

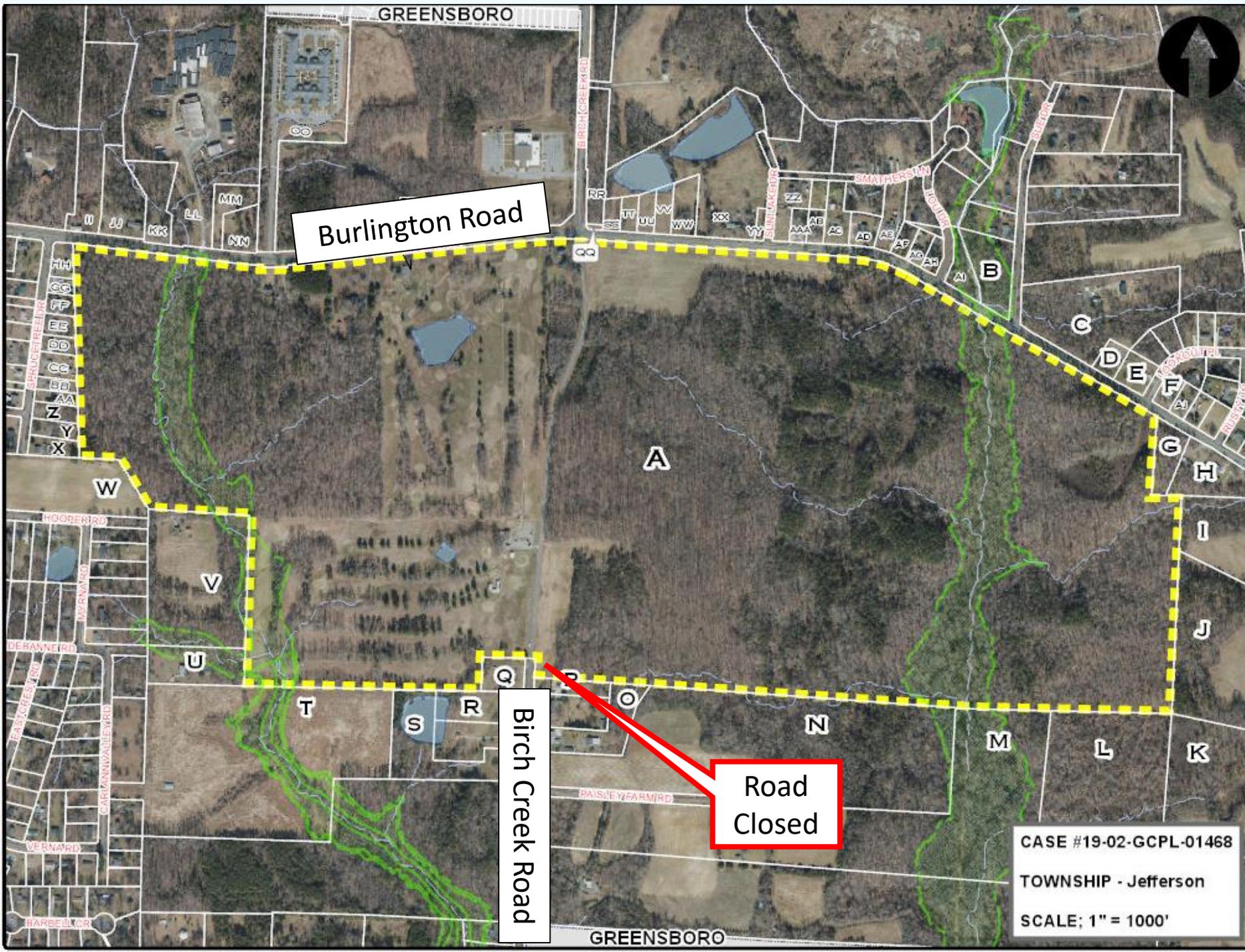
Publix Super Markets, Inc.
Major Variance from the
Jordan Lake Stream Buffer Regulations
19-02-GCPL-01468

