

Public hearing/action regarding rezoning case RZ-01-13

(applicants: Henson Village LLC & Paul and Virginia Milam; location: 3 parcels bounded on northwest by future I-73, on east by Deboe Rd., and on south by Khaki Dr.)

Attachment(s): yes

MEETING DATE: OCTOBER 8, 2013

STAFF COMMENTS / RECOMMENDATION:

This rezoning request has considerable relevant documentation and has been organized with a table of contents following the agenda sheet. A master set of page numbers that correspond to the table of contents has been added at the bottom center of each page for easy reference. If additional information is needed, please contact our town hall.

The ZB's 9/23 recommendation was: "...Davis, citing compliance with the Development Ordinance and the Comprehensive Plan, made a motion to approve rezoning case #01-13, RS-40 (Residential District) to CU-GB (Conditional Use General Business District), with the conditions agreed to by the applicant and the board, including the provision to clarify the term "clear-cutting" prior to the 10/8/13 Town Council meeting. The motion was seconded by Whitacre and carried unanimously."

"Clear-cutting" will be addressed by the town attorney as needed during the meeting.

ON THE BACK OF THIS COVER SHEET, you will find a guide for "Potential Town Council Actions" (decision options available) along with "Suggested Motion Structure for Approval or Denial" (to guide a final motion if approving or denying the rezoning request).

NOTES:

TOWN COUNCIL COMMENTS / ACTION:

State statutes require that the town council must be able to correlate rezoning decisions to adopted plans (as discussed within both the staff report and ZB minutes) and planning documents. A rezoning motion should cite that it is “based upon [supportive plan(s)]” and be accompanied by a written statement citing such consistency. It should also specify that the amendment is reasonable and in the public interest.

Potential Town Council Actions

The developer has requested that a few uses be deleted as permitted uses for their requested Special Use District. The developer has agreed fully with some suggested conditions and partially with others. Only conditions that have been agreed to can be made a part of the approval.

Potential actions include:

- 1) **Approve the requested Special Use District with the deletion of those uses as proposed by the developer.** This request may be conditioned upon acceptance of the conditions as proposed or as revised by the developer. Further conditions could be suggested and would have to be agreed to by the developer.
- 2) **Approve the requested Special Use District with the deletion of those uses as proposed by the developer and the deletion of additional uses if agreed upon by the developer.** This request may be conditioned upon acceptance of the conditions as proposed or as revised by the developer. Further conditions could be suggested and would have to be agreed to by the developer.
- 3) **Request additional information from the public, developer, or ZB.**
- 4) **Table the item to a time, date, and place certain** for additional time to consider the request.
- 5) **Deny the rezoning request.**

Suggested Motion Structure for Approval or Denial

I move that the request to rezone the subject property from RS-40 (Residential Single-Family District) to CU-GB (Conditional Use General Business District) be *{approved / denied}*.

If approving, continue with:

The approval will include all permitted uses within the General Business District, except *{cite all agreed-upon excluded uses}*. The approval will also include the following jointly-agreed upon conditions: *{cite all final conditions}*.

The rezoning is consistent with and based upon *{cite all relevant supporting/adopted plans, such as the 2000 Long-Range Plan, the 2003 Market Analysis & Commercial Needs Assessment, and the 2010 Comprehensive Plan}*.

The rezoning amendment is reasonable and in the public interest.

If denying, continue with:

The rezoning request is not consistent with *{cite all relevant plans, such as the 2000 Long-Range Plan, the 2003 Market Analysis & Commercial Needs Assessment, and the 2010 Comprehensive Plan}*. The request is not reasonable and in the public interest.



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PLANNING DEPARTMENT REPORT *SEPTEMBER 19, 2013*

Memorandum to: The Planning and Zoning Board members
Through: Scott Whitaker, Town Manager
From: Julie A. Reid, Interim Town Planner
Regarding: Case RZ-01-13: Rezoning from RS-40 (residential) to CU-GB (commercial)

Applicants/Owners: Parcel 1: Henson Village LLC; 7631 Deboe Road; 10.07 acres
 Parcel 2: Henson Village LLC; (not addressed); 21.205 acres
 Parcel 3: Paul and Virginia Milam; 5420 Khaki Drive; 3.016 acres

Location: The three parcels are bounded on the northwest by the future I-73 corridor, on the east by Deboe Road and on the south by the Khaki Drive alignment (*map attached*). The parcels are known as tax parcel numbers 0149658, 0217566, and 0150130.

Tract Size: 34.28 acres

Applicant Request: To rezone three parcels from RS-40 (Residential Single-Family District) to CU-GB (Conditional Use General Business District). The uses listed in this request include all permitted uses in the General Business District (*copy attached*), except:

Junked motor vehicles	Ice manufacturing
Shelter for the homeless	Landfills of any kind
Psychiatric hospital	Taxi terminal
Fraternity or sorority (university or college related)	Bus terminal
Cemetery or mausoleum	Warehouse, general storage, enclosed
Country club with golf course	Truck & utility trailer rental & leasing, light
Theater, adult	Boat sales
Massage parlor, adult	Motor vehicle sales
Equipment repair, light	Boat repair
Live entertainment business, adult	Electronic gaming establishments & internet sweepstakes
Bookstore, adult	

No development conditions were submitted or suggested by the applicant.

The applicant has indicated a walkable “village-type” shopping area of several smaller buildings with an atmosphere different from that of a strip-mall commercial development; however, this rezoning process does not approve the individual use, the type of development, or how the development will look. Actual development and use of the property may vary considerably from what is discussed at various stages of the development process.

Process Requirements and Notes:

1. The applicant made application on the approved form, paid the appropriate fees, and met with the Town Manager and Interim Planner prior to filing.
2. All questions on the application were answered. The answers were non-specific regarding use and improvements, stating compliance with the Development Ordinance. No development conditions were listed.
3. The required public information open house was held August 28, 2013, for the applicant and interested citizens to meet and informally discuss potential rezoning and development (*attendance sheet attached*). A conceptual plan was shown by the applicant; however, the final development could vary significantly from anything produced at this stage of the process.
4. The Environmental Inventory was completed and submitted.
5. The applicant makes reference to adjoining property previously rezoned belonging to the applicants. This adjacent property consists of approximately 45 acres, which combines to create a 79+-acre tract bordered by the future I-73 corridor, Deboe Road, and Oak Ridge Road (Highway 150). Reference is made to the use of the two groups of properties together to better further the goal of quality development.

Characteristics of the Proposed District: The GB/General Business District is primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas that have developed with minimal front setbacks.

Oak Ridge Road (Highway 150) lies within the SR Scenic Corridor District and the overlay boundary extends well into the 34+-acre tract proposed for rezoning (it covers a majority of the tract). These overlay regulations would apply to development regardless of the base zoning.

Compatibility with Comprehensive Plan: No specific plans or uses have been proposed. It is not possible to complete a full assessment of the development with regard to its compatibility with town long-range plans. The following is a general assessment of the proposed conditional use district with the long-range plans. Many of the common objectives put forth in the Comprehensive Plan would be addressed with the submittal of site-specific plans. Other goals may need separate conditions to be implemented for this project. Following are some objective highlights and staff comments (*in italic*):

1. **Appropriate, Limited Commercial Development:** The town shall prefer commercial development that reflects the feel, ambience, and charm of a small rural community. Commercial developments should be located, designed, and scaled to complement rather than detract from residential development forms, and enhance existing commercial areas.

Careful design will be required to blend the new development with the overall rural community setting.

2. **Sidewalk, Bikeway and Trail System:** The town shall strive to become a walkable and bikeable community. Working in cooperation with private sector interests, the town shall pursue a high level of connectivity between neighborhoods and other destinations in town such as schools, parks, and shopping. A well-integrated network of streets, sidewalks,

bikeways, hiking trails, and horseback riding trails will provide for a multitude of driving, walking, and bicycling alternatives.

A currently-proposed trail will be located across Deboe Road near the north edge of the proposed zoning and this area is near a planned pedestrian tunnel underneath future I-73. The inclusion of a pedestrian and/or bicycle crossing at Deboe Road and additional on-site safety provisions should be considered.

3. Community Character Preservation: The town shall work to preserve a natural and built environment that honors the rural, small town heritage of the community. The town shall set itself apart from other typical suburban bedroom communities by promoting diverse park and open space assets, “green” highway corridors, protected environmentally sensitive lands, and viable small family farms and equine facilities. New development shall preserve tree cover while avoiding “Anywhere USA” formulaic commercial architecture.

In addition, the following objectives and policies are noted:

- Common Objective for Preserving Community Character: Policy 3.5: CLEARCUTTING OF TREES AND WOODLAND AREAS FOR DEVELOPMENT shall be avoided. Rather, new development should incorporate significant clusters of trees into the functional layout of new residential and commercial areas.
- Policies for Appropriate, Limited Commercial Development: Policy 1.3: Groups of commercial uses should be located in VILLAGE-LIKE CLUSTERS set back from major roads.
- Policies for Appropriate, Limited Commercial Development: Policy 1.5: Commercial buildings and parking areas should be situated AMONG TREES and well-placed landscape plantings. Landscaped areas shall also be provided where necessary to BUFFER ADJOINING RESIDENTIAL PROPERTIES from commercial activity, and to help absorb stormwater runoff.

The existing site has many mature trees that should be preserved and incorporated into the development. Trees and root structures should be protected during construction. Setbacks along the roadways should be increased to allow for the planting and preservation of shade trees and other plantings. Building facades should be varied by depth, surface treatment, and separations to avoid a “strip development” appearance.

4. Transportation Improvements: The town shall work proactively with the State DOT toward an efficient system of transportation, including thoroughfares, local roads, sidewalks, and trails. Advanced planning and follow-through shall be employed to create a functional system of streets and highways. New developments shall exhibit an inter-connected network of streets, sidewalks, trails, and bike paths to foster the continued evolution of Summerfield toward a more walkable and bikeable community. The town will cooperate with efforts to provide public transit service between Summerfield and other areas.

Careful planning will be required to consolidate access points, provide good internal traffic circulation and interconnected parking, and prevent traffic congestion. These plans, assessments, and determinations

would need to include a re-assessment of any previous access points sited for the adjacent parcels in the 2005 rezoning.

- 5. Water Supply and Sewage Treatment Options:** The town recognizes the singular importance of plentiful, safe, potable water to present and future residents and businesses. To preserve the availability of this resource, the town shall make water supply, water conservation and groundwater recharge very high priorities and shall encourage its citizens to do likewise. Wastewater treatment technologies shall be employed to work in harmony with growth and development policies to conserve open space and rural character, and to return water to the groundwater system, while protecting the quality of the groundwater to meet all state standards.

The provision of an adequate supply of water with assured water pressure will be of utmost importance. Evidence of the amount of water available and method for assuring water pressure should be submitted prior to the commencement of construction. Additional capacity is recommended for the provision of adequate fire protection.

Wastewater facilities will take careful planning to ensure continued disposal. Additionally, visual impacts of wastewater facilities will need to be mitigated given the location of this development.

Provisions for stormwater should include the possible use of stormwater runoff to be incorporated in the design of the overall site for watering or water features.

- 6. Appropriate Housing and Residential Development:** Summerfield's appealing residential areas, exemplified by neighborhoods set among expanses of open space, woodlands, and pastures, shall continue to be a defining attribute of the community. To accommodate housing for younger families and senior citizens while promoting and protecting rural character, the inclusion in residential development of smaller single-family detached homes shall be encouraged over twin and other multi-unit residential buildings. Walkable, bikeable neighborhoods will be favored. An open system of pedestrian and bicycle friendly streets should work together with a network of greenway trails to connect neighborhoods with each other and with the rest of the town.

Landscaping, traffic control and design would enable the development to enhance the provision of housing.

- 7. Parks and Recreation Improvements:** Summerfield values its open space and park and recreation facilities, which help define the community's image and quality of life. To serve the increasing numbers of children, families, senior citizens, and others calling Summerfield home, the town shall provide quality parks and recreation facilities and services commensurate with community needs. Smaller parks should continue to be provided by private developments at the neighborhood level. Larger parks should be provided as a result of advanced planning and development by the town. An extensive system of open space and greenway trails should be developed to connect large and small park areas and to serve as natural corridors for the movement of wildlife.

Connection to proposed trails will enhance the existing and proposed systems.

8. Attractive Community Appearance: Community appearance can create a positive town image and sets the tone for all development to follow. An attractive community enhances the quality of life of town residents, and attracts visitors and businesses to the area that share the same values of quality and sustainability. Community appearance deals largely with what can be seen from the public roadway. Appearance issues deserving of public policy and action include exterior lighting, junked vehicles, preservation of tree cover, the presence or absence of street trees, the appearance of public and private signage, streetscape conditions, parking lot landscaping, architectural design and building form, public and private outdoor displays, the presence or absence of overhead wires, the design and location of communication towers, and the way in which local development practices seek to preserve the natural features of land.

The community will be concerned with the aesthetics of this development and the total 79+-acre tract will be located at a critical transportation interchange.

9. Quality School Facilities: *Little impact anticipated.*

10. Summerfield Road Focus Area: *Does not apply.*

11. Historic Preservation: The town will strive to preserve the rural and small town heritage of the community. The town and its Boards and Committees will continue to work with property owners toward the identification, designation, restoration, and preservation of individual buildings, sites, and areas that contribute to the historic foundations and quality of life in the town. In addition to buildings and sites, the town will also support efforts to document and share the unique cultural history of the area.

There are no historical structures directly on the site; however, the Saunder's Inn (circa 1815) is located on the previously-zoned adjacent parcel.

12. Summerfield as a Limited Services Local Government: The town shall continue to control its own destiny – the town shall remain an independent community, carefully managing its own finances and its own growth and development. Town government should be small and accessible, citizen-engaged, with services limited and taxes kept low. Town government should continue to focus on the highest priorities of area residents – managing growth and preserving and enhancing the area's quality of life.

The town should continue to focus on the highest priorities of area residents – managing growth and preserving and enhancing the area's quality of life.

Location of Development: The following are worth noting from the Comprehensive Plan also:

- Policies for Appropriate, Limited Commercial Development: Policy 1.9: LARGER-SCALED COMMERCIAL DEVELOPMENTS shall be directed to suitable locations away from residential areas, thereby protecting and enhancing property values.
- Appropriate, Limited Commercial Development: Action 1.4: Employ the town development ordinance to direct large-scale commercial/office and manufacturing to properties near the intersection of 220 and new I-73 connector.

The following is from the “Market Analysis & Commercial Needs Assessment” adopted by the town in 2003 (*see attached map from study*):

- (From page 11): Larger, highway commercial development should be limited to the Major Node areas where highway visibility and accessibility are the greatest. The most likely users would come from the existing market area, to relocate their business for larger or smaller space, or to upgrade from Class B or C buildings, for economic reasons, or to reduce commuting distances to major employment centers.
 - (From page 17): Commercial development should include the highest density (high impact) uses at the Major node intersections, while lower density (low impact) uses should be located the Minor Nodes and Town Core areas....
-

Highlights and Summary:

- It is unknown what specific use or development standard indicated the need for a conditional use district. It appears the only reason for use of this district is to disallow a few of the permitted uses in the normal General Business District.
 - A site plan was approved for the adjacent 45-acre tract in 2005, but it has expired.
 - Most of the Comprehensive Plan goals and objectives could be met with appropriate land use controls. Additional conditions may be required to provide the town reasonable controls in meeting some of these goals and objectives.
 - The rezoning of this property will provide a significant increase in this property value.
-

Suggested Conditions:

- Combine all parcels from the earlier zoning (approximately 45 acres) and the current request (34.28 acres) to allow for a comprehensive review of all improvements and requirements of the ordinance and other applicable regulations. This would also include the location of water source and storage wastewater treatment and storm water provisions for the entire combined site.
- Due to size and complexity of the site, require a master plan be prepared and approved for the entire approximately 80 acres using the site plans requirements for to required submittals.

- Require a comprehensive traffic analysis to be prepared and submitted with the master plan to identify appropriate access points and necessary improvements or traffic controls to minimize negative impacts to the community.
- Require a master sign plan to be prepared and submitted with the master plan for approval.
- Per the Comprehensive Plan's Community Character Preservation objective, increase the front setback from existing road(s) from 15 feet to 30 feet to allow for planting and preservation of shade trees.
- Prohibit the clearcutting of trees per the previously-mentioned Policy 3.5.

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Z O N I N G B O A R D M I N U T E S

SEPTEMBER 23, 2013, 7:00PM, SFD COMMUNITY CENTER

The meeting was called to order at 7:00pm by Mr. Feulner with the following present:

Zoning Board

Jeff Davis
 Dick Feulner
 Kathy Rooney
 Trudy Whitacre

Staff

Julie Reid, Interim Town Planner
 William Hill, Town Attorney
 Valarie Halvorsen, Town Clerk

CONSENT AGENDA

- A. Approval of agenda: Rooney motioned to approve the agenda, seconded by Davis, which carried unanimously.
- B. Approval of minutes: Davis motioned to approve the 2/25/13 minutes, seconded by Whitacre, which carried 3 to 0 (Feulner did not vote as he was not present at the 2/25/13 meeting). Whitacre motioned to approve the 3/7/13 minutes, seconded by Davis, which carried 3 to 0 (Feulner did not vote as he was not present at the 3/7/13 meeting). Davis motioned to approve the 3/25/13 minutes, seconded by Rooney, which carried unanimously.

PUBLIC HEARING FOR REZONING CASE #01-13

The request was to rezone three parcels from RS-40 (Residential Single-Family District) to CU-GB (Conditional Use General Business District). The properties, approximately 34.26 acres, are located at 5920 Khaki Place, 5920 near Khaki Place, and 7631 Deboe Road, being Guilford County Parcels 0149658, 0217566, and 0150130. The parcels are owned by Paul G. and Virginia W. Milam and Henson Village LLC.

Reid presented the case, noting staff recommended the following additional conditions:

- Combine all parcels from the earlier zoning (approximately 45 acres) and the current request (34.28 acres) to allow for comprehensive review of all improvements and requirements of the ordinance and other applicable regulations. This would also include: location of water source and storage, wastewater treatment, and stormwater provisions for the entire combined site.
- Due to site size and complexity, prepare a master plan that would be approved for the entire 80 acres (approximately) using the site plan's requirements for required submittals.
- Prepare a comprehensive traffic analysis and submit it with the master plan to identify appropriate access points, any necessary improvements, or traffic controls to minimize negative impacts on the community.
- Prepare and submit a master sign plan with the master plan for approval.



- Per the Comprehensive Plan's "Community Character Preservation" objective, increase the front setback from existing road(s) from 15 feet to 30 feet to allow for planting and preservation of shade trees.
- Prohibit the clear-cutting of trees per the previously-mentioned Policy 3.5.

