

**MINUTES OF THE  
SUMMERFIELD ZONING BOARD SPECIAL CALL MEETING  
SUMMERFIELD COMMUNITY CENTER  
February 6, 2012**

**1. The meeting was called to order at 7:00 by Chair Nancy Hess.**

**2. INTRODUCTIONS:**

Nancy Hess, Chair  
Dick Feulner, Vice Chair  
Trudy Whitacre  
Kathy Rooney

Jeff Davis  
Scott Henson  
Will Rozelle for Town Attorney  
Carrie Spencer, Interim Town Planner

**3. CONSENT AGENDA**

Feulner made a motion to approve the agenda with 3B continued to the next meeting, Davis seconded, and it passed unanimously.

**4. OLD BUSINESS: Staff request to classify uses not listed in Permitted Use Schedule**

There was discussion in support of small businesses and offering opportunities to help them survive. Spencer suggested a drive through coffee kiosk seems to be an accessory use to the primary use of the shopping center. The use seems most like a restaurant with drive through and the Shrimp Connection seems most like outdoor sales as an accessory use to that shopping center. The Board agreed, but discussed several standards that they would like to see included in the ordinance.

The board decided to review the uses again in 6 months after the new ordinance is adopted and highway changes are begun.

**5. NEW BUSINESS: Consider Equestrian Facility Use Standards**

Spencer explained that there is not a definition for Equestrian Facilities in the ordinance, but staff has been using guidelines that say an Equestrian Facility has over 10 horses, many people in attendance to watch shows, many people employed, and there are safety and ADA considerations.

Flor White, owner of Fiore Farms Equestrian Facility, described her facility and building code requirements she had to satisfy. She proposes maintaining safety but keeping a rational approach that could be achieved through the appointment of a small committee.

The Board agreed that since the use is open to the public there is a need to protect public safety and they do not consider an Equestrian Facility to be a farm as it is not a private venture.

Feulner made a motion to encourage Council not to allow a rule that would allow Equestrian Facilities to be exempted from building code: They are not the same as a farm and should not be exempted as farm use since they are open to the public and should be subject to all applicable safety and building codes. He added that Summerfield citizen's deserve protection and should not be exempted from safety standards. The motion was seconded by Henson and passed unanimously.

**6. OTHER BUSINESS**

Spencer asked the Zoning Board to review the proposed 2035 Long Range Transportation Plan. Feulner made a motion to remove item 1B and change "sidewalk" to Bi-Ped along Summerfield Rd in the 2035 Long Range Transportation Plan to be recommended to Town Council. Hess seconded and the motion passed unanimously.

Spencer asked the Board to postpone sign ordinance rewrite due to staffing constraints. She will forward the ordinance for any Board members who wish to review it in the meantime.

There will not be another meeting in February.

**7. ADJOURN**

Rooney made a motion to adjourn, Feulner seconded, and the meeting adjourned at 9:00.

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Nancy Hess, Chair

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Carrie Spencer, Clerk to the Board