



**PLANNING DEPARTMENT REPORT** *JUNE 26, 2014*

**Memorandum to:** Zoning Board members  
**From:** Julie A. Reid, Town Planner  
**Regarding:** Case RZ-02-14 (Bandera Farms)

**Owner:** Bandera Farm, Inc.; Bonnie Henson Gallo, President), 5159 York Martin Rd.; Liberty, NC 27298

**Applicant/Proposed Developer:** Combs, Incorporated (Kevin Combs), PO Box 790, Oak Ridge, NC 27310

**Location:** The proposed site is located on the north side of Bunch Road and north of the intersection of Northwest School Road and Bunch Road. The parcel is bounded on the west by the I-73 corridor, on the east by the Abingdon subdivision, on the southeast by Gwynedd subdivision, and on the south by Trotter's Ridge subdivision and Thomas Ridge subdivision. The parcel is the east portion of Bandera Farms which has been bisected from southwest to northeast by the I-73 corridor. Please see attached map. The parcel is also known as tax parcel number 0149332, 5366 Bunch Road.

**Tract Size:** 49.12 acres. The property would reserve 26.092 acres for open space, 3.72 acres for common areas (septic easements), 2.87 acres for roads and would produce 36 building lots clustered on 16.439 acres at the east edge of the site.

**Applicant Request:** To rezone a parcel of land from *AG/GWA – Agricultural District* in a General Watershed Area to *CU-OSRD/GWA – Open Space Residential District by Conditional Use District* in a General Watershed Area. The uses listed in this request include only one permitted use in the OSRD District: **Only proposed permitted use – Single Family Detached Residence.**

The addition of the Conditional Use District designation provides the opportunity for conditions that are mutually agreed upon. The one condition requested would limit the development to one use, detached single family residential homes.

A preliminary sketch plan is attached for review. This plan may change significantly through the review and approval process.

**Existing Zoning:** AG, Agricultural District in a General Watershed Protection Area. AG is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant

housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions. The district is established for the following purposes:

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

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

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**Proposed Zoning: CU-OSRD/GWA – Open Space Residential District by Conditional Use District in a General Watershed Area.** 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, using this formula:  $[(\text{Gross Acreage}) - (\text{Existing street right-of-way})] \times .73 = \text{number of building lots}$ .

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**Watershed Regulation Minimum Lot Size:** The average lot size for all developments not utilizing public sewer shall be 60,000 square feet. A residential score sheet is required and the development must score at least 100 points, based on physical characteristics of the site.

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**Adjacent Zoning:** All adjacent land is zoned AG-Agricultural in a Watershed Protection Area or zoned RS-40 Residential in a Watershed Protection Area. Current land use is agricultural and residential.

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**Process Requirements:** All required submittal requirements and fees have been received.

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**Observations:** *There are several aspects to this particular rezoning. The OSRD district requires a minimum of fifty (50) percent of the property to be set aside for open space. The open space may be used for agricultural uses, passive parkland, drainage ways, placed in a land trust and up to twenty-five (25) percent may be used for septic systems or community wells. The district then allows a sizable portion of the density from the fifty percent open space to shift to the remainder of the site, concentrating development in the remaining fifty percent of the site.*

*The OSRD district has minimum dimensional requirements for lots. These minimum lot sizes are dependent on the use of community wells and alternative or collective off-site sewage systems in Summerfield. These minimum lot sizes are very difficult to use with no public water or sewer. Whether the minimum lot size can*

be employed will largely be dependent on whether there will be individual wells and individual septic systems drain lines with their required repair areas.

The initial area provided for septic tank drain lines (located directly adjacent to the West boundary of Abingdon subdivision) will necessitate the removal of all vegetation. The provision of additional space for septic drain lines or repair (replacement) drain lines may require the crossing of one or more streams and the required stream buffers. It may also require the clearing of trees to provide this space.

The location of existing wells will need to be determined for all Abingdon subdivision lots within 100 feet of the Bandera property. The proposed placement of septic system drain lines this close to the Abingdon subdivision could be within the minimum mandatory distance between a well and septic system.

It appears that the developer intends to remove all existing structures. It would be desirable to see how the existing home or other buildings on the site could be incorporated into the subdivision. The preservation of the farm structures, wood post fences, stone rows and tree lines would be in keeping with Section 4-10.4 (I) Rural Character Preservation Area of the development ordinance and Objective Three of the Comprehensive Plan.

The entrance to the subdivision shows a fifty foot area between the front property line and the first of the lots. This area is identified on the proposed plan as septic easement/common element. This could be used for drainage lines at the entrance to the subdivision as was done with Birkhaven. There is no indication that this area would contain a landscape buffer.

Some of the proposed lots encroach on the state mandated stream buffers, spring head and streams. The Summerfield Development Ordinance states "(E) Disturbance Limitations: Subdivisions should be **designed to prohibit disturbance**, other than previous trails not to exceed 5' in width, **within all required primary conservation area open space** dedication and to avoid or limit disturbance in secondary area."

"1) Primary Conservation Areas. Because they represent sensitive environmental features and/or significant cultural resources considered unbuildable in a legal or practical sense, Primary Conservation Areas are the first type of open space designated on a subdivision plan to satisfy the minimum open space requirements. Because of their sensitive nature, **there is to be no observable disturbance of any area designated as a Primary Conservation Area** on a Master Sketch, Subdivision Plat, or Site Plan."

Homeowners Associations and individual property owners generally do not understand the purpose of restricting development in conservation areas and may do considerable harm to these areas. Funds would not be available to remedy such damage. It is prudent to place all primary conservation areas in an dedicated open space classification. Soil disturbing activities such as home building should not be allowed in the primary conservation areas. There should not be inclusion of primary conservation areas within individual lots.

There are existing mature trees within the proposed lots along the left side extending from the front of the property ranging back between 350-700 feet. It is likely these would be removed. It would also appear that the mature trees shown on the top right of the map near well site number 1 and extending down the right side of the subdivision would also likely be removed.

This rezoning process does not address issues such as size of the houses, building materials or placement of garages. Actual development and use of the property may vary considerably from what is discussed at various stages of the development process.

*The existing stands of mature trees on the western part of the property can provide a buffer between the traffic noise, dust and emissions from I-73 and the proposed development and the surrounding neighborhood. These trees may have to be removed to provide additional space for optic tank drainage fields.*

*Signage will be restricted to entrance signs and temporary real estate signs.*

*This type of rezoning includes approval of both the uses **and** how a property is developed. It is important that what is approved can and will be built according to what is approved. The State Statutes provide protection for a developer called vesting that protects the developer from changes in requirements. If there may be significant changes that affect the number of lots or other significant components, a conditional approval until such questions have been resolved may be the best course of action.*

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**Compatibility with Comprehensive Plan:** Following are some objective highlights and staff comments (*in italic*):

1. Appropriate, Limited Commercial Development – Not applicable

2. Sidewalk, Bikeway and Trail System – *Trails can be internal to a development, can connect to a city-wide system or both. The location of specific trails for the city-wide trail system is under development at this time. The proposed plan would not connect to any existing trail, but could work with a larger system in the future. The staff will work with the developer to fine tune the location of the proposed trail.*

3. Community Character Preservation – *The existing site has numerous mature trees that should be preserved and incorporated into the development. The trees and their root structure would have to be protected during construction. The existing buildings, wood rail fences and other existing improvements may lend themselves to the character desired for Summerfield. The following policies such be considered.*

Policy 3.1: EXISTING, DESIRABLE LANDSCAPE ELEMENTS, whether natural or man-made, should continue to be incorporated into the thematic design of new developments.

Policy 3.3: FLOODPLAINS, WETLANDS, STEEP SLOPES, and OTHER LANDS that are typically not suitable for development, should be retained as permanent open space.

Policy 3.5: CLEARCUTTING OF TREES AND WOODLAND AREAS FOR DEVELOPMENT shall be avoided. Rather, new development should incorporate significant clusters of trees into the functional layout of new residential and commercial areas.

Policy 3.9: GREEN SPACE BUFFER STRIPS, preserved along of edges of primary and secondary roadways in Summerfield, shall be a distinguishing feature and hallmark of the community. Clusters of trees shall be preserved or planted in informal, randomly spaced intervals as opposed to the uniformly spaced patterns often found in a more urban area. Walled off communities are not desired.

Policy 3.10: WATER QUALITY AND OPEN SPACE BUFFER STRIPS shall be preserved adjoining all perennial streams.