Teresa Andrews
Stormwater Program Administrator



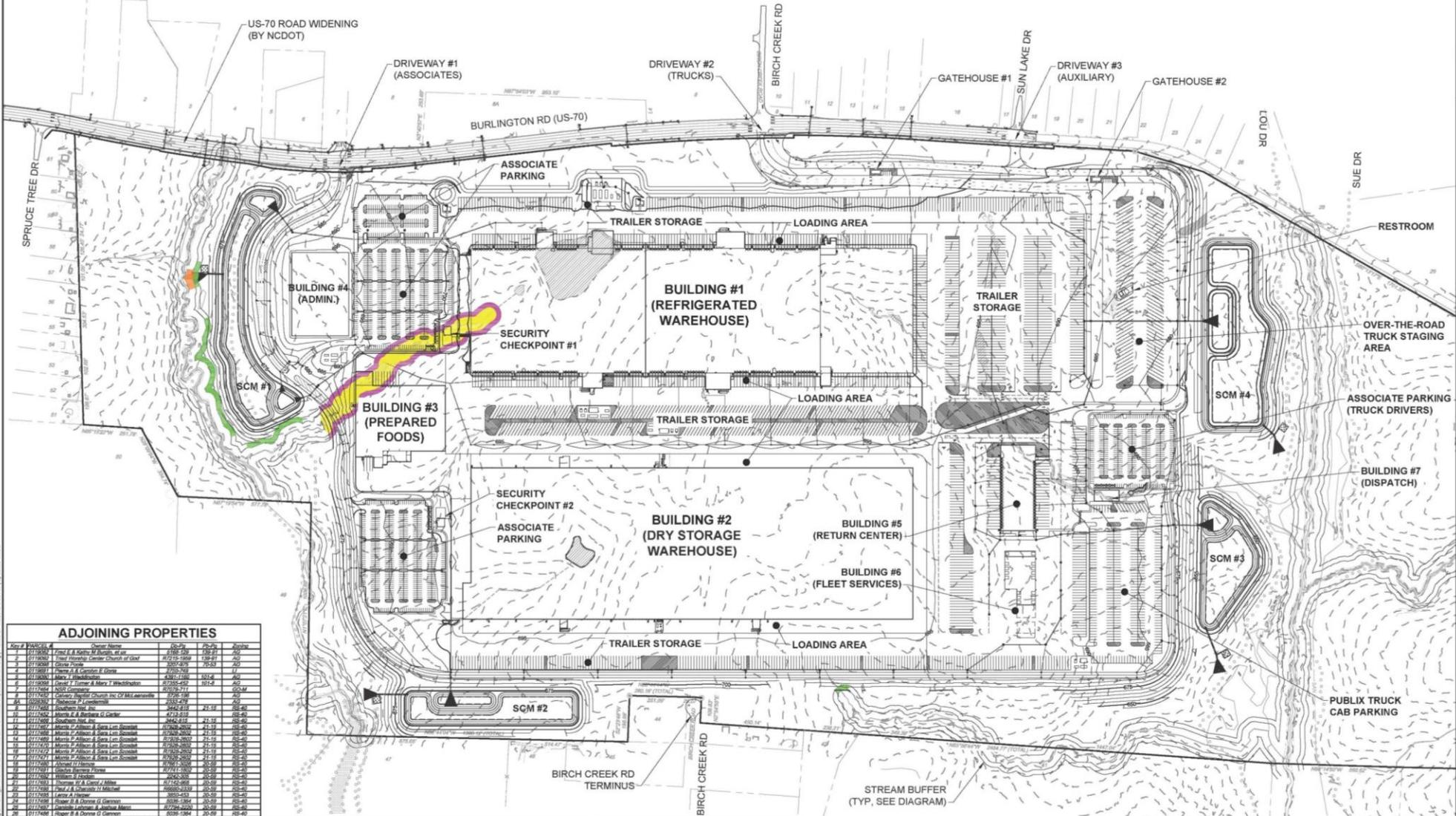
Publix Super Markets Inc. is requesting a major variance from the Jordan Lake stream buffer rules per Guilford County Development Ordinance 7-1.9.

- The property is owned by East GSO Holdings, LLC and is located at 311 Birch Creek Road, McLeansville, NC 27301 being tax parcel, #117416, approximately 338.69 acres, located in the Jefferson Township
- The property is zoned Light Industrial, the Light Industrial District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development and related commercial/service activities which, in their normal operations, have little or no adverse effect upon adjoining properties.

