

**Public hearing/action regarding rezoning case RZ-01-16 (requested change: AG to CU-OSRD; location: 7508 Strader Rd.; parcel: 0218651)**

Attachment(s): yes

MEETING DATE: SEPTEMBER 13, 2016

**STAFF COMMENTS / RECOMMENDATION:**

See attached staff report for full details to be presented.

As a reminder, rezoning decisions must be made based on:

- our current development ordinance;
- our comprehensive plan (per NCGS 160A-383 below); and,
- "any other officially adopted plan that is applicable."

Council must "approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable, and briefly explain why the board considers the action taken to be reasonable and in the public interest." The statement will be provided to the applicant as formal notification of the rezoning decision.

*§ 160A-383. Purposes in view. Zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. That statement is not subject to judicial review.*

*The planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.*

*Zoning regulations shall be designed to promote the public health, safety, and general welfare. To that end, the regulations may address, among other things, the following public purposes: to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic, and dangers; and to facilitate the efficient and adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such city. (1923, c. 250, s. 3; C.S., s. 2776(t); 1971, c. 698, s. 1; 2005-426, s. 7(a); 2006-259, s. 28.)*

**NOTES:**

**TOWN COUNCIL COMMENTS / ACTION:**





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

**TO:** Town Council  
**FROM:** Planning Director  
**DATE:** September 8, 2016  
**RE:** Case RZ-01-16 (Strader Road) - Request to rezone approximately 30.24 acres from AG (Agricultural) to CU-OSRD (Conditional Use Open Space Residential District)

#### A. Actions Requested of Town Council and Required Vote to Pass

1. Hold Public Hearing
2. Approve, deny, or defer request to rezone

A majority vote is needed to recommend approval (or denial) of the requested action.

The Zoning Board met on August 22 and recommended unanimously to approve the request with modified conditions.

#### B. Application and Background

The applicant, Bill Yearns, is requesting to rezone property **from AG (Agricultural) to CU-OSRD (Conditional Use Open Space Residential District)**. The property is presently owned by Cynthia L. Pegram and the applicant has an option to purchase the property. The parcel is located at 7508 Strader Road, tax parcel #0218651, on the east side of Strader Road just south of the intersection with Scalesville Road.

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

The applicant is proposing 21 building lots, roadways, and open space. The area to be developed for single family residences is clustered internally and located along the north edge of the site. There is open space proposed along Strader Road, internal to the subdivision, and on the western edge of the project. There are existing mature trees located on this site.

The Conditional Use District provides the opportunity to establish mutually agreed upon conditions. The following conditions are voluntarily offered by the developer:

##### Uses are limited to:

1. Subdivision, Major
2. Residential and Single Family Detached Residence

##### Development conditions:

1. All dwellings shall have a minimum heated area square footage of 2,200 square feet.
2. All dwellings shall have at least two side-loaded garages.

Council: Mayor Mark Brown, Mayor Pro-tem Dena Barnes, Mike Adams, Dianne Laughlin, John O'Day, Reece Walker      Manager: Scott Whitaker

Staff: Jeff Goard (P&R Mgr.), Cheryl Gore (Mgr. Asst./Events Coord.), Dee Hall (Finance Ofc.), Valarie Halvorsen (Clerk), Carrie Spencer (Planning Dir.)



3. All exterior covering shall be of cementous siding, brick, stone, or decorative vinyl such as shake or board and batten. There shall be no lap vinyl.
4. No modular or manufactured dwellings shall be allowed.
5. All new dwellings shall have a brick foundation on a crawl space or basement (recommended to be added).
6. Driveways shall be paved in concrete.
7. No above ground pools shall be allowed.
8. ~~All mailboxes shall be of a uniform design. (recommended for removal)~~
9. All shingles shall be architectural in design.
10. The exterior of all outbuildings shall be constructed aesthetically as is the main dwelling.
11. No chain-link fences shall be allowed.

Surrounding zoning and land use:

Direction	Zoning	Land Use
North	AG	Residential
East	AG	Residential
South	AG	Vacant
West (across Strader Rd)	AG	Residential and Vacant

#### C. Compliance with Adopted Plans

Staff finds this rezoning consistent with the Town's adopted Comprehensive Plan and Development Ordinance. Key policies of the Comprehensive Plan that apply to this request are Community Character Preservation and Appropriate Housing and Residential Development.

#### D. Attachments

1. Zoning/Vicinity/Aerial Map
2. Rezoning application
3. Table of Permitted Uses
4. Proposed development plan
5. Environmental Inventory
6. Stream Identification report

#### E. Staff Recommendation and Alternative Courses of Action

- The specific layout of lots will be dependent on approval of septic tanks systems for each lot.
- The rezoning of this property will provide a significant increase in the value of the property.

A Public Information Session and Open House was held for this rezoning case on August 3, 2016 and the applicant and the Town Manager were the only attendees.

Based on the request's consistency with the Town's Comprehensive Plan and Development Ordinance, staff recommends **approval** of Case RZ-01-16 with the proposed conditions as modified during the Zoning Board hearing.

**Council:** Mayor Mark Brown, Mayor Pro-tem Dena Barnes, Mike Adams, Dianne Laughlin, John O'Day, Reece Walker **Manager:** Scott Whitaker

**Staff:** Jeff Goard (P&R Mgr.), Cheryl Gore (Mgr. Asst./Events Coord.), Dee Hall (Finance Ofc.), Valarie Halvorsen (Clerk), Carrie Spencer (Planning Dir.)