Policy 3.11: BUILDING ARCHITECTURE, BUILDING MATERIALS, SIGNAGE, AND SITE DESIGN that are compatible with Summerfield's rural heritage (rather than a suburban, "Anywhere USA" formula), shall be encouraged. (In particular, see Policy Area 1: Commercial Development and Policy Area 6: Housing and Residential Development)

4. Transportation Improvements – *Access to Bunch Road and along the I-73 corridor for the western portion of this site. The Bunch Road approach to I-73 will be re-aligned and straightened..*

#### 5. Water Supply and Sewage Treatment Options

*The provision of an adequate supply of water with assured water pressure will be of utmost importance. The community water system proposed for this development is necessary for the concentration of these lots. It is recommended that evidence of the amount of water available and the method for assuring water pressure should be submitted prior to the final approval of this rezoning. Additional capacity is recommended for the provision of adequate fire protection.*

*The approval of wastewater facilities for each lot will be necessary for a final approval of this request. If there are wells located close to the area designated for septic systems, a re-design will become necessary. The crossing of state mandated buffers, primary conservation areas, could become necessary and could limit the number of units that can realistically be developed.*

Policy 5.3: Recognizing that water and sewer services have a POWERFUL INFLUENCE ON GROWTH AND DEVELOPMENT, the Town of Summerfield shall require that the design and location of water supply and sewage treatment facilities promote desirable development density and growth patterns.

Policy 5.4: To preserve and protect recharge to the groundwater system, and to balance supply and demand, the Town shall facilitate development forms and domestic wastewater systems that maximize the RETURN OF WATER TO THE GROUNDWATER SYSTEM. Generally, this means encouraging greenspace developments, and on-site disposal or land application for treated wastewater.

Policy 5.5: The Town shall encourage site designs that FACILITATE RECHARGE TO THE GROUNDWATER SYSTEM, including but not limited to: (1) the conservation and addition of tree cover and associated forest floor debris, (2) the avoidance of curb and gutter in favor of roadside swales and retention areas (3) the preservation of open space (3) and the design of parking areas and other paved surfaces to encourage stormwater infiltration.

Policy 5.10: The Town shall favor TWO TYPES OF DOMESTIC SEWAGE TREATMENT AND DISPERSAL: (1) individual, on-site septic systems in large lot, low density areas, and (2) cluster or decentralized wastewater treatment systems serving multiple homes where a combination of open space and cluster development is necessary or preferred.

Policy 5.11: CLUSTER OR DECENTRALIZED DOMESTIC WASTEWATER TREATMENT SYSTEMS, *when employed, shall direct development to areas best suited for growth and away from areas best suited for open space and/or environmental conservation.*

6. Appropriate Housing and Residential Development: Summerfield's appealing residential areas, exemplified by neighborhoods set among expanses of open space, woodlands, and pastures, shall continue to be a defining attribute of the community. To accommodate housing for younger families and senior citizens while promoting and protecting rural character, the inclusion in residential development of smaller single family detached homes shall be encouraged over twin and other multi-unit residential buildings.

Policy 6.1: Residential development in Summerfield should remain mostly LOW DENSITY, SINGLE-FAMILY DETACHED HOUSING. Appropriate instances for other housing forms, such as SMALL ATTACHED AND ACCESSORY HOUSING should also be fostered to meet a variety of housing needs.

Policy 6.4: OPEN SPACE RESIDENTIAL DEVELOPMENT, also known as GREENSPACE DEVELOPMENT, shall be preferred as environmentally sound and economically cost effective. LARGE LOT DEVELOPMENT may occur when greenspace development is not feasible or appropriate to the site.

Policy 6.8: NEW INFILL HOUSING should be architecturally compatible with existing structures, landscape features, and the streetscape within its vicinity.

7. Parks and Recreation Improvements – See 2. Sidewalk, Bikeway and Trail System

8. Attractive Community Appearance: "Community appearance deals largely with what can be seen from the public roadway. Appearance issues include exterior lighting, preservation of tree cover, the presence or absence of street trees, the appearance of public and private signage, streetscape conditions, parking lot landscaping, architectural design and building form, public and private outdoor displays, the presence or absence of overhead wires and the way in which local development practices seek to preserve the natural features of land."

9. Quality School Facilities – *This is a small subdivision and little impact is anticipated.*

10. Summerfield Road Focus Area – *Not applicable*

11. Historic Preservation – *There are no historical structures on the site, however, the design of the site and structures on this property can further the Town's goals*

12. Summerfield as a Limited Services Local Government – *The Town of Summerfield should continue to focus on the highest priorities of area residents – managing growth and preserving and enhancing the area's quality of life.*

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**Highlights and Summary:**

- The use of the minimum lot sizes will be dependent on approval of the community wells and approval of septic tanks systems for each lot.
- The rezoning of this property will provide a significant increase in this property value.



- Community Character: Key areas of the Community Character section are met with this change in zoning, Rural Character Preservation and Protection, and to promote and protect Farmland Preservation.
- It appears that the developer intends to remove all existing structures. It would be desirable to see how the existing home or other buildings on the site could be incorporated into the subdivision. The preservation of the farm structures, wood post fences, stone rows and tree lines would be in keeping with Section 4-10.4 (I) Rural Character Preservation Area.

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

**Suggested Potential Motions for Consideration**

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

**DENIAL:**

*“I move that a recommendation for denial of the request for rezoning from AG/GWA – Agricultural District in a General Watershed Area to CU-OSRD/GWA – Open Space Residential District by Conditional Use District in a General Watershed Area be forward to the Town Council. The uses listed in this request include only one permitted use, single family detached housing. The request is not consistent with the town’s adopted comprehensive plan because*

*(List):* \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

**CONDITIONAL APPROVAL:**

*I move that a recommendation for conditional approval of the request for rezoning from AG/GWA – Agricultural District in a General Watershed Area to CU-OSRD/GWA - Open Space Residential District by Conditional Use District in a General Watershed Area be forward to the Town Council. Conditions that must*



be met prior to a full approval are \_\_\_\_\_(see suggestions)\_\_\_\_\_. Conditional approval is consistent with the town's adopted comprehensive plan because

(List): \_\_\_\_\_ Suggestions: approval of septic tank system for all lots,  
\_\_\_\_\_ submission of well testing, GPM and quality  
\_\_\_\_\_ inclusion of existing house, wood rail fence  
\_\_\_\_\_ approval of the preliminary subdivision plat

and this approach is reasonable and in the public interest because \_\_\_\_\_.

**APPROVAL:**

I move that a recommendation for approval of the request for rezoning from AG/GWA – Agricultural District in a General Watershed Area to CU-OSRD/GWA - Open Space Residential District by Conditional Use District in a General Watershed Area be forward to the Town Council. The uses listed in this request include only one permitted use, single family detached housing. The request is consistent with the town's adopted comprehensive plan because :

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

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

Table 4-3-1 Permitted Use Schedule

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

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

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

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

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

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

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

Use Type	SIC Ref.	ZONING DISTRICTS		
		L.U.C.	AG	OSRD
Sugar & Confectionery Products	2060	4		
Surface Active Agents	2843	5		
Textile Products, No Dying or Finishing	2200	4		
Textile Products, Dying or Finishing	2260	5		
Tires and Inner Tubes	3011	5		
Tobacco Products	2110	5		
Wood Containers	2440	4		
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)	0000	3		P
Billboards	0000	1		
Mixed Development		3		
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)	0000			P
Temporary Events, including but not limited to... (See Sect. 3-3.3; Event Permit)				
Arts & Crafts Shows	0000			
Carnivals & Fairs	7999			P
Christmas Tree Sales	0000			P
Concerts, Stage Shows	7929			P
Conventions, Trade Shows	0000			
Outdoor Retail Sales	5000			
Outdoor Religious Events	0000			P
Turkey Shoots				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).**



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

Summerfield Application for  
Conditional Use Rezoning

Date Submitted: \_\_\_\_\_ Fee/Receipt #: \_\_\_\_\_ Case Number: \_\_\_\_\_

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

Pursuant to Section 3-12 of the Town of Summerfield Development Ordinance, the undersigned hereby request

Town of Summerfield to rezone the property described below from the AG zoning district to

the CU-OSRD zoning district. Said property is located NORTH OF BUNCH ROAD AT ITS

INTERSECTION WITH NORTHWEST SCHOOL ROAD AND WEST OF THE ASTINGDON SUBDIVISION

in BRUCE Township; Being a total of: 49.12 +/- acres.

