Article 7-6.9(B)(2). NC Division of Water Quality has requested the revision due to omissions made by them in the drafting of the original Jordan Lake Stream Buffer Ordinance.

The Town of Summerfield has been requested to modify our buffer ordinances to reflect technical corrections discovered by the NC Division of Water Quality.

It had come to the Division’s attention that one item listed in the Jordan Buffer Protection Rule’s Table of Uses as an “exempt” activity was inadvertently removed from the final approved document when it was sent to the Rules Review Commission in June 2008. Another section requires an administrative change to correct a reference. The items are shown in red in the sections below.

7-6.8. Potential Uses and Associated Requirements (found beginning page 7-36)

B. Table of Uses

The following chart sets out potential new uses within the buffer, or outside the buffer with impacts on the buffer, and categorizes them as exempt, allowable, or allowable with mitigation. All uses not categorized as exempt, allowable, or allowable with mitigation are considered prohibited and may not proceed within the riparian buffer or outside the buffer if the use would impact the buffer, unless a variance is granted pursuant to 7-6.9(C) of this Ordinance, Variances. The requirements for each category are given in 7-6.8(C) of this Section following the Table of Uses.

Table 7-6-1 Table of Uses

Use	Exempt*	Allowable*	Allowable with Mitigation*
Drainage of a pond in a natural drainage way provided that a new riparian buffer that meets the requirements of Items (7) and (8) of this Rule is established adjacent to the new channel	X		

* To qualify for the designation indicated in the column header, an activity must adhere to the limitations defined for it in a given listing as well as the requirements established in 7-6.8(C) of this Ordinance.

7-6.9. Permits Procedures, Requirements, and Approvals (found beginning page 7-50)

B. Variances

2. Minor Variances

A minor variance request pertains to activities that will impact only Zone Two of the riparian buffer. Minor variance requests shall be reviewed and approved based on the criteria in ~~7-6.9(A)(1) through 7-6.9(A)(3)~~ Section 9(B)(1) by the Town of Summerfield pursuant to G.S. 153A-Article 18, or G.S. 160A-Article 19. The Town of Summerfield may attach conditions to the variance approval that support the purpose, spirit and intent of the riparian buffer protection program. Request for appeals to decisions made by the Town of Summerfield shall be made in writing to the Director of the Division of Water Quality c/o the 401 Oversight Express Permitting Unit, or its successor. The Director’s decision is subject to review as provided in G.S. 150B Articles 3 and 4.

TRANSPORTATION PROJECT UPDATE

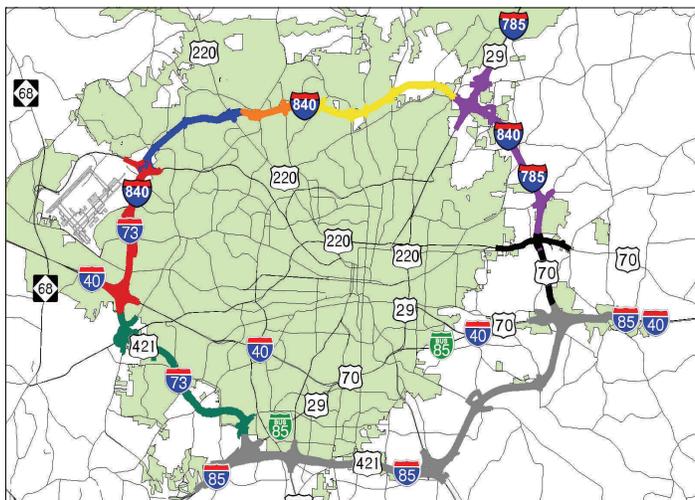
GREENSBORO URBAN AREA

This newsletter provides the latest scheduling and status information for major transportation projects in the Greensboro Urban Area - an area covering the City of Greensboro and much of Guilford County with the exception of Burlington/Gibsonville/Whitsett area in the east and the High Point/Jamestown area in the southwest. Major NCDOT and City of Greensboro projects are included.

Greensboro Urban Loop

NCDOT

NCDOT has prioritized Urban Loop funding statewide using a needs based, quantitative analysis process. The Governor announced in Spring 2011 accelerated funding for portions of the Greensboro Loop plus NCDOT announced more in September, all noted in bold text below.



Northern/Eastern Urban Loop (U-2525)

The Eastern Urban Loop will extend from I-85/I-40 to Lawndale Drive.

- US 70 to I-40/I-85 near McConnell Road. Completed May 2002. Designated as Future I-840 and Future I-785.
- US 70 to US 29. **Right-of-way acquisition in 2011-2013 and construction in 2014-2017.**
- US 29 to Lawndale Drive. **Right-of-way acquisition in 2016 and construction 2019-Post Year.**

Southern Urban Loop (I-2402)

- The Southern Urban Loop / I-85 opened to traffic in February 2004.



