



TOWN OF SUMMERFIELD TOWN COUNCIL

MEETING DATE November 10, 2011

Agenda Item #	
11. A.	
Consent Agenda	<input type="checkbox"/>
Regular Agenda	<input checked="" type="checkbox"/>

ITEM TO BE CONSIDERED

Subject	Approval of Zoning Board By-Laws		
	Recommend Council approval of updated Zoning Board bylaws.		
Requested Action	Requested By: <u>M. Brandt</u>	Dept./Committee	<u>Planning</u>
	Signature _____	Attachments	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
	Date: _____	Length of Presentation	_____

Comprehensive Plan Implementation Item:	NO	<input checked="" type="checkbox"/>	YES	
If "yes" which Common Objective or Action Item?				

REVIEW PROCESS

STAFF RECOMMENDATIONS/COMMENTS

	Review Required	Approved		Attachment
		YES	NO	
Finance Committee				
Finance Officer				
Budget Amendment required				
Town Attorney	<input checked="" type="checkbox"/>			
Town Planner				
Town Manager				
Other <u>Zoning Board</u>	<input checked="" type="checkbox"/>			

Continued from October 11, 2011 meeting. During the September 26 meeting of the Summerfield Zoning Board, the Board voted unanimously to recommend approval of the attached updated by-laws.

TOWN COUNCIL ACTION/COMMENTS

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Agenda Item #	
11. B.	
Consent Agenda	_____
Regular Agenda	_____

ITEM TO BE CONSIDERED

Subject

Approval of Board of Adjustment By-Laws

Requested Action

Recommend Council approval of Board of Adjustment by-laws.

Requested By: M. Brandt Dept./Committee Planning

Signature _____ Attachments YES NO

Date: _____ Length of Presentation _____

Comprehensive Plan Implementation Item: NO YES

If "yes" which Common Objective or Action Item?

REVIEW PROCESS

STAFF RECOMMENDATIONS/COMMENTS

	Review Required	Approved		Attachment
		YES	NO	
Finance Committee				
Finance Officer				
Budget Amendment required				
Town Attorney	✓			
Town Planner				
Town Manager				
Other Board of Adjustment	✓			

Continued from October 11, 2011 meeting. During the August 25 meeting of the Summerfield Board of Adjustment, the Board voted unanimously to recommend approval of the attached by-laws.

TOWN COUNCIL ACTION/COMMENTS



TOWN OF SUMMERFIELD TOWN COUNCIL

MEETING DATE November 10, 2011

Agenda Item #	
11. C.	
Consent Agenda	
Regular Agenda	

ITEM TO BE CONSIDERED

Subject

Consideration/Approval of MOA with NCDOT

Requested Action

Requested By: M. Brandt Dept./Committee Administration

Signature _____ Attachments YES NO

Date: _____ Length of Presentation _____

Comprehensive Plan Implementation Item: NO YES

If "yes" which Common Objective or Action Item?

REVIEW PROCESS

STAFF RECOMMENDATIONS/COMMENTS

	Review Required	Approved		Attachment
		YES	NO	
Finance Committee				
Finance Officer				
Budget Amendment required				
Town Attorney				
Town Planner				
Town Manager				
Other _____				

TOWN COUNCIL ACTION/COMMENTS



TOWN OF SUMMERFIELD TOWN COUNCIL

MEETING DATE November 10, 2011

Agenda Item #	
11. D.	
Consent Agenda	_____
Regular Agenda	_____

ITEM TO BE CONSIDERED

Subject

Discussion regarding Changes to State Statute Regarding Regulation of Equestrian Facilities

Requested Action

Provide direction to staff regarding State Statute 143-138 (b4)

Requested By: M. Brandt Dept./Committee Planning

Signature _____ Attachments YES NO

Date: 1-Nov-11 Length of Presentation 10 min.

Comprehensive Plan Implementation Item: NO YES

If "yes" which Common Objective or Action Item?