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

Parcel Number 1 4 9 3 3 2

Parcel Number \_\_\_\_\_

Parcel Number \_\_\_\_\_

Parcel Number \_\_\_\_\_

Check One:

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

Check One:

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

**Conditional Use Rezoning Requirements:**

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

**Application materials checklist:**

Filing for a rezoning or conditional use rezoning requires:

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

**Conditional Use Rezoning  
Application, Part II**

**Use Conditions**

Uses of the property shall be limited to the following uses as listed in Article IV, Table 4-3-1 of the Town of Summerfield Development Ordinance:

- 1) SINGLE FAMILY RESIDENTIAL
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

**Development Conditions**

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Town of Summerfield Development Ordinance:

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

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

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

Respectfully Submitted,  
*Donnie NOMON Gallo*  
*x President Bandera Farms, Inc.*  
Applicant Signature

\_\_\_\_\_  
Representative/Agent Signature

BANDERA FARMS, INC.  
Name

\_\_\_\_\_  
Name

5159 YORK MARTIN ROAD  
Mailing Address

\_\_\_\_\_  
Mailing Address

LIBERTY, NC 27298  
City, State and Zip Code

\_\_\_\_\_  
City, State and Zip Code

336-317-9493 (C) 336-622-2953 (H)  
Phone Number

\_\_\_\_\_  
Phone Number

gallorasca@rol.com  
Email

\_\_\_\_\_  
Email

**Additional Tax Map References**

Further referenced on the Guilford County Tax Maps as:

Parcel Number \_\_\_\_\_

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

COMBS, INC. 90 KEVAN COMBS  
Name

P.O. Box 790  
Mailing Address

DAK ROUGE, NC 27310  
City, State and Zip Code

336. 643. 1775  
Phone Number

COMBSCUSTOMHOMES@GMAIL.COM  
Email

Representative/Agent Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email

Additional Tax References and Signatures

Additional Tax Map References

Further referenced on the Guilford County Tax Maps as:

Parcel Number \_\_\_\_\_

Additional rezoning questions:

1. Type of use and improvement proposed:

RESIDENTIAL SUBDIVISION

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

No

3. State the way in which the proposed change will be appropriate and desirable to the town of Summerfield and what effect the proposed change will have upon the immediate neighborhood.

THE GOAL IS TO PROVIDE MORE AFFORDABLE HOUSING IN THE SUMMERFIELD AREA. EFFECTS TO SURROUNDING AREAS IS EXPECTED TO BE MINIMAL

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

THIS IS NO LONGER A WORKING FARM AND HAS BEEN FOR SALE FOR SOME TIME NOW

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

THE PROPOSED INTERSTATE HAS BIASECTED THIS PROPERTY AND A LOW DENSITY SUBDIVISION WOULD BE THE BEST USE (IF NOT A WORKING FARM).

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

THIS REQUEST IS IN ACCORD WITH POLICIES 6.1, 6.4, 6.5, 6.6 & 6.7.



NOTICE OF PUBLIC OPEN HOUSE  
AND PUBLIC HEARING

JUNE 6, 2014

The Town of Summerfield Planning Department has received an application to rezone property located at 5366 Bunch Road, being Guilford County Parcel 0149332.

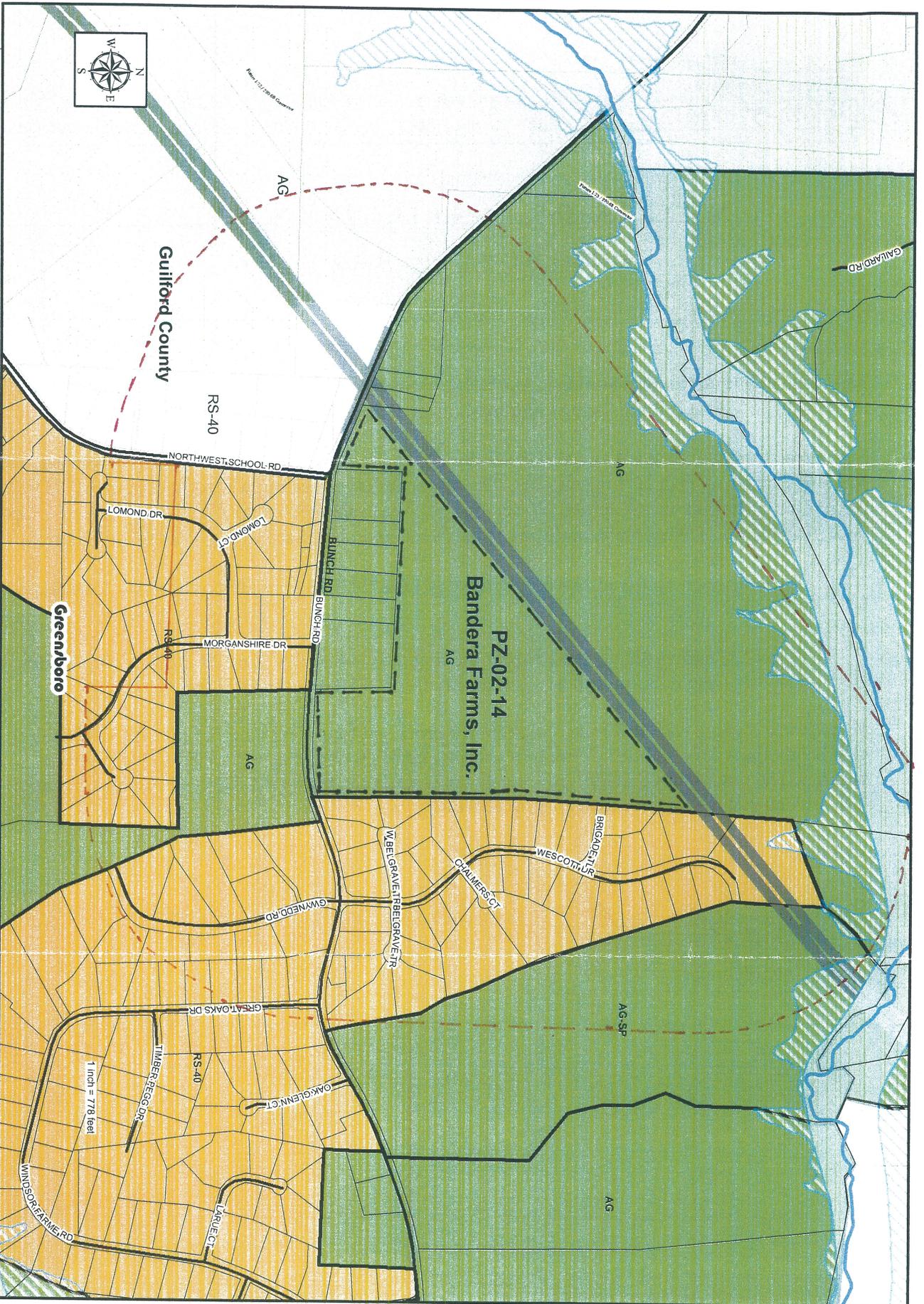
The parcel, located in Bruce Township, includes approximately 49.12 acres (see map on reverse). The parcel is owned by Bandera Farms, Inc. The applicant is requesting a rezoning from AG/GWA – Agricultural District in a General Water Supply Watershed Area to CU-OSRD/GWA – Open Space Residential District by Conditional Use in a General Water Supply Watershed District..

1. A public open house will be held Thursday June 19, 2014 6pm at Summerfield Town Hall, 4117 Oak Ridge Road.
2. A public hearing will be held during the regularly scheduled June 23, 2014 Zoning Board meeting, 7pm at Summerfield Community Center, 5404 Centerfield Rd

All property owners within ¼ mile of a property proposed for a Rezoning or Special Use Permit shall be notified of the public information session and open house as well as subsequent public hearings. The town relies on Guilford County tax records for addresses. Please share this invitation with anyone you feel may be interested in attending.

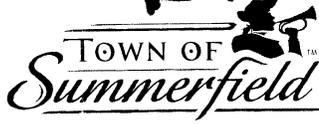
Sincerely,

  
Julie Reid  
Interim Town Planner



Rezoning from AG/GWA - Agricultural District in a General Water Supply Watershed Area to CU-OSRD/GWA - Open Space Residential District by Conditional Use District in a General Water Supply Watershed Area

# BANDERA FARMS



Town Hall: POB 970, 4117 Oak Ridge Road, Summerfield, NC 27358

ph: 336-643-8655 / fax: 336-643-8654 / www.summerfieldgov.com

## PUBLIC INFORMATION SESSION FOR REZONING

CASE # 03 - 14      JUNE 19, 2014 6:00PM, SFD TOWN HALL

The Town of Summerfield Planning Department has received an application to rezone two adjacent properties located at 4455 Hamburg Mill Road (parcel one) and 4455 Near Hamburg Mill Road (parcel two), being Guilford County Parcels 0145506 and 0145565.

The parcels, located in Bruce Township, include approximately 5.19 acres (parcel one) and 12.81 acres (parcel two). Parcel one is owned by Frye, Jean P. and parcel two is owned by Frye William Ralph and Qureatha Ireland Revocable Trust; Frye, William Ralph; Frye, Qureatha Ireland. The applicant is requesting a rezoning from AG/CWA, Tier 3 (portion) and Tier 4 (portion) - Agricultural District in a Critical Water Supply Watershed Area, Tier 3 (portion) and Tier 4 (portion) to CU-OSRD/CWA, Tier 3 (portion) and Tier 4 (portion) - Open Space Residential District by Conditional Use in a Critical Water Supply Watershed Area, Tier 3 (portion) and Tier 4 (portion).

### Sign-in Sheet

Name	Address
Judie King	6109 Gwynedd
William King	6109 Gwynedd
Victor Lindley	6404 W. BELGRAVE TER.
Ivin Battmelli	6404 W BELGRAVE TER
JL 7th	6300 W ESCOTT DR
Diane Thomas	26 Dutchmans Pipe Cove.
ALAN MITMAN	6107 GWYNEDD Rd.

