

**AGENDA OF THE
SUMMERFIELD ZONING BOARD
SUMMERFIELD COMMUNITY CENTER
May 3, 2012
7:00 P.M. Public Hearings**

1. CALL TO ORDER

2. INTRODUCTIONS

3. CONSENT AGENDA

(A) Approval of Agenda

(B) Approval of Minutes from April 23, 2012 meeting

4. NEW BUSINESS:

(A) Rezoning Case #01-12 CU-OSRD to CU-AG. (continued from April 23, 2012)

The request is for a portion of the property located at 6846 Banning Rd, being Guilford County tax map #0149612. This section of parcel, located in Bruce Township, includes approximately 47.23 acres and is located along the upper portion of Wyatt Dr. The parcel is owned by Brookbank, LLC.

5. OTHER BUSINESS:

(A) Updates from committee members:

A. Development Ordinance Advisory Group

B. Guilford County Open Space Committee

(B) Updates from Town Planner

6. ADJOURN



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

**Summerfield Application for
Conditional Use Rezoning**

Date Submitted: 3/29/12 Fee/Receipt #: 766 Case Number: 01-12

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 request

Town of Summerfield to rezone the property described below from the CU-OSRD zoning district to the CU-AG zoning district. Said property is located ON WYATT DRIVE, a portion of 6846 Banning Rd. in BRUCE Township; Being a total of: 47.23 acres.

Further referenced on the Guilford County Tax Maps as (additional tax reference sheets available upon request):

- Parcel Number 13-10-0654-0-0971-00-007 / 0149612 (portion)
- Parcel Number _____
- Parcel Number _____
- Parcel Number _____

Check One:

- The property requested for rezoning is an entire parcel or parcels as shown on the Guilford County Tax Map.
- The property requested for rezoning 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.

Check One:

- The applicant is the property owner(s)
- The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.
- The applicant has an option to purchase or lease the property; a copy of the offer to purchase or lease is attached (financial figures may be deleted). PENDING
- The applicant has no connection to the property owner and is requesting a third party rezoning.

Conditional Use Rezoning Requirements:

- Zoning Development Plan. A development plan illustrating proposed conditions and other pertinent information is required for all residential conditional use rezoning requests. Development Plan elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 2, Map Standards of the Town of Summerfield Development Ordinance.
- Zoning Conditions. Use and/or development conditions must be provided. Complete Part Two of this application. Refer to uses as listed in Table 4-3-1 of the Town of Summerfield Development Ordinance.

Application materials checklist:

Filing for a rezoning or conditional use rezoning requires:

- ❖ A completed and signed Application Form;
- ❖ Application fee;
- ❖ A Development Plan for residential rezonings;
- ❖ legal description of the property;
- ❖ Environmental Inventory for residential rezoning and non-residential rezoning over 5 acres (check with Planning Staff for specific requirements)

**Conditional Use Rezoning
Application, Part II**

Use 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:

- 1) all uses except 4953 Refuse Systems as defined in
OSHA SIC Manuel 3-29-12 per www.osha.gov.
- 2) _____
- 3) _____
- 4) _____

Development Conditions

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:

- 1) _____
- 2) _____
- 3) _____
- 4) _____

Case # _____ Application # 160-0

Additional rezoning questions:

1. Type of use and improvement proposed: Farmland preservation

2. Do substantial reasons exist which prevent the subject property from being used in accord with the current Zoning classification? The property is currently zoned OSRD and must be under unified ownership or control. The buyer is not part of the current ownership and does not want to be part of the Armfield Association.

3. State the way in which the proposed change will be appropriate and desirable to the Town of Summerfield and what effect the proposed change will have upon the immediate neighborhood.
In keeping with rural character preservation as described in Comp. Plan
Beautify and upkeep parcel will increase value of surrounding neighborhoods

4. What changing conditions make the passage of this proposed amendment necessary?
The fact that the Armfield subdivision undeveloped property has been sold to a new ownership group.

5. Are there circumstances that justify the proposed change? If so, state them.
see 2, 3, +4 above.

6. How does the proposed zoning change affirm the policy(ies) of the Town of Summerfield Comprehensive Plan?
Rural character preservation - maintain open space and farmland preservation i.e. pasture.

A Conditional Use Rezoning Application must be signed by current property owner(s).

I hereby agree to conform to all applicable laws of Summerfield 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. Additional signature pages are available upon request.

Respectfully Submitted,

E. F. McClellan
Applicant Signature

Elizabeth F. McClellan
Name

7103 Lentz Court
Mailing Address

Summerfield, NC, 27358
City, State and Zip Code

336-644-9920
Phone Number

efmcclellan@me.com
Email

Representative/Agent Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email

Additional Tax Map References

Further referenced on the Guilford County Tax Maps as:

Parcel Number _____

Case #: _____

Additional 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:

- 5) _____

- 6) _____

- 7) _____

- 8) _____

- 9) _____

- 10) _____

- 11) _____

- 12) _____

- 13) _____

- 14) _____

- 15) _____

Additional Signatures

I hereby agree to conform to all applicable laws of Summerfield 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.

David Couch
Owner Signature

David Couch
Name

6791 Meadow View Dr.
Mailing Address

Summerfield, NC 27358
City, State and Zip Code

336-362-4613
Phone Number

dcouch@blueridgecompanies.com
Email

Owner Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email

Owner Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email

Owner Signature

Name

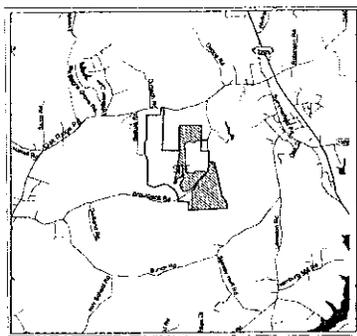
Mailing Address

City, State and Zip Code

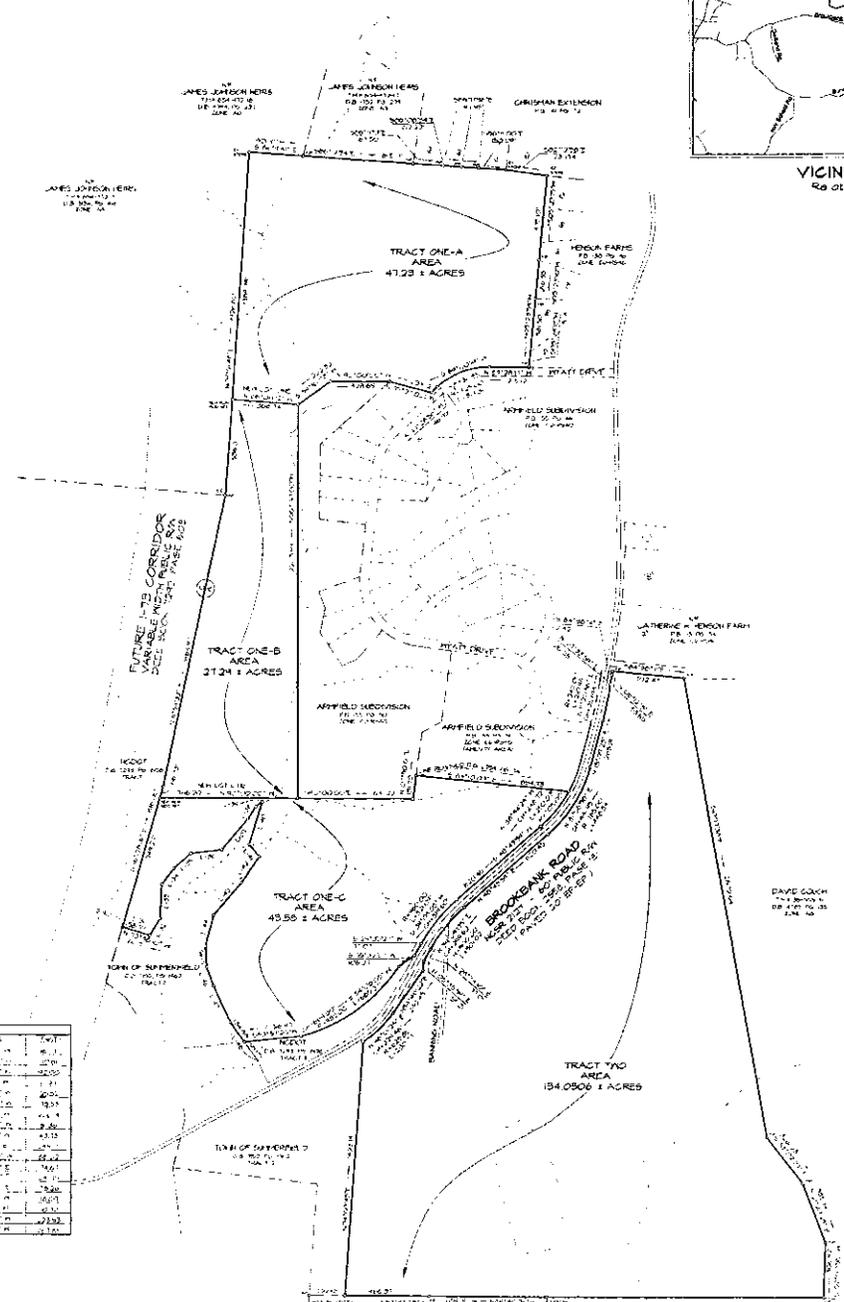
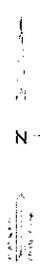
Phone Number

Email

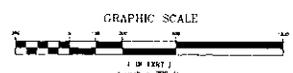
THE SURVEY OF A BOUNDARY SURVEY OF THE
 TRACT ONE-A AREA
 TRACT ONE-B AREA
 TRACT ONE-C AREA
 TRACT TWO AREA
 OF THE ARMFIELD PROPERTY
 IN BRUCE TOWNSHIP, GUILFORD COUNTY,
 NORTH CAROLINA.
 THIS SURVEY WAS MADE BY
 ENGINEERING AND SURVEYS, INC.
 AND DEVELOPMENT CONSULTANTS
 ON BEHALF OF DAVID COUCH.
 THE SURVEY WAS MADE ON
 THE 15th DAY OF APRIL, 2008.
 THE SURVEY WAS MADE BY
 THE SURVEYOR, JAMES BENNETT.
 THE SURVEY WAS MADE BY
 THE SURVEYOR, JAMES BENNETT.
 THE SURVEY WAS MADE BY
 THE SURVEYOR, JAMES BENNETT.



VICINITY MAP
Relative Scale



LINE	BEARING	LENGTH	AREA
1	S 89° 15' 00" W	100.00	100.00
2	S 89° 15' 00" W	100.00	100.00
3	S 89° 15' 00" W	100.00	100.00
4	S 89° 15' 00" W	100.00	100.00
5	S 89° 15' 00" W	100.00	100.00
6	S 89° 15' 00" W	100.00	100.00
7	S 89° 15' 00" W	100.00	100.00
8	S 89° 15' 00" W	100.00	100.00
9	S 89° 15' 00" W	100.00	100.00
10	S 89° 15' 00" W	100.00	100.00
11	S 89° 15' 00" W	100.00	100.00
12	S 89° 15' 00" W	100.00	100.00
13	S 89° 15' 00" W	100.00	100.00
14	S 89° 15' 00" W	100.00	100.00
15	S 89° 15' 00" W	100.00	100.00
16	S 89° 15' 00" W	100.00	100.00
17	S 89° 15' 00" W	100.00	100.00
18	S 89° 15' 00" W	100.00	100.00
19	S 89° 15' 00" W	100.00	100.00
20	S 89° 15' 00" W	100.00	100.00
21	S 89° 15' 00" W	100.00	100.00
22	S 89° 15' 00" W	100.00	100.00
23	S 89° 15' 00" W	100.00	100.00
24	S 89° 15' 00" W	100.00	100.00
25	S 89° 15' 00" W	100.00	100.00
26	S 89° 15' 00" W	100.00	100.00
27	S 89° 15' 00" W	100.00	100.00
28	S 89° 15' 00" W	100.00	100.00
29	S 89° 15' 00" W	100.00	100.00
30	S 89° 15' 00" W	100.00	100.00
31	S 89° 15' 00" W	100.00	100.00
32	S 89° 15' 00" W	100.00	100.00
33	S 89° 15' 00" W	100.00	100.00
34	S 89° 15' 00" W	100.00	100.00
35	S 89° 15' 00" W	100.00	100.00
36	S 89° 15' 00" W	100.00	100.00
37	S 89° 15' 00" W	100.00	100.00
38	S 89° 15' 00" W	100.00	100.00
39	S 89° 15' 00" W	100.00	100.00
40	S 89° 15' 00" W	100.00	100.00
41	S 89° 15' 00" W	100.00	100.00
42	S 89° 15' 00" W	100.00	100.00
43	S 89° 15' 00" W	100.00	100.00
44	S 89° 15' 00" W	100.00	100.00
45	S 89° 15' 00" W	100.00	100.00
46	S 89° 15' 00" W	100.00	100.00
47	S 89° 15' 00" W	100.00	100.00
48	S 89° 15' 00" W	100.00	100.00
49	S 89° 15' 00" W	100.00	100.00
50	S 89° 15' 00" W	100.00	100.00
51	S 89° 15' 00" W	100.00	100.00
52	S 89° 15' 00" W	100.00	100.00
53	S 89° 15' 00" W	100.00	100.00
54	S 89° 15' 00" W	100.00	100.00
55	S 89° 15' 00" W	100.00	100.00
56	S 89° 15' 00" W	100.00	100.00
57	S 89° 15' 00" W	100.00	100.00
58	S 89° 15' 00" W	100.00	100.00
59	S 89° 15' 00" W	100.00	100.00
60	S 89° 15' 00" W	100.00	100.00
61	S 89° 15' 00" W	100.00	100.00
62	S 89° 15' 00" W	100.00	100.00
63	S 89° 15' 00" W	100.00	100.00
64	S 89° 15' 00" W	100.00	100.00
65	S 89° 15' 00" W	100.00	100.00
66	S 89° 15' 00" W	100.00	100.00
67	S 89° 15' 00" W	100.00	100.00
68	S 89° 15' 00" W	100.00	100.00
69	S 89° 15' 00" W	100.00	100.00
70	S 89° 15' 00" W	100.00	100.00
71	S 89° 15' 00" W	100.00	100.00
72	S 89° 15' 00" W	100.00	100.00
73	S 89° 15' 00" W	100.00	100.00
74	S 89° 15' 00" W	100.00	100.00
75	S 89° 15' 00" W	100.00	100.00
76	S 89° 15' 00" W	100.00	100.00
77	S 89° 15' 00" W	100.00	100.00
78	S 89° 15' 00" W	100.00	100.00
79	S 89° 15' 00" W	100.00	100.00
80	S 89° 15' 00" W	100.00	100.00
81	S 89° 15' 00" W	100.00	100.00
82	S 89° 15' 00" W	100.00	100.00
83	S 89° 15' 00" W	100.00	100.00
84	S 89° 15' 00" W	100.00	100.00
85	S 89° 15' 00" W	100.00	100.00
86	S 89° 15' 00" W	100.00	100.00
87	S 89° 15' 00" W	100.00	100.00
88	S 89° 15' 00" W	100.00	100.00
89	S 89° 15' 00" W	100.00	100.00
90	S 89° 15' 00" W	100.00	100.00
91	S 89° 15' 00" W	100.00	100.00
92	S 89° 15' 00" W	100.00	100.00
93	S 89° 15' 00" W	100.00	100.00
94	S 89° 15' 00" W	100.00	100.00
95	S 89° 15' 00" W	100.00	100.00
96	S 89° 15' 00" W	100.00	100.00
97	S 89° 15' 00" W	100.00	100.00
98	S 89° 15' 00" W	100.00	100.00
99	S 89° 15' 00" W	100.00	100.00
100	S 89° 15' 00" W	100.00	100.00



ALL DISTANCES MEASURED BY THE SURVEYOR
 USING A TOTAL STATION AND A DISTANCE
 MEASUREMENT SYSTEM. THE SURVEY WAS
 MADE ON THE 15th DAY OF APRIL, 2008.
 THE SURVEY WAS MADE BY THE SURVEYOR,
 JAMES BENNETT.

NO.	DATE	DESCRIPTION
1	04/15/08	FIELD SURVEY
2	04/15/08	OFFICE SURVEY
3	04/15/08	FINAL SURVEY

BOUNDARY SURVEY
 OF
ARMFIELD PROPERTY
DAVID COUCH
 BRUCE TOWNSHIP - GUILFORD COUNTY
 NORTH CAROLINA



ENGINEERING AND SURVEYS, INC.
 AND DEVELOPMENT CONSULTANTS
 4400 TRADES BLDG.
 HIGH POINT, NORTH CAROLINA 27030
 PHONE: 336-882-0000 FAX: 336-882-0000

NO.	DATE	DESCRIPTION
1	04/15/08	FIELD SURVEY
2	04/15/08	OFFICE SURVEY
3	04/15/08	FINAL SURVEY

EXHIBIT A

COMMENCING at a found iron in the Southeast corner of the lands of James Johnson Heirs as recorded in Deed Book 5154, Page 416 of the Guilford County Registry, said iron also being the Northeast corner of newly acquired Highway Right of Way, North Carolina Department of Transportation, as recorded in Deed Book 7293, Page 608 of the Guilford County Registry; Thence, with the Eastern line of above referenced Johnson land North 03° 51' 48 " East, 536.81 feet to a point, the true Point and Place of BEGINNING; Thence, continuing with the Eastern line of above referenced Johnson land North 03° 51' 48 " East, 1389.79 feet to a stone, said stone being a Southern point of the James Johnson Heirs land as recorded in Deed Book 4794, Page 237 of the Guilford County Registry; Thence, with the Southern line of the Johnson land South 86° 11' 41" East, 301.10 feet to a point, said point being the Southwestern corner of the James Johnson Heirs land as recorded in Deed Book 1752, Page 279 of the Guilford County Registry; Thence, with the Southern line of the Johnson land South 86° 12' 54" East, 615.17 feet to a point, said point being the Southwestern corner of the Chrisman Extension subdivision as recorded in Plat Book 141, Page 72; Thence, along the Southern lot lines of lots 1, 2 and 3 the following four (4) courses and distances: (1) South 86° 11' 13" East, 167.50 feet
(2) South 86° 08' 34" East, 102.22 feet (3) South 86° 11' 36 " East 97.95 feet
(4) South 86° 11' 00" East, 150.09 feet to a stone, said stone being a Southwestern corner of Henson Farms Subdivision as recorded in Plat Book 138, Page 96 of the Guilford County Registry; thence with the Southern and Western line of said Henson Farms Subdivision the following five (5) courses and distances:
(1) South 82° 12' 58" East, 231.04 feet (2) South 05° 23' 15" West, 475.10 feet
(3) South 05° 23' 10 " West, 216.55 feet (4) South 05° 23' 59" West, 381.50 feet, and
(5) South 05° 24' 13" West, 5.14 feet to a point, said point being in the Northern margin of the right-of-way of Wyatt Drive as recorded in Plat Book 155, Page 49 ; Thence with the Northern margin of Wyatt Drive the following three (3) courses and distances: (1) North 89° 28' 17" West, 218.12 feet (2) a curve to the left, having a radius of 425.00 feet with an arc length of 319.31 feet and deflecting on a chord bearing and distance of South 69° 00' 19" West, 311.85 feet
(3) South 47° 28' 56" West, 46.93 feet to a point; Thence leaving the right-of-way of Wyatt Drive and continuing with the perimeter of Armfield Subdivision as recorded in Plat Book 155, Page 49 of the Guilford County Registry the following three (3) courses and distances:
(1) North 75° 27' 02" West, 239.12 feet (2) North 90° 00' 00" West, 328.65 feet
(3) South 54° 10' 08 " West 222.35 feet to a point; Thence, with a new line dividing TRACT ONE, (118.0096 ± Acres of land as shown on a Boundary Survey prepared by CPT Engineering and Surveying, Inc., project number:1128-12 & dated 02/01/2012), North 86° 08' 12 " West 368.74 feet to the true Point and Place of BEGINNING.