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Motions for zoning amendments must include a decision to adopt or reject the proposal, and must adopt a 2-part Statement of Consistency that addresses Consistency With a Plan, and Public Interest:

**APPROVAL:**

I move that the request for rezoning from AG Agricultural to CU-OSRD – Condition Use Open Space Residential District be approved with the conditions proposed by the applicant and accepted by Council. The request is **consistent with the town’s adopted comprehensive plan** because:

(List): \_\_\_\_\_;

And this approval is **reasonable and in the public interest** because \_\_\_\_\_.

**DENIAL:**

I move that the request for rezoning from AG Agricultural to CU-OSRD – Conditional Use Open Space Residential District be denied. The request is **not consistent with the town’s adopted comprehensive plan** because:

(List): \_\_\_\_\_;

And **is/is not in the public interest** because \_\_\_\_\_.

**Consistent with the towns adopted comprehensive plan:**

- Community Character Preservation
- Transportation Improvements
- Water Supply and Sewage Treatment Options
- Appropriate Housing and Residential Development
- Parks and Recreation Improvements
- Attractive Community Appearance
- Quality School Facilities
- Summerfield Road Focus Area
- Historic Preservation
- Summerfield as a Limited Services Local Government

**Reasonable and in the public interest:**

Maintains or promotes the **public health, safety, and general welfare** because (reasons related to location, design, function and operation);

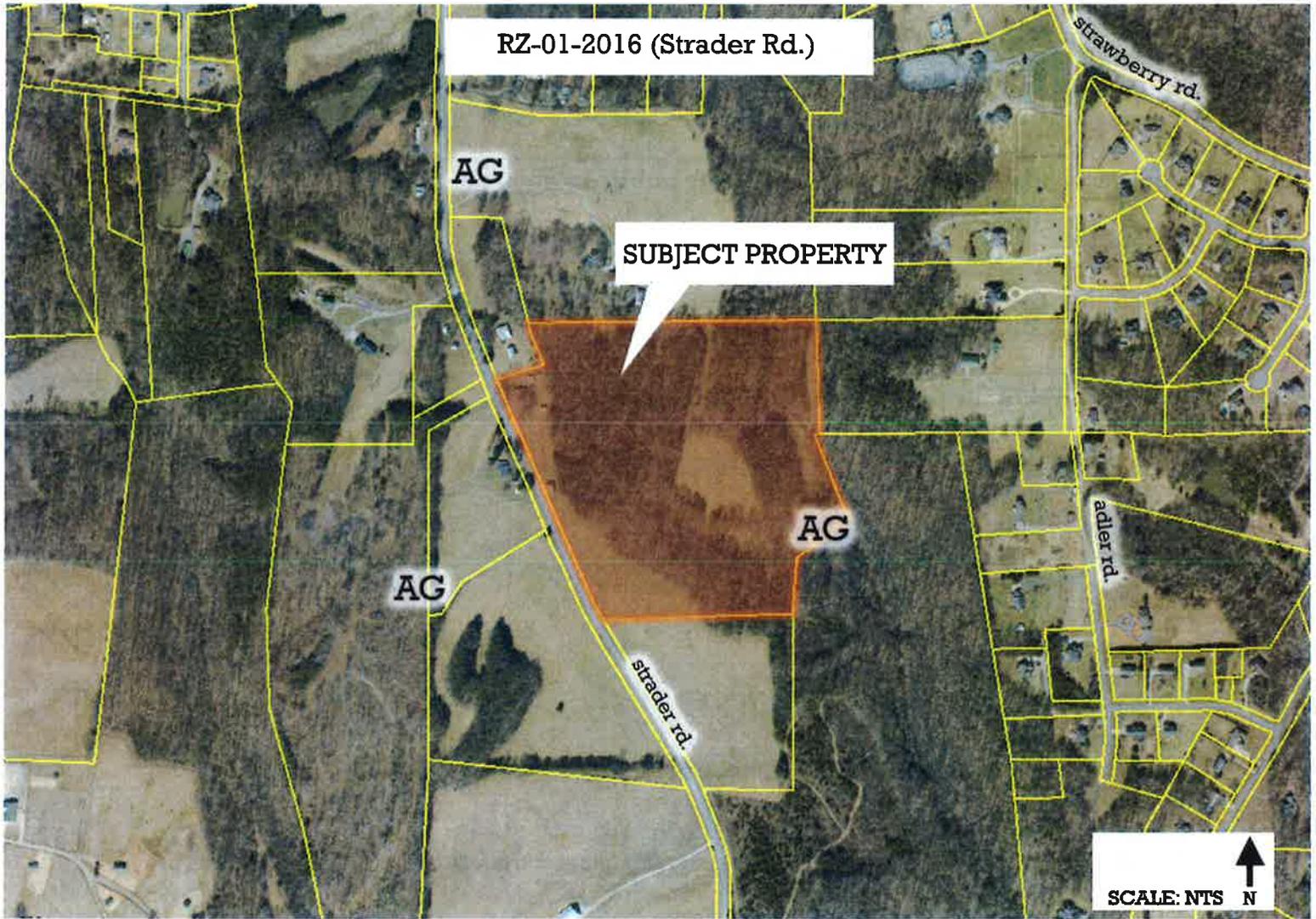
Complies with all **regulations and standards** of this ordinance and other applicable regulations (describe how);

Does not **substantially hurt adjoining or abutting property value** because (reasons related to location, design, function and operation), and is a public necessity; and

Will be **in harmony with the area** in which it is to be located and **with the general plans for the land use and development of the Town of Summerfield and its environs.**

Council: Mayor Mark Brown, Mayor Pro-tem Dena Barnes, Mike Adams, Dianne Laughlin, John O'Day, Reece Walker     Manager: Scott Whitaker

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RZ-01-2016 (Strader Rd.)

AG

SUBJECT PROPERTY

strawberry rd.