Council: Mayor Tim Sessoms, Mayor Pro-tem Dena Barnes, Mike Adams, Alicia Flowers, Dianne Laughlin, Elizabeth McClellan

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

BANDERA FARMS



## NOTICE OF PUBLIC HEARINGS

The Town of Summerfield Planning Department has received an application to rezone property located at 5366 Bunch Road, being Guilford County Parcel 0149332.

The parcel, located in Bruce Township, includes approximately 49.12 acres (see map on reverse). The parcel is owned by Bandera Farms, Inc. The applicant is requesting a rezoning from AG/GWA - Agricultural District in a General Water Supply Watershed Area to CU-OSRD/GWA - Open Space Residential District by Conditional Use in a General Water Supply Watershed District.

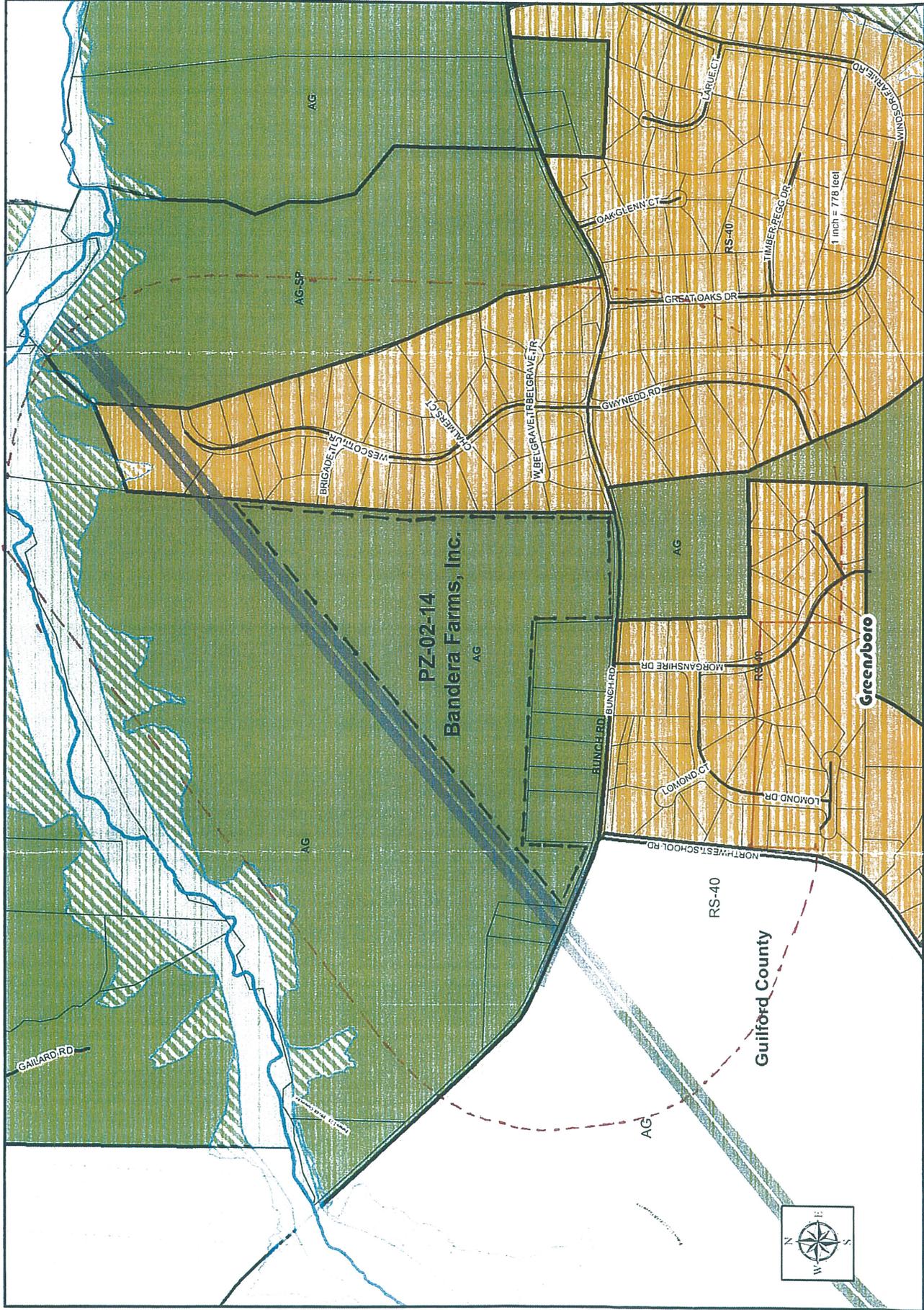
1. A public hearing will be held during the rescheduled July 1, 2014 Zoning Board meeting, 7pm at Summerfield Community Center, 5404 Centerfield Rd. (This meeting is rescheduled from the original meeting date of June 23, 2014.)
2. A public hearing will be held during the regularly scheduled July 8, 2014 Town Council meeting, 6:30pm at Summerfield Community Center, 5404 Centerfield Rd.

Please share this invitation with anyone you feel may be interested in attending.

Sincerely,

Julie Reid  
Town Planner  
June 19, 2014

1,300 650 0 1,300 Feet



Rezoning from AG/GWA - Agricultural District in a General Water Supply Watershed Area to CU-OSRD/GWA - Open Space Residential District by Conditional Use District in a General Water Supply Watershed Area

Owner	Mail Address	Mail City	Mail State	Mail Zip
ADAMS, JON A ; ADAMS, LILLIAN M	5999 MORGANSHIRE DR	SUMMERFIELD	NC	27358
ATTRIDGE, MICHELLE J ; ATTRIDGE, RICHARD A JR	7007 MORGANSHIRE CT	SUMMERFIELD	NC	27358
BAGLEY, VALERIE G	5391 NORTHWEST SCHOOL RD	GREENSBORO	NC	27409
BANDERA FARMS INC	212 W FRIENDLY AVE	GREENSBORO	NC	27401
BARWICK, JOSHUA H ; BARWICK, SHAY L	7003 MORGANSHIRE CT	SUMMERFIELD	NC	27358
BILLHEIMER, THOMAS PETER ; BILLHEIMER, MARIROSE ELIZABETH	6008 MORGANSHIRE DR	SUMMERFIELD	NC	27358
BREWER, MICHAEL E ; BREWER, KATHERINE P	6397 EAST BELGRAVE TERRACE	SUMMERFIELD	NC	27358
BROWN, MICHAEL A ; BROWN, SIGRID S	7005 MORGANSHIRE CT	SUMMERFIELD	NC	27358
BRUECKMANN, WILLIAM R ; BRUECKMANN, ROBIN M	6004 LOMOND DR	SUMMERFIELD	NC	27358
BUNTING, JAY MARSHALL JR ; BUNTING, DINA ROBIN	6002 LOMOND DR	SUMMERFIELD	NC	27358
BURGER, KERRY L ; BURGER, LESLIE A	6105 MORGANSHIRE DR	SUMMERFIELD	NC	27358
CARROLLAND CORPORATION	PO BOX 9846	GREENSBORO	NC	27429
CASTRO, VICTOR MANUEL ; CARRIZALES, YOLANDA GARCIA	5395 NORTHWEST SCHOOL RD	GREENSBORO	NC	27409
CHAPMAN, MICHAEL E ; CHAPMAN, SUSAN J	6394 EAST BELGRAVE TERRACE	SUMMERFIELD	NC	27358
CHI, JASON C W ; CHI, SARAH	7200 MACKINTOSH PL	SUMMERFIELD	NC	27358
CITY OF GREENSBORO	PO BOX 3136	GREENSBORO	NC	27402
COLLIER, JAMES RUSSELL JR ; COLLIER, DEBRA ANN	5387 NORHTWEST SCHOOL RD	GREENSBORO	NC	27409
CUDE, DEEN W ; CUDE, LISA W	6402W BELGRAVE TER	SUMMERFIELD	NC	27358
CUTTS, WILLIAM ; CUTTS, CONSTANCE D	6204 WESCOTT DR	SUMMERFIELD	NC	27358
DAVIDSON, BARNEY M A ; DAVIDSON, ANN P	6005 MORGANSHIRE DR	SUMMERFIELD	NC	27358
DEATON, JOEL LEE	6101 GWYNEDD RD	SUMMERFIELD	NC	27358
DEBOW, BRIAN ROBERT ; DEBOW, ELLA GENICE	6010 MORGANSHIRE DR	SUMMERFIELD	NC	27358
DENTON, MICKEY G ; DENTON, JULIA	6101 LOMOND CT	SUMMERFIELD	NC	27358
DISPENZA, RICHARD J&SUSAN	6402 BRIGADE TRAIL	SUMMERFIELD	NC	27358
DONNELLEY, DAVID JAMES ; DONNELLEY, GERALYN E	6208 WESCOTT DR	SUMMERFIELD	NC	27358
DOWNEY, CHARLES D ; DOWNEY, DOROTHY C	7001 MORGANSHIRE CT	SUMMERFIELD	NC	27358
DUSENBERRY, KENNETH W ; DUSENBERRY, LORI D	6102 MORGANSHIRE DR	SUMMERFIELD	NC	27358
EAGLIN LIVING TRUST	6104 GWYNEDD RD	SUMMERFIELD	NC	27358
ELDRIDGE, PAMELA J	6105 LOMOND COURT	SUMMERFIELD	NC	27358
FAMILY TRUST OF MOZELLE BENNETT STEVENS	6810 BROOKBANK RD	SUMMERFIELD	NC	27358
FICCA, FRANCIS J ; FICCA, JOAN E	6300 WESCOTT DR	SUMMERFIELD	NC	27358
FOX, WILLIAM E II ; FOX, ELIZABETH W	6211 WESCOTT DR	SUMMERFIELD	NC	27358
FRIEDRICH, PATRICIA M	6111 GWYNEDD RD	SUMMERFIELD	NC	27359
GALVAN, ERNESTO ; GALVAN, DONNA P	5385 NORTHWEST SCHOOL RD	GREENSBORO	NC	27409