Western Urban Loop (U-2524)

The Western Urban Loop will extend from I-85 to Lawndale Drive.

- I-40 to Bryan Boulevard. Opened to traffic December 2007. Designated as I-73 and Future I-840.
- I-85 to I-40. Opened to traffic February 2008. Designated as I-73.
- Bryan Boulevard to Battleground Avenue. *Right-of-way acquisition 2011-2012 and construction in 2013-2016.*
- Battleground Avenue to Lawndale Drive. **Right-of-way acquisition 2011-2012 and construction in 2017-Post Year.**



NCDOT project construction schedules reflect the **2011-2020 State Transportation Improvement Program (STIP)** released in July 2011 and the **Metropolitan Transportation Improvement Program (MTIP)**. For more information on the STIP & MTIP go to www.ncdot.org and www.guampo.org.

For more information on **active NCDOT projects** call NCDOT Division 7 at (336) 334-3192. For **active City of Greensboro projects** call the Greensboro Engineering & Inspections Department at (336) 373-2303. For **plans, proposals, and future transportation needs** contact the Greensboro Department of Transportation at (336) 373-4368.

NC 68 / US 220 Connector

NCDOT

The first section of the NC 68 / US 220 Connector (**R-2413C**) will run along existing US 220 from just south of the Haw River to the NC 68 intersection in Rockingham County. *Construction 2012-15 and to be coordinated with R-2309AB.* The second section (**R-2413A/B**) will follow a new alignment from US 220 just south of the Haw River, cross NC 150, Brookbank Road, Bunch Road, and Alcorn Road and connect to NC 68 north of Pleasant Ridge Road. *Right-of-way acquisition 2012-13 and construction 2014-17.* Most of the Connector will be built to Interstate Standards, with the section along existing US 220 to be upgraded to Interstate Standards later.

US 220 Widening

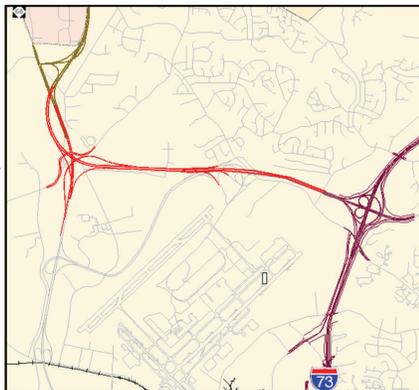
NCDOT

US 220 (**R-2309AB**) will be widened to four lanes with a median from Horse Pen Creek Road to Winfree Road in Summerfield. *Right-of-way in process and construction scheduled to begin in early 2012.*

I-73 Connector

NCDOT

I-73 Connector (**I-5110**) will connect the terminus of R-2413AB at NC 68 with I-73 east of the airport. This project will complete a major portion of I-73 in Guilford County from Rockingham County to US 220 / Future I-73 just south of Greensboro. *Right-of-way acquisition is scheduled for 2015 and construction is expected in 2016-19.*



A&Y Greenway

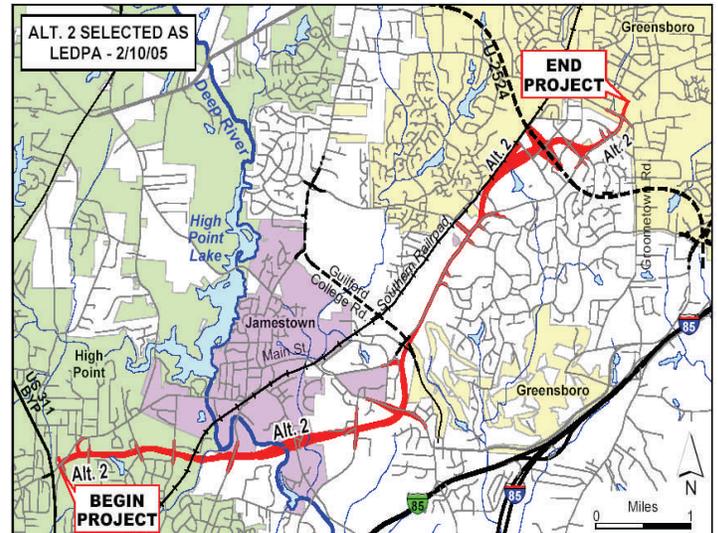
GSO

The Battleground Rail Trail is a multi-use trail segment of the Atlantic & Yadkin Greenway from Pisgah Church Road to Markland Drive. Construction included an underpass at Cone Boulevard. *Construction is complete. Planning underway for an extension of the A&Y north to Stokesdale.*



High Point Road

NCDOT



High Point Road (**U-2412**) will be widened and partially relocated from Hilltop Road to US 311 in High Point. Sections will be relocated around the old Jefferson Pilot Headquarters and south of the center of Jamestown. The interchange with the Urban Loop to be the area's first Diverging Diamond.

