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

AGENDA ITEM 10

Public hearing/action regarding rezoning case RZ-03-16 (requested change: a portion from AG {with existing SR Overlay} to RR {with existing SR Overlay}; location: 960 NC-150 W.; parcel: 0138070)
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.

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§ 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:

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TO: Town Council
FROM: Planning Director
DATE: September 8, 2016
RE: **Case RZ-03-16 (NC Highway 150 W) - Request to rezone a portion of approximately 5.96 acres from AG Agricultural (with existing SR Scenic Corridor Overlay) to RR Rural Residential (with SR Scenic Corridor Overlay) District**

A. Actions Requested by Town Council

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.

B. Application and Background

The applicant, Shane Beal, is requesting to rezone the rear (AG) portion of the subject property **from AG Agricultural (with SR Scenic Corridor Overlay) to RR Rural Residential District (with SR Scenic Corridor Overlay)** with the front (RS-30) portion of the property remaining intact. The SR Scenic Corridor Overlay will remain in place over both districts. The property is presently owned by Matnamak Properties' LLC. The property is located at 960 NC 150 West, tax parcel #0138070, on the north side of NC Highway 150 West across from the intersection with Old Ironworks Road.

The Rural Residential District is established to accommodate minor subdivisions of fewer than five lots. It accommodates scattered non-farm residences on tracts of land that are no longer being used for agricultural purposes. The overall gross density in RR areas will typically be 0.73 units per acre or less, with a minimum lot size of 60,000 square feet.

Overlay Districts establish certain area regulations which are in addition to the underlying general use, planned unit development or conditional use district(s). The SR Overlay District is intended to set forth regulations which will enhance the attractiveness of major thoroughfares which enter and/or pass through the Town of Summerfield.

The applicant proposes 3 building lots with direct access to NC Hwy 150 West. There is no open space requirement for RR zoning.

The surrounding zoning and uses are as follows:

Direction	Zoning	Land Use
North	Guilford County AG & RPD	Residential
East	AG & RS-30	Residential
South (across NC Hwy 150)	Guilford County RS-40 & RS-30	Vacant
West	AG & RS-30	Residential

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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 Rural Character Preservation and Protection, and to promote and protect Farmland Preservation.

D. Attachments

1. Zoning/Vicinity/Aerial Map
2. Rezoning application
3. Table of Permitted Uses
4. Proposed development plan

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 is not required for a rezoning application for RR zoning.

Based on the request being consistent with the Town's Comprehensive Plan and Development Ordinance, staff recommends **approval** of Case RZ-03-16 as presented.

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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 RS-40 Residential 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 RS-40 Residential 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**

RZ-03-2016 (NC Hwy. 150)
AG
(Guilford Co.)
SUBJECT PROPERTY
RPD
(Guilford Co.)
AG
AG
AG
RS-30
RS-30
RS-30
RS-30
RS-40
(Guilford Co.)
center grove ct.
nc hwy. 150
nc hwy. 150
old ironworks dr.
bar-mot dr.
SCALE: NTS
N

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

Summerfield Application for General Purpose Rezoning

Date Submitted: 6/30/16 Fee/Receipt #: CK#1033 Case Number: RZ-03-16

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 and signature blocks are available upon request.*

Pursuant to Section 3-12 of the Town of Summerfield Development Ordinance, SB the undersigned hereby requests Town of Summerfield to rezone a portion the property described below from the AG (with SR overlay) zoning district to the SB RR (with SR overlay) zoning district. Said property is located 960 Hwy 150

in Center Grove Township; Being a total of: 5.96 acres.

Further referenced on the Guilford County Tax Maps as:

Tax Map # 78 -- 59 23 -- 4372 Block # ___ ___ ___ ___ -- ___ ___ Parcel # 0138070

Tax Map # ___ ___ -- ___ ___ ___ ___ -- ___ ___ Block # ___ ___ ___ ___ -- ___ ___ Parcel # ___ ___ ___

Tax Map # ___ ___ -- ___ ___ ___ ___ -- ___ ___ Block # ___ ___ ___ ___ -- ___ ___ Parcel # ___ ___ ___

Tax Map # ___ ___ -- ___ ___ ___ ___ -- ___ ___ Block # ___ ___ ___ ___ -- ___ ___ Parcel # ___ ___ ___

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.

