



## ZONING BOARD MINUTES

November 23, 2015, 7:00pm, SFD Community Center

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

### **Planning and Zoning Board**

Nancy Hess, Chair (absent)

George (Jeff) Davis

Richard (Dick) Feulner

Kathy Rooney

Trudy Whitacre

Dwayne Crawford (alternate, seated following approval of consent agenda and minutes)

### **Staff**

Julie Reid, Town Planner

Valarie Halvorsen, Town Clerk

### CONSENT AGENDA

Rooney motioned to approve the consent agenda, seconded by Whitacre, which carried 4 -0. Davis motioned to approve the 10/26/15 minutes, seconded by Whitacre, which carried 4-0.

Davis motioned to seat alternate Dwayne Crawford, seconded by Rooney, which carried 4-0.

### SITE PLAN REVISION AMENDMENT REVIEW - SOUTHERN EXPOSURE

Reid stated 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.

The current request is 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. The Board will need to review and take action on all changes that have occurred and the proposed current request. Reid discussed the following aspects that deviate from the 2011 site plan, many of which constitute violations (see 11/20/15 staff report): parking (9 items), scenic corridor and landscaping (4 items), signage (4 items), buildings (3 items), septic drainage system, and lighting.

There was extensive discussion about each issue. The board noted that what was designed and approved in 2011 is not what was constructed and does not comply with the town's Development Ordinance nor the site plan that was approved in 2011. Reid stated if the changes complied with the ordinance and did not deviate significantly from the approved site plan the board could approve the request for the addition of the building, but that was not the case.



Davis motioned as follows: the applicant should work with town staff to bring the property into compliance prior to considering the request for the additional building. The following items must be addressed and any alternatives agreed to must comply with the Development Ordinance:

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.

The motion was seconded by Rooney and carried 5-0.

Following brief discussion regarding the applicant's inquiry about requesting a variance from the Board of Adjustment, Crawford motioned to adjourn at 9:31pm, seconded by Davis, which carried 5-0.