



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

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

September 26, 2016, 7:00pm, SFD Community Center

Hess 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
 Trudy Whitacre

Staff

Carrie Spencer, Planning Director
 Valarie Halvorsen, Town Clerk

Spencer requested the following agenda changes: add *Use Interpretation for e-3 Robotics*, and end the meeting by 8:45pm if cases have been heard, continuing remaining business to next meeting if needed.

CONSENT AGENDA: Rooney motioned to approve the consent agenda including the amended agenda and the 8/22/16 minutes, seconded by Hess, which carried unanimously.

PRELIMINARY PLAT REVIEW AND ACTION: DEERWOOD: Application for a preliminary plat review and action for ± 28.98 acres located at 7508 Strader Rd., zoned CU-OSRD, parcel 0218651.

Spencer discussed the approved conditions and noted the property has considerable topography, floodplains and streams that present a challenge to development. Since the rezoning approval, the applicant revised the preliminary plat to prohibit or minimize disturbance of conservation areas. The applicant's proposal strives to maintain typical lot spacing along Strader Road by locating only two home sites adjacent to the road, with the remainder located toward the back of the property. Spencer discussed compliance with adopted town plans; staff recommends approval.

Chuck Truby of CPT Engineering and Surveying described modifications made to the development plan to address concerns about topography/slope disturbance.

Spencer stated the board should use the Comprehensive Plan as a guide attempt to strike a balance between conservation and owner/developer right to make use of property.

Whitacre expressed concern with preserving the rural character of the area, specifically the view shed. Truby stated a landscape buffer would be placed along Strader behind the two lots that would potentially be visible from the road. Whitacre suggested, and the applicant agreed, to a condition of a conservation easement behind lots 10 and 16 following construction of the road to restrict owners

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

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



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from removing trees from those steep slopes. Rooney felt it was putting an onerous burden on future owners and erosion could be addressed by terracing or other means.

Feulner motioned to approve the Deerwood preliminary plat with the conservation easement on lots 10 and 16 following construction of the road, as the plan is consistent with sections 3 and 6 of the Comprehensive Plan. The motion was seconded by Davis and passed 4 to 1 (Rooney opposed).

PRELIMINARY PLAT REVIEW AND ACTION: WESTFIELD VILLAGE: Application for a preliminary plat review and action for ± 18.89 acres located at the intersection of Oak Ridge Rd and Dubach Road, zoned CU-OSRD (Conditional Use Open Space Residential), parcel 149703.

Spencer stated the plan was for 16 attached single family housing. This building type (twin homes) is allowed within the OSRD district and is a response to a lack of housing variety in the Town of Summerfield. This was originally presented and approved in 2007 but the approval had since expired; therefore it is before the board again. The plan complies with Comprehensive Plan objectives 2, 3, 4, 5, and 6; staff recommends approval.

Chris Rohrer of Land Solutions stated many of the approvals were granted in 2007, but development stopped when the economy crashed. Feulner asked if the plan complied with the 25% (2.3 acres) allowed for septic. Rohrer stated he was unsure of the numbers, but there was no change to the septic that was approved in 2007; Spencer noted Guilford County would have to approve the septic. Rohrer said the septic would be in an easement under control of the HOA rather than in special purpose lots.

Rooney motioned to approve the Westfield Village preliminary plat. Feulner offered a friendly amendment to conditionally approve the plat providing the septic meets regulations. Rooney accepted the amendment. The motion was seconded by Whitacre and carried unanimously. Rohrer asked if there was any recourse if the septic, which was approved in 2007, was in excess of the allowable acreage; Spencer replied affirmatively.

REZONING CASE 02-16, AG TO RS-40: Request to rezone ± 3.31 acres from AG (Agricultural) to RS-40 (Residential). The property is located at 7516 Strader Road, parcel 0147698.

Spencer stated the applicant proposed 3 building lots with the following amended conditions: 2,300 (changed from 2,600) SF min one story under air, 2,700 (changed from 3,000) SF min two story under air; crawl space or basement; veneer to be cementous siding, brick, stone, or decorative vinyl such as shake or board and batten (previous condition was with 20% or less vinyl). The density in RS-40 is .73 which allows 2.4 lots but the Development Ordinance notes it is allowable to round up if 2.5 or greater; this acreage is not 2.5 or greater but in the past it has been allowed in smaller subdivisions of this nature as there are conflicts regarding calculations in ordinance. The request complies with Comprehensive Plan objectives 1, 3, and 5; staff recommends approval.



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Owner and developer Tammy Roberts of 7500 Longhorn Drive in Greensboro stated she was the builder as well, the homes would be a farm style rural look similar to the home across the street with price points of \$450,000 to \$500,000, that the homes would face the street but landscaping would be installed to make the view from the street more attractive.

Hess opened the public hearing at 8:26pm.

Proponents: none

Opponents:

Ben Dawkins of 7515 Strader Road felt the proposal was not in keeping with the surrounding much larger lots and does not fit with preservation of rural character.

Proponent Rebuttal:

John Roberts (husband of applicant) felt Mr. Dawkins' objection is because the property is directly across the street from his.

Hess closed the public hearing at 8:31pm.

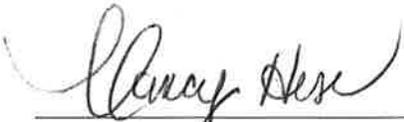
Rooney said the ordinance only allowed for 2 lots based on the size of the parcel. Whitacre felt 3 lots were too many for the parcel and not in keeping with the rural character of the area. Feulner suggested the applicant get a variance from the Board of Adjustment; Spencer stated the decision should be based on the board's interpretation of the limited guidance in the Development Ordinance.

Following brief discussion Davis motioned to deny rezoning case RZ-02-16 as the request does not support community character preservation and does not comply with the Development Ordinance. The motion was seconded by Rooney and passed unanimously.

OTHER BUSINESS

Spencer asked the board to consider a use interpretation for e-3 Robotics for future discussion, and to send her their priorities regarding the Development Ordinance rewrite.

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



 Nancy Hess, Chair



 Valarie Halvorsen, Town Clerk