



C O U N C I L M I N U T E S *JUNE 8, 2021, 6:30PM, SFD COMMUNITY CENTER*

The meeting was called to order at 6:30pm by BJ Barnes. Tim Sessoms provided the invocation, followed by the Pledge of Allegiance, which was led by Summerfield Assistant Fire Chief Jenna Daniels, who was recently honored as Fire Officer of the Year by the NC Association of Fire Chiefs.

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

CONSENT AGENDA

Upon motion by DeVaney, seconded by O'Day and carried by unanimous vote, the consent agenda was approved. It consisted of the meeting agenda and open session minutes of 5/11, 5/25, and 5/27.

ANNOUNCEMENTS

Whitaker noted that the annual children's Fishing Derby would be held 6/19, along with a music-in-the-park event scheduled that evening featuring the Special Occasion Band.

EMERGENCY SERVICES REPORTS

A. Summerfield Fire District: During May, the department responded to 15 fire calls, 71 EMS calls, and 28 "other" calls for a total of 114 incidents.

B. Guil. Co. Sheriff's Dept.: During May, the department responded to 120 calls in District 1.

ATTACHMENTS FOR COUNCIL'S INFORMATION

Council received the following information with no action taken: committee/board minutes and the May financial report.

PUBLIC COMMENTS

Jenna Daniels, 2892 Sandy Cross Road, Reidsville, described how she and two cousins grew up in Summerfield but could no longer afford to live in town and spoke in favor of more affordable housing.

Jane Doggett, 7986 Highfill Road, urged creativity, flexibility, and open-mindedness with regard to the UDO, stating that the current Development Ordinance had added to urban sprawl rather than maintaining rural character.



Beth Kaplan, 7979 Highfill Road, spoke in favor of adopting a UDO which would encourage walkability and bike-ability to allow for an inclusive rural town.

Amy Jordan, 5687 Green Dale Court, spoke in favor of the proposed Summerfield Farms Village Concept.

Dwayne Crawford, 1106 NC-150 West, revisited a request submitted 3/2017 to amend the Comprehensive Plan related to maximum density and asked for a transactional history and financial accounting of the fee which was submitted in conjunction with the request.

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

Jared Williams, 6002 Armfield Court, spoke against increased density.

Desiree Pratt, 5686 Green Dale Court, spoke in favor of the proposed Summerfield Farms Village Concept.

Kim McCaskill, 2504 Pleasant Ridge Road, cited problems related to a property in her neighborhood which was being used as a short-term rental, suggesting that owners of such properties should be required to be on the premises.

Kevin Kenjarski, 6792 Meadow View Drive, spoke in favor of zoning that provides housing at multiple price points.

COUNCIL, MANAGER, AND/OR ATTORNEY RESPONSE TO COMMENTS

Whitaker stated that a response had already been provided to Dwayne Crawford's request. He also clarified that the UDO adoption did not specifically involve the Summerfield Farms Village Concept as that project had not been formally submitted to the Town.

PUBLIC HEARING/ACTION RE: REZONING CASE RZ-02-21

York stated that the request was to amend the conditions agreed to as a result of a rezoning case in 2010 involving property at 7201 and 7211 Summerfield Road. As a result of that case, the owners were allowed to store 2 vehicles overnight as a conditional use in a CU-GB location. The owners had requested that a change in the conditional use be approved so that they could be allowed to store up to 10 vehicles overnight on the parcel located at 7211 Summerfield Road only. York stated that a Public Information Session and Open House had been held 4/20 and the Zoning Board had conducted a public hearing and recommended approval of the request.

Barnes declared the public hearing open at 7:14pm. Lisa Danley, representing the owners, A.J. and Dora Rose, was present to ask for approval of the request. There was discussion regarding the Town's requirement that an easement be recorded for future sidewalk construction. Danley stated that the owners would prefer to not incur this expense; however, Council did not concur to a waiver of the requirement. Jane Doggett, 7986 Highfill Road, supported the requirement for a sidewalk easement. With no other persons who wished to comment, Barnes declared the public hearing closed at 7:28pm. Upon motion by O'Day, seconded by Sessoms and carried unanimously, the rezoning request was approved with the conditions recommended by the Zoning Board and agreed



to by the applicant. The request was stated to be consistent with the Town's adopted Comprehensive Plan because it promotes appropriate, limited commercial development and the Summerfield Road focus area, and that it is reasonable and in the public interest because it maintains or promotes the public health, safety, and general welfare because of the location and function of the operation.

PUBLIC HEARING/ACTION RE: FY21-22 BUDGET

Barnes declared the public hearing open at 7:32pm. The following persons commented:

Beth Kaplan, 7979 Highfill Road, expressed appreciation to Hall and the Finance Committee for the budget work and stated that it was appropriate to use reserve funds to construct a new town hall.

Jane Doggett, 7986 Highfill Road, expressed support for the budget and stated that a meeting place has been needed by the Town for many years.