The applicant agreed with these recommended conditions with the following adjustments:

- A *phased* master plan will be prepared and submitted for approval for the entire 80 acres (approximately) using the site plan's requirement for required submittals.
- A comprehensive traffic analysis will be submitted with the *phased* master plan to identify appropriate access points and necessary improvements or traffic controls to minimize impacts to the community.
- A master sign plan will be prepared and submitted with the *phased* master plan for approval.
- The front setback from existing road(s) will be increased from 15 feet to 30 feet to allow for planting and preservation of shade trees, provided no additional right-of-way dedication is required.
- Tree preservation will be addressed as a part of the phased master plan.

Charlie Melvin (applicant's attorney from 300 N. Greene Street, Greensboro) stated that people want attractive, well-designed places to shop; the applicant wishes to combine this property with the approximately 45-acre parcel already zoned CU-GB; and this is the property's highest and best use.

John Davenport (applicant's traffic engineer from 305 W. Fourth Street, Winston-Salem) noted a traffic study will be conducted following completion of a master plan. Feulner asked about traffic counts and capacity on Highway 150 and Davenport responded with 4,900 and 12,000 vehicles per day, respectively.

Chuck Truby (applicant's project engineer from 502 Waycross Drive, Greensboro) discussed the concept of a village-type shopping area that could potentially house commercial, medical, and other services. He said the benefit of combining the properties would be to have a master plan designed for the whole acreage, rather than a piecemeal development approach.

David Couch (project developer from 6791 Meadowview Drive, Summerfield) felt the proposal is an opportunity to carefully design something that will be used by Summerfield citizens and will offer an array of uses in one location, thereby reducing sprawl.

Public hearing recessed at 7:44pm.

Feulner re-opened the public hearing at 7:55pm.

PROPOSERS*

**The following speakers stated they were neither proponents nor opponents; they were neutral:*

Don Wendelken, 3406 Windswept Drive, felt traffic needs should be carefully considered and the site plan should address public safety issues such as water supply and should involve the fire department and other appropriate entities.

Shirley Jennings, 5800 Francis Marie Court, asked about the site plan approval process. Feulner replied that it requires the Zoning Board to approve the site plan with a super majority vote.

Sam Angel, 7620 Deboe Road, did not want any more houses on Deboe Road and did not want to see a large sewage system. He was concerned with light egress and hoped that additional traffic would be confined to Khaki Place and that a landscape buffer would be installed.

Cynthia Sudermann, 7642 Henson Forest Drive, was concerned about the impact on water supplies, what Mr. Milam plans to do with his house, and wanted to see a more concrete plan.

OPPOSERS

Deloris Smith, 7665 Deboe Road, stated the septic system from a previous rezoning is beside her house and felt it had reduced her property value.

Gail Dunham, 5805 Snow Hill Drive, was concerned with the process and stated the board needed to approve or deny the rezoning based on permitted uses, not on a "pretty picture" (referring to a rendering provided by the applicant). She felt that the proposal does not comply with the Summerfield Comprehensive Plan.

Ken Dunham, 5805 Snow Hill Drive, felt wastewater and stormwater provisions needed to be addressed and that traffic on Brookbank Road would be heavily impacted.

Sarah Wimbish, 3700 Oak Ridge Road, was concerned with noise, traffic, water, and septic impacts.

REBUTTAL

Applicant Paul Milam, 5920 Khaki Place, said the intent was for a village where community members can meet and interact. He has had considerable interest in the property from outside developers, but felt it best to collaborate with local developer David Couch to keep with the vision his (Milam's) father-in-law had for the property. He noted the sewage drainage fields Ms. Smith described were under the control of a homeowners association.

Chuck Truby stated all stormwater ordinances and regulations would be carefully followed. There are two existing wells. Draw-down tests would be performed to determine water pressure and volume for the development and any adjacent wells could be monitored to determine effects of the draw-down tests.

Shirley Jennings asked if more uses (from those permitted) could be removed.

John Davenport stated NCDOT regulations would necessitate a study of potential traffic impacts, which would be addressed either with improvements to Highway 150 or a reduction in the intensity of the proposed development.



Don Wendelken said there were lots of unknowns and questions from citizens that should be addressed prior to a board decision.

Gail Dunham reminded all that approval of the rezoning would result in allowing all uses in the GB zoning that were not conditioned out. She requested that traffic and septic issues be addressed prior to approval of the rezoning.

David Couch introduced himself as the developer and stated he wanted to provide what the citizens want in this development.

Feulner closed the public hearing at 8:45pm.

BOARD DISCUSSION

Feulner asked why the 2004 rezoning listed 33 exclusions and this one only listed 21. Milam stated the difference was due to the uses being ambiguous in nature. Couch stated the uses were not offensive and he wanted them to remain on the remote possibility of having those types of tenants. As an example, Milam stated disallowing "Ambulance Service" could potentially disallow a medical tenant, as it is unclear what is encompassed by the term.

When asked about maximum building height, Reid stated the base allowable height is 50 feet, with additional height allowable with additional road setback. Regarding stormwater concerns, Reid noted stormwater and watershed regulations are very strict, and the site planning process was comprehensive, addressing all aspects of development.

Whitacre asked Reid for her opinion on how the proposal fits with Summerfield's vision and what affect this may have on other "town center" areas. Reid replied that the location is in an area identified by a 2003 "Market Analysis and Commercial Needs Assessment" document as a major node, which is appropriate for heavier uses such as what is being proposed, whereas the town core is a minor node, suited for the current uses including a post office, school, and fire station. She felt the proposal fits with Summerfield's planning documents that include the 2000 Long-Range Plan, the 2003 Market Analysis, and the 2010 Comprehensive Plan.

Whitacre asked about the potential for a "domino effect" and Hill stated that could not be considered. Whitacre stated there is prime farmland on the site and the importance of farmland preservation is stated in a document approved by the county. Her concern is that people feel they are not a part of the decision-making process.

Whitacre asked about the Saunders Inn; Milam stated it was beyond repair and dangerous to enter; however, as much as possible, artifacts would be removed from the inn and displayed somehow, perhaps by integrating a "story wall" within the proposed development.

Whitacre reiterated her concern about the lack of citizen input; Reid stated if the site plan meets all technical requirements, including those mandated by state law and local ordinance, then it cannot be denied. Hill stated there was no requirement for a public hearing on the site plan.

There was discussion about the difference in wording of the last additional condition requested by the applicant, "Tree preservation will be addressed as a part of the phased master plan" versus the wording in the staff report "Prohibit the clear-cutting of trees per the previously-mentioned Policy 3.5." Couch said he would agree to the language in the staff report, provided he would be given a



clear definition of “clear-cutting.” Hill stated the definition was ambiguous, noting if it is not addressed in the Development Ordinance, the applicant could not be held to a standard higher than that contained in state code. Hill cited the applicable state statute as NCCG160A-458.5 and recommended using it to clarify the term; it was decided by consensus to address this issue prior to the 10/8/13 Town Council public hearing.

Feulner asked if the rezoning could be conditioned on approval of the site plan; Hill said that was not possible.

Rooney said that while intentions may be good, things could change resulting in promises not being upheld regarding development. Couch stated that he stands by his word, that the board must have confidence in its ordinance, and he will solicit input of citizens who will shop at the proposed site.

Returning to the excluded uses, Feulner asked if the current request would change the exclusions approved in the 2004 rezoning; Hill stated it would not.

With no more discussion, Davis, citing compliance with the Development Ordinance and the Comprehensive Plan, made a motion to approve rezoning case #01-13, RS-40 (Residential District) to CU-GB (Conditional Use General Business District), with the conditions agreed to by the applicant and the board, including the provision to clarify the term “clear-cutting” prior to the 10/8/13 Town Council meeting. The motion was seconded by Whitacre and carried unanimously.

Following a brief recess, and with no further business before the board, Whitacre made a motion to adjourn at 9:37pm, seconded by Feulner, which carried unanimously.

Dick Feulner, Acting Chair

Valarie Halvorsen, Town Clerk

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

**Summerfield Application for
Conditional Use Rezoning**

Date Submitted: 8/12/2013 Fee/Receipt #: 933 Case Number: RZ 01-13

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 RS-40 and ~~SC~~ zoning district to
the CU-GB and SC zoning district. Said property is located _____

5920 Khaki Pl, 5920 Near Khaki Pl, 7631 Deboe Rd

in Bruce Township; Being a total of: 34.26 +/- acres.

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

- Parcel Number 0149658 _____
- Parcel Number 0217566 _____
- Parcel Number 0150130 _____
- 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).
- The applicant has no connection to the property owner and is requesting a third party rezoning.



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

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Conditional Use Rezoning**

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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 RS-40 and SC zoning district to the CU-GB and SC zoning district. Said property is located _____

5920 Khaki Pl, 5920 Near Khaki Pl, 7631 Deboe Rd

in Bruce Township: Being a total of: 34.26 +/- acres.

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

- Parcel Number 0149658 _____
- Parcel Number 0217566 _____
- Parcel Number 0150130 _____
- 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).
- 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 allowed in the GB and SC districts except those listed in attached Exhibit 1-A

- 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) _____

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,

X Paul H Milam
Applicant Signature

Representative/Agent Signature

Paul Milam
Name

Name

5920 Khaki Pl
Mailing Address

Mailing Address

Summerfield, NC 27358
City, State and Zip Code

City, State and Zip Code

336-707-9799
Phone Number

Phone Number

paulgmilam@gmail.com
Email

Email

Additional Tax Map References

Further referenced on the Guilford County Tax Maps as:

Parcel Number _____

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.

X  _____
Owner Signature

Virginia Milam

Name

5920 Khaki Pl

Mailing Address

Summerfield, NC 27358

City, State and Zip Code

336-339-9799

Phone Number

Khakirun@gmail.com

Email

Owner Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email

X _____
Owner Signature

Sandra Henson for Henson Village, LLC

Name

317 Circle Park Place

Mailing Address

Chapel Hill, NC 27517

City, State and Zip Code

919-612-6623

Phone Number

dhenson987@aol.com

Email

Owner Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email

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

X _____
 Owner Signature
Virginia Milam
 Name
5920 Khaki PI
 Mailing Address
Summerfield, NC 27358
 City, State and Zip Code
336-339-9799
 Phone Number
Khakirun@gmail.com
 Email

 Owner Signature

 Name

 Mailing Address

 City, State and Zip Code

 Phone Number

 Email

X *Sandra L Henson, Manager*
 Owner Signature
Sandra Henson for Henson Village, LLC
 Name
317 Circle Park Place
 Mailing Address
Chapel Hill, NC 27517
 City, State and Zip Code
919-612-6623
 Phone Number
dhenson987@aol.com
 Email

 Owner Signature

 Name

 Mailing Address

 City, State and Zip Code

 Phone Number

 Email

Case #: _____

Additional Use and Development Conditions N/A

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 rezoning questions:

1. Type of use and improvement proposed:

Retail, service, and office uses as permitted in the requested zoning district. Improvements to the properties will be proposed by site plan as required by the Town of Summerfield Development Ordinance, and in keeping with the town's adopted Comprehensive Plan.

2. Do substantial reasons exist which prevent the subject property from being used in accord with the current Zoning classification?

Proposed uses are not permitted by the current zoning classification.

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.

The proposed change will add acreage to the existing adjacent commercially zoned property. A larger area will allow improvements to meet the policies of the town's Comprehensive Plan with greater flexibility in design and size of buildings, parking design and landscape features, potential for open spaces within the development, and greater pedestrian access.

The properties are bordered by a proposed interstate, major thoroughfare, and collector road. The proposed zoning district and subsequent area will allow the creation of a pleasing development gateway at one of the town's key transportation nodes.

4. What changing conditions make the passage of this proposed amendment necessary?

Proposed interstate I73 creates a logical place for the location of commercial resources in close proximity to transportation corridors. The intersection proposed at I73 and Hwy 150 creates a suitable location for commercial development.

5. Are there circumstances that justify the proposed change? If so, state them.

The adjacent 45 acre property is commercially zoned. The properties are located at a proposed major intersection.

6. How does the proposed zoning change affirm the policy(ies) of the Town of Summerfield Comprehensive Plan?

The overall conditionally zoned commercial acreage that would result from this change will allow the flexibility to meet the Policies for Appropriate, Limited Commercial Development. The larger district would allow development that reflects the feel, ambience, and charm of a small rural community. This change will make it possible to avoid strip center type development as well as development in the style of large open parking areas surrounded by mundane architectural designs. See number 3 above for additional detail.

HENSON VILLAGE CONDITIONAL USE DISTRICT REZONING

EXHIBIT 1

Legal Descriptions

Parcel #0150130

BEING that certain tract of land containing 10.07 acres, more or less, and identified as Tract 1 in Plat Book 149, Page 94, Guilford County Registry

Parcel #0217566

BEING ALL of Lot 2 containing 21.205 acres, plus or minus, as shown on that certain plat of survey entitled "Exclusion Plat for Paul G. Milam", recorded in Plat Book 178, Page 135, Guilford County Registry (the "Plat"), to which recorded plat reference is hereby made for a more accurate description of the metes, bounds, courses and distances of such Lot 2.

Parcel #0149658

See Guilford County Plat Book 178 Page 135: "Lot 1".

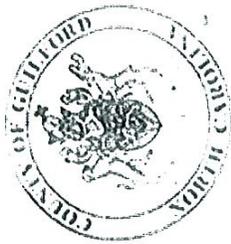
HENSON VILLAGE CONDITIONAL USE DISTRICT REZONING

EXHIBIT 1-A

August 12, 2013

Land Use Exclusions to General Business District

1. Junked Motor Vehicles
2. Shelter for the Homeless
3. Psychiatric Hospital
4. Fraternity or Sorority (university or college related)
5. Cemetery or Mausoleum
6. Country Club with Golf Course
7. Theater, Adult
8. Massage Parlor, Adult
9. Equipment Repair, Light
10. Live Entertainment Business, Adult
11. Book Store, Adult
12. Ice Manufacturing
13. Landfill - both Construction Demolition Debris and Land Clearing Debris
14. Taxi Terminal
15. Bus Terminal
16. Warehouse, General Storage, Enclosed
17. Truck and Utility Trailer Rental & Leasing, Light
18. Boat Sales
19. Motor Vehicle Sales
20. Boat Repair
21. Electronic Gaming Establishments and Internet Sweepstakes



Guilford County Real Property Data

Property Summary

Data last updated on: 8/9/2013
 Ownership current as of: 8/8/2013

Parcel Number **0149658**

PIN # **7829 85 5877**

Location Address
5920 KHAKI PL

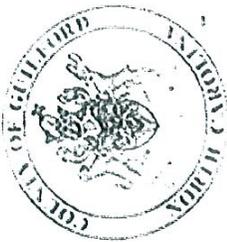
Property Description
Lot # 1

Property Owner: MILAM, PAUL G ; MILAM, VIRGINIA W	Owner's Mailing Address 5920 KHAKI PLACE GREENSBORO NC 27455	Property Location Address 5920 KHAKI PL
Administrative Data	Transfer Information	Property Value
Map# 7829.00	Deed Date 01/09/2002	Total Appraised Land Value \$77,100
VCS 7829A04	Deed Book 005412	Total Appraised Building Value \$776,100
Township BRUCE	Deed Page 00530	Total Appraised Outbuilding Value \$31,500
Planning Jurisdiction SUMMERFIELD	Revenue Stamps 0.00	Total Appraised Value \$884,700
City SUMMERFIELD	Package Sale Date	Elderly Exclusion
Fire District	Package Sale Price	Other Exemptions
Spec District 1 SUMMERFIELD FPSD	Land Sale Date	Use Value Deferred
Spec District 2	Land Sale Price	Historic Value Deferred
Land Class RESIDENTIAL	Improvement Summary	Total Deferred Value
History Parcel Number 1	Total Living Area 3.02	Total Assessed Value \$884,700
History Parcel Number 2		
Acreage		
Permit Date		
Permit #		

Per North Carolina General Statute 106-285-287 (d), all real property in North Carolina is subject to listing and valuation annually as it exists on January 1. Real Property Assessments are based on market values as of the date of the last countywide reappraisal in 2012.

Prints best in landscape mode

Friday, August 09, 2013



Guilford County Real Property Data

Property Summary

Data last updated on: 8/6/2013
 Ownership current as of: 8/5/2013

Parcel Number **0150130**

PIN # **7829 86 5485**

Location Address:

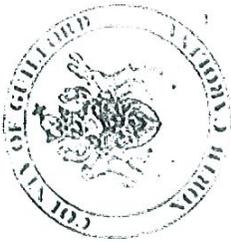
7631 DEBOE RD
Lot # 10.07 AC TR1 PH1 P8149-94 HENSON FOREST

Property Owner: HENSON VILLAGE LLC	Owner's Mailing Address 317 CIRCLE PARK PLACE CHAPEL HILL NC 27517	Property Location Address 7631 DEBOE RD
Administrative Data Map# 7829.00 VCS 7829A04 Township BRUCE Planning Jurisdiction SUMMERFIELD City SUMMERFIELD Fire District SUMMERFIELD Spec District 1 SUMMERFIELD Spec District 2 SUMMERFIELD FPSD Land Class RESIDENTIAL History Parcel Number 1 History Parcel Number 2 Acreage 10.07 Permit Date Permit #	Transfer Information Deed Date 07/29/2010 Deed Book 007147 Deed Page 00263 Revenue Stamps 0.00 Package Sale Date Package Sale Price Land Sale Date Land Sale Price Improvement Summary Total Living Area	Property Value Total Appraised Land Value \$138,600 Total Appraised Building Value \$0 Total Appraised Outbuilding Value Total Appraised Value \$138,600 Elderly Exclusion Other Exemptions Use Value Deferred 0 Historic Value Deferred 0 Total Deferred Value Total Assessed Value \$138,600

Per North Carolina General Statute 105-385-287 (d), all real property in North Carolina is subject to listing and valuation annually as it exists on January 1. Real Property assessments are based on market values as of the date of the last countywide reappraisal in 2012.

Prints best in landscape mode

Tuesday, August 06, 2013



Guilford County Real Property Data

Property Summary

Data last updated on: 8/6/2013
 Ownership current as of: 8/5/2013

Parcel Number **0217566**

PIN # **7829 86 3192**

Location Address

Property Description

5920 NEAR KHAKI PL

Lot # 2

Property Owner: HENSON VILLAGE, LLC	Owner's Mailing Address 317 CIRCLE PARK PLACE CHAPEL HILL NC 27517	Property Location Address 5920 NEAR KHAKI PL
Administrative Data Map# 7829.00 VCS 7829A04 Township BRUCE Planning Jurisdiction SUMMERFIELD City SUMMERFIELD Fire District SUMMERFIELD Spec District 1 SUMMERFIELD FPSD Spec District 2 SUMMERFIELD FPSD Land Class RESIDENTIAL History Parcel Number 1 History Parcel Number 2 Acreage 21.17 Permit Date Permit #	Transfer Information Deed Date 07/29/2010 Deed Book 007147 Deed Page 00268 Revenue Stamps 2334.00 Package Sale Date Package Sale Price Land Sale Date Land Sale Price Improvement Summary Total Living Area	Property Value Total Appraised Land Value \$174,400 Total Appraised Building Value \$0 Total Appraised Outbuilding Value \$120,700 Total Appraised Value \$295,100 Elderly Exclusion Other Exemptions Use Value Deferred Historic Value Deferred Total Deferred Value Total Assessed Value \$295,100

Per North Carolina General Statute 106-285-287 (d), all real property in North Carolina is subject to listing and valuation annually as it exists on January 1. Real Property Assessments are based on market values as of the date of the last countywide reappraisal in 2012.

