

Committee Minutes

Finance Committee: Did not meet.

Historical Committee: The 9/29 draft minutes are attached.

Trails and Open Space Committee: The 9/28 draft minutes are attached.

Planning Board: The 9/26 joint meeting with Council draft minutes are attached, the 9/27 draft minutes are not yet available.

Greensboro ABC Board: Mark Brown's notes on the 9/27 meeting are attached.



HISTORICAL COMMITTEE MINUTES

SEPTEMBER 29, 2022, 6:30 PM, SUMMERFIELD TOWN HALL

1. The meeting was called to order by Mark Brown, Vice Chair at 6:30pm

Voting Members Present: Mark Brown (Vice Chair), Gary Brown, Andy Schlosser, Mia Malesovas, Loren Sterling, and Heather Buttonow (Secretary).

Voting Members Absent: Bruce Petersen (Chair), Troy Stanliff, and Jennings White.

Non-Voting Members Present: Ken Robinson.

Guests: Jim Buttonow and Joanna (Walkertown resident).

2. Unanimous Approval of minutes of 08/25/2022 meeting.

3. No public comments

4 "A Moment in History"- Heather shared photos, video, and information from her interview with Pam Fox regarding the closing of Wilson Store and the history of the Wilson family.

5. Old Business:

- A. Gordon Hardware Archiving Status- Mark informed the committee that the store is under contract and going through the due diligence process. Mark and Ken discussed the continued process of archiving, packing, and moving the remaining inventory at the store. Ken expressed the need to have a yearly inspection to check on the inventory in storage
- B. Soldiers Graves Pass Off – Bruce found that the Ridgewood HOA is managed by Homeowners Association Management, Inc. in Greensboro, and he has contacted them and waiting on a response on passing on our historical information over to them. They also have Gary's work and the historical context of the graves.
- C. Peace Church work status -- Gary is still working on the project.
- D. RR Tool Shed Status – Mark asked Gary's opinion on adding wood to the front of the shed so the foundation can be finished to complete the project. Mark will inform progress at the next meeting.
- E. Hopewell Church History status – Mia has scheduled an appointment with the Guilford College librarian to look over historical records for our efforts. Gary and Ken will attend the meeting as well.
- F. Oral Histories- Heather discussed editing and archiving the interview with Pam Fox with Wilson Store. The committee discussed future interviews in the near future.



- G. Town Website - Bruce has met with Scott and Cheryl to recommend a more complete and transparent presence on the Town website. Some changes have been made but a number of questions have been raised as to what should be there vs. saved on the Town's computer server. Would like to invite Scott to our October meeting to discuss this subject and our Historic District.
6. New Business- the committee discussed potential projects:
- a. Repair the Bugle Boy monument on HWY 150- Gary will provide a quote for the repairs.
 - b. GPR project at the Charles Bruce homesite - Bruce will talk to the current homeowners to see if they will allow the GPR on their property.
7. Next meeting date October 27, 2022, at 6:30pm at the Summerfield Town Hall The scheduled speaker and subject for "A Moment in History" to be determined.
- Andy reminded all the committee members of the "Celebration of Life" for Sam Schlosser at Summerfield United Methodist Church at 11:45am for the Color Guard Ceremony and Church Service beginning at 12:00pm.
8. Adjournment at 7:15pm

Recorded: Heather Buttonow
Approved: Bruce Petersen



Town Hall: POB 970, 4117 Oak Ridge Road, Summerfield, NC 27358
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TRAILS AND OPEN SPACE COMMITTEE MINUTE

SEPTEMBER 28, 2022, 6:00PM, SUMMERFIELD COMMUNITY CENTER

Members Present: Cary Gentry, Neala Jones, Bill King, Ginger Lambrecht, Paul Lambrecht, Trudy Whitacre, Jane Doggett (ex-officio member)

Others Present: Chad Barber

Members Not Present: None

Meeting called to order at 6:00pm by G. Lambrecht

- 1) Adoption of minutes from the previous meeting, June 22nd. Gentry made a motion to accept the minutes as written, seconded by King, and approved unanimously.
- 2) No public comments were received prior to or at this time of the meeting.
- 3) Committee Officers - Gentry made a motion to accept the committee as noted below, seconded by P. Lambrecht, and approved unanimously.

