

**Minutes of the Summerfield Town Council &
Zoning Board Joint Meeting
Summerfield Community Center
January 11, 2007
7:00 P.M.**

The meeting was called to order 7:00 PM by Mayor Mark Brown.

The purpose of this meeting was the presentation of a Summerfield Comprehensive (Community) Plan.

All members of the Summerfield Town Council; members of the Zoning Board and Town Staff were present.

Terry Harrington and Don Witt were present from Marsh Witt Associates; Evie Slone and Chad Adkins were present From Hill Studio, P.C.

It was decided Marsh Witt Associates would be responsible for the Meeting Summary of this meeting. That summary is attached.



Mark E. Brown, Mayor



Dianne Laughlin, Interim Town Clerk

Meeting Summary

Summerfield Comprehensive (Community) Plan Project Scoping Meeting

Present:

Marsh Witt Associates: Terry Harrington, AICP
Don Witt

Hill Studio, P.C.: Evie Slone, AICP, LEED
Chad M Adkins, AICP

Members of Summerfield Town Council and Zoning Board

Summerfield Town Staff

The purpose of the meeting was to meet with representatives from the Town and to determine their ideas and concerns regarding the development of the Comprehensive Plan. The participants were Town Council and Zoning Board members. Town Staff members also participated in the discussions. Participants were split into two groups and asked to discuss four topics. The topics discussed were:

- A. Key Community Issues
- B. Key Elements or Components
- C. Obstacles or "Land Mines" to be Avoided
- D. Factors leading to the success of this planning process

A discussion summary follows:

A. What do you see as the important issues facing Summerfield over the next decade?

- Growth vs. no Growth. The speed with which growth occurs.
- Achieving a diversity of housing types – how to accomplish, where to locate. How do we build consensus on issues?
- Transportation Issues – effect of major new routes on town and town development.
- Infrastructure – speed of development, where should water and sewer be located? Soils are good for septic.
- Water quality – both protecting Greensboro supplies, and individual wells.
- Conservation of environment. – animal habitat, open spaces, wildlife corridors.
- Preserving the town's historical and cultural heritage.

- Developing a long range vision for the provision of services; What services should the town directly provide?
- Developing housing alternatives diversity of types and affordable. Use of "green" building techniques, provide incentives for developers.
- The loss of Summerfield's character and identity. The role that density plays in defining that character.
- Where should new business areas be located? Character of those areas.
- The loss of the town's rural character.
- Creating unity; creating community.
- The division of the town by major highways – Route 220, Painter Blvd.
- Splitting pupil attendance zones.
- Loss of open space
- Loss of environmental spaces.
- How best to provide adequate public services.
- Need to define rural character.

B. What should be the key elements or components of the new Summerfield Comprehensive Plan?

- A VISION for the community.
- A generalized future land use map. Define uses; "Pods"; Define division lines.
- A discussion of the community's economic base – commercial and industrial development and its desired character.
- Parks and recreation component; location of future trails and active and passive parks.
- A conservation component- historical, cultural; farmland preservation, open spaces.
- Transportation.
- Housing.
- Implementation, evaluation guides.
- A section on community identity.
- Fiscal responsibility chapter.
- Infrastructure chapter.
- A discussion of "alternative futures.
- Public services component.
- Intergovernmental relations with surrounding jurisdictions.

C. What are some of the obstacles that may emerge as part of the comprehensive plan process that will need to be overcome?

- Lack of community consensus on important community issues such as taxes, services and growth.

- Developers.
- Land owners; property rights.
- Lack of constructive/positive participation.
- Relationships with surrounding communities.
- Accurate information distribution.
- Building a consensus on a future land use map.
- Resolving conflicts between developers and citizens.
- Achieving a diversity of community opinions.
- Growing expectations for public services.
- Conflict between growth/no-growth perspectives.

D. It is early 2008. The Town Council has just adopted the new Comprehensive Plan. Local newspapers have reported that the process was very successful. What factors led to this success?

- Developed consensus on key issues.
- Public was engaged in the process.
- Alternative housing policies were incorporated into the plan.
- Summerfield becomes a community again.
- Plan provides a guide for land use decisions.
- There were good communications. Northwest Observer and Guilford Record followed process.
- Project stayed on schedule.
- Plan contains recommendations for zoning changes.
- Plan is a clear guide for the future of the town

After the group discussions, the groups were brought together to present and review the individual group ideas. Overall, the groups discussed similar topics with some variations. Both groups would like to see the following topics addressed in the Comprehensive Plan:

- Development of a Community Vision/ Identify
- Growth Management
- Future Land Use
- Open Space Plan
- Historic Preservation
- Economic Base/ Finances
- Provisions of Infrastructure- Public or Private
- Implementation Plan
- Housing

At the end of the meeting several questions were asked. These questions are outlined below:

- What is the timeframe for producing the Comprehensive Plan?
 - Approximately 18 to 24 months is a standard timeframe for such a plan. The time frame will ultimately be decided based on the public input process and the decision about how the use of a Steering Committee will be incorporated into the planning process.
- Will the plan be specific or generalized?
 - This will need to be determined by Town staff and the Steering Committee.
- How should the Steering Committee be determined?
 - Michael Brandt answered this question. He would like to see the Steering Committee made up of up to 20 residents. Ideally, these members would represent a diverse cross-section of the entire community. It will be extremely important to engage the entire community throughout the planning process. By having a balanced and accepted Steering Committee, residents will be more willing to accept the plan. A solid Steering Committee will validate the plan.

Compiled by:

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