Prints best in landscape mode

Tuesday, August 06, 2013

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Town of Summerfield – Planning Department Notice

August 14, 2012

Dear Summerfield Citizen:

The Town of Summerfield Planning Department has received an application to rezone properties located 5920 Khaki Pl, 5920 near Khaki Pl, and 7631 Deboe Road, being Guilford County Parcels 0149658, 0217566, and 0150130.

These parcels, located in Bruce Township, include approximately 34.26 acres (see map on reverse). The parcels are owned by Paul G and Virginia W Milam and Henson Village LLC. The applicants are requesting a rezoning from RS-40/SR (Residential/Scenic Corridor) to CU-GB/SR (Conditional Use-General Business/Scenic Corridor).

A public information session and open house will be held at **Summerfield Town Hall, 4117 Oak Ridge Road, on Thursday, August 29, 2013, from 6:00 pm to 7:00 pm** to discuss the proposed use. The public information session/open house is designed to provide information to the public and to discuss the proposed development in an informal manner with the public, developer, and staff. Please plan to attend any time during this period.

Under Conditional Use zoning, the applicant limits the uses allowed on the site and/or offers development standards that exceed those in the Development Ordinance. The condition(s) that have been requested for this rezoning are that the following uses be excluded: junked motor vehicles, shelter for the homeless, psychiatric hospital, fraternity or sorority (university or college related), cemetery or mausoleum, country club with golf course, theater (adult), massage parlor (adult), equipment repair (light), live entertainment business (adult), book store (adult), ice manufacturing, landfill (construction demolition and land clearing debris), taxi terminal, bus terminal, warehouse (general storage, enclosed), truck and utility trailer rental & leasing (light), boat sales, motor vehicle sales, boat repair, and electronic gaming establishments and internet sweepstakes.

All property owners within $\frac{1}{4}$ mile of a property proposed for a Rezoning or Special Use Permit shall be notified of the public information session and open house as well as subsequent public hearings. The town relies on Guilford County tax records for addresses. Please share this invitation with anyone you feel may be interested in attending.

Sincerely,

Julie Reid
Interim Town Planner



PUBLIC INFORMATION SESSION FOR REZONING
CASE # 01 - 13 AUGUST 28, 2013 6:00PM, SFD TOWN HALL

The Town of Summerfield Planning Department has received an application to rezone properties located 5920 Khaki Pl, 5920 near Khaki Pl, and 7631 Deboe Road, being Guilford County Parcels 0149658, 0217566, and 0150130.

These parcels, located in Bruce Township, include approximately 34.26 acres (see map on reverse). The parcels are owned by Paul G and Virginia W Milam and Henson Village LLC. The applicants are requesting a rezoning from RS-40/SR (Residential/Scenic Corridor) to CU-GB/SR (Conditional Use-General Business/Scenic Corridor).

Sign-in Sheet

Name	Address
<u>Stoyd + Judy Moore</u> <u>Paul Milam</u>	<u>3807 Oak Ridge Rd. Sjeell</u> <u>5920 Khaki Run, SMF</u>
<u>Jean Stefanik</u> <u>Sam Angel</u>	<u>7612 Debra Rd</u> <u>7620 Deboe Rd</u>
<u>Elizabeth McClellan</u>	<u>7103 Lentz Ct</u>
<u>Alicia Flowers</u>	<u>7401 Whitaker Ct.</u>
<u>Jane Wilson</u>	<u>1128 NC Hwy 150 West</u>
<u>Joan Wilson</u>	<u>1128 NC Hwy 150 West</u>
<u>Jim M</u>	<u>5801 Francis Moore</u>
<u>Gail Dunham</u>	<u>5805 Snow Hill Dr</u>
<u>Kenneth Dunham</u>	<u>5805 Snow Hill Drive</u>
<u>Andrea Alonanni</u> <u>Rayne Crawford</u>	<u>5011 Loire Drive</u> <u>1106 NC Hwy 150 W</u>

Council: Mayor Mark Brown, Dena Barnes, Alicia Flowers, Dianne Laughlin, Elizabeth McClellan, John Wray, Jr.

Staff: Scott Whitaker (Manager), Carol Carter (Planner), Jeff Goard (P&R Manager), Valarie Halvorsen (Clerk), Katrina Whitt (Finance Officer)

Question to be answered at the Public Hearing

How will the two lane road with no turn or red light
accommodate 35+ acres of commercial
45 acres

This should be addressed as an 80 acre
commercial development

What is the maximum size for each building?

How much parking, hard surface will be developed?

How will this accommodate storm water
management?

How will this development comply with #1
objective - the feel, ambience and charm
of a rural community?

How will commercial accommodate residential
adjoining property?

Has commercial business in Summerfield been so
successful that the Town needs territories
more commercial.

How much water usage?

How will our wells accommodate restaurants and more?

What amount will be hard surface?

Will there be above ground systems used?
What will it look like?

How will Town well accommodate 100+ just
restaurant and more wells Town well?

How can the people and neighbors be assured
it will be high quality

What will the lighting be like?

Please read into the record that this zoning
level use VOTE -- the site plan will
not be for public review.

Will Milton agree to NO above ground septic?

" " " to specific number of acres
for septic?

Will Milton agree to one 50% of the road
for septic & open space.

Will Milton agree to number of businesses?

How will residential septic systems be used
individually for each commercial entity.

Milton said he has never had a problem with water

therefore will he finally reimburse property owners of

Carol Dunbar

7665 Dulles Rd for destroying her property?

How large will the bed & breakfast be?
How large will the Senior home be?
How many units?
How will well accommodate a full service
senior home?
Shows on the plans now for the senior home

RE-OP



NOTICE OF PUBLIC HEARINGS

SEPTEMBER 13, 2013

A public hearing will be held by the Summerfield Zoning Board on September 23, 2013 at 7pm at Summerfield Community Center, 5404 Centerfield Rd of the Town of Summerfield; and

A public hearing will be held by the Town Board of the Town of Summerfield on October 8, 2013 at 6:30pm at Summerfield Community Center, 5404 Centerfield Rd.

The purpose of the public hearing is to hear and receive comments from the public regarding a request to rezone three parcels of land from RS-40 (Residential District) to CU-GB (Conditional Use-General Business District). The three properties are located at:

5920 Khaki Place	(Guilford County Tax Parcel 0149658)
5920 near Khaki Place	(Guilford County Parcels 0217566)
7631 Deboe Road	(Guilford County Parcel 0150130).

These parcels, located in Bruce Township, include approximately 34.26 acres (see map on reverse). The parcels are owned by Paul G and Virginia W Milam and Henson Village LLC. The applicants are requesting a rezoning

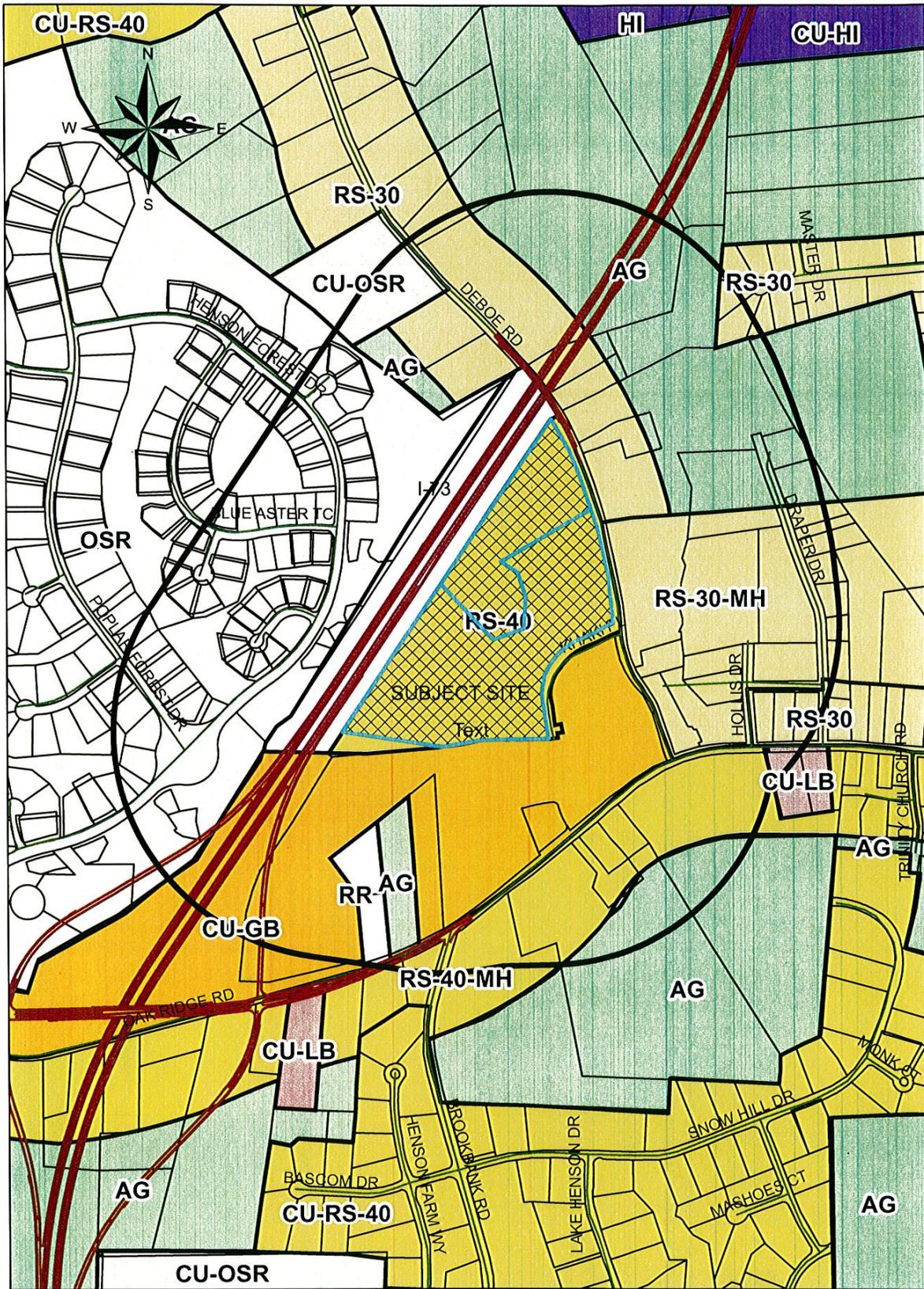
Under Conditional Use zoning, the applicant limits the uses allowed on the site and/or offers development standards that exceed those in the Development Ordinance. The applicant has requested that the following uses be excluded: junked motor vehicles, shelter for the homeless, psychiatric hospital, fraternity or sorority (university or college related), cemetery or mausoleum, country club with golf course, theater (adult), massage parlor (adult), equipment repair (light), live entertainment business (adult), book store (adult), ice manufacturing, all types of landfills, taxi terminal, bus terminal, warehouse (general storage, enclosed), truck and utility trailer rental & leasing (light), boat sales, motor vehicle sales, boat repair, and electronic gaming establishments and internet sweepstakes.

All property owners within ¼ mile of a property proposed for a Rezoning shall be notified of the date, time and place of the required public hearings and possible action. Addresses used for this notification are obtained from the Guilford County tax records. Please share this invitation with anyone you feel may be interested in attending.

Sincerely,

Julie Reid
Interim Town Planner

Rezoning Z-01-13 From RS-40 Residential to CU-GB General Business Conditional Use



Town of Summerfield



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

CERTIFICATION OF ZONING NOTIFICATION
SEPTEMBER 13, 2013, REZONING CASE #01-13

This is to certify that the owner(s) of that parcels of land in Rezoning Case #01-13 as shown on the County Tax Map for the affected parcels (0149658, 0217566 and 0150130), and the owner(s) of all the parcels of land abutting and within a quarter mile of the parcels as shown on the County Tax Map were mailed a notice of public hearing for 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 September 13, 2013.

On this the 13th day of September 2013, I, Valarie Halvorsen, Town Clerk, official custodian of Town documents, attest to the above statement.

Valarie Halvorsen
Valarie Halvorsen, Town Clerk

Council: Mayor Mark Brown, Dena Barnes, Alicia Flowers, Dianne Laughlin, Elizabeth McClellan, John Wray, Jr.

Staff: Scott Whitaker (Manager), Jeff Gaard (PE&R Manager), Valarie Halvorsen (Clerk), Katrina Whitt (Finance Officer), (Planner position vacant)

ADCOCK, RONALD H ; ADCOCK, CAROLYN M	5419 WOODRIDGE RD	WILMINGTON	NC	28409
ANGEL, FRANCES B	7620 DEBOE RD	SUMMERFIELD	NC	27358
ARNOLD, EDWARD T ; ARNOLD, LESA M	6303 BLUE ASTER TRACE	SUMMERFIELD	NC	27358
BASS, REUBEN G ; BASS, CORNELIUS D	1000 CREEKRIDGE RD	GREENSBORO	NC	27406
BOLEN, MARGARET O	2211 BRIDGETTE BLVD	GREENSBORO	NC	27407
BRAUD, KENT P ; BRAUD, ANN F	6305 BLUE ASTER TRACE	SUMMERFIELD	NC	27358
CHAMBERS, JAMES M ; CHAMBERS, BRENDA A	3712 OAK RIDGE RD	SUMMERFIELD	NC	27358
COPPOLA, ANTONIO ; COPPOLA, CONCETTA	6301 BLUE ASTER TRACE	SUMMERFIELD	NC	27358
CREWS, SHIRLEY C ; CREWS, FLOUNOIL C	3811 OAK RIDGE ROAD	SUMMERFIELD	NC	27358
DAS, ALLISON RENEE ; DAS, SANJIT MARK	6304 AUTUMN CREST CT	SUMMERFIELD	NC	27358
DEBELLIS, CHARLES F ; DEBELLIS, KATHY J	7620 HENSON FOREST DR	SUMMERFIELD	NC	27358
DEPARTMENT OF TRANSPORTATION	1546 MAIL SERVICE CENTER	RALEIGH	NC	27611
ELLIOTT, RANDALL W ; ELLIOTT, JENNIFER H	6316 AUTUMN CREST COURT	SUMMERFIELD	NC	27358
ELWONGER, JOHN B ; ELWONGER, SHARON B	6300 BLUE ASTER TRACE	SUMMERFIELD	NC	27358
ENOCH FAMILY LLC	3793 WINDSTREAM WAY	JAMESTOWN	NC	27282
ENOCH, MOTIE HEIRS	519 LAMA ST	GREENSBORO	NC	27406
GINGERICH, DIANE E ; GINGERICH, NATHAN A	7622 HENSON FOREST DR	SUMMERFIELD	NC	27358
GREENPOINT INC	PO BOX 666	ELON	NC	27244
HALL, TIMOTHY HOLMAN ; HALL, CINDY L	3817 OAK RIDGE RD	SUMMERFIELD	NC	27358
HAYES, LAWRENCE ; HAYES, NATALIE	7624 HENSON FOREST DR	SUMMERFIELD	NC	27358
HENSON FARMS LLC	POB 351	SUMMERFIELD	NC	27358
HENSON FOREST HOMEOWNER ASSN INC	PO BOX 805	SUMMERFIELD	NC	27358
HENSON FOREST HOMEOWNERS ASSN INC	PO BOX 900	SUMMERFIELD	NC	27358
HENSON VILLAGE LLC	317 CIRCLE PARK PLACE	CHAPEL HILL	NC	27517
HILLIARD, RANDY	3809 OAK RIDGE RD	SUMMERFIELD	NC	27358
KANOY, JASON B ; BILLY, DAWN R R DENISE	3815 OAK RIDGE RD	SUMMERFIELD	NC	27358
KEEN, JEFFREY W	7636 DEBOE RD	SUMMERFIELD	NC	27358
KIME, ROBERT B III ; KIME, RHYAN FORMAN	6313 AUTUMN CREST CT	SUMMERFIELD	NC	27358
LESNIAK LIVING TRUST ; CHESTER E LESNIAK	6312 AUTUMN CREST CT	SUMMERFIELD	NC	27358
LONG, JAMES D	3687 OAK RIDGE RD	SUMMERFIELD	NC	27358
MAGNOLIA ESTATE OF SUMMERFIELD LLC	PO BOX 351	SUMMERFIELD	NC	27358
MCMILLAN, PAULA S ; MCMILLAN, ZACHARY	PO BOX 637	SUMMERFIELD	NC	27358
MILAM, PAUL G ; MILAM, VIRGINIA W	5920 KHAKI PLACE	GREENSBORO	NC	27455
MOORE, FLOYD L ; MOORE, JUDY K	3807 OAK RIDGE RD	SUMMERFIELD	NC	27358
PUSCH, KEVIN J ; PUSCH, DIANNE M	5706 SNOW HILL DR	SUMMERFIELD	NC	27358
RIGGS, ROY W ; RIGGS, LAURIE D	6302 BLUE ASTER TRACE	SUMMERFIELD	NC	27358
SAUNDERS, JACQUELINE G	3716 OAK RIDGE RD	SUMMERFIELD	NC	27358
SELF, RUTH G ESTATE	5408 FIELDBROOK DR	GREENSBORO	NC	27455
SHANTRY, TIMOTHY M ; SHANTRY, TERRI	6324 AUTUMN CREST CT	SUMMERFIELD	NC	27358
STUART, ROBERT L ; STUART, SHARON A	6309 AUTUMN CREST CT	SUMMERFIELD	NC	27358
SUTHERLAND, PAUL T	6308 AUTUMN CREST CT	SUMMERFIELD	NC	27358
TERRELL, DAVID D	3685 OAK RIDGE RD	SUMMERFIELD	NC	27358
TERRELL, RACHEL S	3683 OAK RIDGE RD	SUMMERFIELD	NC	27358
WARREN, CARRIE ANN	6380 AUTUMN CREST CT	SUMMERFIELD	NC	27358
WAYNICK, PATRICIA I ; WAYNICK, LISA WAYNICK	3818 OAK RIDGE RD	SUMMERFIELD	NC	27358
WHEELER, JEFFREY D ; WHEELER, WENDY	6307 BLUE ASTER TRACE	SUMMERFIELD	NC	27358
WILLIAMS, THERESA J	3704 OAK RIDGE RD	SUMMERFIELD	NC	27358
WOTRING, DEEANN C	6317 AUTUMN CREST CT	SUMMERFIELD	NC	27358



August 26, 2013

Mr. Paul Milam
Henson Realty, LLC
3150 North Elm Street, Suite 101
Greensboro, North Carolina 27408

Reference: Preliminary Environmental Inventory Report
Approximate 34.26 Acre Tract
Deboe Road and Khaki Place
Summerfield, North Carolina
ECS Project No. 09-23164

Dear Mr. Milam:

ECS Carolinas, LLP (ECS) is pleased to provide this Preliminary Environmental Inventory Report for the above referenced site located in Summerfield, Guilford County, North Carolina. ECS has evaluated the following items:

- Streams/Wetlands
- Floodplains
- Slopes
- Natural areas/wildlife habitat
- Historic and archeological sites
- Woodlands
- Farmland
- Recreation areas
- Scenic views

This report summarizes our findings for the site.

