



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

## Z O N I N G   B O A R D   A G E N D A

DECEMBER 19, 2016, 7:00PM, SFD COMMUNITY CENTER

1. Call to order
2. Introductions
3. Consent agenda:
  - A. Meeting agenda
  - B. Adoption of 10/24/16 and 11/28/16 minutes
4. Site plan review and action – **5333-5335 US 220 N** – building additions and remodel for property located at 5333-5335 US 220 N, about a quarter mile north of the intersection of US 220 N and Winfree Rd., zoned Heavy Industrial. The property is located within the Town of Summerfield, Bruce Township, being further identified as Guilford County Parcels 0146849 and 0146854.
5. Public comments
6. Other business (as needed)
7. Adjourn

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

October 24, 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
- Scott Whitaker, Town Manager

CONSENT AGENDA: Feulner motioned to approve the consent agenda including the agenda and the 9/26/16 minutes, seconded by Davis, which carried unanimously.

REZONING CASE 04-16, RS-40, TCD-R to CU-GB, TCD-M: Request by Steve Barney to rezone +/- .475 acres from RS-40, TCD-R (Residential and Town Core Residential) District to CU-GB, TCD-M (Conditional Use General Business and Town Core Mixed) District. The property is located at 7507 Shadyside Dr. in Bruce Township, Guilford County Parcel 0146694.

Spencer stated the applicant proposes development of the lot for indoor storage of automobiles, with direct access to Shadyside Dr. The site is currently developed with a single family residence which is vacant. The Conditional Use District provides the opportunity to establish mutually agreed upon conditions. The following conditions are voluntarily offered by the developer: Uses are limited to Indoors Storage of Automobiles; controlled burn by Summerfield Fire Dept. for training; removal of residue' grading' erection of a 40'x60' metal building with siding to meet TCD-M requirements.

Spencer described the intent of the GB and TCDM districts.

Staff finds this rezoning consistent with the Town's adopted Comprehensive Plan and Development Ordinance. Key policies of the Comprehensive Plan that apply to this request are:

- **Appropriate, Limited Commercial Development:** this proposal will enhance the commerce along Summerfield Rd and site plan approval will ensure that the design is compatible with the area.
- **Community Character Preservation and Attractive Community Appearance:** the applicant has included a development condition to include siding that meets the TCD-M requirements and clean removal of the existing building. Staff will review the site plan for consistency with these policies.

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- Summerfield Road Focus Area: this proposal enhances an existing use and business that represents the Summerfield Road Area. The proposed use will be compatible in appearance and function with uses on surrounding properties.

Staff recommended approval of Case RZ-04-16 as presented.

Steve Barney of 5849 Stanley Huff Road stated he has owned the property for 9 years and intended to raise the house via a controlled burn by the Fire Department and construct a storage building for antique cars that are currently housed in a facility in Stokesdale.

*Hess opened the public hearing at 7:15pm.*

Proponents: none

Opponents:

Joel Gonzalez Lopez of 7503 Shadyside Drive expressed concerns about noise from the business, effects of the burn on their animals, and property lines.

Proponent Rebuttal: Barney stated noise would be very limited, that the building would be used for storage and only accessed once or twice a week; the Fire Department would take much care with the controlled burn; and survey work would be done regarding driveway location during the site plan process.

*Hess closed the public hearing at 7:24pm.*

Following brief discussion Davis motioned to approve rezoning case RZ-04-16:

I move that the request for rezoning from RS-40, TCD-R to CU-GB, TCD-M be approved with the conditions proposed by the applicant and accepted by Council. The request is consistent with the town's adopted Comprehensive Plan Section 10 Summerfield Road Focus Area/Town Core Development; and this approval is reasonable and in the public interest because it will be in harmony with the area in which it is to be located and with the general plans for the land use and development of the Town of Summerfield and its environs. Feulner suggested a friendly amendment to include Appropriate Housing and Residential Development as also being consistent with the approval; Davis accepted. The motion was seconded by Rooney and passed unanimously.

DEVELOPMENT ORDINANCE TEXT AMENDMENT FOR PLANNED DEVELOPMENT ZONING DISTRICT:

Spencer recommended consideration of a text amendment to the current Development Ordinance that would add a "Planned Development (PD)" zoning district. The district would afford more consistency between the Ordinance and adopted Comprehensive Plan and dictate appropriate standards and processes to ensure compatibility with the community's vision for growth.

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Planned Development is recommended as a type of building development and regulatory process that addresses competing interests of environmental protection, land use, and population needs and promotes:

- flexibility and creativity in design and development to better fit the built environment to the land and town character;
- better harmony between water supply and recharge, wastewater systems, and growth;
- a mixture of land uses with a greater variety of housing types;
- the clustering of land uses with opportunities to provide greenspace, neighborhood parks, and assets for the community at large;
- non-residential development that complements residential development;
- interconnected, walkable, and bikeable neighborhoods and destinations;
- better integration of growth and development with existing environmental, historic, cultural, and institutional assets; and,
- an enhanced bargaining process between the developer and Town that strengthens our site plan review and control over development, while creating mutual benefit from the efficient use of land.

