



C O U N C I L M I N U T E S D E C E M B E R 1 3 , 2 0 1 6 , 6 : 3 0 P M , S F D C O M M U N I T Y C E N T E R

The meeting was called to order at 6:30pm by Mark Brown. The invocation was led by Linda Southard, followed by the Pledge of Allegiance. The following were present:

Council

Mark Brown, Mayor
Dena Barnes, Mayor Pro-tem
Mike Adams
Dianne Laughlin
Reece Walker

Staff

Scott Whitaker, Town Manager
Valarie Halvorsen, Town Clerk
Carrie Spencer, Planning Director
Dee Hall, Finance Officer
William Hill, Town Attorney

Laughlin motioned to formally excuse John O'Day, seconded by Barnes, which carried unanimously.

CONSENT AGENDA

Brown asked that item "7.E. ABC Board" report be removed from the agenda.

Barnes motioned to approve the consent agenda, including the amended agenda, open session minutes for 11/9, and the financial report. The motion was seconded by Adams and carried unanimously.

ANNOUNCEMENTS

Whitaker stated there were openings on the Board of Adjustment for two alternates, and one opening on the Founders' Day Committee.

Brown displayed a plaque from Got Game naming SAP as 2016 athletic park of the year; Brown commended Parks & Recreation Manager Jeff Goard for his hard work.

PUBLIC COMMENTS

Gail Dunham of 5805 Snow Hill Drive spoke against the proposed PD Ordinance, stating it will allow high-density housing that does not fit with Summerfield's rural character and leaves adjacent property owners with no say in what will abut them.

Don Wendelken of 3406 Windswept Drive stated he repeatedly asked for information about how the trails will be funded with no response.

Dwayne Crawford of 1106 NC 150 West stated the 60,000 ft² minimum lot size was put into place years ago to conserve water and allow for recharge. He asked to see a formula for the proposed PD zoning that gives an equal or better way to preserve water.

Kathy Rooney of 7130 Rabbit Hollow Road asked council to consider requiring all new and upgraded development to be designed per the Complete Streets program, which promotes designs that accommodate all users (walkers, bikes, and cars).

David Couch of 6791 Meadow View Drive stated the PD ordinance gives Summerfield the opportunity to be the finest area to live in the state, if not the southeast. He commended council and

Council: Mayor Mark Brown, Mayor Pro-tem Dena Barnes, Mike Adams, Dianne Laughlin, John O'Day, Reece Walker Manager: Scott Whitaker

Staff: Jeff Goard (Pl&R Mgr.), Cheryl Gore (Mgr. Asst./Events Coord.), Dee Hall (Finance Ofc.), Valarie Halvorsen (Clerk), Carrie Spencer (Planning Dir.)



staff for their willingness to consider PD zoning as it's a good remedy for the current limited housing available and will comply with the NC general statute that requires having tools in the development ordinance that comply with Comprehensive Plan policies, as well as fair housing mandates.

COMMITTEE / EVENT REPORTS

- A. **Finance:** Dee Hall said the 12/19 meeting was canceled; the next meeting would be 1/9, changed from the regular meeting date of 1/16 due to the Martin Luther King Day holiday.
- B. **Historical:** Linda Southard said the committee is working with Laughlin Professional Development Center concerning a date to erect the historical marker; the 12/29 meeting date had been changed to 1/5 at 6:30pm instead of 7:00pm.
- C. **Trails and Open Space:** Jane Doggett said there was discussion about descriptions in the Mountains-to-Sea Trail map and incorporating mention of the *All Aboard!* videos. The 12/28 meeting had been canceled; the next meeting would be 1/25.
- D. **Founders Day:** Whitaker stated the event would take place Mothers' Day weekend (5/12-13) rather than the usual weekend after Mothers' Day dates.
- E. **ABC Board:** *removed from agenda.*

EMERGENCY SERVICES REPORTS

- A. **Summerfield Fire District:** Captain Jenna Daniels reported November calls (98 total: 30 fire, 57 EMS, 11 "other"); 9 child safety seats and 5 smoke alarms were installed. Daniels stated approximately 300 children were reached through public education and community outreach in November and reminded all to water trees and extinguish candles or use flameless candles to prevent Christmas fires.
- B. **Guilford Co. Sheriff's Dept.:** Captain Elliot stated there had been a 17% reduction in crime for November. He reminded all to lock up their equipment as there had been an increase in theft from trailers recently.
- C. **Guilford Co. Emergency Services:** *(no report)*

ALL ABOARD! SUMMERFIELD TRAIL OF HISTORY VIDEO PRESENTATION

Whitaker played a video series created by Summerfield resident Christa Miller and UNCG student Tyler Keith-Pederson. The videos highlight the potential of the A&Y Greenway and the valuable historical assets connected to Summerfield trails.