1.0 Background

The site contains three parcels that total approximately 34.26 acres. The site is located northwest of the intersection of Deboe Road and Khaki Place in Summerfield, Guilford County, North Carolina (Figure 1). The site consists of wooded land and pastures. A residence and an agricultural outbuilding are located on the site. The residence and outbuilding were built in 2004. ECS understands that the site is being evaluated for redevelopment. A site specific development plan has not been determined at this time.

2.0 Streams/Wetlands

A stream/wetland determination was conducted at the site by ECS. Wetlands are defined by the U.S. Army Corps of Engineers (USACE) and the United States Environmental Protection Agency (EPA) as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances, do support a prevalence of vegetation typically adapted for life in saturated soil conditions." In order for an

area to be classified as wetland, hydrophytic vegetation, hydric soils, and wetland hydrology indicators must be present.

2.1 Literature Review

We reviewed the USGS Topographic Map, the USDA Soil Survey of Guilford County, the Geologic map of North Carolina, the National Wetlands Inventory maps and the Natural Heritage Inventory of Guilford County to obtain information regarding the site.

- The USGS Topographic Map (Figure 1) shows two unnamed tributaries to the Haw River near the southwestern and northern site boundaries. The map shows additional drainage swales on the site that could contain surface waters or wetlands.
- The USDA Soil Survey of Guilford County (Figure 2) shows soils on the site are mapped as Clifford sandy loam (CkB, CkC, CiB2, CiC2), Poplar forest sandy loam (PoE, PpD2) and Rasalo fine sandy loam (RaB, RaD). The Clifford series consists of well drained, moderately permeable soils that occur on side slopes and nose slopes. The Poplar Forest series consists of well drained, moderately rapidly permeable soils that occur on gentle to steep slopes. The Rasalo series consists of well drained, moderately slow to slow permeable soils that occur on Piedmont uplands. The soils on the site are not identified on the Guilford County Hydric Soils List.
- The Geologic Map of North Carolina indicates that the site is located in the Piedmont Physiographic Province. In general, shallow unconfined groundwater movement within the overlying soils is controlled largely by topographic gradients. Recharge occurs primarily by infiltration along higher elevations and typically discharges into streams or other surface water bodies. The elevation of the shallow water table is transient and can vary with seasonal fluctuations in precipitation. Movement in this water table is generally from higher to lower elevations. As such, shallow groundwater would be expected to flow beneath the site toward the unnamed tributaries to the Haw River.
- The National Wetlands Inventory (Figure 3) map does not identify wetlands on the site.
- The site is not included on the inventory of protected properties by the Natural Heritage Inventory or Piedmont Land Conservancy.

2.2 Site Reconnaissance

ECS personnel conducted the site reconnaissance on August 21, 2013. During our reconnaissance, we observed the site for evidence of ponds, streams and wetlands. Streams are located near the southern and western boundaries of the site. Headcuts are present at the origins of the streams. The streams near the western boundary do not appear to extend onto the site. A small portion of the stream near the southern boundary appears to extend onto the site near its origin. The site boundaries were not marked in the field, and therefore, ECS could not determine with certainty if other portions of the stream(s) are located on the site.

Wetlands were not observed on the site. The soils throughout the site are bright and appear to be well drained to depths of at least twelve inches. Small wetland pockets were observed within

the banks of the stream near the southern site boundary. The wetlands do not appear to be located on the site. The wetlands contained wetland hydrology indicators, hydrophytic vegetation and hydric soils. The wetlands are separated from upland areas by distinct topographic and vegetation breaks.

Figure 4 shows the approximate locations of the site, streams and wetlands. Figure 4 is based on our field notes and should only be used for preliminary planning purposes. It may be necessary to delineate/survey the stream/wetlands to determine the exact locations and extent. Following the delineation, the jurisdictional features should be verified by the USACE and North Carolina Department of Environment and Natural Resources-Division of Water Quality (NCDENR-DWQ).

2.3 General Discussion

Section 404 of the Clean Water Act regulates the discharge of dredge and fill materials into waters of the United States (lakes, rivers, ponds, streams, etc.), including wetlands. Waters of the United States include the territorial seas, navigable coastal and inland lakes, rivers and streams, intermittent streams, and wetlands. Activities that could be regulated under Section 404 include the placement of fill for construction of roadways; residential, commercial or industrial structures; and the construction of water retention ponds along tributaries. The EPA and the USACE jointly administer the Section 404 program. Section 401 of the Clean Water Act grants each state the authority to approve, condition, or deny any Federal permits that could result in a discharge to State waters.

Streams, ponds and wetlands are regulated by the USACE and NCDENR-DWQ. Permits are required prior to impacting wetlands or open waters, including ponds, lakes and perennial or intermittent streams. Mitigation and stormwater management plans will be a condition of any permits issued for the site. Additionally, buffers may be required adjacent to streams.

For impacts to one-half acre or more of wetlands or to more than 300 linear feet of stream channel, an individual permit (IP) may be required. An IP requires a habitat analysis, alternative site analysis, project justification, plans to avoid and minimize impacts, and a proposed mitigation plan. Depending on the habitat analysis and the extent of impacts, an Environmental Impact Statement may be required by the U.S. Army Corps of Engineers. An IP allows for a public comment period and may require 4 to 18 months to obtain depending on conditions arising during the U.S. Army Corps of Engineers review and public comment period.

2.4 Buffers

According to the NCDENR-DWQ, the site is located in the Cape Fear River Basin in an area that has been classified as WS-V, Nutrient Sensitive Waters (NSW). Based on the NCDENR-DWQ watershed classification, mandatory state vegetative buffers are required adjacent to any stream. The width of the vegetative buffer is dependant on the density of the impervious surfaces that will be associated with the development of the site. In addition, local buffer requirements may apply.

3.0 Floodplains

Based on a review of the FEMA Flood Insurance Rate Map (Figure 5), the site is located within Zone X which is located outside of the 100 year flood zone.

4.0 Slopes

Slopes were calculated using topographic maps from the U.S. Geological Survey. Figure 6 shows slopes greater than 15% based on our calculations using the USGS topographic maps. A field study or topographical survey would be required to determine actual slopes and extents. The remainder of the site contains slopes that appear to be less than 15%. A site specific erosion control plan will be required prior to redevelopment and site grading activities. Additionally, a septic evaluation by a licensed soil scientist will be needed to determine the areas that are suitable for septic tank nitrification fields if on-site septic is planned following redevelopment.

5.0 Natural Areas/Wildlife Habitat

The site is not included on the inventory of protected sites by the Piedmont Land Conservancy website or on the North Carolina Natural Heritage Program website.

5.1 Preliminary Threatened and Endangered Species Determination

Congress passed the Endangered Species Act (ESA) in 1973. The purpose of the ESA is to protect and recover imperiled species and the ecosystems upon which they depend. It is administered by the U.S. Fish and Wildlife Service (FWS) and the Commerce Department's National Marine Fisheries Service (NMFS). The FWS has primary responsibility for terrestrial and freshwater organisms, while the responsibilities of NMFS are mainly marine wildlife.

Under the ESA, species may be listed as either endangered or threatened. "Endangered" means a species is in danger of extinction throughout all or a significant portion of its range. "Threatened" means a species is likely to become endangered within the foreseeable future. All species of plants and animals, except pest insects, are eligible for listing as endangered or threatened. For the purposes of the ESA, Congress defined species to include subspecies, varieties, and for vertebrates, distinct population segments.

We reviewed the FWS Endangered Species Database to identify federally protected Threatened and Endangered species in Guilford County, North Carolina. The following federally protected Threatened and Endangered species have been identified in Guilford County, North Carolina.

Common Name	Scientific name	Federal Status	Record Status
Vertebrate:			
Bald eagle	<i>Haliaeetus leucocephalus</i>	BGPA	Current
Vascular Plant:			
Small whorled pogonia	<i>Isotria medeoloides</i>	T	Current

BGPA = Bald and Golden Eagle Protection Act

T = Threatened

5.2 Bald Eagle Species/Habitat Description from USFWS

Description: A large raptor (bird of prey), the bald eagle has a wingspread of 5½ to 8 feet. Adults have a dark brown body and wings, white head and tail, and a yellow beak. In flight, the bald eagle often soars or glides with the wings held at a right angle to the body. Juvenile bald eagles have mottled brown and white plumage, gradually acquiring their dark brown body and distinctive white head and tail as they mature.

Habitat: Bald eagles generally nest near coastlines, rivers, large lakes or streams that support an adequate food supply. They often nest in mature or old-growth trees; snags (dead trees); cliffs; rock promontories; rarely on the ground; and with increasing frequency on human-made structures such as power poles and communication towers. In forested areas, bald eagles often select the tallest trees with limbs strong enough to support a nest that can weigh more than 1,000 pounds. Nest sites typically include at least one perch with a clear view of the water where the eagles usually forage. Shoreline trees or snags located near reservoirs provide the visibility and accessibility needed to locate aquatic prey. Eagle nests are constructed with large sticks, and may be lined with moss, grass, plant stalks, lichens, seaweed, or sod. Nests are usually about 4-6 feet in diameter and 3 feet deep, although larger nests exist.

Conclusion: The site contains pastures and wooded areas. We did not observe large bodies of water on or near the site that would provide suitable habitat for the bald eagle. Therefore, based on our observations and knowledge of the bald eagle, it does not appear that suitable habitat for this species is present on the site.

5.3 Small Whorled Pagonia Species/Habitat Description from USFWS

Description: Small-whorled pagonia has a greenish-white stem that grows between 3 – 13 inches tall. It gets its common name from the five or six grayish-green leaves that are displayed in a single whorl around the stem. When the leaves are well developed, a single flower or sometimes a flower pair rises from the center of the circle of leaves. The flowers are yellowish-green with a greenish-white lip. Each flower has three sepals of equal length that spread

outward. An over-wintering vegetative bud may form in late August or September. Occasionally small whorled pogonia will reproduce vegetatively, without the use of seeds.

Habitat: Small whorled pogonia can be limited by shade. The species seems to require small light gaps, or canopy breaks, and generally grows in areas with sparse to moderate ground cover. Too many other plants in an area can be harmful to this plant. This orchid typically grows under canopies that are relatively open or near features that create long-persisting breaks in the forest canopy such as a road or a stream. It grows in mixed-deciduous or mixed-deciduous/coniferous forests that are generally in second- or third-growth successional stages. The soils in which it lives are usually acidic, moist, and have very few nutrients.

Conclusion: The site contains pastures and various types of wooded areas, including two forest stands that are successional forests. Therefore, it appears that suitable habitat for this species is present on the site. A detailed study would be required to determine the presence/absence of this species on the site.

6.0 Historic and Archaeological Sites

The site contains a residence and agricultural outbuilding. The residence and outbuilding were built in 2004. ECS is not aware of other structures located on the site. ECS sent a letter dated August 21, 2013 to the North Carolina Department of Cultural Resources, State Historic Preservation Office (SHPO) requesting information concerning documented historic or archeological resources that may be present at the site or in the immediate vicinity. ECS has not received a response at this time.

Based on a review of the on-line Guilford County Historical Property Inventory (Figure 7) and the SHPO web GIS service mapping program, there are no historically significant properties identified on the site. One historically significant property, the Saunder's Inn, is located approximately 450 feet from the site. ECS is not aware of other historic and archaeological sites with local or regional significance that are not identified on the National Register or State National Historic Register (NHR) Study List.

7.0 Woodlands

The site consists of pastures and various forest types. The forest types were differentiated on an aerial photograph and evaluated in the field. The different forest stand types are illustrated on Figure 8 and summarized in Table 1. Based on our evaluation, the woodlands on the site are naturally regenerated and successional forest types that are not used for production of trees and timber.

8.0 Farmland

The USDA defines Prime farmland "as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is available for these uses. It has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner if it is treated and managed according to acceptable farming methods. In general, prime farmland has an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, an acceptable level of acidity or alkalinity, an acceptable content of salt or

sodium, and few or no rocks. Its soils are permeable to water and air. Prime farmland is not excessively eroded or saturated with water for long periods of time, and it either does not flood frequently during the growing season or is protected from flooding.” Based on a review of the USDA online Web Soil Survey (Figure 9), several of the soils present on the site are designated as prime farmland. The portions of the site with designated prime farmland soils and that are in pasture (used for producing forage) are considered to be prime farmland.

9.0 Recreation Areas

The site is private property that does not contain public recreation facilities. The site contains a round pen used privately to raise and train horses. There are no specific pedestrian, bicycle or equestrian trails on the property.

10.0 Scenic Views

The roadways in the vicinity of the site are not designated as scenic byways by the NCDOT. The site is located in a residential/agricultural area of Summerfield. The adjoining property has been re-zoned for commercial development. It currently contains fields, wooded land and residences. The planned redevelopment of the site will be consistent with and planned in conjunction with redevelopment of the adjoining property. Landscaped buffers are not anticipated to screen the view of the development to preserve the character of rural public roads.

11.0 Closure

ECS appreciates the opportunity to provide wetland services for your project. Please contact us at (336) 856-7150 if you have any questions concerning this report.

Sincerely,

ECS Carolinas, LLP

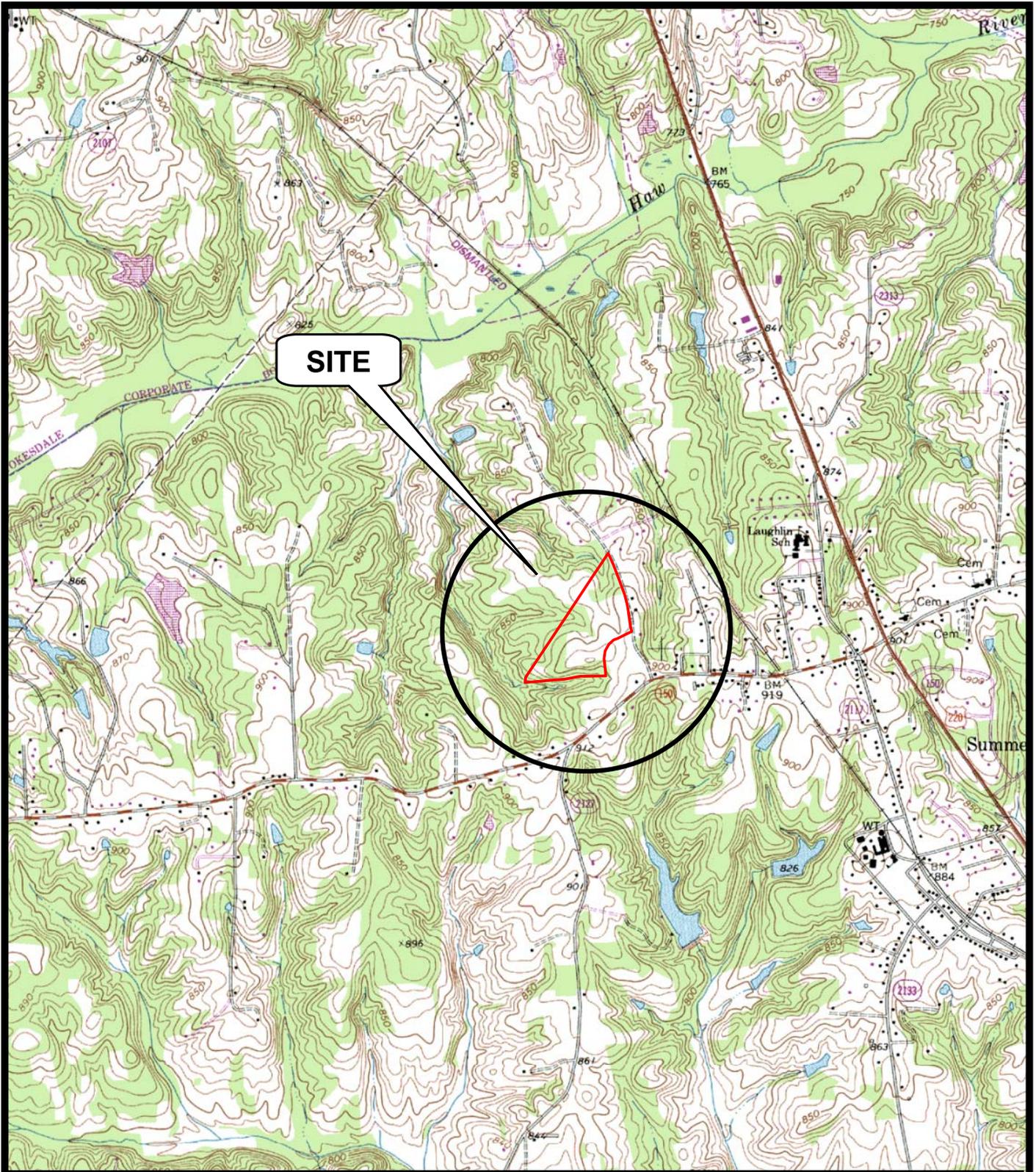


David S. Brame
Project Manager
NC Asbestos Inspector No. 12266



Michael T. Brame, PWS
Environmental Principal

Attachments: Figure 1 – Site Location Map
Figure 2 – Soil Map
Figure 3 – USGWS Wetland Inventory Map
Figure 4 – Stream/Wetland Location Map
Figure 5 – FEMA Firm Map
Figure 6 – Slope Map
Figure 7 – Historical Sites Map
Figure 8 – Forest Stand Type Map
Table 1: Forest Types
Figure 9 – Farmland Classification Map



SOURCE:

USGS TOPOGRAPHIC MAP
 SUMMERFIELD, NC QUADRANGLE
 DATED 1959, REVISED 1994

SCALE 1"=2,000'