L86-0056

Case #_____ Application No. 2

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

Respectfully Submitted,

Applicant Signature	Representative Signature
Shane Beal Name	Name
6716 Hwy 158 Mailing Address	Mailing Address
Stokesdale NC 27357 City, State and Zip Code	City, State and Zip Code
336-508-9573 Phone Number	Phone Number

Additional Tax References and Signatures

Additional Tax Map References

Further referenced on the Guilford County Tax Maps as:

Tax Map # ___ ___ --___ ___ ___ ___ -- ___ ___ Block # ___ ___ ___ ___ -- ___ ___ Parcel # ___ ___ ___

Tax Map # ___ ___ --___ ___ ___ ___ -- ___ ___ Block # ___ ___ ___ ___ -- ___ ___ Parcel # ___ ___ ___

Tax Map # ___ ___ --___ ___ ___ ___ -- ___ ___ Block # ___ ___ ___ ___ -- ___ ___ Parcel # ___ ___ ___

Tax Map # ___ ___ --___ ___ ___ ___ -- ___ ___ Block # ___ ___ ___ ___ -- ___ ___ Parcel # ___ ___ ___

Tax Map # ___ ___ --___ ___ ___ ___ -- ___ ___ Block # ___ ___ ___ ___ -- ___ ___ Parcel # ___ ___ ___

Tax Map # ___ ___ --___ ___ ___ ___ -- ___ ___ Block # ___ ___ ___ ___ -- ___ ___ Parcel # ___ ___ ___

Tax Map # ___ ___ --___ ___ ___ ___ -- ___ ___ Block # ___ ___ ___ ___ -- ___ ___ Parcel # ___ ___ ___

Table 4-3-1 Permitted Use Schedule Rezoning Case #03-16.
Yellow highlighted uses would be allowed in *requested* zoning district. Green highlighted uses are allowed in *current* zoning district.

Use Type	SIC Ref.	ZONING DISTRICTS																	
		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	CP*	LI*	HI	PI	TCD-P*	TCD-M*
AGRICULTURAL USES																			
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			
MINING USES																			
Mining & Quarrying WCA	1000	5																	
RESIDENTIAL USES																			
Boarding & Rooming House, less than 9 residents	7021	2	S	S				P											S
Boarding & Rooming House, 9 or more residents	7021	2						S											
Common Recreation & Service Facilities	0000	1	P	P	P	P	P	P	P									P	P
Congregate Care Facility	0000	2															D		
Family Care Facility	0000	1	P	P	P	P	P	P	P								P	P	P
Group Care Facility	0000	2															D		
Maternal Care Home, 6 or less residents	0000	1	P	P	P	P	P	P	P								P	P	P
Maternal Care Home, more than 6 residents	0000	2						P	P								P		P
Manufactured Dwelling, Class AA	0000	1	P	P	Z	Z													
Manufactured Dwelling, Class A & B	0000	1	P	P	Z	Z													
Manufactured Dwelling Park	0000	2																	
Multi-Family Dwelling (including condominiums)	0000	2																	
Private Dormitory	0000	2															P		
Shelter for the Homeless	0000	2									D	D		D	D	D	D		D
Single Family Detached Dwelling	0000	1	P	P	P	P	P	P	P									P	P
Single Room Occupancy (SRO) Residence	0000	2															D		
Subdivision, Major - Residential	0000				P	P	P	P	P									P	P
Subdivision, Minor - Residential	0000		P	P	P	P		P	P									P	P
Temporary Shelter	0000	2															P		
Townhouse Dwelling	0000	2																	
Two Family Dwelling (twin home or duplex)	0000	1	P	P			P	P	P										P
ACCESSORY USES & STRUCTURES																			
Accessory Dwelling Unit	0000		D	D	D	D		D										D	D
Accessory Uses & Structures, Customary (See Section 4-5)	0000		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
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	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
RECREATIONAL USES																			
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).

