

Town of Summerfield Planning Department
Case # 01-12-SUP (Special Use Permit)
Staff Report: Bill Duston, Interim Town Planner

Applicant/Owner:

Summerfield Holdings, LLC (David Couch, owner of Summerfield Farms)

Location:

3203 Pleasant Ridge Road; currently zoned AG; lot shown on Guilford County Tax Records as parcel #0146128. SUP is being requested on approximately five (5) acres of the total 98.4 acres contained on the tract owned by David Couch.

Request:

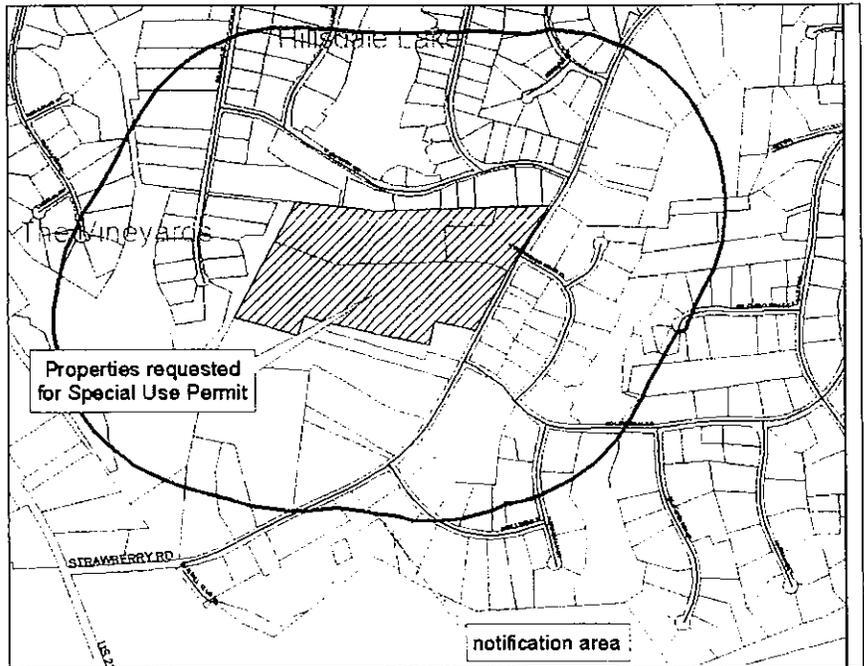
Agricultural Tourism Facility (major), Special Use Permit (See Section 6-4.9, Town of Summerfield Development Ordinance {the "Ordinance" hereafter}.)

Applicant would ultimately like to have:

1. On-site sales of farm goods;
2. Special events that will be held in an existing barn and an outdoor tent to be placed on the site;
3. A restaurant to be located on the site of an existing house located on the property; and,
4. Tourist homes to be located in up to four existing structures located on the property.

Requirements:

1. The requirements listed in section 3-13.4(A) of the Ordinance have been met; the application was received on time and the applicant did meet with the Town Planner prior to filing.
2. All fees required as listed in section 3-13.4(B) have been paid.
3. Development Plan requirements listed in section 3-13.4(C) have been satisfied.
4. As required, a public information session was held September 13, 2012. The applicant, an employee of the applicant, and the Town Manager were the only people in attendance.
5. Watershed requirements: This property is within the City of Greensboro Water Supply General Watershed Area and will have to meet all applicable requirements of that district.



6. **3-13.4(F): Conditions for Approval:** An application for a Special Use Permit shall be approved by the Board of Adjustment if and only if the Board of Adjustment finds that:

- 1) The proposed use is represented by an "S" in the column for the district in which it is located on the Permitted Use Schedule in the Ordinance.

STAFF COMMENT: *According to Section 6-4.9 (D)(c), a special use permit is required for all agri-tourism facilities with "associated outdoor events, activity centers, restaurants, tourist homes and similar uses."*

- 2) The proposed conditions meet or exceed the development standards found in Article VI (Development Standards).

The development standards for Agri-tourism Facilities include:

1. Permitted in AG
2. Minimum Area:
 - **Standard:** Minimum area shall be five (5) acres;
 - **Site:** The tract has more than 20 acres.
3. Gross Floor Area:
 - **Standard:** Facilities associated with the display, sales and consumption of the product shall not exceed five thousand (5,000) square feet of gross floor area. A maximum of one thousand (1,000) square feet of gross floor area shall be permitted for product retail sales. Gross floor sales area of associated non-agricultural products shall not exceed 40% of the total floor area devoted to retail sales.
 - **Site:** All dimensional requirements have been met.
4. Use Separation:
 - **Standard:** All structure buildings and storage areas shall observe a minimum 50-foot setback from all property lines and rights-of-way.
 - **Site:** This standard has been met.
5. The facility must be operated in association with an existing vineyard, dairy farm, or farm use located on the same property.
 - **Site:** The facility is located on a working farm owned by Mr. Couch.
6. Hours of Operation:
 - **Standard:** Retail sales hours of operation shall be between 9AM and 7PM, Monday through Saturday, and between 1PM and 7PM on Sunday.
 - **Site:** This standard will be met.
7. Types of Uses:
 - **Standard:** All non-farming activities associated with the use shall have a land use classification of two (2) as shown in the Ordinance.
 - **Site:** N/A
8. Landscaping:
 - **Standard:** If a non-farm activity is located 100+ feet from a property line or right-of-way, no landscaping shall be required.
 - **Site:** The proposed restaurant site is approximately fifty (50) feet from the edge of the Pleasant Ridge Road right-of-way. The applicant has indicated that he will maintain the existing landscaping along Pleasant Ridge Road to satisfy this requirement.

