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January 19, 2011

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**MINUTES OF THE
SUMMERFIELD TOWN COUNCIL
SUMMERFIELD COMMUNITY CENTER
JANUARY 19, 2011 (rescheduled from Jan 11, 2011)
6:30 PM**

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 6:30 pm by Mark Brown.

The invocation was let by Linda Southard, followed by the Pledge of Allegiance.

INTRODUCTIONS:

Council:

Mark Brown, Mayor
Dena Barnes
Alicia Flowers
Dianne Laughlin
Bob Williams
John Wray Jr.

Staff:

Michael Brandt, Town Manager
William Hill, Town Attorney
Chris Anderson, Town Planner
Valarie Halvorsen, Town Clerk

CONSENT AGENDA:

Brown recommended remanding **Watershed Modification Case #01-10 WM** back to the Zoning Board as there were some issues that needed clarification, and removing the Closed Session: Hill concurred. Brandt suggested adding **11C Discussion of Budget Meeting Schedule**.

Barnes made a motion to approve the Consent Agenda *as amended*, including the meeting agenda, Minutes of the December 14, 2010 meeting, Financial Report, and Finance Officer Budget Amendment #2 FY-10-11. The motion was seconded by Williams and carried unanimously.

SPEAKERS FROM THE FLOOR (limited to 5 min.)

David Lehman, 981 NC Hwy 150 W, Greensboro, NC 27455 recommended purchasing Laughlin School for use as a new town hall, noting it could house staff offices, meeting space, a Sherriff substation, and a Senior Citizen home. Brown responded the Town has asked, but the School Board says it is not interested in selling the property.

Dwayne Crawford, 1106 NC Hwy 150 W spoke of information he gave a few years ago that was challenged as to accuracy by Williams, stated information on the website about the form of government referendum was misleading, and asked Brown to present proof that a letter he sent to 500 citizens was created by him without Town resources.

COMMITTEE REPORTS:

- A. Finance:** No December meeting; the next meeting is January 24.
- B. Historical:** No report.
- C. Parks & Rec:** Jane Doggett said the committee heard a presentation by Dr. Dudley of UNCG about trails and will discuss the Armfield property at the next meeting.
- D. Public Safety:** No report.
- E. Founders' Day:** Next meeting January 20.
- F. SFD Rd/Development Ord.:** Anderson stated the SFD Rd Open House was attended by about 50 people who shared their concerns and ideas. The next committee meeting is February 14. The Development Ord. committee will meet the 3rd Tuesday of each month.

PUBLIC HEARINGS

A. Watershed Modification Case #01-10 WM Request for minor modification to the Watershed Critical Area (WCA) Tier 3. The property is located at 6963 Toscana Trace being Guilford County tax map #0146492, in Bruce township, owned by R&K Investment Properties, Inc.

****Remanded back to Zoning Board****

B. Rezoning Case #06-10 CU-AG to CU-LB. The property is located at 2024 Scalesville Rd, being Guilford County tax map #0146601. This parcel, located in Bruce Township, includes approximately 4.0 acres and is located on the north side of Scalesville Rd, approximately 300 feet east of the intersection of Scalesville Rd and Highfill Rd. The parcel is owned by Donnie and Deborah Wright.

Anderson presented the case, noting the Zoning Board voted 4 to 0 to recommend approval based on the following conditional uses proposed by the applicant: Private Music School, Photography Studio, Small Event Hall, and Residential Dwelling, and two additional conditions: Building shall be a maximum size of 10,000 sf and located on the back 2 acres of the property and only one home site to be built on the property.

Brown opened the Public Hearing at 6:58 pm.

Donnie Wright, 2024 Scalesville Rd, applicant, stated he wanted to expand his current business to this site. There was much discussion about hours of operation, parking needs, and building use and capacity.

Jane Doggett, 7986 Highfill Rd, spoke in opposition, stating she feels the proposed use is not keeping with the Comprehensive Plan tenet of rural character, that approval will open up Scalesville Road to business development.

Beth Kaplan, 7979 Highfill Rd is concerned with the Limited Business aspect.

Brown closed the Public Hearing at 7:19 pm.

Following brief discussion, Wray made a motion to deny Rezoning Case #06-10 CU-AG to CU-LB as it is not in keeping with Summerfield's rural character. The motion was seconded by Laughlin.

Flowers asked if the proposal could be scaled back and reviewed again by the Zoning Board, to which the applicant was amenable.

Wray withdrew his motion.

Flowers made a motion to remand the case back to the Zoning Board with a scaled back version of the proposed use. The motion was seconded by Williams and carried unanimously.

