

MINUTES OF THE
SUMMERFIELD ZONING BOARD
SUMMERFIELD COMMUNITY CENTER
July 23, 2012

The meeting was called to order at 7:07 pm by Nancy Hess.

2. INTRODUCTIONS:

Nancy Hess

Dick Feulner

Trudy Whitacre

Kathy Rooney

Alternate in attendance: Scott Henson

Jeff Davis

Will Rozelle for Town Attorney

Carrie Spencer, Town Planner

3. CONSENT AGENDA

Mr. Feulner made a motion to approve the agenda. Mr. Davis seconded, and the motion passed unanimously. Mr. Davis made a motion to approve the minutes from the May 3 and June 25, 2012 meetings. Mr. Feulner seconded, and the motion passed unanimously.

4 (A). Site Plan and Architectural Review District One Sheriff Substation. Paul Milam, Hoskins House LLC, property owner, Khaki Run, spoke in favor of the request. The For Sale sign is for all lots on the property. The site was approved without retention devices. Erosion control devices are monitored by Guilford County.

The case is considered a modification to the existing site plan.

There was discussion about the architectural elements of the proposed building. Mr. Milam introduced an alternate rendering for the building. He will revise the elevations to reflect the changes in the rendering.

Changes to architectural details:

Rail along porch

Realignment of porch posts

Reduction of windows by 2 for east elevation

Single hung vs storefront window

Add shutters

Reduce roof overhang from 2' to 1'

Soldier brick details around building

Feulner motion to approve site plan with above changes. Whitacre seconded and the motion passed unanimously.

4 (B) Rezoning Case #03-12 RS-40 to AG Spencer introduced the case using the plan for clarification.

David Couch, 6791 Meadowview Dr, property owner, spoke in favor of the rezoning. He stated that he has owned the property since the mid 1990's. The farm goes back to the 1800's. The county strip zoned the roads to RS-40 so some activities of the farm are existing non-conforming uses as a farm. The 20 acres he is requesting is consistent with the 280 +/- acres that is currently zoned AG. In running a farm he would like to be able to expand the palette of uses for the property as allowed by the Agricultural Tourism Facility. Some of those uses include weddings, special events, catered events, and a farm store. He summarized his desire to make the zoning more consistent and to expand the uses. There is an old

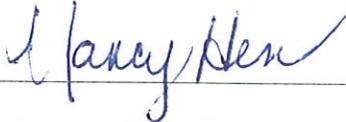
house on the property that he wishes to preserve and potentially change the function of to meet the needs of the proposed uses should they be approved.

With no other comments in favor or against the rezoning from the public, Hess closed the public hearing.

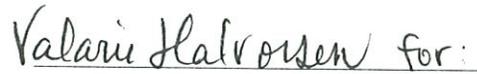
There was discussion about encouraging the continuance of the farm for the community, making it a lively viable place for a community that wishes to retain rural character.

Rooney made a motion to approve the rezoning. Whitacre made a motion to approve the rezoning as consistent with the Comprehensive Plan Community Character Preservation, Historic Preservation, and Attractive Community Appearance. Rooney withdrew her motion and accepted the amendment. The motion passed unanimously.

Feulner made a motion to adjourn. Hess seconded and the motion passed unanimously for the meeting to adjourn at 7:21.



Nancy Hess, Chair



Carrie Spencer, Clerk to the Board