- **Section A** US 311 Bypass to Vickery Chapel Road. *Construction unfunded.*
- **Section B** Vickery Chapel to Groometown/Hilltop. *Right-of-way in process — construction 2012–15.*

Greensboro Signal System Replacement

GSO NCDOT

Replacement of the Greensboro Signal System (**U-4711**) is underway with *completion expected in 2013.* The project will replace the current central computer, operating software, intersection controllers, wiring network and other field equipment. The system will be more dependable and adaptive to traffic changes, expanding the current network of traffic cameras and capable to cover more intersections as Greensboro continues to grow.

Battleground Avenue Intersections

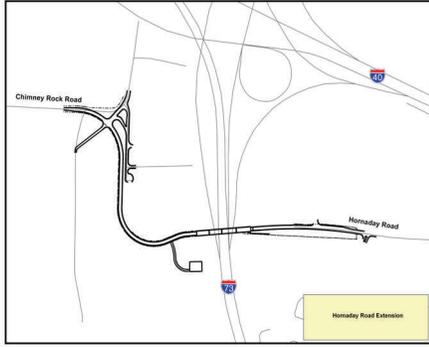
GSO NCDOT

Battleground Avenue Intersections (**U-5306**) project involves improvements at the Cone-Benjamin, Westridge, New Garden and Brassfield intersections. *The project is under design by the City of Greensboro with funding provided by NCDOT for right-of-way in 2015 and construction in 2017.*

Hornaday Road

GSO NCDOT

Hornaday Road extension to Chimney Rock Road will provide an east-west collector parallel to I-40. This project is a City and NCDOT partnership project. The City is constructing the roadway and the bridge over the Urban Loop (U-4750), and NCDOT will reimburse the City for the bridge. *Construction underway with completion expected in late 2011.*



US 70

NCDOT

Continuing growth and traffic increases make widening US 70 a strategic priority. US 70 from Mt Hope Church Road to Rock Creek Dairy Road (U-2581B); and from Rock Creek Dairy Road to Burlington (R-2910) is being studied in a combined environmental study document. *Programmed for planning, environmental study and design. Right-of-way acquisition funding in 2019 and construction is unfunded.*



Bridford Parkway Extension

NCDOT

Bridford Parkway (U-4006) extension from Hornaday Road north over I-40 and across Guilford College Road to Burnt Poplar Road is underway. The project is expected to relieve traffic congestion at the Guilford College / I-40 interchange. *Construction completion is expected in early 2012.*

New Garden Road

GSO

New Garden Road is being widened to 4-lanes divided from Jefferson Road to Brassfield Road. The project includes sidewalks and a new bridge at the creek crossing. *Construction completed in August 2011.*

West Market Street

NCDOT

West Market Street (R-2611) is scheduled for widening to four lanes with a median from NC 68 to west of Bunker Hill Road. *Right-of-way acquisition underway and construction 2011-13. (U-3617) from Bunker Hill Road west to NC 66 in Kernersville is unfunded.*

US 421 Interchanges

NCDOT

NCDOT plans to construct two new interchanges on US 421.

(R-2612A) at Woody Mill Road is *under construction, completion expected by late 2012.*

(R-2612B) at Neelley Road *right-of-way acquisition in 2012 and construction in 2014.*

Gallimore Dairy Road

GSO NCDOT

The first section (U-4015B) from Market Street to I-40 is complete. This was made possible by a loan from the City of Greensboro to NCDOT. (U-4015A) from I-40 to NC 68 is currently under study. *Programmed for right-of-way acquisition in 2018 and construction starting in 2020.*

Reedy Fork Parkway / US 29 Interchange

GSO NCDOT

R-4707 will reconstruct the Reedy Fork Parkway / US 29 Interchange to serve future traffic demand, replace a deficient bridge, prepare for US 29 to be upgraded to interstate standards, and widen Summit Avenue south to Bryan Park Road. The City is developing an environmental study and preliminary design in cooperation with NCDOT. *Study completion in early 2012, right-of-way acquisition in 2018 and construction unfunded.*

US 158

NCDOT

(R-2577) Future widening of US 158 from I-40 Business in Winston Salem to US 220. *Completion of environmental study pending, right-of-way acquisition in 2018 and construction unfunded.*

(R-2580) Future widening of US 158 from US 220 to US 29 Business in Rockingham County is *unfunded.*



Pedestrian Improvements

GSO

Greensboro continues to gain new sidewalks through City priority, citizen petition, roadway projects, NCDOT and MPO funding support, and through private development.



Upcoming Sidewalk & Trail Projects

Funding made available by the MPO, NCDOT and the City.

City of Greensboro contract (2008-002): 5.5 miles of sidewalk and trail work expected completion early 2012.