GILLENWATER, TODD ; GILLENWATER, BRANDY	6011 MORGANSHIRE DR	SUMMERFIELD	NC	27358
GLAZE, WILLIAM H ; GLAZE, FRANCES B	7004 MORGANSHIRE CT	SUMMERFIELD	NC	27358
GWYNEDD ASSOC INC	3 GWYNEDD LN	SUMMERFIELD	NC	27358
HAILE, ANDREW J ; HAILE, MOLLY S	6102 GWYNEDD RD	SUMMERFIELD	NC	27358
HANNA, GEORGE E JR & CHARLYNE F	6212 WESCOTT DR	SUMMERFIELD	NC	27358
HARE, KEVIN A& LAUREN HEATHER	6107 GREAT OAKS DR	SUMMERFIELD	NC	27358
HASH, DENISE R C& DIANE CALLAWAY	7202 MACKINTOSH PL	SUMMERFIELD	NC	27358
HAWKINS, RICHARD&TRACY B	6006 MORGANSHIRE DR	SUMMERFIELD	NC	27358
HAYNES, SARA A ; HAYNES, WENDELL BARRY	6393 E BELGRAVE TER	SUMMERFIELD	NC	27358
HEDGES, STEVEN DOUGLAS ; HEDGES, ANNE M	6106 GWYNEDD DR	SUMMERFIELD	NC	27358
HEMPEL, WALTER	5388 BUNCH RD	SUMMERFIELD	NC	27358
IHRIG, ARTHUR M ; IHRIG, ANN S	2511 E WOODLYN WAY	GREENSBORO	NC	27407
JAMES, BRIAN L&STACY T	5399 NORTHWEST SCHOOL RD	GREENSBORO	NC	27409
JONES, DARRYL KEITH ; RAYNOR-JONES, KIMBERLY L	6104 LOMOND CT	SUMMERFIELD	NC	27358
JORDAN, ARTHUR C JR & LYNN H	6215 WESCOTT DR	SUMMERFIELD	NC	27358
KAPOOR, BALWINDER KAUR	6100 MORGANSHIRE DR	SUMMERFIELD	NC	27358
KESSLER, PATRICIA DAVIS	6207 WESCOTT DR	SUMMERFIELD	NC	27358
KEVORKIAN, ERIC A ; KEVORKIAN, DIERDRE A	1536 SQUIRE DAVIS RD	KERNERSVILLE	NC	27284
KING, WILLIAM E ; KING, JUDY M	6109 GWYNEDD RD	SUMMERFIELD	NC	27358
KOHLER, HAROLD R JR ; KOHLER, CINDY WILLIAMSON-KOHLER	6104 MORGANSHIRE DR	SUMMERFIELD	NC	27358
KOONTZ, LINDA RAYLE ; KOONTZ, STEVEN CRAIGE	6111 GREAT OAKS DR	SUMMERFIELD	NC	27358
KU, BO MOON ; KU, NAN KU	6103 GREAT OAKS DR	SUMMERFIELD	NC	27358
LANGKAMP, SCOTT ; LANGKAMP, CARMELA M	6003 MORGANSHIRE DR	SUMMERFIELD	NC	27358
LAWSON, MICHAEL G & MELISSA S	5377 NORTHWEST SCHOOL RD	GREENSBORO	NC	27409
LE, HUNG Q ; TANG, NGA C	6213 WESCOTT DR	SUMMERFIELD	NC	27358
LEGGEMANN, MELODY TINSLEY ; LEGGEMANN, THOMAS FRANZ KURT	6012 MORGANSHIRE DR	SUMMERFIELD	NC	27358
LENG, DOUGLAS M ; LENG, VALERIE W	5386 BUNCH RD	SUMMERFIELD	NC	27358
LINDER, ASHLEY E	7102 MACKINTOSH PL	SUMMERFIELD	NC	27358
LINDSLEY, VICTOR DAVID III	6404 W BELGRAVE TER	SUMMERFIELD	NC	27358
LOBUGLIO, AMANDA ANNE ; LOBUGLIO, JOHN JOSEPH III	5390 BUNCH RD	SUMMERFIELD	NC	27358
LOCKHART, GEORGE G & JUDY G	6105 GWYNEDD RD	SUMMERFIELD	NC	27358
LONG, ARTHUR FRANK	35015 MEADOW REACH DR	ZEPHYRHILLS	FL	33541
LUCAS, MARINA B	6302 WESCOTT DR	SUMMERFIELD	NC	27358
MABE, KORI ; MABE, TOBIE	6102 LOMOND CT	SUMMERFIELD	NC	27358
MARSHALL, MICHAEL DAVID ; MARSHALL, BETH MARGARET	5382 BUNCH RD	SUMMERFIELD	NC	27358
MCCLUNG, RONALD MICHAEL ; MCCLUNG, SUSAN V	6109 GREAT OAKS DR	SUMMERFIELD	NC	27358

MCCLURE, GEOFFREY L ; MCCLURE, JENNIFER C	6210 WESCOTT DR	SUMMERFIELD	NC	27358
MILLS, MICHAEL C ; MILLS, SIOBHAN C	6013 MORGANSHIRE DR	SUMMERFIELD	NC	27358
MITMAN, ALAN C ; MITMAN, MARTHA S	6107 GWYNEDD RD	SUMMERFIELD	NC	27358
MOATS, HAROLD WAYNE ; MOATS, CYNTHIA W	6105 GREAT OAKS DR	SUMMERFIELD	NC	27358
NAJM FAMILY REVOCABLE LIVING TRUST ; NAJM, ELIAS G TRUSTEE ; NAJM, ALICE E TRUSTEE	6201 WESCOTT DR	SUMMERFIELD	NC	27358
NC DEPARTMENT OF TRANSPORTATION	P O BOX 14996	GREENSBORO	NC	27415
NORDEN LIVING TRUST	6306 WESCOTT DR	SUMMERFIELD	NC	27358
OPACHAN, PETER J ; OPACHAN, REBECCA G	7105 MACKINTOSH PLACE	SUMMERFIELD	NC	27358
PAPAMITROU, CHRIS&BETSY	6001 MORGANSHIRE DR	SUMMERFIELD	NC	27358
PARKER, DJUANA C ; PARKER, JAMES F	6006 LOMOND DR	SUMMERFIELD	NC	27358
PIEDMONT NATURAL GAS CO INC	PO BOX 33068	CHARLOTTE	NC	28233
RAPER, H DAVID JR ; RAPER, ANN T	3 GWYNEDD LANE	SUMMERFIELD	NC	27358
KASCH, FREDERICK G ; KASCH, MELINDA P	6003 LOMOND DR	SUMMERFIELD	NC	27358
RATCLIFFE, BRUCE &BRENDA L	5376 BUNCH RD	SUMMERFIELD	NC	27358
REAVIS, JOSEPH C ; REAVIS, CATHY M	6405 W BELGRAVE TE	SUMMERFIELD	NC	27358
RICHARDS, RENDELL &ANN S	6301 WESCOTT DR	SUMMERFIELD	NC	27358
ROBERT, ANDRE M& MAUREEN M	6399 E BELGRAVE TERR	SUMMERFIELD	NC	27358
RODERMOND, BARBARA S	7002 MORGANSHIRE CT	SUMMERFIELD	NC	27358
ROSS, CHARLES ALAN ; ROSS, JANET C	6100 LOMOND DR	SUMMERFIELD	NC	27358
RUBERTI, RONALD & RUBERTI, SUSAN	6100 LOMOND CT	SUMMERFIELD	NC	27358
RUMLEY, JOHN & CAROLYN T	5451 BUNCH RD	SUMMERFIELD	NC	27358
RUTH, EDWIN JAMES II	6304 WESCOTT DR	SUMMERFIELD	NC	27358
SAPP, KITTY ; SAPP, TIMOTHY	6005 LOMOND DR	SUMMERFIELD	NC	27358
SAXMAN LIVING TRUST	6103 MORGANSHIRE DR	SUMMERFIELD	NC	27358
SCHEIER, BRIAN S & CYNTHIA T	7104 MACKINTOSH PLACE	SUMMERFIELD	NC	27358
SCHLANGER, L &LOUD, CHERYL L	6100 GWYNEDD RD	SUMMERFIELD	NC	27358
SEEL, JAMES F ; SEEL, JEAN M	2600 E MARKET ST	GREENSBORO	NC	27401
SHEPARD, MARK L	6202 WESCOTT DR	SUMMERFIELD	NC	27358
SHERBINE, KRISTOFER T	5389 NORTHWEST SCHOOL RD	GREENSBORO	NC	27409
SIENKIEWICZ, CHERYL R	6395 E BELLGRAVE TERRACE	SUMMERFILE	NC	27358
SIMAAN, ANGELE, TOUFIC , ANTOINE M ; SIMAAN, ELIE M T/C	PO BOX 10934	GREENSBORO	NC	27404
SIMAAN, ELIE M ; SIMAAN, AIDA E	6205 WESCOTT DR	SUMMERFIELD	NC	27358
SIMAAN, SIMONE M ; SIMAAN, MIRNA M	6200 WESCOTT DR	SUMMERFIELD	NC	27358
SIMAAN, TOUFIC MAROUN ; SIMAAN, RANDA E	6203 WESCOTT DR	SUMMERFIELD	NC	27358
SKOG, STUART &SONJA DIANE	5381 NORTHWEST SCHOOL RD	GREENSBORO	NC	27409
SLAUGHTER, DANNY R ; SLAUGHTER, JANET M	5397 NORTHWEST SCHOOL RD	GREENSBORO	NC	27409
SMITH, WILLIAM BENTON ; SMITH, SUSAN K	6007 MORGANSHIRE DR	SUMMERFIELD	NC	27358