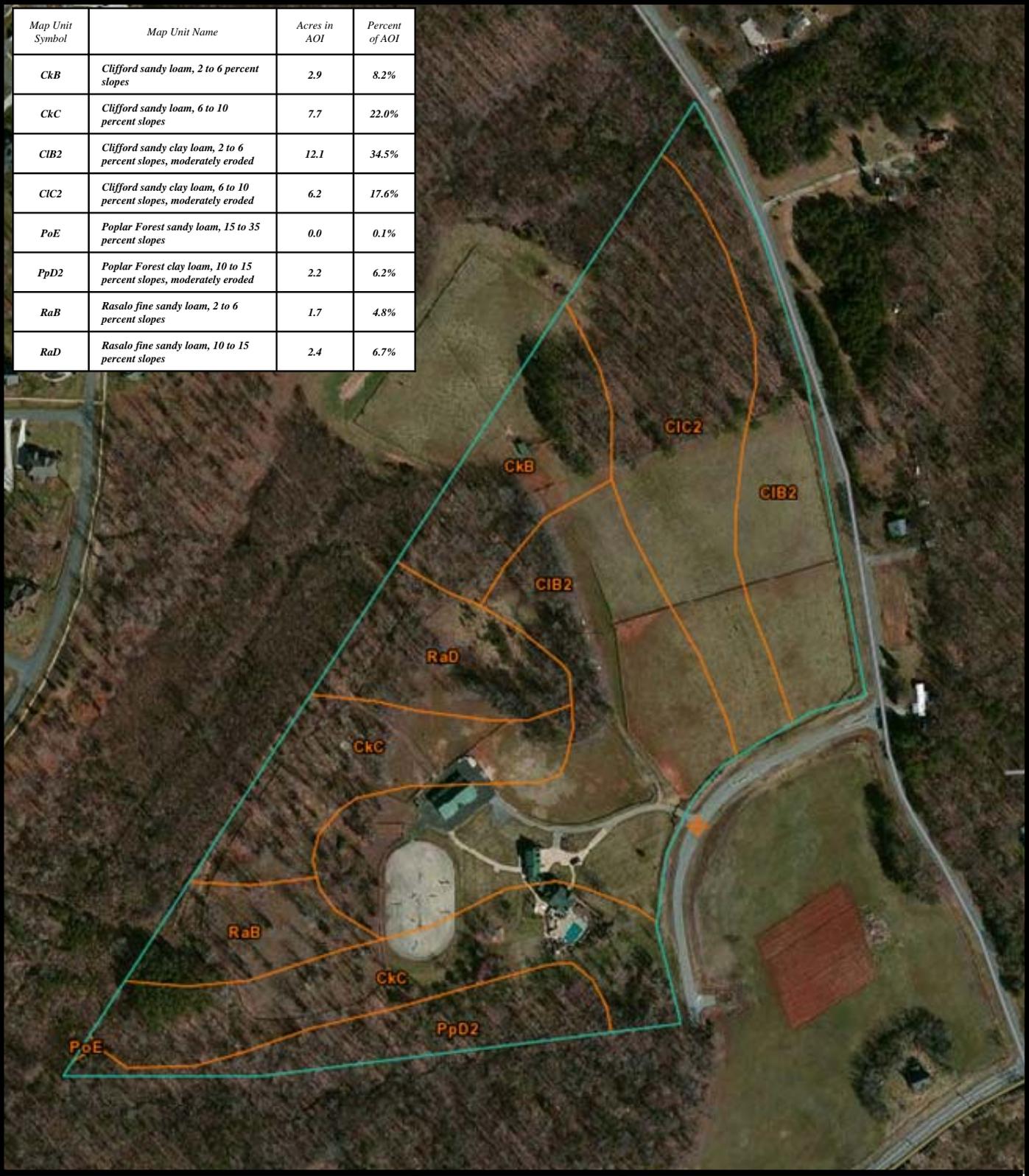


FIGURE 1

SITE LOCATION MAP
 APPROXIMATE 34.26 ACRE TRACT
 DEBOE ROAD AND KHAKE PLACE
 SUMMERFIELD, NORTH CAROLINA

ECS PROJECT NO. 09-23164

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CkB	Clifford sandy loam, 2 to 6 percent slopes	2.9	8.2%
CkC	Clifford sandy loam, 6 to 10 percent slopes	7.7	22.0%
CIB2	Clifford sandy clay loam, 2 to 6 percent slopes, moderately eroded	12.1	34.5%
CIC2	Clifford sandy clay loam, 6 to 10 percent slopes, moderately eroded	6.2	17.6%
PoE	Poplar Forest sandy loam, 15 to 35 percent slopes	0.0	0.1%
PpD2	Poplar Forest clay loam, 10 to 15 percent slopes, moderately eroded	2.2	6.2%
RaB	Rasalo fine sandy loam, 2 to 6 percent slopes	1.7	4.8%
RaD	Rasalo fine sandy loam, 10 to 15 percent slopes	2.4	6.7%



SOURCE:

USDA ONLINE WEB SOIL SURVEY OF GUILFORD COUNTY, NC

NOT TO SCALE

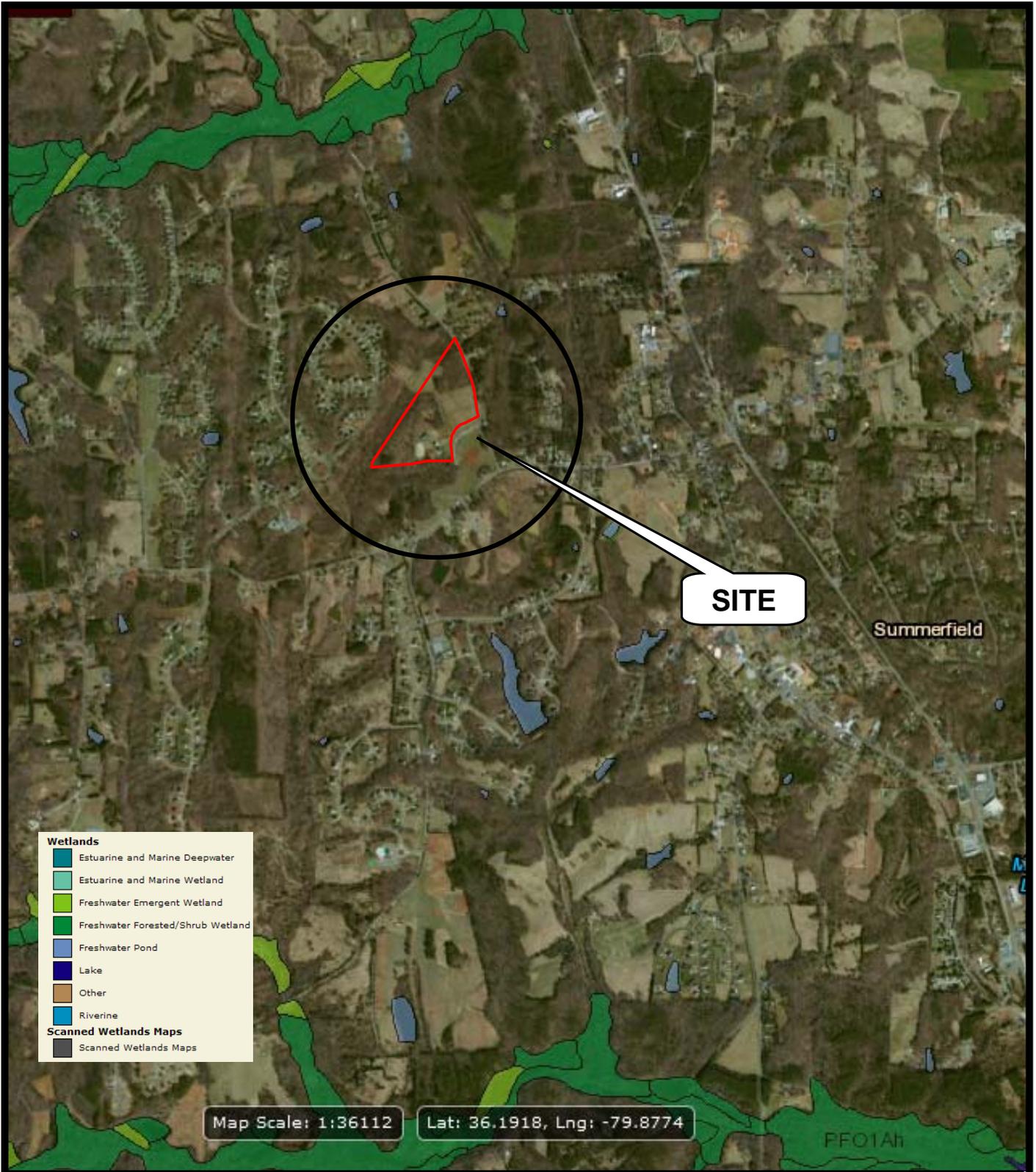


FIGURE 2

SOIL MAP

APPROXIMATE 34.26 ACRE TRACT DEBOE ROAD AND KHAKI PLACE SUMMERFIELD, NORTH CAROLINA

ECS PROJECT NO. 09-23164



SOURCE:

US FISH AND WILDLIFE SERVICE
NATIONAL WETLANDS
INVENTORY MAPPER



FIGURE 3

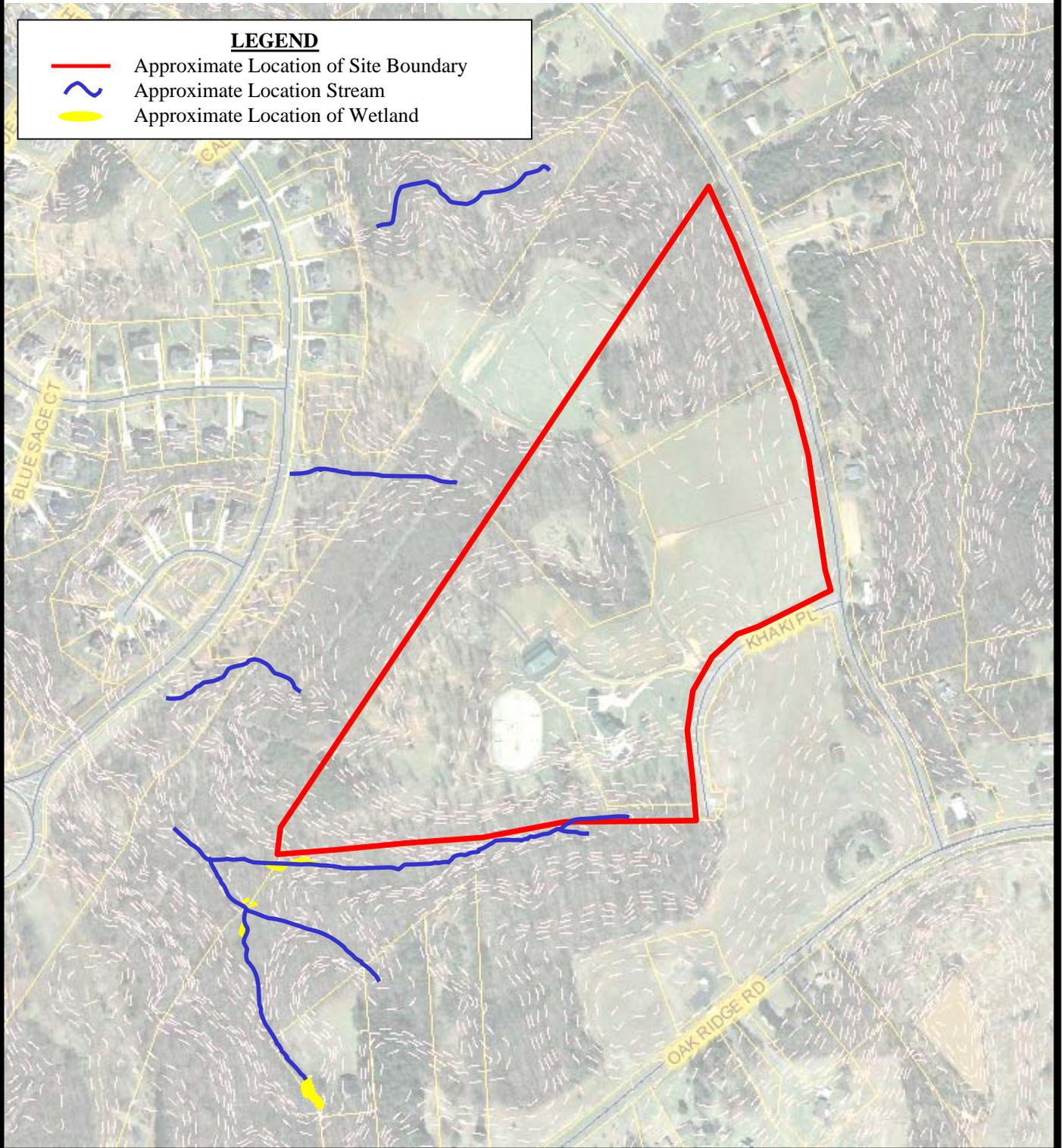
USFWS WETLAND INVENTORY MAP
APPROXIMATE 34.26 ACRE TRACT
DEBOE ROAD AND KHAKI PLACE
SUMMERFIELD, NORTH CAROLINA

ECS PROJECT NO. 09-23164

THE STREAM/WETLAND LOCATIONS SHOWN ON THIS MAP ARE APPROXIMATE. THEY HAVE BEEN DETERMINED BY ECS. THEY HAVE NOT BEEN DELINEATED BY ECS, VERIFIED BY THE U.S ARMY CORPS OF ENGINEERS OR SURVEYED.

LEGEND

-  Approximate Location of Site Boundary
-  Approximate Location Stream
-  Approximate Location of Wetland



SOURCE:

GUILFORD COUNTY GIS
AERIAL PHOTOGRAPH, DATED 2010

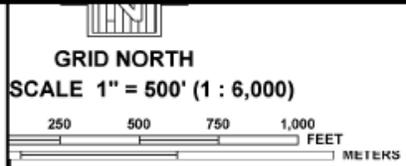
1" ~ 400'



FIGURE 4

STREAM/WETLAND LOCATION MAP
APPROXIMATE 34.26 ACRE TRACT
DEBOE ROAD AND KHAKE PLACE
SUMMERFIELD, NORTH CAROLINA

ECS PROJECT NO. 09-23164



PANEL 7829J

FIRM

FLOOD INSURANCE RATE MAP

NORTH CAROLINA

PANEL 7829

(SEE LOCATOR DIAGRAM OR MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>CID No.</u>	<u>PANEL</u>	<u>SUFFIX</u>
GUILFORD COUNTY	370111	7829	J
STOKESDALE, TOWN OF	370489	7829	J
SUMMERFIELD, TOWN OF	370622	7829	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

EFFECTIVE DATE **MAP NUMBER**
JUNE 18, 2007 **3710782900J**



State of North Carolina
 Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

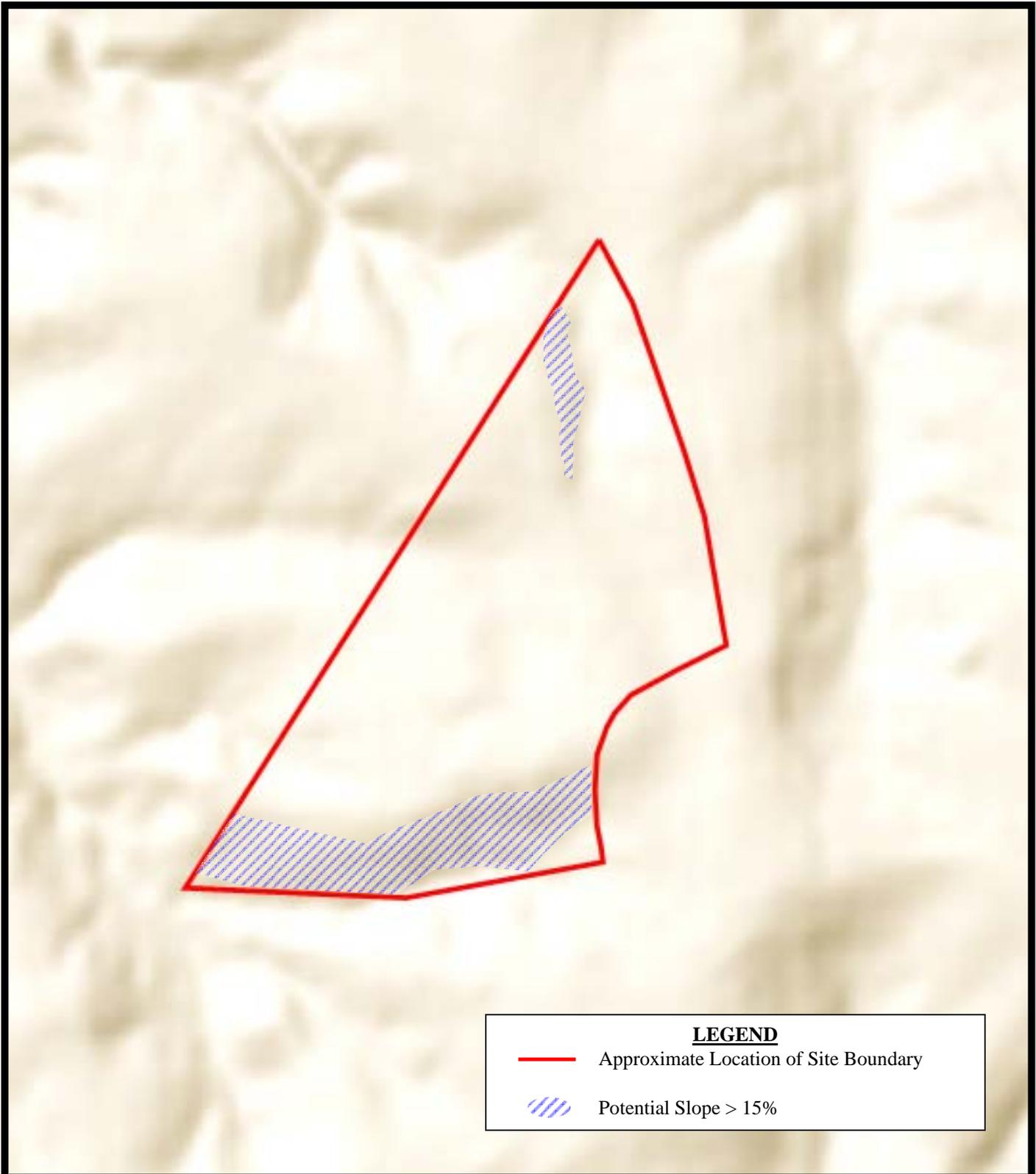
SOURCE:
 FLOOD INSURANCE RATE MAP FROM
 FEMA MAP SERVICE CENTER
 PANEL 7829



FIGURE 5

FEMA FIRM MAP
 APPROXIMATE 34.26 ACRE TRACT
 DEBOE ROAD AND KHAKE PLACE
 SUMMERFIELD, NORTH CAROLINA

ECS PROJECT NO. 09-23164



LEGEND

— Approximate Location of Site Boundary

▨ Potential Slope > 15%

SOURCE:

HILLSHADE MAP FROM THE USGS
NATIONAL MAPPER
AND SLOPE CALCULATIONS BY ECS



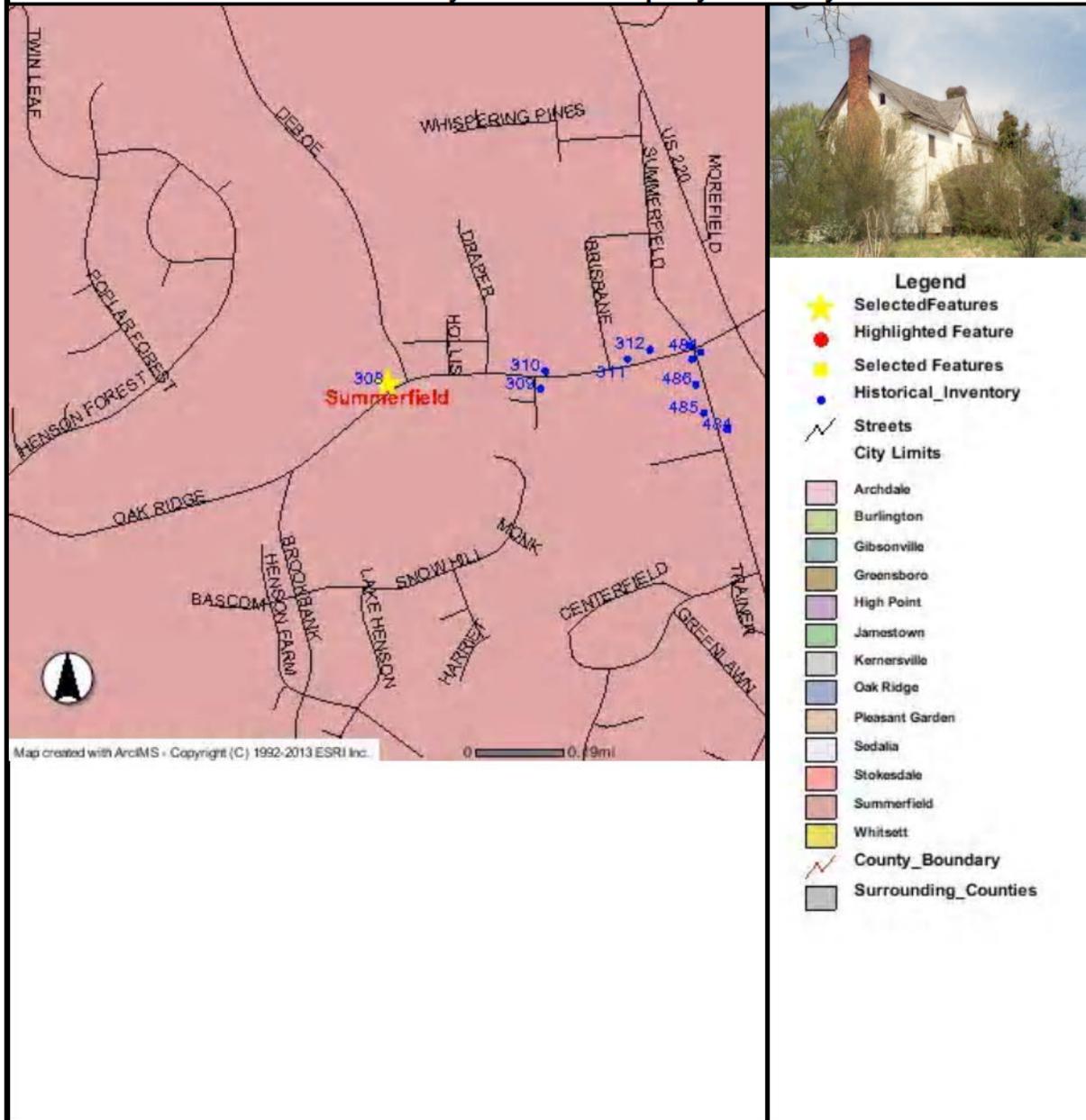
FIGURE 6

SLOPE MAP

APPROXIMATE 34.26 ACRE TRACT
DEBOE ROAD AND KHAKI PLACE
SUMMERFIELD, NORTH CAROLINA

ECS PROJECT NO. 09-23164

Guilford County Historical Property Inventory



ID	LNDMRK	ADDRESS	VICINITY	PROPNAME	PROPTYPE	STYLE	CONSTR_DAT	PRIM_MAT	BLDG_TYPE	ORIG_USE
308		3790 OAK RIDGE RD	SUMMERFIELD	SAUNDERS INN	NN	VERNACULAR	ca. 1815			

SOURCE:

GUILFORD COUNTY HISTORICAL INVENTORY WEBSITE



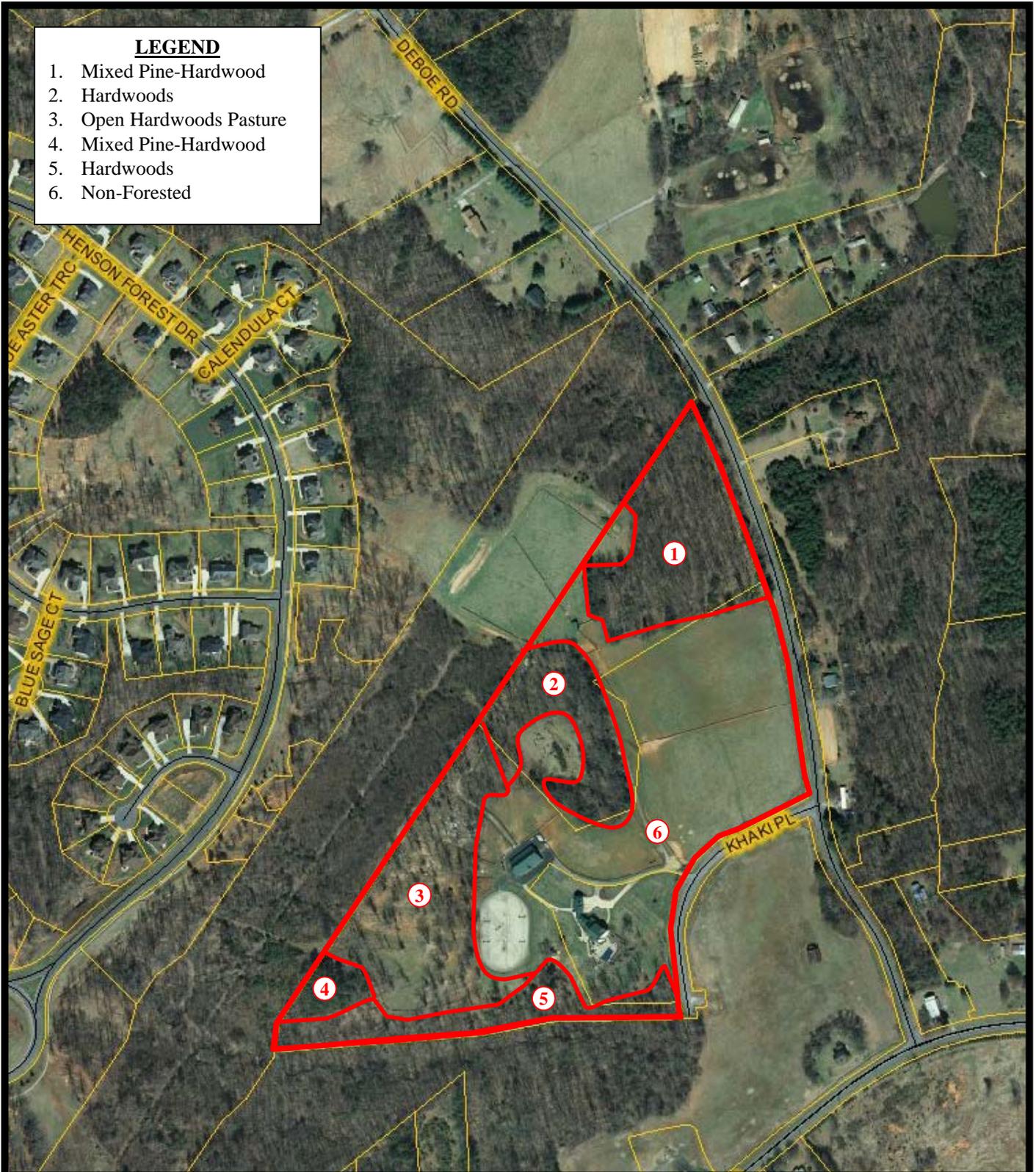
FIGURE 7

HISTORICAL SITES MAP
 APPROXIMATE 34.26 ACRE TRACT
 DEBOE ROAD AND KHAKI PLACE
 SUMMERFIELD, NORTH CAROLINA

ECS PROJECT NO. 09-23164

LEGEND

- 1. Mixed Pine-Hardwood
- 2. Hardwoods
- 3. Open Hardwoods Pasture
- 4. Mixed Pine-Hardwood
- 5. Hardwoods
- 6. Non-Forested



SOURCE:

GUILFORD COUNTY GIS
AERIAL PHOTOGRAPH, DATED 2010

1" ~ 400'



FIGURE 8

FOREST STAND TYPE MAP
APPROXIMATE 34.26 ACRE TRACT
DEBOE ROAD AND KHAKI PLACE
SUMMERFIELD, NORTH CAROLINA

ECS PROJECT NO. 09-23164

**Table 1
Forest Types (See Figure 8)**

<u>Type</u>	<u>Approx. Age</u>	<u>Species</u> overstory understory	<u>General Notes</u>
1. Mixed Pine Hardwood	70	Virginia pine Red oak White oak -- Dogwood Sourwood Cherry	Mature Successional Forest Mature trees are approx. 90 feet in height. No evidence of silvicultural practices.
2. Hardwood	60	White oak -- Dogwood Sourwood Cherry	Mature oaks with thick understory Mature trees approx. 70 feet in height No evidence of silvicultural practices.
3. Open Hardwoods Pasture	50	Red Oak Poplar Blackgum Sweetgum	Open pasture with mature hardwoods Mature trees approx. 60 feet in height No evidence of silvicultural practices.
4. Mixed Hardwood Pine	10	Post oak Black cherry Sweetgum Va. pine American beech	Dense cover, all saplings Naturally regenerated field Approximately 15-30' feet in height
5. Hardwood	80	Sweetgum Red oak Maple Poplar -- Dogwood Pawpaw Cherry Oak/Maple/ Sweetgum Saplings	Mature Successional Forest Stream buffer Mature trees are approx. 90 feet in height. No evidence of silvicultural practices.



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CkB	Clifford sandy loam, 2 to 6 percent slopes	All areas are prime farmland	2.8	7.2%
CkC	Clifford sandy loam, 6 to 10 percent slopes	Farmland of statewide importance	8.0	20.4%
CIB2	Clifford sandy clay loam, 2 to 6 percent slopes, moderately eroded	All areas are prime farmland	12.4	31.6%
CIC2	Clifford sandy clay loam, 6 to 10 percent slopes, moderately eroded	Farmland of statewide importance	6.1	15.6%
CnA	Codorus loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	0.7	1.7%
PoE	Poplar Forest sandy loam, 15 to 35 percent slopes	Not prime farmland	0.1	0.2%
PpD2	Poplar Forest clay loam, 10 to 15 percent slopes, moderately eroded	Farmland of statewide importance	5.0	12.7%
RaB	Rasalo fine sandy loam, 2 to 6 percent slopes	All areas are prime farmland	1.8	4.6%
RaD	Rasalo fine sandy loam, 10 to 15 percent slopes	Farmland of statewide importance	2.4	6.1%



SOURCE:

USDA ONLINE WEB SOIL SURVEY



FIGURE 9

FARMLAND CLASSIFICATION MAP
 APPROXIMATE 34.26 ACRE TRACT
 DEBOE ROAD AND KHAKI PLACE
 SUMMERFIELD, NORTH CAROLINA

ECS PROJECT NO. 09-23164

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**North Carolina Department of Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Pat McCrory
Secretary Susan Kluttz

Office of Archives and History
Deputy Secretary Kevin Cherry

September 16, 2013

David Brame
ECS Carolinas, LLP
4811 Koger Boulevard
Greensboro, NC 27407

Re: Deboe Road and Khaki Place, Summerfield, Guilford County, ER 13-1809

Dear Mr. Brame:

Thank you for your letter of August 21, 2013, concerning the above project.

We have conducted a review of the project and are aware of no historic resources which would be affected by the project. Therefore, we have no comment on the project as proposed.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or renee.gledhill-earley@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,

A handwritten signature in blue ink that reads "Renee Gledhill-Earley".

for Ramona M. Bartos

Mayor
Dena H. Barnes

Mayor Pro-Tem
Robert (Bob) Williams

Council
Mark E. Brown
Carolyn W. Collins
Jane Doggett
Michael Stewart



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

**Town Administrator &
Finance Officer**
Michael Brandt

Town Clerk
Dianne Laughlin

Town Planner
Bill Bruce

Town Attorney
Bill Trevorrow

April 14, 2005

Gary Rogers
Starmount Company
600 Greenvalley Road
Greensboro, NC 27408

Dear Mr. Rogers:

Following a public hearing on October 5, 2004, the Summerfield Town Council approved the request to rezone the following property from AG and RS-40 to CU-GB:

Located on the north side of Oak Ridge Road (NC 150 West) west of Deboe Road (SR 2115) in Bruce Township. Being Guilford County Tax Map 1-37, Block 917, Parcel 52; and Tax Map 1-654, Block 972, Parcels 6 and 25, approximately 45.6 acres.

The CU-GB District is for all the uses permitted by right or where development standards apply except for the land use exclusions on the attached list. Further restrictions proposed by the applicant and accepted by the Town Council are: the property shall be limited to three (3) main full service access points located along Oak Ridge Road (NC 150) as approved by the NCDOT; and, planting yards adjacent to residential tracts shall be 30 feet.

If you have any questions concerning this matter, please contact me at 643-8655.

Sincerely,

Bill Bruce
Town Planner
336-643-8655
townplanner@triad.rr.com

HENSON VILLAGE CONDITIONS USE DISTRICT REZONING

EXHIBIT 1-A

August 6, 2004

Land Use Exclusions to General Business District:

1. Junked Motor Vehicles
2. Shelter for the Homeless
3. Automobile Parking/Commercial
4. Psychiatric Hospital
5. Fraternity or Sorority
6. Cemetery or Mausoleum
7. Ambulance Service
8. Shooting Range/Indoor
9. Country Club with Golf Course
10. Theater (Adult)
11. Massage Parlor (Adult)
12. Equipment Repair (Light)
13. Live Entertainment Business (Adult)
14. Building Supply Sales with Storage Yard
15. Adult Book Store
16. Ice Manufacturing
17. Landfill—both Construction Demolition Debris and Land Clearing Debris
18. Taxi Terminal
19. Utility Lines and related Appurtenances
20. Utility Substation
21. Bus Terminal
22. Radio/Television Tower
23. Warehouse General
24. Warehouse General
25. Warehouse Self Storage
26. Contractor – No Outdoor Storage
27. Truck and Utility Trailer Rental, light Boat Sales
28. Satellite Dish/Communication Tower
29. Automotive Repair – Services Major
30. Motor Vehicle Sales
31. Motorcycle Sales
32. Recreational Vehicle Sales
33. Boat Repair

Table 4-3-1 Permitted Use Schedule - General Business

AGRICULTURAL USES			
Agricultural Production (crops)	0100	1	P
Animal Services (other)	0752	3	D
Forestry	0810	1	P
Veterinary Services (other)	0742	3	D
MINING USES			
Shelter for the Homeless	0000	2	D
ACCESSORY USES & STRUCTURES			
Accessory Uses & Structures, Customary (See Section 4-5)	0000		P
Caretaker Dwelling	0000		D
Emergency Shelter	0000		P
Junked Motor Vehicle	0000		D
Recycling Collection Point	0000		P
Satellite Dish/Communication Tower	0000		D
Swimming Pool	0000		D
Athletic Fields	0000	1	P
Billiard Parlors	7999	3	P
Bingo Games	7999	3	P
Bowling Centers	7933	3	P
Club or Lodge	8640	3	P
Coin Operated Amusement	7993	3	P
Country Club with Golf Course	7997	1	D
Dance School	7911	3	P
Fortune Tellers, Astrologers	7999	3	P
Golf Course, Miniature	7999	3	P
Martial Arts Instructional Schools	7999	3	P
Physical Fitness Center	7991	3	P
Public Park	7990	1	D
Public Recreation Facility	7990	2	D
Shooting Range, Indoor	7999	3	D
Skating Rink	7999	3	P
Special Events Facility	0000	4	S
Sport Instructional Schools	7999	3	P
Sports & Recreation Clubs, Indoor	7997	3	P
Swim & Tennis Club	7997	3	D
EDUCATION & INSTITUTIONAL USES			
Ambulance Service	4119	3	P
Cemetery or Mausoleum	0000	2	D
Church	8661	3	P
College or University	8220	3	P
Day Care Center, Adult (5 or fewer as home occupation)	8322	1	D
Day Care Center, Adult (6 or more)	8322	3	D
Day Care Center, Child (5 or fewer as home occupation)	8351	1	D
Day Care Center, Child (6 or more)	8351	3	D
Fire Station	9224	3	D
Fraternity or Sorority (university or college related)	0000	3	P
Government Office	9000	3	P
Library	8231	3	P
Museum or Art Gallery	8412	3	P
Nursing & Convalescent Home	8050	3	P
Police Station, Neighborhood	9221	3	P
Post Office	0000	3	P
Psychiatric Hospital	8063	3	P
Retreat Center	0000	3	P
School Administration Facility	9411	3	P
Specialty Hospital	8069	3	P
BUSINESS, PROFESSIONAL & PERSONAL SERVICES			
Accounting, Auditing or Bookkeeping	8721	3	P
Administrative or Management Services	8740	3	P
Advertising Agency or Representative	7310	3	P
Advertising, Outdoor Services	7312	4	D
Automobile Rental or Leasing	WCA 7510	4	P
Automobile Repair Services, Major	WCA 0000	4	P
Automobile Repair Services, Minor	WCA 0000	3	P