- **Bluford Park Trail:** existing trail eastward to Barber Park and existing trail westward to Peeler Elementary School.
- **Cone Boulevard:** Battleground Ave to Lawndale Dr.
- **Elm-Eugene Street:** Terrell St to Meadowview Rd.
- **High Point Road:** Groometown Rd to Marchester Way.
- **Holden Road:** Farmington Dr to Vanstory St.
- **Randleman Road:** Long St to Rocky Knoll Rd.
- **Spring Garden Street:** Holden Rd to Lindell Rd.
- **Vandalia Road:** Elm-Eugene St to Randleman Rd.
- **Southeast Walking Trail:** Whittington St to Elm-Eugene St.

City of Greensboro contract (2008-003): 7.1 miles of sidewalk trail work expected completion late 2011.

- **Bessemer Avenue:** Headquarters Dr to Franklin Blvd.
- **Cornwallis Drive:** Lawndale Dr to Church St.
- **Briarcliff Road:** Wendover Ave to Nottingham Rd.
- **West Market Street:** Village Ln to Walnut Circle.

City of Greensboro contract (2008-004): 2.2 miles of sidewalk work expected completion Summer 2012.

- **Elam Avenue:** (west side) Cornwallis Dr to Pembroke Rd.
- **Friendly Avenue:** (south side) Holden Rd to Hobbs Rd.
- **Lawndale Drive:** (east side) Pisgah Church Rd to Cone Blvd.
- **Pembroke Drive:** (north side) Elam Ave to Starmount Farms Dr and (south side) Benjamin Pkwy to Fairway Dr.

City of Greensboro contract (2008-049): 2.3 miles of sidewalk work expected to start early 2011.

- **Ardmore Drive:** (west side) Florida St to existing sidewalk.
- **Cone Boulevard:** (south side) A&Y Greenway to Lawndale Dr.
- **Florida Street:** (both sides) Willow St to Lee St.
- **Pinedale Drive:** (north side) Battleground Ave to Benjamin Pkwy.
- **Southeast Walking Trail:** South St to Elm-Eugene St.

City of Greensboro contract (2009-011): 2.8 miles of sidewalk work expected completion Spring 2012.

- **Market Street:** (north side) Starmount Dr to Ridgeway Dr., (north side) Village Ln to N. Walnut Cir and (south side) Meadowood Dr to S. Walnut Cir.

City of Greensboro contract (2010-730): 2 miles of greenway repair and resurfacing expected completion late 2011.

- **Latham Park Greenway** from Wendover Ave to Hill St
- **A& Y Greenway** from Forest Lawn Drive to Guilford Courthouse National Military Park.

City of Greensboro contract (2010-730): Safe Routes to School sidewalk project expected completion early 2012.

- **Spry Street** (both sides) from Summit Avenue to Yanceyville Street.



Transit Improvements

GTA

The Greensboro Transit Authority continues to grow ridership through continued service and facility improvements. As a result, GTA has doubled its annual ridership from 2 million in FY 2004 to 4.1 million in FY 2011.

Facilities

- GTA began construction in January 2011 on the 64,000 square foot Maintenance and Operations Facility and Administrative Offices. The \$20 million building will replace the current operations center with additional capacity to support GTA's growing fleet of transit and support vehicles. The facility will be built on 17.5 acres of land in South Greensboro and has been designed to meet LEED Gold Certification for "Green" buildings.

This project is moving quickly thanks to advance work by GTA, a Federal earmark, STP DA funds allocated



through the MPO and support of 2009 American Recovery and Reinvestment Act (Federal Stimulus) funds. Construction is expected to be completed in Fall 2011.

Services

- In an effort to reduce transit's carbon footprint, GTA recently put Greensboro's first hybrid transit vehicles into service. The environmentally-friendly buses are powered using both electrical and diesel power. The three buses were placed into service in March 2011 and will rotate throughout all routes. Preliminary analysis shows that fuel efficiency cost savings support the continued acquisition of hybrid vehicles for future replacement vehicles.
- Higher Education Area Transit (HEAT) has become a national model for private-public partnerships in transit. HEAT transported a total of 348,320 students in the 2010 -2011 school year, up from 234,746 students in the 2009 -2010 school year. The first three years of the service received support from MPO & NCDOT CMAQ funding. With the expiration of the demonstration grant, all current costs are borne by the college and university

partners who are under contract to continue the service through 2012. In the fall of 2010, two additional routes were added to the previous seven to offer area college students and the public more access to local shopping and entertainment options. Route 76 Express HEAT – East directly connects the campuses of NC A&T and



Bennett College with Four Seasons Town Centre and the Shoppes at Pyramids Village. Route 78 Express HEAT – West provides direct service from the campuses of Guilford College and UNC-Greensboro to Four Seasons Town Centre and the Wendover Avenue shopping area. The two new routes are funded with GTA's leftover CMAQ funds.