SMITH, WILLIAM N ; SMITH, VASSILIA S	6004 MORGANSHIRE DR	SUMMERFIELD	NC	27358
SOFIA, MATTHEW & LESLIE KAREN M	6401 W BELGRAVE TER	SUMMERFIELD	NC	27358
SOWDER, WILLIAM E & ANITA G	5393 NORTHWEST SCHOOL RD	GREENSBORO	NC	27409
SPENCE, MICHAEL A ; SPENCE, ANITA V	6396 E BELGRAVE TERRACE	SUMMERFIELD	NC	27358
STANLEY, REVIS EUGENE ; SMITH, ETTA STANLEY HEIRS ; HOOKER, JUDY STANLEY ; WILLIAMS, PATSY S ; STANLEY, MARVIN L ; SHOTWELL, OLENE STANLEY	5355 NORTHWEST SCHOOL RD	GREENSBORO	NC	27409
STANLEY, GEORGE DOUGLAS JR ; STANLEY, ABIGAIL C	6009 MORGANSHIRE DR	SUMMERFIELD	NC	27358
SWANEY, LARION W ; JUDGE, CATHY M	7000 MORGANSHIRE CT	SUMMERFIELD	NC	27358
TADROS, SAMER ALFRED	6103 LOMOND DR	SUMMERFIELD	NC	27358
TRAUB, JEFFREY T & DEBRA A	6103 LOMOND CT	SUMMERFIELD	NC	27358
TYLER, TAMMY L	6308 WESCOTT DR	SUMMERFIELD	NC	27358
VILLARAN, JAIME MIGUEL ; VILLARAN, LINDSAY NELSON	6101 MORGANSHIRE DR	SUMMERFIELD	NC	27358
WAYNICK, EDWARD & DANA J	6305 WESCOTT DR	SUMMERFIELD	NC	27358
WELCOMER, ROBERT L JR ; WELCOMER, CINDY ; SHAEFFER, KARIN M	5277 BEECHMONT DR	GREENSBORO	NC	27410
WELLS, JON M ; WELLS, JENCY M	6406 W BELGRAVE TERRACE	SUMMERFIELD	NC	27358
WHITE, JEFFREY HOWARD	6403 W BELGRAVE TER	SUMMERFIELD	NC	27358
WILLIAMSON, BOBBY LEE ; WILLIAMSON, DEBORAH S	6108 GREAT OAKS DR	SUMMERFIELD	NC	27358
WINFREE, WANDA KATHLEEN	5379 NORTHWEST SCHOOL RD	GREENSBORO	NC	27409
WOMACK, WILLIAM C JR ; WOMACK, CYNTHIA G	6209 WESCOTT DR	SUMMERFIELD	NC	27358
WOODS, CLAUDE F ; WOODS, LINDA E	6101 GREAT OAKS DR	SUMMERFIELD	NC	27358
WRIGHT, R T & SARAH H	6103 GWYNEDD RD	SUMMERFIELD	NC	27358
YOUNG, JEANNE M & RICHARD T JR	6397 CHALMERS COURT	SUMMERFIELD	NC	27358
ZDANOWSKI, STEPHEN P JR ; ZDANOWSKI, DEBORAH C	7100 MACKINTOSH PL	SUMMERFIELD	NC	27358



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

CERTIFICATION OF ZONING NOTIFICATION

JUNE 6, 2014, REZONING CASE #02-14

This is to certify that the owner(s) of that parcel of land in Rezoning Case #02-14 as shown on the County Tax Map for the affected parcel 0149332, and the owner(s) of all the parcels of land abutting and within a quarter mile of the parcels as shown on the County Tax Map were mailed a notice of public hearing for the proposed rezoning by First Class Mail at the last address listed for such owner(s) on the Guilford County Tax Abstracts. The notice was mailed on June 6, 2014.

On this the 6<sup>th</sup> day of June 2014, I, Valarie Halvorsen, Town Clerk, official custodian of Town documents, attest to the above statement.

  
Valarie Halvorsen, Town Clerk



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

CERTIFICATION OF ZONING NOTIFICATION

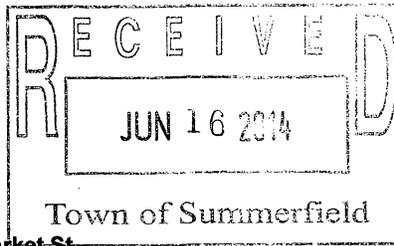
JUNE 19, 2014, REZONING CASE #02-14

This is to certify that the owner(s) of that parcel of land in Rezoning Case #02-14 as shown on the County Tax Map for the affected parcel 0149332, and the owner(s) of all the parcels of land abutting and within a quarter mile of the parcels as shown on the County Tax Map were mailed a notice of public hearing for the proposed rezoning by First Class Mail at the last address listed for such owner(s) on the Guilford County Tax Abstracts. The notice was mailed on June 19, 2014.

On this the 19<sup>th</sup> day of June 2014, I, Valarie Halvorsen, Town Clerk, official custodian of Town documents, attest to the above statement.

  
Valarie Halvorsen, Town Clerk

**News & Record**  
**Advertising Affidavit**



200 E. Market St  
 Greensboro, NC. 27401  
 (336) 373-7287

Account Number	4003020
Date	June 07, 2014

TOWN OF SUMMERFIELD\*\*  
 PO BOX 970  
 SUMMERFIELD, NC 27358

PO Number	Order	Category	Description
6/23/14 HEARING	0000050751	Meetings and Events	TOWN OF SUMMERFIELD NOTICE OF PUBLIC HEARING The following Public H

**TOWN OF SUMMERFIELD  
 NOTICE OF PUBLIC HEARING**

The following Public Hearing will be heard during the regularly scheduled 6/23/14 Zoning Board meeting 7pm at SFD Community Center, 5404 Centerfield Rd: RZ-02-14; applicant/owner: Bandera Farms, Inc. request to rezone 5366 Bunch Road from AG/GWA to CU-OSRD/GWA. Guil. Co. Parcel 0149332, in Bruce Twp, approx. 49.12 acres.

**Publisher of the  
 Greensboro News & Record**

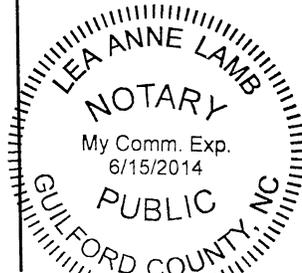
Before the undersigned, a Notary Public of Guilford, North Carolina, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared the Publisher Representative who by being duly sworn deposes and says: that he/she is the Publisher's Representative of the News & Record, engaged in the publishing of a newspaper known as News & Record, published, issued and entered as second class mail in the City of Greensboro, in said County and State: that he/she is authorized to make this affidavit and sworn statement: that the notice or other legal advertisement, a copy of which is attached hereto, was published in the News & Record on the following dates:

06/07/2014

and that the said newspaper in which such notice, paper document, or legal advertisement was published was, at the time of each and every such publication, a newspaper meeting all the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina.