AG

AG

adler rd.

strader rd.

SCALE: NTS  
↑  
N

## Summerfield Application for Conditional Use Rezoning

Case # RZ-01-16 Application No. 3

### 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)

### Use Conditions

#### Conditional Use Rezoning Application, Part II

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) SUBDIVISION, MAJOR – RESIDENTIAL
- 2) SINGLE-FAMILY, DETACHED DWELLINGS

### 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) ALL DWELLINGS SHALL HAVE A MINIMUM HEATED AREA SQUARE FOOTAGE 2,200SQFT
- 2) ALL DWELLINGS SHALL HAVE AT LEAST TWO SIDE-LOADED GARAGES.
- 3) ALL EXTERIOR COVERING SHALL BE OF CEMENTOUS SIDING, BRICK, STONE, OR DECORATIVE VINYL SUCH AS SHAKE OR BOARD & BATTEN. THERE SHALL BE NO LAP VINYL.

- 4) NO MODULAR OR MANUFACTURED DWELINGS SHALL BE ALLOWED.
- 5) ALL NEW DWELLINGS SHALL HAVE A BRICK FOUNDATION ON A CRAWL
- 6) DRIVEWAYS SHALL BE PAVED IN CONCRETE.
- 7) NO ABOVE-GROUND POOLS SHALL BE ALLOWED.
- 8) ALL MAILBOXES SHALL BE OF A UNIFORM DESIGN.
- 9) ALL SHIGLES SHALL BE ARCHITECTURAL IN DESIGN.
- 10) THE EXTERIOR OF ALL OUT BUILDINGS SHALL BE CONSTRUCTED AESTHETICALLY AS IS THE MAIN DWELLING.
- 11) NO CHAIN-LINK FENCES SHALL BE ALLOWED.

Conditional Use Rezoning Application Page 2 of 6 9/1/2010

Case # RZ-01-16 Application No. 3 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,

 Applicant Signature  
Wilfred B. Yearn, TD Name  
17 Granville Oaks Ct Mailing Address  
Greensboro, NC 27408 City, State and Zip Code  
336-442-1021 Phone Number  
bill@years.com Email

**Additional Tax Map References**

Further referenced on the Guilford County Tax Maps as:

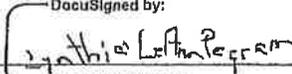
Parcel Number _____	Parcel Number _____
Parcel Number _____	Parcel Number _____
Parcel Number _____	Parcel Number _____
Parcel Number _____	Parcel Number _____

\_\_\_\_\_  
 Representative/Agent Signature  
 \_\_\_\_\_  
 Name  
 \_\_\_\_\_  
 Mailing Address  
 \_\_\_\_\_  
 City, State and Zip Code

RZ-01-16

**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.*

\* DocuSigned by:  
  
8CE8D6F389B043E...  
 Cynthia Leann Pegram \_\_\_\_\_ Owner Signature  
 \_\_\_\_\_ Name

2365 Fairway Drive \_\_\_\_\_ Mailing Address  
 Winston Salem, NC 27103 \_\_\_\_\_ City, State and Zip Code  
 (336)391-7215 \_\_\_\_\_ Phone Number

spaqueenlva@gmail.com \_\_\_\_\_ Email

\_\_\_\_\_ Owner Signature  
 \_\_\_\_\_ Name  
 \_\_\_\_\_ Mailing Address  
 \_\_\_\_\_ City, State and Zip Code  
 \_\_\_\_\_ Owner Signature  
 \_\_\_\_\_ Name  
 \_\_\_\_\_ Mailing Address  
 \_\_\_\_\_ City, State and Zip Code  
 \_\_\_\_\_ Phone Number  
 \_\_\_\_\_ Email  
 \_\_\_\_\_ Owner Signature  
 \_\_\_\_\_ Name  
 \_\_\_\_\_ Mailing Address  
 \_\_\_\_\_ City, State and Zip Code

Phone Number

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Name  
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Conditional Use Rezoning Application

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Case # R2-01-16 Application No. 3

**Additional Use and Development Conditions**

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

- 5. 5) \_\_\_\_\_  
\_\_\_\_\_  
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- 6. 6) \_\_\_\_\_  
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- 7. 7) \_\_\_\_\_  
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- 15. 15) \_\_\_\_\_  
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Conditional Use Rezoning Application Page 5 of 6 9/1/2010

Case #: RZ-01-16

Case # \_\_\_\_\_ Application No. 3

**Additional rezoning questions:**

1. Type of use and improvement proposed:  
 SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION.
2. Do substantial reasons exist which prevent the subject property from being used in accord with the current Zoning classification?  
 NO, THE PROPOSED USE IS 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.  
 PER POLICY 6.1 OF THE SUMMERFIELD COMPREHENSIVE PLAN, LOW-DENSITY, SINGLE-FAMILY, DETACHED HOUSING IS DESIRED; AND PER POLICY 6.4, OPEN SPACE RESIDENTIAL DEVELOPMENT (AKA GREENSPACE

DEVELOPMENT) SHALL BE PREFERRED AS ENVIRONMENTALLY SOUND AND ECONOMICALLY COST-EFFECTIVE. THE PROPOSED REZONING WOULD ACCOMPLISH THESE GOALS.

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

SUMMERFIELD HAS TRADITIONALLY BEEN A RURAL AND AGRICULTURAL COMMUNITY. IN RECENT YEARS, SUMMERFIELD HAS BEEN TRENDING TOWARDS BEING MORE RESIDENTIAL, THUS POTENTIALLY ADVERSELY AFFECTING THE AESTHETICS OF ITS RURAL / AGRICULTURAL HISTORY. IN AN EFFORT TO MINIMIZE THESE ADVERSE REPERCUSSIONS OF GROWTH, GROWTH BEING BOTH NECESSARY AND INEVITABLE, THE OSRD ZONING, WHICH MAXIMIZES GREENSPACE, IS THE PREFERRED PATH. THIS IS FURTHER EXPLAINED IN THE ATTACHED ENVIRONMENTAL INVENTORY.

