

Committee Minutes

Board of Adjustment: The 7/22/21 and 6/24/22 approved minutes are attached.

Finance Committee: Did not meet

Historical Committee: The 8/27 draft minutes are attached.

Trails and Open Space Committee: The 6/22 draft minutes are attached.

Planning Board: The 7/25 draft minutes are attached.

Greensboro ABC Board: Mark Brown's notes on the 8/23 meeting are attached.



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BOARD OF ADJUSTMENT MINUTES

JULY 22, 2021, 6:30PM, SFD TRAINING ROOM

The meeting was called to order by Chairman Brady at 6:30pm. The following persons were present:

Board of Adjustment

James Brady
Andrew Broom
Anthony Donato
Ronald Willis

Staff

Lance Heater, Town Clerk
Bob Hornik, Town Attorney
Chris York, Planning Manager

APPROVAL OF AGENDA

Upon motion by Broom, seconded by Donato and carried unanimously, the meeting agenda was approved.

APPROVAL OF MINUTES

Upon motion by Broom, seconded by Donato and carried unanimously, the minutes of the 3/25/2021 meeting were approved as written.

NEW BUSINESS

Hornik noted that the Board had been scheduled to consider Cases Z-21-05 and Z-21-06, both of which were appeals to zoning violations. However, due to receipt of an opinion from Charles Winfree, attorney representing one of the appellants, which raised constitutional issues with regard to the Town's Sign Ordinance, Hornik recommended that the Board act to place a stay on enforcement of both matters indefinitely in order to allow time to review those issues. Hornik stated that he recommended that the appellants be given at least 15 days' notice prior to recommencing any proceedings with regard to these violations. Upon motion by Broom, seconded by Donato and carried unanimously, the Board placed a stay on the proceedings indefinitely pending further review by the Town staff and directed that there would be no further proceedings unless the appellants were provided at least 15 days' notice of such proceedings.

Upon motion by Broom, seconded by Donato and carried unanimously, the meeting was adjourned at 6:37pm.

James Brady, Chair

Lance G. Heater, Town Clerk



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BOARD OF ADJUSTMENT MINUTES

JUNE 24, 2022, 6:30PM, SUMMERFIELD COMMUNITY CENTER

The meeting was called to order by Chairman Brady at 6:30pm. The following persons were present:

Board of Adjustment

James (Jim) Brady
Anthony Donato
Ronald Willis

Staff

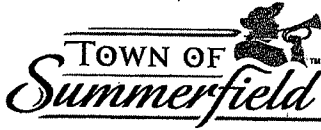
Brad Rentz, Planner/Enf. Officer

Chair Jim Brady declared the meeting in session at 6:30pm. Following introductions of the board and staff members present, Donato made a motion to defer the meeting until the August 25, 2022 meeting of the Board seconded by Willis. After no discussion, Brady asked for all members in favor to raise their hand, all did. Rentz clarified that by "defer" the board intended to "continue" the meeting at the August 25, 2022 and the Board agreed.

Brady made a motion to adjourn, seconded by Donato. All members present raised their hand in favor of the motion and the board adjourned at 6:32pm.

James Brady, Chair

Brad Rentz, Delegated Clerk



DRAFT HISTORICAL COMMITTEE MINUTES

AUGUST 27, 2022, 6:30 PM, SUMMERFIELD TOWN HALL

1. The meeting was called to order by Bruce Petersen, Chair at 6:30pm and Moment of Silence for Sam Schlosser

Voting Members Present: Bruce Petersen (Chair), Mark Brown (Vice Chair), Gary Brown, Andy Schlosser, Troy Stanliff, Loren Sterling, and Heather Buttonow (Secretary).

Voting Members Absent: Mia Malesovas and Jennings White.

Non-Voting Members Present: Ken Robinson.

Guests: Jim Buttonow.

2. Unanimous Approval of minutes of 7/28/2022 meeting.
3. No public comments
4. "A Moment in History" - Bruce discussed his recent visit to Northern Virginia to Stratford Hall Library to research the Revolutionary War and Road to Revolution efforts. Bruce expressed that he did not get much new information but will continue his research on Summerfield's roll in the Revolutionary War.