The above described land containing 47.23 ± Acres is a Northern portion of the 118.0096 ± Acres of land as shown on a Boundary Survey prepared by CPT Engineering and Surveying, Inc., project number:1128-12 & dated 02/01/2012.

Town of Summerfield Planning Department
Rezoning Case # 01-12
Staff Report: Carrie Spencer, Interim Town Planner

Applicant: Elizabeth McClellan

Owner: Brookbank LLC

Location: The property is the northern most portion of the parcel 6846 Banning Rd in Bruce Township; Guilford County Parcel #0149612; approximately 47.23 acres. The property will be accessed from Wyatt Dr.

Request: From CU-OSRD To CU-AG (Agricultural)

Conditions:

- All uses allowed except 4953 Refuse Systems as defined in OSHA SIC Manuel.

Requested Zoning District Characteristics:

The existing OSRD Open Space Residential District is primarily intended to accommodate rural developments designed to preserve rural character, significant man-made features, and environmentally sensitive areas. The district permits open space, recreational, agricultural and residential uses that are part of a unified design. The district encourages compact residential growth while maintaining average house densities similar to those in other residential districts. The overall gross density in OSRD areas will typically be 0.73 units per acre or less.

The proposed AG, Agricultural District is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions. The overall gross density in AG areas will be 0.36 units per acre, with a minimum lot size of 120,000 square feet. The district is established for the following purposes:

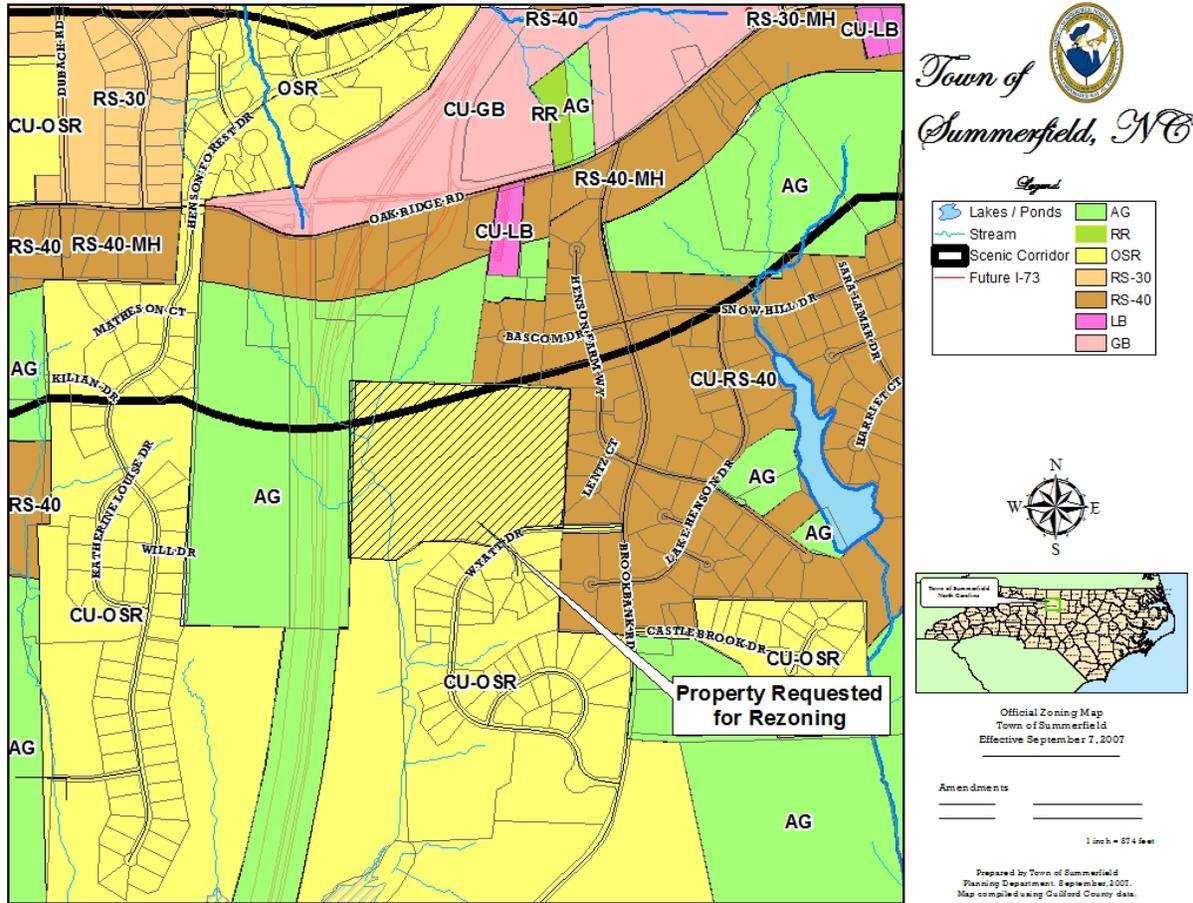
- 1) *to preserve and encourage the continued use of land for agricultural, forest and open space purposes;*
- 2) *to discourage scattered commercial and industrial land uses;*
- 3) *to concentrate urban development in and around area growth centers, thereby avoiding premature conversion of farmland to urban uses;*
- 4) *to discourage any use which, because of its character, would create premature or extraordinary public infrastructure and service demands.*

Residential

	Current	OSRD Maximum	AG Maximum
Density	Vacant	35 lots	17 lots
Open Space	5.42 acres	24 acres	None

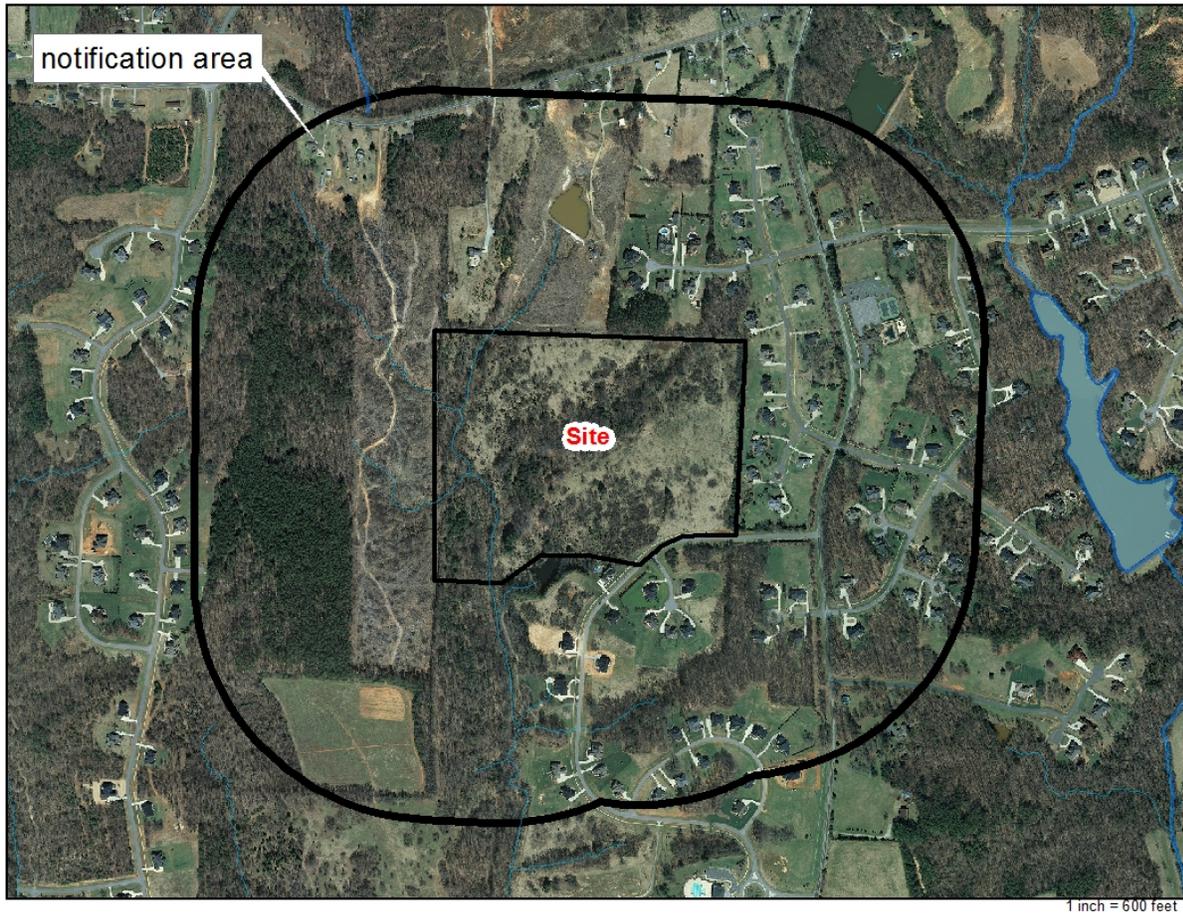
Site Information

Area Zoning:



Acreeage	47.23+/-		
Existing Land Use	Vacant		
Proposed Land Use	Farmland		
Surrounding Property Zoning and Use	Direction	Zoning	Use
	N	AG, RS-40	Res.
	E	RS-40	Res.l
	S	OSR	Res., Vacant
W	AG	Vacant	
Physical Characteristics	The property slopes gradually downhill from the northeast corner to the southwest corner.		
Historic Properties	None Listed		
Emergency Response	SFD/Summerfield Rd. – 2.4 miles		
Transportation	No traffic counts are available for Wyatt Dr. 2010 traffic counts indicate 2127 annual average daily trips on Brookbank Rd.		
Analysis of Environmental and General Site Information	There are no significant environmental features on this site.		

Aerial Photo:



Guilford County Aerials 2010

History of Denied Cases: No history of denied cases.

Compatibility with Adopted Plans

This request is supported by policies listed in the Town of Summerfield Comprehensive Plan.

Public Comment

No public house was required for this case..

Staff Comment

The property in question has been divided by deed from a 578 acre OSR zoning district. The residential lot size allowed within the AG district is much larger than that of the OSRD, and the AG district has a significantly lower density. The Open Space located on this parcel does not seem to affect the overall requirement for the remaining district. The conditions associated with the current zoning will be satisfied for this parcel within the requirements of the AG zoning district.

Public Notice

<i>Notification</i>	<i>Zoning Board</i>	<i>Town Council</i>
Newspaper Ad	4/4/12 continued to 5/3/12	5/9/12
Open House Notice	None	None
Public Hearing Notice	4/11/12, 4/27/12	4/27/12
Sign Posted	4/13/12	4/13/12

Permitted Use Schedule attached

Table 4-3-1 Permitted Use Schedule Rezoning Case #.01-12

Yellow highlighted uses would be allowed in *current* zoning district. Green highlighted uses are allowed in *requested* zoning district.

Use Type	SIC Ref.	ZONING DISTRICTS																			
		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	CP*	LI*	HI	PI	R*	TCD-	M*	TCD-
AGRICULTURAL USES																					
Agricultural Production (crops)	0100	1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural Production (livestock)	0200	1	P	P	D	D															
Animal Feeder/Breeder	WCA	0210	1	D																	
Animal Services (livestock)	0751	3	P										P	P	P						
Animal Services (other)	0752	3	P							D	D	D	D	P	P	P					
Fish Hatchery	0920	4	P											P	P	P					
Forestry	0810	1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Horticultural Specialties	0180	2	P	P									P	P	P	P					
Veterinary Services (livestock)	0741	3	S											P	P	P					
Veterinary Services (other)	0742	3	S							D	D	D	D	P	P	P					
MINING USES																					
Mining & Quarrying	WCA	1000	5																		
RESIDENTIAL USES																					
Boarding & Rooming House, less than 9 residents	7021	2	S	S					P												S
Boarding & Rooming House, 9 or more residents	7021	2							S												
Common Recreation & Service Facilities	0000	1	P	P	P	P	P	P	P										P	P	
Congregate Care Facility	0000	2																D			
Family Care Facility	0000	1	P	P	P	P	P	P	P									P	P	P	
Group Care Facility	0000	2																D			
Maternal Care Home, 6 or less residents	0000	1	P	P	P	P	P	P	P									P	P	P	
Maternal Care Home, more than 6 residents	0000	2							P	P								P		P	
Manufactured Dwelling, Class AA	0000	1	P	P	Z	Z															
Manufactured Dwelling, Class A & B	0000	1	P	P	Z	Z															
Manufactured Dwelling Park	0000	2																			
Multi-Family Dwelling (including condominiums)	0000	2																			
Private Dormitory	0000	2																	P		
Shelter for the Homeless	0000	2									D	D		D	D	D	D	D			D
Single Family Detached Dwelling	0000	1	P	P	P	P	P	P	P										P	P	
Single Room Occupancy (SRO) Residence	0000	2																D			
Subdivision, Major - Residential	0000				P	P	P	P	P											P	P
Subdivision, Minor - Residential	0000		P	P	P	P		P	P											P	P
Temporary Shelter	0000	2																	P		
Townhouse Dwelling	0000	2																			
Two Family Dwelling (twin home or duplex)	0000	1	P	P			P	P	P												P
ACCESSORY USES & STRUCTURES																					
Accessory Dwelling Unit	0000		D	D	D	D		D												D	D
Accessory Uses & Structures, Customary (See Section 4-5)	0000		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Caretaker Dwelling	0000		D	D				D	D	D	D	D	D	D	D	D	D	D			D
Emergency Shelter	0000		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation, including renting of rooms	0000		D	D	D	D	D		D											D	D
Flying Field, Private	0000		S					S												D	D
Junked Motor Vehicle	0000		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Migrant Labor Housing	0000		D																		
Recycling Collection Point	0000		P		D	D		P	P	P	P	P	P	P	P	P	P				
Rural Family Occupation	0000		S																		
Satellite Dish/Communication Tower	0000		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Swimming Pool	0000		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Yard Sale (no more than 3 per year)	0000		P	P	P	P	D	P	P											D	D
RECREATIONAL USES																					
Amusement or Water Parks, Fairgrounds	7996	4													D						
Athletic Fields	0000	1	S	S	S	S	S	D	D	P	P	P	P	P	P	P	P	P	P	S	S
Auditorium, Coliseum or Stadium	0000	3											P	P	P						
Batting Cages	7999	3											D		D	D					
Billiard Parlors	7999	3											P	P							
Bingo Games	7999	3											P	P	P	P					

NOTES: WCA= Prohibited in the WCA, See Section 7-3.5(A) WS-III New Landfills which require a NPDS Permit for disposing of treated leachate are prohibited in the WS-III (GWA) Watersheds. P=Use by Right D= Development Standards Apply, See Section 6-4 Z=Overlay Zoning Required *= Indicates Additional District Requirements, See Section 4-4.3 (B) or Section 4-11.5 (Town Core Overlay District Standards).

