

MINUTES OF THE
SUMMERFIELD BOARD OF ADJUSTMENT
SUMMERFIELD COMMUNITY CENTER
August 26, 2010

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 by Mr. Gene Grubb.

INTRODUCTIONS:

Gene Grubb, Chairman

Chris Anderson, Town Planner

Mike Stewart

Ron Willis

Jim Brady

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

CONSENT AGENDA:

The agenda was approved. The minutes from the July 22, 2010 meeting were approved, with Mr. Grubb noting several misspellings of his name, as corrected.

NEW BUSINESS:

CASE 01-10-SP: Special Use Permit for a Swim and Tennis Club at 7211 Wyatt Dr, Guilford County Tax Map 0150103, owned by Summerfield Properties, LLC.

Three persons were sworn in to offer testimony. Heather Neilson, representative for the applicant, asked for a postponement, to allow them to continue to work with the homeowners of Armfield subdivision. She summarized the request, to remove the "residents only" for the swim and tennis facility. Attorneys are working on an "easement of use" as has been discussed, this would need to be documented and recorded.

Mr. Brady asked who made approval of the facility, Mr. Anderson noted that the zoning would have been approved by the Town Council, the site plan approval came from the Zoning Board, and a previous variance request was granted by the Board of Appeals. Mr. Stewart asked that the people in attendance be permitted to speak, since they had come to the meeting. Mr. Grubb asked Ms. Neilson when the request to postpone would be ready to proceed. Ms. Neilson projected that everything would be finalized by the regular meeting in September.

Peter Heineman, 5809 Henson Farms Rd, of the Henson Farms HOA, stated that he would like to see street lighting extended on Brookbank Rd, for safety reasons. Mickey Cook, 6224 McKibben Cir. supports the postponement. They have been working well with the developer to come to a mutually positive solution, but they are not finished. The documents being prepared will protect both the developer and the homeowners. No document, no support. John Van Campe, 7275 Armfield Dr., supports the postponement, would support the issue of lighting on the road. Ms. Neilson noted the proposal would limit membership to 350, similar to full subdivision build out.

Mr. Stewart made a motion to postpone until a date when the applicant is fully prepared. Mr. Willis asked if one month was enough, Mr. Stewart noted that his motion was not date specific. Mr. Willis seconded the motion. Mr. Dail Perry, 6209 McKibben Cir. noted that the mailing notices do not necessarily reach all Armfield residents, Mr. Anderson noted that staff is providing the applicant an email, that she can distribute to all Armfield residents (to preserve privacy), and that Mr. Perry can also forward email notices.

Mr. Grubb asked the Board to vote, and the vote was unanimous to postpone the case, until the applicant is prepared to proceed (not date specific), 4-0.

OTHER BUSINESS:

The meeting was adjourned at 6:58.

Gene Grubb, Chair

Chris Anderson, Clerk to the Board