



P L A N N I N G B O A R D A G E N D A

NOVEMBER 22, 2021, 7:00PM (VIRTUAL)

1. Call to order
2. Introductions
3. Consent agenda:
 - A. Meeting agenda
 - B. Minutes for 10/25
4. Action re: Major Site Plan (*Site plan review for 7405 Summerfield Road; parcel: 146722*)
5. Consideration of Town Council/Planning Board joint meeting
6. Public comments (*limited to 3 minutes per speaker*)
7. Other business (*as needed*)
8. Adjournment

Note: *The meeting will be virtual using the Zoom application. See the calendar on the Town's website for a link and details to join the meeting. Public comments related to the public hearings can also be submitted to clerk@summerfieldnc.gov until 12:00pm on 11/22.*



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

OCTOBER 25, 2021, 6:00PM, ZOOM REMOTE MEETING

Planning Board

Richard (Dick) Feulner
 George (Jeff) Davis
 Clark Doggett
 Kathy Rooney
 Trudy Whitacre

Alternates

Clint Babcock

Staff

Brad Rentz, Planning Tech
 Scott Whitaker, Town Manager
 Lance Heater, Town Clerk
 Bob Hornik, Town Attorney

CONSENT AGENDA

Upon motion by Davis, seconded by Rooney and carried by unanimous roll call vote, the consent agenda was approved. It consisted of the meeting agenda and the minutes of the 9/27 meeting.

PUBLIC HEARING/ACTION RE: REZONING CASERZ-06-21

Rentz reported that an application had been made to change the zoning of property located at 7405 Summerfield Road (Parcel #146722) from Conditional Zoning - General Business (CZ-GB) to Conditional Zoning Business (CZ-BN) with the following use condition: Offices; Business Services. Rentz reviewed the written staff report in which compatibility with the Town's Comprehensive Plan was discussed, noting that the request appeared to have overall consistency with the Plan. Rentz also noted that the request met the requirements of the UDO. Rentz responded to questions from the Board regarding the request.

Feulner declared the public hearing open at 7:09pm. Jay Luke stated that he was present to represent the applicant. There being no other persons present who wished to comment, Feulner declared the public hearing closed at 7:11pm.

Feulner made a motion that Case RZ-06-21 be recommended to the Town Council for approval with the conditions proposed by the applicant. Feulner stated that the request is consistent with the Town's adopted Comprehensive Plan because it is appropriate, limited commercial development. Feulner stated the request was reasonable and in the public interest because it was limited commercial development. The motion was seconded by Davis and carried by unanimous roll call vote.

PUBLIC COMMENTS – *None.*

OTHER BUSINESS

It was the consensus of the Board that it would continue to meet remotely via the Zoom platform for the remainder of 2021 and would reassess resumption of in-person meetings in December for future meetings.



Town Hall: POB 970, 4117 Oak Ridge Road, Summerfield, NC 27358
ph: 336-643-8655 / fax: 336-643-8654 / www.summerfieldnc.gov

Upon motion by Davis, seconded by Rooney and carried by unanimous roll call vote, the meeting was adjourned at 7:21pm.

Richard Feulner, Chair

Lance G. Heater, Town Clerk

Draft



PLANNING DEPARTMENT STAFF REPORT

To: Planning Board
From: Brad Rentz, Planning Technician/Code Enforcement Officer
Date: November 22, 2021
Regarding: **Site Plan Review and Action - 7405 Summerfield Road**

Basic Information

Applicant: Greg Harlan - BNSF Logistics
Zoning: Conditional Zoning - Business District (CZ-BN)
Current Use: Automobile Sales
Proposed Use: Business Services (Logistics)
Property Size: Approximately .49 Acres
Tax Parcel(s): 146722

Location:

The address of this property is 7405 Summerfield Road. This parcel was rezoned in October 2021 to CZ-BN with the use condition of Offices: Business Services. The property is located within the Town of Summerfield, Bruce Township.