Use Type	SIC Ref.	ZONING DISTRICTS																			
		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	CP*	LI*	HI	PI	R**	TCD-R**	M*-TCD-	TCD-
Bowling Centers	7933	3								P	P	P		P							
Club or Lodge	8640	3	S	S	S	S	S	S	S	P	P	P	P	P					S	S	
Coin Operated Amusement	7993	3								P	P	P									
Country Club with Golf Course	7997	1	D		S	S	S			D	D		D	D		D					
Dance School	7911	3							P	P	P	P	P								P
Equestrian Facility	7999	2	S		S		S										S				
Fortune Tellers, Astrologers	7999	3								P	P	P									
Go-Cart Raceway	7999	4									P			P	P						
Golf Course, Miniature	7999	3									P	P	P								
Golf Course	7992	1	S	S	S	S				P		D		D	D		D				
Golf Driving Range	7999	3	S								D		D	D							
Martial Arts Instructional Schools	7999	3								P	P	P	P								P
Paint Ball Gaming Facility, outdoor	0000	3	S								S			S		S					
Physical Fitness Center	7991	3								P	P	P	P	P	P						P
Private Club or Recreational Facility, other	7997	3	S																		
Public Park	7990	1	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Public Recreation Facility	7990	2	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Shooting Range, Indoor	7999	3	S								D	D			D	D					
Shooting Range, Outdoor	7999	5	S															S			
Skating Rink	7999	3									P	P	P		P						
Special Events Facility	0000	4	S						S	S	S	S	S								S
Sport Instructional Schools	7999	3	S							P	P	P	D					P			
Sports & Recreation Clubs, Indoor	7997	3								P	P	P	P	P			P	S	P		
Swim & Tennis Club	7997	3	D	S	S	S	S				D	D		D	D		D				S
EDUCATION & INSTITUTIONAL USES																					
Ambulance Service	4119	3	P	P				P		P	P	P	P	P	P	P	P				P
Cemetery or Mausoleum	0000	2	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Church	8661	3	P	P	D	D	D	P	P	P	P	P	P	P	P	P	P	D	D		
College or University	8220	3								P								P			
Correctional Institution	9223	4																			
Day Care Center, Adult (5 or fewer as home occupation)	8322	1	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Day Care Center, Adult (6 or more)	8322	3	S	S				D	D	D	D	D	D	D			D				S
Day Care Center, Child (5 or fewer as home occupation)	8351	1	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Day Care Center, Child (6 or more)	8351	3	S	S				D	D	D	D	D	D	D			D				S
Elementary or Secondary School	8211	3	D	D	D	D	D	D									P	D	D		
Fire Station	9224	3	P	P	P	P		D	D	D	D	D	D	P	P	P	P				P
Fraternity or Sorority (university or college related)	0000	3								P	P	P	P		P		P				
Government Office	9000	3						P	P	P	P	P	P	P	P	P					P
Hospital	8062	3															P				
Library	8231	3						P	P	P	P	P	P				P				P
Museum or Art Gallery	8412	3						P	P	P	P	P	P				P				P
Nursing & Convalescent Home	8050	3									P	P	P				P				P
Orphanage	8361	3															P				S
Police Station, Neighborhood	9221	3	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Post Office	0000	3						P	P	P	P	P	P	P	P	P					P
Psychiatric Hospital	8063	3									P	P					P				
Retreat Center	0000	3									P	P	P				P				P
School Administration Facility	9411	3						P	P	P	P	P	P	P	P	P	P				P
Specialty Hospital	8069	3									P	P					P				
BUSINESS, PROFESSIONAL & PERSONAL SERVICES																					
Accounting, Auditing or Bookkeeping	8721	3						P	P	P	P	P	P	P	P						P
Administrative or Management Services	8740	3						P	P	P	P	P	P	P	P						P
Advertising Agency or Representative	7310	3							P	P	P	P	P	P	P						P
Advertising, Outdoor Services	7312	4									D	D		P	P	P					
Automobile Rental or Leasing	WCA 7510	4									P	P			P	P					
Automobile Repair Services, Major	WCA 0000	4									P	P			P	P					
Automobile Repair Services, Minor	WCA 0000	3									P	P	P		P	P					
Automobile Parking, Commercial	7521	3									P	P	P	P	P	P	S				
Automotive Towing & Storage Services	WCA 7549	3									D	D			D	D					

NOTES: WCA= Prohibited in the WCA, See Section 7-3.5(A) WS-III New Landfills which require a NPDS Permit for disposing of treated leachate are prohibited in the WS-III (GWA) Watersheds. P=Use by Right D= Development Standards Apply, See Section 6-4 Z=Overlay Zoning Required *= Indicates Additional District Requirements, See Section 4-4.3 (B) or Section 4-11.5 (Town Core Overlay District Standards).

Use Type	SIC Ref.	ZONING DISTRICTS														TCD-M*	TCD-R*	TCD-M*	
		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	CP*	LI*				HI
Bank, Savings & Loan or Credit Union	6000	3								P	P	P	P	D	P				P
Barber Shop	7241	3								P	P	P	P	D	P				P
Beauty Shop	7431	3								P	P	P	P	D	P				P
Boat Repair	3730	4										P	P		P	P			
Building Maintenance Services	7349	3										P	P		P	P			P
Car Wash	7542	4										D	D		P	P			
Clothing Alteration or Repair	0000	3								P	P	P	P	D					P
Computer Maintenance & Repair	7378	3										P	P	P	P	P			P
Computer Services	7370	3								P	P	P	P	P	P	P			P
Economic, Sociological or Educational Research	8732	3							P	P	P	P	P	P	P	P			P
Employment Agency, Personnel Agency	7360	3								P	P	P	P	P	P	P			P
Engineering, Architect or Survey Service	8710	3							P	P	P	P	P	P	P	P			P
Equipment Rental & Leasing, no Outside Storage	7350	3										P	P	P		P	P		P
Equipment Rental & Leasing, with Outside Storage	7350	4													P	P			
Equipment Repair, Heavy	7690	4														P			
Equipment Repair, Light	7690	3										D	D		P	P			
Finance or Loan Office, with Drive-Through	6100	3									P	P	P	P	P	P			
Finance or Loan Office, without Drive-Through	6100	3							P		P	P	P	P	P	P			P
Funeral Home or Crematorium	7261	3										P	P				S		
Furniture Repair Shop	7641	3										P	P		P	P			
Hotel or Motel	7011	3										P	P	P	P				
Insurance Agency, No On-Site Claims Inspections	6411	3							P	P	P	P	P	P	P	P			P
Insurance Agency, On-Site Claims Inspections	6300	3									P	P	P	P	P	P			
Kennels or Pet Grooming	0752	3	S								D	D	D	D	P	P			
Landscape & Horticultural Services	0780	4	S												P	P			
Laundromat, Coin Operated	7215	3								P	P	P	P	P					P
Laundry or Dry Cleaning Plant	7211	3								P	D	P	P	D	P	P			
Laundry or Dry Cleaning Substation	7212	3								P	P	P	P	P	P	P			
Law Office	8111	3							P	P	P	P	P	P	P	P			P
Massage Parlor, Adult	7299	3										D							
Medical, Dental or Related Office	8000	3							P	P	P	P	P	P	P	P	P		P
Medical or Dental Laboratory	8071	3							P		P	P	P	P	P	P	P		P
Motion Picture Production	7810	3										P	P		P	P			
Noncommercial Research Organization	8733	3							P	P	P	P	P	P	P	P			P
Office Uses Not Otherwise Classified	0000	3								P	P	P	P	P	P	P			S
Pest or Termite Control Services	7342	3										P	P		P	P			
Photocopying & Duplicating Services	7334	3								P	P	P	P	P	P	P			P
Photofinishing Laboratory	7384	3										P	P	P	P	P			
Photography, Commercial	7335	3										P	P		P	P	P		
Photography Studio	7221	3								P	P	P	P	P	P				P
Real Estate Office	6500	3							P	P	P	P	P	P	P	P			P
Recreational Vehicle Park or Campsite	7033	4													P	P			
Refrigerator or Large Appliance Repair	7623	3										D	D						
Rehabilitation or Counseling Services	8300	3							P	P	P	P	P	P	P		P		P
Research, Development or Testing Services	8730	3												P	P	P			
Septic Tank Services	7699	4														P			
Shoe Repair or Shoeshine Shop	7251	3								P	P	P	P	P	D				P
Stock, Security or Commodity Broker	6200	3							P	P	P	P	P	P	P				P
Taxidermist	7699	3										P	P						
Television, Radio or Electronics Repair	7620	3										P	P	P		P			
Theater, Adult	0000	3										D							
Theater, Outdoor	7833	4																	
Theater, Indoor	7832	3										P	P	P					P
Tire Recapping	7534	4														P			
Tourist Home, Bed & Breakfast	7011	2	S	S	S	S				D	P	P	P					S	S
Travel Agency	4720	3																	P
Truck Driving School	4720	3										P			P				

NOTES: WCA= Prohibited in the WCA, See Section 7-3.5(A) WS-III New Landfills which require a NPDS Permit for disposing of treated leachate are prohibited in the WS-III (GWA) Watersheds. P=Use by Right D= Development Standards Apply, See Section 6-4 Z=Overlay Zoning Required *= Indicates Additional District Requirements, See Section 4-4.3 (B) or Section 4-11.5 (Town Core Overlay District Standards).

Use Type	SIC Ref.	ZONING DISTRICTS														TCD-M*	TCD-R*	TCD-PI	TCD-HI		
		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	CP*	LI*						
Sporting Goods Store	5941	3								P	P	P	P	P							P
Stationery Store	5943	3								P	P	P	P	P							P
Television, Radio or Electronics Sales	5731	3								P	P	P	P	P							P
Tire Sales	5531	3										P	P		P						
Tobacco Store	5993	3								P	P	P	P	P							P
Truck Stop	WCA 5541	4											D			P	P				
Video Tape Rental & Sales	7841	3								P	P	P	P	P							P
WHOLESALE TRADE																					
Agricultural Chemicals, Pesticides or Fertilizers	WCA 5191	5	D																	P	
Agricultural Products, Other	5159	4	D													P	P				
Ammunition	5099	4																		P	
Animal & Animal Products, Other	5159	5	D																	P	
Apparel, Piece Goods & Notions	5130	4										P	P		P	P	P				
Beer, Wine or Distilled Alcoholic Beverages	5180	4												P	P	P					
Books, Periodicals & Newspapers	5192	4										P	P		P	P	P				
Chemicals & Allied Products	WCA 5169	5																			P
Drugs & Sundries	5122	4										P	P		P	P	P				
Durable Goods, Other	5099	4										P	P		P	P	P				
Electrical Goods	5060	4										P	P		P	P	P				
Farm Supplies, Other	5191	4	D													P	P				
Flowers, Nursery Stock & Florist Supplies	WCA 5193	4	D									P	P		P	P	P				
Forest Products	5099	5	D													P	P				
Furniture & Home Furnishings	5020	4										P	P		P	P	P				
Grain & Field Beans	5153	5	D																	P	
Groceries & Related Products	5140	4										P	P		P	P	P				
Hardware	5072	4										P	P		P	P	P				
Jewelry, Watches, Precious Stones & Metal	5094	4										P	P		P	P	P				
Livestock	5154	5	D																	P	
Lumber & Other Construction Materials	5030	5																		P	
Lumber, Millwork & Veneer	5031	5													P	P	P				
Machinery, Construction & Mining	5082	5																		P	
Machinery, Equipment & Supplies	5080	5													P	P	P				
Machinery, Farm & Garden	5083	5																		P	
Market Showroom (Furniture, Apparel, etc...)	0000	3										D	D								
Metals	5051	5													P	P	P				
Minerals	5052	5																		P	
Motor Vehicles	WCA 5012	4																		P	
Motor Vehicles, Parts & Supplies	5010	4													P	P	P				
Motor Vehicles, Tires & Tubes	5014	4													P	P	P				
Paints & Varnishes	WCA 5198	4																		P	
Paper & Paper Products	5110	4										P	P		P	P	P				
Petroleum & Petroleum Products	WCA 5170	5																		D	
Plastics Materials	5162	4													P	P	P				
Plumbing & Heating Equipment	5070	4													P	P	P				
Professional, Commercial Equipment & Supplies	5040	4										P	P		P	P	P				
Resins	5162	5																		P	
Scrap & Waste Materials	WCA 5093	5																		P	
Sporting & Recreational Goods & Supplies	5091	4										P	P		P	P	P				
Tobacco & Tobacco Products	5194	4										P	P		P	P	P				
Toys & Hobby Goods & Supplies	5092	4										P	P		P	P	P				
Wallpaper & Paint Brushes	5198	4										P	P		P	P	P				
TRANSPORTATION, WAREHOUSING & UTILITIES																					
Airport & Flying Field, Commercial	WCA 4500	5																		D	
Beneficial Fill Area	0000		D	D	D	D		D	D	D	D	D	D	D	D	D	D	D	D		
Bulk Mail & Packaging	4212	4																		P	P
Bus Terminal	WCA 4100	4										P	P		P	P					
Communication or Broadcasting Facility	4800	3										P	P	P	P	P	P				
Construction or Demolition Debris (C-D) Landfill, Major	0000	5																		S	

NOTES: WCA= Prohibited in the WCA, See Section 7-3.5(A) WS-III New Landfills which require a NPDS Permit for disposing of treated leachate are prohibited in the WS-III (GWA) Watersheds. P=Use by Right D= Development Standards Apply, See Section 6-4 Z=Overlay Zoning Required *= Indicates Additional District Requirements, See Section 4-4.3 (B) or Section 4-11.5 (Town Core Overlay District Standards).

Use Type	SIC Ref.	ZONING DISTRICTS														TCD-M*	TCD-R*	TCD-PI		
		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	CP*	LI*				HI	
Construction or Demotion Debris (C-D) Landfill, Minor	0000		D	D	D	D		D	D	D	D	D	D	D	D	D				
Courier Service, Central Facility	4215	4												P	P					
Courier Service Substation	4215	3								P	P	P	P	P	P					
Land Clearing & Inert Debris (LCID) Landfill, Major WCA	0000	5	S												S					
Land Clearing & Inert Debris (LCID) Landfill, Minor	0000		D	D	D	D		D	D	D	D	D	D	D	D	D				
Hazardous & Radioactive Waste, Transportation, Storage & Disposal WCA	4953	5																		
Heliport WCA	4522	5									S		S	S	P	S				
Moving & Storage Service	4214	4												P	P					
Radio, Television or Communication Tower	0000	3	D							D	D		D	D	D	D				
Railroad Terminal or Yard WCA	4010	4									P			P	P					
Recycling Processing Center	0000	4												D	P					
Refuse & Raw Material Hauling WCA	4212	4													P					
Sewage Treatment Plant WCA	4952	5													P					
Solid Waste Disposal, Non-Hazardous WS-III, WCA	4953	5																		
Taxi Terminal WCA	4121	4								P	P			P	P					
Trucking or Freight Terminal WCA	4213	5												P	P					
Utility Company Office	0000	3								P	P	P	P	P	P					
Utility Equipment & Storage Yard	0000	5												P	P					
Utility Lines & Related Appurtenances	0000		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utility Service Station, No Outside Storage	0000	4								P	P		S	P	P					
Utility Substation	0000	4	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Warehouse, General Storage, Enclosed	4220	4								D	D		P	P	P					
Warehouse, Self-Storage	4225	4								D	D			P	P					
Water Treatment Plant	0000	4												P	P	P				
MANUFACTURING & INDUSTRIAL USES																				
Aircraft & Parts	3720	5													P					
Ammunition, Small Arms WCA	3482	5													D					
Animal Feeds, Including Dog & Cat	2048	5													S					
Animal Slaughter or Rendering WCA	0000	5													S					
Apparel & Finished Fabric Products	2300	4											P	P	P					
Arms & Weapons WCA	3480	4												P	P					
Asbestos, Abrasive & Related Products WCA	3290	5													S					
Asphalt Plant WCA	2951	5																		
Audio, Video & Communication Equipment	3600	4											P	P	P					
Bakery Products	2050	4											P	P	P					
Batteries WCA	3691	5													P					
Beverage Products, Alcoholic	2080	5													P					
Beverage Products, Non-Alcoholic	2086	4											P	P	P					
Bicycle Assembly	3751	4											P	P	P					
Bicycle Parts & Accessories	3751	4											P	P	P					
Boat & Ship Building	3730	4												P	P					
Brooms & Brushes	3991	4											P	P	P					
Burial Caskets	3995	4												P	P					
Chemicals, Paints & Allied Products WCA	2800	5													P					
Coffee	2095	4											P	P	P					
Computer & Office Equipment	3570	4											P	P	P					
Concrete, Cut Stone & Clay Products WCA	3200	5													P					
Contractors, No Outside Storage	0000	3									P	P		P	P	P				
Contractors, General Building	1500	4												P	P					
Contractors, Heavy Construction WCA	1600	5													P					
Contractors, Special Trade WCA	1700	4												P	P					
Costume Jewelry & Notions	3960	4											P	P	P					
Dairy Products WCA	2020	4											P	P	P					
Drugs WCA	2830	5											P	P	P					
Electrical Industrial Apparatus, Assembly	3620	4											P	P	P					
Electrical Industrial Apparatus, Manufacturing	3620	5												P	P					

NOTES: WCA= Prohibited in the WCA, See Section 7-3.5(A) WS-III New Landfills which require a NPDS Permit for disposing of treated leachate are prohibited in the WS-III (GWA) Watersheds. P=Use by Right D= Development Standards Apply, See Section 6-4 Z=Overlay Zoning Required *= Indicates Additional District Requirements, See Section 4-4.3 (B) or Section 4-11.5 (Town Core Overlay District Standards).