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

THIS PARCEL HAS SEVERAL DRAINAGE FEATURES AND SEVERAL 15% OR GREATER SLOPES. THE USE OF OSRD ZONING ALLOWS FOR BETTER PROTECTION OF THESE FEATURES.

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

PLEASE SEE ABOVE COMMENTS, AND THE ENVIRONMENTAL INVENTORY, WHICH ADDRESS THIS QUESTION.

**Table 4-3-1 Permitted Use Schedule Rezoning Case #01-16.**

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

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

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

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

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

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Use Type	SIC Ref.	ZONING DISTRICTS													TCD-M*	TCD-P*	TCD-			
		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	CP*				LI*	HI	PI
Truck & Utility Trailer Rental & Leasing, Light WCA	0000	4								P	P				P	P				
Truck & Utility Trailer Rental & Leasing, Heavy WCA	0000	5													P	P				
Truck Washing WCA	7542	5															P			
Vocational, Business or Secretarial School	8240	3								P	P	P	P	P	P	P			P	
Watch or Jewelry Repair	7631	3								P	P	P	P	P	D				P	
Welding Shop WCA	7692	4													P	P				
<b>RETAIL TRADE</b>																				
ABC Store (liquor)	5921	3								P	P	P							P	
Antique Store	5932	3							P	P	P	P	P						P	
Appliance Store	5722	3								P	P	P							P	
Arts & Crafts	0000	3							P	P	P	P	P						P	
Auto Supply Sales	5531	3								P	P	P								
Bakery	5461	3							P	P	P	P	P						P	
Bar	5813	3								D	D	D				P				
Boat Sales	5551	4								P	P			P	P					
Bookstore	5942	3							P	P	P	P	P						P	
Bookstore, Adult	0000	3								D										
Building Supply Sales, No Storage Yard	5211	3								P	P	P								
Building Supply Sales, With Storage Yard	5211	4								D	D	D		P	P					
Camera Store	5946	3							P	P	P	P	P						P	
Candy Store	5441	3							P	P	P	P	P						P	
Clothing, Shoe & Accessory Store	5600	3							P	P	P	P	P						P	
Computer Sales	5734	3							P	P	P	P	P	D	P				P	
Convenience Store, With Gasoline Pumps WCA	5411	4								P	P	P	P	D	P	P				
Convenience Store, Without Gasoline Pumps WCA	5411	3							P	P	P	P	P	D	P	P			P	
Dairy Products Store	5451	3							P	P	P	P	P						P	
Department, Variety or General Merchandise	5300	3							P	P	P	P	P						P	
Drugstore	5912	3							P	P	P	P	P	D					P	
Fabric or Piece Goods Store	5949	3							P	P	P	P	P	P					P	
Floor Covering, Drapery or Upholstery	5710	3									P	P	P		P				P	
Florist	5992	3							P	P	P	P	P						P	
Food Store	5400	3							P	P	P	P	P						P	
Fuel Oil Sales WCA	5980	4													P	P				
Furniture Sales	5712	3							P	P	P	P	P						P	
Garden Center or Retail Nursery	5261	3									P	P	D		P				P	
Gift or Card Shop	5947	3							P	P	P	P	P						P	
Hardware Store	5251	3							P	P	P	P	P						P	
Hobby Shop	5945	3							P	P	P	P	P						P	
Home Furnishings, Miscellaneous	5719	3							P	P	P	P	P						P	
Jewelry Store	5944	3							P	P	P	P	P						P	
Live Entertainment Business, Adult	0000										D									
Luggage or Leather Goods Store	5948	3							P	P	P	P	P						P	
Manufactured Home Sales	5271	4									P			P	P					
Miscellaneous Retail Sales	5999	3							P	P	P	P	P						S	
Motor Vehicles Sales, New & Used WCA	5511	4									P	P			P	P			P	
Motorcycle Sales WCA	5571	4									P	P			P	P			P	
Musical Instrument Sales	5736	3							P	P	P	P	P						P	
Newsstand	5994	3							P	P	P	P	P	D					P	
Office Machine Sales	5999	3							P	P	P	P	P	P	P				P	
Optical Goods Sales	5995	3							P	P	P	P	P						P	
Paint & Wallpaper Sales	5231	3									P	P	P		P				P	
Pawnshop or Used Merchandise Store	5932	3									P	P	P						P	
Pet Store	5999	3									P	P	P						D	
Record & Tape Store	5735	3							P	P	P	P	P						P	
Recreational Vehicle Sales WCA	5561	4									P	P			P	P				
Restaurant, with Drive-Through	5812	3									P	P	P							
Restaurant, without Drive-Through	5812	3							P	D	P	P	P	P	P	P			P	
Service Station, Gasoline WCA	5541	4									P	P	P		P	P				

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

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

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

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

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

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

July 21, 2016

Mr. Bill Years  
Years Properties  
17 Granville Oaks Court  
Greensboro, NC 27408

Mr. Chuck Truby  
CPT Engineering & Surveying, Inc.  
4400 Tynning Street  
High point, NC 27265

Reference: Stream Identification; Strader Road; Project #16.460

Messrs.', Years and Truby,

On July 12, 2016, Peter DeVries Project Geologist with Geoscience & Technology, P.A (GeoSci) visited the site at 7508 Strader Road in Summerfield, NC at your request. The purpose of the visit was to determine the status of drainage features in the west and east-central portions of the site. Prior to the site visit, Mr. DeVries reviewed: 1) the Guilford County GIS map of the location to determine the topography, the hydrology and soil characteristics of the site; 2) the USGS map of the subject site to determine if streams were mapped on the site; 3) the North Carolina Department of Environmental Quality (NC DEQ) Division of Water Resources (DWR) map of the Randleman Lake Watershed to determine if Randleman Lake buffers apply to this site, and; 4) a sketch plan prepared by CPT Engineering (CPT) of the proposed development. The status of the drainage features within the study site was determined using the DWR Stream Identification Manual: "Methodology for Identification of Intermittent and Perennial Streams and Their Origins", Version 4.11 Effective Date: September 1, 2010. The stream identification was scored according to the DWR Stream Identification Form Version 4.11.

