

**MINUTES OF THE  
SUMMERFIELD TOWN COUNCIL  
SUMMERFIELD COMMUNITY CENTER  
APRIL 6, 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 6:30 PM.

Linda Southard led the invocation.

Town Council 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

Carolyn Collins

**CONSENT AGENDA:**

A motion was made by Jane Doggett and seconded by Bob Williams to approve the Agenda including the minutes of March 3, March 23, 2004, the financial report and a Certificate of Municipal Ordinance declaring Speed Limit modifications and request for Concurring Ordinance by DOT. (Plainfield Road, SR 2324) The motion carried unanimously.

**PROCLAMATIONS FOR NATIONAL VOLUNTEER WEEK:**

Mayor Barnes read the Proclamation as follows:

**WHEREAS**, a basic ingredient in the foundation of this nation is the voluntary acceptance of initiative and responsibility by private citizens and voluntary organizations, a fact largely responsible for the progress and development of our great country; and

**WHEREAS**, many citizens of this community contribute to the well-being of fellow residents and the welfare of all our citizens by giving tirelessly of their time and energy to make a real difference in the lives of children, adults and the elderly without desire for recognition, remuneration or personal gain; and

**WHEREAS**, for many years these individuals and organizations have worked quietly, often unnoticed and unappreciated by the general public;

**NOW, THEREFORE, I, Dena Barnes, Mayor of the Town of Summerfield, do hereby declare the period of April 18 to April 24, 2004 as VOLUNTEER WEEK in our Town, and urge all citizens to be aware of the contributions made by our committees and volunteer workers and to give recognition to these individuals and organizations for their valuable contributions in the quality of life in our community.**

**IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Summerfield, North Carolina this 6<sup>th</sup> day of April, 2004.**

**ANNOUNCEMENTS:**

Mayor Barnes reported on complaints received concerning signs on utility poles. She reported that this practice is illegal and that nails in the poles are a safety hazard to utility workers. She asked citizens to voluntarily remove temporary signs, such as yard sale signs, along with any nails, as soon as the event is over.

Barnes announced that April 17<sup>th</sup> through 30<sup>th</sup> were the dates set for the State Litter Sweep and informed residents to contact Town Hall for further information.

**SPEAKERS FROM THE FLOOR:**

Bea Stafford Curtis spoke concerning the ballgame traffic on Green Lawn Drive and said she doesn't dare back her car out of the driveway when games are being played. She stated she is concerned about adjoining property being turned into a parking lot and making matters worse.

Bill Gordon stated that he had spoken with Vance Barham of the NCDOT about rerouting the truck traffic on Summerfield Road, and that Mr. Barham says he believes funds can be found to do this if the Town will pass a resolution requesting the change. Gordon reported that his building has been hit by trucks using that route.

Dwayne Crawford spoke concerning the sales tax and the discussions to fund a Sheriff's Substation and a park. He stated that he thought the tax money should go to the public use and that a property tax would be extortion.

**PUBLIC PRESENTATIONS: (Linda Waldrep, Master Gardner; Successful rescuing of native plants for use in public gardens.**

Ms Waldrep, Summerfield resident and Master Gardner, gave a presentation as to how she and a group of volunteer rescue plants native to Guilford County from areas being developed and move them to parks and other locations. She reported on a recent rescue from the Vineyard which saved 500 plants of 28 species. She informed the audience of the procedure they must take before going on any properties and asked those present to help with this project. She stated that she would be interested in planting some of these plants in the new park.