Brandt asked if it was Council's intent to conduct new Public Hearings and Brown responded affirmatively.

C. Rezoning Case #07-10 RS-40, SR to CU-LB, SR. The properties are located at 3818 & 3820 Oak Ridge Rd, being Guilford County tax map #0146975 and #0146957. These properties, located in Bruce Township, include approximately 2.3 acres, and are located on the south side of Oak Ridge Rd, across from the intersection of Oak Ridge Rd and Draper Dr. The parcels are owned by Patricia Waynick and Lisa Waynick Kim.

Anderson described the case noting the Zoning Board voted 4 to 0 to recommend approval based on the following conditional uses proposed by the applicant: Animal Services (other), Sport Instructional School, Clothing, shoe and accessory store, Caretaker dwelling, Future additional barn, Riding arenas, and the additional condition that the retail area be limited to 100 sf.

Brown opened the Public Hearing at 7:42 pm.

Lisa Waynick Kim, applicant feels the proposed use would be a great asset for the community.

Parker Lovell, 2915 Shetland Drive, Winston Salem is the owner of Cash-Lovell Stables in Winston Salem. Lovell noted they wished to expand into Summerfield with a small boutique riding academy catering primarily to children.

Kevin Pusch, 5706 Snow Hill Drive, owns abutting property and said he and his neighbors love the proposal but are concerned with what will happen when Cash-Lovell Stables are gone.

Kim responded that Cash-Lovell plans to stay on the property long term.

Brown closed the Public Hearing at 8:04 pm.

Brown, Flowers, and Wray all stated they feel the proposed use is a great fit for the property and in line with the Comprehensive Plan.

Flowers made a motion to approve Rezoning Case #07-10 RS-40, SR to CU-LB, SR, as conditioned by the applicant and Zoning Board. The motion was seconded by Williams and carried unanimously.

BUSINESS FROM TOWN MANAGER

A. Request by Summerfield Recreation Association to apply fall 2010 fees to Athletic Park enhancements

Brandt stated the fees due are about \$2100, which could be put towards purchase and installation of batting cages or field soil conditioners, that SRA could potentially get better prices than the Town for such upgrades. Brown said costs should be investigated and tracked. Laughlin asked about ownership and Brandt replied any and all upgrades would become the property of the Town of Summerfield. Flowers feels fees should be non-negotiable, that the SRA can afford to pay. Barnes suggested making a list of improvements that the Town wants. Wray stated if the SRA can do the upgrades for the same cost or better, then they should do them.

Wray made a motion to approve applying SRA fall 2010 fees to SAP improvements. The motion was seconded by Barnes and passed 4 to 1 with Flowers opposed.

B. Consider approval of contract agreement between Anderson & Associates and Town for contract engineering services

Brandt stated there were 5 responses to the Request for Qualifications for Town Engineering Services, with Anderson & Associates being selected as the best choice. Hill and Luther have both reviewed and approved the contract.

Wray made a motion to approve the contract with Anderson & Associates to provide engineering services for the Town. The motion was seconded by Barnes and carried unanimously.

C. Budget Calendar Discussion

There was a brief discussion about meeting dates and locations.

D. Report on meetings or activities

Brandt attended a NC Forestry Grant workshop. Brandt and Barnes will attend the MPO meeting next week, where Brandt will give a presentation on the Town's new Comprehensive Plan.

BUSINESS FROM COUNCIL

A. Appoint William North to Board of Adjustment (Alternate)

Flowers made a motion to appoint William North as a Board of Adjustment alternate. The motion was seconded by Williams and carried unanimously.

B. Appoint George (Jeff) Davis to Zoning Board (Alternate)

Wray made a motion to appoint Jeff Davis as a Zoning Board alternate. The motion was seconded by Flowers and carried unanimously.

BUSINESS FROM THE MAYOR

A. Town Meeting Security

Brown recommended hiring a Sherriff's deputy for security at regularly scheduled Town Council meetings, noting there was a responsibility to citizens and meeting attendees to provide security. Following a brief discussion, the matter was tabled.

OTHER BUSINESS

Anderson gave an update on Red Box issue, noting that these types of machines will be treated as vending machines and allowable, but limited to 10% of store frontage. Flowers recommended specifying what is allowed to vended, and Hill stated he would draft recommendations.

COMMENTS FROM COUNCIL

Brown stated the Legislative Meet and Greet was confirmed for February 18 at Oak Ridge Town Hall from 4:00 to 6:00 pm.

With no further business before the Town Council, a motion was made at 9:10 pm by Wray to adjourn. The motion was seconded by Williams and carried unanimously.



Mark E. Brown, Mayor



Valarie Halvorsen, Town Clerk