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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