Use Type	SIC Ref.	ZONING DISTRICTS														TCD-M*	TCD-R*	TCD-PI	TCD-	
		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	CP*	LI*					HI
Electrical Components	3670	5													P	P				
Electrical Equipment	3600	5													P	P				
Explosives	2892	5																		
Fabricated Metal Products	3400	5															P			
Fabricated Valve & Wire Products	3490	4													P	P				
Fats & Oils, Animal	2077	5															P			
Fats & Oils, Plant	2070	4													P	P				
Fish, Canned, Cured or Frozen	2091	5															S			
Floor Coverings, Excluding Carpet	3996	5															P			
Food & Related Products, Miscellaneous	2090	4												P	P	P				
Furniture Framing	2426	4												P	P	P				
Furniture & Fixtures Assembly	0000	4												P	P	P				
Furniture & Fixtures	2500	4												P	P	P				
Glass	3200	5															P			
Glass Products from Purchased Glass	3231	4												P	P	P				
Grain Mill Products	2040	4													P	P				
Heating Equipment & Plumbing Fixtures	3430	4													P	P	P			
Household Appliances	3630	4													P	P	P			
Ice	2097	4										P	P	P	P	P				
Industrial & Commercial Machinery	3500	4													S	P				
Jewelry & Silverware, No Platting	3910	4												P	P	P				
Leather & Leather Products, No Tanning	3100	4												P	P	P				
Leather & Leather Products, Tanning	3100	5														S				
Lighting & Wiring Equipment	3640	4													P	P				
Logging & Wood, Raw Materials	2411	1	S	S																
Manufactured Housing & Wood Buildings	2450	4													P	P				
Measurement, Analysis & Control Instruments	3800	4												P	P	P				
Meat, Poultry, Packing & Processing, No Rendering	2010	5														P				
Medical, Dental & Surgical Equipment														P	P	P				
Metal Coating & Engraving	3470	5														S				
Metal Fasteners (i.e. screws, bolts, etc..)	3450	4													P	P				
Metal Processing	3350	4													P	P				
Millwork, Plywood & Veneer	2430	4												P	P	P				
Motor Vehicle Assembly	3710	5														P				
Motor Vehicle Parts and Accessories	3714	4													P	P				
Motorcycle Assembly	3751	4													P	P				
Musical Instruments	3930	4												P	P	P				
Paper Products, No Coating or Laminating	2670	4													P	P				
Paper Products, Coating & Laminating	2670	4														P				
Paperboard Containers & Boxes	2650	4												P	P	P				
Pens & Art Supplies	3950	4												P	P	P				
Petroleum & Related Products	2900	5														S				
Pharmaceutical Preparations	2834	4												P	P	P				
Photographic Equipment	3861	4												P	P	P				
Photographic Supplies	3861	5												P	P	P				
Pottery & Related Products	3260	4													P	P				
Preserved Fruits & Vegetables, No Can Manufacturing	2030	4												P	P	P				
Primary Metal Products & Foundries	3300	5														P				
Printing & Publishing	2700	4												P	P	P				
Pulp & Paper Mills	2610	5										P	P			S				
Rubber & Plastics, Miscellaneous	3000	4													P	P				
Rubber & Plastics, Raw	3000	5														S				
Salvage Yards, Auto Parts	5015	5																		
Salvage Yards, Scrap Processing	5903	5																		
Sawmill or Planing Mills	2420	5	S													P				
Signs	3993	4												P	P	P				
Soaps & Cosmetics	2840	4												P	P	P				
Sporting Goods & Toys	3940	4												P	P	P				
Stone Cutting, Shaping & Finishing, Interior Use	3281	4													P	P				

NOTES: WCA= Prohibited in the WCA, See Section 7-3.5(A) WS-III New Landfills which require a NPDS Permit for disposing of treated leachate are prohibited in the WS-III (GWA) Watersheds. P=Use by Right D= Development Standards Apply, See Section 6-4 Z=Overlay Zoning Required *= Indicates Additional District Requirements, See Section 4-4.3 (B) or Section 4-11.5 (Town Core Overlay District Standards).

Use Type	SIC Ref.	ZONING DISTRICTS														TCD-M*	TCD-R*	TCD-
		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	CP*	LI*			
Sugar & Confectionery Products	2060	4											P	P	P			
Surface Active Agents	2843	5													P			
Textile Products, No Dying or Finishing	2200	4											P	P	P			
Textile Products, Dying or Finishing	2260	5																
Tires and Inner Tubes	3011	5														S		
Tobacco Products	2110	5														P		
Wood Containers	2440	4											P	P	P			
Wood Products, Miscellaneous	2490	5														P		
OTHER USES																		
Agricultural Tourism Facility (minor)	0000	2	D															
Agricultural Tourism Facility (major)	0000	2	D															
Automotive Parking, (See Sect. 6-2; Off Street Parking, Stacking and Loading Areas)		3	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Billboards	0000	1									D			D	D			
Mixed Development	0000	3								D	D	D	D					
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)	0000		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Temporary Events, including but not limited to... (See Sect. 3-3.3; Event Permit)	0000																	
Arts & Crafts Shows								P	P	P	P	P	P	P	P	P		P
Carnivals & Fairs	0000		P							P	P	P	P	P	P	P		
Christmas Tree Sales	7999		P						P	P	P	P	P	P	P	P		P
Concerts, Stage Shows	0000		P								P	P	P	P	P	P		
Conventions, Trade Shows	7920										P	P	P	P	P	P		
Outdoor Retail Sales	0000									P	P	P						
Outdoor Religious Events	5000		P								P	P	P	P	P	P		
Turkey Shoots	0000		S	S														

NOTES: WCA= Prohibited in the WCA, See Section 7-3.5(A) WS-III New Landfills which require a NPDS Permit for disposing of treated leachate are prohibited in the WS-III (GWA) Watersheds. P=Use by Right D= Development Standards Apply, See Section 6-4 Z=Overlay Zoning Required *= Indicates Additional District Requirements, See Section 4-4.3 (B) or Section 4-11.5 (Town Core Overlay District Standards).

NOTICE OF PUBLIC HEARING

SUMMERFIELD ZONING BOARD

Apr 23, 2012

7:00 p.m.

**Summerfield Community Center
5404 Centerfield Road
Summerfield, North Carolina**

CASE #01-12

The Town of Summerfield Zoning Board and the Town Council of the Town of Summerfield have been requested to rezone a property located off Wyatt Dr (the northern portion of the property listed at 6846 Banning Rd, being Guilford County tax map #0149612). This portion of the parcel, located in Bruce Township, includes approximately 47.23 acres (see map on reverse). The parcel is owned by Brookbank LLC. The applicant is requesting a rezoning from CU-OSRD (Conditional Use Open Space Residential District), to CU-AG (Conditional Use Agricultural District).

The AG, Agricultural District, is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions. The district is established for the following purposes:

- 1) to preserve and encourage the continued use of land for agricultural, forest and open space purposes;*
- 2) to discourage scattered commercial and industrial land uses;*
- 3) to concentrate urban development in and around area growth centers, thereby avoiding premature conversion of farmland to urban uses;*
- 4) to discourage any use which, because of its character, would create premature or extraordinary public infrastructure and service demands.*

The overall gross density in AG areas will be 0.36 units per acre, with a minimum lot size of 120,000 square feet.

The condition requested with the rezoning is to allow all uses permitted in the AG district except for 4953 Refuse Systems as defined in OSHA SIC Manual.

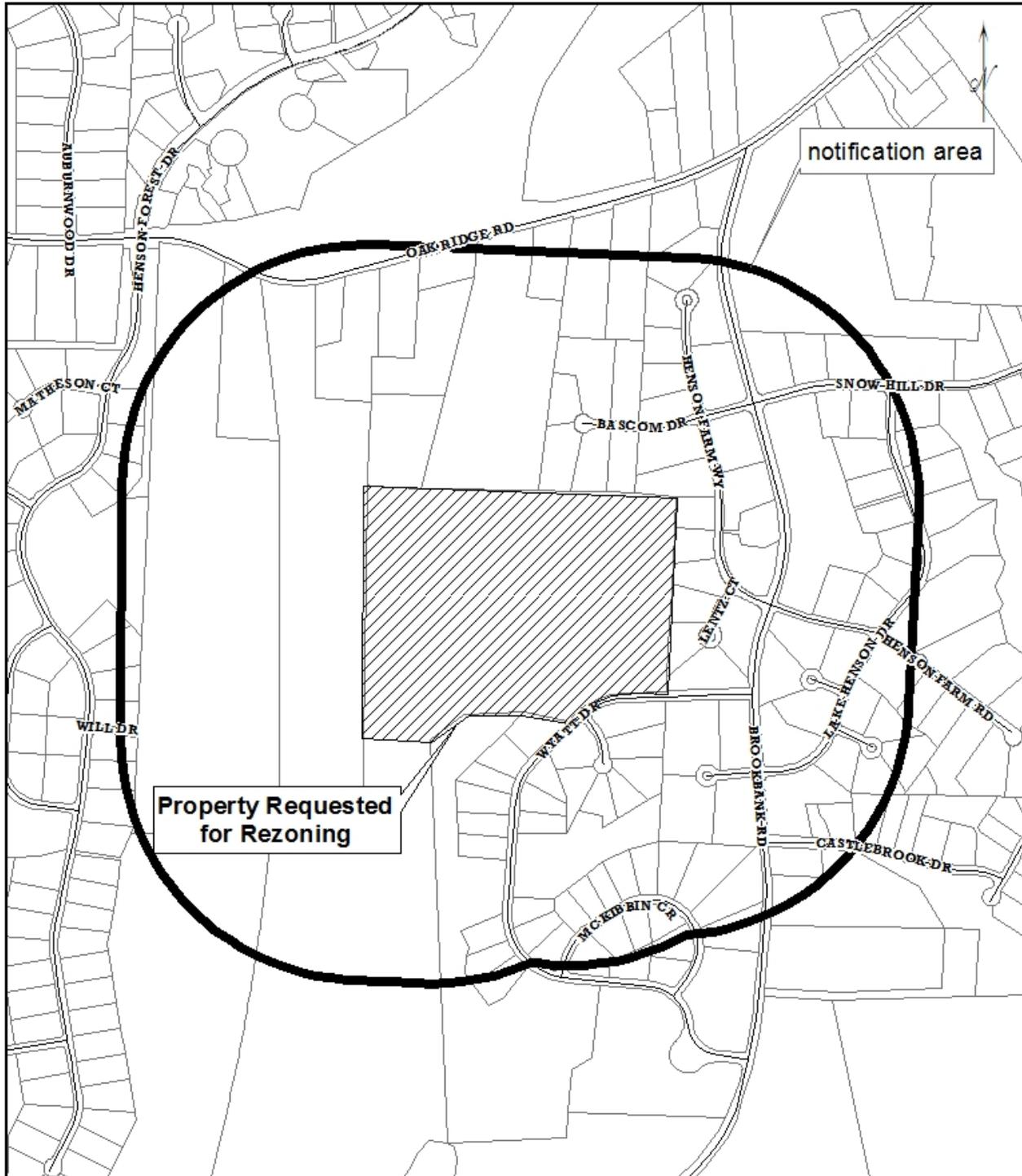
A list of uses that are permitted in the requested zoning district, as well as those permitted in the current district, is available on the town website at www.summerfieldgov.com (click on "Planning Department", then on "Zoning Board and Public Hearing Cases", then on the word "HERE" in the last paragraph, and select case #01-12), or by calling the Planning Department at 643-8655.

This notice is sent to all property owners within one quarter (1/4) mile of the property requested for rezoning. Please discuss it with other residents who may have an interest in this request. Anyone wishing to be heard on this matter should appear at the public hearing, or arrange to be represented. Addresses for Guilford County are recorded and updated by the Guilford County tax office so this distribution list is subject to the accuracy of those records.

If you have any questions, please call me at 643-8655.

Carrie Spencer
Interim Summerfield Town Planner
cspencer@summerfieldgov.com

Rezoning Case #01-12



Prepared by Town of Summerfield Planning Department. April, 2012.

Rezoning Case 01-12 Mailing List

Owner	Mailing Address	City	State	Zip
PACE HOMES INC	P O BOX 188	BLOWING ROCK	NC	28605
REDUS NC ALL LLC	301 S COLLEGE ST	CHARLOTTE	NC	28288
HART, RICHARD E ; HART, SYLVIE N	27015 EDGEWOOD RD	EXELSIOR	MN	55331
ARMFIELD HOMEOWNERS ASSOCIATES INC	342 N ELM ST SUITE 6	GREENSBORO	NC	27401
BLACKWELL, WILLIAM E	601 WOODLAND DRIVE	GREENSBORO	NC	27408
DEPARTMENT OF TRANSPORTATION	PO BOX 14996	GREENSBORO	NC	27415
GARY JOBE BUILDER INC	421 N EDGEWORTH ST	GREENSBORO	NC	27401
SUMMERFIELD PROPERTIES LLC	1915 N CHURCH ST	GREENSBORO	NC	27405
SUMMERFIELD PROPERTIES LLC	342 N ELM ST SUITE 6	GREENSBORO	NC	27401
HENSON FARMS LLC	PO BOX 1550	HIGH POINT	NC	27261
LSB PROPERTIES INC	PO BOX 867	LEXINGTON	NC	27293
DAHSE, GENE A ; DAHSE, SHARON R	498 BAYSHORE DR	MIRAMAR BEECH	FL	32550
MULLENS, LINDA A	PO BOX 784	OAK RIDGE	NC	27310
MAGNOLIA ESTATE OF SUMMERFIELD LLC	PO BOX 351	SUMMERFIELD	NC	27358
RUBENSTEIN, FRED ; RUBENSTEIN, SUSAN	PO BOX 335	SUMMERFIELD	NC	27358
MCGUIRK, BRUCE F ; MCGUIRK, CARMEN M	6596 ALLEY RD	SUMMERFIELD	NC	27358
WEAVIL, MILA D ; WEAVIL, DAVID C OF WEAVIL FAMILY TRUS	7691 DEBOE RD	SUMMERFIELD	NC	27358
ADAMS, MICHAEL	PO BOX 1102	SUMMERFIELD	NC	27358
ADKINS, FRED R ; ADKINS, CARLA S	5802 FRANCIS MARIE CT	SUMMERFIELD	NC	27358
ADKINS, ROBERT KENNETH ; ADKINS, NANCY J	5808 HENSON FARM RD	SUMMERFIELD	NC	27358
ANDERSON, STEPHEN R ; ANDERSON, KRISTIN E	7240 WYATT DR	SUMMERFIELD	NC	27358
ANWAR, SHEHLA ; MOHAMMAD, ATTA	7372 HENSON FOREST DR	SUMMERFIELD	NC	27358
ARIAIL, RANDOLPH C ; ARIAIL, CHERRIE B	5803 FRANCIS MARIE CT	SUMMERFIELD	NC	27358
ARNAUD, PATRICIA M PATRI M ARNAUD REVOCABLE TR	7103 LAKE HENSON DR	SUMMERFIELD	NC	27358
BADGER, JENNIFER ROBERTS ; BADGER, MICHAEL CHANNING	7109 LAKE HENSON DR	SUMMERFIELD	NC	27358
BALDWIN LIVING TRUST ; BALDWIN, CAREY ; BALDWIN, ANNTOINE	7109 HENSON FARM WAY	SUMMERFIELD	NC	27358
BARCO BUILDERS LLC	PO BOX 688	SUMMERFIELD	NC	27358
BEAVER, ALLAN ; BEAVER, NANCY ELIZABETH	5900 HENSON FARM RD	SUMMERFIELD	NC	27358
BEESON, RICHARD G ; BEESON, CATHY W	3672 OAK RIDGE RD	SUMMERFIELD	NC	27358
BEESON, RICHARD LEON ; BEESON, JOAN T	3668 OAK RIDGE RD	SUMMERFIELD	NC	27358
BIGGS, JENNIFER A ; LEKSE, FREDERICK L	5804 FRANCIS MARIE CT	SUMMERFIELD	NC	27358
BLASKOVICH, JAMES E JR ; BLASKOVICH, ESTHER E	7470 HENSON FOREST DR	SUMMERFIELD	NC	27358
BROMICH, BRADLEY C ; BROMICH, CHERYL	6232 MCKIBBIN CIRCLE	SUMMERFIELD	NC	27358
CASCIANO, DANIEL P ; CASCIANO, ELEANOR L	6000 ARMFIELD CT	SUMMERFIELD	NC	27358
COBIA, JARED NICHOLAS ; COBIA, JENNIFER FROST	6239 STANBACK CT	SUMMERFIELD	NC	27358
COLLINS, GARY L ; COLLINS, LISA A	7466 HENSON FOREST DR	SUMMERFIELD	NC	27358
COOK, MACK J III ; COOK, JEWELL H	6224 MCKIBBIN CIR	SUMMERFIELD	NC	27358
COOKE, ROBERT J ; COOKE, JANET N	5902 HENSON FARM RD	SUMMERFIELD	NC	27358
CRABTREE, JOSEPH ; CRABTREE, TAMMY	6105 BASCOM DR	SUMMERFIELD	NC	27358
DALEY, JEROME T JR ; DALEY, KELLIE	7200 HENSON FARM WAY	SUMMERFIELD	NC	27358
DARST, ROBERT S ; DARST, BARBARA M	6233 MCKIBBIN CIR	SUMMERFIELD	NC	27358
DELLA, SANTA MASSIMO ; DELLA, DEENA	5901 MARY HALL CT	SUMMERFIELD	NC	27358
DODD, LUTHER THOMAS JR ; DODD, ANN E	7101 LENTZ CT	SUMMERFIELD	NC	27358
DWYER, JOHN M ; DWYER, RITA S	5902 MARY HALL CT	SUMMERFIELD	NC	27358
ERRICHIELLO, AGOSTINO ; ERRICHIELLO, MARIA	7368 HENSON FOREST DR	SUMMERFIELD	NC	27358
EURE, JOANNE LYNN	7042 BROOKBANK RD	SUMMERFIELD	NC	27358
GAY , KENNETH O ; GAY , APRIL L	7263 WYATT DR	SUMMERFIELD	NC	27358
GINGERICH HOMES INC	7622 HENSON FORREST DR	SUMMERFIELD	NC	27358
GLEN, TIMOTHY S ; GLEN, KARI C	5801 FRANCIS MARIE CT	SUMMERFIELD	NC	27358
GROSE, JOSEPH TYLER IV ; GROSE, RENATE B	7235 WYATT DR	SUMMERFIELD	NC	27358
GUESS, JIMMY ; GUESS, NAOMI M	6107 BASCOM DR	SUMMERFIELD	NC	27358
HADERLIE, B MCCADE ; HADERLIE, BRITTANY	6228 MCKIBBIN CIR	SUMMERFIELD	NC	27358
HAGGARTY, CHRISTOPHER T ; HAGGARTY, MARIA L	6241 MCKIBBIN CIRCLE	SUMMERFIELD	NC	27358
HARRIS, CHARLES W ; HARRIS, ANNE L	7201 HENSON FARM WAY	SUMMERFIELD	NC	27358
HATCHETT, JOHN FRANKLIN JR ; HATCHETT, JENNIFER B	5904 SNOW HILL DR	SUMMERFIELD	NC	27358
HENSON FARMS HOMEOWNERS ASSOCIATION INC	P O BOX 900	SUMMERFIELD	NC	27358
HENSON FARMS HOMEOWNERS ASSOCIATION INC	PO BOX 542	SUMMERFIELD	NC	27358
HITNEY, BRIAN T ; HITNEY, JENNIFER H	7205 HENSON FARM WAY	SUMMERFIELD	NC	27358
HOLMES, JOHN ALLEN ; HOLMES, TINA L	7236 WYATT DR	SUMMERFIELD	NC	27358
HOWARD, BEN COLEMAN ; HOWARD, JILL R	6001 ARMFIELD CT	SUMMERFIELD	NC	27358
HUBBARD, JOHN H JR ; ILBERTON, NICOLE POMPEI	7232 WYATT DR	SUMMERFIELD	NC	27358
HUGHES, TIMOTHY K ; HUGHES, MELISSA H	7352 HENSON FOREST DR	SUMMERFIELD	NC	27358
HUNTOON, MICHAEL R ; HUNTOON, PAMELA M	7376 HENSON FOREST DR	SUMMERFIELD	NC	27358
JENNINGS, GLENN E ; JENNINGS, SHIRLEY M	5800 FRANCIS MARIE CT	SUMMERFIELD	NC	27358

