



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

SEPTEMBER 9, 2019, SUMMERFIELD COMMUNITY CENTER

6:00 PM ZONING BOARD WORK SESSION

1. Call to order
2. Introductions
3. Consent agenda:
 - A. Meeting agenda
 - B. Minutes of 8/26 meeting
4. UDO work session:
 - A. Open Space & Maximum Density Requirements for all zoning districts requiring open space dedication
 - B. 1200' buffer west of Summerfield Road as separate overlay district
 - C. TCD-R & TCD-M Overlay Districts to remain unchanged from current status
 - D. Naming possible new overlay district from item C. above
 - E. Renaming existing Town Core District
5. Other business (as needed)
6. Public comments on items related to Agenda Items (*limited to 3 minutes per speaker*)
7. Adjourn



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

AUGUST 26, 2019, 6:00PM, TOWN HALL

Planning and Zoning Board

Richard (Dick) Feulner
George (Jeff) Davis
Scott Henson
Kathy Rooney
Trudy Whitacre

Alternates

Clint Babcock
Clark Doggett
Ryan Moats
Frank Ficca

Staff

Chris York, Town Planner
Lance Heater, Town Clerk

CONSENT AGENDA

Upon motion by Davis seconded by Rooney and unanimous vote, the consent agenda was approved. It consisted of the meeting agenda and the minutes of the 8/19 meeting.

UDO WORK SESSION

The Board continued its review of Article 4, "Zoning Districts." After a lengthy discussion, there was no consensus on open space requirements in the UDO. There were differences of opinion on what extent these requirements would need to be met with "buildable land." Feulner asked that Board members be prepared to address the issue at the next meeting. The Board agreed to set its next meeting for 9/9 at 6:00pm.

OTHER BUSINESS – *None.*

PUBLIC COMMENTS

Sean Dwyer encouraged Board members to support proposals for lower density and to reconsider the 1200' buffer west of Summerfield Road as the boundary for the Summerfield Road District.

Priscilla Olinick suggested adding provisions for the protection of historical property in the Summerfield Road District.

Danny Nelson expressed concern about any allowance for higher residential density.

Paul Poole also expressed concern about increased residential density.

Upon motion by Henson, seconded by Davis and carried unanimously, the meeting was adjourned at 8:05pm.

Richard Feulner, Chair

Lance G. Heater, Town Clerk



September 4, 2019

Zoning Board Options for Addressing Open Space & Maximum Density Requirements

Case study #1

Background –

A 100-acre plot is proposed for rezoning as OSR. The property has 10 acres of utility easement, 30 acres of wetlands/stream buffers and 10 acres of steep slopes.

Option 1 – Current Ordinance

Summerfield's current OSRD zoning would require 50 acres (50%) be set aside as open space. The current ordinance permits up to 73 lots/homes to be built (0.73×100 acres). – a density of 0.73 units/acre.

Option 2 – Draft Ordinance Proposal

The UDO draft ordinance requires a minimum of 50 acres (50%) be set aside as open space; 25% of the open space must be buildable. In this example, the open space acreage would increase to 62.5 acres (50 acres + 50 acres x 25%). This option allows a maximum of 73 lots/homes. The moderate price home proposal in OSRM would allow 84 lots/homes ($73 + (73 \times 15\% = 84)$), densities of 0.73 and 0.84 units/acre respectively.

Option 3 – Proposal Presented at 8/26/19 ZB Meeting

Remove all wetlands, steep slopes, wetlands from the total acreage and 50 acres remain (10 acres of steep slopes, 10 acres of utility easements, 30 acres of wetlands, stream buffers, etc.). The resulting acreage that is considered buildable is 50 acres and would yield 37 lots ($50 \text{ acres} \times 0.73$) The moderate price home proposal in OSRM would allow 43 lots ($37 + (37 \times 15\% = 43)$) – densities of 0.37 and 0.43 units/acre respectively.

Case study #2

Background –

A 100-acre plot is proposed for rezoning as OSR. The property has 5 acres of utility easements, 30 acres of wetlands and 5 acres of steep slopes (total of 40 acres are unbuildable).

Option 1 – Current Ordinance

Summerfield's current OSRD zoning would require 50 acres (50%) be set aside as open space. Under current ordinance would permit up to 73 lots (0.73×100 acres) – a density of 0.73 units/acre.

Option 2 – Draft Ordinance Proposal

The current draft ordinance for OSR would require a minimum of 50 acres (50%) be set aside as open space; 25% of the open space must be buildable. In this example, the open space acreage would



be 50 acres (40 acres + 40 acres x 25%). This option would yield 73 lots (100 acres X .73). The moderate price home proposal in OSRM permits up to 84 lots (73 + (73 X 15% = 84)), densities 0.73 and 0.84 units/acre respectively.

Option 3 - Proposal Presented at 8/26/19 ZB Meeting

Remove all wetlands including stream buffers, steep slopes and utility easements from the total acreage and 60 acres remain (5 acres of steep slopes, 5 acres of utility easements, 30 acres of wetlands, stream buffers, etc.). The resulting acreage that is considered buildable is 60 acres and would yield 44 lots (60 X 0.73). The total acreage required as open space would still be 50 acres. The moderate price home proposal in OSRM would allow 51 lots (44 + (44 X 15% = 51)), densities 0.44 and 0.51 units/acre respectively.

Case Study #3

Background –

A 100-acre plot is proposed for rezoning as OSRD. The property has 0 acres of utility easement, 20 acres of wetlands and 5 acres of steep slopes (total of 25 acres is unbuildable).

Option 1 – Current Ordinance

Summerfield's current OSRD zoning would require 50 acres (50%) be set aside as open space. Under current ordinance would permit up to 73 homes to be built (0.73 X 100 acres) - density 0.73 units/acre.

Option 2 – Draft Ordinance Proposal

The current draft ordinance for OSR would require a minimum of 50 acres (50%) be set aside as open space; 25% of the open space must be buildable. In this example, the open space acreage would be 50 acres (25 acres + (25 acres x 25%)). Twenty-five acres of the required open space would be buildable in this example. Under this option, 73 lots/homes could be built (100 acres X .73). The moderate price home proposal in OSRM permits a maximum of 84 lots (73 – (73 X 15% = 84)).

Option 3 – Proposal Presented at 8/26/19 ZB Meeting

Remove all wetlands, steep slopes and wetlands from the total acreage and 75 acres remain (5 acres of steep slopes, 0 acres of utility easements, 20 acres of wetlands, stream buffers, etc.). The resulting acreage that is considered buildable is 75 acres and would yield 55 lots (75 X .73). The total acreage required as open space would still be 50 acres. The moderate price home proposal in OSRM would allow a maximum of 63 lots/homes (55 + (55 X 15%), densities of 0.55 and 0.63 units/acre respectively.