Gary presented his extensive research on the original location of the Bruce Family home along Summerfield Road. Gary was able to trace old deeds from Charles Bruce, Jr. to the current owners of the property located at 7613 Summerfield Road. Gary emailed, "the chain of title, coupled with a number of articles from Kate Hoskins' collection seem to clearly identify the 6.05 acres deeded from Mary Katherine Hoskins to Ronald and Linda Vandergrift on April 21, 1983 as the original Charles Bruce home site." In addition, Gary created an image of the 1937 aerial photo and current satellite image of the home site. The committee will continue to discuss effort to research the area more and potential Ground Penetrating Radar work.

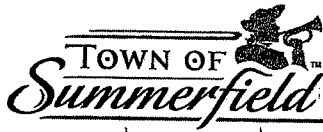
5. Old Business:
 - A. Budget - Bruce reviewed the Committee's budget for 2022-23.
 - B. Gordon Hardware Archiving- Mark and Ken discussed the continued packing and archiving of artifacts. Next steps will be to finish the packing and move items to the Summerfield Community Center for storage.
 - C. Peace Church follow-up - Gary discussed making a timeline of the Church history to better aid in the research. Ken, Mark, and Heather will continue to look at the day books and records to photocopy for archiving of Peace Church history.



- D. Soldiers Graves at Ridgewood—Gary will identify the non-HOA landowners, and Bruce and Andy will contact current owners to explain what we have found and suggest the next steps the owners can take if they wish to follow up. Work would entail cleaning, marking, and fencing the site and perhaps doing GPR to verify graves.
 - E. Wilson Store—Heather will contact Pam Wilson to take photos of outside and inside the store for historical reference. In addition, try to gather information on the store's history.
 - F. RR Freight Shed Status- Mark will contact the Town Hall to resubmit work permits for the foundation for the Freight Shed and finish the project.
 - G. Hopewell Church History—Bruce will ask Mia to follow up with Guilford College to determine if the College's Quaker records contain information on the early Quaker Church located at the Hopewell Church site.
6. New Business:
- A. Oral Histories—Bruce proposed developing a list of 3-5 long term Summerfield residents to interview for their knowledge of Summerfield history. Heather and Troy will contact and set up video interviews with these selected Summerfield residents.
 - B. Additional publicity for Historical Committee's work- Bruce will attend the Town Meetings to give updates. Loren will continue to give the Town website content to add to the Historical Committee website page. Gary will research on getting a sponsor for the Northwest Observer newspaper so that the History Committee could add a column in the newspaper for monthly content. Also, Bruce hopes to add lectures at local schools and scouting groups to discuss our historical efforts.
 - C. New areas of interest for the History Committee- Bruce expressed a direction for the committee to research further into the education history, church history, black history in Summerfield.
7. Next meeting date September 29, 2022 at 6:30pm at the Summerfield Town Hall.
8. Adjourn 8:31pm

Recorded: Heather Buttonow

Approved: Bruce Petersen



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TRAILS AND OPEN SPACE COMMITTEE MINUTE

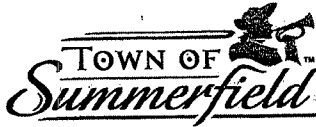
JUNE 22, 2022, 6:00PM, SUMMERFIELD COMMUNITY CENTER

Members Present: Neala Jones, Bill King, Ginger Lambrecht, Paul Lambrecht, Trudy Whitacre, Jane Doggett (ex-officio member)

Others Present: Don Wendelken, Mary Rosa (representing Piedmont Land Conservancy)

Members Not Present: Cary Gentry, Rachel Sowers

- 1) Meeting called to order at 6:25pm by G. Lambrecht (due to delay in getting a quorum)
- 2) Adoption of minutes from the previous meeting, May 25th. King made a motion to accept the minutes as written, seconded by Whitacre, and approved unanimously.
- 3) No public comments were received prior to or at this time of the meeting.
- 4) Bandera Farms Update shared by Mary Rosa
 - a. Bandera Farms includes approximately 120 acres (with the recent acquisition of 4 acres on Feb 2022.)
 - b. The recent additional acquisition allowed them to add more separation between car and horse trailer parking
 - c. Other main features all remain the same as previous plans and include 4.5 miles of natural surface trails for horses and hiking and 1 mile of the Piedmont Greenway.
 - d. Budget is currently estimated between \$2.1M and \$2.8M. We currently have \$650K. Also looking at other options for funding.
- 5) Open TOS Committee positions
 - a. Rachel Sowers is going to leave the committee at the end her 2-year term next month. We appreciate her service on this committee.
 - b. Our committee will now have three open positions
 - c. We will plan to announce/advertise the open positions at the Music in the Park and ask that it be added to the Town Facebook page.
- 6) Dog Park Approved
 - a. The dog park budget was approved by town council.
 - b. Members of the committee have been asked by Scott Whitaker (Town Manager) to carefully flag the outline of the proposed dog park so that we can receive quotes for both tree clearing and fencing.
 - c. P. Lambrecht will send an email to coordinate a day/time to flag the park.
 - d. Suggestion was made to create a sign near the future dog park area to let everyone know.