JOHNSON, JEFFREY A	6106 BASCOM DR	SUMMERFIELD	NC	27358
JONES, WILLIAM DIXON ; JONES, MARY LEWE	7239 WYATT DR	SUMMERFIELD	NC	27358
KAMORA, DAVID M ; KAMORA, JUDEY KAMORA	3646 OAK RIDGE RD	SUMMERFIELD	NC	27358
KING, RICHARD E JR ; KING, SHERRI L	6225 MCKIBBIN CIRCLE	SUMMERFIELD	NC	27358
KNAUSS, TROY ; KNAUSS, KIMBERLY Y	5903 SNOW HILL DR	SUMMERFIELD	NC	27358
LEKSE, FREDERICK L JR	6104 BASOM DR	SUMMERFIELD	NC	27358
LEMLY, REGINA G	6102 BASCOM DR	SUMMERFIELD	NC	27358
LEWIS, JEFFREY ALAN ; LEWIS, KIMBERLY BARKER-LEWIS	7255 WYATT DR	SUMMERFIELD	NC	27358
LEWIS, WILLIAM M ; LEWIS, EDNA GAIL	7106 LAKE HENSON DR	SUMMERFIELD	NC	27358
LOCKETT, OTIS ; LOCKETT, BARBARA T	7209 HENSON FARM WAY	SUMMERFIELD	NC	27358
MALESOVAS, JEFFREY SCOTT ; MALESOVAS, MIA P	7103 HENSON FARM WAY	SUMMERFIELD	NC	27358
MARINO, GLENN J ; MARINO, DEBRA A	7203 HENSON FARM WAY	SUMMERFIELD	NC	27358
MCCELLELLAN, GERO G ; MCCELLELLAN, ELIZABETH F	7103 LENTZ CT	SUMMERFIELD	NC	27358
MELLON, MICHAEL ; MELLON, NANCY T	6248 STANBACK CT	SUMMERFIELD	NC	27358
MILAM, STEPHEN W ; MILAM, CHANDRA W	7000 LAKE HENSON DR	SUMMERFIELD	NC	27358
MOORE, WILLIAM DARIN ; MOORE, DEVIETA C	7107 HENSON FARM WAY	SUMMERFIELD	NC	27358
NOWAK, HENRY P	7478 HENSON FOREST DR	SUMMERFIELD	NC	27358
PERPER, ARTHUR L ; PERPER, SHARON K	7105 LAKE HENSON DR	SUMMERFIELD	NC	27358
PERRY, ADDISON DAIL JR ; PERRY, TRACY M	6209 MCKIBBIN CIRCLE	SUMMERFIELD	NC	27358
PHILLIPS, BOB ; PHILLIPS, JOHNNA	5902 SNOW HILL DR	SUMMERFIELD	NC	27358
POOLE, PAUL WARREN JR ; POOLE, CHERYL P	7356 HENSON FOREST DR	SUMMERFIELD	NC	27358
PRICE, JAMES BRIAN ; PRICE, KARA N	6208 MCKIBBIN CIRCLE	SUMMERFIELD	NC	27358
PRICE, LORI A	6236 STANBACK CT	SUMMERFIELD	NC	27358
QUINLAN, ALISTAIR M ; QUINLAN, AVELINE F	7364 HENSON FOREST DR	SUMMERFIELD	NC	27358
REID, DUANE H ; REID, TANYA S	7202 HENSON FARM WY	SUMMERFIELD	NC	27358
RILEY, BENJAMIN S ; RILEY, ELIZABETH B	6220 MCKIBBIN CR	SUMMERFIELD	NC	27358
ROSE, DANIEL M	6103 BASCOM DR	SUMMERFIELD	NC	27358
ROSOSKY, THOMAS A ; ROSOSKY, DONNA J	7274 WYATT DR	SUMMERFIELD	NC	27358
SANTIAGO, DWIGHT D ; SANTIAGO, ALISON T	6212 MCKIBBIN CIRCLE	SUMMERFIELD	NC	27358
SELPH, DAVID L ; SELPH, KATHLEEN M	7108 LAKE HENSON DR	SUMMERFIELD	NC	27358
SIDDLE, KENNETH W ; SIDDLE, ROSIE M	3636 OAK RIDGE RD	SUMMERFIELD	NC	27358
STELLFOX, RUSSELL ; STELLFOX, BONNIE K	5813 HENSON FARM RD	SUMMERFIELD	NC	27358
STEWART, RICHARD A ; STEWART, LEIGH ANNE	6003 ARMFIELD CT	SUMMERFIELD	NC	27358
STRUGNELL, STEPHEN T ; TAO, JOAN C	7474 HENSON FOREST DR	SUMMERFIELD	NC	27358
SUMNER, STEPHEN M ; SUMNER, CHRISTINA B	7111 HENSON FARM WAY	SUMMERFIELD	NC	27358
TESTA, LEONARD J ; TESTA, DAWN M	7100 HENSON FARMS WAY	SUMMERFIELD	NC	27358
VALLEJO, JUAN M ; VALLEJO, ELIZABETH PARKER-VALLEJO	6247 STANBACK CT	SUMMERFIELD	NC	27358
VAN, KEMP JOHN ; VAN, SHARON C	7275 WYATT DR	SUMMERFIELD	NC	27358
VAUGHN, EDDIE L ; VAUGHN, SARA B	7107 LAKE HENSON DR	SUMMERFIELD	NC	27358
VAZQUEZ CARILLO, FERNANDO ; GARCIA, ERIKA ESTRADA	7258 WYATT DR	SUMMERFIELD	NC	27358
WESTBROOK, JEREMY E ; WESTBROOK, LEIGH L	6216 MCKIBBIN CIRCLE	SUMMERFIELD	NC	27358
WESTMORELAND, PHILLIP R ; WESTMORELAND, REBEKAH A	3684 OAK RIDGE RD	SUMMERFIELD	NC	27358
WINKELSTEIN, IAN D ; WINKELSTEIN, LEIGH W	7102 HENSON FARM WAY	SUMMERFIELD	NC	27358
WINNER, RONALD L	7001 LAKE HENSON DR	SUMMERFIELD	NC	27358
YOST, RYAN D ; YOST, KELLY A	6244 STANBACK COURT	SUMMERFIELD	NC	27358
PHILLIPS, SAMMY P JR ; PHILLIPS, LISA C	7105 HENSON FARM WAY	SUMMERFIELD	NC	27358
JOHNSON, NORMAN R	2550 CUMBERLAND BLVD SE APT119	SYMRNA	GA	30080

duplicates for different mailing/property addresses

CURRENT OWNER	7102 LENTZ CT	SUMMERFIELD	NC	27358
CURRENT OWNER	7266 WYATT DR	SUMMERFIELD	NC	27358
CURRENT OWNER	7104 HENSON FARM WAY	SUMMERFIELD	NC	27358
CURRENT OWNER	5903 MARY HALL CT	SUMMERFIELD	NC	27358
CURRENT OWNER	3640 REAR OAK RIDGE RD	SUMMERFIELD	NC	27358
CURRENT OWNER	3700 OAK RIDGE RD	SUMMERFIELD	NC	27358
CURRENT OWNER	5900 MARY HALL CT	SUMMERFIELD	NC	27358
CURRENT OWNER	6002 ARMFIELD CT	SUMMERFIELD	NC	27358
CURRENT OWNER	6240 MCKIBBIN CIR	SUMMERFIELD	NC	27358
CURRENT OWNER	6243 STANBACK CT	SUMMERFIELD	NC	27358
CURRENT OWNER	7207 HENSON FARM WAY	SUMMERFIELD	NC	27358
CURRENT OWNER	7348 HENSON FOREST DR	SUMMERFIELD	NC	27358

NOTICE OF PUBLIC HEARING

SUMMERFIELD ZONING BOARD
May 3, 2012
7:00 p.m.
Summerfield Community Center
5404 Centerfield Road
Summerfield, North Carolina

SUMMERFIELD TOWN COUNCIL
May 9, 2012
6:30 p.m.
Summerfield Community Center
5404 Centerfield Road
Summerfield, North Carolina

CASE #01-12

This hearing has been continued from the April 26, 2012 meeting of the Zoning Board.

The Town of Summerfield Zoning Board and the Town Council of the Town of Summerfield have been requested to rezone a property located off Wyatt Dr (the northern portion of the property listed at 6846 Banning Rd, being Guilford County tax map #0149612). This portion of the parcel, located in Bruce Township, includes approximately 47.23 acres (see map on reverse). The parcel is owned by Brookbank LLC. The applicant is requesting a rezoning from CU-OSRD (Conditional Use Open Space Residential District), to CU-AG (Conditional Use Agricultural District).

The AG, Agricultural District, is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions. The district is established for the following purposes:

- 1) *to preserve and encourage the continued use of land for agricultural, forest and open space purposes;*
- 2) *to discourage scattered commercial and industrial land uses;*
- 3) *to concentrate urban development in and around area growth centers, thereby avoiding premature conversion of farmland to urban uses;*
- 4) *to discourage any use which, because of its character, would create premature or extraordinary public infrastructure and service demands.*

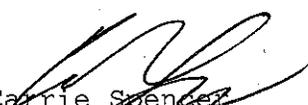
The overall gross density in AG areas will be 0.36 units per acre, with a minimum lot size of 120,000 square feet.

The condition requested with the rezoning is to allow all uses permitted in the AG district except for 4953 Refuse Systems as defined in OSHA SIC Manual.

A list of uses that are permitted in the requested zoning district, as well as those permitted in the current district, is available on the town website at www.summerfieldgov.com (click on "Planning Department", then on "Zoning Board and Public Hearing Cases", then on the word "HERE" in the last paragraph, and select case #01-12), or by calling the Planning Department at 643-8655.

This notice is sent to all property owners within one quarter (1/4) mile of the property requested for rezoning. Please discuss it with other residents who may have an interest in this request. Anyone wishing to be heard on this matter should appear at the public hearing, or arrange to be represented. Addresses for Guilford County are recorded and updated by the Guilford County tax office so this distribution list is subject to the accuracy of those records.

If you have any questions, please call me at 643-8655.


Carrie Spencer
Interim Summerfield Town Planner
cspencer@summerfieldgov.com



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

CERTIFICATION OF ZONING NOTIFICATION

REZONING CASE # 01-12

This is to certify to the Town Council of Summerfield that the owner(s) of that parcel of land in Rezoning Case #01-12 as shown on the County Tax Map for the affected parcel (Tax Map #0149612, 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 rezoning by First Class Mail at the last address listed for such owner(s) on the Guilford County Tax Abstracts. The notice was mailed on 4/27/12.

(Name)



(Date)

4/27/12

Project No. 1620.09

ENVIRONMENTAL SUMMARY
FOR
THE ARMFIELD PROPERTY
GUILFORD COUNTY, NORTH CAROLINA

November, 2006

Prepared by:

FLEMING ENGINEERING, INC

**700 Carnegie Place
P.O. box 8774
Greensboro, North Carolina 27419
(336) 852-9797**

**ENVIRONMENTAL SUMMARY
FOR THE
ARMPFIELD PROPERTY**

Table of Contents

1.0 Introduction

2.0 Site Location and Description

3.0 Proposed Project Description

4.0 Existing Site Environmental Characteristics

- 4.1 Topography
- 4.2 Soils
- 4.3 Existing and Surrounding Land Use
- 4.4 Jurisdictional Waters of the United States (Wetlands and Streams)
- 4.5 Agricultural Lands
- 4.6 Public Lands and State Scenic or Recreational Areas
- 4.7 Archaeological and Historic Sites
- 4.8 Protected Natural Areas and Wildlife Habitats
- 4.9 Water Resources

5.0 Open Space Residential District Zoning

6.0 Potential Environmental Impacts

- 6.1 Proposed Development
- 6.2 Topography
- 6.3 Soils
- 6.4 Existing and Surrounding Land Use
- 6.5 Jurisdictional Waters of the United States (Wetlands and Streams)
- 6.6 Agricultural Lands
- 6.7 Public Lands and State Scenic or Recreational Areas
- 6.8 Archaeological and Historic Sites
- 6.9 Protected Natural Areas and Wildlife Habitats
- 6.10 Water Resources

7.0 Summary

Figures:

- Figure No. 1: Site Location Map
- Figure No. 2: USGS Location Map
- Figure No. 3: Existing Site Conditions
- Figure No. 4: Zoning Map
- Figure No. 5: Aerial Photograph
- Figure No. 6: National Wetlands Inventory Map
- Figure No. 7: Flood Insurance Rate Map

Appendix:

- Appendix A: National Wetland Inventory Information
- Appendix B: Natural Areas Inventory of Guilford County, North Carolina

Drawings:

- Drawing Sheet No. 1 Rezoning Exhibit (Sheet 1 of 2)
- Drawing Sheet No. 2 Rezoning Exhibit (Sheet 2 of 2)

1.0 Introduction

In accordance with the Town of Summerfield Development Ordinance, 4-10.4 H and I for Open Space Residential District (OSRD), Fleming Engineering, Inc. is submitting this Environmental Summary to demonstrate the suitability of the Armfield property, from hereon referred to as “the property”, for residential development.

The areas covered within the Environmental Summary report address the property’s existing condition, with respect to environmentally sensitive areas, and the potential impacts to these areas by the proposed development. Environmentally sensitive areas chosen to investigate are the ones outlined within the Town of Summerfield’s Long Term Planning Report as well the Summerfield’s Development Ordinance with respect to OSRD zoning and development standards.

2.0 Site Location and Description

The proposed site is located in the northwestern portion of Guilford County, North Carolina, within the Town of Summerfield. The property, which totals 400.32 acres, is located just south of NC Hwy 150 (S.R. 150), west and east of Brookbank Road (S.R. 2127) and borders an unnamed tributary of Reedy Fork Creek to the south. The site is listed in Guilford County as the following tax parcel:

T.M.#: 10-654-971-7 DB. 5814 PG. 686

A site location map is provided as Figure No. 1. The site is also located within the Northwest Area Plan as identified in the Long Range Plan for Guildford County. Appendix A contains a boundary survey for the Armfield property.

3.0 Proposed Project Description

The proposed project will consist of the development of a residential single-family subdivision, twin homes, related public roads, public trail networks, and various related amenities within a 400.32-acre piece of property. The site is currently seeking rezoning from conditional-use open space residential district (CU-OSRD) to conditional-use open space residential district (CU-OSRD). The purpose of this rezoning is to revise the previously approved street alignments and lot layout.

4.0 Existing Site Environmental Characteristics

The following environmental characteristics are those that have been identified as important to the future of the Town of Summerfield development as identified within the Town of Summerfield’s Development Ordinance and the town’s Long Term Planning Document.

4.1 Topography

The site is characterized by gently to moderately sloping hillsides ranging in elevation from 760 to 906 feet above mean sea level (MSL). The sites high point is located along the northeast side of the property near the Henson Farms subdivision and gradually slopes downward to the south edge of the property. The average slope across the property from north to south is approximately 4%. The property is separated by three main drainage features, all of which drain into an unnamed tributary of Reedy Fork Creek. The topography is relatively flat along the floodplain of the tributary and slightly steeper within the on-site drainage features. The majority of the steeper terrain is located along the banks and side slopes of the tributary (just outside the limits of the floodplain) and its drainage features. Approximately 90% of the area within the site property boundary contains topography of slopes 15% or less.

Existing topography for the property is shown on the USGS topo-quad for Summerfield, Figure No. 2. Contours and planimetric site data obtained from the Guilford County, GIS Department are shown on Figure No. 3.

4.2 Soils

The property is located in the Piedmont Physiographic Province of North Carolina in the geologic belt known as the Charlotte Slate Belt. These regions are shown on the Geologic Map of North Carolina.

The Guilford County, N.C. Soil Survey, prepared by the USDA Soil Conservation Service, was used to identify existing soil characteristics within the property. The majority of the area is classified within the Cecil-Madison soil association (gently sloping, well drained soils that have a sandy clay loam, clay loam, and clay subsoil on the uplands). The areas along the flood plain and the unnamed tributary of Reedy Fork Creek are classified within the Chewacla-Wehdkee-Congaree soil association (nearly level, well drained to poorly drained soils that have a sandy loam, loam, silt loam, clay loam, and silty clay loam subsoil on floodplains). The dominant soils within the property are Cecil sandy loam (CcB), Cecil sandy loam (CcC), and Cecil sandy clay loam (CeB2). The remainder of the property, steeper areas and drainage features, are occupied by soils within the Madison soil series.

The Cecil sandy loam soil group (CcB and CcC) classifies as nearly level (2-6% and 6-10% slopes) well-drained soils of upland areas and side slopes of upland areas. The organic matter content of the surface layers of the soils are low. Permeability is moderate as well as water capacity. The soils have high potential for certain crops and moderate potential for most urban uses such as dwellings and roads.

The Cecil sandy clay loam soil group (CeB2) classifies as nearly level (2-6%) well-drained soils on broad ridges and uplands. The organic matter content of the surface layers of the soils are low. Permeability is moderate as well as water capacity. The soils have moderately low potential for certain crops and moderate potential for most urban uses.

4.3 Existing and Surrounding Land Use

The property is zoned conditional-use open space residential district. The land, approximately 400.32 acres, has primarily been used for agricultural purposes. Approx 42% of the site is currently wooded.

Residentially zoned areas (RS-40, RS-40-MH, RS-30, CU-RS-40 and CU-OSRD) and some agricultural (AG) bound the property to the north and east. Predominantly agricultural (AG) and some residential (RS-40) areas occupy areas to the south and west of the property. Figure No. 4 highlights the current zoning of the property and the surrounding areas. The zoning map was obtained from the Zoning Atlas for Guilford County, effective February 1, 2000. Several existing subdivisions are located adjacent to the property. The Henson Farms and Armfield Phase 1-B subdivisions borders the property to the east; Armfield Phase 1-A and 2 border the property to the north and west; the Henson Forest subdivision and the Auburndale subdivision are located on the north side of HWY 150. See Figure No. 1 for a location map of these subdivisions. Figure no. 5 provides an aerial photograph of the property and its surrounding areas.