#### Map and Site Plan Review

The features investigated at this site drain from north to south and join in the south-central portion of the property and continue as one drainage to an unnamed tributary of Mears Creek at the eastern edge of the property. The westernmost drainage is designated as Reach 'W' for purposes of this report. Reach W is further divided into two reaches for stream identification purposes as W-1, the northernmost, and W-2, the southernmost. The

eastern reach is designated as Reach 'E' and is divided into five distinct reaches, E-1 through E-5 from north to south. The attached figure is a portion of the Guilford County GIS map and 2010 aerial photograph of the site that indicates the stream reaches and the unnamed tributary. Based on Mr. DeVries' review of the maps and sketch plan it appears that the eastern drainage contains a 'blue' line on the Guilford County GIS map; however, the USGS map does not indicate a stream in either feature. The soil types indicated within the subject property are not soils typically known to be hydric. This site is not within the Randleman Lake watershed.

### Field Observations and Stream Identification

Protocol in the DWR Stream ID Manual indicates that stream identification should be performed at least 48 hours after a significant rain event. According to climate data from the Piedmont Triad International Airport (PTIA), the most recent significant rainfall prior to July 12<sup>th</sup> was on July 8<sup>th</sup>. Therefore, it appears that the stream identification performed at the study site is within the protocol parameters.

Based on Mr. DeVries' observations, the only reach that scored over the threshold of 19 points for intermittent streams was E-5, which joins the unnamed tributary in the southeast corner of the property. E-5 scored 35.5 points, which means it is classified as 'perennial'. Therefore, with the exception of Reach E-5, the remaining drainage features appear to be 'ephemeral'. The attached Table 1 summarizes the stream ID scores and observations. Copies of the Stream ID forms completed for the drainages within the study site are available upon request.

With the exception of Reach E-5, there were no hydric, or 'wetland' soils observed within the study areas.

### Conclusions and Regulatory Recommendations

Based on the findings above, it appears that only Reach E-5 falls within the jurisdiction of DWR and the US Army Corps of Engineers (US ACoE) and the site is not subject to Randleman Lake buffer restrictions.

### Qualifications

This stream identification was developed in general accordance with national standards for good commercial and customary practice as defined by the American Society for Testing and Materials. This assessment is based on information provided by municipal, state and federal agencies, from plans submitted by the client and from on-site observations. In preparing this report, GeoSci may have reviewed and interpreted data provided to it by third parties. GeoSci did not conduct an independent review of the accuracy or completeness of all such information.

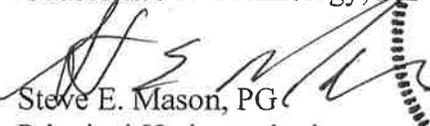
Due to the limited nature of the investigation, GeoSci cannot warrant that all areas within the study site are of the same quality as that inferred from conditions observed at the surface, nor that future conditions (i.e., after the period in which the assessment was performed) will remain the same as those observed during the performance of this assessment. In the event that GeoSci or others perform further environmental investigations, we reserve the right to revise our opinion as to the status of the stream identified in this report. Conditions noted at the site represent observations for July 12, 2016.

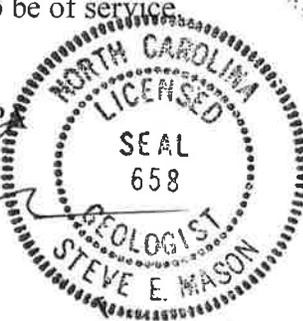
This report was prepared for the sole use of Mr. Bill Yearns (Yearns Properties) and Mr. Chuck Truby (CPT Engineering) and their assignees. Use of the report by third parties is at their sole risk; GeoSci disclaims any liability for third party use or reliance.

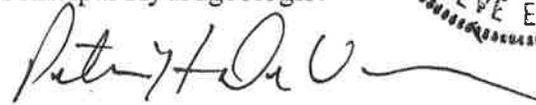
Please call if you have any questions.

Thank you for allowing us to be of service.