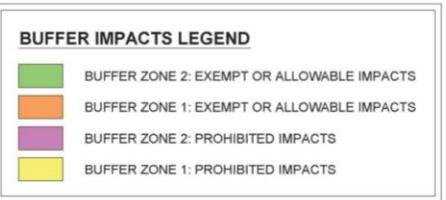
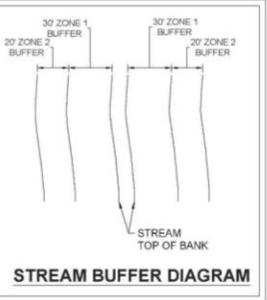
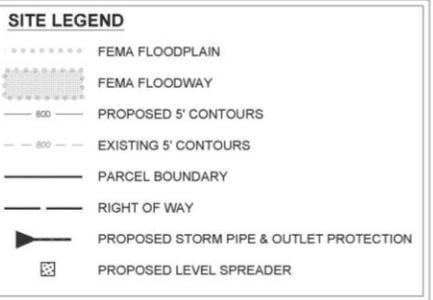


The major variance from the Jordan lake stream buffer regulations is requested for the purposes of establishing a corporate campus designed to meet the needs of Publix Super Markets, Inc.

Publix plans to build a corporate campus which includes a refrigerated warehouse, dry warehouse, return center, food manufacturing facility, parking and staging for tractor trailers, parking for associates, and ancillary support facilities.



ADJOINING PROPERTIES			
Key #	Parcel #	Owner Name	Address
1	01171001	Timmons Group, Inc.	100 W. Market Street, Suite 1305
2	01171002	Timmons Group, Inc.	100 W. Market Street, Suite 1305
3	01171003	Timmons Group, Inc.	100 W. Market Street, Suite 1305
4	01171004	Timmons Group, Inc.	100 W. Market Street, Suite 1305
5	01171005	Timmons Group, Inc.	100 W. Market Street, Suite 1305
6	01171006	Timmons Group, Inc.	100 W. Market Street, Suite 1305
7	01171007	Timmons Group, Inc.	100 W. Market Street, Suite 1305
8	01171008	Timmons Group, Inc.	100 W. Market Street, Suite 1305
9	01171009	Timmons Group, Inc.	100 W. Market Street, Suite 1305
10	01171010	Timmons Group, Inc.	100 W. Market Street, Suite 1305
11	01171011	Timmons Group, Inc.	100 W. Market Street, Suite 1305
12	01171012	Timmons Group, Inc.	100 W. Market Street, Suite 1305
13	01171013	Timmons Group, Inc.	100 W. Market Street, Suite 1305
14	01171014	Timmons Group, Inc.	100 W. Market Street, Suite 1305
15	01171015	Timmons Group, Inc.	100 W. Market Street, Suite 1305
16	01171016	Timmons Group, Inc.	100 W. Market Street, Suite 1305
17	01171017	Timmons Group, Inc.	100 W. Market Street, Suite 1305
18	01171018	Timmons Group, Inc.	100 W. Market Street, Suite 1305
19	01171019	Timmons Group, Inc.	100 W. Market Street, Suite 1305
20	01171020	Timmons Group, Inc.	100 W. Market Street, Suite 1305
21	01171021	Timmons Group, Inc.	100 W. Market Street, Suite 1305
22	01171022	Timmons Group, Inc.	100 W. Market Street, Suite 1305
23	01171023	Timmons Group, Inc.	100 W. Market Street, Suite 1305
24	01171024	Timmons Group, Inc.	100 W. Market Street, Suite 1305
25	01171025	Timmons Group, Inc.	100 W. Market Street, Suite 1305
26	01171026	Timmons Group, Inc.	100 W. Market Street, Suite 1305
27	01171027	Timmons Group, Inc.	100 W. Market Street, Suite 1305
28	01171028	Timmons Group, Inc.	100 W. Market Street, Suite 1305
29	01171029	Timmons Group, Inc.	100 W. Market Street, Suite 1305
30	01171030	Timmons Group, Inc.	100 W. Market Street, Suite 1305
31	01171031	Timmons Group, Inc.	100 W. Market Street, Suite 1305
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36	01171036	Timmons Group, Inc.	100 W. Market Street, Suite 1305
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38	01171038	Timmons Group, Inc.	100 W. Market Street, Suite 1305
39	01171039	Timmons Group, Inc.	100 W. Market Street, Suite 1305
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58	01171058	Timmons Group, Inc.	100 W. Market Street, Suite 1305
59	01171059	Timmons Group, Inc.	100 W. Market Street, Suite 1305
60	01171060	Timmons Group, Inc.	100 W. Market Street, Suite 1305
61	01171061	Timmons Group, Inc.	100 W. Market Street, Suite 1305



