



Town Hall: POB 970, 4117 Oak Ridge Road, Summerfield, NC 27358  
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## Z O N I N G   B O A R D   A G E N D A

FEBRUARY 11, 2019, SUMMERFIELD TOWN HALL

6:00 PM ZONING BOARD WORK SESSION

1. Call to order
2. Introductions
3. Consent agenda:
  - A. Meeting agenda
  - B. Adoption of 11/26/18 minutes
4. Proposal from McGill Associates for assistance with finalization of UDO
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

NOVEMBER 26, 2018, 6:00PM, SFD COMMUNITY CENTER

### **Planning and Zoning Board**

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

### **Alternates**

Clint Babcock (absent)  
 Clark Doggett  
 Frank Ficca  
 Ryan Moats

### **Staff**

Carrie Spencer, Planning Director  
 Lance Heater, Town Clerk

In accordance with the Board's rotation policy Ficca was substituted for Feulner as a voting member. Davis substituted as chair. Doggett and Moats sat in for Rooney and Whitacre. Next up: Babcock.

### **CONSENT AGENDA**

Upon motion by Henson, seconded by Davis and carried unanimously, the consent agenda was approved. It consisted of the meeting agenda and the minutes of the 11/5 meeting.

Spencer announced that this would be her last meeting of the Zoning Board, as she had accepted a position as Director of Planning for Rockingham County.

### **WORK SESSION FOR UDO REVIEW**

The Board reviewed progress on UDO Article 6. After discussion, it was the consensus that the following sections were approved as initial drafts: Section A--General Design Standards, Section B--Transportation, Road and Circulation Standards, and Section E--Conservation Area and Open Space.

Spencer circulated a summary of the status of the UDO including concepts for future discussion or completion arising out of the review.

A recess was declared at 6:48pm. The meeting resumed with the regular agenda at 7:00pm.

### **PUBLIC HEARING: RZ-02-18, 6784 MEADOW VIEW DRIVE**

The case was an application to rezone 11.16 +/- acres from RS-40 and AG (Agricultural) to CU-RR for single family lots.

Davis opened the public hearing. Derek Allen, attorney representing the applicant, requested a continuance of the request in order to have further discussions with property owners in the neighborhood adjacent to the rezoning.

Upon motion by Henson, seconded by Ficca, and unanimously approved, the Board granted a continuance until the 12/19/18 meeting.



### MASTER SKETCH, ARMFIELD

Spencer explained that an application had been made to re-approve the Master Sketch Plan for Armfield subdivisions located near 6887 Brookbank Road and 6846 Banning Road. Spencer noted that phases 1-A, 1-B, and 2 were platted as of the time of the 2007 Master Sketch approval with a total of 97 lots and 148.55 acres of open space. Remaining phases include 238.02 acres that would add another 217 lots and another 122.84 acres of open space to the development. The property is currently zoned CU-OSRD. A preliminary plat for each phase of the development must be approved by the Zoning Board, as well as appropriate Guilford County agencies, before any plat can be recorded.

Spencer described changes to the property following approval of the 2007 Master Sketch Plan and responded to questions from members of the Board.

Bill Hill stated that the subdivision waiver approved with preliminary plats submitted in 2007 for a cul-de-sac to exceed the maximum length of 800' is still valid.

Derek Allen (attorney) and Craig Fleming (engineer) representing the developer, were present to support the request and respond to questions from the Board.

Upon motion by Henson, seconded by Moats and carried unanimously, the Board approved the Master Sketch subject to review by the Fire Department of the preliminary subdivision plats.

By consensus, the Board asked that the minutes reflect the Board's appreciation to Spencer for her work with the Zoning Board, Trails and Open Space Committee, UDO Committee and the Town as a whole.

There were no public comments related to agenda items.

Upon motion by Doggett, seconded by Moats and carried unanimously, the meeting was adjourned at 7:28pm.

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 Richard Feulner, Chair

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 Lance G. Heater, Town Clerk