



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

OCTOBER 26, 2015, 7:00PM, SFD COMMUNITY CENTER

1. Call to order
2. Introductions
3. Consent agenda:
 - A. Approval of agenda
 - B. Approval of 7/27/2015 minutes
4. Preliminary Plat Review and Action: **Farms at Lake Brandt - Phase One only**

An application for a preliminary plat review and action for 39.45 acres located at intersection of Lake Brandt Road and Scalesville Road, zoned CU-RS-40 (Conditional Use Residential). The property is located within the Town of Summerfield, Bruce Township, being a portion of Guilford County Parcel 036665.

5. Site Plan Review and Action - **Hillsdale Village - Final Phase**

An application for site plan review and action for the final phase of Hillsdale Village located at southwest corner of the intersection of Lake Brandt Road and NC Hwy 150 West, zoned General Business. The property is located within the Town of Summerfield, Bruce Township, being a portion of Guilford County Parcel 0138065.

6. **(postponed to November 23, 1015)**

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 #10-603, block 774, parcel 13, approximately 2.91 acres. Owned by Plantation Leasing Corporation, LLC.

7. Other business (as needed)
8. Adjourn



ZONING BOARD MINUTES

July 27, 2015, 7:00pm, SFD Community Center

Hess opened the meeting at 7:05pm. The following were present:

Planning and Zoning Board

Nancy Hess, Chair
Dick Feulner
Trudy Whitaker
Scott Henson (alternate)
Dwayne Crawford (alternate)

Staff

Julie Reid, Town Planner

CONSENT AGENDA

Feulner motioned to approve the consent agenda and the 6/22/15 minutes, seconded by Henson, passed (4-0-1).

PRELIMINARY PLAT REVIEW - Farms at Lake Brandt

Ms. Reid briefed the Board on the proposed subdivision. The subdivision will be located at 1831 Scalesville Road, the intersection of Lake Brandt Road and Scalesville Road. The property contains 132.06 acres of which 10.35 acres are proposed public right-of-way and 43.97 acres are proposed common area. It was recently rezoned to CU-RS-40, residential development by conditional use.

She described the natural aspect of the property, where some aspects are assets and others liabilities for development. She noted that while the rezoning would permit minimum lot sizes of 40,000 square feet, the restrictions of the site preclude this type of density.

The topography also defines the layout of the subdivision and access between portions of the subdivision. Road locations will be largely determined by the slopes and appropriate land for development. Stream locations along with the required 50 foot buffers on each side of the streams and ponds further limit the possibilities.

She noted the developer has incorporated the existing historic McMichael Log House into the subdivision within an open space common area. There are other farm structures located in close proximity to the historic home establishing the setting for the home. The disposition of these additional buildings is unknown at this time.

The development will be served by private wells and septic tank systems. The Preliminary Plat for the subdivision indicate seven offsite septic systems, six in a communal field at the northwest corner of the site. The ownership of these communal fields will reside with a homeowner's association. Access to this area for construction and maintenance will have to be planned carefully to minimize damage to environmentally sensitive areas. This location would require the removal of most trees and vegetation from this area.



A number of lots on the preliminary plat are irregularly shaped. This is part due to the unusual topography of the site. House orientations, driveway locations in relationship to intersections, locations of various easements need to be reviewed at the subdivision phase of the development.

Signage will be restricted to entrance signs and temporary real estate signs.

Ms. Reid also explained the necessity of a waiver for Hayes Farm Road cul-de-sac. The maximum length under the UDO is 800'. The proposed cul-de-sac is nearly double that. The location of the stream buffers, drainage easements and steep slopes preclude most other street patterns.

The existing site has numerous mature trees that should be preserved and incorporated into the development. The trees and their root structure would have to be protected during construction. The following policies such be considered.