The Jordan Buffer Rules apply to jurisdictional features that are found on either the most recent version of the soil survey map prepared by the Natural Resources Conservation Service of the United States Department of Agriculture, or the most recent version of the 1:24,000 scale (7.5 minute) quadrangle topographic maps prepared by the United States Geologic Survey (USGS); any alternative maps must be approved by the NC Environmental Management Commission and the Geographic Information Coordinating Council prior to their use in a determination.

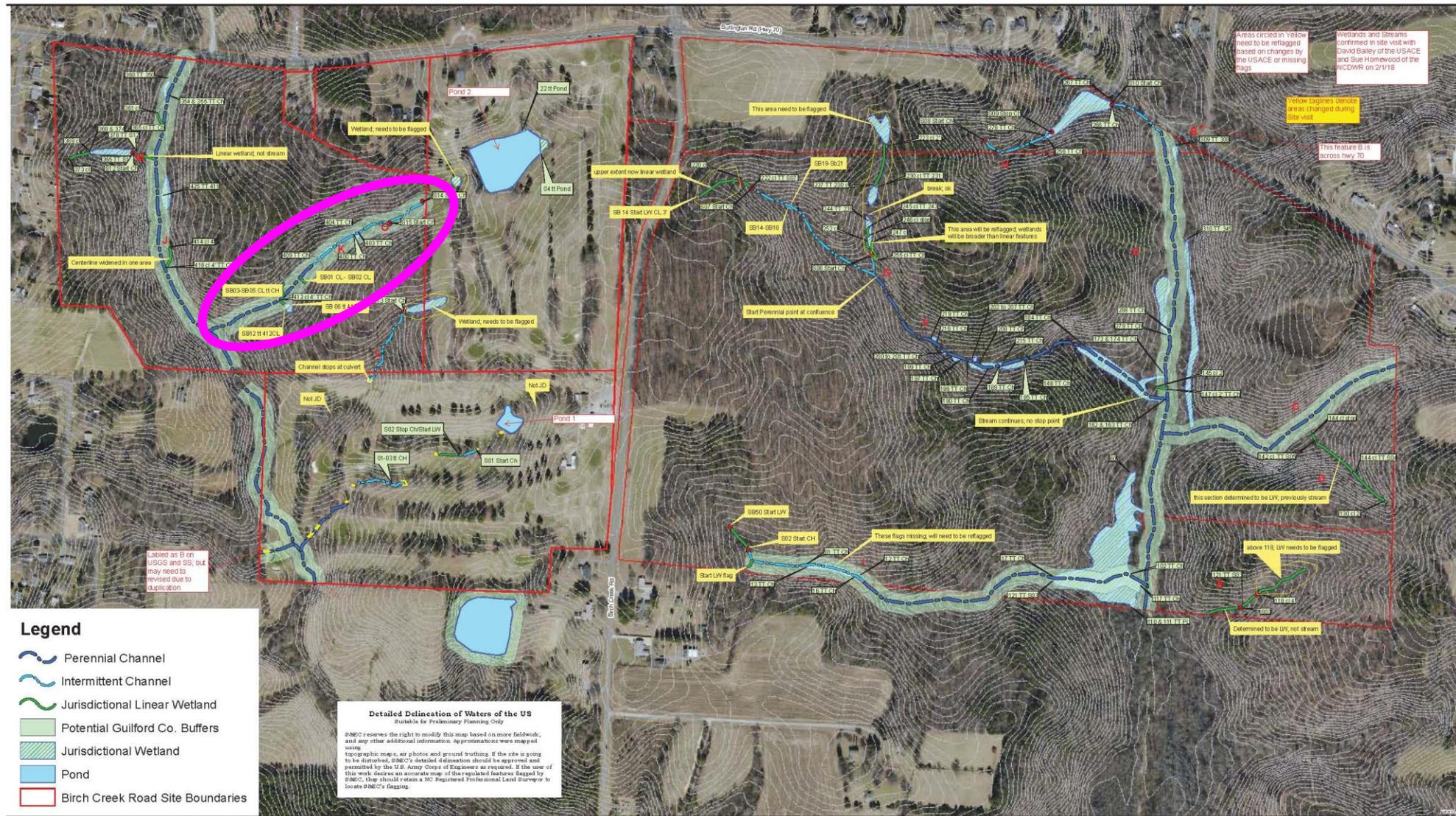


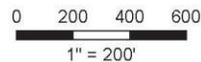
Figure 3 - Wetland Sketch Map
 Post USACE and DWR site visit
 Birch Creek Rd Site
 Guilford County, NC

NC OneMap
 Guilford County GIS



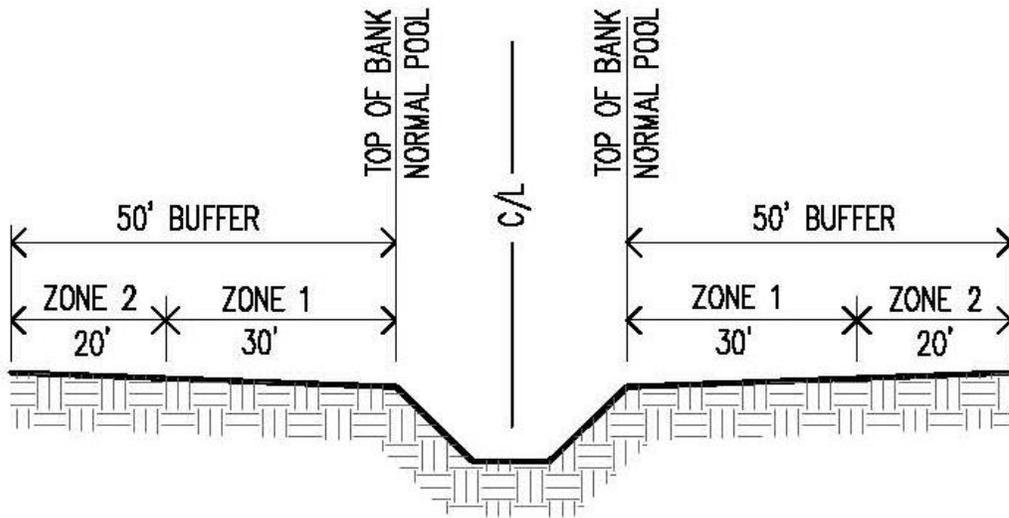
Soil & Environmental Consultants, PA
 8412 Falls of Neuse Road, Suite 104, Raleigh, NC 27615 • Phone: (919) 846-5900 • Fax: (919) 846-9467
 sandec.com

