

**MINUTES OF THE
JOINT MEETING OF THE SUMMERFIELD TOWN COUNCIL, ZONING BOARD AND
SUMMERFIELD ROAD SPECIAL AREA PLAN STEERING COMMITTEE
SUMMERFIELD COMMUNITY CENTER
JANUARY 23, 2012
7:00 PM**

The meeting was called to order at 7:00 pm by Mark Brown, followed by introductions.

INTRODUCTIONS:

<u>Council:</u>	<u>Zoning Board:</u>	<u>Staff:</u>
Mark Brown, Mayor	Naifey Hess, Chair	Dana Luther, Interim Town Mgr/Finance Officer
Dena Barnes	Dick Feulner	Carrie Spencer, Interim Town Planner
Alicia Flowers	Trudy Whitacre	William Hill, Town Attorney*
Dianne Laughlin	Jeff Davis	
Elizabeth McClellan	Kathy Rooney	
John Wray	Scott Henson	

SRSAP Steering Committee:

John Wray (Town Council)	Paul Lambrecht	Steve Barney	Brian Poff*
Kathy Rooney (Zoning Board)	Tim Nelson	Cyndi Brown	Gary Silverstein
Carrie Spencer (Staff)		Glenn Harbeck (Plan Consultant)	

*arrived late

Brown explained the purpose of the meeting, which was an opportunity for the Committee to present the draft plan to Town Council and the Zoning Board, noting no voting would take place during the meeting. He thanked the Zoning Board and SRSAP Steering Committee for their service to the Town. He announced a public comment period at the end of the meeting.

Wray stated the purpose of the work session was so that the committee could present the plan, noting there was not going to be a vote to adopt the plan at this meeting. The Council would decide if they want to accept the plan and if they want to take it to the public for a future hearing at another time. Wray introduced committee member Gary Silverstein.

Silverstein discussed "What the Plan Is and What the Plan Isn't":

- It is not a plan to bring intense commercial development to Summerfield Road.
- It is a plan to ensure that any new development is compatible with surroundings.
- It is not a plan to bring town-owned water and sewer to the area; rather, it acknowledges that private land owners will need to continue to address their own utility needs.
- It is not a plan to mandate sidewalks or any other public improvements that might increase taxes; rather, it recommends that any public improvements be paid for (1) by developers or (2) on a pay as you go basis with no increase in taxes. Further, only two public improvements are recommended as priority actions: (1) the A&Y Greenway and (2) a walkway from the elementary school to the park.
- It is not a plan that tells property owners what to do with their land.
- It is a plan that points out development possibilities and offers suggestions for property owners to do as they wish, within the law.

The purpose of the plan is to provide a **common vision for the area**, so that future actions by the Town and private land owners may work in concert for the betterment of all.

Kathy Rooney then gave background information about the process, which began in November 2010.

Glenn Harbeck, Plan Consultant, spoke about the physical analysis of the study area, including topography, hydrology, and zoning. He added that the Town found out on Dec 5 that the Hwy 150

realignment project did not make the current TIP and the plan should be updated to reflect it. He distributed revised wording for the Plan regarding that change. Flowers asked if the Town can request to remove the Hwy 150 realignment from the Transportation plans. It was stated that the item would be addressed at a future Council meeting.

Cyndi Brown discussed the Common Objectives included in the Plan, which were based on citizen input derived during the January 2011 Special Town Meeting:

1. Maintain the Town's Historic Rural Character
2. Allow for Limited Businesses, Compatible with Residential
3. Make the Summerfield Road Area Walkable and Bikeable
4. Needed Transportation Improvements Should Be a Priority
5. Keep Taxes Low, Particularly Property Taxes
6. Maintain and Improve Community Appearance
7. Keep Residential Development Density Low
8. Protect the Privacy and Peace of Property Owners
9. Infrastructure Should Be Appropriate for Low Intensity Development
10. Give Primary Voice to Summerfield Road Residents

Paul Lambrecht described the plan recommendations:

A&Y Greenway

- now that the tunnel under Hwy 220 is a reality, trail plans can continue
- along the east side of Summerfield Road as far north as Elementary School
- north from the Elementary School as far as Oak Ridge Road

Walkway from Elementary School to Community Park

- along north side of Centerfield Road

Other Walkways/Bikeways

- are of lesser priority, to be built only after above paths are built.
- where built, create walking loops tied into A&Y Trail.

Neighborhood Conservation Overlay Standards

- a straightforward checklist
- no discretionary board review
- so that new construction in historic district is compatible
- hold special meeting(s) with affected property owners to discuss

Non-Residential Development Design Standards

- a straightforward checklist
- no discretionary board review, except as part of normal site plan review
- so that new non-residential construction is compatible with surroundings
- hold special meeting(s) with affected property owners to discuss

Summerfield Road/Pleasant Ridge Road Intersection

- appoint a working committee to work with NCDOT, Greensboro Urban Area MPO, Fire Department and others on traffic problem
- town circle one option to be explored

Tim Nelson discussed Implementation and Funding:

Implementation Actions

- Plan focuses only on those actions under authority of the Town
- Committee has identified suggested priority actions: up to Town Council to finalize

Funding Methods

- Based on citizen input received at Open House

- Developers to install improvements as part of construction projects
- Town to install improvements on a pay as you go basis; only as budgets allow; no tax increase

Steve Barney reminded the Council of the reason for the meeting by reading from the Plan's introduction. He added that the Committee cares about Summerfield and after 15 months of listening to the public, they hope that Council will agree to at least some part of the Plan. He facilitated a Question and Answer session.