The zoning conditions approved for this development are:

1. All dwellings will be constructed on a brick foundation with crawl space or basement.
2. The exterior covering of all dwellings shall be brick, stone, or cementous siding (e.g. Hardiboard). Vinyl shall be used only in soffits, porch ceilings and dormers.
3. There shall be no manufactured or modular dwellings.
4. Tree clearing will be limited to area reasonably necessary for building envelopes, streets, utilities and areas as required under applicable development statutes, ordinances and regulations.
5. Along the western boundary line of the subject property, applicant shall preserve a buffer of existing vegetation at a minimum of ten feet, except where limited by governmental or utility company requirements.

The group discussed of level of maintenance for the historic structure and the possibility of saving one or more of the adjacent farm structures.

The developers were asked about the reason mail kiosks were being proposed. They explained changes in the postal delivery system have been implemented that require the single location delivery of mail.

Additional discussion was held regarding the potential provisions for fire department access to the pond as a water source. The developer as well as the Town's consulting engineer are exploring dry hydrants amongst other potential solutions.

The Board reviewed the necessary revisions and comments listed in the Memorandum of Understanding by reviewing agencies. (copy attached). A discussion was held regarding major and minor revisions to the proposed plat. Ms. Reid explained that a preliminary plat is expected to have minor revisions as actual construction plans are developed. These are handled administratively. Major alterations such as the number of lots or location of entrances would require the preliminary plat be brought back for approval by the Board.

A motion was made for conditional approval of the preliminary plat for the Farms at Lake Brandt subdivision. Preliminary Plat approval shall be conditioned on:



1. Review and approval of a septic disposal system for each lot by Guilford County
2. The requirements of all governmental entities be met
3. The provisions in the Memorandum of Understanding be met.

M/S Feulner/Henson; (5-0-0) Approved

A second motion was made to waive the maximum distance for the Hayes Farm Road a cul-de-sac.

M/S Feulner/Crawford; (5-0-0) Approved

OTHER BUSINESS

Ms. Reid gave the Board an update on Stormwater BMP inspection and compliance efforts.

She also reminded the Board of the Mr. John Ganus had been replaced by Kevin May of N-Focus for Code Enforcement. She noted May was very effective and doing an excellent job for the community with the limited hours under the code enforcement contract.

With no other business before the board, Crawford motioned to adjourn, seconded by Hess, which carried unanimously.



PLANNING DEPARTMENT REPORT *October 26, 2015*

Memorandum to: The Planning and Zoning Board Members
From: Julie A. Reid, Town Planner
Regarding: Farms at Lake Brandt Subdivision - Phase One

LOCATION: The subject site is located at 1831 Scalesville Road, the intersection of Lake Brandt Road and Scalesville Road within the Town of Summerfield, Bruce Township and being a portion of Guilford County Parcel 036665.

OWNER(S): Hayes Summerfield Farm LLC, 1112 Briarcliff Road, Greensboro, NC 27408.

TOTAL ACREAGE: The property contains 39.45 acres of which 4.17 acres are proposed public right-of-way and 5.32 acres are proposed common area.

ZONING: CU-RS-40

REQUEST: A revised preliminary plat is attached for your review and approval. This revised plat reflects a portion, Phase One, of the previously approved subdivision. Attached are the review comments submitted by the reviewing agencies.

OBSERVATIONS:

The development will be served by private wells and septic tank systems.

A number of lots on the preliminary plat are irregularly shaped. This is part due to the unusual topography of the site. House orientations, driveway locations in relationship to intersections, locations of various easements need to be reviewed at the subdivision phase of the development.

Signage will be restricted to entrance signs and temporary real estate signs.

The existing site has numerous mature trees that should be preserved and incorporated into the development. The trees and their root structure would have to be protected during construction. The following policies such be considered.