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

Spencer gave an overview of the zoning district, how it would work as far as the approval process, noting it ties development to the Comprehensive Plan using a form-based code that allows for flexible designs. State statutes say that zoning regulations must be made in accordance with a comprehensive plan and this would be especially useful for the goal of Community Character



Preservation and includes housing types like pocket neighborhoods, walkable and bikeable developments, calming streets to slow traffic, and it would develop green space rather than open space, and housing would work with topography with 'zero disturbance' regulations. Such development would require a minimum of 75 acres (proposed) and the details of development are more binding and the outcome more predictable due to the level of detail required in the approval process. PD zoning supports the diversity desired by the Comprehensive Plan and would allow for a broader age range of residents.

Spencer introduced Andy Scott who was the Director of Housing Development in Greensboro for 27 years; he was consulted for help in updating the demographics included in the Comprehensive Plan.

Developer Ken Miller of 6367 Lake Brandt Road had been invited to speak and stated regardless of fair housing rules, large lots are not sustainable and cannot meet the housing needs of young and old residents. PD zoning is more of a collaborative process than the current more adversarial process and allows different housing choices via quality control.

Don Wendelken of 3406 Windswept Drive said he is not for or against and asked that viewpoint of citizens be taken into consideration noting more public input was needed. Hill stated there were two public hearings scheduled for that purpose.

Gail Dunham of 5805 Snow Hill Drive agreed with Wendelken; Hill stated the presentation was informational only and reiterated the future public hearing information.

David Couch of 6791 Meadow View Drive had also been invited to speak and thanked Spencer for her great job in explaining what PD zoning is, said it is obvious from the Comprehensive Plan why it is needed, and thanked council and staff for being proactive with considering the housing needs that are not being met through the current ordinance. PD zoning would allow saving of precious rural vistas we have now and allow those of different incomes to move here and access local schools. Aside from the fair housing issue, providing affordable housing via PD zoning is not a new concept and state statutes require having development tools to meet the Comprehensive Plan through zoning options. This is a drastically more expensive way to develop and not intended for a "pass through" developer, but for someone committed to the area and to his or her best work, using best practices and developing for the best use for land.

BUSINESS FROM TOWN MANAGER

- A. **Trails & Open Space Committee appointment (new):** Barnes motioned to appoint Tim Sessoms to the Trails and Open Space Committee for a term to expire June 2019. The motion was seconded by Walker and carried unanimously.
- B. **Revision of Continuity of Operations Plan (COOP):** Following a brief overview of the edits, Barnes motioned to approve the revised Continuity of Operations Plan. The motion was seconded by Adams, and carried unanimously.
- C. **Reports, updates, or comments:** Whitaker reported the following: bid opening for the SCP amphitheater cover rebid would be 12/28 and the contract would come before council 1/10; a contractor was being sought to conduct an archaeological study of the watershed area as requested by the state; the tree lighting went well considering weather and excess food was delivered to Greensboro Urban Ministries; and an MOU with Guilford jurisdictions for a feasibility study related to water was expected in January.



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BUSINESS FROM MAYOR AND COUNCIL

- A. **Approval of 2017 meeting schedule:** Barnes motioned to adopt the 2017 meeting schedule with the change from Tuesday 2/14 to Wednesday 2/15 (due to Valentine's Day) for the February council meeting. The motion was seconded by Laughlin, which carried unanimously.
- B. **Reports, updates, or comments:** *(none)*

CLOSED SESSION


Barnes motioned to enter into closed session at 8:38pm to address the amount of compensation and other material terms of an employment contract as provided under NCGS 143-318.11(a)(5) and to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual employee as provided under NCGS 143-318.11(a)(6). The motion was seconded by Adams and carried unanimously.

Barnes motioned to return to open session at 9:12 pm, seconded by Adams, which carried unanimously.

With no further business, a motion was made at 9:12pm by Barnes to adjourn. The motion was seconded by Walker and carried unanimously.



Mark Brown, Mayor



Valarie R. Halvorsen, Town Clerk