

**MINUTES OF THE  
SUMMERFIELD ZONING BOARD  
SUMMERFIELD COMMUNITY CENTER  
October 26, 2009  
7:00 P.M. Public Hearing**

The meeting was called to order at 7:02 pm by Chair Nancy Hess. Brandt introduced Chris Anderson, who was just hired as the new Town Planner.

**2. IN ATTENDANCE:**

Nancy Hess	Michael Brandt, Acting Planner
Dick Feulner	Chris Anderson, New Town Planner
Ken Dunham	Blair Carr, Town Attorney
Rich Lovett	Valarie Halvorsen, Town Clerk
Carrie Reeves	
Alternate Present: Kathy Rooney	

**3. CONSENT AGENDA**

Hess made a motion that item 4B. Rezoning Case #04-09 be heard before item 4A. Site Plan Permit. The motion was seconded by Feulner and carried unanimously. Feulner made a motion to approve the agenda as amended. The motion was seconded by Dunham and carried unanimously.

Carr noted that Reeves could not vote on approval of the minutes as she was not present during that meeting.

Dunham made a motion to approve the minutes from the September 28, 2009 meeting. The motion was seconded by Feulner and it passed 4 to 0.

**4. NEW BUSINESS:**

**B. Rezoning Case #04-09 RS-30 to CU-NB.** The parcel is located at 7906 Summerfield Rd W in Bruce Township, Guilford County tax map # 01-0037, block 916, parcel 091, being approximately 1200 ft south of the intersection of Summerfield Rd and US Hwy 220 N. The parcel is owned by Norma Maberson and is approximately 0.80 acres.

Brandt described the case, reading from the staff report. Hess opened the Public Hearing at 7:21pm.

Proponents

Nanette Carter, 3732 Pembroke Terrace, High Point, owner of Hiz & Herz Furniture, stated the previous location was very small and not conducive to appropriately displaying the furniture. She further stated the business has done well in Summerfield and is mostly catalog and internet based, so there would be low levels of traffic.

Bill Gordon, 305 Grassy Meadow Ct, owns nearby property and has no objections to the rezoning. He feels it will be a good use of an existing property.

Jenny Hoffaker, 7487 Whitesell Dr, says there is lots of community interest in the business and it will be an asset to the community.

With no other speakers, Hess closed the Public Hearing at 7:26 pm.

Dunham and Feulner raised concerns about five possible uses that would be permitted under CU-NB:

- Maternal Care Home, more than 6 residents
- Two Family Dwelling (twin home or duplex)
- Day Care Center, Adult (6 or more)
- Day Care Center, Child (6 or more)
- Laundry or Dry Cleaning Plant

By consensus, the board agreed to offer to the applicant the condition that those 5 uses be excluded as permissible uses and applicant Nanette Carter and property owner Norma Maberson accepted. Additional conditions by the applicant were the exclusion of Construction or Demolition Debris Landfill, Minor, and Land Clearing and Inert Debris Landfill, Minor.

Following a brief discussion about parking, cut throughs, 220 access, and cross access, Dunham made a motion to approve Rezoning Case #04-09 RS-30 to CU-NB with the addition of the five conditions listed above, based on preserving the individual property owner's rights, and considering the impact on public schools, roads, and other infrastructure. The motion was seconded by Lovett and carried unanimously. Hess noted the case would be heard by Town Council during the November 10, 2009 meeting, 6:30 pm.

**A. Site Plan Permit # to be assigned (Renovation and Addition Summerfield Veterinary Hospital)**

The property is located at 4318 US Hwy 220 N in Bruce Township, being tax map number 01-0035, block 853, parcel 18. The property has a total acreage of approximately 3 acres and is owned by George Rilling. The property is zoned AG and is used for a veterinary hospital.

Brandt presented the case, reading from the staff report. There was discussion of watershed, water drainage, elevation, design, driveway, and the bio-retention cell. Dunham has concerns with protecting the bio-retention area from vehicles and suggested the addition of split-rail fencing.

Feulner made a motion to approve the site plan and architectural design with the condition of adding fencing around the bio-retention cell, which was seconded by Hess. Carr asked Feulner to clarify his motion to specify fencing location. Feulner amended his motion to specify that the fencing should be keeping in character with surroundings, be either a fence or a natural barrier, and should be along the South and East to the length of the parking lot. The amended motion was seconded by Hess and carried unanimously.

**5. OTHER BUSINESS:**

**A. Business from the Planner**

Brandt gave updates on signage, the Comprehensive Plan, and Hwy 220 widening.

With no further business before the board, Feulner made a motion to adjourn at 8:24 pm. The motion was seconded by Dunham and carried unanimously.

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Nancy Hess, Chair

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Valarie Halvorsen, Town Clerk