

**MINUTES OF THE
SUMMERFIELD ZONING BOARD
SUMMERFIELD COMMUNITY CENTER
March 26, 2012**

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

2. INTRODUCTIONS:

Dick Feulner, Vice Chair

Trudy Whitacre

Kathy Rooney

Jeff Davis

Will Rozelle for Town Attorney

Carrie Spencer, Interim Town Planner

3. CONSENT AGENDA

Feulner made a motion to approve the agenda, Whitacre seconded, and it passed unanimously. Whitacre made a motion to approve the minutes from the Nov 28, 2011 and Jan 23, 2012 minutes, Feulner seconded, and the motion passed unanimously. Rooney made a motion to approve the minutes from the Feb 6, 2012 meeting with changes, Whitacre seconded, and the motion passed unanimously.

4. OLD BUSINESS: Status of Equestrian Use Legislation

Spencer informed the Board that the town has tabled its discussion of requesting local legislation to exempt equestrian facilities from the building code. The discussion and research by staff and council brought up unanswered questions. Pending legal action between a municipality and a farm owner also suggest that there could be more to learn before taking action. Rozelle stated that his office receives weekly updates on pending legal issues and will inform staff if he hears any news of it.

5. NEW BUSINESS:

(A) Review of Development Ordinance changes

Spencer stated that only one request made by the Zoning Board over the years had not yet been incorporated into the ordinance: the requirement for attached dwelling units to be completely finished before any one unit can be occupied. All other requests will be incorporated. She invited the Board to keep the lists she had distributed to compare against the new draft ordinance.

(B) Trail Planning Update

Spencer informed the Board of progress made with trail planning. She stated that the A&Y Feasibility Study has been accepted by the Town Council as a planning tool and that staff had begun the work of acquiring easements along the alignment. Staff is working closely with Guilford County Trail and Open Space Planners to plan, design, and build trails. It has been recommended that Council appoint a Trails Committee to continue the work.

6. OTHER BUSINESS

Feulner and Whitacre stated that the Open Space Committee had been working on a property in the High Point area.

Spencer asked the Zoning Board to change their June meeting date due to a conflict. The Board agreed to hold the June meeting on June 18.

The next meeting is scheduled for April 23.

7. ADJOURN

Rooney made a motion to adjourn, Davis seconded, and the meeting adjourned at 8:15.

Dick Feulner, Vice-Chair

Carrie Spencer, Clerk to the Board