TOWN OF Summerfield
Town Hall: POB 970, 4117 Oak Ridge Road, Summerfield, NC 27358
ph: 336-643-8655 / fax: 336-643-8654 / www.summerfieldgov.com

COUNCIL MINUTES *SEPTEMBER 13, 2016, 6:30PM, SFD COMMUNITY CENTER*

The meeting was called to order at 6:30pm by Mark Brown. The invocation was led by Linda Southard, followed by the Pledge of Allegiance. The following were present:

Council	Staff
Mark Brown, Mayor	Scott Whitaker, Town Manager
Dena Barnes, Mayor Pro-tem	Valarie Halvorsen, Town Clerk
Mike Adams	Carrie Spencer, Planning Director
Dianne Laughlin	Torin Fury for William Hill, Town Attorney
John O'Day	
Reece Walker	

CONSENT AGENDA

Whitaker requested removal of agenda item 12-B *Unsealing of closed session minutes* from the agenda.

Barnes motioned to approve the consent agenda, including the amended agenda, open and closed minutes for 8/9, and the financial report. The motion was seconded by Walker and carried unanimously.

ANNOUNCEMENTS

Whitaker invited all to the 9/23 movie-in-the-park event featuring "The Good Dinosaur" and announced two resident openings on the Finance Committee and two BOA alternate openings.

PUBLIC COMMENTS

Dwayne Crawford of 1106 NC-150 West discussed the fire department water point at Polo Farms and his belief that Chief Johnson was dishonest in saying the water level was low and there were access problems.

Gail Dunham of 5805 Snow Hill Drive thanked Crawford for looking into the water point issue, felt the town overpaid for the Vandergrift property, and expressed concern about lack of disclosure to citizens when property purchases are considered.

COMMITTEE / EVENT REPORTS

A. **Finance:** Dee Hall said the committee elected officers and discussed reinvestment options following a matured CDARS during its 8/15 meeting; the next meeting would be 9/19.

B. **Historical:** Linda Southard said the historical markers for Laughlin School and the Bugler Boy should be shipped in the next few weeks and announced a history writing contest for local students (information on town website).

C. **Trails and Open Space:** Jane Doggett said the 8/24 meeting was canceled; the next meeting would be 9/28.

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EMERGENCY SERVICES REPORTS

A. **Summerfield Fire District:** Chief Chris Johnson reported August calls (118 total: 27 fire, 65 EMS, 26 "other" – 67 more than this time last year); 23 child safety seats were installed. October 9–15 is Fire Prevention Week; the department observes it the entire month. This year's theme is "Don't Wait, Check the Date" regarding smoke alarm replacement. Johnson stated 700 adults and 2000 children were reached during last year's campaign.

B. **Guilford Co. Sheriff's Dept.:** Captain Elliott said there were 600 Part 1 calls in District 1 during August (larceny, theft, breaking and entering, serious assaults, etc.) and 70 of those were in Summerfield. The department is looking forward to participating in Fire Prevention Week.

C. **Guilford Co. Emergency Services:** Halvorsen read a report submitted by Emergency Management Division Director Don Campbell for the month of August: EMS had a total of 70 calls with an average response time of 6.5 minutes for the first arriving EMS unit; Guilford County EMS, Emergency Management, and the Sheriff's Office participated in an Active Shooter exercise at Northern High School; Guilford County Emergency Management and Public Health facilitated a full-scale exercise practicing the process of mass distribution of medications based on an emerging pandemic.

PUBLIC HEARING/ACTION REGARDING REZONING CASE RZ-01-16

Request by Bill Yearns to rezone ±30.24 acres owned by Cynthia Pegram from AG (Agricultural) to CU-OSRD (Conditional Use Open Space Residential). The property is located at 7508 Strader Road in Bruce Township, Guilford County, parcel 0218651.

Planning Director Spencer described the case, noting the conditions offered by the applicant, and that the Zoning Board voted unanimously to recommend approval based on the request being consistent with the town's Comprehensive Plan and in accordance with the Development Ordinance; staff recommended approval of Case RZ-01-16 with the proposed conditions as recommended by the Zoning Board.

Brown opened the public hearing at 7:03pm.

Proponents

Applicant Bill Yearns of 17 Granville Oaks Court, Greensboro, stated the project was designed to preserve the scenic look of the property, protect sensitive areas, allow wildlife corridors to remain undisturbed, preserve trees and maintain an existing tree buffer facing Strader Road, which he felt was the best way to develop the property. Yearns added a condition to provide a 20' landscape street buffer along the lots that front Strader Road and noted that postal regulations may require a mail kiosk rather than individual mailboxes.

As there were no other speakers, Brown closed the public hearing at 7:05pm.

Following brief discussion of maximum build-out (21 lots), potential conflicts of interests (none), and conditions offered by the applicant (listed below), Barnes motioned to approve rezoning case RZ-01-16, AG to CU-OSRD with the 12 conditions presented prior to the vote proposed by the applicant and accepted by Council. The request is consistent with the following sections of the Town of Summerfield's Comprehensive Plan: Community Character Preservation, Water Supply and

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Sewage Treatment Options, Appropriate Housing and Residential Development, and Attractive Community Appearance. The approval is reasonable and in the public interest because it complies with all regulations and standards of this Ordinance and other applicable regulations; does not substantially hurt adjoining or abutting property value and is a public necessity; and will be in harmony with the area in which it is to be located and with the general plans for the land use and development of the Town of Summerfield and its environs. The motion was seconded by Adams and carried unanimously.

Conditions of rezoning approval:

1. All dwellings shall have a minimum heated area square footage of 2,200 square feet.
2. All dwellings shall have at least two side-loaded garages.
3. All exterior covering shall be of cementous siding, brick, stone, or decorative vinyl such as shake or board and batten. There shall be no lap vinyl.
4. No modular or manufactured dwellings shall be allowed.
5. All new dwellings shall have a brick foundation on a crawl space or basement.
6. Driveways shall be paved in concrete.
7. No above ground pools shall be allowed.
8. If mailboxes can be installed, they shall be of uniform design.
9. All shingles shall be architectural in design.
10. The exterior of all outbuildings shall be constructed aesthetically as is the main dwelling.
11. No chain-link fences shall be allowed.
12. Developer will provide a 20′ landscape street buffer for along the lots that front Strader Road

PUBLIC HEARING/ACTION REGARDING REZONING CASE RZ-03-16

Request by Shane Beal to rezone a portion of ±5.96 acres owned by Matnamak Properties' LLC from AG (Agricultural with existing Scenic Corridor Overlay) to RR (Rural Residential with existing Scenic Corridor Overlay). The property is located at 960 NC-150 West across from Old Ironworks Road in Bruce Township, Guilford County, parcel 0138070.

Planning Director Spencer described the case, noting only a portion is considered for rezoning, RR is the least intense zoning to allow 3 lots, the request is supported by the Comprehensive Plan and Development Ordinance, the Zoning Board voted unanimously to recommend approval, and staff recommended approval.

Adams asked about potentially setting a precedent to allow smaller lots. Spencer replied the proposed lots in this case were larger than the required minimum density of 0.73. As to other such development, the capability of soils and wells will determine density limits. The request is similar to an in-fill type subdivision which is not regulated in the current Ordinance but is expected to be addressed in the Ordinance rewrite.

Brown opened the public hearing at 7:45pm.

Proponents

Gail Dunham of 5805 Snow Hill Drive asked if this constituted a flag lot and if the driveway was a private road. Spencer replied that it was not a flag lot and the driveway would be addressed during the subdivision review.

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Brown closed the public hearing at 7:48pm.