- GTA expects to conclude the update to their 5 Year Transit Services Plan this fall. The update is studying if the GTA bus network could be modified to create more efficient routes that still meet existing rider needs. If more efficient routes are feasible, available resources would go towards new service priorities.

Transit Improvements

PART

PART (www.partnc.org) operates express buses and other services in the Triad. As of late PART has been forced to reduce services, increase fees and are exploring options to avoid further cutbacks in services.

Major projects and unfunded needs include the following:

- Development of a **regional multi-modal transportation center in Greensboro.**
- Creation of multiple **park-and-ride facilities** within the Triad.
- PART adopted the Piedmont Triad Regional Transit Development Plan in November 2010. PART developed the plan with input from regional governments, MPOs, and local transit authorities. The plan focuses on PART transit service for the twelve Triad counties and local transit provider improvements for Guilford and Forsyth Counties. For Guilford County, the Plan promotes livability through proposing 5 transit emphasis corridors where frequent service GTA routes will be coordinated with land use redevelopment efforts. The Plan also proposes a downtown circulator between Downtown Greensboro and adjacent universities.



City Projects Funded by 2009 ARRA Federal Stimulus Funds

Lake Jeanette Road – Lawndale Avenue to N. Elm Street

This proposed project will provide additional capacity, a more consistent roadway width, continuous curbs and gutters, and continuous sidewalks. This project will enhance vehicular and pedestrian safety, and provide additional capacity at key intersections. *Roundabout construction at Elm/Bass Chapel complete; construction on the remainder of the project is underway and expected completion in late 2011. This project was formerly listed as a Year 2000 Transportation Bond project.*

Elm-Eugene Street— JJ Drive to Vandalia Road

This project has enhanced the roadway with the construction of landscaped medians and sidewalks on both sides. This project reflects the visual character of the roadway south of Vandalia Road. *The project construction is complete. This project was formerly listed as a Year 2008 Transportation Bond project.*

Year 2000 Transportation Bond Projects

On November 7, 2000 Greensboro voters approved \$73.75 million in bonds for Transportation Improvement Projects. These important investments in the city's transportation infrastructure improve traffic flow and safety, and includes sidewalks and aesthetic enhancements.

Horse Pen Creek Road - Fleming Road Connector

The Horse Pen Creek Road – Fleming Road Connector will provide a much needed east-west route for localized traffic and may one day provide a connection to a future interchange with the Urban Loop. *Construction partially complete; remainder of construction awaiting funding.*

Creek Ridge Road – Randleman Road to US 220

Creek Ridge Road is a two-lane minor east-west thoroughfare connecting Elm/Eugene Street, Randleman Road, and US 220. A three-lane 36 foot wide cross-section will provide a safer, less congested facility. *Project Planning Study and Preliminary Design completed. Construction underway, expected completion in Fall 2012..*

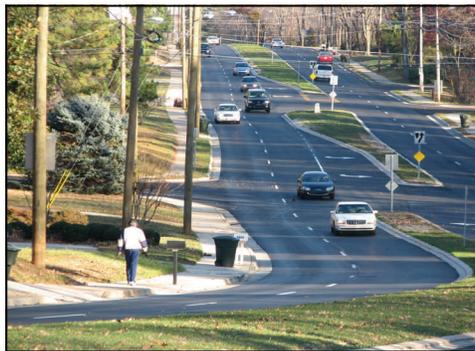
Merritt Drive – I-40 Bridge to High Point Road

The two lane section of Merritt Drive carries 19,000 vehicles per day. The widening to five lanes and the addition of sidewalks

Completed Year 2000 Bond Projects



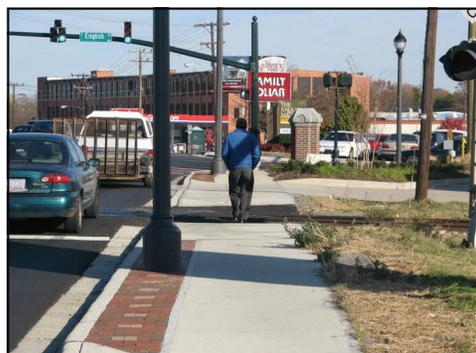
Elm -Eugene Street



Friendly Avenue



NC 68



East Market Street



Franklin Boulevard



Wendover Avenue

CITY OF GREENSBORO 2008 BOND PROJECTS

On November 4, 2008 Greensboro voters approved \$134 million in bonds for Transportation Improvement Projects. Many projects not now shown that were listed in earlier editions of this newsletter have been funded either by State or Federal funds. Efforts continue to secure additional State and Federal funding to advance additional projects.