Chair - G. Lambrecht
 Vice Chair - King
 Secretary - Jones
 Treasurer – Gentry

- 4) Dog Park Updates and Action
 - a. Temporary 'Future Dog Park' sign will made by Scott Whitaker (Town Manager), to educate the community that a dog park is coming.
 - b. Jeff Goard (Parks and Recreation Director) will post safety signs to notify park users that construction and tree clearing are taking place.
 - c. Progress has been made on getting a contractor to clear out the dead trees and brush.
 - i) TOS Committee members found 4 contractors that could do the task. They handed the company names to Town Staff who received bids and selected a company.
 - ii) All the trees and brush to be removed for the dog park have been marked.
 - iii) It will take approximately 2 weeks to complete the work.
 - d. P. Lambrecht will reach out to David Layton to discuss what needs to be done to have the walking path redirected due to the dog park.
- 5) Music in the Park Volunteers – G. Lambrecht thanked all those who represented the TOS committee at the Music in the Park event



- 6) Tunnel plaque for NW/N Art Students - G. Lambrecht will get the status of the plaque from Cheryl Gore (Town Manager Assistant/Events Coordinator) who volunteered to order them.
- 7) Town of Summerfield Touch-A-Truck Event: October 8th
 - a. Cheryl Gore would like us to take the Surrey bike to this event.
 - b. We only have one volunteer, Doggett, who can attend from the TOS Committee
 - c. We will need town staff to help us get the bike to the event as the chain is currently broken
 - d. In the meantime, King will reach out to Downtown Bicycle Works to see if they can help us fix the broken chain.
- 8) Concept Map - Adjustments were made to the Town of Summerfield Greenway and Trail Plans Concept Map and it has been added to the Town Parks and Recreation website
- 9) Trail System Process Discussion
 - a. TOS committee wants to discuss during our next meeting how we can collaborate with the town and town planner to best serve our community through connected trail systems.
 - b. G. Lambrecht will ask the town planner to join us at our next TOS Committee meeting.
- 10) Due to not being able to have a quorum at the next planned meeting date of Oct 26th, G. Lambrecht made a motion to move the next meeting to Wednesday, Oct 19th, seconded by Jones, and approved unanimously.

The next monthly meeting will be on Wednesday, Oct 19th at the Summerfield Town Hall

- 11) Adjournment – P. Lambrecht made a motion to adjourn, seconded by King, and unanimous consent at 7:30 pm

Date Approved: _____

Presiding Chair: _____

Secretary: _____



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COUNCIL & PLANNING BOARD MINUTES

SEPTEMBER 26, 2022, 6:30PM, SF CHARTER ACADEMY (5303 US-220 N., SUMMERFIELD)

The meeting was called to order at 6:33pm by Tim Sessoms. Chair Feulner noted there will be time allotted for public comments at the 9/27/22 Planning Board meeting.

The following were present:

Council

Tim Sessoms, Mayor
 Lynne Williams DeVaney, Mayor Pro-tem
 John Doggett
 John O'Day
 Janelle Robinson
 Reece Walker

Staff

Scott Whitaker, Manager
 Cheryl Gore, Manager Assistant
 Sarah Tibbetts, Clerk
 Brad Rentz, Planning Manager

Planning Board

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

AGENDA

Upon motion by DeVaney, seconded by J. Doggett and carried unanimously, the agenda was approved by Town Council. Upon motion by Babcock, seconded by Whitacre and carried unanimously, the agenda was also approved by the Planning Board.

