

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION

September 17, 2025

Item 25-25

Spring Hill Villas

(K. Rice, Rice's Landscapes Redefined)

Location: Great Windsor Lane & Southwood Drive

Signage Review

Zoning: PD

PLANNING DEPARTMENT

Applicant is presenting plans for a freestanding identification sign for Spring Hill Villas, a residential planned development that is under construction on the south side of Southwood Drive, east of S. Arlington Road.

The proposed single-sided sign would consist of a 3' - 6" x 5' - 8" (19.9 SF) high-density sign board with 7" routed gold metallic letters on a brownish background. The sign face would be attached by angle iron to the bottom of a rough-sawn timber, which would be supported on top of two 4' tall limestone veneer columns with stone caps. Overall height would be 5'-1". Proposed sign face area and height would comply (20 SF/8' maximums).

The sign would be located at the southeast corner of Southwood Drive and Great Windsor Lane, within Open Space A of the planned development. It would be situated beyond a 30' intersection of the rights-of-way and set back at least 15' on both ends, which complies (15' minimum). It would also be located outside an existing 20' drainage easement, as shown.

The sign would be illuminated via a single ground-mount low-voltage uplight (black). A detail sheet is provided. A transformer for the power supply would be attached to the rear of the sign structure.

The sign area would be landscaped with yews, ornamental grasses, and annuals along with two dogwood and five white spruce trees (all outside the easement). Four of the trees would have similar light fixtures for accent purposes.

A draft of the Covenants & Restrictions for the new allotment has been provided indicating that the HOA will be responsible for long-term maintenance of the sign. The documents will be recorded once they are finalized.

DESIGN REVIEW BOARD

Made a favorable recommendation to the Planning & Zoning Commission.

ENGINEERING

No comments requested.

FIRE

No comments requested.

ZONING

Zoning and building permits are required. The sign location will need to be staked prior to installation so setbacks can be verified.

STAFF RECOMMENDATION

Staff recommends approval of the proposed sign as submitted.

The sign location will need to be staked prior to installation so the setback can be verified.