9. Parking:
- **Standard:** Parking areas shall be a minimum of 30 feet from any property line or right-of-way. These spaces need not be paved.
 - **Site:** The location of the parking area and the number of required parking spaces are in accordance with the Ordinance. The current plan is not to pave the parking area. Temporary lighting will be provided for safety in all parking fields.

10. Signage:
- **Standard:** Signs shall be limited to Identification signs and one (1) development entrance sign.
 - **Site:** The applicant proposes signage in accordance with the Ordinance.

- 3) Either the use as proposed, or the use as proposed subject to such additional conditions as the owner may propose or the Board of Adjustment may impose, is consistent with the purposes of the District and compatible with surrounding uses.

STAFF COMMENT: *The proposed use, subject to additional conditions that the Board might consider, appears to incorporate many of the ideals discussed in the Comprehensive Plan. See further discussion referring to the Comprehensive Plan below.*

- 4) The Special Use Permit shall be granted when each of the following Findings of Fact have been made by the Board of Adjustment:

- a. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted:

APPLICANT COMMENT: *The use poses no threat to public health and safety. On the contrary, the use provides an opportunity for members of the public and citizens of the Town of Summerfield to gather in an agrarian setting to enjoy fellowship and learn about agriculture, including the sources of our food.*

- b. That the use meets all required conditions and specifications:

APPLICANT COMMENT: *The use as proposed meets all required conditions and specifications for a major agricultural tourism facility. These required conditions and specification are found in the Town of Summerfield Development Ordinance on p. 6-36 under Section 6-4.9 entitled "Agricultural Tourism Facility" (amended Oct. 2006).*

- c. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity:

APPLICANT COMMENT: *This use will add value to all surrounding properties as it is an amenity to our community. Any argument that this amenity may injure the value of abutting property would not be supported by the customary principles applied by the professionals in the appraisal industry. Per the Ordinance, no buffer is required. The petitioner is willing to install a buffer at the request of the adjacent property owner to the north within 30 days of the request as shown on the site plan.*

- d. That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Jurisdiction and its environs.

APPLICANT COMMENT: *An aerial view of this location indicates that the predominant use of this area is farmland. Accordingly, establishing an agricultural tourism facility on this farm is in harmony with the area in which it is located. This use also supports the Town of Summerfield's Comprehensive Plan as it pertains to permitting certain types of appropriately scaled and operated agri-tourism activities in support of keeping family farms viable.*

From the Town of Summerfield Comprehensive Plan

Policy Area 1: Appropriate, Limited Commercial Development

STAFF COMMENT: *While this proposal may not conform to the typical type of commercial development, especially that which is exemplified in the Comprehensive Plan discussion, this is a commercial/for-profit venture. It can also be said that the business activity is relatively limited, that it reflects or shows off the community feel, and is a locally-owned, independent business – all things that the Comprehensive Plan says should be encouraged.*

Policy Area 2: Sidewalk, Bikeway and Trail System

STAFF COMMENT: *This is not applicable as the site is not served by sidewalk and is not being developed for uses that would encourage a large amount of foot traffic.*

Policy Area 3: Community Character

STAFF COMMENT: *This proposal helps to maintain open spaces and rural atmosphere. Allowing the use to operate properly adds incentive to maintain a rural or agricultural use, and not other potential uses of property such as a residential subdivision. This proposal helps preserve Summerfield's small town atmosphere. Open areas, farms, meadows, and vistas are kept intact. The policy states "agri-tourism...of an acceptable scale and intensity, shall generally be supported."*

Excerpts from this Policy are as follows:

- **Common Objective:** "The Town of Summerfield shall work to preserve a natural and built environment that honors the rural, small town heritage of the community. The Town shall set itself apart from other typical suburban bedroom communities by promoting diverse park and open space assets, 'green' highway corridors, protected environmentally sensitive lands, and viable small family farms and equine facilities."
- **Policy 3.7:** "To help keep small family farms viable, agri-tourism, such as that associated with horseback riding, small produce stands (produce grown on-site), corn mazes (no man-made amusements), hay-rides, farm-oriented children's camps, and similar activities of an acceptable scale and intensity, shall generally be supported."

Policy Area 8: Attractive Community Appearance

STAFF COMMENT: *The applicant is seeking this Special Use Permit to enhance the rural nature of the tract in question. Policy 8.5 states: "Design standards should be employed so that development and redevelopment is consistent with the architectural context, community character, economic attractiveness, and livability of Summerfield."*

Excerpts from this Policy are as follows:

- **Policy 8.6:** “The important economic and community image benefits of attractive MAJOR TRAVEL CORRIDORS through the town shall be recognized. Such entryway corridors shall receive priority attention for improved appearance and development standards, including screening, landscaping, signage, tree preservation, and underground utilities.”

