



Town of Summerfield – Zoning Board Minutes

Summerfield Town Hall

February 25, 2013 | 7:00PM | 4117 Oak Ridge Road

*Zoning Board: Chair Nancy Hess
Jeff Davis
Dick Leubner
Kathy Rooney
Trudy Whitacre
Scott Henson (Alternate)*

The meeting was called to order at 7:00 pm by Nancy Hess, with the following present:

Zoning Board:

Nancy Hess, Chair
Jeff Davis
Kathy Rooney
Trudy Whitacre

Staff:

Carol Carter, Town Planner
William Rozell, Town Attorney
Valarie Halvorsen, Town Clerk

Hess stated agenda item 4B Text amendment update concerning temporary and/or accessory uses would be removed from the agenda.

CONSENT AGENDA

Davis motioned to approve the agenda as amended, seconded by Whitacre, which carried unanimously.

Whitacre made a motion to approve the minutes of the November 26, 2012 meeting, seconded by Rooney, carried with four affirmative votes. Rooney motioned to approve the minutes of the January 28, 2013 meeting, seconded by Hess, carried with three affirmative votes. Davis did not vote as he did not attend the January 28 meeting.

OLD BUSINESS

A. Preliminary plat review of Belford Estates subdivision (resubmittal)

Hess recused herself. Whitacre opened the case, stating there were not enough board members present to vote as the ordinance required four affirmative votes to approve the submittal. By consensus, the board recessed the item to a Special Called meeting March 7, 2013, 7:00pm at Summerfield Town Hall.

B. Text amendment update concerning temporary and/or accessory uses

Removed from agenda

New Business: Preliminary plat review of Strader Woods subdivision

Carter described the process to date, noting the conditions of the rezoning. Rozell stated the board must vote to approve the plan if it meets all ordinance criteria.

There was discussion about the condition requiring identification of conservation easement areas on the plat. Brent Sievers of Fleming Engineering stated that information about conservation easements would be in the HOA documents. Carter stated the ordinance requires delineation. Hess would like to see it in the legal description of each deed. Hess asked how owners and potential owners would be made aware. Carter stated easement information was part of the survey for each lot and would also be explained to owners in the HOA documents.

Rooney asked about a reinforced concrete pipe in the drainage area. Carter stated elements on the plat

were reviewed and approved by the Town's environmental engineer, and noted such piping is standard practice. Whitacre asked about power lines. Brent Sievers stated the power lines were overhead until they reached Strader Court, and underground within the subdivision. Hess asked Carter if she was confident the proposal complies with all requirements of the ordinance; Carter responded affirmatively.

Rooney made a motion to approve the Belford Estates subdivision plat based on compliance with the Development Ordinance. The motion was seconded by Davis and carried with four affirmative votes.

Other business

Carter stated the text amendment would be discussed at an upcoming meeting. Regarding the Development Ordinance rewrite, Carter has reviewed the entire document and sent her comments and recommendations to the Town Manager. Rich Ducker with the Institute of Government will also review it and provide feedback. The ordinance needs legal review as well.

The Board asked Carter to compile a checklist of ordinance requirements for future cases with the staff report.

With no further business before the Zoning Board, a motion was made at 7:36 pm by Whitacre to adjourn, seconded by Hess and carried unanimously.



 Nancy Hess, Chair



Valarie Halvorsen, Town Clerk