As previously recommended, the zoning conditions proposed and approved for this development are:

1. All dwellings will be constructed on a brick foundation with crawl space or basement.
2. The exterior covering of all dwellings shall be brick, stone, or cementous siding (e.g. Hardiboard). Vinyl shall be used only in soffits, porch ceilings and dormers.
3. There shall be no manufactured or modular dwellings.
4. Tree clearing will be limited to area reasonably necessary for building envelopes, streets, utilities and areas as required under applicable development statutes, ordinances and regulations.
5. Along the western boundary line of the subject property, applicant shall preserve a buffer of existing vegetation at a minimum of ten feet, except where limited by governmental or utility company requirements.

PLANNING BOARD RECOMMENDATION

"I move that Farms at Lake Brandt Preliminary Plat (conditionally approved) (denied) (continued to the next regularly scheduled meeting of the Planning Board)

Preliminary Plat approval shall be conditioned upon:

1. Review and approval of a septic disposal system for each lot.
2. _____
3. _____



PLANNING DEPARTMENT REPORT *October 26, 2015*

Memorandum to: The Planning and Zoning Board Members
From: Julie A. Reid, Town Planner
Regarding: Site Plan Review and Action - Hillsdale Village - Final Phase

Applicant/Owner: William Penn Properties

Location: The property is located at southwest corner of the intersection of Lake Brandt Road and NC Hwy 150 West, zoned General Business in both a Watershed Critical Area III - Tier 4 and in a scenic corridor. The property is located within the Town of Summerfield, Bruce Township, being a portion of Guilford County Parcel 0138065.

Background on this Site Plan Request: Three previous phases have been completed on this site. The first included two buildings with multiple retail spaces. The second was the construction of a single building for a dental practice. The final building was the construction of the Southern States building, a farm and yard supply retail business.

This development is in the General Area of a Watershed. The built upon area is limited to twelve percent. When Southern States was built a portion of the stormwater runoff was diverted to a storage facility. This improvement allowed for a slightly higher coverage. Some uses are not permitted on this site. Those uses that manufacture, use or store hazardous, explosive or toxic materials are not permitted.

The developer has proposed more advanced stormwater management facilities on this phase of the development.

Request: The applicant is requesting site plan approval for a single-story 6,480 square foot retail/office building for up to five businesses. The structure will make use of existing driveways and some of the existing landscaping. Additional parking will be provided at the front and side of the building. These parking spaces will be built without curbs, instead, will have a gravel buffer acting as a filter before stormwater enters a grass channel to end ultimately at a detention pond.

Tract Size: 23.04 Acres - This phase has approximately 2.31 acres.

Utilities: The lot will be served by an existing on-site well and an existing on-site septic system.

Building Materials: The proposed building will use similar materials as the existing structures giving it continuity. Roof pitch and materials will be the same as the other buildings throughout the site, therefore meeting the Ordinance Requirements

Architectural Frontage: The proposed building would lie parallel to NC Highway 150 West. Both the sides and the front facades will be broken up with entrances, dormers and porch type roof covers. Attached are architectural renders of the proposed buildings.

Signage: One wall mounted sign for each tenant will be permitted by the owner.

Parking: The Scenic View Overlay district discourages large parking areas being visible from the Scenic Corridor (i.e., US 220). To minimize views, a Street buffer will be employed making use of existing planted vegetation. In addition, a type D buffer planting will be required along the west



side of the property. The Scenic Corridor Overlay District also requires a certain amount of interior parking lot landscaping.

Lighting: Section 6-6 of the Summerfield Development Ordinance outlines the Town's lighting requirements. Any propose lighting will be required to the provisions of the Dark Sky Ordinance.

Additional Information: The Town Planner does recommend that should there be a motion for approval, that it be stated contingent on all required improvements to be made by the applicant.