Bowling Centers	7933	3									P	P	P		P				
Club or Lodge	8640	3	S	S	S	S	S	S	S	P	P	P	P	P				S	S
Coin Operated Amusement	7993	3									P	P	P						
Country Club with Golf Course	7997	1	D		S	S	S				D	D		D	D		D		
Dance School	7911	3							P	P	P	P	P						P
Equestrian Facility	7999	2	S		S		S										S		
Fortune Tellers, Astrologers	7999	3								P	P	P							
Go-Cart Raceway	7999	4										P			P	P			
Golf Course, Miniature	7999	3									P	P	P						
Golf Course	7992	1	S	S	S	S				P		D		D	D		D		
Golf Driving Range	7999	3	S									D		D	D				
Martial Arts Instructional Schools	7999	3								P	P	P	P						P
Paint Ball Gaming Facility, outdoor	0000	3	S									S			S		S		
Physical Fitness Center	7991	3								P	P	P	P	P	P				P
Private Club or Recreational Facility, other	7997	3	S																
Public Park	7990	1	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Public Recreation Facility	7990	2	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Shooting Range, Indoor	7999	3	S								D	D			D	D			
Shooting Range, Outdoor	7999	5	S														S		
Skating Rink	7999	3									P	P	P		P				
Special Events Facility	0000	4	S						S	S	S	S	S						S
Sport Instructional Schools	7999	3	S							P	P	P	D				P		
Sports & Recreation Clubs, Indoor	7997	3								P	P	P	P	P			P	S	P
Swim & Tennis Club	7997	3	D	S	S	S	S				D	D		D	D		D		S
EDUCATION & INSTITUTIONAL USES																			
Ambulance Service	4119	3	P	P				P		P	P	P	P	P	P	P	P		P
Cemetery or Mausoleum	0000	2	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
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
Day Care Center, Adult (6 or more)	8322	3	S	S				D	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
Day Care Center, Child (6 or more)	8351	3	S	S				D	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		P
Museum or Art Gallery	8412	3						P	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
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		
BUSINESS, PROFESSIONAL & PERSONAL SERVICES																			
Accounting, Auditing or Bookkeeping	8721	3						P	P	P	P	P	P	P	P				P
Administrative or Management Services	8740	3						P	P	P	P	P	P	P	P				P
Advertising Agency or Representative	7310	3							P	P	P	P	P	P	P				P
Advertising, Outdoor Services	7312	4									D	D		P	P	P			
Automobile Rental or Leasing **WCA**	7510	4									P	P			P	P			
Automobile Repair Services, Major **WCA**	0000	4									P	P			P	P			
Automobile Repair Services, Minor **WCA**	0000	3									P	P	P		P	P			
Automobile Parking, Commercial	7521	3									P	P	P	P	P	P	S		
Automotive Towing & Storage Services **WCA**	7549	3									D	D			D	D			

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

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			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				P
Insurance Agency, On-Site Claims Inspections	6300	3								P	P	P	P	P	P				
Kennels or Pet Grooming	0752	3	S							D	D	D	D	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				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				P
Photofinishing Laboratory	7384	3									P	P	P	P	P				
Photography, Commercial	7335	3									P	P		P	P	P			
Photography Studio	7221	3							P	P	P	P	P	P					P
Real Estate Office	6500	3						P	P	P	P	P	P	P	P				P
Recreational Vehicle Park or Campsite	7033	4																	
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		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				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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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			
RETAIL TRADE																			
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	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	P			

