



C O U N C I L M I N U T E S S P E C I A L C A L L E D M E E T I N G

FEBRUARY 9, 2017, 6:30PM, SUMMERFIELD FIRST BAPTIST CHURCH CHRISTIAN LIFE CENTER

The meeting was called to order at 6:30pm by Mark Brown. The following were present:

Council

- Mark Brown, Mayor
- Dena Barnes, Mayor Pro-tem
- Mike Adams
- Dianne Laughlin
- John O'Day
- Reece Walker

Staff

- Scott Whitaker, Town Manager
- Valarie Halvorsen, Town Clerk
- Carrie Spencer, Planning Director

AGENDA: Barnes motioned to approve the agenda, seconded by Adams which carried unanimously.

TEXT AMENDMENT CASE TA-01-16 (CREATION OF PLANNED DEVELOPMENT {PD} ZONING DISTRICT)

A. Introduction of amendment process, status, and Q&A format: Whitaker gave background information about the process to date, noting this was the eighth public meeting involving PD, and that council would consider this matter formally at a public hearing during the 2/16 monthly meeting. The purpose of this meeting was for an informal question-and-answer period following a brief presentation by Spencer.

B. Informational presentation (Planning Director Carrie Spencer): Spencer summarized information about the text amendment to the current Development Ordinance that would add a "Planned Development (PD)" zoning district. The district would afford more consistency between the Ordinance and adopted Comprehensive Plan and dictate appropriate standards and processes to ensure compatibility with the community's vision for growth.

Spencer reviewed the proposed process for approving a PD, noting it would be similar to the current zoning process but more rigorous and with a more predictable outcome, beginning with a public meeting addressing land use and intensity, density, and conditions as appropriate prior to the public hearings. Spencer noted this form-based planning required administrative review following rezoning approval and allows for negotiation and creativity in carrying out what was approved through the rezoning. Spencer further noted PD zoning does more to accomplish the goals and objectives of the Comprehensive Plan than any other change made to the Development Ordinance and allows for an additional choice for greenspace, water recharge, housing type, and mixed-use development that is currently lacking in Summerfield.

C. Q&A: Speakers (listed below) asked questions and made statements pertaining to PD that centered on the following: expressions of appreciation to council for giving citizens an opportunity to speak and be heard on the topic; negative impacts of higher density on schools, roads, water/sewer, home values, and taxes; inevitability of growth and that PD zoning may

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allow for greater control of growth; more housing options for young professionals and retirees and those employed locally who currently cannot afford to live in the area where they work; the current availability of "affordable" homes in Summerfield; greater sustainability of natural resources; more open space walkability; more diversity among residents; the relationship between the proposed PD and the Comprehensive Plan; and the need to consider existing infrastructure needs before considering PD.

Speakers (approx. 45): these names and addresses were gathered from the notecards distributed before the meeting, but not all who turned in a card spoke:

James Bennett, 6223 Windcrest Dr.	Gary Graham, 6902 Wooden Rail Ln.
Art Gilbert, 7112 Horseman Ct.	Forrest Mishoe, 5408 Ashbey Ln.
Valli Vechlekar, Lunsford Pl.	Todd Shepherd, 7502 Somersby Dr.
Mike Garlick, 7205 Horseshoe Bend Trl.	Jody Butler, 5408 Horse Trail Rd.
Renee Weidell, 7000 Belford Rd.	Elizabeth Kutz, 3092 Pleasant Ridge Rd.
Herman Messer, 3400 Strawberry Ln.	Ann North, 3090 Pleasant Ridge Rd.
Jo Proia, 3306 Squirrel Chase Dr.	Fred Brown, 2913 Pleasant Ridge Rd.
John Pauks, 7503 Sarah Marie	Priscilla Olinick, 3100 Pleasant Ridge Rd.
Garland Graham, 1219 NC 150 W.	Geoffrey Gregg, 6108 Percheron Trl.
Ken Dunham, 5805 Snow Hill Dr.	Jim Hutson, 4104 Oak Ridge Rd.
Robert Rau, 3205 Annry Dr.	Ed Denny, 7307 Hepatica Ln.
Howard Spradlin, 6108 Four Oaks Dr.	Frank Ficca, 6300 Wescott Dr.
Gail Dunham, 5805 Snow Hill Dr.	Steve Best, 7990 Witty Rd.
Dwayne Crawford, 1106 NC 150 W.	Amber Best, 7990 Witty Rd.
Greg Loflin, 6809 Polo Farms Dr.	Jeanne Antos, 8204 Windspray Dr.
T.O. Wright, 4308 Hepatica Ct.	Elizabeth McClellan, 7103 Lentz Ct.
Todd Leonard, 3025 Pleasant Ridge Rd.	John Dwyer, 5902 Mary Hall Ct.
Melissa Wooden, 7603 Martha Lynn Pl.	Clint Babcock, 5802 Henson Farm Rd.
Mia Malesovas, 7103 Henson Farm Way	Linda Rosselle, 6204 Oak Forest Ct.
Carla Bluitt, 7087 Toscana Trc.	Brenda Stigall, 5011 Shoreline Dr.
Jan Cooke, 5902 Henson Farm Rd.	Antonio Smith, 7716 Draper Dr.
Teresa Pegram, 7401 Greenlawn Dr.	Tom Lane, 7716 Penns Grove Rd.
Shirley Jennings, 5800 Francis Marie Ct.	Dick Stewart, 2808 Pleasant Ridge Rd.
Tim Wachendorfer, 5705 Snow Hill Dr.	Kathryn Mitterstadt, 4321 Harvard Ave.
Steven Brown, 4304 Hepatica Ct.	Frankye Cramp, 5169 Carlson Dairy Rd.
Jeff Bacon, 4400 Liguria Ct.	Adrian Williamson, 3901 Lewiston Rd.
Greg Gorsuch, 4304 Agliano Ter.	David Wilcox, 3404 Squirrel Chase Dr.
Lee Haywood, 7203 Mackintosh Pl.	Jean Isley, 760I Addison Dr.
Ron Winner, 7001 Lake Henson Dr.	Robert Jones, 5704 Snow Hill Dr.
Bill North, 3090 Pleasant Ridge Rd.	

With no other business, Adams motioned to adjourn at 10:47pm, seconded by Barnes, which carried unanimously.


 Mark Brown, Mayor


 Valarie Halvorsen, Town Clerk

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