



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

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

MARCH 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 2/25 minutes
4. Election of Officers (see By-Laws #7)
5. UDO work session (review of Articles 8, 10 & 11)
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

FEBRUARY 25, 2019, 6:00PM, SFD TOWN HALL

Planning and Zoning Board

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

Alternates

Clint Babcock
 Clark Doggett
 Frank Ficca
 Ryan Moats

Staff

Lance Heater, Town Clerk

Guests

Richard Smith, McGill and Associates
 Greg Kelly, McGill and Associates

Babcock sat in for Henson, who was absent. Next in line: Moats.

CONSENT AGENDA

Upon motion by Davis, seconded by Babcock and carried unanimously, the consent agenda was approved. It consisted of the meeting agenda and the minutes of the 2/11 meeting.

UDO WORK SESSION

Richard Smith and Greg Kelly of McGill Associates introduced themselves and began a discussion of affordable housing. Smith shared a set of statistics relating to affordable housing as follows:

- 88.78% white, 3.79% black, 3.52% Asian
- LMI = 12.84%
- Median Household Income = \$95,408
- Poverty Rate = 1.95%
- Unemployment Rate = 3.65%
- Housing Cost Burden - 21.96%
- Rental Units = 12.11%
- Median Rent = \$589/month
- Median Home Value = \$338,000
- Guilford County-Tier 2; 69th of 100 counties

In reviewing the statistics, Smith noted that the relatively low median rent figure might reflect "mother-in-law suites", the mobile home park, and other non-full-home rental units. Affordable housing is defined as costing 30% or less of household monthly income, therefore the definition is unique to each locality. Smith noted that there are two types of affordable housing: those provided by market supply side (private) and subsidized housing side (public). Smith stated that



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municipalities in NC are only mandated to provide one service—enforcement of the statewide building code. Therefore, the Town is not required by law to provide affordable housing.

Smith outlined three strategies for providing affordable housing opportunities:

- Strategy 1—Smaller lots
- Strategy 2—Mixed use with affordable housing included
- Strategy 3—Accessory housing

Options for the Town include 1) adopting fair housing procedures; 2) engaging those with experience with the challenges and 3) lease land for housing (GS 160A-278). In reviewing affordable housing options for the UDO, Smith outlined two possibilities: 1) implementing “cluster development practices” for new open space districts and 2) implementing “market priced housing initiative.”

There was a discussion of the possibility of creating a “town core district” (in the Summerfield Road area) wherein higher-density development would be allowed.

Smith reviewed progress on the UDO rewrite, noting that Articles 1-5 and 7 have been approved, along with Article 6, subsections A, B, D, E, J and L. The remainder of Article 6 subsections are to be reviewed. “Parked” items (which have been reserved for later discussion) include parking, sidewalks, landscaping, fences, lighting, commercial standards, signage, outdoor storage and performance guarantees. Articles 8-11 still need to be reviewed (nonconformities, enforcement, environmental regulations, and definitions). Included in the draft will be a complete permitted use table, graphics for building types and graphics for commercial centers. Throughout the document, legislative updates will be reviewed, formatting will be updated, along with flowcharts and graphics.

Work session dates were tentatively set as follows: March 11, 25, April 1, 15, 29, May 13, 28, and June 10 and 24. It is anticipated that Town Council would receive the draft in July.

OTHER BUSINESS—none

PUBLIC COMMENTS

Priscilla Olinick, 3100 Pleasant Ridge Road, stated that utilizing a land use plan that allows for higher density in specific areas along commercial corridors would alleviate the fears of the public and would set parameters that developers must maintain. Olinick stated that density limits should be set, and open space should be promoted by using different forms of OSRD such as OSRD-IP (Innovative Project) or OSRD-M (Mixed Use) to comply with the housing goals of the Comprehensive Plan while maintaining the rural nature and protecting Summerfield from over development.