Roadway Projects

Projects Funded For Design & Construction

Alamance Church Road widening from US 421 to City Limits.
N. Church Street widening from Wendover Ave to Cone Blvd.
Clifton Road / Wendover Avenue intersection improvements.
Cone Boulevard / Nealtown Road Extension.
Downtown Intersections bulbouts.
Florida Street Extension from end to McConnell Rd.
W. Friendly Avenue / Friendway Drive intersection improvements.
High Point Road / Lee Street streetscape from Bus I-40 to Eugene St.
Horse Pen Creek Road widening from New Garden Road to Battleground Avenue.
Mackay Road widening from Atwater Dr to Williamsborough Ln.
Norwalk Avenue / Wendover Avenue intersection improvements.
Summit Avenue streetscape from Murrow Blvd to Sullivan St.

W. Market St / College Rd / Guilford College Rd intersection improvements.

Projects Funded For Design Only

Benjamin Parkway widening from Wendover Avenue to Bryan Boulevard.
Church Street Streetscape from Summit Ave to Washington St.
N. Elm Street improvements from Wendover Ave to Cone Blvd.
Elm Street / Pisgah Church Road intersection improvements.
Florida Street / Randolph Avenue intersection improvements.
Lawndale Drive / Pisgah Church Road intersection improvements.
Lewiston Road Connector from Fleming Rd to Lewiston Rd.
Stanley Road widening from Wendover Ave to Hilltop Rd.
Vandalia Road widening from Elm-Eugene St to Pleasant Garden Rd.

Sidewalk & Trail Projects

Funded For Design & Construction

Randleman Road - Farragut St to Shoffner Ct.
Battleground Rail Trail Phase 2
Downtown Greenway
Red Oak Greenway
Riddick's Creek Greenway

Funded For Design Only

Battleground Avenue - Fisher Ave to Westridge Rd.
N. Church Street - Denny Rd to Electra Dr.
College Road - W. Market St to Friendly Ave.
Cone Boulevard - Church St. to 16th St.
Holden Road - Walker Ave to Vandalia Rd.
Lovett Street - Florida St to Freeman Mill Rd.

McConnell Road - Willow Rd to English St.
Phillips Avenue - Huffine Mill Rd to Summit Ave.
Spring Garden Street - Pomona Dr to Market St.
W. Wendover Ave - Edwardia Dr to Oak Branch Dr.
Dudley High School Spur Trail
Gracewood Greenway
Muddy Creek Greenway Phase 1 & 2
North Buffalo Creek Greenway
Piedmont Greenway
Pine Cone Greenway
South Buffalo Creek Greenway East & West Leg
Southeast Connector Spurs A,B & C
Vance Arlington Greenway

Public Transportation Projects

Funded

- Bus Stop / Shelter Improvements

Ballinger Road Bridge at Horse Pen Creek (B-4695)

Construction by City of Greensboro expected to begin Fall 2011.

MAJOR INTERSTATE MAINTENANCE PROJECT FUNDING

I-40 (I-5363) from I-85 Split to Rock Creek Dairy Road. Pavement rehabilitation in 2020.

I-40 (I-5393) from I-73 to I-40/I-85 Split. Pavement rehabilitation in 2018-2019.

I-40 / I-73 / I-85 Interstate Maintenance Preservation (I-5207). \$1.155 million per year 2012 thru 2020.

I-85 (I-5339) from north of US 29 / US 70 to south of I-73 . Pavement rehabilitation in 2017.

ROADWAY ROUTING CHANGES

US 70—Coming from Burlington to be routed onto the Urban Loop (I-840) to I-40/Bus I-85 and to follow Bus I-85. Pending.

US 421—Coming from Randolph County routed onto the Urban Loop following I-85 and I-73 to I-40. Completed.

ROADWAY / INTERSECTION PROJECTS

Randleman Road and Steeplechase Road—sight distance and intersection grade improvements. Construction pending.

Hicone Road at Eckerson Road—construct left turn lanes. Construction pending.

Lee Street and Sharpe Road—construct left turn lanes and traffic signal. Construction pending.

Bunch Road and Northwest School Road—construct right turn lane on Northwest School Road. Construction pending.

NC 68 from E. Harrell Road to Bartonshire Drive—construct center turn lane. Design pending.

NC 68 at Alcorn Road and Stafford Mill Road—construct turn lanes on NC 68 and Alcorn Road. Construction Fall 2001 through Spring 2012.

Alamance Church Road and Southeast School Road—construct left turn lane on Alamance Church Road. Construction pending.

NC 150 at Bunch Road—improve sight distance, construct westbound left turn lane and install traffic signal. Construction pending.

