



C O U N C I L M I N U T E S     JULY 14, 2015, 6:30PM, SFD COMMUNITY CENTER

The meeting was called to order at 6:31pm by Tim Sessoms. The invocation was led by Linda Southard, followed by the Pledge of Allegiance. The following were present:

Council

Tim Sessoms, Mayor  
Dena Barnes  
Mike Adams  
Alicia Flowers  
Dianne Laughlin  
Elizabeth McClellan

Staff

Scott Whitaker, Town Manager  
William Hill, Town Attorney  
Katrina Whitt, Finance Officer  
Valarie Halvorsen, Town Clerk  
Julie Reid, Town Planner

CONSENT AGENDA

Barnes motioned to approve the consent agenda, including the meeting agenda, amended open session minutes for 6/9, financial report, and Finance Officer budget amendment #7 (FY14-15). The motion was seconded by Adams and carried unanimously.

ANNOUNCEMENTS

Adams thanked staff for their hard work on the music-in-the-park event; he felt it was the most successful and well attended thus far.

Sessoms reported VFW member and longtime Founders' Day participant Bob White had passed away; a service was scheduled for Saturday, 7/18, 11am at the Community Center.

APPRECIATION

Appreciation of services of Ronnie Stafford (Finance Committee) and Tim Pitts and Rick Hall (Public Safety Committee): Pitt and Hall were not in attendance. Sessoms presented a certificate of appreciation to Stafford and thanked him for his many years of service to the town.

PUBLIC COMMENTS

Gail Dunham of 5805 Snow Hill Drive asked that all organizations that receive town funds be listed in separate budget line items and that Whitt ensure all required documents were received from such organizations per policy. Regarding the greenway, Dunham felt easements should be procured prior to design work. Regarding SAP second entrance, Dunham stated council should approve changes via vote rather than just putting money in the budget and allowing the manager to make decisions.

Adrian Williamson of 3901 Lewiston Road stated the greenway would be a waste of taxpayer money and if spending continues at this pace, the fund balance would be quickly depleted.

Dwayne Crawford of 1106 NC Highway 150 West requested that citizens have a say in the greenway via referendum, or alternately that it be funded through a town core district tax.

Cheri Pikett of 7804 Robinson Road announced candidacy for a council seat.

Council: Mayor Tim Sessoms, Mayor Pro-tem Dena Barnes, Mike Adams, Alicia Flowers, Dianne Laughlin, Elizabeth McClellan

Staff: Scott Whitaker (Manager), Jeff Goard (P&R Manager), Valarie Halvorsen (Clerk), Julie Reid (Planner), Katrina Whitt (Finance Officer)



### COMMITTEE / EVENT REPORTS

- A. **Finance:** Whitt stated there was no June meeting; the next meeting would be 7/20 during which they would discuss investment options following a maturing CD.
- B. **Historical:** Linda Southard said the 7/30 meeting was canceled; the next meeting would be 8/27.
- C. **Public Safety:** Dwayne Crawford stated there would be no July or August meetings.
- D. **Trails and Open Space:** Jane Doggett said the 7/22 meeting was canceled; the next meeting would be 8/19.
- E. **Founders' Day:** Whitaker said the subcommittee would report ideas for next year's event to the full committee in the near future.

### PUBLIC HEARING/ACTION REGARDING rezoning case RZ-03-15 (requested change: AG to CU-RS-40; location: intersection of Lake Brandt Rd. and Scalesville Rd.; parcel: 036665)

Reid described the request, noting four previously-proposed conditions: 1) all dwellings will be constructed on a brick foundation with crawl space or basement; 2) the exterior covering of all dwellings shall be brick, stone, or cementitious siding (e.g. Hardiboard) and vinyl shall be used only in soffits, porch ceilings and dormers; 3) there shall be no manufactured or modular dwellings; and 4) tree clearing will be limited to area reasonably necessary for building envelopes, streets, utilities and areas as required under applicable development statutes, ordinances and regulations. There was an additional condition offered by the applicant also: along the western boundary of the property, applicant shall preserve a buffer of existing vegetation at a minimum of 10 feet, except where limited by governmental or utility company requirements on the western property boundary.

Reid discussed adjacent zoning/land use, topographical conditions, historic structures, environmental issues, signage, connectivity/roadways, and compatibility with the Comprehensive Plan and stated the Zoning Board recommended unanimously to approve the request.

Flowers asked about fire department water point access. Reid stated an all-purpose access road was recommended by the department and it would be further addressed during the site plan process.

There was discussion of topography/slopes, water and traffic impacts, tree preservation, and buffers.

Attorney Marc Isaacson of 804 Green Valley Road said the goal was for low-density (1 unit per 2 acres), high-quality housing (est. values of \$450,000-\$700,000) to be constructed in three phases. He stated the additional condition of the 10-foot buffer was to address a concern raised during the open house. Isaacson said the proposal is consistent with the Comprehensive Plan, meets Plan goals and objectives, exceeds the required open space, and would allow development while preserving the historic structure on the property.

Bob Dishinger of Evans Engineering discussed pond access, traffic and entrances, slopes, and stream buffers, and noted water recharge rates are good based on the low density proposed.

Owner/applicant Nat Hayes of 1112 Briarcliff Road said the property had been in his family for decades, stressed the importance to his family of the value and look of the development, and felt the proposal meets or exceeds requirements.