The Board should consider these findings in determining whether to grant an Agricultural Tourism Facility (major), Special Use Permit as requested by the applicant, or with any additional fair and reasonable safeguards proposed by the Board and agreed to by the applicant.



THE FARM AT SUMMERFIELD
 PLAT 152, 2185
 ZONED CU-RS-40

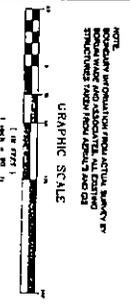
THE FARM AT SUMMERFIELD
 PLAT 152, 2185
 ZONED CU-RS-40

MEADOW VIEW DRIVE
 CURRENTLY ZONED CU-RS-40

SUMMERFIELD HOLDINGS, LLC
 DEED 41837846
 DAVID F. COUCH
 DEED 892012188

ZONED AGR
 20,524.1 ACRES

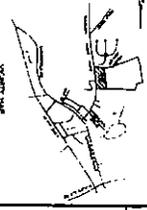
PLEASANT RIDGE ROAD
 60' PUBLIC R/W



SET BACKS
 10' SIDE SETBACK
 10' FRONT SETBACK
 10' REAR SETBACK

PARKING REQUIRED
 10' SIDE SETBACK
 10' FRONT SETBACK
 10' REAR SETBACK

ENVIRONMENTAL INVENTORY INFORMATION
 WETLANDS: NO WETLANDS ARE PRESENT WITHIN RECORDING AREA.
 FLOODPLAINS: NO FLOODPLAINS ARE PRESENT WITHIN RECORDING AREA.
 STEEP SLOPES: 15% SLOPES OR GREATER ARE PRESENT WITHIN RECORDING AREA.
 NATURAL AREAS: WOODLANDS TO REMAIN UNDISTURBED.
 HISTORIC RESOURCES: NO HISTORIC RESOURCES ARE PRESENT WITHIN RECORDING AREA.
 VISUAL QUALITY: VISUAL QUALITY IMPACTS ARE CONSIDERED MINOR.
 AIR QUALITY: AIR QUALITY IMPACTS ARE CONSIDERED MINOR.
 SOILS: SOILS ARE CONSIDERED TO BE OF MODERATE TO GOOD QUALITY.
 VEGETATION: VEGETATION IS CONSIDERED TO BE OF MODERATE TO GOOD QUALITY.
 WETLANDS: WETLANDS TO REMAIN UNDISTURBED.
 FLOODPLAINS: FLOODPLAINS TO REMAIN UNDISTURBED.
 STEEP SLOPES: STEEP SLOPES TO REMAIN UNDISTURBED.
 NATURAL AREAS: NATURAL AREAS TO REMAIN UNDISTURBED.
 HISTORIC RESOURCES: HISTORIC RESOURCES TO REMAIN UNDISTURBED.
 VISUAL QUALITY: VISUAL QUALITY IMPACTS TO BE MITIGATED.
 AIR QUALITY: AIR QUALITY IMPACTS TO BE MITIGATED.
 SOILS: SOILS TO BE PROTECTED.
 VEGETATION: VEGETATION TO BE PROTECTED.



<p>SITE PLAN FOR DAVID COUCH BRUCE TOWNSHIP - GUILFORD COUNTY TOWN OF SUMMERFIELD, NORTH CAROLINA</p>			<p>ENGINEERING AND SURVEYING, INC. 2111 W. STATE STREET, SUITE 100 WAKE FOREST, NC 27158 919.790.1111</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION			
NO.	DATE	DESCRIPTION								
<p>SCALE: 1" = 40'</p> <p>DATE: 01/13/14</p> <p>PROJECT: 1411</p> <p>DRAWN BY: JAM/PH</p> <p>CHECK: 1/1</p>										

Application for Agricultural Tourism Facility Special Use Permit- Supplemental Information
David Couch, Owner, Summerfield Farms

Thank you for your consideration of my application for a special use permit. My goal is to invite Summerfield residents and visitors to Summerfield Farms so that they may participate in programs that connect them with their food source. Hosting events at Summerfield Farms, offering locally grown produce and other items for sale in a market facility and/or a restaurant, and offering an onsite tourist home will contribute towards the substantial costs associated with operating the farm while honoring the rural, small town heritage of the Summerfield community. Event guests and Summerfield residents will be encouraged to return to the farm to participate in agricultural tourism opportunities such as hay rides and interactions with livestock which will foster an enhanced knowledge, understanding and appreciation of the important role that farming and rural life plays in our history. Agricultural tourism reinforces the need to support our local farms, be that Summerfield Farms or other local farms. For many people who visit the farm, especially children, the visit may well mark the first time they see and experience the source of their food.