With no other persons who wished to comment, Barnes declared the public hearing closed at 7:35pm. Sessoms expressed appreciation to the Town's committees. Barnes concurred and stated that a new town hall was long overdue, stating that it makes the community stronger. Whitaker then provided a brief recap of the 5/28 budget presentation for the public's benefit. O'Day stated that the new town hall has been a long-term need, stating that the Town had the cash, no debt, and the lowest tax rate in the State. In response to a question from Perryman, York reviewed details of the electronic planning management system included in the budget. Upon motion by Sessoms, seconded by DeVaney and carried by a vote of 4-1 (Perryman opposed), Council adopted Ordinance 2021-001, the FY21-22 Budget Ordinance and Comprehensive Fee Schedule.

ACTION RE: UNIFIED DEVELOPMENT ORDINANCE (UDO) REWRITE

Walker stated that he and DeVaney had an impromptu meeting with York and, taking into consideration the comments they had received from the 5/27 public hearing and from others and members of the Zoning Board, had asked York to draft certain changes to the draft recommended by the Zoning Board. There was a lengthy discussion of the proposed changes with the following agreement reached by consensus (Perryman dissenting):

- Defined "moderately-priced housing" as: *any dwelling unit having a price that a household earning 70% of the Summerfield Median Income can qualify for a mortgage and not spend more than 30% of its net household income on housing costs;*
- Increased overall density from 0.73 to 1.0 units per acre in all residential zoning districts and reduced the minimum lot size proportionately;
- Allowed a density bonus in all residential developments with qualifying moderately-priced housing;
- Reduced the minimum lot size requirement for quadplex dwelling unit structures to meet the standards for single-family detached dwelling unit development. The standard for single-family detached dwelling units is a minimum 40,000 ft² lot size pending approval of Guilford



County Environmental Health. The Zoning Board required that a quadplex have four times the lot area (160,000 ft²) due to the ordinance language of “dwelling units per acre;”

- Eliminated the requirement that open space area requirements must include 30% buildable land;
- Removed the exclusion of Overhead Utility Easement area from satisfying open space requirements; and,
- For scenic corridors, removed the column in the Permitted Use tables to instead regulate these through districts.

Sessoms made a motion to adopt the UDO with an effective date of 7/1/2021, consistent with the recommendation of the Zoning Board, as amended by the changes noted above. Sessoms stated that the proposed UDO was consistent with the Town’s adopted Comprehensive Plan because it provides for appropriate housing and residential development and was reasonable and in the public interest because it promotes public health, safety, and general welfare. The motion was seconded by Walker and carried by a vote of 4-1 (Perryman opposed).

BUSINESS FROM TOWN MANAGER

- A. Agreement to receive federal American Rescue Plan (ARP) funds:** Upon motion by O’Day, seconded by Sessoms and carried by unanimous vote, in accordance with NCGS 160A-17.1, Council accepted federal American Rescue Plan funding that will be disbursed through the State of North Carolina and delegated authority to the Town Manager to execute any necessary agreements on behalf of Council.
- B. Interlocal Agreement on Tax Collection:** Upon motion by Walker, seconded by Sessoms and carried by unanimous vote, Council authorized the extension of the current interlocal agreement on tax collection through 6/30/2024.
- C. Reports, updates, or comments:** Whitaker reported: 1) the town hall project continues to evolve, with a presentation from the architects scheduled for the July Council meeting; 2) the Land Use Plan process is progressing on schedule; 3) Guilford County is considering the Town’s request to establish an ETJ with a BOCC decision expected mid-July; and, 4) steps had been taken to remediate issues created by beavers relating to the lake at SCP.

REPORTS, UPDATES OR COMMENTS FROM MAYOR & COUNCIL

In response to a question from Perryman, Whitaker reported that the formal event report provided in the Council packet had been discontinued; however, staff would produce them if it was the will of Council. Also, in response to a question from Perryman, Whitaker stated that the budget for the new town hall remained at \$3.5 million.

CLOSED SESSION

O’Day made a motion at 9:52pm to go into closed session for the purpose of addressing the amount of compensation and other material terms of an employment contract as provided under NCGS 143-318.11(a)(5) and considering the qualifications, competence, performance, character, fitness,



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conditions of appointment, or conditions of initial employment of an individual employee as provided under NCGS 143-318.11(a)(6). This motion was seconded by DeVaney and carried unanimously.

Upon motion by O'Day, seconded by Sessoms and carried unanimously, Council returned to open session at 10:33pm.

Upon motion by DeVaney, seconded by Sessoms and carried by a vote of 4-1 (Perryman opposed), Council increased the salary of Town Manager Whitaker by 8%.

OTHER BUSINESS

In response to a question from DeVaney, Whitaker stated that the proposed CIP scheduled a revision to the Town's Comprehensive Plan for FY22-23.

Upon motion by Sessoms, seconded by DeVaney and carried by a unanimous vote, the meeting was adjourned at 10:36pm.

BJ Barnes, Mayor

Lance G. Heater, Town Clerk