

## Committee Minutes

Finance Committee: Did not meet.

History Committee: The 12/21 draft minutes are not yet available.

Trails and Open Space Committee: The 12/13 draft minutes are not yet available.

Planning Board: The 12/18 draft minutes are attached.

Founders' Day Committee: The 12/14 draft minutes are not yet available.

Greensboro ABC Board: Did not meet.

Board of Adjustment: Did not meet.



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**P L A N N I N G   B O A R D   M I N U T E S**

DECEMBER 18, 2023, 6:30PM, SUMMERFIELD COMMUNITY CENTER (5404 CENTERFIELD RD.)

The meeting was called to order at 6:30pm by Feulner and introductions were made.

The following were present:

**Planning Board**

Richard (Dick) Feulner  
Clint Babcock  
Walter (Clark) Doggett  
Kathy Rooney  
Trudy Whitacre

**Staff**

Brad Rentz, Planning Manager  
Scott Whitaker, Manager  
Sarah Tibbetts, Clerk

(Ron Collier and Dawayne Crite, alternates, present)

**CONSENT AGENDA**

Rooney motioned to approve the consent agenda, the motion was seconded by Doggett and carried unanimously. The consent agenda consisted of the meeting agenda and minutes for 10/5/23 and 11/27/23.

**PUBLIC HEARING /ACTION RE: RZ-04-2023 (requested change:RS-30 (RS), General Business (BN) and Town Core Overlay (TCR & TCM) to CZ-BN; location: 4957, 4959, 4961, 4963 US-220 N.; parcels: 146709, 146700, 236990 and 236991.)**

Rentz presented the Board with the request from the applicant to rezone one parcel from the Business (BN) district and three parcels from the RS-30 (RS) district to the Conditional Zoning Business (CZ-BN) district. Rentz noted that if approved the parcels would be combined. Rentz oriented the Board with the location of the subject properties and the surrounding properties current zonings and explained that the subject properties are within the town’s US-220 Scenic Corridor Area Overlay. Rentz mentioned only a few neighbors attended the required informational meeting and voiced concerns about light pollution or noise from commercial use. The Summerfield Fire Department stated that it would be helpful if there was an entrance on Oak Ridge Road as well as US-220 if the development were to occur. Rentz presented the Board with the 2003 resolution showing Council’s opposition to commercial development along that area of US-220 and Whitaker explained that it was more of a strong desire than a binding document and the Board can decipher it how they each see fit for consideration of the request.

The applicant spoke next, Bill Greco (Land Solutions), on behalf of the property owners (Gunnerson Enterprises, LLC). He stated he and the landowners had modified some of the development conditions to help address some of the surrounding neighbor’s concerns mentioned at the informational meeting. Greco stated they also increased the planting yard requirements to the largest possible option to enhance the landscape buffer for the neighbors as well, which would take up almost one acre of the 4.88 total acreage. He stated the area already had established commercial uses surrounding the subject properties. He noted the church across from the street and the Gordan Hardware store are both currently zoned commercial. He stated if allowed by NCDOT there would