Sincerely,  
Geoscience & Technology, PA

  
Steve E. Mason, PG  
Principal Hydrogeologist



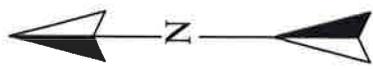
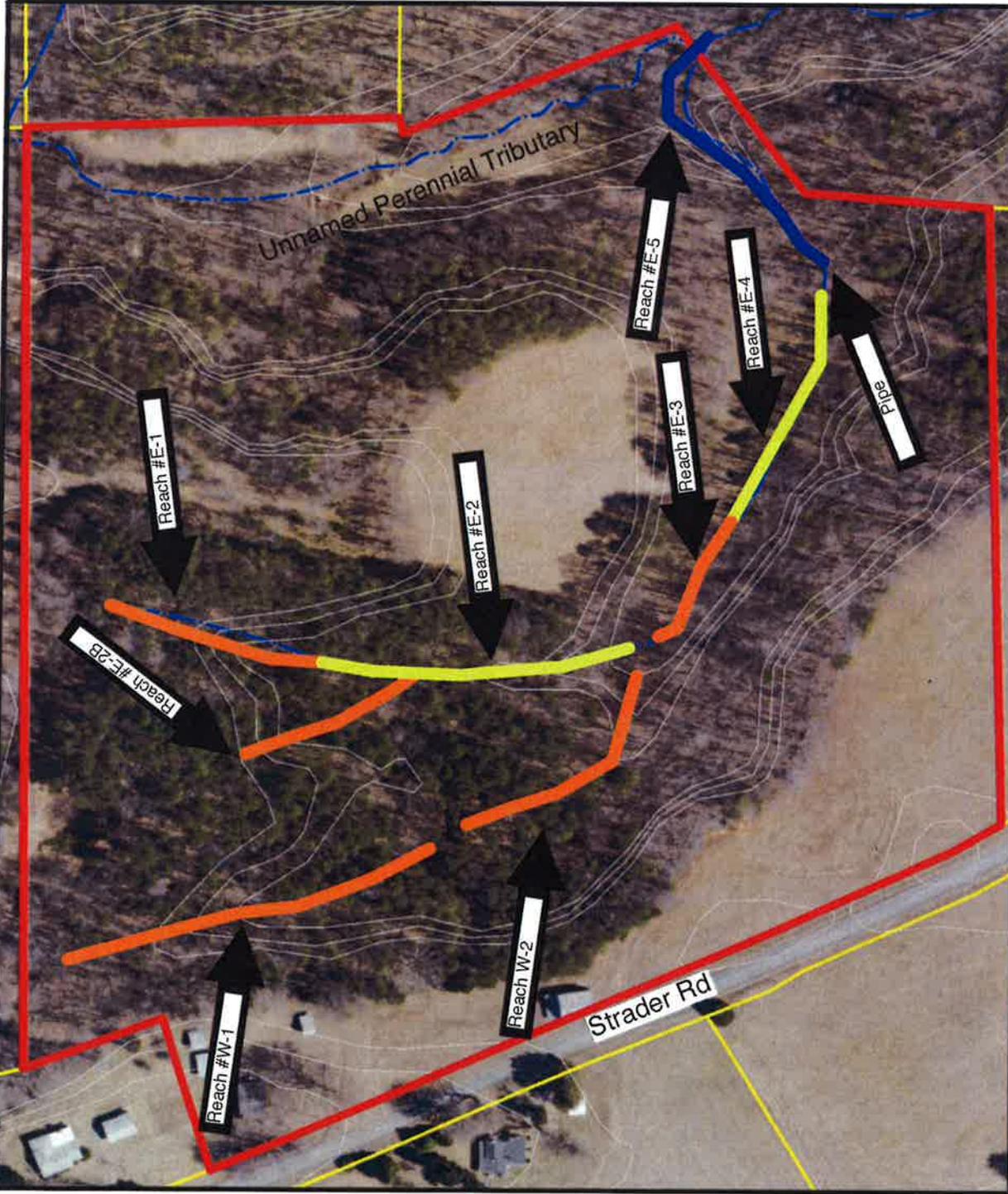


Peter H. DeVries  
Project Geologist

Yeans Properties: Strader Road Stream ID

Table 1: Stream ID

Reach ID	Score	Determination	Location	Comments
W1	13	Ephemeral	Beginning at first headcut in northwest corner of property to approximately halfway down drainage where the channel disappears.	Channel mostly well developed and incised; no water in channel; no hydric soil in channel; moss, ferns and upland plants in channel.
W2	7.5	Ephemeral	Beginning where channel starts again below W-1 in west-central portion of property almost to confluence with eastern drainage. Channel disappears before confluence.	Channel less developed and incised than W1; no water in channel; no hydric soil in channel; moss, ferns and upland plants in channel.
E1	11	Ephemeral	Beginning at first headcut midway along northern property line. Continues to approximate location of line between lots 18 and 19 on site plan.	Channel well developed and deeply incised; no water in channel; no hydric soil in channel; lots of leaf litter in channel.
E2	13.5	Ephemeral	Beginning at headcut at approximate location of line between lots 18 and 19 on site plan to a break in the channel near the confluence of the east and west drainages.	Channel fairly well developed but not as deeply incised as upgradient reach; no water in channel; no hydric soil in channel; lots of leaf litter in channel.
E2B	11	Ephemeral	Beginning approximately at survey pin #465; this channel splits to the northwest from Reach E2 and continues upgradient to the approximate location of the cul-de-sac indicated on the site plan.	Channel well developed and moderately incised; no water in channel; no hydric soil in channel; lots of leaf litter in channel.
E3	10.5	Ephemeral	Beginning at the downgradient end of the channel break in E2 running approximately 200-LF to just inside the woodline adjacent to the field in the southeast corner of the property.	Channel well developed and incised; no water in channel; no hydric soil in channel; lots of leaf litter and upland plants in channel.
E4	3	Ephemeral	Beginning at the downgradient end of E3 to the culvert under the farm road in the southeast corner of the property. This appears to be a drainage ditch parallel to the field.	Channel well developed but filled with debris and grass, overgrown in places; not as incised as the up or downgradient reaches; no water in channel; no hydric soil in channel.
E5	35.5	Perennial	Beginning at the downgradient end of the culvert under the farm road in the southeast corner of the property and continuing to confluence with perennial tributary along eastern edge of property. There is a large headcut approximately 50-LF below the culvert where perennial stream starts; however, DEQ will probably claim everything from the pipe to the tributary due to the presence of hydric soil.	Channel well developed, deeply incised and is the only reach that contained running water.