PLANNING BOARD RECOMMENDATION

*"I move that Hillsdale village - Final Phase Site Plan be (approved) (conditionally approved) (denied).
Site Plan approval shall be conditioned upon:*

1. _____
2. _____
3. _____

CONCEPT DRAWING
PENN PROPERTIES
HILLSDALE VILLAGE 2

NOT TO SCALE

NOT TO SCALE



NOT TO SCALE

PENN PERSEES
HILLDAVE VILLAGE 2



(1)

1

Examples of Rain Gardens:

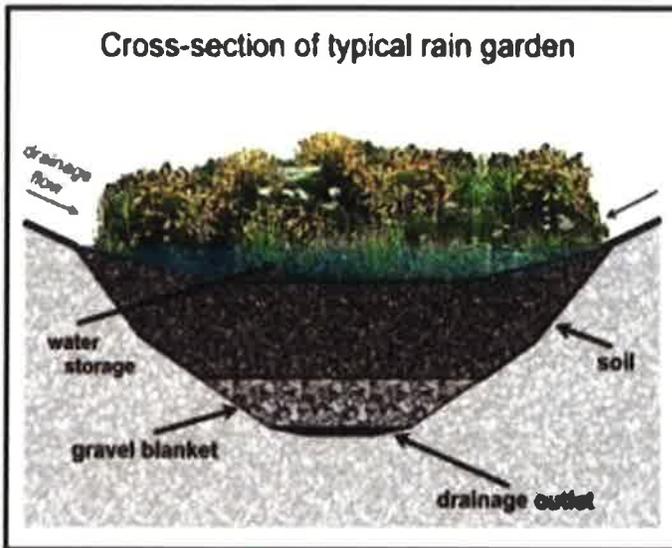
To build a 1,825 sqft garden, which will handle run off from 7,300 sqft of impervious area.





Example of flowers to go in rain garden





Examples: grass swale will run parallel to parking lot along HWY 150
(will connect rain garden overflow to vegetative swale)







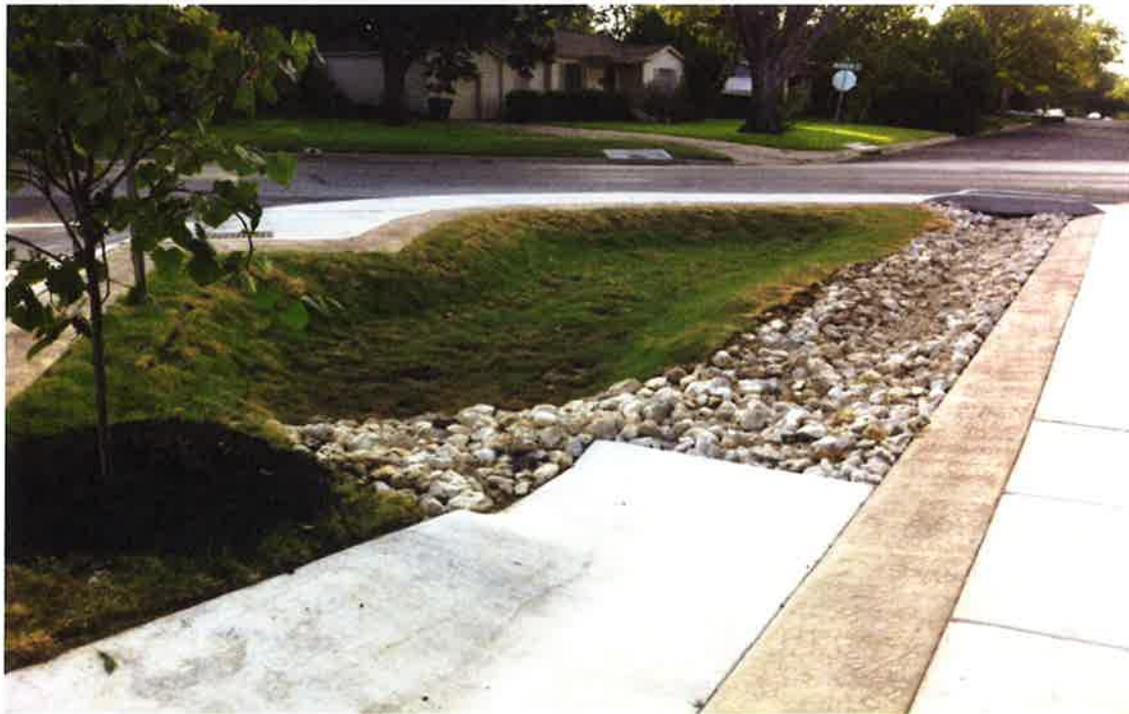
Examples: vegetative swale will be West of new building to connect to bio cell (6,250 sqft swale to handle 25,000 feet of impervious area. Between the rain garden and the vegetative swale it will protect more than double the impervious space that is being considered for development. FYI... the bio cell calculations are the only ones on the site plan and will handle 100% of the run off. We believe that the rain garden, the grass swale and the vegetative swale will stop 90% of the water before it gets to the bio cell, but we have not been able to substantiate this fact. Therefore we intend to build both and hope to use this as a testing facility to prove such calculations for future developments in NC.)