O'Day motioned to approve rezoning case RZ-03-16 AG (with existing SR Overlay) to RR (with existing SR Overlay). The Town Council finds that the proposed rezoning is consistent the Appropriate Housing and Residential Development, Attractive Community Appearance, and Community Character Preservation sections of the Town of Summerfield's Comprehensive Plan and is reasonable and in the public interest because it will be in harmony with the area in which it is to be located and with the general plans for the land use and development of the Town of Summerfield and its environs. The motion was seconded by Walker and carried unanimously.

BUSINESS FROM TOWN MANAGER

A. **Founders' Day Committee reappointments:** The Consolidated Committee Ordinance states Founders' Day Committee membership "shall include nine to eleven members comprised of the following: Town Manager, a Town Manager designee, Finance Officer, Mayor, and five to seven residents. Ex-officio membership may be granted to a designated representative of any stakeholder group approved by Council, but does not count toward the eleven-voting-member maximum." Those listed below had expressed interest in volunteering and appropriate applications and documentation materials were on hand:

1) Scott Whitaker *(Manager)*
2) Cheryl Gore *(Manager designee)*
3) Dee Hall *(Finance Officer)*
4) Mark Brown *(Mayor)*
5) Stephanie Doyle *(served last year, resident)*
6) Ben Oldham *(served last year, resident)*
7) Ann Powell *(served last year, resident)*
8) Linda Southard *(served last year, resident)*
9) Jeff Goard *(Parks & Rec Mgr) (ex-officio)*
10) Valarie Halvorsen *(Clerk) (ex-officio)*
11) Kelly O'Day *(served last year, resident, ex-officio)*
12) Reece Walker *(served last year, Council, ex-officio)*
13) Lt. Fred Antonelli *(served last year, Sheriff dept. rep.)*
14) Jenna Daniels *(served last year, fire dept. rep.)*

The slate above would provide one less than the minimum number of needed residents (4 of the 5 needed). The desire was to start the 2017 planning process in September. The recommendation was to appoint the slate above and to recruit at least one more resident member.

Barnes motioned to appoint all prospective members as presented by manager, seconded by Adams which carried unanimously.

B. **Historical Committee appointment (new):** The applicant had a Summerfield address, but did not live in the town limits; therefore, Mrs. Thornburg wanted to be considered for ex-officio membership. Barnes motioned to appoint Janet Thornburg as an ex-officio member of the Historical Committee for one 2-year term. The motion was seconded by O'Day and carried unanimously.

C. **Reports, updates, or comments:** Whitaker reported the following: recruitment for the Planner position was continuing and additional planning staff is much needed due to increased planning activity; the SAP irrigation well problem was further determined to not involve the actual pump, so its repair was much less than expected; a citizen had donated $1200 to be used for SCP trail maintenance; and both he and Spencer would be attending upcoming conferences and training.

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BUSINESS FROM MAYOR AND COUNCIL

A. A&Y Greenway (south) crossing at US-220: Whitaker reminded all that after looking at alignment alternatives during last month's council meeting, the directive was to modify the route to go south to Strawberry Road and use an at-grade, signaled pedestrian crossing. There was discussion about safety (Walker was concerned with the lack of sidewalks and increased pedestrian traffic across US-220), alternative crossing options, the need to modify the contract with Stewart since the route had been changed from the proposed location, and that Stewart needs to take the lead in getting information from NCDOT and the GAUMPO.

B. Unsealing of closed session minutes: *(removed from agenda)*

C. Reports, updates, or comments: *(none)*

CLOSED SESSION

Barnes motioned to enter into closed session at 8:25pm 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 8:41pm, seconded by O'Day, which carried unanimously.

OTHER BUSINESS

By consensus, council directed Whitaker to draft a policy regarding council member remote participation/teleconferencing during meetings.

With no further business, a motion was made at 8:44pm by Barnes to adjourn. The motion was seconded by Adams and carried unanimously.

Mark Brown

Mark Brown, Mayor

Valarie R. Halvorsen

Valarie R. Halvorsen, Town Clerk