Spencer noted there is much more public input in a PD than in the current process, that it is a tool that gives an additional zoning option and allows for negotiation and creativity in land use, and does more to accomplish the goals and objectives of the Comprehensive Plan than any change made to the Development Ordinance and allows for more greenspace, water recharge, and mixed use development that is lacking in Summerfield.

Following much discussion, it was decided by consensus to hold a Special Call Zoning Board meeting for further discussion during which board members can bring their questions and concerns and examples, concepts, and visuals will be presented.

With no other business before the board, Feulner motioned to adjourn at 9:25pm, seconded by Davis, which carried unanimously.

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*Nancy Hess, Chair*

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*Valarie Halvorsen, Town Clerk*

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

November 28, 2016, 7:00pm, SFD Community Center

Hess opened the meeting at 7:06pm. The following were present:

### **Planning and Zoning Board**

Nancy Hess, Chair  
 Richard (Dick) Feulner  
 George (Jeff) Davis  
 Kathy Rooney  
 Scott Henson

### **Staff**

Carrie Spencer, Planning Director  
 Valarie Halvorsen, Town Clerk  
 Scott Whitaker, Town Manager

CONSENT AGENDA: Hess motioned to continue approval of 10/24/16 minutes to the December meeting, seconded by Feulner, which carried unanimously. Feulner motioned to approve the consent agenda including the agenda and the 11/15/16 minutes, seconded by Davis, which carried unanimously.

### DISCUSSION OF TEXT AMENDMENT CASE TA-2016-01 PLANNED DEVELOPMENT ARTICLE

Spencer discussed revisions to the previously drafted text amendment, noting that the district description wording is much less vague than the description of any other zoning districts. There was discussion of various aspects of the document, how the process would work, and how it complies with the Comprehensive Plan.

With no other business before the board, Feulner motioned to adjourn at 10:35pm, seconded by Davis, which carried unanimously.

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*Nancy Hess, Chair*

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*Valarie Halvorsen, Town Clerk*

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**TO:** Zoning Board  
**FROM:** Planning Director  
**DATE:** December 19, 2016  
**RE:** Site Plan Review and Action - 5333-5335 US 220 N - building additions and remodel for property located at 5333-5335 US 220 N, about a quarter mile north of the intersection of US 220 N and Winfree Rd., zoned Heavy Industrial. The property is located within the Town of Summerfield, Bruce Township, being further identified as Guilford County Parcels 0146849 and 0146854.

**A. Actions Requested of Zoning Board and Required Vote to Pass**

- 1. Approve, deny, grant conditional approval, or continue. (A 4-vote affirmative is needed to recommend approval. A simple majority is required for denial.)

**B. Application and Background**

The applicant, Chad Ward, requests the addition of a building, a structure to connect two existing buildings, paving, and façade improvements for the properties at 5333 and 5335 US 220 N. for use as a self-storage facility. The property is zoned HI (Highway Heavy Industrial) and Scenic Corridor (SR) and self-storage facility is an allowed use.

The improvements proposed for the site will require permits, which require the submission of a site plan since there is no adequate site plan already on file and the applicant proposes the addition of built upon area. Zoning Board approval is requested due to the number of buildings (more than two non-residential buildings in total) and the property's location within a Scenic Corridor.

The existing structures on the property are legally nonconforming with regard to street setback and Scenic Corridor requirements. Any enlargement of existing structures shall conform to the setback requirements. New buildings, and the use itself, must conform to the requirements of the Scenic Corridor. Landscaping requirements apply to the expansion and reconstruction of the buildings since those changes represent over 3,000 square feet.

**C. Compliance with Adopted Plans**

Staff finds this site plan proposal to be consistent with the Town's adopted Comprehensive Plan and Development Ordinance. Key policies of the Comprehensive Plan that apply to this request are:

- 1. Appropriate Limited Commercial Development - The proposed redevelopment architecture employs building materials consistent with Summerfield's early commercial properties. This large scale development is in a suitable location away from residential areas.
- 3. Community Character Preservation - Proposed building materials are compatible with Summerfield's rural heritage.
- 4. Transportation Improvements - Access to the site is from an internal roadway.
- 8. Attractive Community Appearance - Landscaping improvements are proposed. The proposed site plan is sensitive to Hwy 220 and I73 as major entryway corridors. Parking is screened from view by

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the buildings. Proposed improvements to this site will greatly improve the appearance of the property.

#### D. Attachments

1. Aerial Map
2. Site Plan

#### E. Staff Recommendation

Based on the request's consistency with the Town's Comprehensive Plan and Development Ordinance, staff recommends **approval** of the Site Plan.

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