



Z O N I N G B O A R D A G E N D A

AUGUST 26, 2019, SUMMERFIELD TOWN HALL
6:00 PM ZONING BOARD WORK SESSION

1. Call to order
2. Introductions
3. Consent agenda:
 - A. Meeting agenda
 - B. Minutes of 8/19 meeting
4. UDO work session:
 - A. Summerfield Road District – Residential (SRD-R), and Summerfield Road District - Mixed-Use (SRD-M) review (Art. 4)
 - B. Rename Town Core District to Summerfield Road District discussion
 - C. 1200' buffer west of Summerfield Road - within SRD-R or separate overlay district (Art. 4)
 - D. Naming possible new overlay district from item C. above
 - E. Article 6
5. Other business (as needed)
6. Public comments on items related to Agenda Items (*limited to 3 minutes per speaker*)
7. Adjourn



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Z O N I N G B O A R D M I N U T E S

AUGUST 19, 2019, 7:00PM, TOWN HALL

Planning and Zoning Board

Richard (Dick) Feulner
 George (Jeff) Davis
 Scott Henson
 Kathy Rooney
 Trudy Whitacre

Alternates

Clint Babcock
 Clark Doggett
 Ryan Moats
 Frank Ficca

Staff

Chris York, Town Planner
 Lance Heater, Town Clerk

CONSENT AGENDA

Upon motion by Henson seconded by Feulner and unanimous vote, the consent agenda was approved. It consisted of the meeting agenda and the minutes of the 6/24 meeting.

UDO WORK SESSION

The Board reviewed Article 6, J., "Sign Regulations." There was much discussion, with the following consensus items being established: 1) removed from Prohibited Signs "Signs carried by or attached to people, including costumes worn for the purpose of attracting commercial attention;" and 2) added to Prohibited Signs "Digital or Electronic Changeable Copy signs, except gas or service stations."

The Board reviewed Article 4, "Zoning Districts." After a lengthy discussion, the Board reached consensus to change the allowable acreage of non-residential use within the Open Space Mixed Use District from a maximum of 10% to 5% of the gross parcel area.

OTHER BUSINESS – None.

PUBLIC COMMENTS

In response to a question by Priscilla Olinick, Feulner stated that the Open Space Mixed Use District was intended for areas where the Guilford County Department of Health had determined that soil and water recharge conditions were appropriate for residential densities greater than those of other residential districts. Also in response to a question from Olinick, Feulner stated that if an OSM district is submitted in phases, each phase would have to comply with the open space requirements.

Upon motion by Henson, seconded by Davis and carried unanimously, the meeting was adjourned at 8:08pm.

Richard Feulner, Chair

Lance G. Heater, Town Clerk