4.4 Jurisdictional Waters of the United States (Wetlands and Streams)

Wetlands within the property area are shown on Figure No. 6. These wetlands are based on National Wetlands Inventory (NWI) mapping, and may not be fully representative of potential jurisdictional wetlands in the field. However, NWI mapped wetlands do reveal that the majority of wetlands expected on the property will be located within the floodplain and along the unnamed tributary of Reedy Fork Creek bordering the property to the south. Appendix B includes descriptions for the type of wetlands shown on the NWI mapping.

The current Summerfield Development Ordinance requires that smaller drainage features on the property are required to be protected with stream buffers. This provision in the ordinance should provide protection for all other wetlands on the site except for street crossings.

The locations of drainage features shown on Figure No. 3 are based on GIS information obtained from Guilford County, site soils map provided by the Guilford County, N.C. Soil Survey, and the Summerfield USGS topo-quadrangle. The property is separated by three main drainage features that enter the property from the south, all of which drain into an unnamed tributary of Reedy Fork Creek.

4.5 Agricultural Lands

Through a visual inspection, it does appear that some of the existing open areas on the property have been at one time, or are currently, being used as farmland. No crops other than hay were identified at the time of inspection. Some existing open areas appear to be fallow overgrown fields.

The National Resources Conservation Service (NCRS) document "Important Farmlands of North Carolina" was used to determine if the soils identified on the property, through

the use of the Guilford County, N.C. Soil Survey, have the potential for agriculture. The report classifies all farmland into three categories, prime farmland, unique farmland, and farmland of statewide importance. Prime farmland includes all soils with slopes between 0 and 8 percent. Soils that flood and are somewhat poorly drained meet the prime farmland condition under certain conditions as outlined by the NRCS. Unique farmlands include areas whose soils have a special set of properties that are unique for producing high-value crops. Soils in which blueberries are grown in North Carolina meet these requirements. Farmlands of statewide importance have soils that do not meet the requirements for prime farmland due to steepness of slope, permeability or susceptibility to erosion.

The Cecil sandy loam and Madison soil groups represent the dominant soil types on the property. These soil units are listed as potential prime farmlands and farmlands of statewide importance depending on the areas specific slope, potential for erosion, and current draining conditions. These characteristics belong to many sites in Guilford County and the Piedmont region of North Carolina.

4.6 Public Lands and State Scenic or Recreational Areas

No public lands and State scenic or recreational areas exist on the property.

4.7 Archaeological and Historic Sites

The Historic Architecture and Historic Properties Inventory of Guilford County, North Carolina, 1996, as prepared by the Guilford County Historic Preservation Commission, does not list any significant historic properties or structures of architectural significance within the property area. The closest identified structure, according to the above referenced inventories, is located near the corner of Brookbank Road and NC Hwy 150, outside of the property area. The structure is listed as a one-story, much altered, log house with handsome stone chimney. The date of establishment is uncertain. The current degree of structural alteration with respect to the buildings original condition is unknown.

4.8 Protected Natural Areas and Wildlife Habitats

The Natural Heritage Inventory for Guilford County, as prepared by the Piedmont Land Conservancy, does not list any protected natural areas or wildlife habitats within the property area.

The Natural Areas Inventory of Guilford County, North Carolina, as prepared by Guilford County and the North Carolina Natural Heritage Foundation, has identified thirty-six significant natural areas within Guilford County. Of the thirty-six identified sites, Site Number BC2 is located closest to the property. According to the location map provided within the inventory, it appears that site BC2 is located along Reedy Fork Creek to the south and outside of the property. The significant features listed within the site include; alluvial wetlands and natural areas containing *Cypripedium acaule*, also known as the “pink lady’s slipper”. A location map and a copy of the inventory is provided in Appendix C.

The OSRD zoning classification requires that approximately 50% of the site remains open space. The developer has designated the location of this open space on the “Zoning Exhibit” submitted to Guilford County (see Drawing Sheets 1 and 2). The indicated open space follows major drainage patterns on this site and is continuous in most areas. The open space is sufficiently wide enough to provide “wild life corridors” allowing many wildlife species to move through these areas unmolested.

4.9 Water Resources

The property is located north of Reedy Fork Creek within the Cape Fear River Basin. The property is also located within the Greensboro (Reedy Fork) Watershed WS-III General Water Shed Area (GWA). The watershed’s critical area is approximately 1.2 miles from the property to the southeast. The North Carolina Division of Water Quality (NCDWQ) subbasin designation for Reedy Fork Creek is 03-06-02.

Portions of the property are located in 100-yr and 500-yr floodplains as indicated on the Flood Insurance Rate Map (FIRM) for Guilford County (reference community panel number 370111-0040 B dated June 4, 1980). Approximately 37 acres are located within the 100-yr floodplain limits and approximately 3 acres are located within the 500-yr floodplain limits. As listed on the FIRM map, no base flood elevations or flood hazard factors have been determined for the flood boundary areas that impact the property. The approximate location of the 100-year flood boundary is shown on Figure No. 7. Its location was determined through the use of the above reference FIRM map and topography provided by the Guilford County GIS department.

Streams, surface water, and natural drainage features as identified through the use of USGS mapping for Summerfield and the site soils map provided by the Guilford County N.C. Soil Survey, are shown on Figure No. 3. A large pond (approx. 4.7 acres) is located on the southeastern portion of the property.

5.0 Open Space Residential District Zoning

The proposed subdivision will be permitted and constructed in accordance with the Town of Summerfield Development Ordinance with respect to Open Space Residential District (OSRD) zoning regulations.

OSRD is a relatively new zoning option within the Town of Summerfield (TOS). As identified within the TOS’s Long Range Planning document, “the OSRD is intended to permit creative sub-division layouts designed to help a landowner make optimal use of a given site while preserving environmentally sensitive areas and protecting land value. The OSRD is designed to encourage compact residential growth while maintaining average housing densities similar to those” in existence.

The primary difference between OSRD zoning and other traditional residential zoning options is the requirement to limit total development to fifty percent of the gross land area. The remaining fifty percent of the land area is to be designated as open space. Open space, as defined within the TOS’s Long Range Planning document, is “any parcel of land or water that is essentially unimproved and set aside, dedicated, designated or

reserved for public or private use or enjoyment, the protection or preservation of natural resources, vistas or the environment, and or protection of animal movement corridors.” Areas designated as open space may be dedicated to the public for parkland, open space and/or drainageway, placed under the control of a land trust or conservancy, designated for agricultural use, or designated as Common Area for the use, benefit, and enjoyment of all residents of the proposed development. Proposed open space areas are highlighted on Drawing Sheet Nos. 1 and 2.

6.0 Potential Environmental Effects

6.1 Proposed Development

The proposed project will consist of the development of residential single-family homes, twin homes, related public roads, public trail networks and other various related amenities within four hundred acres of the Armfield property. The subdivision will be served by proposed on-site community wells. Traditional subsurface wastewater disposal will be used for septic needs. It should be noted that the construction of the subdivision would occur in phases. Therefore, at any given time, construction will be limited to individual phases and not the entire developable area (thus limiting impacts to only portions of the property at any one time).

6.2 Topography

OSRD zoning requirements limit the development to fifty percent of the gross land area. The remainder of the land will be designated as open space areas, therefore proposed development will be limited to areas outside the designated open space. The majority of the topography within open spaces areas will not be impacted. Within the developable portion of the property, roadways and right-of-way areas will be graded to provide access to individual lots. Lots will not be mass graded and the developable areas will be designed to limit the amount of disturbance to topographic slopes steeper than 15%.

6.3 Soils

Direct impact to soil conditions will occur within the developable portions of the property through the construction of roads, stormwater control features, utilities and septic systems. Temporary disturbance of the soils is unavoidable during construction. The loss of soils from erosion will be limited by the design and implementation of standard erosion control devices. Erosion control practices will adhere to standards set forth in the North Carolina Erosion and Sediment Control Planning and Design Manual. Design plans are submitted to the North Carolina Department of Land Resources for plan approval prior to construction. Typical erosion and sediment control measures that may be used include sediment traps, silt fencing, temporary diversion channels and berms. Re-vegetation of disturbed areas are typically implemented within 15 days of the completion of constructed areas.

A soils analysis was conducted on the property to identify soils suitable for the construction of traditional subsurface wastewater disposal systems. These areas are outlined within Drawing Sheet No. 2.

6.4 Existing and Surrounding Land Use

The change from the existing land use (agricultural and undeveloped) to that of single-family residential will likely increase stormwater flow, through the construction of additional built upon areas and impervious surfaces, and thus potentially impact soils, wetlands, existing drainage features and water resources. Impacts will be minimized through the design of stormwater control devices, erosion control measures and maintaining required buffers along natural drainage features.

Several residential subdivisions are located adjacent to the Armfield Property. Their locations are shown on Figure No. 1.

6.5 Jurisdictional Waters of the United States (Wetlands and Streams)

Required stream buffers, as outlined in Table 7-5-1 of the Town of Summerfield's development ordinance, will minimize impacts to streams and natural drainage features from the proposed development. Stream crossings and utility installation are allowed within buffers and will be designed as close to 90 degrees as possible to minimize impact to the feature. Appropriate erosion control devices and re-vegetation practices will be utilized to prevent excessive sedimentation to the drainage feature. See Drawing Sheet No. 1 for buffer locations.

NWI mapped wetlands show that the majority of wetlands expected on the property are located along the main tributary to Reedy Fork Creek, within the 100-yr floodplain. Since development is not anticipated within the floodplain, no impacts to these wetlands are expected.

6.6 Agricultural Lands

Impacts as a result of the proposed development may affect existing or potential farmland within the developable portions of the property. Impacts may be minimized if portions of the open space later become designated for potential agricultural use. According to OSRD zoning requirements for open space, open space may be land designated for agricultural use. Required open space will ultimately occupy approximately 50% of the total property area.

6.7 Public Lands or State Scenic and Recreational Areas

No public lands or State and recreational areas exist on the property therefore no direct impacts are expected.

6.8 Archaeological and Historic Sites

No significant historic properties or structures as listed in The Historic Architecture and Historic Properties Inventory of Guilford County, North Carolina, 1996, prepared by the Guilford County Historic Preservation Commission, are located within the property area. No impacts are anticipated.

6.9 Protected Natural Areas and Wildlife Habitats

The Natural Heritage Inventory for Guilford County, as prepared by the Piedmont Land Conservancy, does not list any protected natural areas or wildlife habitats within the property area. Therefore no impacts to these types of areas are expected.

It should be noted that general wildlife within the areas of proposed development may be impacted due to construction, grading and clearing. Wildlife habitats affected by the development could potentially relocate within areas designated as open space (approx. 50% of the total property area).

6.10 Water Resources

The property is located within the Greensboro (Reedy Fork) Watershed WS-III General Water Shed (GWA). Development areas within the watershed classification WS-III are limited to a maximum 50% built upon area. No impacts to the watershed critical area (WCA) are expected. The property is approximately 1.2 miles from the WCA.

The construction of the proposed subdivision may affect surface water quality through the increase in stormwater run-off and erosion from the construction of impervious areas (roadways, driveways, etc.), site grading and land clearing. These impacts shall be minimized through the design and use of adequate erosion and sediment control devices, stormwater management techniques and maintaining required buffers along streams and natural drainage areas.

Common Area will be dedicated around the pond to protect it and any surrounding wetlands. The Common Area will be owned and maintained by the Homeowners Association such that no building lot directly adjoins the water's edge.

7.0 Summary of Potential Environmental Impacts

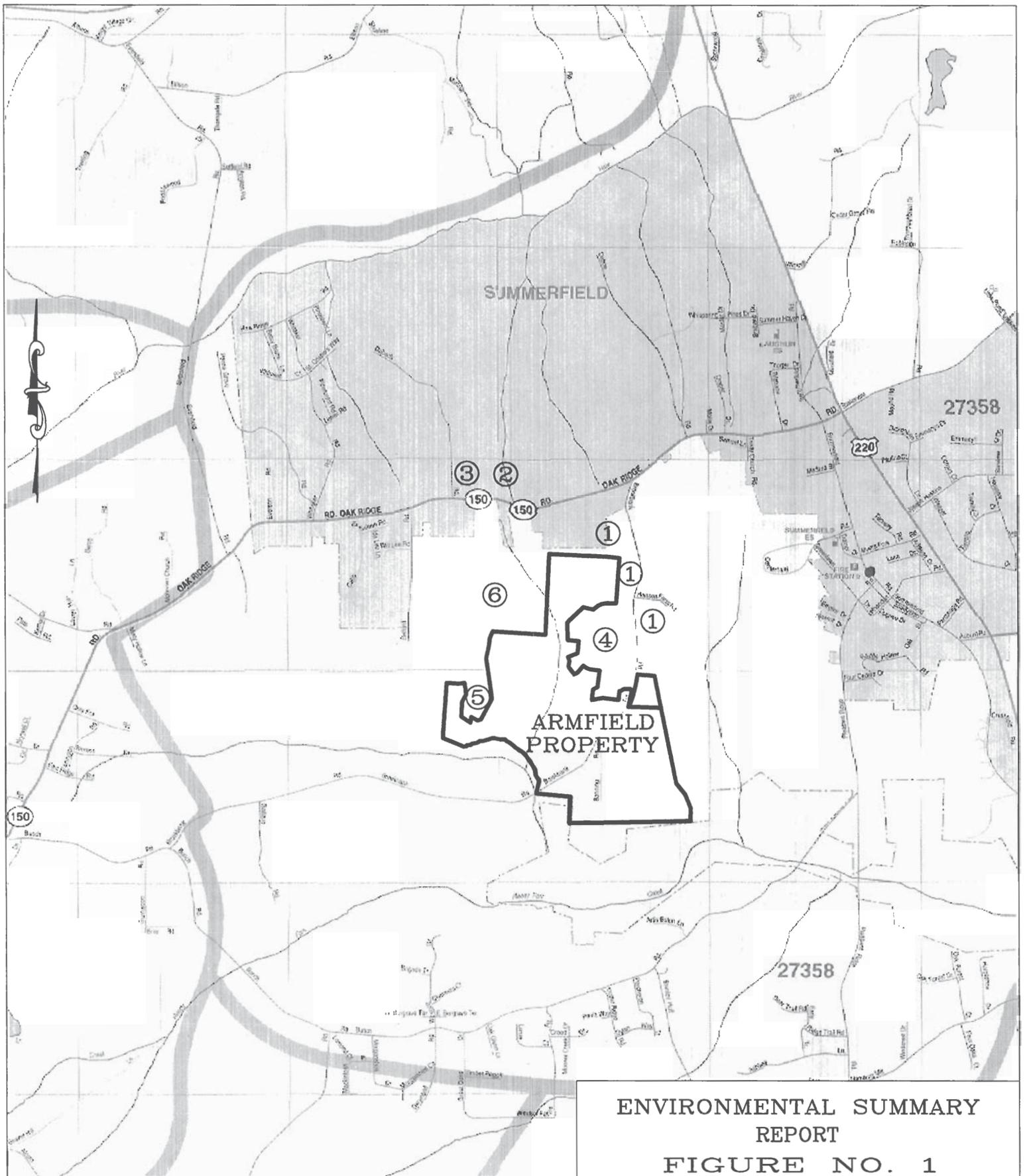
The nature of residential development and construction, in itself, impacts the natural environment upon which it is established. Potential permanent and temporary impacts to the Armfield properties existing environmental condition (topography, soils, agricultural lands, wildlife, etc.) can be expected through the construction of roads and general site grading.

Development standards set forth within the Town of Summerfield's Development Ordinance, outlined under the zoning requirements for Open Space Residential Districts (OSRD), the general subdivision development standards, and the environmental regulations, have been established to minimize the potential impacts as outlined in this report. Development under these guidelines should result in significantly lower environmental impacts than development under the more traditional guidelines used in the past.

The open space requirement within OSRD zoning will limit the total developable area of the Armfield property to approximately 50% of the gross land area. The benefits of maintaining this large amount of open space include:

- Maintaining the rural characteristics of the area through the preservation of open areas and wooded areas;
- Minimizing the impact to environmentally sensitive areas by limiting the total development area;
- Potentially maintaining agriculturally productive land;
- Minimizing land and soil disturbance;
- Maintaining large amounts of connected undisturbed areas (corridors) for wildlife and continued growth of existing forest vegetation;
- Establishment of Common Areas.

