

**MINUTES OF THE
SUMMERFIELD TOWN COUNCIL
SPECIAL CALL MEETING
SUMMERFIELD COMMUNITY CENTER
FEBRUARY 4, 2010
4:00 PM**

The meeting was called to order at 4:00 pm by Mark Brown.

PRESENT:

Council:

Mark Brown, Mayor
Dianne Laughlin
Bob Williams
John Wray

Staff:

Michael Brandt, Town Manager
Valarie Halvorsen, Town Clerk
Dana Luther, Finance Officer

Laughlin made a motion to formally excuse Barnes and Flowers. The motion was seconded by Wray and carried unanimously.

Wray made a motion to approve the consent agenda, which consists of the meeting agenda. The motion was seconded by Williams and carried unanimously.

Discussion of Long Range Planning for Town Properties/Facilities

Brandt stated there was another property option, site J, owned by 555 Management, Inc. located at 7026 & 7044 Summerfield Rd which totals about 40 acres. In planning for the future, Brandt stated any parcel chosen should be a "50 year building" able to handle growth for potential additional users such as new town departments, community center, library, police, and the necessary parking and septic.

There was discussion of the effect the 220 widening project would have on the potential sites, as well as the need to consider feedback from the Comprehensive Plan Open House in making any decisions.

Brown noted that Flowers, who was unable to attend the meeting, requested the following be read into the record:

"Mayor Brown,

I fully intended to be present at the discussion meeting this afternoon, my mind is willing but my body is not. My mobility is limited and somewhat painful so I ask to be formally excused.

I also ask that you read the following at the meeting so I may share my thoughts with my fellow council members and so my opinions are included in the minutes.

While I realize this is a discussion of long range planning, our discussions cannot help but be affected by today's economic climate. I don't believe we can, in all good conscience, consider any large capital outlay in an economy where people continue to lose jobs and businesses are closing their doors at record rates. Our first priority must be the citizens of Summerfield. I think the town should finish the projects to which we are already committed or need to be concerned with:

Inadequate parking at the Town Park
Completing the ballfields
Armfield Park

I must also mention the potential cost if the town has to take responsibility for upkeep of secondary roads and any related costs in regard to the Jordan Lake Rules. These two items have been cited repeatedly by council as reasons not to provide tax abatement for our property owners.

That being said, my first thought is that any discussion of purchasing property should also include a discussion of the sale of the Summerfield Road parcel. Best case scenario would be to realize enough on the sale to cover most of the cost of purchase on another site.

After reviewing the information provided by the Town Manager on the nine properties available for sale, only two appear to me to be viable possibilities but since no dollar amounts were included, it is impossible to make comparisons. I would like to ask the Manager to provide that information on all sites. In addition to cost, my concern is the affect development would have on surrounding homeowners adjacent to many of the sites. I am not surprised that so many properties are available for sale to the town, since qualified buyers are in short supply in this down economy.

I am confident that council can work together to address my concerns and make informed, wise decisions for the future of Summerfield. I look forward to listening to council's views, comments and suggestions.

Respectfully yours,
Alicia Flowers"

In addition to site J, the following properties were discussed:

SITE A: Owner: Jones Family

Address: 7815 Summerfield Road

Size: Tax Database 2.55 (GIS 2.20 acres)

Zoning: RS-30 Residential

Description: Property is an oblong "L" shape with limited frontage on Summerfield Road. A small home is located on the narrow section. The site is relatively flat. The property is being offered by Mayor Jones (Stokesdale) but is not currently being marketed.

PRO: Site near existing Town Hall; flat property should not be difficult to construct; existing house may be utilized for additional purpose (community building?)

CON: Property is surrounded by existing small residential properties; existing building may not be able to be renovated; best building location is not visible from Summerfield Road; site may be too small based on other uses, size of building, parking, septic, and watershed requirements.

SITE B: Owner: Ralph Gordon Co. LLC

Address: 5009-11 US 220 N

Size: Tax 11.53 (GIS 9.5 acres) - includes small parcels inside the larger parcel

Zoning: RS-30 Residential

Description: Sites B, C, and D are all owned by Bill Gordon. Mr. Gordon has indicated his willingness to work with the town to purchase a portion of these three lots to construct or renovate a town hall. Site B is the largest of the three and the only one that is "stand-alone". The property currently has 7-10 mobile homes or structures that are rental property. There is a significant drainage feature along the northern and western portions of the property. The site has road frontage on both US 220 and Summerfield Road is very near existing Town Hall. Entire site not required for Town Hall- it may be possible to purchase southern portion only.

PRO: Site is large and should be able to easily fit a Town Hall; Property faces US 220 with visibility and access to both US 220 and Summerfield Road; Proximity to existing Town Hall.

CON: May be more expensive for larger tract; drainage feature may remove 2-3 acres from developable property; impact from widening of US 220 may hurt property layout.

SITE C Owner: Ralph Gordon Co. LLC

Address: 5001-3 US 220 N

Size: Tax 0.5 (GIS 0.8 acres)

Zoning: RS-30 Residential

Description: This site must be used in conjunction with either site B or site D as septic or parking area. NCDOT is slated to purchase additional right-of-way (still to be determined). It is immediately adjacent to the current Town Hall parking lot.