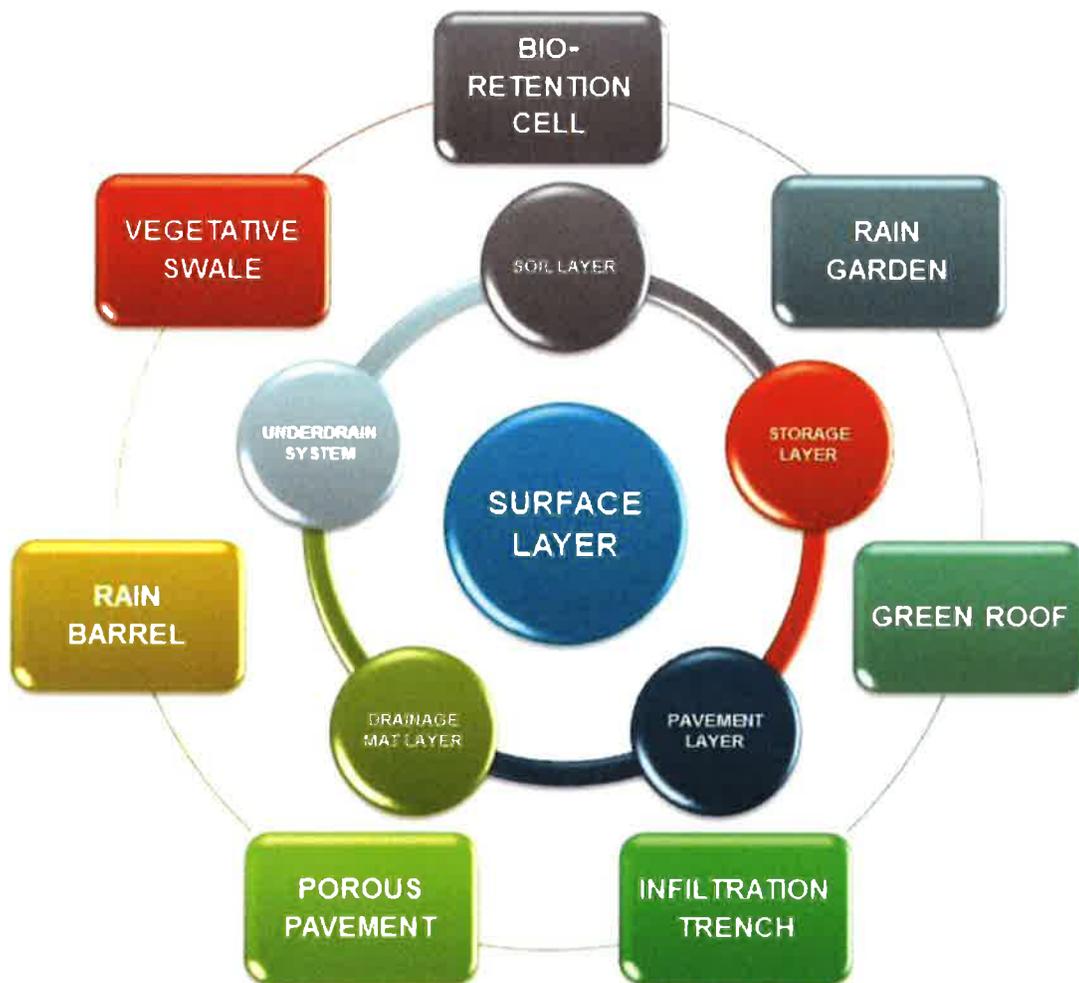




Example: disconnecting impervious surfaces; we intend to have an 18" disconnect barrier down hill to all new parking areas.



Other examples of low impact development stormwater management techniques.



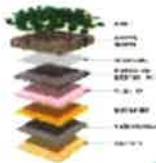
LOW IMPACT DEVELOPMENT

for Eco-Conscious Stormwater Management



GREEN ROOFS

A green roof is easily installed on any type of building, residential or commercial, and can be as simple as a single layer of groundcover or as intricate as an extensive vegetable garden. In addition to providing excellent stormwater management and improving water quality, green roofs provide such benefits as reduced energy use and air pollution, and improved comfort and quality of life.



RAIN GARDENS

By slowing stormwater as it travels downhill, rain gardens provide opportunity for stormwater to infiltrate, habitat for wildlife, and attractive landscaping, all while inhibiting erosion. Plants and soils are specifically chosen and engineered to clean stormwater by reducing nutrients and overall sediment loads.



RAIN BARRELS

A rain barrel collects and stores stormwater runoff from rooftops, where it can later be used to water lawns and gardens. To be effective, they must be emptied between storms and utilized by a high percentage of a community's population. BONUS: Rain barrels can also be decorative, like the painted barrels shown here.



TREE BOXES

Stormwater planters and tree boxes are installed in sidewalks and are designed to manage stormwater runoff from streets and sidewalks. Planters are typically sunken into the sidewalk, rectangular in shape with concrete sides, and lined with a permeable fabric. They are then filled with stone or gravel and topped with soil, hardy plants, and trees. Because they are built down into the sidewalk, runoff is directed into these planters that provide storage, infiltration, and evapotranspiration.



