



C O U N C I L M I N U T E S M A Y 2 5 , 2 0 2 1 , 6 : 3 0 P M , R E V O L U T I O N A C A D E M Y

The meeting was called to order at 6:30pm by BJ Barnes. Tim Sessoms provided the invocation, followed by the Pledge of Allegiance.

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
 Dee Hall, Finance Officer
 Lance Heater, Town Clerk
 Bob Hornik, Town Attorney
 Chris York, Planning Manager
 Brad Rentz, Planning Tech

APPROVAL OF AGENDA

Upon motion by DeVaney, seconded by O'Day and carried unanimously, the meeting agenda was approved.

PUBLIC HEARING RE: UNIFIED DEVELOPMENT ORDINANCE (UDO) REWRITE

Barnes noted that the Council had received several emails and phone calls regarding the proposed UDO and that the written comments were available as part of the Town's official records. Barnes declared the public hearing open at 6:35pm.

Ryan Pratt, 5686 Green Dale Court, expressed support for increased housing diversity and greater commercial amenities, such as coffee shops.

Kevin Kenjarski, 6792 Meadow View Drive, spoke in favor of zoning that allows for housing at variable price points and an ordinance which supports the policies of the Comprehensive Plan.

Beth Kaplan, 7979 Highfill Road, expressed appreciation to the UDO Committee, Zoning Board, staff, and Council for their work on the UDO and stated that the UDO did not go far enough in providing housing opportunities suited for a multi-generational community.

David Ramsey, 7712 Cedar Chase Drive, urged Council to be flexible and pursue good, long-term planning in their consideration of the UDO.

Carrie Spencer, 8305 North Scamper Grey Court, stated that the UDO as proposed did not implement the policies of the Comprehensive Plan and that the majority of Zoning Board and Council members resided in subdivisions that would not be allowed under the proposal.

Deborah Proehl-Moser, 1508 Edgedale Road, Greensboro, stated that she had formerly lived in Summerfield but sold her home in order to downsize and relocated to a more diverse neighborhood in Greensboro that was not available in Summerfield. Moser related positive experiences in her current neighborhood and expressed support for more commercial and housing diversity.



Holly Summers, 5920 Khaki Road, stating that her family had resided in Summerfield for generations, said that as a young person she could not afford to live in Summerfield now, and expressed support for the development of housing options at multiple price points.

Tom Terrell, attorney representing David Couch's Summerfield Farms Village Concept, cited his extensive experience in development ordinances in multiple communities and stated that the proposed UDO identified private property as actually belonging to the public and also denied property owners of reasonable development rights. Terrell urged the Council to ensure that the UDO had a pathway that would allow development of a "world class development" or to accept a new zoning district that would accept such a development.

David Couch, 3219 Pleasant Ridge Road, expressed appreciation to the UDO Committee and Zoning Board and asked that the UDO include a zoning district that would allow for development of the proposed Summerfield Farms Village Concept or a pathway that would allow a text amendment that would allow such a development.

Mary Ann Driscoll, 7512 Sarah Marie Drive, stated that she had moved to Summerfield for its rural feel and stated that every town did not have to allow for mixed-use development. Driscoll expressed concern that increased development would necessitate increased development of school facilities.

Betty Smith, 5920 Khaki Place, stating that the UDO as proposed resulted in the "taking" of property and expressed concern that certain terms in the UDO did not have adequate definitions.

Walter Opyd, 5703 Snow Hill Drive, expressed support for maintaining Summerfield's rural character.

Rick Ringler, 7200 Henson Farm Way, expressed support for developing a transportation plan prior to approving the UDO.

Eddie Gafford, 6306 Blue Aster Trace, expressed support for the development of Summerfield Farms Village.

David Weavil, 7450 Strader Road, stating that growth is inevitable and expressed support for development such as the proposed Summerfield Farms Village.

Bob Jones, 5704 Snow Hill Drive, stating that he had served on the UDO Committee and urged Council to approve the UDO as it matches up with the Comprehensive Plan.

Marlene Sanford, President of TREBIC, 115 South Westgate Drive, Greensboro, expressed opposition to the proposed UDO due to its "extreme" open space requirements and questioned whether it was in compliance with the Fair Housing Act.

Andrew Broom, 7000 Lake Henson Drive, stating that he had served on the UDO Committee and urged Council to approve the UDO as it reflects the policies of the Comprehensive Plan.

Don Wendelken, 3406 Windswept Drive, urged Council to consider taxes, roads, water, sewer, and schools in consideration of the UDO.

Barnes declared the public hearing closed at approximately 7:40pm.

The Mayor and members of Council expressed appreciation to all persons who had attended the meeting and to those who had expressed their opinions about the UDO. Barnes noted that Council



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would continue discussion of the UDO at the 6/8 meeting. Whitaker reminded those present that the draft UDO was posted on the Town’s website.

Upon motion by DeVaney, seconded by O’Day and carried by a unanimous vote, the meeting was adjourned at 7:48pm.

BJ Barnes, Mayor

Lance G. Heater, Town Clerk