



Z O N I N G B O A R D M I N U T E S

August 22, 2016, 7:00pm, SFD Community Center

Feulner opened the meeting at 7:00pm. The following were present:

Planning and Zoning Board

- Nancy Hess, Chair
- Richard (Dick) Feulner
- George (Jeff) Davis
- Kathy Rooney
- Scott Henson

Staff

- Carrie Spencer, Planning Director
- Valarie Halvorsen, Town Clerk

CONSENT AGENDA: Feulner motioned to approve the consent agenda and the 7/25/16 minutes, seconded by Henson, which carried unanimously.

REZONING CASE 01-16, AG TO CU-OSRD: 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 Rd in Bruce Township Guilford County Parcel 0218651.

Spencer described the case, noting the conditions offered by the applicant, and that the board would consider the rezoning first, and the preliminary major subdivision sketch plan second. By consensus, the board agreed to consider the subdivision sketch plan under Other Business. 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 presented.

Project engineer Chuck Truby stated 21 lots and 50% open space met the requirements of OSRD and preserved rural character, noting 3 lots would need off site septic due to slopes. Feulner recommended amending condition 5 “All new dwellings shall have a brick foundation on a crawl space” to read “crawl space or basement”; Truby agreed. Hess asked about condition 8 “All mailboxes shall be of a uniform design”; Truby stated the Post Office required cluster box units (CBUs) rather than individual mailboxes; therefore, the condition was removed. Responding to Hess, Spencer stated the conditions (listed below) would be on the plat and on each individual lot plat. There was discussion about open space and questions about how much was primary and secondary.

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.

Council: Mayor Mark Brown, Mayor Pro-tem Dena Barnes, Mike Adams, Dianne Laughlin, John O’Day, Reece Walker Manager: Scott Whitaker

Staff: Jeff Goard (PE&R Mgr.), Cheryl Gore (Mgr. Asst./Events Coord.), Dee Hall (Finance Ofc.), Valarie Halvorsen (Clerk), Carrie Spencer (Planning Dir.)



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. All shingles shall be architectural in design.
9. The exterior of all outbuildings shall be constructed aesthetically as is the main dwelling.
10. No chain-link fences shall be allowed.

Will Yearns of Granville Homes introduced himself and stated he was able to answer questions from the board if needed.

Hess opened the public hearing at 7:30pm.

Proponents: no speakers

Opponents:

Michael Antonell, owner of 7495 Strader Road felt the proposal was too dense and not commiserate with surrounding properties, and expressed concern about the impact on wells, septic, and roadways.

Danny Millwee of 7501 Strader Road agreed with Antonell.

James Perry of 3302 Annry Drive (owns property on Strader) also felt it was too dense and asked if the ½ acre lots left room for secondary septic.

Proponent Rebuttal:

Chuck Truby stated the lots were large enough for onsite septic and the large area of open space was to provide a visible barrier from the roadway.

Hess closed the public hearing at 7:40pm.

Following brief discussion of maximum build out (21 lots) and elevation changes, Henson motioned to approve Rezoning case #01-16, AG to CU-OSRD with the amended conditions; the Zoning Board finds that the proposed rezoning is consistent with sections 3 and 6 of the Town of Summerfield's Comprehensive Plan and Development Ordinance and considers the action to be reasonable and in the public interest. The motion was seconded by Davis and carried unanimously. Hess noted the board was a recommending body only and the matter would be heard by Town Council during their 9/13 meeting.

Recess from 7:50pm to 7:54pm.



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REZONING CASE 03-16, AG TO RR: Request by Shane Beal to rezone a portion of 5.96 acres owned by Matnamak Properties' LLC from AG Agricultural to RR Rural Residential zoning district. The property is located at 960 NC 150 West across from Old Ironworks Road in Bruce Township, Guilford County Parcel 0138070.

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 and staff recommended approval.

Applicant Shane Beal 7812 Sutter Road stated he wanted to build 2 primary residences on the property for family.

Hess opened and closed the public hearing at 8:02pm; there were no speakers.

Davis motioned to approve Rezoning case #03-16 AG to RR; the Zoning Board finds that the proposed rezoning is consistent with sections 3 and 6 of the Town of Summerfield's Comprehensive Plan and Development Ordinance and considers the action to be reasonable and in the public interest. The motion was seconded by Henson and carried unanimously. Hess noted the board was a recommending body only and the matter would be heard by Town Council during their 9/13 meeting.

OTHER BUSINESS

Preliminary Major Subdivision Sketch Plan 7508 Strader Road: Following discussion about well/septic, slopes, disturbance limitations, and the need for input from other agencies due to the lack of a Technical Review Committee, Rooney motioned to continue the matter until the 9/26 Zoning Board meeting (7pm at Summerfield Community Center), seconded by Davis, which carried unanimously. The applicant will work with staff in the interim to address any concerns/issues.

With no other business before the board, Feulner motioned to adjourn at 8:45pm, seconded by Henson, which carried unanimously.

Nancy Hess, Chair

Valarie Halvorsen, Town Clerk

Council: Mayor Mark Brown, Mayor Pro-tem Dena Barnes, Mike Adams, Dianne Laughlin, John O'Day, Reece Walker Manager: Scott Whitaker

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