*Jamaal S. [Signature]*  
 (signature of person making affidavit)

Sworn to and subscribed before me the 10 day of June, 2014



*[Signature]*  
 (Notary Public)

**THIS IS NOT A BILL. PLEASE PAY FROM INVOICE. THANK YOU**

**News & Record**  
Advertising Affidavit

Account Number  
4003020

200 E. Market St  
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(336) 373-7287

Date  
June 14, 2014

TOWN OF SUMMERFIELD\*\*  
PO BOX 970  
SUMMERFIELD, NC 27358

PO Number	Order	Category	Description
6.23.14 ZONING HI	0000051879	Legal Notices	TOWN OF SUMMERFIELD NOTICE OF PUBLIC HEARING The following Public H

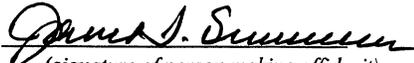
**TOWN OF SUMMERFIELD  
NOTICE OF PUBLIC HEARING**  
The following Public Hearings will be heard during the regularly scheduled 6/23/14 Zoning Board meeting 7pm at SFD Community Center, 5404 Centerfield Rd: RZ-02-14; applicant/owner: Bandera Farms, Inc. request to rezone 5366 Bunch Road from AG/GWA to CU-OSRD/GWA. Guil. Co. Parcel 0149332, in Bruce Twp, approx. 49.12 acres. RZ-03-14 applicant/owner: Bill Yearn, rezone 4455 and 4455 near Hamburg Mill Rd from AG/CWA (tier 3 & 4) to CU-OSRD/CWA (tier 3 & 4). Guil. Co. parcels 0145506, 0145565, in Bruce Twp, approx.. 5.19 and 12.81 acres.

**Publisher of the  
Greensboro News & Record**

Before the undersigned, a Notary Public of Guilford, North Carolina, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared the Publisher Representative who by being duly sworn deposes and says: that he/she is the Publisher's Representative of the News & Record, engaged in the publishing of a newspaper known as News & Record, published, issued and entered as second class mail in the City of Greensboro, in said County and State: that he/she is authorized to make this affidavit and sworn statement: that the notice or other legal advertisement, a copy of which is attached hereto, was published in the News & Record on the following dates:

06/14/2014

and that the said newspaper in which such notice, paper document, or legal advertisement was published was, at the time of each and every such publication, a newspaper meeting all the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina.

  
(signature of person making affidavit)

Sworn to and subscribed before me the 18 day of June, 20 14

LEA ANNE LAMB  
NOTARY PUBLIC  
STATE OF NORTH CAROLINA  
GUILFORD COUNTY  
MY COMMISSION EXPIRES 06-15-19

  
(Notary Public)

**THIS IS NOT A BILL. PLEASE PAY FROM INVOICE. THANK YOU**



May 12, 2014

RE: Site Analysis / Environmental Inventory – Bandera Farms

In accordance with the Town of Summerfield Development Ordinance, Land Solutions has prepared this site analysis in conjunction with a request to rezone approximately 49.12 acres from AG to CU-OSRD.

### Site Details

This tract is located north of Bunch Road at its intersection with Northwest School Road and west of the Abingdon Subdivision. The entire tract is located within the Greensboro General Water Supply Watershed, Reedy Fork, WS III. This site consists of rolling topography, moderately sloped areas, and several streams, several structures and associated buildings and barns. There are no areas on this tract that are located within a designated flood zone. There are no agricultural or forestry uses or programs on the property. Soil types are primarily Clifford Loam and Poplar Forest Loam. In determining the priorities for Primary and Secondary Conservation Areas, the following documents (Attached) were reviewed by Land Solutions staff:

- National Wetlands Inventory Maps
- Guilford County Soil Survey
- Natural Heritage Inventory of Guilford County
- Flood Insurance Rate Maps (FEMA)
- USGS Topographic Map
- Northwest Area Plan
- Town of Summerfield Development Ordinance

There are no documented wetlands, historic sites, archaeological sites or critical habitat areas located on this property as identified on any of the reference documents. Site features defined by the Town of Summerfield Development Ordinance as Primary Conservation areas are identified on the Rezoning Sketch Map.

The proposed Open Space areas as shown on the Rezoning Sketch map were determined from site visits by Land Solutions staff, the proposed developer and consultation with the Town of Summerfield Planning Department.

### Primary and Secondary Conservation Areas

This site is being proposed as a CU-OSRD District. The Open Space requirements in this District for are 50% or 24.6 Acres. The Primary Conservation Areas (6.4 Acres) on this site consist of the perennial stream, stream buffers and required drainage easements as shown on the Rezoning Sketch Plan. The total Open Space proposed totals 26.1 Acres or 53.1% of the site. Secondary Conservation Areas will be all other Open Space areas not utilized as septic easements and are to be determined before final plat approval.

\\landserver\data\Company Files\2014 Projects\14200004\Rezoning\Docs\Environmental Inventory.doc

**Conclusions and Development Strategy**

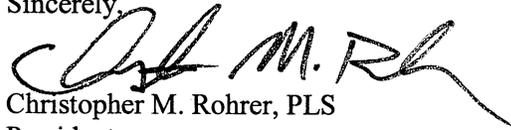
As shown on the Rezoning Sketch Plan, the designated Open Space and Common Areas will provide for the protection and preservation of the Primary Conservation Area features in accordance with the Town of Summerfield Development Ordinance.

This plan meets or exceeds the goals and specifications of the Town of Summerfield Development Ordinance, the Town of Summerfield Long Term Plan and the OSRD District.

Should anyone wish to visit the property, please contact Land Solutions to arrange access to the property.

If you have any questions or require further information, please feel free to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris M. Rohrer". The signature is fluid and cursive, with the first name "Chris" written in a larger, more prominent script than the last name "Rohrer".

Christopher M. Rohrer, PLS  
President



U.S. Fish and Wildlife Service

# National Wetlands Inventory

Bandera Farms

May 12, 2014



## Wetlands

- Freshwater Emergent
- Freshwater Forested Wetland
- Estuarine and Marine Wetland
- Seasonally Flooded Wetland
- Freshwater Pond
- Lake
- River/Imp
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currency of the base data shown on this map. All wetland related data should be used in accordance with the 1974 National Wetlands Inventory and the National Wetlands Inventory.

User Remarks:



United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Guilford County, North Carolina

## Bandera Farms



May 12, 2014

# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

## Custom Soil Resource Report

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



Map Scale: 1:6,150 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

## MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	<b>Water Features</b>
 Borrow Pit	 Streams and Canals
 Clay Spot	<b>Transportation</b>
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	<b>Background</b>
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Guilford County, North Carolina  
 Survey Area Data: Version 12, Dec 16, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 10, 2010—Apr 30, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map-unit boundaries may be evident.

## Map Unit Legend

Guilford County, North Carolina (NC081)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CkB	Clifford sandy loam, 2 to 6 percent slopes	1.6	2.7%
CIB2	Clifford sandy clay loam, 2 to 6 percent slopes, moderately eroded	25.7	43.2%
PoB	Poplar Forest sandy loam, 2 to 6 percent slopes	1.0	1.6%
PpB2	Poplar Forest clay loam, 2 to 6 percent slopes, moderately eroded	1.2	2.0%
PpC2	Poplar Forest clay loam, 6 to 10 percent slopes, moderately eroded	20.9	35.2%
PpE2	Poplar Forest clay loam, 15 to 25 percent slopes, eroded	9.0	15.2%
<b>Totals for Area of Interest</b>		<b>59.4</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with

## Custom Soil Resource Report

some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Guilford County, North Carolina

### CkB—Clifford sandy loam, 2 to 6 percent slopes

#### Map Unit Setting

*Elevation:* 200 to 2,000 feet

*Mean annual precipitation:* 37 to 60 inches

*Mean annual air temperature:* 50 to 59 degrees F

*Frost-free period:* 160 to 200 days

#### Map Unit Composition

*Clifford and similar soils:* 90 percent

*Minor components:* 3 percent

#### Description of Clifford

##### Setting

*Landform:* Interfluves

*Landform position (two-dimensional):* Summit

*Landform position (three-dimensional):* Interfluve

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Parent material:* Saprolite derived from granite and gneiss and/or schist

##### Typical profile

*Ap - 0 to 6 inches:* very strongly acid, sandy loam

*BA - 6 to 10 inches:* very strongly acid, sandy loam

*Bt - 10 to 47 inches:* very strongly acid, clay

*BC - 47 to 57 inches:* very strongly acid, clay loam

*CB - 57 to 80 inches:* very strongly acid, loam

##### Properties and qualities

*Slope:* 2 to 6 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 1.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Moderate (about 8.3 inches)

##### Interpretive groups

*Farmland classification:* All areas are prime farmland

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2e

*Hydrologic Soil Group:* A

#### Minor Components

##### Westfield

*Percent of map unit:* 3 percent

*Landform:* Interfluves

*Landform position (two-dimensional):* Summit

*Landform position (three-dimensional):* Interfluve

*Down-slope shape:* Convex

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*Across-slope shape:* Convex