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7) Concept Map Adjustments

- a. The concept maps that we created for Summerfield's Founders Day need to be adjusted. We need to align the A&Y extension more accurately to NCDOT plans.
- b. G. Lambrecht will contact Stephanie Jane Edwards to determine how we can get this accomplished

8) Conservation Easement CORE

- a. G. Lambrecht shared information that Gentry provided to her by email concerning the CORE initiative in Oak Ridge.
- b. We will need to look into this further at future meetings

9) Tunnel Lights

- a. P. Lambrecht checked on the tunnel lights and it appears that the issue of the low lights is the light fixture itself and not the light bulb.
- b. Since it will require too much to replace the light fixture, we stick with what we have.

10) Music in the park from 6m to 9pm

- a. July 16th – G. and P. Lambrecht and Jones will be TOS Committee representatives at the Trails and Opens Space Tent and sell t-shirts and other Trails items.
- b. Aug 10th – Whitacre, Doggett, and King will be the representatives.

11) Tunnel plaque for NW and Northern Art Students

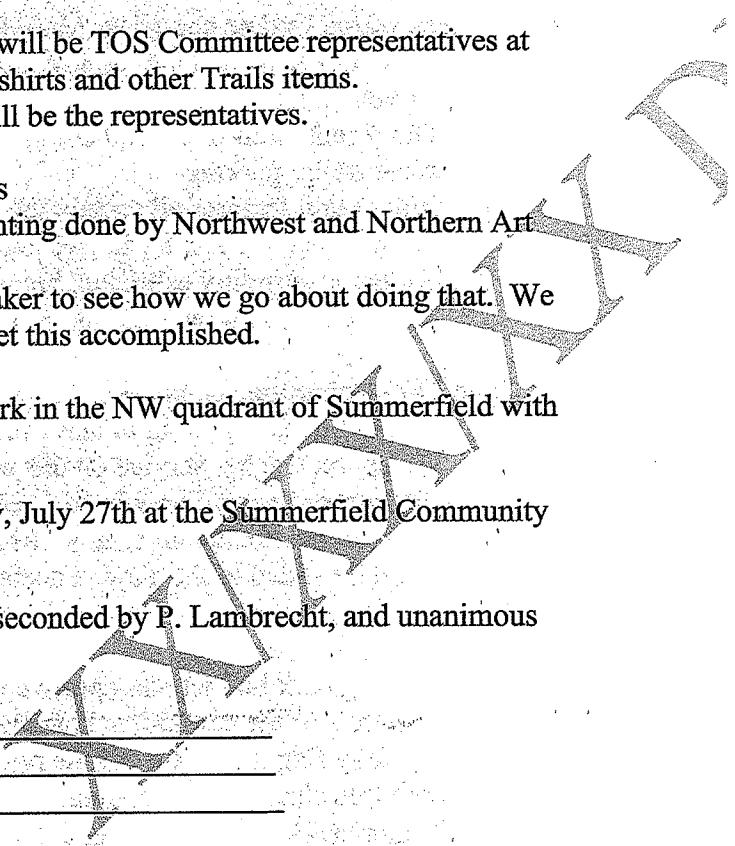
- a. We need a sign to recognize the tunnel painting done by Northwest and Northern Art Students.
- b. G. Lambrecht will reach out to Scott Whitaker to see how we go about doing that. We may have to go back to Town Council to get this accomplished.

12) Map Work - we need to focus our future map work in the NW quadrant of Summerfield with a goal of getting a trail to Oak Ridge.

13) The next monthly meeting will be on Wednesday, July 27th at the Summerfield Community Center.

14) Adjournment – King made a motion to adjourn, seconded by P. Lambrecht, and unanimous consent at 7:30 pm

Date Approved: _____
 Presiding Chair: _____
 Secretary: _____





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PLANNING BOARD MINUTES

JULY 25, 2022, 7:00PM, SUMMERFIELD COMMUNITY CENTER

Planning Board

Richard (Dick) Feulner

George (Jeff) Davis

Clark Doggett

Kathy Rooney

Trudy Whitacre

Clint Babcock (*in Whitacre's absence*)

Staff

Brad Rentz, Planner/Enforce. Off.