SITE D Owner: Ralph Gordon Co. LLC

Address: 7722 Summerfield Road

Size: Tax 0.35

Zoning: GB Commercial

Description: Current site includes two historic buildings. The southern building is in such disrepair that its removal would be required. The northern building is almost identical to existing town hall - in both age, and original use. A septic system and well would need to be located on other property - either site C or B, or possibly existing Town Hall. Site is located in Historic District

PRO: Re-use of historic property: shared parking with existing Town Hall; would double existing office space; zoned commercial.

CON: Restoration can be expensive; site not large enough to hold regular town meetings; off-site septic and well would need to be secured; located near residential property.

SITE E Owner: Cynthia Welch & James Gamble

Address: 4961 US 220 N

Size: Tax 4.92 acres (GIS 3.46 acres)

Zoning: RS-30 Residential

Description: Site has an existing 1950s era ranch house. Property slopes toward US 220. Significant frontage available along US 220. There are residences along the rear property.

PRO: Frontage on US 220; appears large enough for Town Hall use; existing structure may be utilized for other uses. Existing buffer along rear may limit impact to residences.

CON: Residential properties along rear; located in Historic District; US 220 widening will limit accessibility to south-bound traffic; property marketed by commercial real estate firm - costly to purchase.

SITE F Owner: Brian & Jessica Poff

Address: 5103 Medaris & 7623 Summerfield Road (two properties)

Size: Tax 3.37 acres (GIS 3.25 acres)

Zoning: RS-40, Town Core Residential Overlay and Mixed Overlay

Description: Site is at the corner of Summerfield and Medaris Street. Southern parcel includes a 1950s era house. The property is flat along Summerfield Road then slopes west toward the rear property line.

PRO: Located along Summerfield Road making it good for visibility and a central location. Access could be from Summerfield or Medaris. Site may be able to be enlarged in future with purchase of additional land either south or west. Site is relatively easy to work with in regards to topography. Near to Summerfield Community Park.

CON: Located within residential area. Careful design would be required to make structure fit into location within Historic District. Property may not be large enough for building, septic, parking, and watershed devices. Property is oddly-shaped making development more difficult.

SITE G Owner: Sessoms Development

Address: 4945 US 220, 7614 Summerfield Road (two parcels)

Size: Tax 12.06 acres (GIS 11.84 Acres)

Zoning RS-30 Town Core Residential

Description: This is a large site with access from both US 220 and Summerfield Road. The headwaters of the Mears Fork Creek begin along the northeast border with US 220. The existing home appears to be a 1960s rancher. The property has a significant drainage feature and sloping topography along US 220. There are residential properties along the western boundary.

PRO: Large property with access from both Summerfield and US 220 allows for good access to the site. Site should be easily buildable for Town Hall, parking, septic, and watershed devices.

CON: Drainage feature along eastern boundary may make access difficult from US 220. Site near residential properties. Property marketed as commercial - may increase cost of purchase. Only one driveway cut will be allowed from US 220; median on US 220 will make access difficult from north-bound US 220.

SITE H Owner: Peggy Moore

Address: 4801 US 220 N

Size: Tax 15.87 acres (GIS 15.5 acres)

Zoning: RS-30 Town Core Residential

Description: Property is located along US 220 across from Elmhurst Estates neighborhood. Access is also available from Tannery Road. The property is divided by Mears Fork Creek into an east and west section. There is a structure located on the western portion of the tract. There are residential properties along the southern and western property boundaries.

PRO: Large property that has potential to serve multiple needs. Frontage on US 200, including full-service median break across from Elmhurst Estates, makes for full access north and south from US 220.

CON: Cost to develop across creek may be prohibitive. Site near residential properties. Access from Tannery Road is not practical as main access through residential development. Cost may be prohibitive.

SITE 1 Owner: Hoskins House LLC (Paul Milam)

Address: 7504 Summerfield Road

Size: Tax 2.56 acres (GIS 2.57 acres)

Zoning: LB - Town Core Mixed

Description: Property is currently occupied by Yost and Little Office in restored Hoskins House. Site is also location of Bruce Family burial site. Property is generally flat along frontage then slopes toward eastern property line.

PRO: Existing zoned commercial property. Located in "downtown" area in commercial institutional area. Site may be leased instead of purchased. Could integrate existing building into a complex of buildings that include the meeting space necessary for a Town Hall.

CON: Property may not be large enough for additional building space and required parking and watershed protection. Adjacent to residential areas that have objected to existing commercial activities in the past.

Following discussion about the pros and cons of each, including lot size, topography, environmental regulations, 220 access, residential wrap, and location in the "resolution corridor", the consensus was sites B, E, G and J were preferred over the others. Williams recommended talking with Mrs. Lawing, who has a right of first refusal on site J. Brown agreed and asked Brandt to gather the information.

With no further business before the Town Council, Wray made a motion to adjourn at 5:01 pm. The motion was seconded by Williams and carried unanimously.



Mark E. Brown, Mayor



Valarie Halvorsen, Town Clerk