Brown: An area of 220 is protected from commercial development by resolution – how does the plan address this?

Response: If and when Council adopts the plan, they should take another look at the resolution. If the plan does a good job at limiting commercial development in that area, the resolution should be lifted. Council and Zoning Board will look into the matter since the plan outlines guidelines and not mandates.

McClellan: Can development occur as it does today?

Response: Property owners and developers will have to go through a rezoning process and the existing Town Core Overlay District will impose standards

McClellan: How many property owners were interviewed by Glenn Harbeck?

Response: At the first meeting and open house, he talked directly with 35- 40 people and stated that maps from the meetings indicate that a concentration of meeting attendants came from the heart of the study area. Glenn spoke to another half dozen as he walked the area with a camera. The purpose of the open house was for people to comment on the plan's recommendations. Based on his experience, Harbeck knows that one looks for a representative cross section of the area, and looked to the committee to include a good cross section.

McClellan: What did people say when you spoke to them?

Response: There was a particular property owner who could not develop their ½ acre property and was turned down under the current ordinance. Harbeck stated he did not hear any opposition to the A&Y Greenway.

McClellan: Do you agree that the A&Y Greenway can be developed without this plan?

Response: Yes, but you must ensure there are no conflicts with other plans and development goals.

Comments from the Committee: In speaking to people it wasn't to find out if they are in favor or not of particular ideas, it was to get feedback so a plan could be created around their input. The current ordinance allowed the realty office on Summerfield Rd to remove a set of trees to satisfy a parking requirement.

Flowers asked how many people in the room live on Summerfield Rd: 2 committee members and 3 members of the audience responded affirmatively. Flowers asked about the ordinance re-write in relation to the SRSAP. Harbeck responded that 2 sections of the new ordinance are reserved for potential new overlays. If the plan is not adopted, these place holders would be removed and the existing Town Core Overlay would stay. He added that the proposed Summerfield Rd Plan is a set of performance standards rather than discretionary review standards and that performance standards make things as simple as possible. Flowers asked how the proposed plan would affect current buildings and referenced Common Objective #6 of the Comprehensive Plan. Flowers asked about sidewalks noting that it was her impression that trails were more important. Lambrecht replied that the sidewalks were not a priority, that the focus was on the A&Y Greenway and the sidewalks it includes. Hess noted that sidewalks are currently a requirement for new development in the Town Core District. There was a question about costs and Harbeck said that ½ mile of 10' wide paved sidewalk costs approximately \$175,000 to design and build. It was pointed out that sidewalk options include 4' and 6' wide paved paths as well. Open Space trails are 4' wide unpaved paths.

McClellan expressed concern over how public comments were categorized noting that one item was counted in two places and noting how subjective the groupings were. Lambrecht stated that the

Committee would split the item that was counted in two places since the comment referenced both areas. Laughlin asked about the proposed traffic circle and asked if Chief Johnson was in agreement with it. Spencer stated he told her he was in agreement as long as fire trucks could cross through and over the traffic circle. There was a comment that everyone who goes through that intersection (Summerfield Rd and Pleasant Ridge Rd) are concerned about it and it's getting worse. Spencer stated that any concerns about the fire station would be addressed in a further study of the intersection. Wray pointed out that the plan calls for a committee to coordinate with the DOT to conduct a study of the intersection.

Spencer asked Luther if the Town Core Committee was ever officially disbanded. Luther responded that staff would look into the matter.

Following brief discussion, it was decided by consensus that the Council would receive the plan from the committee, but further consideration of the Summerfield Road Special Area Plan would resume when a new Town Manager was hired. The Committee would be on hiatus until that time.

PUBLIC COMMENT PERIOD (Speakers limited to 3 minutes)

Peggy McPartlan, 7707 Tannery Dr, said the cornerstone of the SRSAP plan is feedback from citizens. She has concerns about how citizen comments are grouped, such as those on pages B3, B4, and B5. Harbeck reminded all that the exercise of taking votes in a public meeting is not a legalized process, just a "temperature check".

Gail Dunham, 5508 Snow Hill Dr, feels the plan is premature, and offered documents concerning water and sewer.

Mark Mortensen, Percheron Trail, has questions about the Historic District, and stated he has not heard much concern about water and sewer issues.

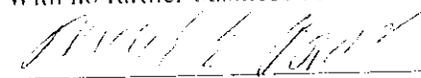
Don Wendelken 3406 Windswept Dr, asked Council to do their due diligence regarding potential water and sewer needs.

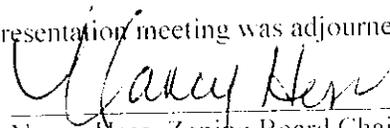
Eric Long, 7230 Summerfield Rd, feels the proposed traffic circle is unneeded and is concerned the A&Y Trail will not be used.

Martha Long, of Chesapeake, VA, is concerned with the A&Y Trail sidewalk positioning along Summerfield Rd and feels alternate routes should be considered.

Dwayne Crawford, 1106 NC 150 West, agreed with Eric Long, also feeling that the A&Y Trail and sidewalks will not be heavily used.

With no further business before the Town Council, the presentation meeting was adjourned at 8:55pm.


Mark E. Brown, Mayor


Nancy Hess, Zoning Board Chair


Carrie Spencer, Interim Town Planner


Valarie Halvorsen, Town Clerk