



**Appreciation of services of Ronnie Stafford (Finance Committee)
and Tim Pitts and Rick Hall (Public Safety Committee)**

Attachment(s): no

MEETING DATE: JULY 14, 2015

STAFF COMMENTS / RECOMMENDATION:

Several long-serving citizen volunteers are ending their service on committees and will be recognized. Ronnie Stafford has served on the Finance Committee since the Town's incorporation in 1996. Rick Hall has served almost as long on the Public Safety Committee dating back to 1997, and Tim Pitts has faithfully served on this same committee since 2011. Each has been invited to the meeting and we appreciate the care and talent shared to better Summerfield.

NOTES:

TOWN COUNCIL COMMENTS / ACTION:

Public hearing/action regarding rezoning case RZ-03-15 (requested change: AG to CU-RS-40; location: intersection of Lake Brandt Rd. and Scalesville Rd.; parcel: 036665)

Attachment(s): yes

MEETING DATE: JULY 14, 2015

STAFF COMMENTS / RECOMMENDATION:

See attached staff report for full details to be presented.

As a reminder, rezoning decisions must be made based on:

- our current development ordinance;
- our comprehensive plan (per NCGS 160A-383 below); and,
- “any other officially adopted plan that is applicable.”

Council must “approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable, and briefly explain why the board considers the action taken to be reasonable and in the public interest.” The statement will be provided to the applicant as formal notification of the rezoning decision.

§ 160A-383. Purposes in view. *Zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. That statement is not subject to judicial review.*

The planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

Zoning regulations shall be designed to promote the public health, safety, and general welfare. To that end, the regulations may address, among other things, the following public purposes: to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic, and dangers; and to facilitate the efficient and adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such city. (1923, c. 250, s. 3; C.S., s. 2776(t); 1971, c. 698, s. 1; 2005-426, s. 7(a); 2006-259, s. 28.)

NOTES:

TOWN COUNCIL COMMENTS / ACTION:



Public hearing/action regarding rezoning case RZ-04-15 (requested change: rezone front of parcel from RS-40 to AG; location: 811 Hwy. 150 West; parcel: 0138408)

Attachment(s): yes

MEETING DATE: JULY 14, 2015

STAFF COMMENTS / RECOMMENDATION:

See attached staff report for full details to be presented.

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- our comprehensive plan (per NCGS 160A-383 below); and,
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NOTES:

TOWN COUNCIL COMMENTS / ACTION:



Committee re-appointments (Trails and Open Space))

Attachment(s): yes

MEETING DATE: JULY 14, 2015

STAFF COMMENTS / RECOMMENDATION:

Council delayed this committee's reappointments last month and the following members' terms have expired. They have expressed their desire for reappointment:

Trails and Open Space

- Sue Beeson (since 7/13, serving 1st term)
- Doug Canavello (since 7/13, serving 1st term)
- Jane Doggett (since 7/13, serving 1st term)
- Nancy Hess (since 7/13, serving 1st term)
- Paul Lambrecht (since 7/13, serving 1st term)
- John O'Day (since 7/13, serving 1st term)
- Alice Patterson (since 7/13, serving 1st term)
- Jason Webster (since 7/13, serving 1st term)
- Trudy Whitacre (since 7/13, serving 1st term)
- Scott Whitaker (mgr.) (non-voting/ex-officio since 7/13, serving 1st term)
- Dan Amstutz (MPO rep) (non-voting/ex-officio since 7/13, serving 1st term)

One non-voting/ex-officio position representing Guilford County Parks was open and Matthew Wallace was appointed last month.

NOTES:

TOWN COUNCIL COMMENTS / ACTION:



Vineyards trail property and maintenance

Attachment(s): yes

MEETING DATE: JULY 14, 2015

STAFF COMMENTS / RECOMMENDATION:

The HOA for The Vineyards at Summerfield has a need for maintenance of The Vineyard Trail that runs through its community and has requested help with needed repairs. The issue was addressed at the 2/10 Council meeting originally (refer to those files for more background info) and again at the 4/14 Council meeting. Those 4/14 minutes read: *"Whitaker stated the town has helped maintain the public portion of the trail in years past but had never formally accepted the property donation. Two repair/improvement quotes had been forwarded by The Vineyards to install a honeycomb-type matting at a cost of approximately \$24,000-\$30,000. Local contractor Billy Tesh had suggested an alternative and less expensive repair option. By consensus, council directed Whitaker to get quotes for the less expensive repair option for future consideration."*

Since the 4/14 meeting, two additional quotes have been received (one unsolicited by the town and as directed, another from GroundWorks owned by Bill Tesh). All quotes are attached for Council review.

NOTES:

TOWN COUNCIL COMMENTS / ACTION:



SAP new entrance road development

Attachment(s): yes

MEETING DATE: JULY 14, 2015

STAFF COMMENTS / RECOMMENDATION:

The entrance road has been discussed publicly and privately with property owners. The project requires NCDOT-approved engineering drawings and the attached drawing indicated the final design as agreed to by all parties. Because this is a major project, the manager would like Council review prior to proceeding with needed land transactions and construction bidding.

NOTES:

TOWN COUNCIL COMMENTS / ACTION:

A&Y Greenway (south) design RFQ: selection of firm

Attachment(s): yes

MEETING DATE: JULY 14, 2015

STAFF COMMENTS / RECOMMENDATION:

The project needs no introduction, but the process does. With its Request for Qualifications (RFQ), the town recently solicited firms for letters of interest and design/planning qualifications as the next step toward greenway deliberations with the goal of securing realistic cost expectations. The process is qualifications-based and should identify and rank the most competent vendors instead of initially focusing on price. The next step would be to negotiate with the favored firm for fair and reasonable fees. If terms weren't reached with this vendor, the town would move to the next one until ultimately a contract is implemented. Negotiated terms (a firm design/planning price and contract) would be presented for Council consideration and would be the first substantial project cost decision.

A review committee consisting of the manager, Craig McKinney (GUAMPO), and Doug Canavello (Trails and Open Space Committee) was charged with vetting firms and returning recommendations for Council consideration. Five firms submitted, four were interviewed in person, and the three favored proposals are attached for your review. (Black-and-white copies were printed internally but actual submittals were in color and are available to review at town hall.) The RFQ document is also attached (note the evaluation considerations at the top of page 5).

The meeting plan is to answer Council questions, offer the review committee's preferences and perspectives, and aide in the selection of the most qualified firm.

Suggested motion: *I motion for [the Town Manager or review committee] to first negotiate with [first-choice firm], a pre-qualified engineering firm, to provide planning and design services for the southern portion of Summerfield's proposed Atlantic and Yadkin (A&Y) Greenway. [The Town Manager or review committee] will return a detailed price proposal and contract recommendation to Town Council for consideration. If negotiations do not result in an implemented design contract with [first-choice firm] and Council desires another proposal, authorization is given to repeat the process with [alternate firm].*

NOTES:

(over for notes)



AGENDA ITEM



Town Hall: POB 970, 4117 Oak Ridge Road, Summerfield, NC 27358

ph: 336-643-8655 / fax: 336-643-8654 / www.summerfieldgov.com

NOTES continued:

TOWN COUNCIL COMMENTS / ACTION:

