

**MINUTES OF THE  
SUMMERFIELD ZONING BOARD  
SUMMERFIELD COMMUNITY CENTER  
June 25, 2012**

1. **The Board and a member of the public participated in a program by Stormwater Smart from the Piedmont Triad Regional Council (flyer attached). Following the presentation, the meeting was called to order at 812 by Chair Nancy Hess.**

2. **INTRODUCTIONS:**

Nancy Hess, Chair  
Dick Feulner, Vice Chair  
Trudy Whitacre  
Kathy Rooney  
Alternate in attendance: Scott Henson

Jeff Davis  
Carrie Spencer, Town Planner  
Warren Simmons, Stormwater Administrator

3. **CONSENT AGENDA**

Feulner made a motion to approve the agenda. Davis seconded, and it passed unanimously. Davis made a motion to approve the minutes from the March 26, 2012 meeting. Rooney seconded, and the motion passed unanimously.

4. **NEW BUSINESS:**

**(A) Adoption of the Town of Summerfield Jordan Lake Rules for New Development.** Spencer pointed out highlights from her Memo. She showed the Board a copy of the Stormwater Administrative Manual required by the ordinance, pointing out the Board's role is to review the ordinance itself. Spencer explained that the Manual is a reference tool for staff and developers not necessarily to be read cover to cover and is available on the Town's website. Spencer pointed out the uniform cover and title ("Town of Summerfield Comprehensive Planning Program") used for all planning documents since the adoption of the Comprehensive Plan.

There were no members of public in attendance.

Simmons went over the Accounting Tool required by the ordinance. He explained that it determines the nutrient load of a site before and after development using studies that determine the expected load of various ground surfaces to include lawn, forest, and impervious surfaces such as sidewalk and driveway and parking. It also takes into account housing density for residential development. He applied the Summerfield Athletic Park to the accounting tool and showed a decrease in expected nutrient load from predevelopment to now. Simmons believes the decrease is due to a change in surface conditions from an assumed ½ pasture ½ forest, to current conditions. Simmons applied the accounting tool to the Birkhaven Subdivision and the result did not show an increase in nutrient load therefore would not require stormwater control measures for Jordan Lake. When asked if Summerfield's overall maximum residential density would always preclude the need for nutrient reduction measures, Simmons stated that for the most part development of an acre per lot would not have to worry, but it depends on surface conditions before and after development.

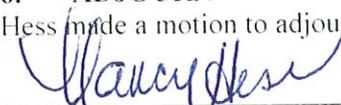
Feulner made a motion to recommend forwarding the ordinance (with some editorial revisions) to the Town Council for their consideration. Rooney seconded, and the motion was passed unanimously.

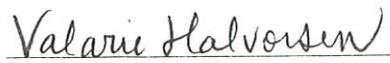
5. **OTHER BUSINESS:**

**(A) Updates from the Planner:** Spencer reminded the Board about the Development Ordinance Advisory Group presentation meeting July 25, 6:30 – 8:30 at the Community Center. Spencer informed the Board that there is no agenda for the regularly scheduled July 23 meeting. Feulner made a motion to cancel the July 23 meeting. Whitacre seconded, and the motion passed unanimously. (The meeting was later rescheduled due to an application for a site plan review.)

6. **ADJOURN**

Hess made a motion to adjourn. Rooney seconded, and the meeting adjourned at 9:15.

  
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Nancy Hess, Chair

 for  
Carrie Spencer, Clerk to the Board