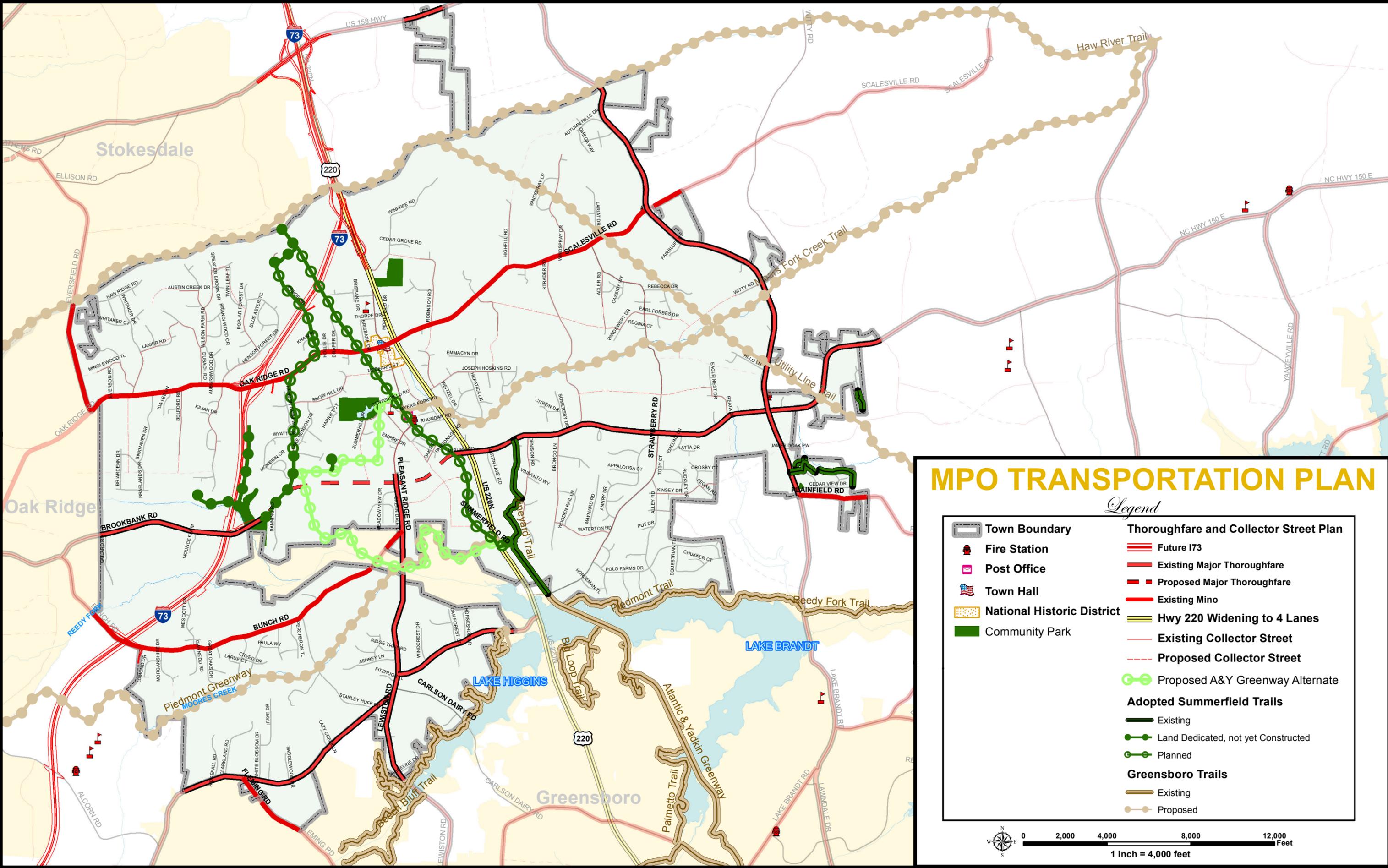
RAIL PROJECTS

Lowdermilk Street / Sykes Avenue intersection realignment and **Pine Street** railroad crossing removal. Design underway.

Carmon Road Rail Crossing Closure and Road Realignment Right-of-way and construction pending.



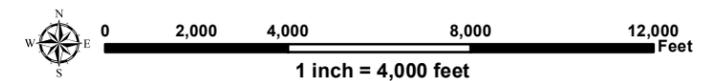
Lead Planning Agency:
 City of Greensboro Department of Transportation
 PO Box 3136 Greensboro, NC 27402-3136
 Phone: (336) 373-4368
 Fax: (336) 412-6171
 Email: guampo@greensboro-nc.gov
 Or visit: www.guampo.org



MPO TRANSPORTATION PLAN

Legend

Town Boundary	Future I73
Fire Station	Existing Major Thoroughfare
Post Office	Proposed Major Thoroughfare
Town Hall	Existing Minor
National Historic District	Hwy 220 Widening to 4 Lanes
Community Park	Existing Collector Street
	Proposed Collector Street
	Proposed A&Y Greenway Alternate
Adopted Summerfield Trails	
	Existing
	Land Dedicated, not yet Constructed
	Planned
Greensboro Trails	
	Existing
	Proposed





