

MINUTES OF THE  
SUMMERFIELD BOARD OF ADJUSTMENT  
SUMMERFIELD COMMUNITY CENTER  
April 28, 2011

**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 6:32 by Mr. Gene Grubb.

**INTRODUCTIONS:**

Gene Grubb, Chairman  
Mike Stewart  
Ron Willis  
Jim Brady

Lewis Nash  
Chris Anderson, Town Planner  
Valarie Halvorsen, Town Clerk

Mr. Grubb summarized the Boards' responsibilities and reviewed the process

**CONSENT AGENDA:**

The agenda was approved. The minutes from the March 24, 2011 meeting were approved.

**NEW BUSINESS:**

**CASE 01-11-SUP:** Patrick Jenks, Gardens at Grey Gables, is requesting a special use permit to add additional property for use as a Special Events Center, in accordance with Article 6-4.75 of The Summerfield Development Ordinance. The property is located at 7610 Brisbane Dr in Bruce Township, Guilford County Tax Map 01-0037 Block 917 Parcel 26.

Three persons were sworn in to offer testimony, property owner Patrick Jenks, Town Planner Chris Anderson, and Summerfield property owner Raymond Esque.

Patrick Jenks said the property was to be used as a Bridal Cottage and an office for Danielle Jenks.

Ron Willis asked for clarification, and it was stated that the request was not for the renewal of the Special Use Permit for the current Event Facility, but an additional SUP for the .74 acre piece of adjoining property.

Following brief discussion, Stewart made a motion that the proposed use is represented by an "S" in the column for the district in which it is located on the Permitted Use Schedule in this Ordinance. The motion was seconded by Nash and carried unanimously.

Willis made a motion that the proposed conditions meet or exceed the development standards found in Article VI (Development Standards) as follows: no minimum area; separation of proposed use at least 400 feet from religious assembly and schools; operation of facility, hours of operation, conforms to State alcohol laws, no spotlights; road access is to a thoroughfare street; parking provided on site, situated away from property lines, and meets occupancy requirements; signs are limited; Special Use Permit shall be renewed every year, based upon this approval; food preparation meets Guilford County Health Department regulations. The motion was seconded by Brady.

There was much discussion about the meaning of “road access is to a thoroughfare street” and if this should be interpreted as requiring direct or indirect access. Attorney Will Rozell stated in his legal opinion the testimony of the Town Planner as well as the applicant was sufficient evidence that there was access and that the required access was not stipulated as direct access. Grubb called for a vote on the motion, which was 2 in favor and 2 opposed. Grubb recommended having the item come back as an approval for the SUP for this property and a renewal of the SUP for the adjoining property at the same time.

Brady made a motion to withdraw the previous motion and vote and continue **CASE 01-11-SUP** to the next Board of Adjustment meeting or until such time as there was an approved site plan. The motion was seconded by Willis and carried unanimously.

With no further business before the Board of Adjustment, Nash made a motion to adjourn at 7:27 pm. The motion was seconded by Stewart and carried unanimously.

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Gene Grubb, Chair

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Chris Anderson, Clerk to the Board