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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				
Tobacco Store	5993	3							P	P	P	P	P						P
Truck Stop **WCA**	5541	4										D			P	P			
Video Tape Rental & Sales	7841	3							P	P	P	P	P						P
WHOLESALE TRADE																			
Agricultural Chemicals, Pesticides or Fertilizers **WCA**	5191	5	D													P			
Agricultural Products, Other	5159	4	D												P	P			
Ammunition	5099	4														P			
Animal & Animal Products, Other	5159	5	D													P			
Apparel, Piece Goods & Notions	5130	4									P	P		P	P	P			
Beer, Wine or Distilled Alcoholic Beverages	5180	4												P	P	P			
Books, Periodicals & Newspapers	5192	4									P	P		P	P	P			
Chemicals & Allied Products **WCA**	5169	5														P			
Drugs & Sundries	5122	4									P	P		P	P	P			
Durable Goods, Other	5099	4									P	P		P	P	P			
Electrical Goods	5060	4									P	P		P	P	P			
Farm Supplies, Other	5191	4	D												P	P			
Flowers, Nursery Stock & Florist Supplies **WCA**	5193	4	D								P	P		P	P	P			
Forest Products	5099	5	D												P	P			
Furniture & Home Furnishings	5020	4									P	P		P	P	P			
Grain & Field Beans	5153	5	D													P			
Groceries & Related Products	5140	4									P	P		P	P	P			
Hardware	5072	4									P	P		P	P	P			
Jewelry, Watches, Precious Stones & Metal	5094	4									P	P		P	P	P			
Livestock	5154	5	D													P			
Lumber & Other Construction Materials	5030	5														P			
Lumber, Millwork & Veneer	5031	5												P	P	P			
Machinery, Construction & Mining	5082	5														P			
Machinery, Equipment & Supplies	5080	5												P	P	P			
Machinery, Farm & Garden	5083	5														P			
Market Showroom (Furniture, Apparel, etc…)	0000	3									D	D							
Metals	5051	5												P	P	P			
Minerals	5052	5														P			
Motor Vehicles **WCA**	5012	4													P	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			
TRANSPORTATION, WAREHOUSING & UTILITIES																			
Airport & Flying Field, Commercial **WCA**	4500	5															D		
Beneficial Fill Area	0000		D	D	D	D		D	D	D	D	D	D	D	D	D	D		
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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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
Warehouse, General Storage, Enclosed	4220	4									D	D		P	P	P			
Warehouse, Self-Storage	4225	4									D	D			P	P			
Water Treatment Plant	0000	4													P	P	P		
MANUFACTURING & INDUSTRIAL USES																			
Aircraft & Parts	3720	5														P			
Ammunition, Small Arms **WCA**	3482	5														D			
Animal Feeds, Including Dog & Cat	2048	5														S			
Animal Slaughter or Rendering **WCA**	0000	5														S			
Apparel & Finished Fabric Products	2300	4												P	P	P			
Arms & Weapons **WCA**	3480	4													P	P			
Asbestos, Abrasive & Related Products **WCA**	3290	5														S			
Asphalt Plant **WCA**	2951	5																	
Audio, Video & Communication Equipment	3600	4												P	P	P			
Bakery Products	2050	4												P	P	P			
Batteries **WCA**	3691	5														P			
Beverage Products, Alcoholic	2080	5														P			
Beverage Products, Non-Alcoholic	2086	4												P	P	P			
Bicycle Assembly	3751	4												P	P	P			
Bicycle Parts & Accessories	3751	4												P	P	P			
Boat & Ship Building	3730	4													P	P			
Brooms & Brushes	3991	4												P	P	P			
Burial Caskets	3995	4													P	P			
Chemicals, Paints & Allied Products **WCA**	2800	5														P			
Coffee	2095	4												P	P	P			
Computer & Office Equipment	3570	4												P	P	P			
Concrete, Cut Stone & Clay Products **WCA**	3200	5														P			
Contractors, No Outside Storage	0000	3									P	P		P	P	P			
Contractors, General Building	1500	4													P	P			
Contractors, Heavy Construction **WCA**	1600	5														P			
Contractors, Special Trade **WCA**	1700	4													P	P			
Costume Jewelry & Notions	3960	4												P	P	P			
Dairy Products **WCA**	2020	4												P	P	P			
Drugs **WCA**	2830	5												P	P	P			
Electrical Industrial Apparatus, Assembly	3620	4												P	P	P			
Electrical Industrial Apparatus, Manufacturing	3620	5													P	P			