Definition of Agricultural Tourism Facility

The definition of an Agricultural Tourism Facility per the Development Ordinance Article II, Section 1.7 (A) [page 2-15], is as follows:

“An Agricultural use where agricultural products are processed, blended, made, stored, sold at wholesale or retail for consumption off or on the premises that offers tours to the public and provides samples and/or sales of agricultural products. A minor facility includes the production and sales of the product and offers tours. A major facility includes the uses listed above plus restaurants, tourist homes, outdoor event or activity centers, or similar uses that will enhance the over-all property in relation to tourism and is subject to issuance of a special use permit.”

Summerfield Farms is classified as a “major” facility per the Development Ordinance Article VI, Section 4.9 (B) [p. 6-36]:

“Minimum Area: Minor- Three (3) Acres
 Major- Five (5) Acres”

Summerfield Farms’ total acreage is 246.21.

Accordingly, per the Town of Summerfield Development Ordinance Article II, Section 1.7 (A), this application is for a special use permit that will allow restaurants, tourist homes, outdoor event or activity centers, or similar uses on the farm.

Compatibility with the Town of Summerfield Comprehensive Plan

An agricultural tourism facility on Summerfield Farms will advance the objectives of the Town of Summerfield’s Comprehensive Plan as stated below:

“Policy Area 3: The Town shall set itself apart from other typical suburban bedroom communities by promoting diverse park and open space assets, ‘green’ highway corridors, protected environmentally sensitive lands, and viable small family farms and equine facilities.”

“Policy 3.7: To help keep small family farms viable, agri-tourism, such as that associated with horseback riding, small produce stands (produce grown on-site), corn mazes (no man-made

amusements), hay-rides, farm-oriented children's camps, and similar activities of an acceptable scale and intensity, shall generally be supported."

From the Town of Summerfield Comprehensive Plan Implementation Update #2 dated July 2011, Action 3.4 is marked with a double-asterisk (**), indicating its "inclusion in the Development Ordinance re-write process currently underway and proposed to be completed mid-2012."

"Action 3.4: Implement standards in the Town's development regulations for permitting certain types of appropriately scaled and operated agri-tourism activities."

Conditions for Approval

According to Article III, Section 13.4 (F) Conditions for Approval: An application for a Special Use Permit shall be approved by the Board of Adjustment if and only if the Board of Adjustment finds that:

- 1) The proposed use is represented by an "S" in the column for the district in which it is located on the Permitted Use Schedule in this Ordinance
 - a. "Other Uses- Agricultural Tourism Facility (major)" is represented by a "D" under the AG zoning district (p. 4-13). From Article IV, Section 4-3.1 (A), "uses permitted by right subject to meeting additional development standards as set forth in Article VI (Development Standards) are indicated with a 'D'". However, as stated in Article VI, Section 4.9 (D) Operation, item c, "Associated outdoor events, activity centers, restaurants, tourist homes and similar uses will require special use permit approval."
- 2) The proposed conditions meet or exceed the development standards found in Article VI (Development Standards).
 - a. From Article VI, Section 4.9 Agricultural Tourism Facility (B): Minimum Area
 - i. The facility is classified as "major" as it is more than 5 acres in size.
 - b. Article VI, Section 4.9 (B) Gross Floor Area:
 - i. "Facilities associated with the display, sales and consumption of the product shall not exceed five thousand (5,000) square feet of gross floor area. A maximum of one thousand (1,000) square feet of gross floor area shall be permitted for product retail sales. Gross floor sales area of associated non-agricultural products shall not exceed 40% of the total floor area devoted to retail sales." All dimensional requirements have been met.
 - c. Article VI, Section 4.9 (C): Use Separations
 - i. "All structures, buildings, storage areas associated with the use shall observe a minimum fifty (50) foot setback from all property lines and right-of-way. All non-farm equipment used in the processing, blending, making and storage that produces noise or sound in excess of seventy (70) decibels shall be located no closer than one hundred (100) feet to the nearest property line." All use separation requirements have been met.
 - d. Article VI, Section 4.9 (D): Operation
 - i. "The facility must be operated in association with an existing vineyard, dairy farm or farm use located on the same property, or adjoining properties in the same ownership." The facility will be operated in association with all existing farm uses on this same property.
 - ii. "Retail sale hours of operation shall be permitted between 9:00 a.m. and 7:00 p.m., except on Sunday when permitted hours are from 1:00 p.m. to 7:00 p.m." The market will comply with these hours of operation.