Automobile Parking, Commercial	7521	3	P
Automotive Towing & Storage Services	WCA 7549	3	D
Bank, Savings & Loan or Credit Union	6000	3	P
Barber Shop	7241	3	P
Beauty Shop	7431	3	P
Boat Repair	WCA 3730	4	P
Building Maintenance Services	7349	3	P
Car Wash	WCA 7542	4	D
Clothing Alteration or Repair	0000	3	P
Computer Maintenance & Repair	7378	3	P
Computer Services	7370	3	P
Economic, Sociological or Educational Research	8732	3	P
Employment Agency, Personnel Agency	7360	3	P
Engineering, Architect or Survey Service	8710	3	P
Equipment Rental & Leasing, no Outside Storage	WCA 7350	3	P
Equipment Repair, Light	WCA 7690	3	D
Finance or Loan Office, with Drive-Through	6100	3	P
Finance or Loan Office, without Drive-Through	6100	3	P
Funeral Home or Crematorium	7261	3	P
Furniture Repair Shop	WCA 7641	3	P
Hotel or Motel	7011	3	P
Insurance Agency, No On-Site Claims Inspections	6411	3	P
Insurance Agency, On-Site Claims Inspections	6300	3	P
Kennels or Pet Grooming	0752	3	D
Laundromat, Coin Operated	WCA 7215	3	P
Laundry or Dry Cleaning Plant	WCA 7211	3	P
Laundry or Dry Cleaning Substation	7212	3	P
Law Office	8111	3	P
Massage Parlor, Adult	7299	3	D
Medical, Dental or Related Office	8000	3	P
Medical or Dental Laboratory	8071	3	P
Motion Picture Production	7810	3	P
Noncommercial Research Organization	8733	3	P
Office Uses Not Otherwise Classified	0000	3	P
Pest or Termite Control Services	WCA 7342	3	P
Photocopying & Duplicating Services	7334	3	P
Photofinishing Laboratory	7384	3	P
Photography, Commercial	7335	3	P
Photography Studio	7221	3	P
Real Estate Office	6500	3	P
Refrigerator or Large Appliance Repair	7623	3	D
Rehabilitation or Counseling Services	8300	3	P
Shoe Repair or Shoeshine Shop	7251	3	P
Stock, Security or Commodity Broker	6200	3	P
Taxidermist	WCA 7699	3	P
Television, Radio or Electronics Repair	7620	3	P
Theater, Adult	0000	3	D
Theater, Indoor	7832	3	P
Tourist Home, Bed & Breakfast	7011	2	S
Truck & Utility Trailer Rental & Leasing, Light	WCA 0000	4	P
Vocational, Business or Secretarial School	8240	3	P
Watch or Jewelry Repair	7631	3	P
RETAIL TRADE			
ABC Store (liquor)	5921	3	P
Antique Store	5932	3	P
Appliance Store	5722	3	P
Arts & Crafts	0000	3	P
Auto Supply Sales	5531	3	P
Bakery	5461	3	P
Bar	5813	3	D
Boat Sales	5551	4	P

NOTES: WCA= Prohibited in the WCA, See Section 7-3.5(A) WS-III New the WS-III (GWA) Watersheds. P=Use by Right D= Development Standard District Requirements, See Section 4-4.3 (B) or Section 4-11.5 (Town Core

Bookstore	5942	3	P
Bookstore, Adult	0000	3	D
Building Supply Sales, No Storage Yard	5211	3	P
Building Supply Sales, With Storage Yard	5211	4	D
Camera Store	5946	3	P
Candy Store	5441	3	P
Clothing, Shoe & Accessory Store	5600	3	P
Computer Sales	5734	3	P
Convenience Store, With Gasoline Pumps WCA	5411	4	P
Convenience Store, Without Gasoline Pumps WCA	5411	3	P
Dairy Products Store	5451	3	P
Department, Variety or General Merchandise	5300	3	P
Drugstore	5912	3	P
Fabric or Piece Goods Store	5949	3	P
Floor Covering, Drapery or Upholstery	5710	3	P
Florist	5992	3	P
Food Store	5400	3	P
Furniture Sales	5712	3	P
Garden Center or Retail Nursery	5261	3	P
Gift or Card Shop	5947	3	P
Hardware Store	5251	3	P
Hobby Shop	5945	3	P
Home Furnishings, Miscellaneous	5719	3	P
Jewelry Store	5944	3	P
Live Entertainment Business, Adult	0000		D
Luggage or Leather Goods Store	5948	3	P
Miscellaneous Retail Sales	5999	3	P
Motor Vehicles Sales, New & Used WCA	5511	4	P
Motorcycle Sales WCA	5571	4	P
Musical Instrument Sales	5736	3	P
Newsstand	5994	3	P
Office Machine Sales	5999	3	P
Optical Goods Sales	5995	3	P
Paint & Wallpaper Sales	5231	3	P
Pawnshop or Used Merchandise Store	5932	3	P
Pet Store	5999	3	P
Record & Tape Store	5735	3	P
Recreational Vehicle Sales WCA	5561	4	P
Restaurant, with Drive-Through	5812	3	P
Restaurant, without Drive-Through	5812	3	P
Service Station, Gasoline WCA	5541	4	
Sporting Goods Store	5941	3	P
Stationery Store	5943	3	P
Television, Radio or Electronics Sales	5731	3	P
Tire Sales	5531	3	P
Tobacco Store	5993	3	P
Video Tape Rental & Sales	7841	3	P
Apparel, Piece Goods & Notions	5130	4	P
WHOLESALE TRADE			
Books, Periodicals & Newspapers	5192	4	P
Drugs & Sundries	5122	4	P
Durable Goods, Other	5099	4	P
Electrical Goods	5060	4	P
Flowers, Nursery Stock & Florist Supplies WCA	5193	4	P
Furniture & Home Furnishings	5020	4	P
Groceries & Related Products	5140	4	P
Hardware	5072	4	P
Jewelry, Watches, Precious Stones & Metal	5094	4	P
Market Showroom (Furniture, Apparel, etc...)	0000	3	D
Paper & Paper Products	5110	4	P
Professional, Commercial Equipment & Supplies	5040	4	P
Sporting & Recreational Goods & Supplies	5091	4	P
Tobacco & Tobacco Products	5194	4	P

NOTES: WCA= Prohibited in the WCA, See Section 7-3.5(A) WS-III New Lanc the WS-III (GWA) Watersheds. P=Use by Right D= Development Standards Ar District Requirements, See Section 4-4.3 (B) or Section 4-11.5 (Town Core Ove

Toys & Hobby Goods & Supplies	5092	4	P
Wallpaper & Paint Brushes	5198	4	P
TRANSPORTATION, WAREHOUSING & UTILITIES			
Beneficial Fill Area	0000		D
Bus Terminal WCA	4100	4	P
Communication or Broadcasting Facility	4800	3	P
Construction or Demotion Debris (C-D) Landfill, Minor	0000		D
Courier Service Substation	4215	3	P
Land Clearing & Inert Debris (LCID) Landfill, Minor	0000		D
Radio, Television or Communication Tower	0000	3	D
Taxi Terminal WCA	4121	4	P
Utility Company Office	0000	3	P
Utility Lines & Related Appurtenances	0000		P
Utility Service Station, No Outside Storage	0000	4	P
Utility Substation	0000	4	D
Warehouse, General Storage, Enclosed	4220	4	D
Warehouse, Self-Storage	4225	4	D
MANUFACTURING & INDUSTRIAL USES			
Contractors, No Outside Storage	0000	3	P
Ice	2097	4	P
Printing & Publishing	2700	4	P
OTHER USES			
Automotive Parking, (See Sect. 6-2; Off Street Parking, Stacking and Loading Areas)	0000	3	P
Mixed Development		3	D
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)	0000		P
Arts & Crafts Shows	0000		P
Carnivals & Fairs	7999		P
Christmas Tree Sales	0000		P
Outdoor Retail Sales	5000		P

NOTES: WCA= Prohibited in the WCA, See Section 7-3.5(A) WS-III New Lanc the WS-III (GWA) Watersheds. P=Use by Right D= Development Standards Ar District Requirements, See Section 4-4.3 (B) or Section 4-11.5 (Town Core Ove



Proposed Use Exclusions

The applicant request and recommendation from the ZB involves rezoning three parcels from RS-40 (Residential Single-Family District) to CU-GB (Conditional Use General Business District).

The uses listed in this request include all permitted uses in the General Business District (previous two pages of the Permitted Use Schedule), except the following 21 uses (these would not be allowed if approved as proposed):

- Junked motor vehicles
- Shelter for the homeless
- Psychiatric hospital
- Fraternity or sorority (university or college related)
- Cemetery or mausoleum
- Country club with golf course
- Theater, adult
- Massage parlor, adult
- Equipment repair, light
- Live entertainment business, adult
- Ice manufacturing
- Bookstore, adult
- Landfills of any kind
- Taxi terminal
- Bus terminal
- Warehouse, general storage, enclosed
- Truck & utility trailer rental & leasing, light
- Boat sales
- Motor vehicle sales
- Boat repair
- Electronic gaming establishments & internet sweepstakes

PREFACE

It is difficult to develop precise population growth rates for Summerfield before its 1996 incorporation because of the way census information was tracked. However, according to the data developed for the Northwest Area Plan, the population in Northwest Guilford County increased by forty-one percent between 1980 and 1990 while the County, as a whole, grew only ten percent. Recent building permit data indicates the area now incorporated as Summerfield is probably growing faster than the rest of Northwest Guilford County.

Sound management practices and our rapid growth require the town to implement a long term plan. In January 1998 the Town Council established the Long Term Planning Committee or the LTPC to assist the council in meeting that goal. The committee adopted land use planning as its first project.

On April 7, 1998, the Guilford County Planning Department presented the Northwest Area Plan to the Summerfield Town Council. It had taken two years for the professionally managed steering committee to produce that plan. The Summerfield Council knew it might take even longer for volunteer lay people to develop and implement a plan specific to our community. Accordingly, the Town Council adopted the Northwest Area Plan as an interim guide for growth and development.

The LTPC held at least one public meeting a month from February 1998 to May 2000. Usually the committee met two or more times a month. These public meetings were announced in council meetings, publicized on the town web site, advertised in local news papers, and were the subject of several articles in local news media. The committee also distributed surveys, provided an information booth at the 1999 Founders Day Celebration, and sent a mailing to most households in Summerfield. The committee sought out, and considered, the views of everyone interested in the project including residents and non-residents who own land or have business interests in Summerfield. The Guilford County professional planning staff provided information, ideas, and the benefit of many years experience.

The committee compiled information on land use, zoning, and development rights and many other topics such as property rights, the preservation of flood plains and open spaces, pedestrian walk-ways, schools, transportation, scenic corridors, preservation of farm lands, protection of water resources, and future development patterns.

The LTPC identified a list of nine goals. This plan recognizes the need to establish formal policies directed toward achieving those goals. The list is presented without regard for priority

- 1 Assure public safety,
- 2 Allow safe and efficient transportation.
- 3 Preserve natural resources and scenic areas,
- 4 Safeguard the Town's historical identity,
- 5 Preserve the individual property owner's rights,
- 6 Promote preservation of farmlands,
- 7 Consider the impact on public schools, roads, and other infrastructure.
- 8 Allow for a range of housing and commercial opportunities,
- 9 Provide recreation

The committee presented five draft documents, each improving on the previous version, to the town council. In May 2000 the committee reported they had taken the project as far as possible and turned their recommendations over to the Council to consider and complete. The resulting plan is presented here.

The LTPC determined that maintaining and enhancing our community's identity and the preservation of its rural character are major objectives mandated by Summerfield's residents. The Town Council will answer the stated desires of the people by structuring our Development Ordinance to insure the preservation of rural areas and open space while providing for organized, well planned development.

We must remember that it is the decisions that we make now that will shape Summerfield's future forever. We note this Plan is a "living document" and will always be subject to revision as circumstances change and our knowledge grows.

THANK YOU!

The Town Council wishes to thank everyone who has participated in this project. Without your input the plan would have never had such significance or the support of the community.

The Town Council especially wishes to thank the Long Term Planning Committee

Dena Barnes, Co-Chair	Robert Gordon, Co-Chair	Nancy Hess
Jerry Wray	Mark Bell	Geoff Greg
John Lepri	Frank Sessoms	Cindy Edgerton

AND

Michael Brandt, Town Planner

for their efforts and dedication. There were low points when there was very little community input. At many times it must have seemed to be a thankless job. Yet the committee members withstood the pressures from both in and out of our community and worked diligently to provide the research, and draft documents that became the basis for this plan. It never would have come together without their devotion to the town, its long term future, and seeing that they performed a job well done.

The Summerfield Town Council, 2000

John Wray, Mayor

Bill Peterson, Mayor Pro Tem

Dena Barnes

Mark Brown

Carolyn Collins

Jane Doggett

Executive Summary

Rose & Associates Southeast, Inc. was retained by the Town of Summerfield, NC to evaluate the commercial needs of the primary corridor, including the town core of Summerfield, and primary intersections along the proposed I-73 Bypass. This study was completed in cooperation with The Lawrence Group, for the citizens of the Town of Summerfield. This market report includes an economic and demographic evaluation, analysis of the study areas and recommendations regarding the future development of commercial space within the community. Based upon information gathered in the Preliminary Report of Findings, together with the data collected during the Public Workshops, a plan has been outlined, which includes recommendations and strategies for future consideration.

The subject areas were identified as- a) the Town Core (Hwy 220); b) Major Nodes at two new intersections of the planned 73 Bypass; and c) Minor Nodes located to the southwest at Pleasant Ridge, and to the northeast at lake Brandt (see Table 1). The areas currently include a mix of retail uses, together with general commercial, residential and vacant land.

The subject areas were evaluated from the perspective of its Highest and Best Use.

Highest and Best Use, as defined in The Dictionary of Real Estate Appraisal¹, is:

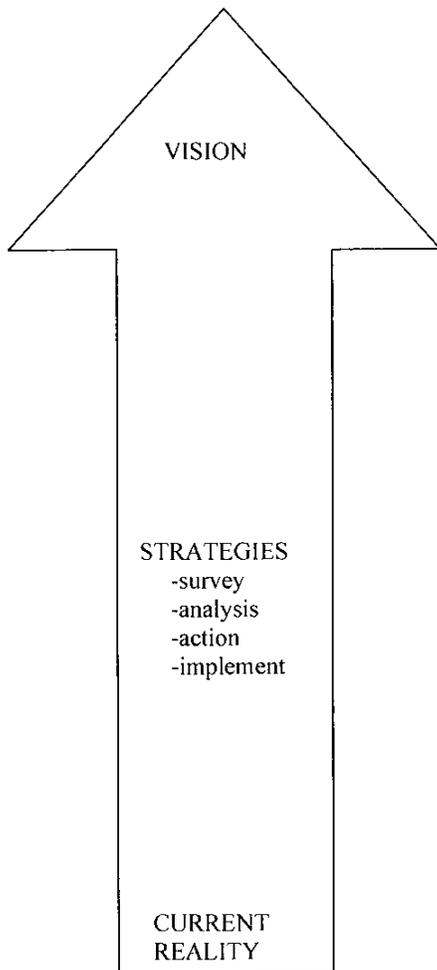
The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum profitability.

As if Vacant: Among all reasonable, alternative uses, the use that yields the highest present land value, after payments as made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.

The conclusions set forth are based upon information provided by public records, town officials, business owners, market and demographic data obtained by Rose & Associates Southeast, Inc. Neither an appraisal nor title search was performed for the Study Areas or any specific property in preparing this report. While the information included herein is believed to be accurate, no warranty or representation, expressed or implied, is made as to the information contained herein, and is submitted subject to omission, change of market conditions, or other factors outside the scope of this report or the author's control. This report is the property of Rose & Associates Southeast Inc., and shall not be duplicated without written permission, all rights reserved, 2003.

¹ "The Dictionary of Real Estate Appraisal," Third Edition, (Illinois), American Institute of Real Estate Appraisers, 1993, p. 171.

Community Visioning...



Vision – What do you want the community to look like in the future?

Survey Results

-largest respondents were both long-time residents (11+ yrs.) and newcomers (2-5 yrs)

-want small town & rural character maintained

-would like services such as offices, small shops/retail and restaurants

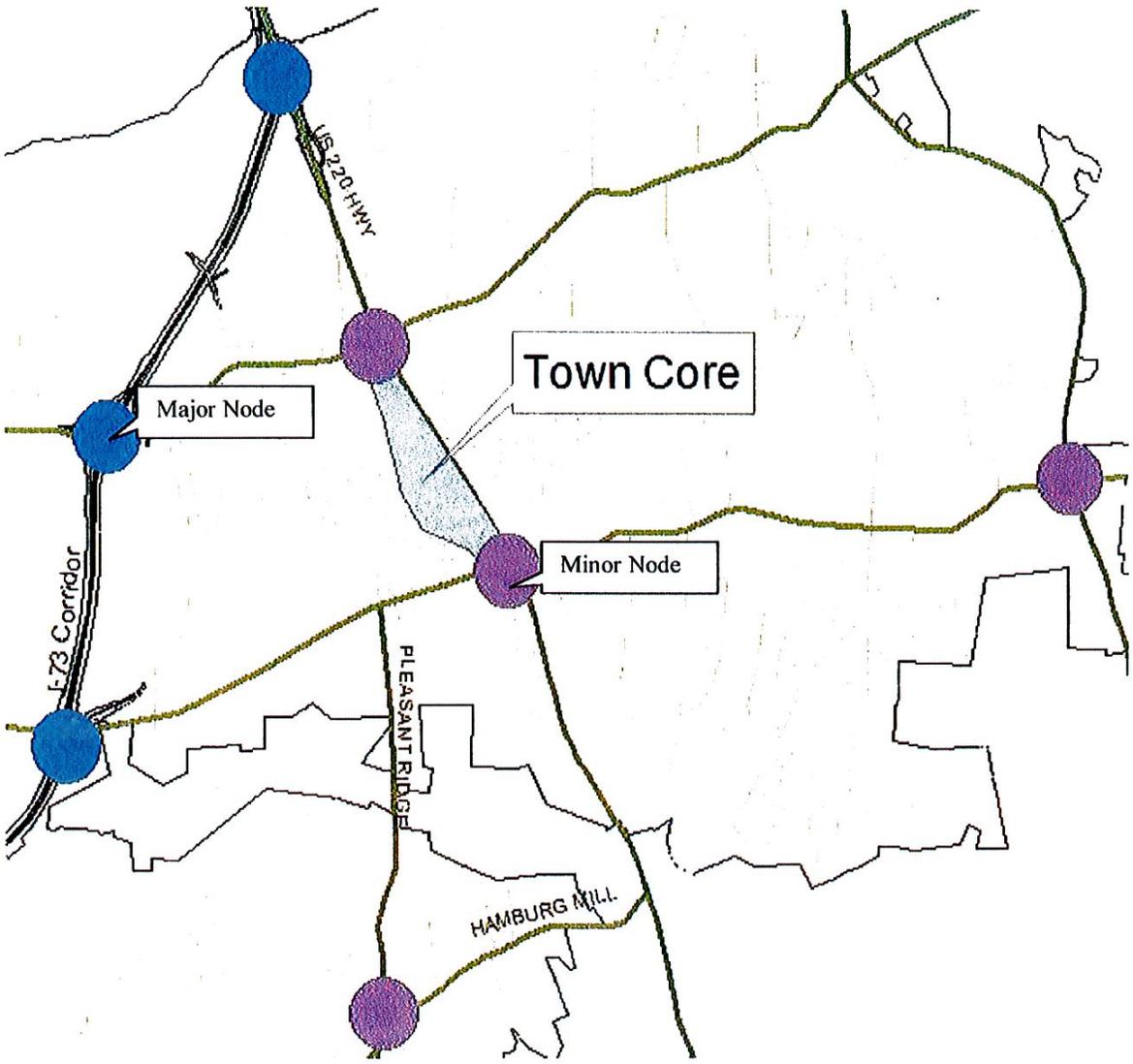
Current Situation – What are the current realities?

-conflicts in various land use plans & ordinances

-lack of community core & connectivity – sprawl

-future development impacted by watershed, lack of infrastructure & proposed I-73.