Background:

The conditional zoning of this property permits the use of only Offices: Business Services as a result of previous rezoning case. The applicant has a purchase contract with the owner, Stephen Barney.

Request:

The applicant is requesting Site Plan approval. The site plan submittal for BNSF Logistics includes the civil site design, and the existing conditions. Most of the site is already built and thus does not require further NCDOT approval or traffic impact analysis as the existing conditions of the building or driveway entrance will not change.

The applicant's request is to remove two concrete pedestal pads and replace the area between the two pads with additional parking.

Landscaping and Appearance:

The street planting yard is a Type D yard, with a minimum 5 feet width, and an average minimum width of 10 feet, the existing planting yard fulfills these conditions and there is no need for additional improvements.

Watershed and Stormwater:

This site lies just beyond the designated Watershed area and the existing stormwater management devices will remain.

Utilities:

The property will be served by the existing on-site well and on-site septic system and will not require any additional improvements.



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Signage:

Signage will be applied for separately and will follow typical staff/administrative review for Sign Clearance Certificate issuance.

Lighting:

Section 6-6 of the Summerfield Development Ordinance outlines the Town’s lighting requirements. Any proposed lighting will be required to meet the provisions of the Dark Sky Ordinance. There are no plans to change the existing lighting of the site.

Traffic:

The site does not require a traffic impact analysis. It is anticipated that any traffic generated by the use will be substantially less than the previous use as there will be no customers or external visitors entering the site.

Additional Information:

The parking lot is the focus of this site plan review. There will be twenty parking spaces after restriping and additional asphalt is poured –meeting the Unified Development Ordinance’s parking requirement for this use type.

Staff Recommendation:

Staff recommends approval of this site plan as requested.

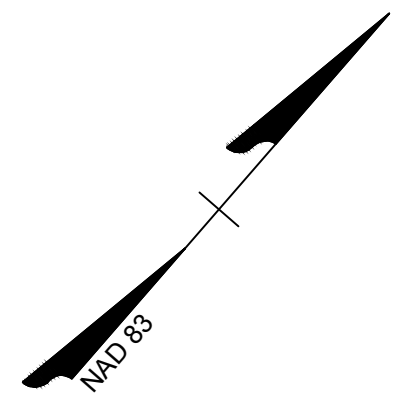
PLANNING BOARD ACTION:

“I move that the BNSF Logistics Site Plan be (approved) (conditionally approved) (denied) (forwarded to the Governing Body for review and action).”

