



C O U N C I L M I N U T E S A P R I L 2 7 , 2 0 2 1 , 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 BJ Barnes. Tim Sessoms provided the invocation, followed by the Pledge of Allegiance. It was noted that attendance at the meeting was closed to the public due to the pandemic and state-of-emergency declarations but was being live streamed on the Town's Facebook page.

The following were present:

Council

BJ Barnes, Mayor
 Tim Sessoms, Mayor Pro-tem
 Lynne Williams DeVaney
 John O'Day
 Teresa Perryman
 Reece Walker

Staff

Scott Whitaker, Town Manager
 Bob Hornik, Town Attorney
 Lance Heater, Town Clerk
 Chris York, Planning Manager
 Jeff Goard, Parks & Recreation Director
 Cheryl Gore, Events Coordinator/Asst. to Manager

APPROVAL OF AGENDA

DeVaney made a motion to approve the agenda. The motion was seconded by O'Day. Perryman took exception to the addition of the agenda item "Other Business," contending that the addition of the item was not in accordance with Council's adopted rules of procedure and State statute in that it was not part of the announced purpose of the special called meeting. Barnes noted that the item related to a request from Guilford County that the Town submit its priorities with regard to funding the County was slated to receive under the American Rescue Act. Hornik and Whitaker stated that the addition to the agenda was allowed because all members of Council were present. The motion was carried by a vote of 4-1 (Perryman opposed).

PRESENTATION RE: PARKS, TRAILS, & OPEN SPACE MASTER PLAN

Brian Starkey of WithersRavenel was present to respond to questions regarding the 4/13 presentation of the draft plan. He reviewed some changes to the earlier draft while presenting other plan highlights. Starkey, Whitaker, and Goard responded to numerous questions from Council members regarding specific aspects of the plan. In response to questions, it was noted that approval of the plan did not commit the Town to funding any of the items contained therein. Whitaker stated that the value of the plan was to guide present and future Councils in making decisions regarding capital improvement plans and budgets. Upon motion by Walker, seconded by DeVaney and carried by a vote of 4-1 (Perryman opposed), the plan was accepted as presented.

UNIFIED DEVELOPMENT ORDINANCE (UDO) REWRITE

Whitaker stated that the agenda item was in accordance with step 7 of the UDO adoption process agreed to by Council in December 2019. That step stated that at a special called meeting, Council would discuss its review of the UDO with staff. Whitaker noted that Zoning Board Chairman Richard Feulner and Vice-Chair Jeff Davis were present to assist York with Council questions.



Barnes asked what steps the new UDO took to encourage development of more affordable housing. York stated that the UDO created a new Village Overlay district in which development would be allowed on 0.5-acre lots with no open space requirements. York stated that the ordinance also created an Open Space Mixed Use (OSM) district in which developers would sign a development

agreement and receive a density bonus if they agreed to build affordable housing (defined as housing in which persons who made 80% of the median income in Summerfield would qualify for a mortgage). In response to a question from O'Day, York stated that there had been no research done on whether developers would be willing to develop such housing in return for the density bonus.

Hornik stated that an alternative method to promote affordable housing would be to create a zoning district which would allow for development on smaller lots, even if no properties were currently designated as being in that zoning district. Feulner noted that the ordinance allowed for larger accessory dwellings which could also provide more affordable housing. In response to a question from Walker, Feulner stated that the density bonus in the OSM district would allow for development of 0.84 units per acre.

In response to a question from Perryman, Feulner stated that the Village Overlay district did not affect the current zoning for the current Town Core district. Also in response to a question from Perryman, York stated that it was legal for Council to adopt the ordinance without making amendments needed due to the adoption of NCCGS 160D. York stated that the PTRC had almost completed work on updating the ordinance to bring it into compliance with 160D. In response to a question from Whitaker, Hornik stated that the 160D changes could be adopted without referring the document back to the Zoning Board, as the changes are largely technical and not optional.

York asked Council members to submit concerns and questions regarding specific items in the document in the next few days. Whitaker stated that any changes to the document would be listed on the Town's website and a current draft would be posted prior to the public hearing. York noted that the latest UDO draft reflects new regulations for short-term rentals which would require a special use permit and involve a homestay-only restriction (the homeowner must be present). The Zoning Board would be renamed Planning Board under the new ordinance.

The members of Council expressed appreciation to Feulner, Davis, and the entire Zoning Board for their extraordinary work in the process of developing and adopting a revised UDO.

UDO REWRITE (DATE OF NEXT SPECIAL CALLED MEETING AND PUBLIC HEARING)

Upon motion by O'Day, seconded by Sessoms and carried unanimously, the Council set a special called meeting for 5/25 beginning at 6:30pm at either Revolution Academy or the Community Center (depending on the availability of Revolution Academy) for the purpose of conducting a public hearing regarding the UDO.

OTHER BUSINESS

Barnes stated that he had received a request from the Chairman of the Guilford County Board of Commissioners that the Town submit its priorities with regard to funding the County was slated to receive under the American Rescue Act. After much discussion, and upon motion by Walker, seconded by Sessoms and carried by a vote of 4-1 (Perryman opposed), Council directed the Mayor to convey its priorities as follows: water; new Summerfield Town Hall; broadband access; and Bandera Farms Park and the A&Y and Piedmont Greenways.



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Upon motion by Walker, seconded by DeVaney and carried by a vote of 4-1 (Perryman opposed), the meeting was adjourned at 9:39pm.

BJ Barnes, Mayor

Lance G. Heater, Town Clerk