

**MINUTES OF THE
SUMMERFIELD TOWN COUNCIL
SUMMERFIELD COMMUNITY CENTER
MARCH 2, 2004
6:30 P.M.**

NOTE: The official minutes are a tape recording of the meeting. The following is a summary of the events of the meeting.

Dena Barnes called the meeting to order at 6:35 PM.

Linda Southard led the invocation.

Troop Leader Alex Oliver, Senior Scout Troop 103, led the Pledge of Allegiance.

Council and Staff Present:

Dena Barnes	Bill Trevorrow, Town Attorney
Bob Williams	Michael Brandt, Town Administrator
Mark Brown	Susan Smith, Town Planner
Michael Stewart	Dianne Laughlin, Town Clerk
Jane Doggett	

Mayor Barnes announced that Carolyn Collins was not in attendance due to illness. Barnes also announced that she and other Council members read to the school children that day in honor of Dr. Seuss' birthday.

CONSENT AGENDA:

A motion was made by Bob Williams and seconded by Michael Stewart to approve the Agenda including the minutes of January 27, February 3, and February 21, 2004, the Financial report and a resolution to add Horseshoe Bend Court to the NCDOT secondary road system.

The motion carried unanimously.

ANNOUNCEMENTS:

Michael Brandt reminded all committee chairs that the budget requests are due on March 10th.

SPEAKERS FROM THE FLOOR:

David Rierson, representing the Founders Day parade committee, invited the Town Council and Town Administrator to participate in the Founders Day parade on May 15th.

COMMITTEE REPORTS:

A. Community Relations:

No report.

B. Conservation Council:

Jane Doggett reported that they have been hammering away at the budget and that their next meeting is the third Thursday, 7 P.M. at the Town Hall.

C. Finance:

Betsy Ingram stated they had no meeting in February.

D. Historical:

Linda Southard reported that they have rescheduled the Family Workshop with Jessie Edwards, Genealogical Expert, for Tuesday, March 9th at the Town Hall.

E. Parks & Rec:

Debbie Hoffman stated that Sue Beeson is now the acting secretary since John Lepri has left the committee and that the Feet of Fun brochure should be mailed out around May 1st and their next meeting is March 11 at 7 P.M. at the Town Hall.

F. Public Safety: Bob Williams stated that they worked on the budget.

G. Text Committee: Nancy Hess reported that they discussed clarification of the wording of the Ordinance and will meet on the second and fourth Mondays so that Susan Smith will be able to attend the meetings.

H. Thoroughfare: Robert Gordon reported that they have been working on the budget and there was no MPO meeting due to the weather.

I. Water Resource: Gordon reported that they worked on the budget.

PUBLIC HEARINGS:

OLD BUSINESS: (cont. from February 3, 2004)

- A. SITE PLAN: FJM Brothers, Inc. request approval for Hwy. 150 Shops. Located at 998 West Hwy. 150 in Center Grove Township. Being Guilford County Tax Map 06-0356-0, Block 0774, Parcel(s) 3. Zoned LB (Scenic Corridor Overlay). Not located in a water supply watershed.**

Michael Brandt reported that they have received verbal requests to continue this case until April 6th Town Council, going back to the Zoning Board in March with a revised plan. Continuance was granted by consensus.

NEW BUSINESS:

- B. SUBDIVISION CASE #2002-306 (Revised preliminary plat approval): Meadow Run Subdivision. Owned by Premier Communities. Located on Lake Brandt Road approximately 1000 feet south of the intersection of James Doak Parkway in Center Grove Township and consisting of 23 lots, common area, and road dedication for a total of approximately 29.217 acres. Being Guilford County Tax map 06-0356, Block 773, Parcel(s) 1. Zoned OSRD. Greensboro Reedy Fork (WS-III) Watershed.**

Susan Smith presented the case, which consists primarily of the trail system and clarifying that the property was owned by Steve Stalker.

Nancy Hess reported that the Zoning Board voted unanimously against the case based on the interpretation of whether it's a public trail or a private trail.

Michael Brandt, Town Administrator, stated that he spoke against the case at the Zoning Board hearing in the public interest and has an alternative proposal tonight. He stated originally that a private trail was indicated and wasn't part of the public trail system but he has proposed they make all trails public, with existing ends beside lot #10 where the trail could be extended. Brandt reported that the Home Owners Association documents would be changed and re-recorded and that they have received two lots in lieu of having a public trail. Brandt emphasized that the final decision is up to the Town Council and that

they need to decide if the trail should end with a future connection or support the original plan.

Bill Trevor asked who would be responsible for the trail being built and Brandt stated that originally the developer would be responsible, but with the proposed changes, the Town would pay.

Bob Williams asked if we gave them two lots, why do we have to pay for the trails and Brandt responded that they are including a trail to Ridgewood that wasn't originally a part of the system.

Jane Doggett stated that two lots should be enough incentive.

Rich Taylor stated that in regards to the trails, this was one of the first OSRD zonings in Summerfield and that a line was drawn where the trail could go without looking at the layout of the land and no set definition of a walking trail had been established. He reported that the trails have been made with a walking base such as NCDOT uses and that they have put it in place to minimize disturbance. He reported that they have converted all trails to public, with a dedicated easement behind lot #10, and that attorney Steve Bolden has changed the language to meet the ordinance. Taylor also reported that over half of the sites have been sold and that he believes the current plan is a good solution for the trails.