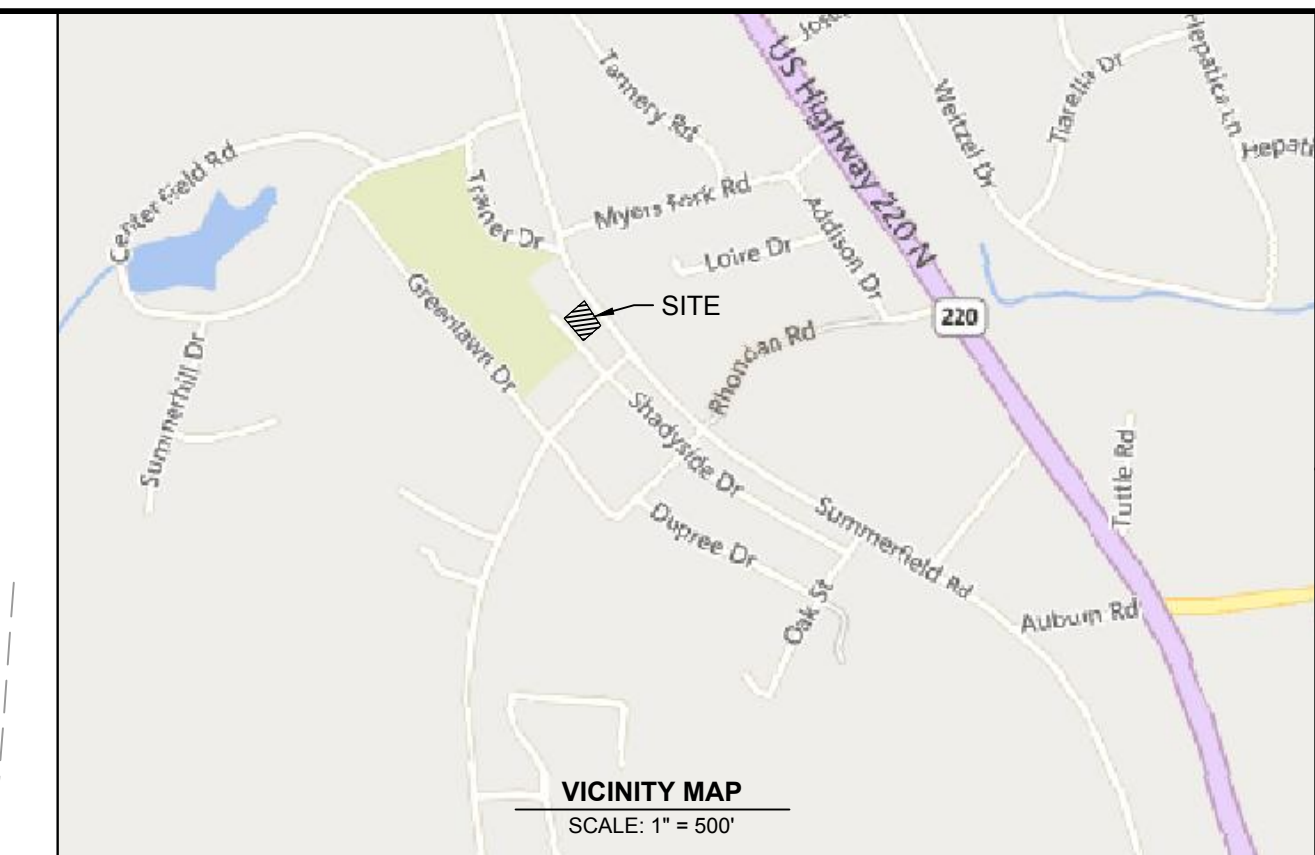
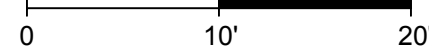
[IF Conditional Approval]

The Site Plan approval shall be conditioned upon:

1. _____
2. _____
3. _____



SCALE 1"=10'



NOT FOR CONSTRUCTION

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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
09/09/2021 <td></td>	

DRAWN BY	H. HARRIS
DESIGNED BY	H. HARRIS
CHECKED BY	A. CARROLL
SCALE	1" = 10'

TIMMONS GROUP

7405 SUMMERFIELD ROAD
 SUMMERFIELD, NORTH CAROLINA
 SITE PLAN

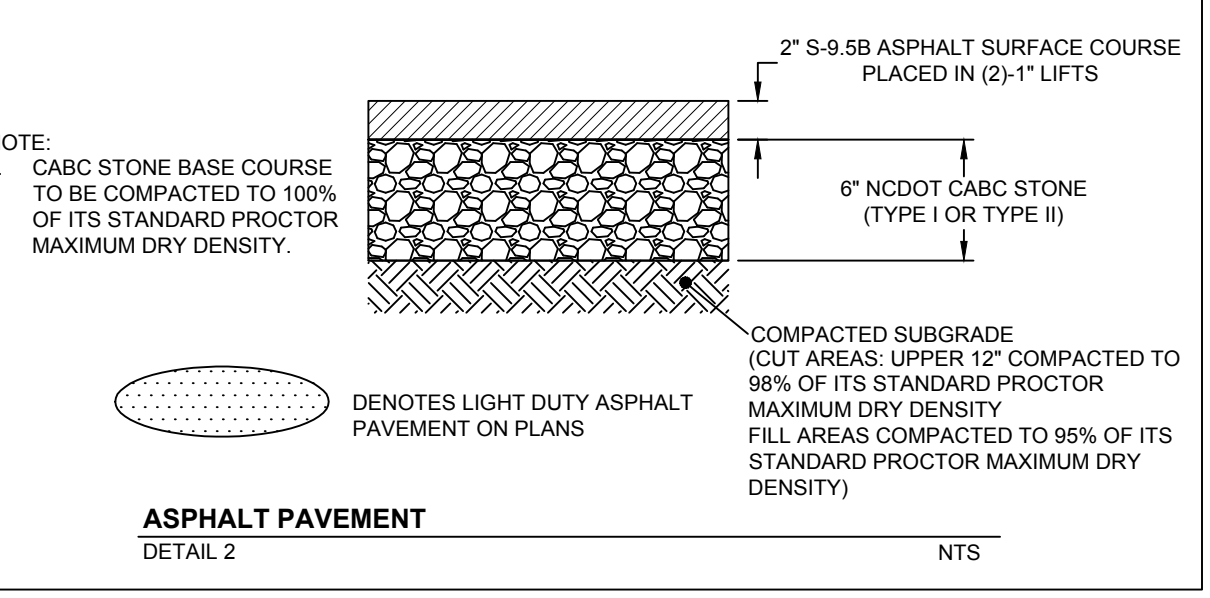
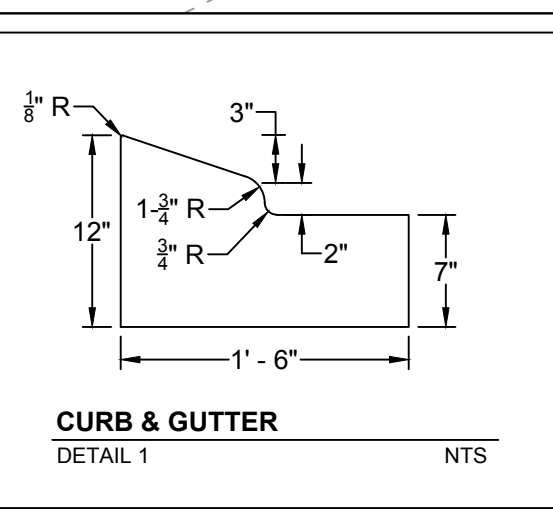
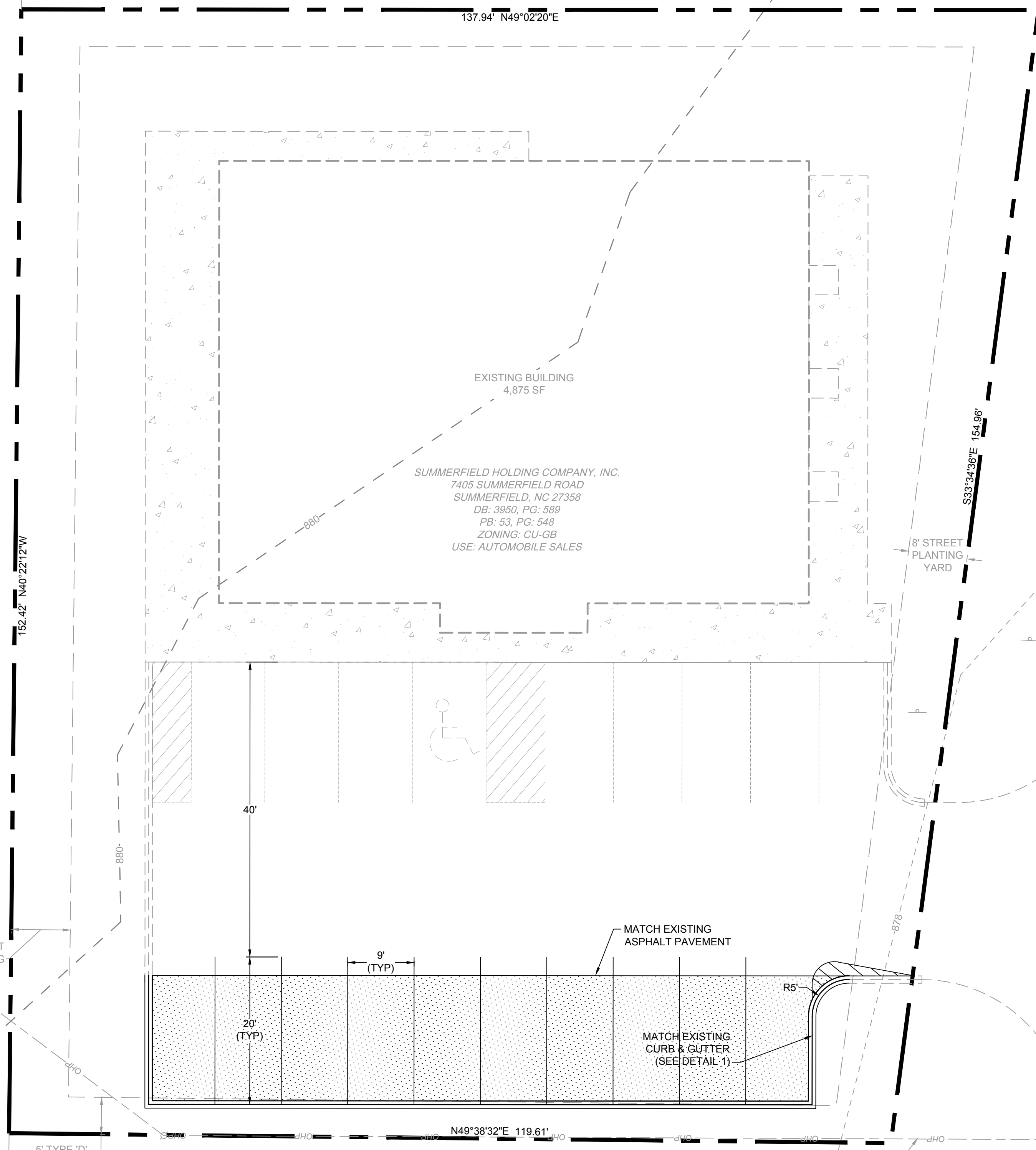
JOB NO.	99999
SHEET NO.	C-100