Title: Site Detail Map 2010 Guilford County Aerial Photograph	Project: Yeans Properties Strader Road	Job No.:	16.460	Location:	Summerfield, NC	Approx. Scale:	1" = 200'	Date:	7/18/16
		Figure No.:	1	Revision No.:	0				
Winston-Salem, NC (336) 896-1300									



**ENVIRONMENTAL INVENTORY**

**FOR**

**30.24 ACRES LOCATED AT 7508 STRADER RD.**

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- VI. Potential Environmental Impacts**
  - A. Proposed Development**
  - B. Jurisdictional Waters of the United States (wetlands and streams)**
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## **I. Introduction**

**This Environmental Inventory is being submitted in accordance with the Town of Summerfield's development ordinance to demonstrate the ability of this property to accommodate the proposed residential development.**

## **II. Site location and Description**

**Strader Rd. is generally rural and agricultural. This site consists of 30.24 acres - approximately 20% being open pasture land, and 80% being mature hardwoods and pines. There is a barn and shed on the property, neither of which are historically significant. There are several drainage features on the property and several areas where slopes exceed 15%.**

## **III. Proposed Project Description**

**The proposed project consists of a total of 30.24 acres and will become a residential subdivision, accessed by public streets, built to the standards of the NC DOT. The density and amount of common area will be determined by the current zoning guidelines.**

## **IV. Existing Site Environmental Characteristics**

### **A. Primary Conservation Areas**

#### **1. Jurisdictional Waters of the United States**

**There is a jurisdictional stream on the property.**

#### **2. Floodplains**

**There are no floodplains on the property.**

#### **3. Topography and Soils**

**The property is composed of gentle slopes and some steep slopes >15%. There are suitable soils for conventional septic systems - See attached soils report.**

#### **4. Protected Natural Areas and Wildlife Habitats**

**There are no Protected Natural Areas on the property, however, since 80% of the property is in mature woodland, wildlife is certainly present on the property. The impact upon the wildlife will be mitigated by virtue of the fact that 50% of the tract will be preserved as open space.**

#### **5. Archeological and Historic Sites**

**There are no historic structures on the property.**

### **B. Secondary Conservation Areas**

#### **1. Agricultural Lands (farmlands and woodlands)**

**Most of the property is woodland, however, there are a few areas where farming has occurred over the years, but none recently.**

#### **2. Public Lands or Recreational Areas**

**There are no public or recreational areas on or adjacent to the properties.**

### **V. Rural Characteristics Preservation**

**The site will be developed in accordance with the open-space requirements per the zoning classification applied for. The stream will be buffered in accordance with all applicable ordinances, and impact on the slopes greater than 15% will be kept at a minimum. The required 50% open space will be strategically placed, minimizing any impact on wildlife and drainage features.**

### **VI. Potential Environmental Impacts**

#### **A. Proposed Development**

**The proposed development will be a single-family neighborhood accessed by a public street built to NC DOT standards and ultimately taken over for maintenance by the NC DOT. Water requirements will be met with individual wells at each home-site, and traditional wastewater disposal systems will be used for septic needs.**

**B. Jurisdictional Waters of the United States**

The environmental impact on the jurisdictional waters will be mitigated by compliance with all regulations required by Guilford County Erosion Control, the Corps of Engineers, and any other governmental agency that may be involved.

**C. Water Resources (Floodplains)**

There are no floodplains on the property.

**D. Topography and Soils**

Impacts to topography will be limited to areas graded for roadways, access to home-sites, and any erosion control devices that may be necessary.

Direct impact to soil conditions will occur within the property through the construction of roads, storm water control features, utilities and septic systems. Temporary disturbance of the soils is unavoidable during construction. The loss of soils from erosion will be limited by the design and implementation of erosion control devices, which will adhere to the standards set forth in the North Carolina Erosion and Sediment Control Planning and Design Manual.

**SUMMARY**

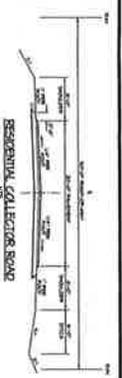
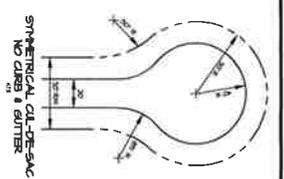
Residential growth in Summerfield is both necessary and inevitable, however, given Summerfield's rural and agricultural roots, and the "charm" that sprouts from those roots, it behooves all concerned to make efforts to protect and foster that "charm".

This property has the challenges of dealing with jurisdictional waters and with several slopes of greater than 15%. That said, its highest and best use is for the development of a well thought-out and designed residential subdivision. It's been in the same family for 56 years. No one has lived in the house on the property for

**the past 5-6 years and the heirs no longer live in Guilford County. They want to sell it for it's highest and best use.**

**The use of the Open Space Residential District zoning classification is perfect for a property such as this, because it allows the least impact on the drainage features, the topography, the wildlife, the mature trees - thus fostering the rural aesthetics of Summerfield that we all want to preserve.**

**The construction of any residential development will naturally affect the environment upon which it is established. Permanent and temporary impacts to the property are the unavoidable result of road construction, house construction and septic fields installation. However, with zoning and erosion control guidelines in place, and with the inspection of such guidelines by the various governmental agencies to ensure that they are upheld, said impacts to the environment are minimized.**