*Sessoms opened the public hearing at 7:47pm.*

#### Proponents

Jane Doggett of 7986 Highfill Road, Edward Tam of Chesterfield Road, and Dwayne Crawford of 1106 NC Highway 150 West all stated the plan was well thought out and fits with preservation goals in the Comprehensive Plan.

*Sessoms closed the public hearing at 7:51pm.*

#### Council discussion

Adams motioned to approve as follows:

I move that the request for rezoning from AG (Agricultural) to CU-RS-40 (Conditional Use Residential) be approved. The uses listed in this request include only one permitted use, single family detached housing. The request is consistent with the town's adopted Comprehensive Plan, which calls for low-density, high-quality development that places priority on preserving natural open spaces, historical structures, and improvements, and it is in the public interest because of the aforementioned goals and policies of the Comprehensive Plan.

The conditions proposed by the owner/developer and recommended for approval are:

1. All dwellings will be constructed on a brick foundation with crawl space and basements.
2. The exterior covering of all dwellings shall be brick, stone, or cementitious siding (e.g. Hardiboard). Vinyl shall be used only in soffits, porch ceilings and dormers.
3. There shall be no manufactured or modular dwellings.
4. Tree clearing will be limited to area reasonably necessary for building envelopes, streets, utilities and areas as required under applicable development statutes, ordinances and regulations.
5. Along the western boundary line of the subject property, applicant shall preserve a buffer of existing vegetation at a minimum width of ten feet, except where limited by governmental or utility company requirements.

The motion was seconded by McClellan and carried unanimously.

#### **PUBLIC HEARING/ACTION REGARDING rezoning case RZ-04-15 (requested change: rezone front of parcel from RS-40 to AG; location: 811 Hwy. 150 West; parcel: 0138408)**

Reid described the request, noting the front portion of the lot was zoned RS-40, and the back portion was zoned AG, making it difficult for the property owner as he was subject to two sets of standards.

Owner Joey Bolen of 811 Highway 150 West stated the goal was to get one zoning standard for the entire parcel.

*Sessoms opened the public hearing at 8:02pm. There were no speakers; Sessoms closed the public hearing at 8:02pm.*

McClellan motioned to approve as follows:

I move that the request for rezoning from RS-40 (Residential) to AG (Agricultural) be approved. The request is consistent with the town's adopted Comprehensive Plan per "Policy 6: Appropriate Housing and Residential Development" and is in the public interest.

The motion was seconded by Flowers and carried unanimously.

#### **BUSINESS FROM TOWN MANAGER**

**A. Committee re-appointments (Trails and Open Space):** McClellan asked about potential conflict of interest of committee members with property along the greenway alignment in relation to right-of-way transactions; Hill stated any affected members would have to abstain and recuse themselves from such deliberation.

Adams motioned to reappoint all committee members, seconded by Laughlin. The motion carried 5 to 0 (Flowers abstained, which counts as an affirmative vote).

**B. Vineyards trail property and maintenance:** Whitaker stated the supplied quotes were not "apples to apples" as there were different repair options quoted. Flowers asked how much, if any, the Vineyards had allotted towards the project. Whitaker stated the HOA's preference is that the town shoulder improvement costs due to the trail's public designation.

McClellan motioned to table the issue until more information could be gathered. The motion was seconded by Flowers and carried unanimously.

**C. SAP new entrance road development:** Following brief discussion, Adams motioned to authorize the manager to proceed with the land transactions, which would be followed by construction bidding. The motion was seconded by Barnes and carried 4 to 1 (Flowers opposed).

**D. A&Y Greenway (south) design RFQ: selection of firm:** Whitaker discussed the RFQ process, noting 5 firms submitted, the field was narrowed to 3 finalists by the designated review team, and 2 stood out (the 3 finalists' proposals were provided for council review). Following discussion, McClellan motioned as follows:

I motion for the review committee to first negotiate with Stewart Engineering, a pre-qualified engineering firm, to provide planning and design services for the southern portion of Summerfield's proposed Atlantic and Yadkin (A&Y) Greenway. The review committee will return a detailed price proposal and contract recommendation to Town Council for consideration. If negotiations do not result in an implemented design contract with Stewart Engineering and council desires another proposal, authorization is given to repeat the process with Kimley-Horn. The motion was seconded by Flowers and carried unanimously.

**E. Reports, updates, or comments:** Whitaker will bring Guilford County's Hazard Mitigation Plan to the August meeting, if ready, for consideration; Mrs. Long's property on Rhondan Road had been staked by NCDOT in an effort to facilitate ROW progress.

#### **CLOSED SESSION**

Barnes motioned to enter into closed session at 9:11pm to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege as provided under



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NCGS 143-318.11(a)(3), and to instruct the public body's staff or negotiating agents concerning the price and other material terms concerning real property as provided under NCGS 143-318.11(a)(5). The motion was seconded by Adams and carried unanimously.

Barnes motioned to return to open session at 9:38pm, seconded by McClellan, which carried unanimously.

#### OTHER BUSINESS

Adams motioned to approve council budget amendment #5 for property assessments (FY14-15), seconded by McClellan, which carried unanimously.

Flowers requested that code violations among committee members be discussed during the August meeting.

With no further business, a motion was made at 9:39pm by Barnes to adjourn. The motion was seconded by Laughlin and carried unanimously.

Tim Sessoms, Mayor

Valarie R. Halvorsen, Town Clerk

