



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

JUNE 10, 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 6/3 meeting
4. UDO work session:
 - A. Town core/village overlay district (guiding principles, boundaries)
 - B. OSRDM guiding principles
 - C. Parking lot issues (items which have been deferred) – time permitting
5. Other business (as needed)
6. Public comments on items related to Agenda Items (*limited to 3 minutes per speaker*)
7. Adjourn



Town Hall: POB 970, 4117 Oak Ridge Road, Summerfield, NC 27358
 ph: 336-643-8655 / fax: 336-643-8654 / www.summerfieldnc.gov

ZONING BOARD MINUTES

JUNE 3, 2019, 6:00PM, SFD 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
 William Hill, Town Attorney

CONSENT AGENDA

Upon motion by Henson, seconded by Rooney and carried unanimously, the consent agenda was approved. It consisted of the meeting agenda and the minutes of the 5/20 meeting (as amended).

UDO WORK SESSION

The first item considered was the Zoning Board bylaws. Feulner stated that it was Hill's opinion that the Board's policy of having a regular member who is present sit out and be substituted by an alternate member for the purpose of providing alternates experience on the Board was, although honorable in intent, not in the Board's best interest in that it might invite a challenge from a petitioner who was dissatisfied with a decision of the Board. Hill suggested the Board might consider asking Town Council to increase the number of regular members so that current alternates could be appointed as regular members. Rooney suggested that the attendance policy be lowered from 75% to 60% to perhaps increase participation by alternate members. Feulner reiterated that for the purposes of the UDO review, all alternates would continue to participate in discussions and suggested that consideration of the bylaws be tabled for the time being.

The next item discussed was affordable housing. Feulner suggested the concept be amended from "affordable" to "moderately priced" housing and again referred the Board to the list of "Guiding Principles of Affordable Housing" which he had presented at earlier meetings. There was then a discussion of the issue of conflict of interest with regard to the discussion of the town core area. Rooney had stated at the 5/20 meeting that she owned 27 acres within this area. It was the opinion of Hill that Rooney did not have a conflict of interest with regard to participating in the discussion of this issue.

The Board next conducted a wide-ranging discussion of the OSRD mixed use district. After this discussion, it was the consensus of the Board that York be given the task of developing a proposal for the Board's consideration given the input received.

There was then a discussion of a town core overlay district. There were 4 elements of consensus: 1) that it be defined at its north and south limits by Summerfield Road; 2) that the eastern boundary be defined by US-220; 3) that there be no requirement for the provision of open space in the town core; and 4) that the minimum lot size for new lots be defined as .50 acre.



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OTHER BUSINESS – none

PUBLIC COMMENTS

Gail Dunham questioned whether the Town has staffing adequate to administer the UDO being considered, noting that the current proposed Planning Department budget is approximately \$250,000.

Upon motion by Davis, seconded by Henson and carried unanimously, the meeting was adjourned at 7:58pm.

Richard Feulner, Chair

Lance G. Heater, Town Clerk

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