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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			
Industrial & Commercial Machinery		3500	4													S	P			
Jewelry & Silverware, No Platting		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	P	P			
Pulp & Paper Mills	**WCA**	2610	5														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 Plaining 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			

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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														P			
Tires and Inner Tubes	**WCA**	3011	5														S			
Tobacco Products		2110	5														P			
Wood Containers		2440	4												P	P	P			
Wood Products, Miscellaneous		2490	5														P			
OTHER USES																				
Agricultural Tourism Facility (minor)		0000	2	D																
Agricultural Tourism Facility (major)		0000	2	2																
Automotive Parking, (See Sect. 6-2; Off Street Parking, Stacking and Loading Areas)				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Billboards		0000	3										D			D	D			
Mixed Development		0000	1									D	D	D	D					
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)		0000	3	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
Carnivals & Fairs		0000		P								P	P	P	P	P	P	P		
Christmas Tree Sales		7999		P							P	P	P	P	P	P	P	P		P
Concerts, Stage Shows		0000		P									P	P	P	P	P	P		
Conventions, Trade Shows		7920											P	P	P	P	P	P		
Outdoor Retail Sales		0000										P	P	P						
Outdoor Religious Events		5000		P									P	P	P	P	P	P		
Turkey Shoots		0000		S	S															
		0000																		

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Pick Up: joseph G. Stutts, PLLC, 303 E. Bessemer Avenue, Greensboro, N.C. 27401, 336.255.9292

This plat does not require certificate of approval by the Division of Highways as provided in G. S. 136-102.6, subsection (G).

Signed _____ Date _____
Planning Director

The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision regulation jurisdiction of the Board of Commissioners of Town of Summerfield and this plat and allotment to be _____ free act and deed, and herby dedicate(s) to public use as roads, streets and easements, forever all areas so shown or indicated on said plat.

Signed _____

Signed _____

Signed _____

Signed _____

Attest _____

SURVEYOR'S
I, Joseph G. Stutts, certify that this plat was drawn under my Supervision from (an actual survey made under my supervision) (deed description recorded in Book _____, Page _____etc.) (Other; that the ratio of precision is 1:10,000; that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____, Page _____; that this plat was prepared in accordance with G. S. 47-30 as ammended; that this plat is of another category such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.) Witness my original signature, registration
number and Seal this ____ day of _____ AD 20__

_____
Joseph G. Stutts PLS-3349
SEAL or STAMP

NORTH CAROLINA PROFESSIONAL SEAL 3349 LAND SURVEYOR JOSEPH G. STUTTS

Approved by the Planning Department of Town of Summerfield, N.C. on the _____ day of _____, 20 ___ pursuant to Article V of the Town of Summerfield Development Ordinance.