Project No.
 13038.VV1
 Project Mgr.:
 SB
 Scale:
 1" = 200'
 2/5/18



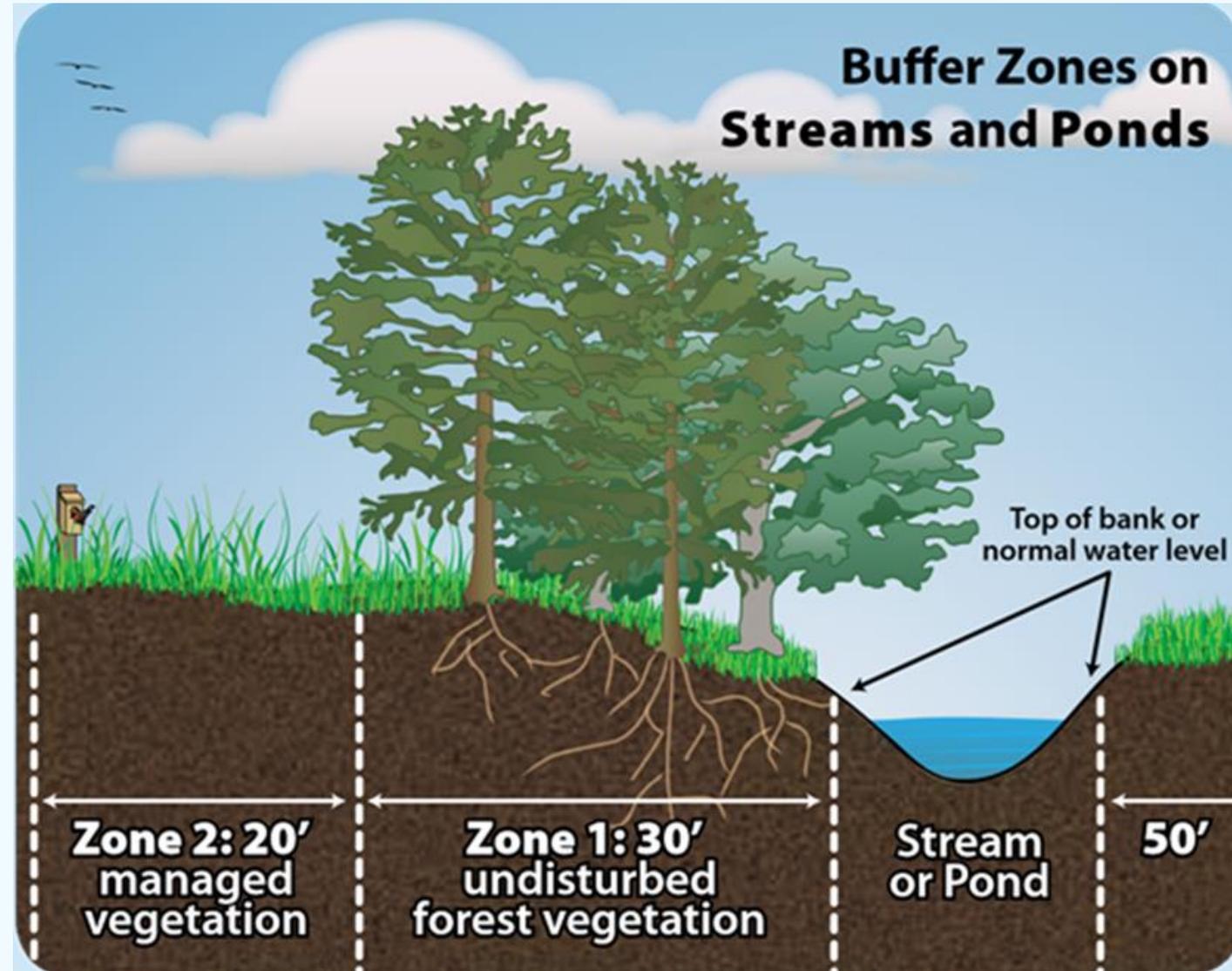
Jordan Lake Buffer Rules

- The stream buffer must remain undisturbed except for the uses provided in the Table of Uses, Table 7-1-2, Section 7-1.9(A)6)b of the Guilford County Development Ordinance.
- Any use within Zone 1 not listed within the table of uses, Table 7-1-2 in the Guilford County Development Ordinance, requires a major variance



