



Town of Summerfield – Zoning Board Minutes

Summerfield Community Center

October 22, 2012 | 7:00PM | 5404 Centerfield Road

*Zoning Board: Chair Nancy Hess
Jeff Davis
Dick Feulner
Kathy Rooney
Trudy Whitacre
Scott Henson - Alternate*

The meeting was called to order at 7:01 pm by Nancy Hess, with the following present:

Zoning Board:

Nancy Hess, Chair
Jeff Davis
Dick Feulner
Kathy Rooney
Trudy Whitacre

Staff:

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

CONSENT AGENDA

Feulner made a motion to approve the Consent Agenda including the meeting agenda. The motion was seconded by Rooney and carried unanimously.

Whitacre asked a question about the minutes of the August 27, 2012 meeting, which will be investigated by Halvorsen. The minutes will be brought back to the next meeting for consideration of approval

NEW BUSINESS

Rezoning Case #04-12 R AG/SR to CU-RS-40/SR: The property is located about 900 feet north of the intersection of Strader Rd and NC Hwy 150, at 7418 and 7419-7467 Strader Rd, being Guilford County Parcels #0148023 and #0148006. These parcels, located in Bruce Township, include approximately 19.17 acres. The parcels are owned by Tolin Properties, Inc and David and Teresa Tolin.

Duston presented the case, noting the conditions offered by the applicant. Regarding questions and answers from the October 4 open house, Feulner noted the answer to the question "Is the 20-foot tree buffer part of the dedicated open space?" should be unknown, rather than yes. Regarding "What is the width of the entrance drive?" the answer provided of 20-feet would be correct if the roadway was a private drive.

Feulner noted the rezoning application specifies that a development plan is required and is not present in the packet. Duston stated his belief that the applicant had met all requirements to bring forth the request. Feulner stated the requirement for a sketch plan showing all elements has not been met; Hill concurred.

Feulner moved that the case be continued, seconded by Rooney. Feulner stated the Board needs to be apprised of where the sensitive areas are shown on a sketch plan in order to properly consider the request. Brent Sievers of Fleming Engineering stated a development plan was provided with the original application. There was discussion about the difference between a development plan and a sketch plan. Feulner noted that plan provided did not comply with the requirements; Hill concurred.

Hess asked Hill his thoughts on continuing with Board discussion of the case to address any other questions from the Board without opening the Public Hearing. Hill advised it was recommended so the applicant could be made aware of all questions and concerns of the Board.

Hess noted the condition of no track-homes was not appropriate as it was an HOA issue and asked about the open space requirement. Duston stated all open space would be located on tract 1. There was discussion of septic location and pros and cons of easements versus a special purpose lot for the septic area on tract 2, location and responsibility for maintenance of the proposed 20-foot tree buffer, and the applicability of the RR zoning designation.

Regarding the motion on the floor, Feulner stated the following: "In view of the fact that the applicant failed to provide the required paperwork as per ordinance I move that the decision be postponed to such time as the applicant provide the complete application." Feulner clarified the motion per suggestion from Hill by stating the case should be continued to the next regularly scheduled meeting, not prior to November 26, 2012, following submission of required documents by the applicant. Rooney reiterated her second, and the motion passed unanimously.

Recess from 7:42 to 7:55 pm.

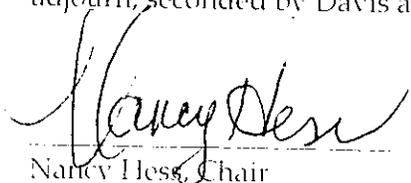
OTHER BUSINESS: Broad discussion of temporary and/or accessory uses related to beverage/food/snack wagons and fresh foods sellers

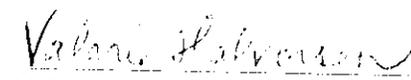
Hess noted the above stated uses were not addressed in the current Development Ordinance, and are addressed in Article 5 of the proposed Development Ordinance rewrite. Hess asked the Board their feeling on recommending to Council that the sections regarding Beverage, Food and Snack Wagons (Temporary and Accessory Use) Farmers Markets, Flea Markets, and Tents, Accessory be moved forward as a text amendment to the current Development Ordinance. Davis and Whitacre agreed, as did Feulner, who noted the expectation was that the Development Ordinance rewrite would have been adopted prior to now. Hess noted the Board was not approving or endorsing the proposed text, but just asking Council their feeling on moving this portion forward prior to consideration of the entire Development Ordinance rewrite.

Hess made a motion that the Board ask Town Council to consider excising the section of the proposed Development Ordinance rewrite addressing Beverage, Food and Snack Wagons (Temporary and Accessory Use) Farmers Markets, Flea Markets, and Tents, Accessory and if they would like to move it forward as a text amendment to the current Development Ordinance. The motion was seconded by Feulner and carried unanimously.

Hess recommended the Board work on the sign ordinance portion of the Development Ordinance rewrite when there is no other business during regularly scheduled monthly meetings rather than cancelling said meetings.

With no further business before the Zoning Board, a motion was made at 8:07 pm by Feulner to adjourn, seconded by Davis and carried unanimously.


Nancy Hess, Chair


Valarie Halvorsen, Town Clerk