

**MINUTES OF THE  
SUMMERFIELD ZONING BOARD  
SUMMERFIELD COMMUNITY CENTER  
April 27, 2009  
7:00 P.M. Public Hearing**

**NOTE: The official minutes are a CD recording of the meeting. The following is a summary of the events of the meeting.**

The meeting was called to order at 7:00 by Co-Chair Dick Feulner, in the absence of the Chair.

**2. INTRODUCTIONS**

Dick Feulner, Acting Chair  
Ken Dunham, Acting Vice-Chair  
Trudy Whitacre

Michael Brandt, Interim Town Planner  
Blair Carr, Attorney  
Carrie Spencer, Clerk

**3. CONSENT AGENDA**

Ms. Whitacre made a motion to approve the agenda with the following changes:

1. Add the appointment of Chair and Vice-Chair, continued from the March meeting, then continue the action to the next meeting.
2. Continue Item 4(B) to the next meeting.

Mr. Dunham seconded the motion and it passed unanimously.

It was suggested that Southern States has changed the color of the canopy roof from green to black.

The minutes were discussed and there were no changes recommended. Approval of the minutes was continued to the next meeting for lack of quorum.

There was discussion about the need for a zoning board member with architectural background.

**4. NEW BUSINESS**

**A. Site Plan Permit # To Be Assigned: Summerfield Athletic Park.** Mr. Brandt presented the case, giving the board an overview of the history behind the choice of the property. He pointed out some challenges due to the topography of the site, adding that the architect used the situation to our advantage. There will be a lot of clearing, as typical for development of this type. Trails will be built in a woodland style rather than paving.

Brandt used the mounted full size plan to orient the board to the site and Hwy 220N. He explained that the access will be “right in right out”, and pointed out that some changes will be required following the widening of Hwy 220. Brandt pointed out that those changes could create a full service access potentially with a traffic light in future.

Brandt stated that the DOT wants to install wire fencing along the length of Hwy 220 when widened, and the town has requested that the fence in front of the athletic park be of our own design.

There are 8 general contractors interested in the project.

He explained the elements included in each of the phases of construction, and the relationship of various elements to the grant requested by the town for the project.

He pointed out that the town will stockpile dirt cut for the first phase, to use for future phases.

The Erosion Control plan is under review at the state level, required since the town is the applicant. The plan includes the creation of ponds to trap runoff, and reusing that water for irrigation. The town is considering a turf field which is expensive to install, but will help to reduce maintenance costs. The plan includes more parking (150 spaces) than required by our ordinance (100) since athletic fields typically need more parking than the standard. The plan ensures that all parking lots allow flow through traffic and good exit stacking space.

Mr. Brandt stated that the town has an Athletic Advisory Committee, and held a community open house for public comment.

A gravel road on the site is planned for access to the maintenance building. It was suggested that a fence be installed to screen dumpsters.

The lighting for the drives and sidelights will meet the dark sky ordinance and will be equivalent to the community park. Musco company, who does the majority of athletic fields in the country, has a lighting technology that meets dark sky ordinances and eliminates the need to pump up lighting levels with florescent lighting. The light fixture is a cut off lens, and represents the state of the art in ball field lighting. He added that the topography will help shield lights, and a tree buffer will help shield the lights from residential property to the rear. All lights are directed to the fields themselves. Brandt informed the board that residents surrounding all site options were invited to participate in open houses. Oak Ridge Park will have the lights, as well as the athletic fields at the new Northern schools. There will be a lighting curfew of 10:00 or 11:00pm. The property will be gated, including during construction. The existing house on the property will be removed, and the plan is to preserve as many trees as possible.

The intent is to use the topography to create a two level concession stand, with a press box at the top floor, and concessions and rest rooms downstairs. The intent is to offer a prepared snack stand rather than construct a more costly food preparation facility. Council has discussed options that include the town running the stand, as well as having individual organizations running it. Council has discussed having users pay fees to use the fields, based on the use of lights, and lights will be on separate meters to track costs. They have also discussed allowing organizations to use the fields in exchange for maintenance. Power will be underground.

There was concern about the impact of fertilizers and pest control on the environment. The plan includes the initial installation of sod to allow the field to open for next year's playing season. Brandt pointed out that when watering is done right, there will no runoff of water and pollutants since watering is kept only to what the fields need to absorb.

Parking lots will include storm water devices to control runoff. Collected water would be pumped back into the irrigation system. There will also be an irrigation well on the property. Brandt pointed out where two well sites will be located. There was a question of water use for athletic fields –vs.- residential use.

There was concern about creating only as much impervious surface as necessary. Brandt pointed out the fact that the large expanses of grass will absorb water and reduce runoff. He added that the state will be strict about monitoring runoff and the town will have to install control devices before grading even starts.

There was discussion about the use of the fields throughout the year, and it was pointed out the time when irrigation is most necessary is in summer, when fields are used less. The town is bidding for site work, starting construction by the end of May.

The town is looking at building a prefabricated building for the concession stand rather than incurring the cost of an architect to design a site built building. The concept is for the building to match the character of Summerfield.

The grant agency has delayed all meetings until July, which delays their consideration of Phase 2. Phase 1 is funded.

Athletic fields are permitted by right in all zoning districts, and the town may come back at some time and rezone to Public Institutional.

The site plan for Phase 3 will be submitted to the Zoning Board for approval.

Ken Dunham made a motion to approve the site plan for Phases 1 and 2, as mounted on the board, with the following conditions:

1. Utilization of runoff water for irrigation use should be incorporated into the plan.
2. Egress for property from Hwy 220 should be “right in right out”.

Ms. Whitacre requested a friendly amendment to restate the first condition as “water in the ponds should be utilized for irrigation”. Mr. Dunham accepted. Ms. Whitacre seconded the motion, and it passed unanimously.

## **5. OTHER BUSINESS**

Mr. Brandt informed the board that the school board will submit a site plan and watershed modification for a proposed Summerfield Elementary School project. They want to start in the summer to demolish some buildings and reroute some traffic.

Mr. Dunham made a motion to adjourn, Ms. Whitacre seconded, and the meeting adjourned at 8:39.

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Dick Feulner, Acting Chair

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Carrie Spencer, Clerk to the Board