- iii. "Associated outdoor events, activity centers, restaurants, tourist homes and similar uses will require special use permit approval." I am seeking approval for all of these uses (outdoor events, activity centers, restaurants, tourist homes and similar uses) with this special use permit as they are allowable in the ordinance under a "major" agricultural tourism facility. For clarification, it has been communicated to us by the Town Manager and Interim Planner that one (1) special use permit would, upon its approval, allow all of the uses listed in this section.
 - iv. It is understood that "Site plan approval does not supercede any required Federal, State or other local licenses or permits required for operation."
 - e. Article VI, Section 4.9 (E): Land Use Classification
 - i. "All non-farming activities associated with the use shall have a land use classification of two (2). If a non-farm activity is located one hundred (100) feet or more from a property line or right-of-way, no landscaping shall be required." The plan as proposed complies with this requirement.
 - f. Article VI, Section 4.9 (F): Parking
 - i. "Parking areas related to the use shall locate a minimum of 30 feet to the property line or right-of-way. The number of required parking spaces shall be the same as that required for manufacturing and industrial uses. Parking surface is not required to be paved." The location of the parking area and the number of required parking spaces are in accordance with the development ordinance. The current plan is not to pave the parking area. Temporary lighting will be provided for safety in all parking fields.
 - g. Article VI, Section 4.9 (G): Signs
 - i. "Signs are limited to Identification signs, Table 6-1-1 and one Development Entrance sign, Table 6-1-2." Signs have not been designed yet but will meet development ordinance standards.
- 3) Either the use as proposed, or the use as proposed subject to such additional conditions as the owner may propose or the Board of Adjustment may impose, is consistent with the purposes of the District and compatible with surrounding uses.
 - a. As stated in Article IV, Section 2.1 (A), "The [AG] district is established for the following purposes:
 - i. To preserve and encourage the continued use of the land for agricultural, forest and open space purposes;
 - ii. To discourage scattered commercial and industrial land uses;
 - iii. To concentrate urban development in and around area growth centers, thereby avoiding premature conversion of farmland to urban uses;
 - iv. To discourage any use which, because of its character, would create premature or extraordinary public infrastructure and service demands."
 - b. We believe that inviting the public to the farm will offer Summerfield residents and visitors an opportunity to attend an event in an agrarian setting that is in keeping with the feel, ambiance and charm of a small rural community per the Town of Summerfield Comprehensive Plan.
- 4) The Special Use Permit will be granted when each of the following Findings of Fact have been made by the Board of Adjustment:
 - a. That the use will not materially endanger the public health or safety of if located where proposed and developed according to the plan submitted;

- i. The use poses no threat to public health and safety. On the contrary, it provides an opportunity for members of the public and citizens of the Town of Summerfield to gather in an agrarian setting to enjoy fellowship and learn about agriculture, including the sources of our food.
- b. That the use meets all required conditions and specifications;
 - i. The use as proposed meets all required conditions and specifications for a major agricultural tourism facility. These required conditions and specification are found in the Town of Summerfield Development Ordinance on p. 6-36 under Section 6-4.9 entitled "Agricultural Tourism Facility" (amended Oct. 2006).
- c. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
 - i. This use will add value to all surrounding uses as it is an amenity to our community. Any argument that this amenity may injure the value of abutting property would not be supported by the customary principles applied by the professionals in the appraisal industry. Per the Town of Summerfield Development Ordinance, no buffer is required. The petitioner is willing to install a buffer at the request of the adjacent property owner to the north within 30 days of the request as shown on the site plan.
- d. That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Jurisdiction and its environs.
 - i. An aerial view of this area of Summerfield indicates that the predominant use of this area is farmland. Accordingly, establishing an agricultural tourism facility on this farm is in harmony with the area in which it is located. This use also supports the Town of Summerfield's Comprehensive Plan as it pertains to permitting certain types of appropriately scaled and operated agri-tourism activities in support of keeping family farms viable.

Thank you for your consideration of this application.



Town of Summerfield
Development Bulletin
Effective January 7, 2005
www.summerfieldgov.com

Summerfield Application for
Special Use Permit

Date Submitted: 07-13-12 Fee/Receipt #: _____ Case Number: _____

Provide the required information as indicated below. Pursuant to the Town of Summerfield Development Ordinance, this application will not be processed until application fees are paid; the form below is completed and signed, and all required maps, plans and documents have been submitted to the satisfaction of the Enforcement Officer. Additional sheets for tax references, signature blocks and conditions are available upon request

Pursuant to Section 3-12 of the Town of Summerfield Development Ordinance, the undersigned hereby requests Summerfield to authorize a Special Use Permit for the property described below. The proposed use(s) of land is

AGRICULTURAL TOURISM FACILITY

Said property is located 3203 PLEASANT RIDGE ROAD

in SUMMER Township: Being a total of: 0.96 ± acres see map for 5 acre portion

Further referenced on the Guilford County Tax Maps as (attach additional sheets if necessary):

Tax Map # 15 (1600 1/2) (1600 1/2) (1600 1/2) (1600 1/2) (1600 1/2)

Tax Map # 13 (1600 1/2) (1600 1/2) (1600 1/2) (1600 1/2) (1600 1/2)

Tax Map # _____

Tax Map # _____

Tax Map # _____

Check One:

- The property requiring a special use permit is an entire parcel or parcels as shown on the Guilford County Tax Map.
- The property requiring a special use permit is a portion of a parcel or parcels as shown on the Guilford County Tax Map; a written legal description of the property and a map are attached.

Additional Requirements

- Approved Site Plan.** A site plan conditionally approved by the Town Planner, illustrating conditions related to the request and applicable development standards must be attached for all special use permit requests. Refer to Appendix 2, Map Standards of the Town of Summerfield Development Ordinance.
- Special Use Conditions.** Development conditions may be provided. Complete Part Two of the application. Refer to uses as listed in Table 4-3-1 of the Town of Summerfield Development Ordinance. If conditions are not proposed, indicate "not applicable".

