

MINUTES OF THE
SUMMERFIELD ZONING BOARD
SUMMERFELD COMMUNITY CENTER
July 27, 2009
7:00 P.M. Public Hearing

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

The meeting was called to order at 7:01 by Chair Nancy Hess

2. INTRODUCTIONS:

Nancy Hess, Chair

Dick Feulner, Vice-Chair

Ken Dunham

Trudy Whitacre

Alternates present: Carrie Reeves

Richard Lovett

Michael Brandt, Interim Planner

Will Rozell, Town Attorney

Carrie Spencer, Clerk

3. CONSENT AGENDA

Subdivision Case 2009-4-S was added as Old Business. Mr. Feulner made a motion to approve the agenda as amended, Mr. Dunham seconded, and it passed unanimously.

Mr. Feulner made a motion to approve the minutes from the June 22, 2009 meeting, Ms. Hess seconded, and the motion passed 3 to 0. Ms. Whitacre and Mr. Lovett abstained from the vote as they had not been in attendance.

Mr. Rozell clarified the issue of discussing cases outside the board by explaining that while they are covered by immunity as a member of a decision board, if they talk individually to someone the argument could be made that they are acting outside the scope of their duty and could be open to lawsuit. Ms. Hess reminded the board of the decision for board members to share information with council by reading comments into the minutes rather than forwarding individual comments.

4. OLD BUSINESS

A. Subdivision Waiver #2009-4S Carolina Mechanical Contractors Inc

Mr. Brandt reminded the board of the nature of the case, and stated that the applicant was missing a signature on an easement so withdrew the case. Mr. Dunham made a motion to accept the withdrawal of the case, and it passed unanimously.

5. NEW BUSINESS

B. Site Plan Permit # To Be Assigned. Summerfield Elementary School

Mr. Brandt presented the case, reading from the staff report and referring to the map for clarification. He reminded the board that he had briefly reviewed the project with the board at the last meeting.

Mr. Brandt stated that the applicant is intending to install a bio-retention basin with a rain garden, and will reclaim water from the site. He pointed out existing landscaping on the site that will help meet the standards for required landscape yards.

There was concern about the location of septic area for the school, and Mr. Brandt stated that it is in the school's best interest that the issue is settled. The school will have to do a detailed lighting plan, and will have to apply for a DOT driveway permit. There will be a sidewalk from the school entrance to a crosswalk that goes across Centerfield Rd to the park. In answer to concerns about traffic and parking, Mr. Brandt stated that DOT will not approve speed bumps, and that the parking along Greenlawn could be improved (will not be worse) with the plan.

Ms. Hess opened the meeting to the floor.

Julius Monk, Guilford County Schools, introduced himself and turned the floor over to Mr. McKissick, McKissick Assoc Winston Salem, and his wife Kristen.

Mr. McKissick stated that the project had very challenging site restrictions. The solution was the addition of a two story building and a one story building, which did not change the amount of impervious surface area. He referred to a floor plan, mentioning a lot of details that accommodate after hours use of the building. He pointed out multiuse areas that were designed to make use of limited space on the site, to include 76 after hour parking spaces. A pathway through the campus will route after hour's pedestrians to the community area and gym while allowing the school building to be closed. The existing bus lot will be supporting parking to the gym. The front parking lot will be doubled, as well as the number of cars waiting for drop off. Traffic will be routed to separate car traffic from bus traffic as well as take some of the pressure off existing exit and entry points on Summerfield Rd. The proposed school capacity will be reduced to 691 students, kindergarten through fifth grade. The site plan includes space for potential future classroom space to size the school to 850 students as it has been in the past. School is planned to operate during construction, with a temporary drive to help separate drop off traffic from the construction area.

Frank Slinisky, Timmons Engineering, spoke about the project. He stated that roof drainage will be collected in an underground cistern and recycled to the fire suppression system and toilet flushing. There will be a bio-filter for an environmentally focused approach to storm water management. They are correcting erosion issues in the park. They are setting up utility infrastructure that could support a future larger capacity facility. They have a landscape plan using the master plan for the area, and added that the unattractive landscaping along Greenlawn Dr. will be replaced with trees that will match the rest of the site. Lighting will be kept to a minimum, with downward pointing fixtures.

Mr. Brandt explained that good soils are found near the tower, and towards the east along our property line. He stated that he has asked if they will do a conventional (clear cutting) system or a drip system, and Mr. McKissick stated that they are planning to install a drip system. Mr. McKissick stated that the primary system will be on the site and pointed out the locations on the map. They need a capacity of 8,000 gallons a day but will use less since they are using low flow fixtures and paper goods rather than running dishwashers.