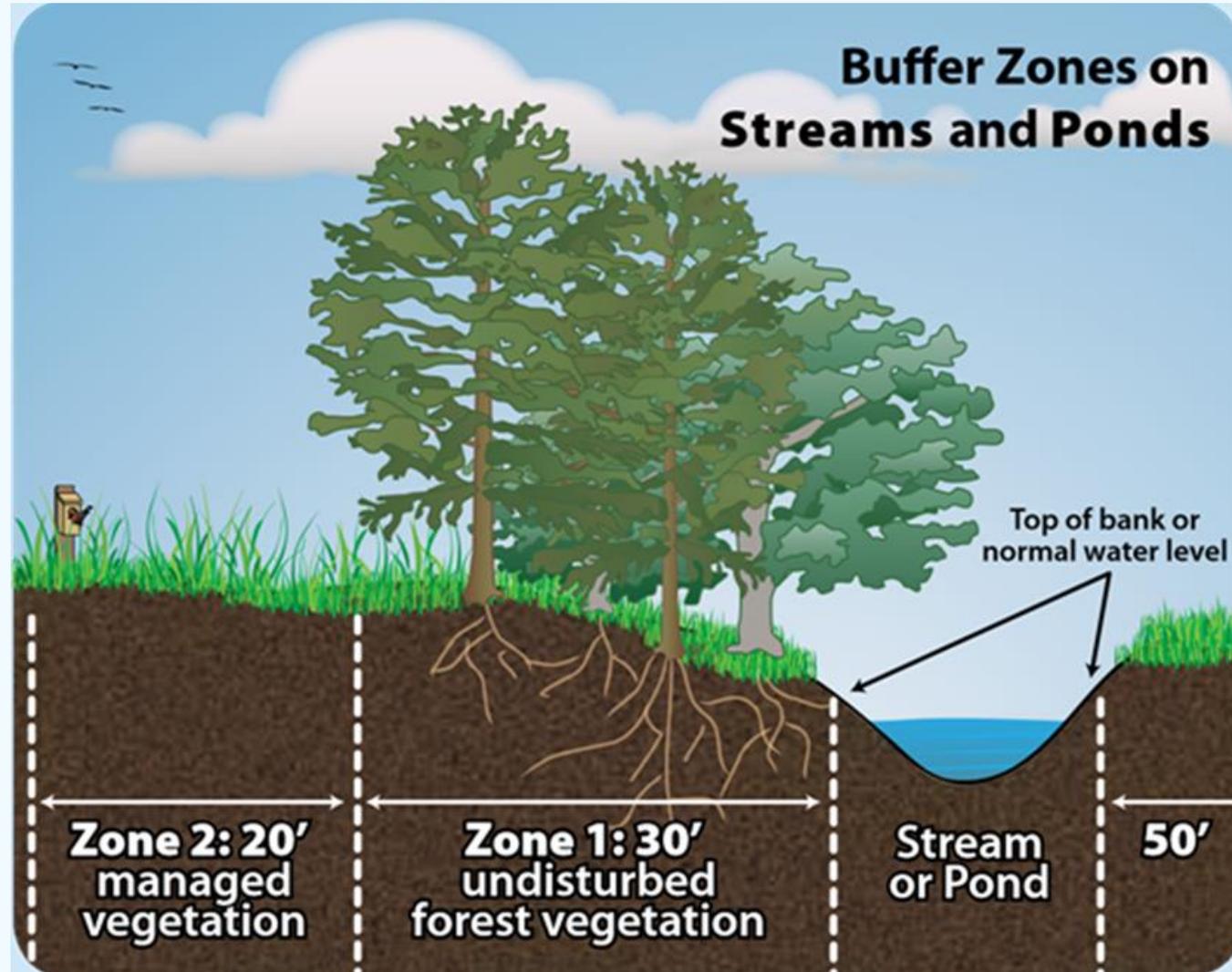
ZONE 1 - 30' NATURAL AND UNDISTURBED.
ZONE 2 - 20' MANAGED VEGETATION

50' RIPARIAN STREAM BUFFER SECTION



Jordan Lake Buffer Rules

- Publix is proposing grading/fill impacts not categorized within the table of uses totaling 54,019 square feet in Zone 1, and 39,616 square feet in Zone 2, total impacts include 93,635 square feet. Publix plans to pay mitigation on a 3:1 basis for Zone 1 and a 1.5:1 basis for Zone 2, the mitigation total would include 162,057 square feet for Zone 1 and 59,424 square feet for Zone 2.



Major Buffer Variance Process

Conditional approval from TRC was given on March 19, 2019. The decision that the Guilford County Planning Board makes will go to the Board of Commissioners for a formal recommendation on behalf of Guilford County to the State Environmental Management Commission for a final decision.

- Date of application: February 15, 2019, the application submitted by Publix Super Markets Inc. was complete.
- Date adjacent property owner(s) notified: March 29, 2019
- Date current Jordan Lake consumption allocation holders notified: March 28, 2019, and comments accepted through April 25, 2019.
- Date sign posted on the subject property: March 29, 2019
- Date posted on County website: March 29, 2019
- Date of public hearing: April 10, 2019

Subject Property



Across Street



Street View West



Street View East