Additional Conditions

Additional Tax Map References

Further referenced on the Guilford County Tax Maps as:

Tax Map # _____

Tax Map # _____

Tax Map # _____

Tax Map # _____

Additional Signatures

I hereby agree to conform to all applicable laws of the Town of Summerfield, Guilford County and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Town of Summerfield Planning Department may enter the subject property for the purpose of investigation and analysis of this request.

Applicant Signature

Applicant Signature

Name

Name

Mailing Address

Mailing Address

City, State and Zip Code

City, State and Zip Code

Phone Number

Phone Number

email

email

Applicant Signature

Applicant Signature

Name

Name

Mailing Address

Mailing Address

City, State and Zip Code

City, State and Zip Code

Phone Number

Phone Number

email

email

Use and Development Conditions

Uses of the property shall be limited to the following uses as listed in Article IV, Table 4-3-1 of the Town of Summerfield Development Ordinance. Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Town of Summerfield Development Ordinance:

4) _____

5) _____

6) _____

7) _____

8) _____

9) _____

11) _____

12) _____

13) _____

14) _____



TOWN OF SUMMERFIELD
4117 Oak Ridge Road
P.O. Box 970
Summerfield, NC 27358

CERTIFICATION OF BOARD OF ADJUSTMENT NOTIFICATION

SPECIAL USE PERMIT CASE #01-12-SUP

This is to certify that the owner(s) of that parcel of land in Special Use Permit Case #01-12-SUP as shown on the County Tax Map for the affected parcel, and the owner(s) of all the parcels of land abutting that parcel, and the owner(s) of all the parcels of land within a quarter mile of the parcel as shown on the County Tax Map were mailed a notice of the proposed request by First Class Mail at the last address listed for such owner(s) on the Guilford County Tax Abstracts. The notice was mailed on September 5, 2012.

Valarie R. Halverson
(Name)

9/5/12
(Date)



Town of Summerfield
Planning Department

September 5, 2012

Re: 1. Public information session/open house 2. Notice of public hearing

Dear Summerfield Citizen:

Open House: This letter is to notify you of a Special Use Permit application for an **Agricultural Tourism Facility at 3203 Pleasant Ridge Road**, Guilford County Parcel #0146128, owned by Summerfield Holdings, LLC. A public information session and open house will be held at Summerfield Town Hall, 4117 Oak Ridge Road, on Thursday, September 13, 2012, from 7:00 pm to 8:00 pm to discuss the proposed use. The public information session and open house is designed to provide information to the public and to discuss the proposed development in an informal manner with the public, developer, and staff. Please plan to attend any time during this period.

Public Hearing: All property owners within $\frac{1}{4}$ mile of a property proposed for a Rezoning or Special Use Permit shall be notified of the public information session and open house as well as the subsequent public hearing to be held at the Summerfield Board of Adjustment's regular meeting date of September 27, 2012, 6:30 pm at the Summerfield Community Center, 5404 Centerfield Road. The town relies on Guilford County tax records for addresses. Please share this invitation with anyone you feel may be interested in attending.