Scott Whitaker, Town Manager

CONSENT AGENDA

Upon motion by Davis, seconded by Doggett and carried by unanimous vote, the consent agenda was approved. It consisted of the meeting agenda, and the minutes of the 5/23 meeting.

PUBLIC HEARING/ACTION RE: REZONING CASE RZ-03-2022

Rentz explained the request was to rezone property located at 3818 & 3820 Oak Ridge Rd Road CU-LB (Conditional use - Limited Business) to BN (General Purpose Business). Rentz reviewed the land uses of the surrounding properties and described the concerns that neighbors expressed during the informational meeting. Rentz reviewed the compatibility of the proposal with the Comprehensive Plan, noting its consistency with the Plan's areas of Appropriate, Limited, Commercial Development and Attractive Community Appearance. Rentz noted that the potential uses with the proposed zoning should be considered with the residential and commercial uses that surround the property currently.

Feulner declared the public hearing open at 7:09pm. The applicant and property owner, Lisa Waynick, 3010 Christian Light Rd, Fuquay Varina, NC 27526, was first to speak and provided additional background of the property and rationale for the current conditional-use zoning. In response to Ms. Waynick's presentation, the board expressed concern with the broad and unconditional use of the BN district. The board discussed that potential permitted uses such as a gas station or convenience store would not be consistent with the neighboring properties or the Comprehensive Plan. Hearing this, Ms. Waynick stated desire to work with Town Staff to bring a revised, conditional zoning application later. Ms. Waynick then requested to withdraw the application.

Despite the withdrawn application, some residents still wished to speak about the application. Ken Dunham, 5405 Snow Hill Drive, spoke about issues with the address listed in the public notice for this case. Mr. Dunham also stated that general business properties should not abut residential properties and felt it was wise to withdraw the application. Cordelia Bass Pearsall, 7725 Draper Dr, expressed concern about the area is becoming more commercial and that traffic continues to worsen.



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There being no other persons present who wished to speak, Davis made a motion to accept the withdrawal of rezoning application RZ-03-2022, seconded by Babcock and passed unanimously. Feulner declared the public hearing closed at 7:32pm.

OVERVIEW AND DISCUSSION OF PLANNING BOARD BYLAWS

Whitaker provided an introduction and history of the Planning Board's governing documents, highlighting the "Summerfield Zoning Board By-laws" document adopted in 2011 as the official document for the board. Whitaker further explained that many of the items within 2011 bylaws are present in the Town's current UDO. The board agreed that consolidating the bylaws into the town's UDO in the form of a text amendment would be the best approach so that all governing documents are in one concise location. Whitaker mentioned that the Board should receive a draft via email that the board may individually review before it is brought before a public hearing.

PUBLIC COMMENTS – None

OTHER BUSINESS

The Board requested an update about the Summerfield Farms Village related Text Amendment and its potential timeline to be heard by the Board. Whitaker explained that there will be more conversations between the town and the applicant to work through the various components. He also mentioned that there would not be an Informational Meeting per Council's preference and given the similarities with the last text amendment request. The earliest the board could expect to hear the amendment would be the September 26 Planning Board meeting.

Upon motion by Doggett, seconded by Whitacre and carried by unanimous vote, the meeting was adjourned at 7:38pm.

Richard Feulner, Chair

Brad Rentz, Delegated Clerk

The monthly meeting of the Greensboro ABC Board was held on August 23, 2022.

The Chairman called the meeting to order and after the approval of minutes read the conflict of interest of interest statement.

Retail sales for June were 6,227,444 an increase of 4.1% over FY 2021. Sales for the end of the fiscal year were \$75,892,739. This exceeded the expected end of fiscal year estimate by \$5,892,739.

Retail Sales for July were \$5,014,391 compared to \$4,896,070 in 2021. Mixed beverage sales were 1,233,591 which is an increase of 3.87% over last year. total sales for July were \$6,247,982 an increase of 2.7% from July 2021.

In July Greensboro was fifth highest in sales in North Carolina.

Sales year to date in June for the Summerfield ABC store were \$2,310,159.85. Cost of service for the store was \$1,204,600.60 with store expenses running \$860,245.10.

Net profit to the Town of Summerfield was \$245,314.15.



Mark E Brown

Summerfield delegate to the Board