**Study Area
Town Core, Major & Minor Nodes**



Town Core – Summerfield Road east to Hwy 220, from the intersection to Hwy 150 to the north, and Hwy 220 to the south;

Major Nodes – Along the proposed I-73 Corridor, at the proposed interchanges at Brookbank Rd; Oak Ridge Rd and Hwy 220 at Hwy 158;

Minor Nodes – Pleasant Ridge at Carlson Dairy/Hamburg Mill; Hwy 220 at Summerfield Rd; Lake Brandt at Hwy 150 and Hwy 220 at Oak Ridge.

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Introduction to the Comprehensive Plan

PLANNING FOR SUMMERFIELD

This Comprehensive Plan marks a major new phase of the Town of Summerfield's relatively young planning program. The following chronicles the history of planning in Summerfield since its incorporation:

- 1996** The Town of Summerfield is **incorporated**. Proper planning and growth management are identified as major priorities for the new town government.
- 1997** In June, Town Council adopted the **Town of Summerfield Unified Development Ordinance**. The ordinance has since been amended many times to address emerging development issues.
- 1998** In January, Town Council established a **Long Term Planning Committee** to prepare a plan for the community. The LTPC met for over 2 years to develop a **Long Range Plan for Summerfield**.
- 1998** In June, Town Council adopted the **Northwest Area Plan**, prepared by the Guilford County Planning Department, as an interim guide for growth and development.
- 2000** In November, Town Council adopted the **Long Range Plan** prepared by the Long Term Planning Committee. The Plan set many recommendations, since carried out, that focused mainly on the use of the Town's Development Ordinance to achieve desirable land use patterns.
- 2003** In January, Town Council commissioned a **Market Analysis and Commercial Needs Assessment** to identify the location and character of several commercial nodes in the community. The study employed a "*highest and best use*" evaluation, along with some public input, to determine its findings as to the location of certain commercial development locations.
- 2004** In June, Town Council appointed a **Town Core Committee**, "*to recommend conceptual changes to the Summerfield Development Ordinance for the Town Core*".
- 2005** In January, the Town Core Committee presented its **Findings and Recommendations for the Town Core**, including recommendations for several new Zoning Districts. At the same time, recognizing a lack of consensus on the recommendations, the report called for a Small Area Plan to directly involve more property owners and businesses.
- 2007** In June, Town Council appointed a **Comprehensive Plan Steering Committee** charged with responsibility for guiding the preparation of a first ever *comprehensive* plan for Summerfield.
- 2008** In July, Town Council, the Zoning Board and the Comprehensive Plan Steering Committee met in a joint workshop to identify growth and development issues for the new **Comprehensive Plan**.
- 2008** In September, the **Comprehensive Plan Steering Committee** hosted a special town meeting at which over 600 growth issues concerning the future of Summerfield were identified by some 170 citizens. The Steering Committee then met monthly to develop objectives, policies, and actions for each of 12 priority policy areas identified by the public.

Collectively, all of the Town's plans and ordinances make up a local planning program intended to properly guide quality development in Summerfield. This new Comprehensive Plan is intended to build upon the Town's previous planning initiatives, while adding some of the most current and effective planning principles and methods to the Town's growth management system.

NEED FOR THIS PLAN

Communities seldom stand still; they are continually growing, changing, and evolving as places of human interchange and investment. Summerfield is no exception. This Comprehensive Plan, therefore, addresses a number of pressing issues facing the town that require considerable attention and concerted action. Among these issues are:

Sample Growth Issues

- **Allowing the appropriate level of COMMERCIAL DEVELOPMENT to serve the needs of Town residents.**
- **Responding to strong citizen interest in making Summerfield more WALKABLE AND BIKEABLE.**
- **Preserving the RURAL CHARACTER of the community with emphasis on open spaces and tree preservation.**
- **Mitigating the NEGATIVE IMPACTS of the new I-73 CONNECTOR and the widening of US 220 as they pass through and divide Summerfield. Creating a connected network of local town streets.**
- **Ensuring a reliable supply of POTABLE WATER for residents and business over the long term. Protecting the GROUNDWATER AQUIFER.**
- **Maintaining a high quality of residential development while allowing for a VARIETY OF SINGLE FAMILY HOUSING TYPES to meet the needs of empty nesters, senior citizens, and young families.**
- **Providing for adequate PARK AND RECREATION improvements commensurate with the demands of the Summerfield community.**
- **Maintaining and promoting a community that presents an ATTRACTIVE APPEARANCE AND HIGH QUALITY IMAGE.**
- **Working with the County to provide for EXCELLENT SCHOOLS while serving as true community centers, accessible and well-utilized by the citizenry.**
- **Planning carefully for the future of the SUMMERFIELD ROAD focus area. Working closely with property owners, residents, and businesses on a plan agreeable to all.**
- **Striking a balance between preserving the HISTORIC CHARACTER of older properties, while allowing owners the latitude to make good use of their asset.**
- **Maintaining town government as small, accessible, and citizen-engaged, with LIMITED SERVICES and low taxes.**

Where Addressed in the Plan

- ▶ Policy Area 1: Appropriate, Limited Commercial Development
- ▶ Policy Area 2: Sidewalk, Bikeway, and Trail System
- ▶ Policy Area 3: Community Character Preservation
- ▶ Policy Area 4: Transportation Improvements
- ▶ Policy Area 5: Water Supply and Sewage Treatment Options
- ▶ Policy Area 6: Appropriate Housing and Residential Development
- ▶ Policy Area 7: Park and Recreation Improvements
- ▶ Policy Area 8: Attractive Community Appearance
- ▶ Policy Area 9: Quality School Facilities
- ▶ Policy Area 10: Summerfield Road Focus Area
- ▶ Policy Area 11: Historic Preservation
- ▶ Policy Area 12: Summerfield as a Limited Services Local Government

COMMUNITY INPUT GUIDED POLICY DEVELOPMENT

In July 2008, work began in earnest on the Summerfield Comprehensive Plan. The Steering Committee held a joint kick off meeting with the Town Council and the Town Zoning Board. Plans were set in motion immediately for the three groups to host a special town meeting for the plan.



In September of 2008, some 170 town residents crowded into the Summerfield Elementary School cafeteria and voiced hundreds of concerns, hopes, and ideas for the future of their town. As a result of that town meeting, a number of priority topics were identified for use in drafting a new Comprehensive Plan for Summerfield.

Over the ensuing months, the Comprehensive Plan Steering Committee reviewed the many growth issues identified by the public and also evaluated growth factors associated with the Town's development. The results of the Committee's work are presented in three parts: Common Objectives, Policies, and Actions.

This Comprehensive Plan represents an important new benchmark in planning for the future of Summerfield. The intent of the plan is to create a shared vision for the Town to preserve its natural and cultural heritage, and to give appropriate direction for desirable growth and development. In completing this plan, the Comprehensive Plan Steering Committee has fulfilled its charge of recommending a new long range plan for consideration of adoption by the Town Council of Summerfield.

COMMON OBJECTIVES, POLICIES AND ACTIONS— WHAT'S THE DIFFERENCE?

As noted above, this plan contains three different types of statements, each serving a special purpose:

1. **COMMON OBJECTIVES** describe a **desirable condition** for the Town the way we would like to see it. They are the foundation for Policies and Actions. One of the best ways to evaluate the Policies and Actions is to understand the intent of each Common Objective and see whether the Policies and Actions will help make it happen.
2. **POLICIES** are **officially adopted positions** of Town government with regard to preferred or required courses of action. Their primary purpose is to provide guidance to decisions and actions today. When a policy is applied, it does not go away. Policies can and should be used over and over again in support of the Common Objectives. There are normally several policies

lending support to each Common Objective. While policies may be amended, such changes should be infrequent to provide for consistent, predictable decision-making over a several year period.

3. **ACTIONS (Under Separate Cover) are a to-do-list** of things that could be done in support of the Common Objectives and Policies. Unlike an objective or policy, once an action is completed, it goes away; it gets checked off the list. The Town may consider actions as potential work program items for implementation in subsequent fiscal years. It should not be expected that all or even most implementation items could be completed in any one fiscal year. Priorities must be chosen. Actions should also be updated each year in concert with the Town's work program and budget process.

HOW TO USE THE COMPREHENSIVE PLAN

The Policies contained in the Comprehensive Plan have been designed for regular use to (1) guide public decisions at the Town level, (2) coordinate actions at the county, regional, state, and federal levels, and (3) provide information for private sector decisions. As officially adopted policies of the Town, they are to be used primarily in managing growth and development and as a foundation for decisions on Town facilities and services. The following paragraphs detail how various parties involved in decision-making may use the policies set forth in the Comprehensive Plan.

- ***As Used by the Town Staff***

Reviewing Development Proposals--Town staff should consult the Common Objectives and Policies in reviewing development proposals. Such development proposals would typically include rezoning requests, (see section below entitled **Zoning Amendments and Consistency...**) subdivision reviews, site plan reviews, driveway permits, special use permits, sign permits, and the like. All Policies are given a unique identification number allowing them to be referenced by "chapter and verse" in staff recommendations to Town boards.

Suggesting Changes in Town Services-- Town staff should consult the Common Objectives and Policies before making recommendations about changes in Town facilities and services. Recommendations to be presented to the Town Council should first be evaluated according to their consistency with the adopted policy positions of the Comprehensive Plan. Town staff should have a thorough knowledge of the Common Objectives and Policies, and be able to draw upon them routinely. This is especially important during preparation of the annual work program and proposed budget.

- ***As Used by Appointed Boards and Committees***

Before their regular meetings, members of appointed boards and committees of the Town should review proposed agenda items in light of the Town's adopted policies. The Town Zoning Board, for example, should review development proposals with regard to how well they match up with the Town's policies on transportation, housing, community appearance, and so forth. The Town's Parks and Recreation Committee will want to review the plan as it applies to park and recreation improvements in the town. Town Staff should assist various Town Boards and Committees, as appropriate, by pointing out policies applicable to each agenda item. Board and committee

members should then draw their own conclusions as to the consistency of a particular agenda item with the Town's adopted Comprehensive Plan Policies.

- ***As Used by Summerfield Town Council***

In their authority to rezone properties, approve proposed developments as well as changes in Town facilities and services, the Town Council has the final word on the actions of Summerfield government. As customary, Council should take into account and weigh the interpretation of Policy as provided by all interested parties, the Town staff, and advisory boards and committees. Decisions on programs and capital improvement expenditures are also made with greater confidence when they can be evaluated for consistency with the Town's Comprehensive Plan. Over time, a track record of policy interpretation forms a reliable foundation for decision-making.



- ***As Used by Other Local, Regional, State, and Federal Government Authorities***

The Town should make an effort to make public officials in nearby municipalities, as well as those of Guilford County and the Piedmont Triad Council of Governments, aware of the Comprehensive Plan. They should be encouraged to consult the plan when considering plans and projects under their authority. Decisions by municipalities concerning water and sewer extensions, transportation, and land use planning, in particular, should be done, to the extent possible, in concert with the policies of the Town's Comprehensive Plan. Similarly, the Town should call the Plan to the attention of State and Federal officials, particularly with regard to transportation investments, growth management policies, and economic development initiatives under the authority of those governments.

- ***As Used by Development Interests***

Developers, property owners, builders, and others involved in the development community should consult the Common Objectives and Policies

when formulating their own development plans. By making their plans consistent with the Town's Comprehensive Plan Policies, the chances of development plan approval should increase, thereby saving guesswork, time, and money. The quality of development proposals drawn up for review may also improve if the developer knows that the effort put into the design is more apt to receive a favorable response.

- **As Used by the General Public**

Residents of Summerfield can and should reference specific Comprehensive Plan Common Objectives and Policies, when speaking in favor or in opposition to a particular proposal before the Town Council or other appointed Town boards and committees.

ZONING CHANGES AND CONSISTENCY WITH THE TOWN'S COMPREHENSIVE PLAN

North Carolina General Statute 160A-383 requires that "*prior to adopting or rejecting any zoning amendment*" each local governing board "*shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action taken to be reasonable and in the public interest*". For the purposes of this statute, this document constitutes Summerfield's *comprehensive plan*.

The above referenced law requires that the Town Zoning Board review of proposed zoning amendments include written comments on the consistency of the proposed amendment with the *comprehensive plan* and any other relevant plans (such as a small area plan, a corridor plan, or a transportation plan) that have been adopted by the Town. Further, the Town Council is also required to adopt a statement on plan consistency before adopting or rejecting any zoning amendment. These written comments are required, but do not limit Council's discretionary power to adopt or not adopt zoning amendments.

In other words, Town Council retains the power to approve a zoning amendment that, on its face, is not consistent with the *comprehensive plan*. At the same time, Council's decision to approve an "inconsistent" zoning amendment must not be taken lightly; Council's approval must be justified by reasons written into the permanent record as to why a zoning amendment found to be inconsistent nonetheless warrants approval. In these situations, there may be fundamentally sound reasons why a particular zoning amendment should be approved.

AMENDING THE COMPREHENSIVE PLAN

The Comprehensive Plan is the policy foundation for guiding zoning decisions, as well as a broad range of other decisions of Town government. The plan's essential elements—the Common Objectives and Policies—are intended to remain substantially unchanged during the plan's tenure. Frequent changes to these elements would undermine the plan's effectiveness in directing a steady course for the Town's growth and development over the long haul. Nevertheless, future circumstances may warrant amendment of the plan. Consult the Town Planner for procedures involved for consideration of an amendment to the Plan.

1. Appropriate, Limited Commercial Development

The Town of Summerfield shall prefer commercial development that reflects the feel, ambience, and charm of a small rural community. Commercial developments should be located, designed, and scaled to complement rather than detract from residential development forms, and enhance existing commercial areas.

2. Sidewalk, Bikeway and Trail System

The Town of Summerfield shall strive to become a walkable and bikeable community. Working in cooperation with private sector interests, the Town shall pursue a high level of connectivity between neighborhoods and other destinations in town such as schools, parks, and shopping. A well-integrated network of streets, sidewalks, bikeways, hiking trails, and horseback riding trails will provide for a multitude of driving, walking, and bicycling alternatives.

3. Community Character Preservation

The Town of Summerfield shall work to preserve a natural and built environment that honors the rural, small town heritage of the community. The Town shall set itself apart from other typical suburban bedroom communities by promoting diverse park and open space assets, “green” highway corridors, protected environmentally sensitive lands, and viable small family farms and equine facilities. New development shall preserve tree cover while avoiding “Anywhere USA” formulaic commercial architecture.

4. Transportation Improvements

The Town of Summerfield shall work proactively with the State DOT toward an efficient system of transportation, including thoroughfares, local roads, sidewalks, and trails. Advanced planning and follow-through shall be employed to create a functional system of streets and highways. New developments shall exhibit an inter-connected network of streets, sidewalks, trails, and bike paths to foster the continued evolution of Summerfield toward a more walkable and bikeable community. The Town will cooperate with efforts to provide public transit service between Summerfield and other areas.

5. Water Supply and Sewage Treatment Options

The Town of Summerfield recognizes the singular importance of plentiful, safe, potable water to present and future residents and businesses. To preserve the availability of this resource, the Town shall make water supply, water conservation and groundwater recharge very high priorities and shall encourage its citizens to do likewise. Wastewater treatment technologies shall be employed to work in harmony with growth and development policies to conserve open space and rural character, and to return water to the groundwater system, while protecting the quality of the groundwater to meet all state standards.

6. Appropriate Housing and Residential Development

Summerfield’s appealing residential areas, exemplified by neighborhoods set among expanses of open space, woodlands, and pastures, shall continue to be a defining attribute of the community. To accommodate housing for younger families and senior citizens while promoting and protecting rural character, the inclusion in residential development of smaller single family detached homes shall be encouraged over twin and other multi-unit residential buildings. Walkable, bikeable neighborhoods will be favored. An open system of pedestrian and bicycle friendly streets should work together with a network of greenway trails to connect neighborhoods with each other and with the rest of the town.

7. Parks and Recreation Improvements

Summerfield values its open space and park and recreation facilities, which help define the community’s image and quality of life. To serve the increasing numbers of children, families, senior citizens, and others calling Summerfield home, the Town shall provide quality parks and recreation facilities and services commensurate with community needs. Smaller parks should continue to be provided by private developments at the neighborhood level. Larger parks should be provided as a result of advanced planning and development by the Town. An extensive system of open space and greenway trails should be developed to connect large and small park areas and to serve as natural corridors for the movement of wildlife.

8. Attractive Community Appearance

Community appearance can create a positive town image and sets the tone for all development to follow. An attractive community enhances the quality of life of town residents, and attracts visitors and businesses to the area that share the same values of quality and sustainability. Community appearance deals largely with what can be seen from the public roadway. Appearance issues deserving of public policy and action include exterior lighting, junked vehicles, preservation of tree cover, the presence or absence of street trees, the appearance of public and private signage, streetscape conditions, parking lot landscaping, architectural design and building form, public and private outdoor displays, the presence or absence of overhead wires, the design and location of communication towers, and the way in which local development practices seek to preserve the natural features of land.

9. Quality School Facilities

The Town of Summerfield shall continue to work closely with Guilford County Schools and local public and private school leaders to support the construction, rehabilitation and maintenance of high quality schools serving the community. Schools should be located and designed to be accessible to the neighborhoods around them. Access to such schools by walking and biking should be encouraged, provided that safety and security issues are addressed. Rather than functioning as single purpose “factories to educate children”, schools in Summerfield should serve as true community centers, providing meeting space for community gatherings, recreational events, and other functions. Mobile classrooms should be avoided.

10. Summerfield Road Focus Area

The Summerfield Road Focus Area shall be supported as the historic and cultural center of the Summerfield community. The heart of this area should remain a varied, yet compatible, mix of residential and non-residential uses. A fire station, elementary school, community park, day care center, post office, eye doctor, feed mill, specialty auto dealership, and real estate office are representative of the non-residential uses that, together with a variety of single family homes, should continue to make up this important part of Summerfield. The Town shall also support preservation efforts associated with the National Register Historic District, and the desirability of a neighborhood level service area that includes Town Hall. Going forward, the Summerfield Road Focus Area should continue to be a natural location for community gatherings as well as basic services for local residents. Whatever uses go into this area, it is important that they be compatible, in both appearance and function, with uses on surrounding properties.

11. Historic Preservation

The Town of Summerfield will strive to preserve the rural and small town heritage of the community. The Town and its Boards and Committees will continue to work with property owners toward the identification, designation, restoration, and preservation of individual buildings, sites, and areas that contribute to the historic foundations and quality of life in the town. In addition to buildings and sites, the Town will also support efforts to document and share the unique cultural history of the area.

12. Summerfield as a Limited Services Local Government

The Town of Summerfield shall continue to control its own destiny—the Town shall remain an independent community, carefully managing its own finances and its own growth and development. Town government should be small and accessible, citizen-engaged, with services limited and taxes kept low. Town government should continue to focus on the highest priorities of area residents—managing growth and preserving and enhancing the area’s quality of life.