Sincerely,

Valarie R. Halvorsen
Summerfield Town Clerk
643-8655

Aufderhar, Craig F ; Aufderhar, Carol C	7005 MARSEILLES CT	SUMMERFIELD	NC	27358
Bell, Keith Thomas	7038 BROOKBANK RD	SUMMERFIELD	NC	27358
Benitz, Antonio Marcos ; Benitz, Veronica A	7016 MARSEILLES CT	SUMMERFIELD	NC	27358
Bowden, V Ruth ; Raw, Margaret B ; Atkins, Wleanor B ; Bowden, Leslie Ann U'ivel ; Batchelor, Ervin S Jr	PO BOX 49685	GREENSBORO	NC	27419
Bradt, Gary H ; Bradt, Margaret L	6793 MEADOW VIEW DR	SUMMERFIELD	NC	27358
Brown, Carolyn L	3031 LAWSON COURT	RANDLEMAN	NC	27317
Bush, Connie C	5696 GREEN DALE CT	SUMMERFIELD	NC	27358
Canavello, Douglas A ; Rooney, Kathleen A	7130 RABBIT HOLLOW RD	SUMMERFIELD	NC	27358
Carolyn Ford F	3218 PLEASANT RIDGE RD	SUMMERFIELD	NC	27358
Chukwudebe, Amechi ; Chukwudebe, Roydera H	2500 BRANDT FOREST CT	GREENSBORO	NC	27455
City Of Greensboro	PO BOX 3136	GREENSBORO	NC	27402
Cockman, Barbara Angel	PO BOX 812	SUMMERFIELD	NC	27358
Couch, David F	5826 SAMUEL DR SUITE 105	HIGH POINT	NC	27265
Curtis, Beatrice S ; Curtis, John R	1315 WESTRIDGE RD	GREENSBORO	NC	27410
Duffy, Andrew P & Mylene	5405 SUMMER OAKS CT	SUMMERFIELD	NC	27358
Dugan, Toni P ; Sherrill, Terri P	6920 MAYNARD RD	SUMMERFIELD	NC	27358
Dye, John Charles ; Dye, Shirley V	3203 OAK ST	SUMMERFIELD	NC	27358
Edwards, Daniel L ; Edwards, Kay	6794 MEADOW VIEW DR	SUMMERFIELD	NC	27358
Eure, Joanne Lynn	7042 BROOKBANK RD	SUMMERFIELD	NC	27358
Fahnestock, Richie V ; Fahnestock, Cynthia D	6799 MEADOW VIEW DRIVE	SUMMERFIELD	NC	27358
Feinstein, Daniel J ; Feinstein, Melissa D	5791 MEADOW POND CT	SUMMERFIELD	NC	27358
Ford, Carolyn S S Trustee	3218 PLEASANT RIDGE RD	SUMMERFIELD	NC	27358
Fridde, Michael B ; Fridde, Paige H	7489 SUMMERHILL DR	SUMMERFIELD	NC	27358
Gaines, James O ; Gaines, Ashley D	5409 SUMMER OAKS CT	SUMMERFIELD	NC	27358
Glen, Timothy S ; Glen, Kari C	5801 FRANCIS MARIE CT	SUMMERFIELD	NC	27358
Goldsbrough, Kellie A ; Goldsbrough, Richard W	5694 GREEN DALE CT	SUMMERFIELD	NC	27358
Guess, Jimmy ; Guess, Naomi M	6107 BASCOM DR	SUMMERFIELD	NC	27358
H & W Properties	4001 BRAMBLE CREEK CT	GREENSBORO	NC	27407
Hardiman, Nathan W ; Hardiman, Jennifer A	7491 SUMMERHILL DR	SUMMERFIELD	NC	27358
Harris, Melinda Sue Thoma ; Thomas, Warren I Jr ; Thomas, Patricia Lynne	11505 STONEBRIAR DR	CHARLOTTE	NC	28277
Henson Farms Homeowners Association Inc	P O BOX 900	SUMMERFIELD	NC	27358
Henson Meadows Llc	P O BOX 1550	HIGH POINT	NC	27261
Hewitt Living Trust ; Hewitt, Rodney Lynn Trustee ; Hewitt, Carla Golson Trustee	5688 GREEN DALE CT	SUMMERFIELD	NC	27358
Hill, James R Jr ; Hill, Carol Ann	7021 MARSEILLES COURT	SUMMERFIELD	NC	27358
Hutson, Linda C	P O BOX 154	SUMMERFIELD	NC	27358
Jarvis, Sandy V Harre	PO BOX 722	SUMMERFIELD	NC	27358
Jerez, Nellie	825 LENOX AVE	EAST LENOX	NY	11524

Johnson, Virginia C	3219 PLEASANT RIDGE RD	SUMMERFIELD	NC	27358
Jones, Rebecca J ; Worley, April J	2411 ATLANTA ST	GREENSBORO	NC	27406
Joyner, Agnes D ; Vaughan, Anne J ; Joyner, Donald W	110 S AYCOCK ST	GREENSBORO	NC	27403
Kelly, Mark J ; Kelly, Deirdre D	5803 HENSON FARM RD	SUMMERFIELD	NC	27358
Koontz, Yuen May	PO BOX 792	SUMMERFIELD	NC	27358
Kumoluyi, Robin Akin Kumol	7009 MARSEILLES CT	SUMMERFIELD	NC	27358
Lane, Charles Dwight ; Lane, Pamela C	5684 GREEN DALE CT	SUMMERFIELD	NC	27358
Lawing, Sally A	6925 SUMMERFIELD RD	SUMMERFIELD	NC	27358
Mabe, Moses Essick Jr ; Mabe, Cynthia H	7135 RABBIT HOLLOW RD	SUMMERFIELD	NC	27358
Mckenzie, R Larry ; Mckenzie, Linda J	7013 MARSEILLES CT	SUMMERFIELD	NC	27358
Milazzo, Kimberly A	7291 COPPERFIELD CT	WILMINGTON	NC	28411
Molinaro, James A Jr	6166 CASTLEBROOK DR	SUMMERFIELD	NC	27358
Montoya, Natalia	PO BOX 49354	GREENSBORO	NC	27419
Moser, J Stafford ; Moser, Deborah Proehl-Moser	6795 MEADOW VIEW DR	SUMMERFIELD	NC	27358
Nelson, Paula	3241 PLEASANT RIDGE RD	SUMMERFIELD	NC	27358
Nelson, Timothy F ; Nelson, Anne H	5401 SUMMER OAKS CT	SUMMERFIELD	NC	27358
Norman, Barbara Ann	6154 LAKE BRANDT RD	GREENSBORO	NC	27455
Otey Construction Inc	PO BOX 1028	SUMMERFIELD	NC	27358
Owen, Michael M ; Owen, Lauri A	7490 SUMMERHILL DR	SUMMERFIELD	NC	27358
Page, Michael Lynn Jr	3226 PLEASANT RIDGE RD	SUMMERFIELD	NC	27358
Paul, Cynthia Helton ; Paul, Robert Howard	7017 MARSEILLES CT	SUMMERFIELD	NC	27358
Pegram, N Teresa W	7401 GREENLAWN DR	SUMMERFIELD	NC	27358
Pitts, Ronald G ; Pitts, Bonnie T	P O BOX 848	SUMMERFIELD	NC	27358
Price, Geo H	2135 SCALESVILLE RD	SUMMERFIELD	NC	27358
Quebec Associates Llc	PO BOX 4003	GREENSBORO	NC	27404
Rackers, Kevin Joseph ; Rackers, Holly Anne	7483 SUMMERHILL DR	SUMMERFIELD	NC	27358
Rajesh, Jasper L ; Rajesh, Sharmilee R	5689 GREEN DALE CT	SUMMERFIELD	NC	27358
Reid, Mark S	PO Box 162	SUMMERFIELD	NC	27358
Rogers, Boyd A ; Rogers, Linda B	5807 HARRIET CT	SUMMERFIELD	NC	27358
Rosati, Gerald A ; Rosati, Julia C	5687 GREEN DALE COURT	SUMMERFIELD	NC	27358
Schaller, Mark ; Schaller, Victoria	3050 CREEK TREE LANE	CUMMING	GA	30041
Schulte, Michael J ; Schulte, Sandra	5787 MEADOW POND CT	SUMMERFIELD	NC	27358
Shumaker, Bradley E ; Shumaker, Susan F	6798 MEADOW VIEW DR	SUMMERFIELD	NC	27358
Silverstein Construction Corp	7917 WINDSPRAY DR	SUMMERFIELD	NC	27358
Smith, April Lee	7399 GREENLAWN DR	SUMMERFIELD	NC	27358
Stafford, Ronald W	PO BOX 104	SUMMERFIELD	NC	27358
Stantliff, Troy L, Jr ; Stantliff, Betty W	3200 PLEASANT RIDGE RD	SUMMERFIELD	NC	27358
Steel, Victor E ; Steel, Kelly N	8541 LINVILLE RD	OAK RIDGE	NC	27310
Stratbucker, Gerald Leigh ; Stratbucker, Lynne	6796 MEADOW VIEW DR	SUMMERFIELD	NC	27358
Strickland, Becky M	3220 PLEASANT RIDGE RD	SUMMERFIELD	NC	27358
Summerfield Builders Group Llc	426 W FRIENDLY AVE	GREENSBORO	NC	27401