## **COMMITTEE REPORTS:**

- A. **Community Relations:** Dianne Laughlin reported that they met on April 1<sup>st</sup>, discussing the parade, merchants, and craftspeople that are participating. Next meeting is April 15<sup>th</sup> at Summerfield Elementary School.
- B. **Conservation Council:** Jane Doggett reported that they held their second landowners meeting are winding up the 319 Grant. Their next meeting will be on Thursday April 15<sup>th</sup> at Town Hall.
- C. **Finance:** Betsy Ingram reported that they met on March 15<sup>th</sup> and discussed CD's that are maturing. She stated their next meeting may be moved up to accommodate the budget process.
- D. **Historical:** Linda Southard stated that they met with Jessie Edwards who instructed them in genealogy procedures and also visited the public library to learn how to use their resources for genealogy research. She reported that a letter has gone out for participation at the History Tent on Founders Day and that their next meeting is the last Thursday in April.
- E. **Parks & Rec:** Debbie Hoffman reported that on March 11<sup>th</sup>, they reviewed the grant that was hand delivered to Raleigh and that they hope to have a response by May. The "Feet of Fun" brochure has been finalized and will be mailed in May. She reported that a park construction committee has been named, consisting of George Holub, Robert Gordon, Bob Williams and Bill Brueckman. Next meeting is April 7<sup>th</sup> at Town Hall.
- F. **Public Safety:** Bob Williams stated that there are over 600 local children using the Town's ball fields and agrees with the citizen who said it is a bad situation on Green Lawn Drive. He reported that they met with Chief Boykin of the Fire department and discussed purchasing a maintenance contract for the town generator but decided it would not be cost effective. The fire department currently checks the generator two times a month.
- G. **Text Committee:** Dena Barnes stated that they discussed rezoning criteria and signage. Next meeting will be April 12<sup>th</sup> at the Town Hall.
- H. **Thoroughfare:** Robert Gordon stated that the last MPO meeting was canceled. Next meeting will be April 22<sup>nd</sup> at 3 PM.
- I. **Water Resource:** Gordon reported they met and discussed options for a town water system. Next meeting will be April 15<sup>th</sup> at 9 AM at Town Hall.

## **PUBLIC HEARINGS:**

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

- A. **SITE PLAN #142816: 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.**

Susan Smith reported that Case #142816 has been withdrawn and that they plan to appear before the Zoning Board on April 20, 2004.

After some discussion, a motion was made by Dena Barnes and seconded by Jane Doggett to accept the withdrawal of Case #142816. The motion carried unanimously.

**NEW BUSINESS:**

**A. REZONING CASE #3-04: AG and RS-30 to CU-OSRD. Located on the north side of NC 150 WEST approximately 600 feet east of HIGH MEADOWS ROAD in Center Grove Township. Being Guilford County Tax Map 6-358, Block 718, Part of Parcels 8, 13, and 23, approximately 4.57 acres. Owned by Brenda P. Winfree, Etal.**

Susan Smith presented the report, reading from the prepared Staff report. She reported that the Zoning Board recommended denial by a vote of 4 to 1.

**In Favor:**

John Higgins, Attorney for Brenda Winfree, 101 W. Friendly Avenue, Greensboro, read a prepared statement into the record, stating that the impact on the hardwoods would be minimal and that the canopy area would greatly increased. He also stated that total amount of impervious surface upon completion of the road as shown would be approximately 600 square feet or the equivalent of a room that is 20 feet by 30 feet. He stated that the 55 acres that adjoin this property to the north has already been rezoned by Guilford County.

Michael Brame, 6909 International Drive, reported that Andrea Wade of the Corp of Engineers had toured the property and verified the flags. He reported that the forest which would be affected by the road is not more than 50 years and that the mobile home that is presently on the property is closer to the stream than the proposed road will be. He stated that vegetation buffers will be left intact around the stream.

John Davenport, traffic engineer from Winston Salem, reported that the two areas of revision have addressed the impact of volume and safety; that the 34, not 37, proposed lots on the adjacent property will created 340 trips a day, which would equate to only one car every three or four minutes during the peak hours. He stated that they did a field investigation to determine sight stopping distance and that the figures were the same on straight or curved pavement under normal driving conditions and that the intersection is in the safest place with a right turn lane, with no negative impact on Highway 150 traffic.

Higgins spoke again, stating that there is no evidence which would justify the denial of this rezoning, because there are no issues of health or safety that have not been addressed.

**Opposed:**

Dr. Anna Voytek, 7841 High Meadows, stated that the people who have spoken are professionals and that none of them live in Summerfield and that they only change they have made to their plan is they have removed the lots off the 4 acres that are in Summerfield. She voiced concerns about school, fire, traffic and water issues. She stated that the Zoning Board denied this request and she asked the Town Council to do the same.

Robert Gordon stated that as a member of the Thoroughfare Committee, he had looked at the property and saw no major safety concerns.

Michael Stewart stated that High Meadows Road entrance is about the same and that with a right turn lane, he felt the area would be safer.

Carolyn Collins stated that she had to support the Zoning Board's recommendation to deny the rezoning and that most of the traffic would come from Lake Brandt Road and that there should be a left turn lane, also.

Jane Doggett stated that she agreed with Collins that there were very little change since the last rezoning request of this property.

Mark Brown stated that the Winfrees have owned that land for sixty or seventy years and that their property rights should be considered.

Attorney Higgins stated that if the DOT requires a left turning lane, they will meet that requirement.

After some discussion, a motion was made by Mark Brown and seconded by Bob Williams to approved Rezoning Case #3-04. The motion carried 4 to 2. Collins and Doggett opposed.