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ROBERT W. BRITTAIN
 DB: 2647, PG: 624
 ZONING: LB
 USE: RESIDENTIAL

SUMMERFIELD HOLDING COMPANY, INC.
 7405 SUMMERFIELD ROAD
 SUMMERFIELD, NC 27358
 DB: 3950, PG: 589
 PB: 53, PG: 548
 ZONING: CU-GB
 USE: AUTOMOBILE SALES

SUMMERFIELD HOLDING COMPANY, INC.
 DB: 3790, PG: 1897
 ZONING: CU-LB
 USE: TOWN HALL



SITE DATA	
1. TYPE OF SUBMITTAL:	SITE PLAN
2. TAX MAP #:	1-37-906-42
3. ADDRESS:	7405 SUMMERFIELD RD SUMMERFIELD, NC 27358
4. CURRENT ZONING:	CU-GB
5. CURRENT USE:	AUTOMOTIVE SALES
6. ADJACENT USE:	RESIDENTIAL, TOWN HALL
7. DEED BOOK REFERENCES:	BK 3950 PG 589
8. SITE AREA:	0.45 ACRES
9. BUILDING SIZE:	4,875 SF
10. PARKING REQUIRED:	1 SPACE PER 250 SF 4,875 SF / 250 SF = 20 SPACES
11. PARKING PROVIDED:	19 SPACES (1 ADA SPACE)
12. IMPERVIOUS AREA:	PRE-DEVELOPMENT: 11,934 SF (0.27AC, 60.0%) POST DEVELOPMENT: 12,948 SF (0.30AC, 66.7%)

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