**TABLE OF DIMENSIONS**

ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	LENGTH	WIDTH	AREA
1	LOT 1	100.00	100.00	10,000.00
2	LOT 2	100.00	100.00	10,000.00
3	LOT 3	100.00	100.00	10,000.00
4	LOT 4	100.00	100.00	10,000.00
5	LOT 5	100.00	100.00	10,000.00
6	LOT 6	100.00	100.00	10,000.00
7	LOT 7	100.00	100.00	10,000.00
8	LOT 8	100.00	100.00	10,000.00
9	LOT 9	100.00	100.00	10,000.00
10	LOT 10	100.00	100.00	10,000.00
11	LOT 11	100.00	100.00	10,000.00
12	LOT 12	100.00	100.00	10,000.00
13	LOT 13	100.00	100.00	10,000.00
14	LOT 14	100.00	100.00	10,000.00
15	LOT 15	100.00	100.00	10,000.00
16	LOT 16	100.00	100.00	10,000.00
17	LOT 17	100.00	100.00	10,000.00
18	LOT 18	100.00	100.00	10,000.00
19	LOT 19	100.00	100.00	10,000.00
20	LOT 20	100.00	100.00	10,000.00



- LEGEND**
- 1.00' WIDE SIDEWALK
  - 2.00' WIDE SIDEWALK
  - 3.00' WIDE SIDEWALK
  - 4.00' WIDE SIDEWALK
  - 5.00' WIDE SIDEWALK
  - 6.00' WIDE SIDEWALK
  - 7.00' WIDE SIDEWALK
  - 8.00' WIDE SIDEWALK
  - 9.00' WIDE SIDEWALK
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  - 17.00' WIDE SIDEWALK
  - 18.00' WIDE SIDEWALK
  - 19.00' WIDE SIDEWALK
  - 20.00' WIDE SIDEWALK

**THE LOCATION OF SUBDIVISION LOTS AND LOTS ARE SHOWN IN GREEN ON THIS MAP. THE LOCATION OF THE RESERVOIR AND COLLECTOR BOARD ARE SHOWN IN RED ON THIS MAP. THE LOCATION OF THE CUL-DE-SAC IS SHOWN IN BLACK ON THIS MAP. THE LOCATION OF THE STRADER ROAD IS SHOWN IN BLACK ON THIS MAP. THE LOCATION OF THE TOWN OF SUMMERFIELD IS SHOWN IN BLACK ON THIS MAP. THE LOCATION OF THE COUNTY OF GUILFORD IS SHOWN IN BLACK ON THIS MAP. THE LOCATION OF THE STATE OF NORTH CAROLINA IS SHOWN IN BLACK ON THIS MAP.**

**CLIENTS BEST INTEREST NOTE**

THE PREPARED LAYOUT OF THE SUBDIVISION IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS REVIEWED THE RECORD PLANS AND SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS REVIEWED THE RECORD PLANS AND SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS REVIEWED THE RECORD PLANS AND SURVEY DATA.

**PLANNING AND ZONING NOTE**

1. THE SUBDIVISION IS LOCATED IN THE UNINCORPORATED AREA OF THE TOWN OF SUMMERFIELD, NORTH CAROLINA. THE SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE TOWN OF SUMMERFIELD, NORTH CAROLINA. THE SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE TOWN OF SUMMERFIELD, NORTH CAROLINA.

**OWNER'S REPRESENTATIVE**

DATE: JULY 6, 2016  
 PROJECT: 145-16  
 DRAWING BY: JCU/JU  
 SHEET: C-1

**DEERWOOD SUBDIVISION**

PROPERTY ADDRESS: 1508 STRADER ROAD

BRUCE TOWNSHIP, GUILFORD COUNTY  
 TOWN OF SUMMERFIELD, NORTH CAROLINA

**ZONING EXHIBIT**

**PRELIMINARY SUBDIVISION PLAN**

**PRELIMINARY SUBDIVISION PLAN**

SCALE: 1" = 100'

DATE: JULY 6, 2016

PROJECT: 145-16

DRAWN BY: JCU/JU

SHEET: C-1

**WATER AND SEWER SERVICE NOTE**

THE SUBDIVISION IS LOCATED IN THE UNINCORPORATED AREA OF THE TOWN OF SUMMERFIELD, NORTH CAROLINA. THE SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE TOWN OF SUMMERFIELD, NORTH CAROLINA. THE SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE TOWN OF SUMMERFIELD, NORTH CAROLINA.

**SITE INFORMATION**

1. PROPERTY ADDRESS: 1508 STRADER ROAD  
 2. ZONING DISTRICT: R-10  
 3. LOT AREA: 10,000.00 SQ. FT.  
 4. LOT DIMENSIONS: 100.00' X 100.00'  
 5. LOT SPACING: 10.00'  
 6. LOT WIDTH: 100.00'  
 7. LOT DEPTH: 100.00'  
 8. LOT AREA: 10,000.00 SQ. FT.  
 9. LOT DIMENSIONS: 100.00' X 100.00'  
 10. LOT SPACING: 10.00'  
 11. LOT WIDTH: 100.00'  
 12. LOT DEPTH: 100.00'

**OPEN DIRECTIONAL ROAD SIGNAGE**

THE SUBDIVISION IS LOCATED IN THE UNINCORPORATED AREA OF THE TOWN OF SUMMERFIELD, NORTH CAROLINA. THE SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE TOWN OF SUMMERFIELD, NORTH CAROLINA. THE SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE TOWN OF SUMMERFIELD, NORTH CAROLINA.

**ZONING NOTE**

CONCEPTUAL LAYOUT SUBJECT TO CHANGE

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	7/6/16

**ENGINEERING AND SURVEYING, INC.**

LAND DEVELOPMENT CONSULTING  
 CORPORATE LICENSE NUMBER C-078  
 1400 TRINITY STREET  
 HIGH POINT, NORTH CAROLINA 27660  
 PHONE: (336) 852-8800 - FAX: (336) 852-0160

**PRELIMINARY**