**Town of Summerfield
Development Bulletin**
Effective November 28, 2011
www.summerfieldgov.com

2012 Submission Dates

Rezoning Submission Dates

Cut-off Date	Public Open House Date*	Resubmission Cut-off Date**	Zoning Board Meeting Date	Town Council Meeting Date
Dec 12, 2011	Week of Dec 26	Week of Jan 9	Jan 23	Feb 14
Jan 16	Week of Jan 30	Week of Feb 13	Feb 27	Mar 13
Feb 9	Week of Feb 23	Week of Mar 12	Mar 26	Apr 10
Mar 12	Week of Mar 26	Week of Apr 9	Apr 23	May 8
Apr 9	Week of Apr 23	Week of May 7	May 21	Jun 12
May 14	Week of May 28	Week of Jun 11	Jun 25	Jul 10
Jun 11	Week of Jun 25	Week of Jul 9	Jul 23	Aug 14
Jul 16	Week of Jul 30	Week of Aug 13	Aug 27	Sep 11
Aug 13	Week of Aug 27	Week of Sep 10	Sep 24	Oct 9
Sep 10	Week of Sep 24	Week of Oct 8	Oct 22	Nov 13
Oct 15	Week of Oct 29	Week of Nov 12	Nov 26	Dec 11
Nov 5	Week of Nov 19	Week of Dec 3	Dec 17	Jan 8

*Exact date of Public Open House will be determined at time of submission, but must occur within the week listed.

**Exact date of resubmission will be determined after date of Public Open House is set.

Major Subdivision and Site Plan Submission Dates

Cut-off Date	Returned to Applicant	Re-submission Cut-off Date	Zoning Board Meeting Date
Dec 13, 2011	Dec 27	Jan 10	Jan 24
Jan 17	Jan 31	Feb 14	Feb 28
Feb 14	Feb 28	Mar 14	Mar 28
Mar 14	Mar 28	Apr 11	Apr 25
Apr 11	Apr 25	May 9	May 23
May 16	May 30	Jun 13	Jun 27
Jun 13	Jun 27	Jul 11	Jul 25
Jul 11	Jul 25	Aug 8	Aug 22
Aug 15	Aug 29	Sep 12	Sep 26
Sep 12	Sep 26	Oct 10	Oct 24
Oct 17	Oct 31	Nov 14	Nov 28
Nov 7	Nov 21	Dec 7	Dec 19

* Appeals of the Zoning Board will be heard at the next Town Council meeting.

Special Use Permit Submission Dates

Cut-off Date	Public Open House Date*	Resubmission Cut-off Date**	Board of Adjustment Meeting Date
Dec 8, 2011	Week of Dec 26	Week of Jan 9	Jan 26
Jan 5	Week of Jan 23	Week of Feb 6	Feb 23
Feb 2	Week of Feb 20	Week of Mar 5	Mar 22
Mar 8	Week of Mar 26	Week of Apr 9	Apr 26
Apr 5	Week of Apr 23	Week of May 7	May 24
May 10	Week of May 28	Week of Jun 11	Jun 28
Jun 7	Week of Jun 25	Week of Jul 9	Jul 26
Jul 5	Week of Jul 23	Week of Aug 9	Aug 23
Aug 9	Week of Aug 27	Week of Sep 10	Sep 27
Sep 6	Week of Sep 24	Week of Oct 8	Oct 25
Sep 27	Week of Oct 15	Week of Oct 29	Nov 15
Nov 1	Week of Nov 19	Week of Dec 3	Dec 20

*Exact date of Public Open House will be determined at time of submission, but must occur within the week listed.

**Exact date of resubmission will be determined after date of Public Open House is set.

Regular Board of Adjustment Submission Dates

Cut-Off Date	Board of Adjustment Meeting Date
Jan 2	Jan 26
Jan 30	Feb 23
Feb 27	Mar 22
Apr 2	Apr 26
Apr 30	May 24
Jun 4	Jun 28
Jul 2	Jul 26
Jul 30	Aug 23
Sep 3	Sep 27
Oct 1	Oct 25
Oct 22	Nov 15
Nov 26	Dec 20

Zoning Board is scheduled to meet on the 4th Monday of the month, at 7:00 pm

Town Council is scheduled to meet on the 2nd Tuesday of the month, at 6:30 pm

Board of Adjustment is scheduled to meet on the 4th Thursday of the month, at 6:30 pm

All meetings are scheduled to be held at the Summerfield Community Center, 5404 Centerfield Rd, Summerfield NC 27358

Regular schedules are subject to change. Please call the Planning Department at 643-8681 to confirm.