



# Town of Summerfield – Zoning Board Minutes

Summerfield Community Center

December 17, 2012 | 7:00PM | 5404 Centerfield Road

*Zoning Board: Chair Nancy Hess  
Jeff Davis  
Dick Feulner  
Kathy Rooney  
Emily Nantano  
Scott Henson (Alternate)*

The meeting was called to order at 7:02 pm by Nancy Hess, with the following present:

**Zoning Board:**

Nancy Hess, Chair  
Jeff Davis  
Dick Feulner  
Kathy Rooney  
Scott Henson

**Staff:**

Bill Duston, Interim Town Planner  
William Hill, Town Attorney  
Valarie Halvorsen, Town Clerk

## CONSENT AGENDA

Hess asked the Board's pleasure on adding a discussion of a text amendment for temporary and/or accessory uses not addressed in current UDO, which was approved by consensus.

Feulner asked that the November 26 minutes be amended to note his recommendation that David Tolin consult with a real estate professional regarding the impact of having septic fields for his proposed development on his residential lot.

Feulner made a motion to approve the minutes of the November 26, 2012 meeting as amended. The motion was seconded by Rooney and carried unanimously.

Hess recused herself and alternate Scott Henson joined the board.

## NEW BUSINESS

A. Subdivision Case #2012-4-S Belford Estates: The property is located at 7024 Belford Road; being Guilford County Parcel 0149802, located in Bruce Township, including approximately 16.392 acres. The parcel is owned by Optimus Prime Trucking & Recovery, LLC.

Duston presented the case, noting the major change from the last time the matter had come before the Board was the reduction of lots, from 10 to 9. He further noted a portion of the property east of lot 6 comprising 2054 square feet, showed multiple owners.

Responding to a question by Feulner, surveyor Anthony Vaughn stated 57% of the property was in a buffer or primary conservation area. Regarding connectivity, Vaughn discussed two existing stub streets. He further noted lots 3 and 4 would encroach upon the primary conservation area, with a total encroachment of .6 acres, or 6.5% of the primary conservation area.

Responding to a question by Feulner, Vaughn stated there was an 18 to 20 foot elevation drop from one side of the proposed Colleen Court to the other that would have to be leveled.

Feulner feels the number of proposed homes is not appropriate, and is concerned with the elevation changes; therefore, he cannot support the proposal as presented. Davis agreed with Feulner.

Feulner made a motion to deny Subdivision Case #2012-4-S Belford Estates, seconded by Davis, resulting in a tie. The motion died for lack of affirmative action. Hill asked if there was a competing motion; Henson said he was not prepared to offer one based on the dual ownership issue.

Hill told the applicant he would receive written documentation of the action with reasoning for the Board's decision and had 30 days from receipt of the notice to appeal the Board's decision, as per section 5-6.5(D) of the Development Ordinance.

*Break from 7:35 pm to 7:41 pm.*

Hess rejoined the Board.

B. Site Plan Review Summerfield Academy: The property is located on the west side of US 220, approximately 1225 feet north of the intersection of Summerfield Road and NC 220. The parcel is identified as Guilford County Parcel 0146905 and is located in Deed Book 3421, Page 1939. The property is owned by David and Jamie Shepherd.

Duston noted the request was for approval of a two-story, 47,000 square foot K-8 charter elementary schools that would accommodate 735 students and 60 staff at full capacity. The front portion of the site is zoned RS-30 and the rear portion is zoned AG, with the entire property being in the Scenic View Overlay District. Duston noted that his staff report erroneously stated that the subject property lies in a Water Supply Watershed District.

There was much discussion of parking spaces (114 required, 159 proposed), the aesthetics of the proposed building (institutional looking), and traffic flow both within and external to the property. It was noted that since the property lies within a Scenic View Corridor Overlay District, a site access study must be submitted and approved per Section 4-11.1(A) of the Summerfield Development Ordinance. Applicant spokesperson Aimee Giacherio said she is in the process of working with NCDOT on a traffic study.

Feulner made a motion table approval of the Summerfield Academy site plan until January, asking the applicant to provide traffic counts and the required site access study prior to the meeting. The motion was seconded by Henson. Feulner withdrew the motion. Feulner made a motion to continue the matter until the site access study, traffic counts, and investigation of alternate facades could be considered. The motion was seconded by Henson and carried unanimously.

C. Discussion of a text amendment for temporary and/or accessory uses not addressed in current UDO

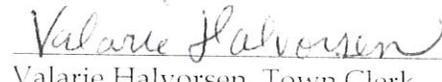
There was discussion of appropriate locations, effect on storefront businesses, compliance with rules applicable to traditional businesses, appearance, and hours of operation.

It was decided by consensus that staff would gather information from each Board member and draft language with options for future Board review.

With no further business before the Zoning Board, a motion was made at 9:50 pm by Feulner to adjourn, seconded by Davis and carried unanimously.



Nancy Hess, Chair



Valarie Halvorsen, Town Clerk