_____
Planning Director

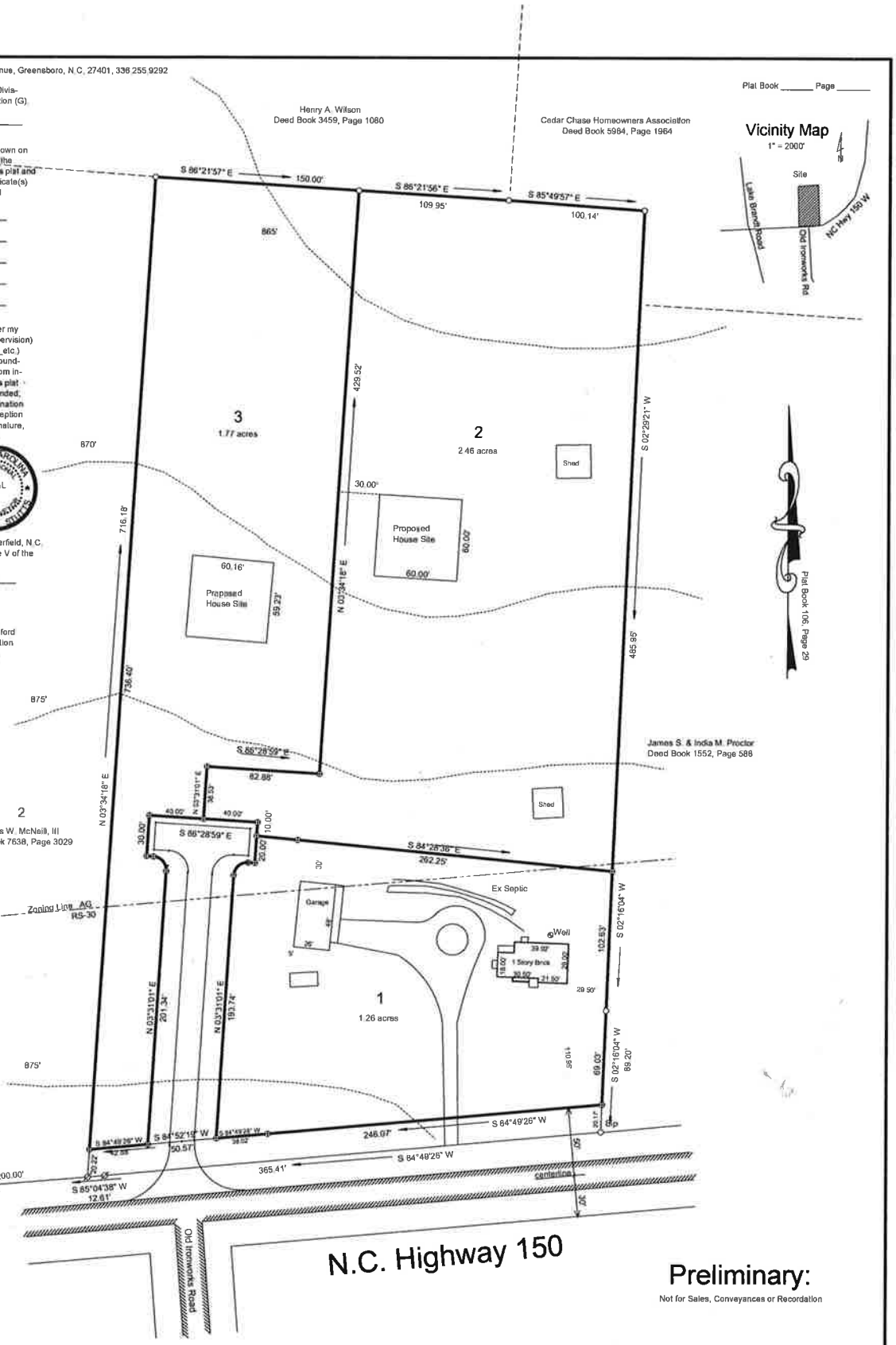
State of North Carolina, County of Guilford

I, _____, Review Officer of Guilford County, certify that the map of Plat to which this certification is affixed meets all Statutory requirements for recording.

_____
Review Officer

_____
Date

Plat Book _____ Page _____



Preliminary:

Not for Sales, Conveyances or Recordation

General Notes

1. Tax Parcel: 01308070
2. Deed Book 5762, Page 2121
3. No Geodetic Monuments found within 2000'
4. Being Lot 3, Plat Book 106, Page 29
5. Zoning: AG & RS-30
6. Total Area: 5.98 acres
7. Total number of lots: 3

LEGEND

- EXISTING IRON PIPE
- NEW IRON SET
- EXISTING STONE
- COMPUTED POINT - NOT SET
- C/L CENTERLINE
- R/W RIGHT OF WAY
- P/L PROPERTY LINE
- CH. CHORD BEARING & DISTANCE
- PSSLA&ME -20' PRIVATE SANITARY SEWER LINE ACCESS & MAINTENANCE EASEMENT
- POWER POLE OR LIGHT POLE
- FIRE HYDRANT

Preliminary Plat For:

B & B Farms

Center Grove Township ~ Guilford County
Summerfield, North Carolina

Scale: 1" = 50'

February 12, 2016

50 25 0 50 100 150 200

Joseph G. Stutts, PLLC
PROFESSIONAL LAND SURVEYORS
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