Policy 3.6. COMPATIBLE FARMLAND ACTIVITIES and the KEEPING OF HORSES OR OTHER SUITABLE LIVESTOCK shall generally be encouraged as part of the thematic and functional design of new residential areas. Policy 3.7 TO HELP KEEP SMALL FAMILY FARMS VIABLE, agri-tourism, such as that associated with horseback riding, small produce stands (produce grown on site), corn mazes (no man-made amusements), hayrides, farm-oriented children's camps, and similar activities of an acceptable scale and intensity, shall generally be supported.

REVIEW PROCESS

STAFF RECOMMENDATIONS/COMMENTS

	Review Required	Approved		Attachment
		YES	NO	
Finance Committee				
Finance Officer				
Budget Amendment required				
Town Attorney	YES			
Town Planner				
Town Manager	YES			
Other _____				

Recent State Law Changes (attached) now classify "farm buildings" that are used for equine activities (Equestrian Facilities) to be exempt from most building codes. The exact provision is in 143-138 (b4). However, this only applies outside of municipal jurisdiction. Therefore all building codes are required inside our municipal limits. Staff recommends that the Council consider requesting a "local bill" during the next legislative session to have this portion of state law also apply to Summerfield. Equestrian Facilities would still have to meet zoning and sign ordinance standards, but would not be subject to most building code standards, allowing for equal status under state law.

TOWN COUNCIL ACTION/COMMENTS



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Agenda Item #	
12. A.	
Consent Agenda	
Regular Agenda	

ITEM TO BE CONSIDERED

Appoint Jeff Davis as Regular Zoning Board Member (From alternate)

Subject

Requested Action

Requested By: C. Spencer Dept./Committee Planning

Signature _____ Attachments YES NO

Date: _____ Length of Presentation _____

Comprehensive Plan Implementation Item: NO YES

If "yes" which Common Objective or Action Item? _____

REVIEW PROCESS

STAFF RECOMMENDATIONS/COMMENTS

	Review Required	Approved		Attachment
		YES	NO	
Finance Committee				
Finance Officer				
Budget Amendment required				
Town Attorney				
Town Planner				
Town Manager				
Other _____				

Rich Lovett stepped down as Zoning Board member. Mr. Davis is currently an alternate to the Board and has served as alternate at least twice and has attended all but one meeting since January 2011. Staff recommends appointment to the board as a regular member.

TOWN COUNCIL ACTION/COMMENTS



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Agenda Item #	
12. B	
Consent Agenda	
Regular Agenda	

ITEM TO BE CONSIDERED

Subject

Discussion of Guilford County Fire Evaluation

Requested Action

Requested By: M. Brown Dept./Committee _____

Signature _____ Attachments YES _____ NO

Date: _____ Length of Presentation _____

Comprehensive Plan Implementation Item: NO YES

If "yes" which Common Objective or Action Item? _____

REVIEW PROCESS

STAFF RECOMMENDATIONS/COMMENTS

	Review Required	Approved		Attachment
		YES	NO	
Finance Committee				
Finance Officer				
Budget Amendment required				
Town Attorney				
Town Planner				
Town Manager				
Other _____				

TOWN COUNCIL ACTION/COMMENTS



TOWN OF SUMMERFIELD TOWN COUNCIL

MEETING DATE November 10, 2011

Agenda Item #
13. A.
Consent Agenda _____
Regular Agenda _____

ITEM TO BE CONSIDERED

Subject

Certificates of Appreciation - Richard Lovett, Susan Fields, Linda Southard

Requested Action

Requested By: _____ Dept./Committee _____

Signature _____ Attachments YES _____ NO _____

Date: _____ Length of Presentation _____

Comprehensive Plan Implementation Item: NO YES

If "yes" which Common Objective or Action Item? _____

REVIEW PROCESS

STAFF RECOMMENDATIONS/COMMENTS

	Review Required	Approved		Attachment
		YES	NO	
Finance Committee				
Finance Officer				
Budget Amendment required				
Town Attorney				
Town Planner				
Town Manager				
Other _____				

TOWN COUNCIL ACTION/COMMENTS