FIGURES



- 1) HENSON FARMS SUBDIVISION
- 2) HENSON FOREST SUBDIVISION
- 3) AUBERNDALE SUBDIVISION
- 4) ARMFIELD PHASE 1-B
- 5) ARMFIELD PHASE 2
- 6) ARMFIELD PHASE 1-A

DATE: 10-23-06

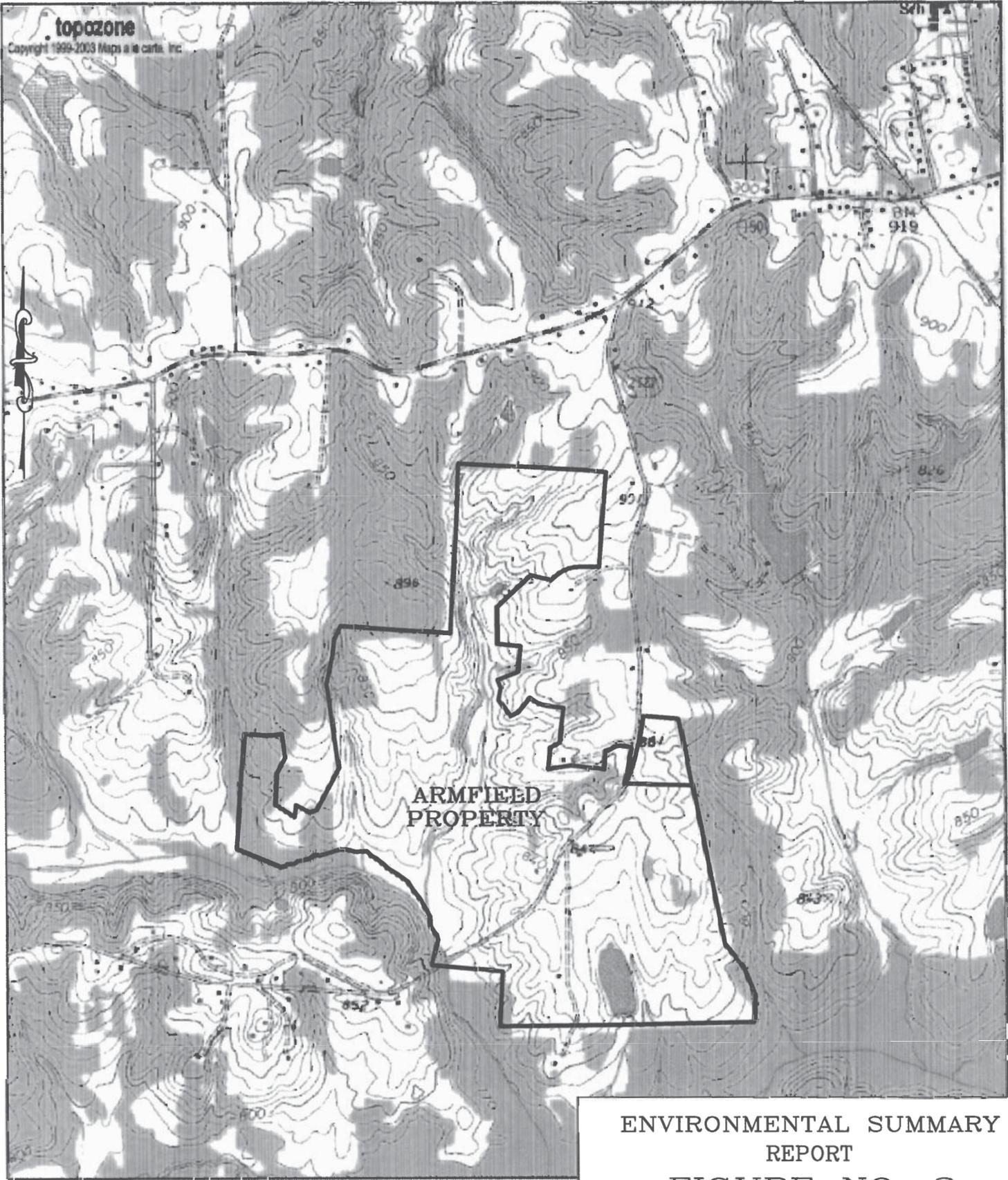
SCALE: 1"=3000'

**ENVIRONMENTAL SUMMARY
REPORT
FIGURE NO. 1
SITE LOCATION MAP**

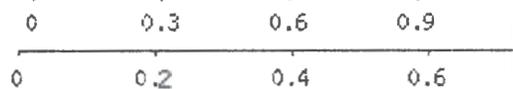
Fleming Engineering, Inc.
700 Carnegie Place Greensboro, NC 27409
Phone: 336-852-9797 • Fax: 336-852-9766

DRAWN BY: JMR
PROJ. NO.: 1620-02

DRAWING FILE: EA-REPORT.DWG
REF. NO.: 02-076



ENVIRONMENTAL SUMMARY
REPORT
FIGURE NO. 2
USGS LOCATION MAP



UTM 17 596578E 4005948N
USGS Summerfield (NC) Q
Projection is UTM Zone 17 NA

DATE: 10-23-06 SCALE: 1"=1500'

 **Fleming Engineering, Inc.**

700 Carnegie Place Greensboro, NC 27409
Phone: 336-852-9797 • Fax: 336-852-9766

DRAWN BY: JMR	DRAWING FILE: EA-REPORT.DWG
PROJ. NO.: 1620-02	REF. NO.: 02-076



NOTE:
 TOPOGRAPHY AND SITE PLANIMETRIC DATA
 OBTAINED FROM THE GUILFORD COUNTY G.I.S.
 DEPARTMENT.

ENVIRONMENTAL SUMMARY
 REPORT
 FIGURE NO. 3
 EXISTING SITE CONDITIONS

Fleming Engineering, Inc.
 700 Carnegie Place Greensboro, NC 27409
 Phone: 336-852-9197 • Fax: 336-852-9766

DATE: 11-06-06 SCALE: 1"=600'

DRAWN BY: JMR
 PROJ. NO.: 1620-02
 DRAWING FILE: SHEET 16.DWG
 REF. NO.: 02-078

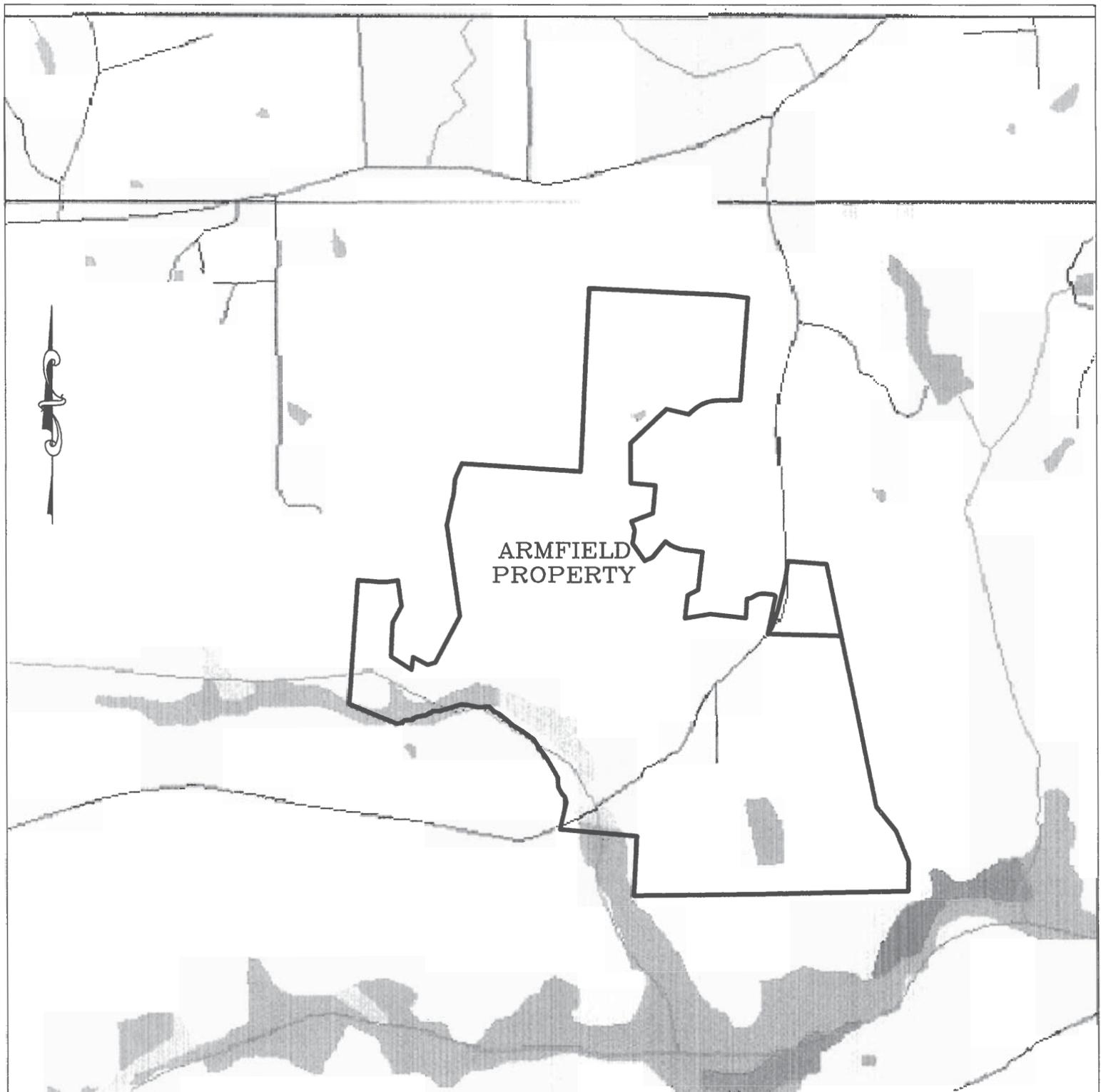


ARMFIELD PROPERTY
400.92 ACRES

**ENVIRONMENTAL SUMMARY
REPORT
FIGURE NO. 5
AERIAL PHOTOGRAPH**

Fleming Engineering, Inc.
700 Carnegie Place Greensboro, NC 27409
Phone: 336-852-9797 • Fax: 336-852-9766

- NOTE:
1. AERIAL PHOTOGRAPH OBTAINED FROM THE GUILFORD COUNTY G.I.S. DEPARTMENT.
 2. BOUNDARY SURVEY OF THE ARMFIELD PROPERTY PROVIDED BY FLEMING ENGINEERING, INC.



- PEM1A
- PEM1C
- PFO1A
- PFO1C
- PSS1A
- PSS1C
- PUBHh
- Upland
- No Data Available
- ~ Streams
- ~ Roads
- ~ States
- ~ Counties

ENVIRONMENTAL SUMMARY
 REPORT
 FIGURE NO. 6
 NATIONAL WELANDS INVENTORY MAP

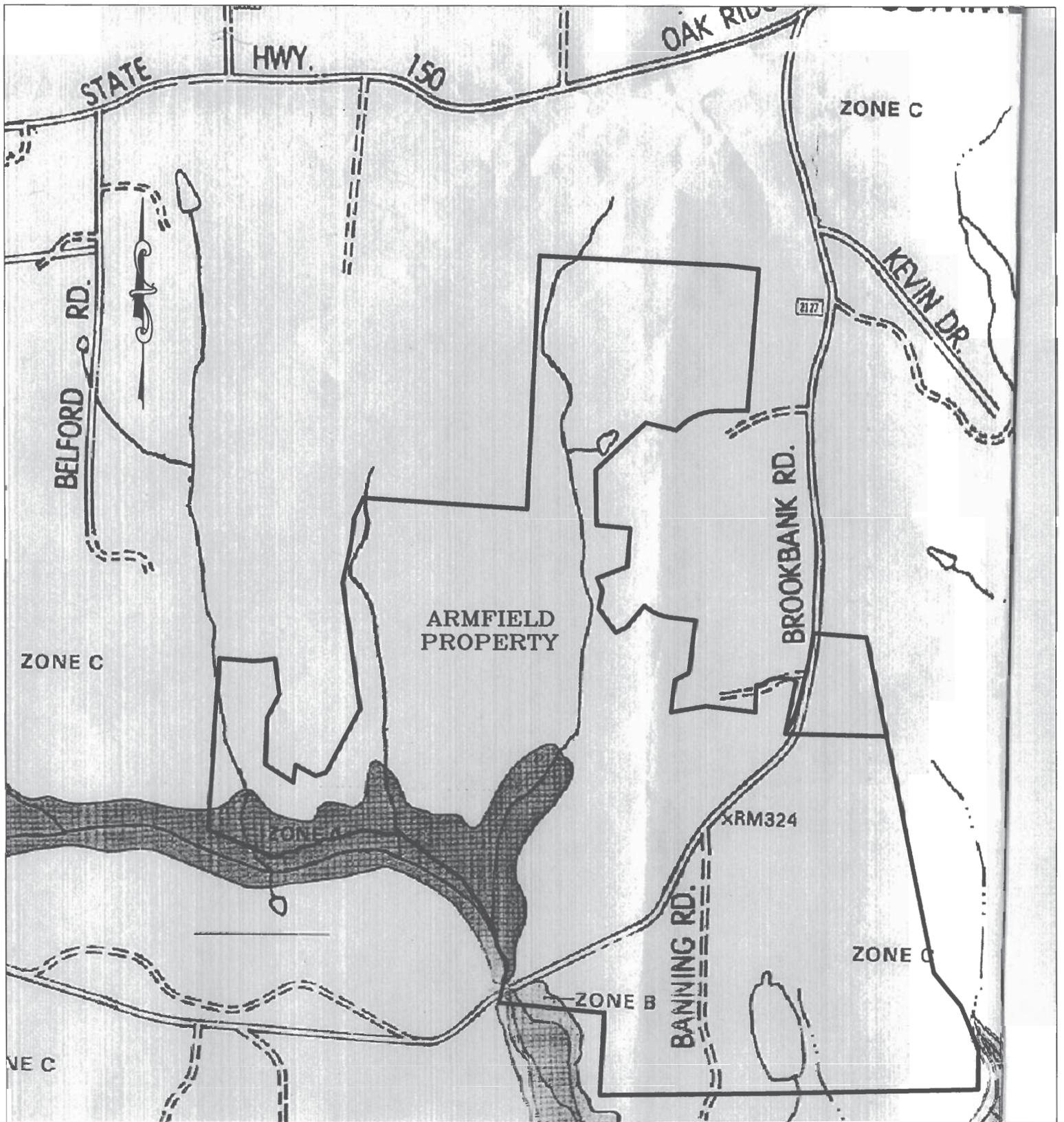

Fleming Engineering, Inc.
 700 Carnegie Place Greensboro, NC 27409
 Phone: 336-852-9797 • Fax: 336-852-9766

DATE: 10-23-06

SCALE: 1"=1500'

DRAWN BY: JMR
 PROJ. NO.: 1620-02

DRAWING FILE: EA-REPORT.DWG
 REF. NO.: 02-076



REFERENCE: FLOOD INSURANCE RATE MAP (FIRM)
 FOR GUILFORD COUNTY, NORTH CAROLINA
 PANEL NUMBER 370111-0040B, EFFECTIVE
 DATE JUNE 4, 1980.

ENVIRONMENTAL SUMMARY
 REPORT
 FIGURE NO. 7
 FLOOD INSURANCE RATE MAP

 **Fleming Engineering, Inc.**
 700 Carnegie Place Greensboro, NC 27409
 Phone: 336-852-9797 • Fax: 336-852-9766

DATE: 10-23-06

SCALE: 1"=1000'

DRAWN BY: JMR
 PROJ. NO.: 1620-02

DRAWING FILE: EA-REPORT.DWG
 REF. NO.: 02-076

APPENDIX A
NATIONAL WETLANDS INVENTORY MAPPING
DESCRIPTION

The following classifications and descriptions reference the National Wetlands Inventory Map for the proposed site. Designations and locations are shown on Figure No. 6.

PEM1A: P EM1 A

[P] Palustrine, [EM] Emergent, [1] Persistent, [A] Temporarily Flooded

[P] Palustrine - The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics:

1. are less than 8 hectares (20 acres);
2. do not have an active wave-formed or bedrock shoreline feature;
3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin;
4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

[EM] Emergent - Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

(1) Persistent - Dominated by species that normally remain standing at least until the beginning of the next growing season. This subclass is found only in the Estuarine and Palustrine systems.

[A] Temporarily Flooded - Surface water is present for brief periods during growing season, but the water table usually lies well below the soil surface. Plants that grow both in uplands and wetlands may be characteristic of this water regime.

Questionable attributes: 0

Records processed: 1

Attribute classification definitions derived from:
Cowardin, L.M., V. Carter, F. Golet, and E. LaRoe.
1979. Classification of Wetlands and Deepwater
Habitats of the United States. U.S. Fish and
Wildlife Service. 103 pp.

PEM1C: P EM1 C

[P] Palustrine, [EM] Emergent, [1] Persistent, [C] Seasonally Flooded

[P] Palustrine - The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics:

1. are less than 8 hectares (20 acres);
2. do not have an active wave-formed or bedrock shoreline feature;
3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin;
4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

[EM] Emergent - Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

(1) Persistent - Dominated by species that normally remain standing at least until the beginning of the next growing season. This subclass is found only in the Estuarine and Palustrine systems.

[C] Seasonally Flooded - Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

Questionable attributes: 0

Records processed: 1

Attribute classification definitions derived from:
Cowardin, L.M., V. Carter, F. Golet, and E. LaRoe.
1979. Classification of Wetlands and Deepwater
Habitats of the United States. U.S. Fish and
Wildlife Service. 103 pp.

PFO1A: P_FO1 A

[P] Palustrine, [FO] Forested, [1] Broad-Leaved Deciduous, [A] Temporarily Flooded

[P] Palustrine - The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics:

1. are less than 8 hectares (20 acres);
2. do not have an active wave-formed or bedrock shoreline feature;
3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin;
4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

[FO] Forested - Characterized by woody vegetation that is 6 m tall or taller.

(1) Broad-leaved Deciduous - Woody angiosperms (trees or shrubs) with relatively wide, flat leaves that are shed during the cold or dry season; e.g., black ash (*Fraxinus nigra*).

[A] Temporarily Flooded - Surface water is present for brief periods during growing season, but the water table usually lies well below the soil surface. Plants that grow both in uplands and wetlands may be characteristic of this water regime.

Questionable attributes: 0

Records processed: 1

Attribute classification definitions derived from:
Cowardin, L.M., V. Carter, F. Golet, and E. LaRoe.
1979. Classification of Wetlands and Deepwater
Habitats of the United States. U.S. Fish and
Wildlife Service. 103 pp.

PFO1C: P_FO1 C

[P] Palustrine, [FO] Forested, [1] Broad-Leaved Deciduous, [C] Seasonally Flooded

[P] Palustrine - The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics:

1. are less than 8 hectares (20 acres);
2. do not have an active wave-formed or bedrock shoreline feature;
3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin;
4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

[FO] Forested - Characterized by woody vegetation that is 6 m tall or taller.

(1) Broad-leaved Deciduous - Woody angiosperms (trees or shrubs) with relatively wide, flat leaves that are shed during the cold or dry season; e.g., black ash (*Fraxinus nigra*).

[C] Seasonally Flooded - Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

Questionable attributes: 0

Records processed: 1

Attribute classification definitions derived from:
 Cowardin, L.M., V. Carter, F. Golet, and E. LaRoe.
 1979. Classification of Wetlands and Deepwater
 Habitats of the United States. U.S. Fish and
 Wildlife Service. 103 pp.