There was a recess from 7:35 PM to 7:45 PM.

**B. SUBDIVISION CASE #2003-095 (Revised preliminary plat approval): Armfield Subdivision, Phase IB. Owned by Summerfield Properties, LLC. Located on West Hwy. 150 at the intersection of Henson Forest Drive in Bruce Township and consisting of 37 lots, common area, and road dedication for a total of approximately 56.806 acres. Being Guilford County Tax Map 10-0654, Block 971, Parcel(s) 7. Zoned CU-OSRD. Not located in a water supply Watershed.**

Susan Smith presented the case, reading from the Staff report and stated that the Zoning Board recommended approval unanimously.

**In Favor:**

Bill Greco, Land Solutions, stated that he is present to answer any questions.

There was no one present to speak in opposition.

After some discussion, a motion was made to approve Subdivision Case #2003-095 by Michael Stewart and seconded by Bob Williams. The motion carried unanimously.

**BUSINESS FROM TOWN PLANNER:**

Susan Smith introduced her supervisor, Mark Kirshner, Guilford County Chief of Zoning. She stated that she had no further business to discuss with Council.

**EXECUTIVE SESSION (property and personnel matters):**

A motion was made at 7:54 PM to recess to Executive Session for property and personnel matters by Jane Doggett and seconded by Carolyn Collins. The motion carried unanimously.

Council reconvened at 8:42 PM.

**BUSINESS FROM COUNCIL:**

Mayor Barnes announced the addition of Gordon Price to the Community Relations Committee.

Concerning a lawsuit against the Town, Barnes announced that the Court had judged that the Town must issue a Special Use Permit to Children's Choice Daycare and that the Town would send a letter to the property owners.

**BUSINESS FROM TOWN ADMINISTRATOR:**

Brandt stated that Guilford County has passed a two percent "early pay" discount to citizens and the tax department asked the Town of Summerfield to consider the same rate, should the Council decide to levy a property tax. Brandt recommended passage of the Resolution with the stipulation that if High Point and Greensboro do not adopt the two percent rate; Summerfield's discount would revert back to their earlier discount of one percent for taxes paid prior to September 1, 2004.

After Mayor Barnes read the Resolution, a motion was made by Jane Doggett and seconded by Bob Williams to adopt the two percent "early pay" discount with stipulations recommended in said Resolution. The motion carried unanimously.

Brandt stated that NCDOT reported they have received the plans for the poles for the traffic signal at Summerfield Road and Hwy. 150 and that they will pick the best pole for our use. He reported that it will probably be autumn before the signal is installed.

He also reported on increases in the budget this year in the area of Salary/Personnel primarily due to the creation of his position. He stated that they would need approximately \$700,000.00 for the Sheriff's Substation, and that Parks and Rec is making a significant request for monies to build the park, although certain grants, if approved would help in that area. When asked by Mayor Barnes if the park construction was contingent on the grant, Brant reported that it was up to the Council. He reported that Stokesdale has NC State do some planning for approximately \$20,000 and that we could observe the results of their investment.

Brandt spoke to reports that the Greensboro Library wants to charge a \$75.00 fee for non-resident users of the Library. He stated that he had been in discussion with them and that they are open to Summerfield sending them \$30,000, and that figure is included in the Budget, thereby stopping the charge for the citizens of the Town of Summerfield.

Also, he reported, part of the budget includes the paving request for two roads, Strader and Millbrook. He reported that he doesn't recommend paving Millbrook at this time because it is a dead-end road with few houses, and that Dubach Road should be paved this spring. He recommends paving Strader Road because it is a through street for school buses and fire trucks, and also has a grape vineyard there.

He reported that he will present the Budget in May with a workshop to follow and that the budget must be ready by June 30<sup>th</sup>.

Brandt stated that he and Mayor Barnes met with Piedmont Triad Council on Government to discuss membership in their organization. He reported that PTCOG was

created to help governments with problems at a reduced rate and that they could help us get franchise fees that are currently paid to Guilford County.

Bill Trevorrow reported that now that Guilford County has taken our sales tax, we can “shake some trees” for revenue streams such as franchise fees.

There was discussion about which companies were included in the franchise fees and Brandt reported that all communications are included.

Dwayne Crawford, speaking from the floor, asked if we took this money, would the County increase our taxes. The Town Administrator responded that the amount of these fees is not that significant.

With no further business before the Town Council, a motion was made by Jane Doggett and seconded by Bob Williams to adjourn at 9:10 P.M. The motion carried unanimously.

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Dena Barnes, Mayor

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Dianne Laughlin, Town Clerk