PRESENTATION RE: FINAL DRAFT OF "VISION 2040 LAND USE PLAN"

The presentation of the Land Use Plan (LUP) final draft was given by Jesse Day and Carter Spradling with Piedmont Triad Regional Council (PTRC). The presentation included an introduction and overview, existing conditions, plan recommendations, and implementation. Over thirty members of the public attended the meeting. At 7:23pm PTRC concluded their presentation of the plan and turned the floor back to Council and the Planning Board for questions and comments.

COUNCIL & PLANNING BOARD DISCUSSION

C. Doggett questioned the average for a medium-sized home, as well as why those who work in Summerfield may not live in town as well. He also questioned if the reasons were connected to the price of housing in Summerfield.

Babcock asked if the local public schools were taken into consideration with the projected growth and plan, mentioning the schools are overcrowded now with most of the schools needing multiple trailers. He also mentioned the big box store size in the plan is higher than the maximum already in place of 25K square foot.

Rooney had no comments or questions.



Feulner questioned if water sourcing would be funded by grants or would the taxpayers be paying for water infrastructure. He also questioned the desired density levels for mixed-use residential areas. He was concerned about rezonings and how the LUP would be used to justify such decisions.

Whitacre questioned if large property owners would receive easements for the projected secondary growth areas and voiced concerns that the plan didn't currently list anything pertaining to wildlife corridors, conservation, and wetlands.

Mayor Sessoms had no comments or questions.

DeVaney questioned PTRC's new-home growth projections, water and sewer needs, and potential ramifications. She would like to see all historical areas marked before further future development. DeVaney expressed concern about increased light pollution with increased development. She questioned why the plan seems to show cul-de-sacs in a negative light, adding that she feels they provide many advantages. She wanted trails and open spaces added to the higher-density areas and questioned if the proposed plan would interfere with the current Town Core Overlay District.

J. Doggett questioned if/when the plan would be required to be updated following adoption. He also asked how the proposed plan encourages preservation of farmlands.

Walker wanted clarification of whether an adopted LUP becomes a binding document and how that might reflect future zoning regulations. PTRC advised the plan would not be legally binding, but it would be a guide for future development and clarified that the zoning color coding on the maps were not set codes for future zoning.

Robinson commented that if no wastewater or sewage was brought into the town, the majority of the plan would change. She questioned the purpose behind the "form-based code" (FBC) listed in the plan. PTRC advised that FBC helps to preserve community character and added that the current UDO already has components of FBC. She also asked if the listed density incentive was the same as the current density bonus already offered.

Davis asked if it is typical to include higher density housing in a LUP.

There were no further questions or comments from the Council or Planning Board.

NEXT STEPS

Sessoms requested PTRC take two weeks to make minor revisions to the draft based on feedback. The consensus was that further steps would be discussed at the October Council meeting and that the Planning Board and LUP Steering Committee would be involved in the process.

The meeting was adjourned at 8:30pm.

Tim Sessoms, Mayor

Sarah Tibbetts, Town Clerk

Richard Feulner, Chair

Sarah Tibbetts, Town Clerk

ABC Board Meeting 9-27-2022

The monthly ABC Board meeting was held on 9-27-2022 at the ABC Warehouse and Training onCenter. Due to my traveling I was unable to personally attend the meeting but am completing this report from the ABC packet.

The Chairman would have called the meeting to order and asked members to approve the minutes of the August meeting.

The annual audit presentation for 2022 was submitted to the Board.

Retail sales for August 2022 were 4,946,885 compared to 4,540,812.00 in 2021. Including mixed beverage sales total sales for August 2022 was 6,336,394.00 which is a 10.5% increase over 2021 sales.

Our Summerfield store had gross income in August 2022 of \$183,158.60. The cost of service was \$91,453.51 and expenses for the month of \$75,902.27. The net profit for the month was \$15,802.82.

The year to date income for our Summerfield store is \$381,695.25. Cost of services so far is \$195,422.96 with expenses of \$162,209.45 for a net profit so far this fiscal year of \$24,062.84.

Mark E. Brown