PUBHh: P UB H h

[P] Palustrine, [UB] Unconsolidated Bottom, [H] Permanently Flooded, [h] Diked/Impc

[P] Palustrine - The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics:

1. are less than 8 hectares (20 acres);
2. do not have an active wave-formed or bedrock shoreline feature;
3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin;
4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

[UB] Unconsolidated Bottom - Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

[H] Permanently Flooded - Water covers the land surface throughout the year in all years.

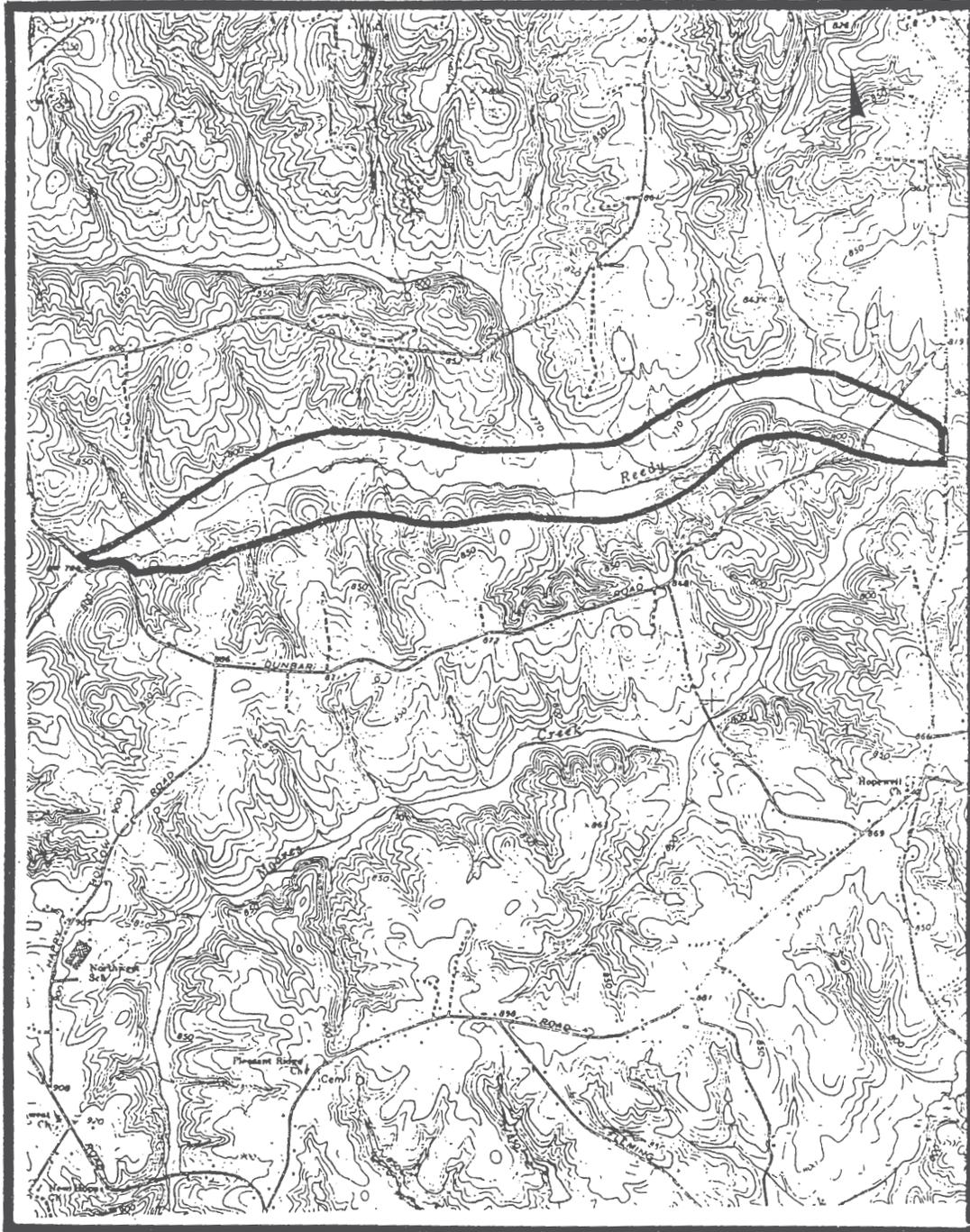
[h] Diked / Impounded - Created or modified by a man-made barrier or dam which obstructs the inflow or outflow of water. Originally, Diked and Impounded are described as separate modifiers (Cowardin et al. 1979). They have been combined here due to photointerpretation limitations. For clarification of the extent of impoundment see discussion of Lacustrine System limits.

Questionable attributes: 0
Records processed: 1

Attribute classification definitions derived from:
Cowardin, L.M., V. Carter, F. Golet, and E. LaRoe.
1979. Classification of Wetlands and Deepwater
Habitats of the United States. U.S. Fish and
Wildlife Service. 103 pp.

APPENDIX B
NATURAL AREAS INVENTORY OF GUILFORD COUNTY,
NORTH CAROLINA

SITE NUMBER BC2



Location Map

Reedy Fork
Creek BC2

SITE NAME: Reedy Fork Creek

SITE NUMBER: BC2 * SIZE: Undetermined

SITE SIGNIFICANCE: County (General)

LOCATION: Northwestern Guilford Co.; along Reedy Fork Creek between Pleasant Ridge Rd. (SR 2133) and Bunch Rd. (SR 2128) (second crossing, approximately 0.6 miles south of Brookbank Rd. [SR 2127]).

QUAD MAP: Summerfield

SIGNIFICANT FEATURES:

1. The site contains alluvial wetlands in the watershed which supplies Greensboro's drinking water.
2. The natural area contains a large population of pink lady's slipper (Cypripedium acaule).

GENERAL DESCRIPTION:

Reedy Fork Creek flows through a relatively broad flood plain which supports an alluvial forest. The canopy is dominated by ash (Fraxinus sp.), red maple (Acer rubrum), sweet gum (Liquidambar styraciflua) and elm (Ulmus sp.). Most trees are immature (DBH 10 inches to a maximum of 15 inches or more). The vegetation of the adjacent uplands varies in composition and maturity. Much of it, especially the more gradually rising south facing slopes, bears second growth scrub and loblolly pine (Pinus virginiana, P. taeda). Some of these areas contain large populations of pink lady's slipper (Cypripedium acaule). Other areas bear Dry-Mesic Oak-Hickory Forest. At one point, just west of the the eastern crossing of Bunch Rd. (SR 2128) by Reedy Fork Creek, the steeper north facing slopes support a small Mesic Mixed Hardwood Forest dominated by beech (Fagus grandifolia). A small amount of mountain laurel (Kalmia latifolia) is present in the shrub layer. In general the trees are immature throughout this site, with an average DBH of 12 inches and a maximum DBH of about 15 inches.

OWNERSHIP: Numerous private owners, City of Greensboro

COMMENTS: Adjacent land is farmed or residential. There is evidence of recent logging of hardwoods in some of the low lying areas.

PLANTS:

CANOPY

<u>Acer rubrum</u>	red maple
<u>Carya</u> sp.	hickory
<u>Fagus grandifolia</u>	beech
<u>Fraxinus</u> sp.	ash
<u>Liquidambar styraciflua</u>	sweetgum
<u>Pinus taeda</u>	loblolly pine
<u>Pinus virginiana</u>	scrub pine
<u>Quercus</u> sp.	oak
<u>Ulmus</u> sp.	elm

SHRUBS & VINES

<u>Kalmia latifolia</u>	mountain laurel
-------------------------	-----------------

HERBS

<u>Arundinaria gigantea</u>	cane
<u>Cypripedium acaule</u>	pink lady's slipper

DRAWINGS

PSS1A: P_SS1 A

[P] Palustrine, [SS] Scrub-Shrub, [1] Broad-Leaved Deciduous, [A] Temporarily Flood

[P] Palustrine - The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics:

1. are less than 8 hectares (20 acres);
2. do not have an active wave-formed or bedrock shoreline feature;
3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin;
4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

[SS] Scrub-Shrub - Includes areas dominated by woody vegetation less than 6 m (20 feet) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions.

(1) Broad-leaved Deciduous - No definition given.

[A] Temporarily Flooded - Surface water is present for brief periods during growing season, but the water table usually lies well below the soil surface. Plants that grow both in uplands and wetlands may be characteristic of this water regime.

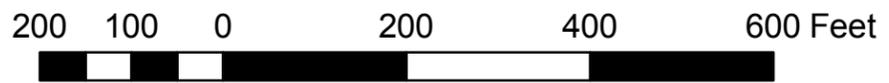
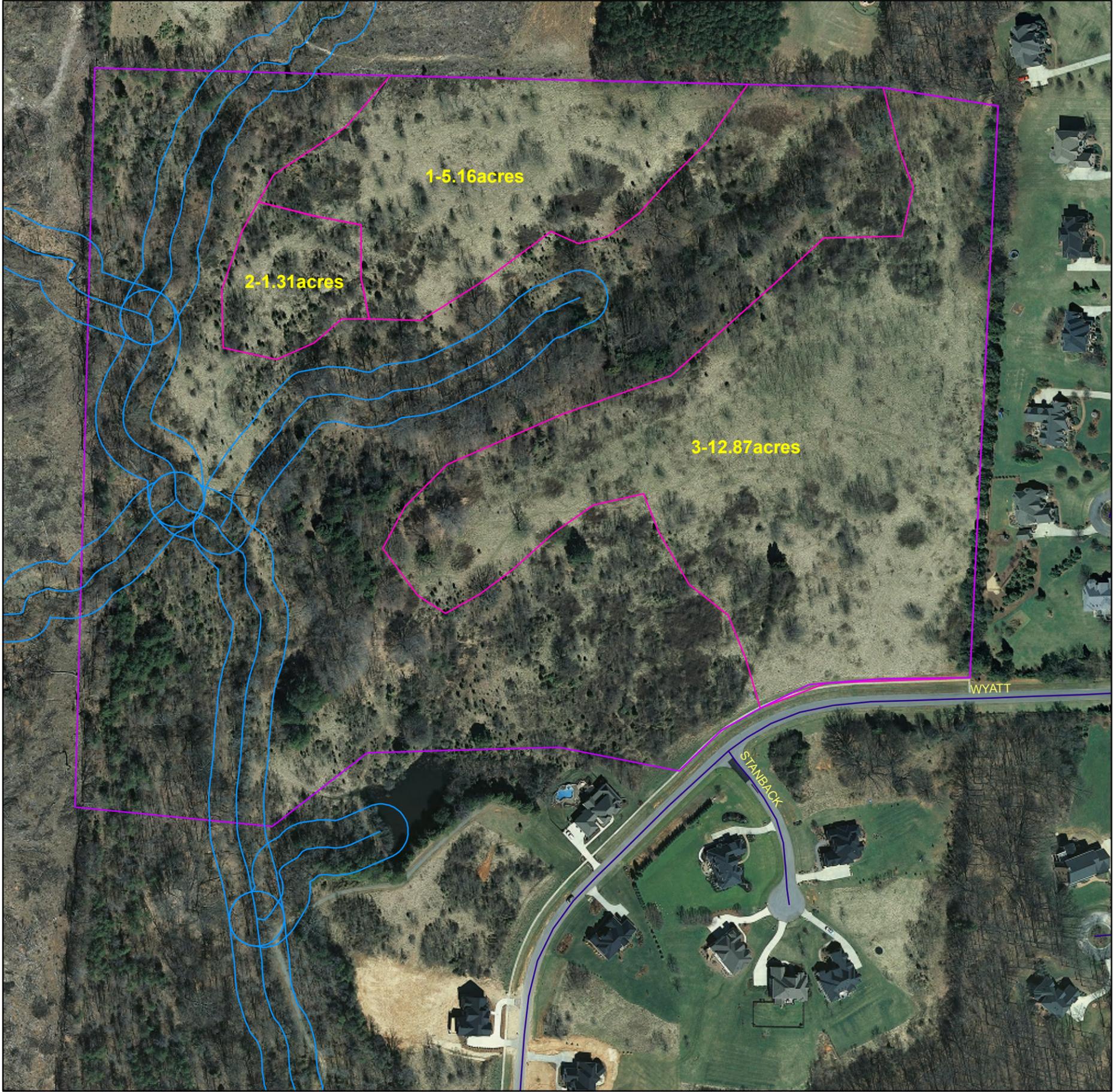
Questionable attributes: 0
Records processed: 1

Attribute classification definitions derived from:
Cowardin, L.M., V. Carter, F. Golet, and E. LaRoe.
1979. Classification of Wetlands and Deepwater
Habitats of the United States. U.S. Fish and
Wildlife Service. 103 pp.



Piedmont
ENVIRONMENTAL
 ASSOCIATES, PA

5401 Thacker Dairy Road
 Greensboro, NC 27406
 336-215-8820
 jbeeson6@gmail.com



Field Map

Legend

-  Evaluated Parcel layer
-  Streams

Job # 138
 Project Manager JL Beeson
 Date March 15th, 2012
 Client Mrs. Elizabeth McClellan
 County Guilford
 Road Wyatt Drive

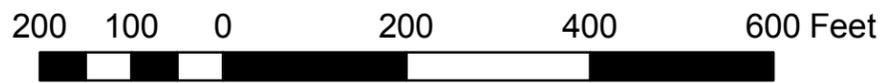
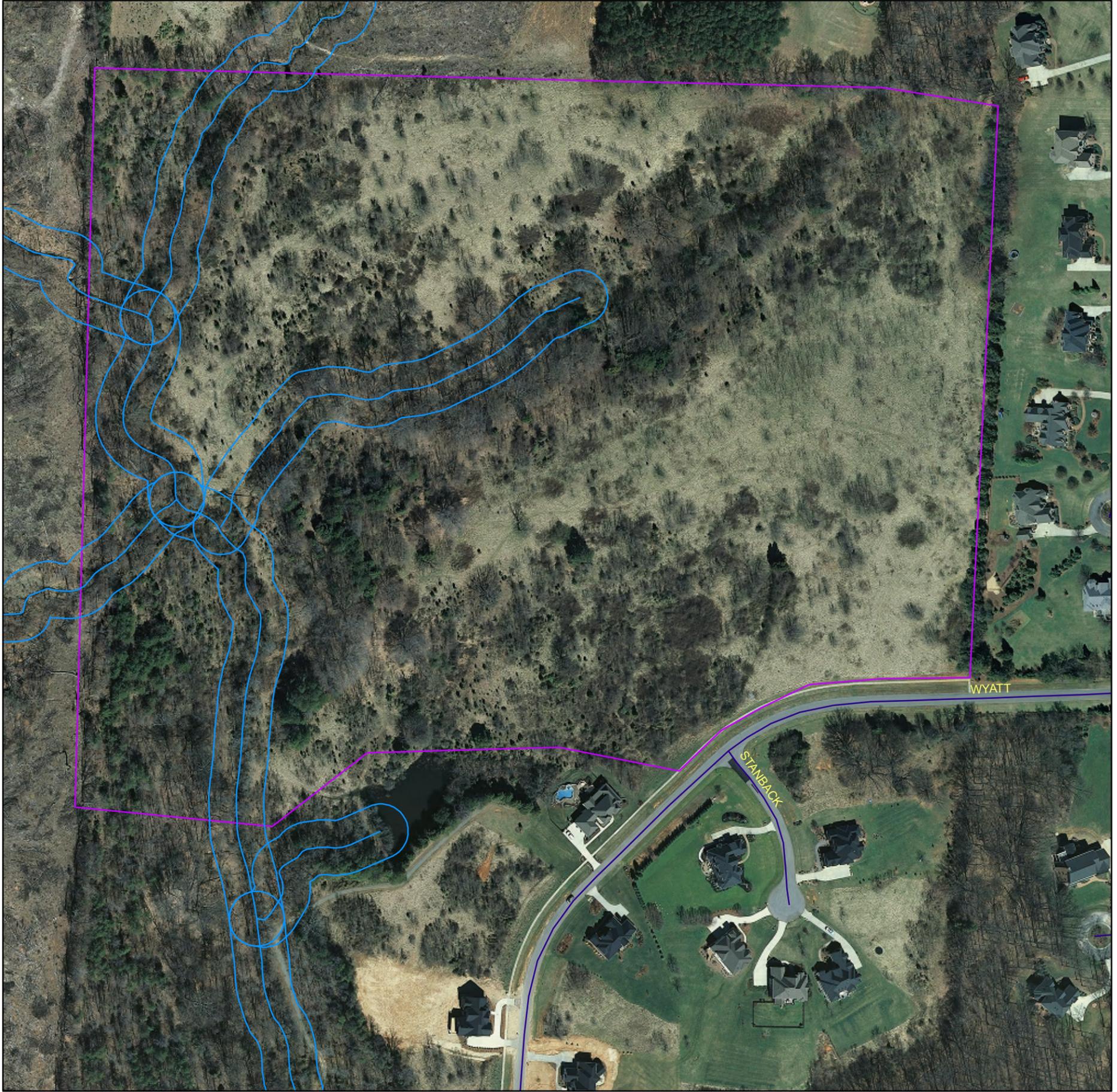
Suitable for preliminary planning purposes only. All lots will require approval by the county health department on a lot by lot basis. This map should be used as a general guide, some adjustments will be necessary in the field due to soil variability and topographic irregularities. This map only reflects existing soil suitability for on-site spetic tank systems! Map not valid without accompanying report.





Piedmont
ENVIRONMENTAL
 ASSOCIATES, PA

5401 Thacker Dairy Road
 Greensboro, NC 27406
 336-215-8820
 jbeeson6@gmail.com



Stream Map

Legend

-  Evaluated Parcel layer
-  Streams

Job # 138
 Project Manager JL Beeson
 Date March 15th, 2012
 Client Mrs. Elizabeth McClellan
 County Guilford
 Road Wyatt Drive



Suitable for preliminary planning purposes only. All lots will require approval by the county health department on a lot by lot basis. This map should be used as a general guide, some adjustments will be necessary in the field due to soil variability and topographic irregularities. This map only reflects existing soil suitability for on-site spetic tank systems! Map not valid without accompanying report.