Bob Williams asked about the trail being dead-end at the west end and Steve Stalker answered that they were prohibited going further because of an off-site septic area.

Stalker reported that they have an easement on Hydraulics property and that they wanted the trail to go to Ridgewood for the safety of children walking and riding their bikes. He also stated that he didn't think the trail to the east could be completed because of the layout of the land.

Jane Doggett spoke concerning the proposed trail system that is supposed to go from Guilford County to the mountains and stated that this plan will cost Summerfield and that the developers had an option not to build the trail.

Michael Stewart stated that at least with this plan, pedestrians could stay off Lake Brandt Road and he thinks the plan is a good trade off.

Dena Barnes asked what guarantee we have in the future about extending the trails and Stewart replied that the easement is in place, but the trail is not finished.

Mark Brown stated that he didn't like the non-connectivity, but that it'll be sometime before the adjoining property to the east would be developed and Dena Barnes stated that she doesn't like setting a precedent of the trail not being completed.

After further discussion, a motion was made by Michael Stewart and seconded by Bob Williams to approve Subdivision Case #2002-306 with the recommended changes to the trail system. The motion carried 4 to 1. Jane Doggett voted no.

A motion was made by Jane Doggett and Seconded by Bob Williams to recess to the Board of Adjustment at 7:22. The motion carried unanimously.

Brant stated that future trail connects be looked at carefully and considered as important as any other road connection.

Break from 7:22 P.M. to 7:30 P.M.

Council reconvened at 7:55 P.M.

BUSINESS FROM TOWN PLANNER:

Susan Smith stated that she had been asked by the Zoning Enforcement Officers to bring to the Council's attention the problem with the non-conforming signage that has become a problem in Summerfield. She reported that numerous attempts had been made by mail and in person to try to bring these businesses into compliance, and they state they will correct the problem, but do not. She reported that some have come in and filled out an application, but never paid the necessary fees. She stated that the next alternative is the Court system but that is not good because it could cost the offenders up to \$500.00 per day.

There was discussion about NCDOT and the right-of-way and it was stated that they don't have the manpower to patrol signs.

Councilman Stewart stated that people need to advertise and that mom and pop businesses should be protected.

Smith reported that a temporary banner can be in place for 3 or 4 days for a grand opening, etc.

Following a discussion of how penalties could be charged, Bill Trevorrow stated that the amount of penalty must be established in court and that the Ordinance Section 8-4 and 8-5.1 set forth two vehicles; 1) is up to \$500.00 per day or 2) Issue a citation for civil penalty.

Mark Brown stated that we should enforce the ordinance if they are in violation.

A motion was made to adjourn to Executive Session for property and personnel matters by Dena Barnes and seconded by Bob Williams at 8:15 PM. The motion carried unanimously.

Council reconvened at 9:20 PM.

BUSINESS FROM COUNCIL:

Dena Barnes stated that the Council had agreed to purchase land at 7300 Summerfield Road for \$55,000 plus a buyer's commission.

A motion was made by Bob Williams and seconded by Michael Stewart to approve the purchase of property at 7300 Summerfield Road at a cost of \$55,000 and a buyer's commission. The motion carried unanimously.

Barnes announced the proposed Summerfield Board of Adjustment composed of the following citizens: Bill Peterson, Darrin Taylor, Bob Fox, Gene Grubb and Ron Willis and that Council would appoint a temporary chair.

A motion was made by Jane Doggett and seconded by Bob Williams to establish a Summerfield Board of Adjustment and approve Bill Peterson, Darrin Taylor, Bob Fox, Gene Grubb and Ron Willis as members. The motion carried unanimously.

A motion was made by Jane Doggett and seconded by Dena Barnes to appoint Bill Peterson as temporary chair. The motion failed 4 to 1.

A motion was made by Bob Williams and seconded by Mark Brown to appoint Bob Fox as temporary chair. The motion carried unanimously.

After some discussion about volunteers, a motion was made by Bob Williams and seconded by Mark Brown to approve an amount up to \$1000.00 for a volunteer recognition/appreciation banquet.

Bob Williams stated that the construction traffic on Bronco Lane is making the road terrible and asked what could be done.

Michael Brandt stated that they should call Erosion Control at 641-3344 and they have to inspect the area within twenty-four hours.

Michael Stewart stated that Mayor Kincaid of Davidson, NC, about two hours drive away, is willing to show their Ordinance and give a tour of their town and how they have handled some of their growth problems. He stated that March 30th or April 1st were the suggested dates. It was decided that he would e-mail various committees and boards to see if anyone is interested in attending and confirm the date.

BUSINESS FROM TOWN ADMINISTRATOR:

Brandt spoke to a state economics incentives seminar being offered at GTCC that includes a grant program. He reported that he would be using monies from his discretionary fund to pay Brockman's Lawn Care for extra pine straw for the lawn at the Town Hall and asked that Town Council consider a Resolution for Liquor by the Drink at the next meeting, to be put on the July or November ballot. He spoke to an early pay discount, should the Town levy a property tax, which needs to be reported to the Guilford County Tax Department before April 30th. He stated that just because this early pay discount is established, does not mean that a property tax must be levied.

With no further business before the Town Council, a motion was made by Jane Doggett and seconded by Bob Williams to adjourn at 9:35 P.M. The motion carried unanimously.

Dena Barnes, Mayor

Dianne Laughlin, Town Clerk