In response to a question of safety, McKissick stated that the main active play areas will be located within secured areas and not in the existing play yard out near Summerfield Rd.

Ms. Whitacre asked about green features, and Mr. McKissick stated that some of the features they have offered to install include an environmentally friendly concrete material, day lighting, acid edged floors, renewable resources such as bamboo rather than wood, reclaimed materials, efficient lighting, gray water use, and wheat board core.

Mr. McKissick stated that the boiler room currently connected to the gym will be gone.

He pointed out the view from Summerfield Rd on the elevation drawings, making note of a canopy over the front door to mark it as the main entrance. He stated that a typical classroom will have 3 banks of windows. Site and building restrictions prevent the use of solar powered lighting.

Mr. McKissick stated that Guilford County Schools had made the decision to use paper products for the cafeteria and that studies have shown that the use of paper goods is the same as or more environmentally friendly than the use of dishwashers because of hot water use and operating costs.

There was concern about the effect of the project on the gym's ability to become a national historic landmark, and Mr. McKissick pointed out features that he feels will enhance the building.

The question of sidewalks was raised, and it was determined that the project does not include the property along Summerfield Rd where a sidewalk would be installed as part of the Town Core.

There was concern about the status of the Winfree site, and Mr. Brandt stated that the site was declared "clean" as part of a recent sale. Mr. McKissick stated that he would look into the proximity of the well to the site. He stated that based on meetings with DOT, no traffic lights are proposed.

Ms. Hess closed the meeting to the floor.

Mr. Dunham made a motion to approve the site plan with the following conditions:

1. Well site location needs to be resolved including issues with the oil company (Winfree) property.
2. Repair areas for septic needs to be resolved to the satisfaction of the Town of Summerfield.

3. A sidewalk easement at the Summerfield Rd., Centerfield Rd, and Greenlawn should be shown on the plan.

Mr. Feulner seconded, and the motion passed unanimously.

Mr. McKissick stated that they will start construction in January and plan to be finished in September of 2011.

6. OTHER BUSINESS

Mr. Brandt stated that staff has been collecting several text amendments from BOA, staff, public, council, etc. We were going to wait until the completion of the Comp Plan to do the amendments, but thought it good to work on some of the procedural ones in the meantime. He asked the board to rank those that they want staff to tackle, and staff will bring more details about them to the next meeting for discussion. Board members had the following discussion:

- Open space as part of a private individual's lot, and clarifies the idea of conservation easement – vs. - open space.
- Utility rights of way as open space since those areas would be disturbed.
- Determination of the allowance of billboards.
- Standards for impervious surface outside the watershed and runoff i.e. release rates onto other properties. Mr. Brandt stated that, with Jordon Lake Rules, all of Summerfield will be in a watershed. He added that he believes we have to have a plan to satisfy the rules by 2010.
- Design standards for new commercial plans
- Allowances for POD storage units (although we haven't received too many complaints lately)
- Watershed issues regarding Jordon Lake rules. We should get support from the Council of Governments. They have passed the rules and we need to review the watershed ordinance to incorporate them. It was proposed that new projects be bonded to satisfy the rules.
- Unified development standards
- For attached dwellings - Require that entire structure be completed before any one unit can be occupied.
- Enforcement of open space and conservation easements. Suggest including clearly in HOA Covenants and charging fines to homeowners associations. Mr. Brandt suggested that a small staff makes it difficult to enforce.
- Tree ordinance that included an economic value placed on various tree species.

Mr. Lovett asked to address credits for green development such as storm water collection devices.

Mr. Brandt stated that some jurisdictions will allow discounts on permits or fast track approval for LEED certified development but Summerfield does not charge enough for permits for that approach.

Mr. Brandt also stated that a good incentive to get someone to do something is to require it. Mr. Rozell suggested we have strict guidelines in offering incentives to ensure that allowances are offered fairly.

Mr. Brandt stated that we do not have any cases for next month's board. We are still seeing very low permit levels.

He stated that he had received over 50 applications for town planner, with candidates ranging from Winston Salem to India, including a number from Florida, California, and Northern United States. He stated that in the next 3 to 4 weeks, he will ask for a couple zoning board volunteers to sit in on interviews. He will bring in 4-6 candidates for the first round. Ms. Reeves suggested a test to ensure candidates know what they are doing, and Mr. Brandt stated that he has a series of questions and will ask her to suggest others.

Ms. Whitacre made a motion to adjourn, Mr. Lovett seconded, and the meeting adjourned at 9:21.