Summerfield Builders Group Llc	1101 NORWALK ST	GREENSBORO	NC	27407
Summerfield Builders Group Llc	6796 MEADOWVIEW DR	SUMMERFIELD	NC	27358
Summerfield Holdings Llc	5826 SAMET DR SUITE 105	HIGH POINT	NC	27265
Tabitha Ministry Inc	PO BOX 514	SUMMERFIELD	NC	27358
Taylor, Terry W	3204 PLEASANT RIDGE RD	SUMMERFIELD	NC	27358
Trindel, Paul J ; Trindel, Julie M	5797 MEADOW POND CT	SUMMERFIELD	NC	27358
Troxler, Harvey C	PO BOX 203	SUMMERFIELD	NC	27358
True, William R ; True, Carol D	5800 HENSON FARMS RD	SUMMERFIELD	NC	27358
Fuscany At Henson Meadows Homeowners Association Inc	7013 MARSEILLES CT	SUMMERFIELD	NC	27358
Vanhoy, Raymond T Iii ; Vanhoy, Kristi	5698 GREEN DALE CT	SUMMERFIELD	NC	27358
Virginia M Harrell Revocable Trust ; Harrell, Virginia M Trustee	4703 PAULINE CT	SUMMERFIELD	NC	27358
White, Robert Lee Jr ; White, Lyla D	5407 SUMMER OAKS CT	SUMMERFIELD	NC	27358
William & Janet Stafford Living Trust ; Stafford, William K ; Stafford, Janet M	7979 WINFREE RD	SUMMERFIELD	NC	27358
Williams, Cecil Sr ; Williams, Nancy	PO BOX 311	SUMMERFIELD	NC	27358
Wilson, Roberta B ; Richardson, Scott E ; Wilson, Deborah S	7403 GREENLAWN DR	SUMMERFIELD	NC	27358
Winfree, Terry Nelson	830 HWY 150 W	GREENSBORO	NC	27455
Winfree, Tony Lee	7620 SUMMERFIELD RD	SUMMERFIELD	NC	27358
Wood, David Michael ; Wood, Deryle P	7100 RABBIT HOLLOW RD	SUMMERFIELD	NC	27358

Top Hat, Inc	8307 Trottington Rd	SUMMERFIELD	NC	27358
Norman, W H	3221 Pleasant Ridge Rd	SUMMERFIELD	NC	27358
Nottage, Anthony	5682 Green Dale Ct	SUMMERFIELD	NC	27358
McBride, Alfred & Linda	5683 Green Dale Ct	SUMMERFIELD	NC	27358
Gandolfo, Lawrence & Kathryn	5685 GREEN DALE CT	SUMMERFIELD	NC	27358
Ravenel, Thomas	6792 Meadow View Dr	SUMMERFIELD	NC	27358
Summerfield Farms	3203 Pleasant Ridge Rd	SUMMERFIELD	NC	27358