PERMEABLE PAVEMENT

The link between high levels of impervious surfaces such as roadways and parking lots and degraded water quality is indisputable, and reducing impervious surfaces is one of the key steps in improving any community's water quality. Permeable pavement is designed to allow water to pass through it into the ground below where it is naturally filtered. Permeable pavement has a myriad of benefits including not only reduced stormwater runoff and replenished groundwater, but also reduction of flooding, pollutants, temperature, roadway ice buildup, and traffic hydroplaning accidents.



DISCONNECTED IMPERVIOUS SURFACES (DIS)

DIS is a low-cost, effective way of reducing the volume and flow of stormwater runoff by directing it from impervious areas to graded and vegetated pervious surfaces. DIS is effective for both roofs and paved areas and provides both infiltration and filtration.



STORMWATER BUMPOUT

A stormwater bumpout is a curb extension that is typically located either mid-block or at an intersection. Composed of a layer of stone that is topped with flood and nutrient tolerant plants and soil, these attractive bumpouts filter stormwater while providing an aesthetic benefit to communities. The bumpout is constructed with a curb cut that directs stormwater runoff into the bumpout where it can be infiltrated and filtered.



GRASSED SWALES

A grassed swale is an open channel designed to manage a specific water quality volume, often along road sides and parking lots. Stormwater runoff is slowed by vegetation as it flows in these channels, allowing the stormwater to infiltrate and be filtered by the underlying soil. Grassed swales are long and shallow in shape and have plants that are both flood and erosion resistant.