### **CIB2—Clifford sandy clay loam, 2 to 6 percent slopes, moderately eroded**

#### **Map Unit Setting**

*Elevation:* 200 to 2,000 feet

*Mean annual precipitation:* 40 to 48 inches

*Mean annual air temperature:* 50 to 59 degrees F

*Frost-free period:* 160 to 200 days

#### **Map Unit Composition**

*Clifford, moderately eroded, and similar soils:* 88 percent

*Minor components:* 4 percent

#### **Description of Clifford, Moderately Eroded**

##### **Setting**

*Landform:* Interfluves

*Landform position (two-dimensional):* Summit

*Landform position (three-dimensional):* Interfluve

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Parent material:* Saprolite derived from granite and gneiss and/or schist

##### **Typical profile**

*Ap - 0 to 6 inches:* strongly acid, sandy clay loam

*Bt - 6 to 52 inches:* moderately acid, clay

*BC - 52 to 80 inches:* very strongly acid, clay loam

##### **Properties and qualities**

*Slope:* 2 to 6 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 1.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Moderate (about 8.4 inches)

##### **Interpretive groups**

*Farmland classification:* All areas are prime farmland

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2e

*Hydrologic Soil Group:* B

#### **Minor Components**

##### **Westfield, moderately eroded**

*Percent of map unit:* 4 percent

*Landform:* Interfluves

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*Landform position (two-dimensional):* Summit  
*Landform position (three-dimensional):* Interfluve  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex

### **PoB—Poplar Forest sandy loam, 2 to 6 percent slopes**

#### **Map Unit Setting**

*Elevation:* 200 to 1,400 feet  
*Mean annual precipitation:* 37 to 60 inches  
*Mean annual air temperature:* 59 to 66 degrees F  
*Frost-free period:* 200 to 240 days

#### **Map Unit Composition**

*Poplar forest and similar soils:* 85 percent

#### **Description of Poplar Forest**

##### **Setting**

*Landform:* Interfluves  
*Landform position (two-dimensional):* Summit  
*Landform position (three-dimensional):* Interfluve  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Residuum weathered from mica schist and/or other micaceous metamorphic rock

##### **Typical profile**

*A - 0 to 5 inches:* strongly acid, sandy loam  
*B - 5 to 29 inches:* very strongly acid, clay  
*BC - 29 to 34 inches:* very strongly acid, clay loam  
*C - 34 to 80 inches:* strongly acid, sandy loam

##### **Properties and qualities**

*Slope:* 2 to 6 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* Moderate (about 8.3 inches)

##### **Interpretive groups**

*Farmland classification:* All areas are prime farmland  
*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2e  
*Hydrologic Soil Group:* B

## **PpB2—Poplar Forest clay loam, 2 to 6 percent slopes, moderately eroded**

### **Map Unit Setting**

*Elevation:* 200 to 1,400 feet

*Mean annual precipitation:* 37 to 60 inches

*Mean annual air temperature:* 59 to 66 degrees F

*Frost-free period:* 200 to 240 days

### **Map Unit Composition**

*Poplar forest, moderately eroded, and similar soils:* 85 percent

### **Description of Poplar Forest, Moderately Eroded**

#### **Setting**

*Landform:* Interfluves

*Landform position (two-dimensional):* Summit

*Landform position (three-dimensional):* Interfluve

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Parent material:* Residuum weathered from mica schist and/or other micaceous metamorphic rock

#### **Typical profile**

*Ap - 0 to 6 inches:* strongly acid, sandy clay loam

*Bt - 6 to 26 inches:* very strongly acid, clay

*BC - 26 to 34 inches:* very strongly acid, sandy clay loam

*C - 34 to 80 inches:* very strongly acid, loam

#### **Properties and qualities**

*Slope:* 2 to 6 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 1.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Moderate (about 8.3 inches)

#### **Interpretive groups**

*Farmland classification:* All areas are prime farmland

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2e

*Hydrologic Soil Group:* B

## **PpC2—Poplar Forest clay loam, 6 to 10 percent slopes, moderately eroded**

### **Map Unit Setting**

*Elevation:* 200 to 1,400 feet

*Mean annual precipitation:* 37 to 60 inches

*Mean annual air temperature:* 59 to 66 degrees F

*Frost-free period:* 200 to 240 days

### **Map Unit Composition**

*Poplar forest, moderately eroded, and similar soils:* 85 percent

### **Description of Poplar Forest, Moderately Eroded**

#### **Setting**

*Landform:* Hillslopes on ridges

*Landform position (two-dimensional):* Backslope

*Landform position (three-dimensional):* Side slope

*Down-slope shape:* Linear

*Across-slope shape:* Convex

*Parent material:* Residuum weathered from mica schist and/or other micaceous metamorphic rock

#### **Typical profile**

*Ap - 0 to 6 inches:* strongly acid, sandy clay loam

*Bt - 6 to 26 inches:* very strongly acid, clay

*BC - 26 to 34 inches:* very strongly acid, sandy clay loam

*C - 34 to 80 inches:* very strongly acid, loam

#### **Properties and qualities**

*Slope:* 6 to 10 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 1.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Moderate (about 8.3 inches)

#### **Interpretive groups**

*Farmland classification:* Farmland of statewide importance

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3e

*Hydrologic Soil Group:* B

## **PpE2—Poplar Forest clay loam, 15 to 25 percent slopes, eroded**

### **Map Unit Setting**

*Elevation:* 200 to 1,400 feet

*Mean annual precipitation:* 40 to 48 inches

*Mean annual air temperature:* 50 to 59 degrees F

*Frost-free period:* 160 to 200 days

### **Map Unit Composition**

*Poplar forest, moderately eroded, and similar soils:* 85 percent

### **Description of Poplar Forest, Moderately Eroded**

#### **Setting**

*Landform:* Hillslopes on ridges

*Landform position (two-dimensional):* Backslope

*Landform position (three-dimensional):* Side slope

*Down-slope shape:* Linear

*Across-slope shape:* Convex

*Parent material:* Residuum weathered from mica schist and/or other micaceous metamorphic rock

#### **Typical profile**

*Ap - 0 to 6 inches:* strongly acid, sandy clay loam

*Bt - 6 to 26 inches:* very strongly acid, clay

*BC - 26 to 37 inches:* strongly acid, clay loam

*C - 37 to 80 inches:* strongly acid, loam

#### **Properties and qualities**

*Slope:* 15 to 25 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 1.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Moderate (about 8.3 inches)

#### **Interpretive groups**

*Farmland classification:* Not prime farmland

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4e

*Hydrologic Soil Group:* B

# **Soil Information for Urban Uses**

## **Soil Reports**

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

## **Sanitary Facilities**

This folder contains a collection of tabular reports that present soil interpretations related to sanitary facilities. The reports (tables) include all selected map units and components for each map unit, limiting features and interpretive ratings. Sanitary facilities interpretations are tools designed to guide the user in site selection for the safe disposal of sewage and solid waste. Example interpretations include septic tank absorption fields, sewage lagoons, and sanitary landfills.

## **Sewage Disposal (Bandera Farms)**

This table shows the degree and kind of soil limitations that affect septic tank absorption fields and sewage lagoons. The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect these uses. *Not limited* indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. *Somewhat limited* indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. *Very limited* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings in the table indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

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*Septic tank absorption fields* are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 72 inches or between a depth of 24 inches and a restrictive layer is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

*Sewage lagoons* are shallow ponds constructed to hold sewage while aerobic bacteria decompose the solid and liquid wastes. Lagoons should have a nearly level floor surrounded by cut slopes or embankments of compacted soil. Nearly impervious soil material for the lagoon floor and sides is required to minimize seepage and contamination of ground water. Considered in the ratings are slope, saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, flooding, large stones, and content of organic matter.

Saturated hydraulic conductivity (Ksat) is a critical property affecting the suitability for sewage lagoons. Most porous soils eventually become sealed when they are used as sites for sewage lagoons. Until sealing occurs, however, the hazard of pollution is severe. Soils that have a Ksat rate of more than 14 micrometers per second are too porous for the proper functioning of sewage lagoons. In these soils, seepage of the effluent can result in contamination of the ground water. Ground-water contamination is also a hazard if fractured bedrock is within a depth of 40 inches, if the water table is high enough to raise the level of sewage in the lagoon, or if floodwater overtops the lagoon.

A high content of organic matter is detrimental to proper functioning of the lagoon because it inhibits aerobic activity. Slope, bedrock, and cemented pans can cause construction problems, and large stones can hinder compaction of the lagoon floor. If the lagoon is to be uniformly deep throughout, the slope must be gentle enough and the soil material must be thick enough over bedrock or a cemented pan to make land smoothing practical.

Information in this table is intended for land use planning, for evaluating land use alternatives, and for planning site investigations prior to design and construction. The information, however, has limitations. For example, estimates and other data generally apply only to that part of the soil between the surface and a depth of 5 to 7 feet. Because of the map scale, small areas of different soils may be included within the mapped areas of a specific soil.

The information is not site specific and does not eliminate the need for onsite investigation of the soils or for testing and analysis by personnel experienced in the design and construction of engineering works.

Government ordinances and regulations that restrict certain land uses or impose specific design criteria were not considered in preparing the information in this table. Local ordinances and regulations should be considered in planning, in site selection, and in design.

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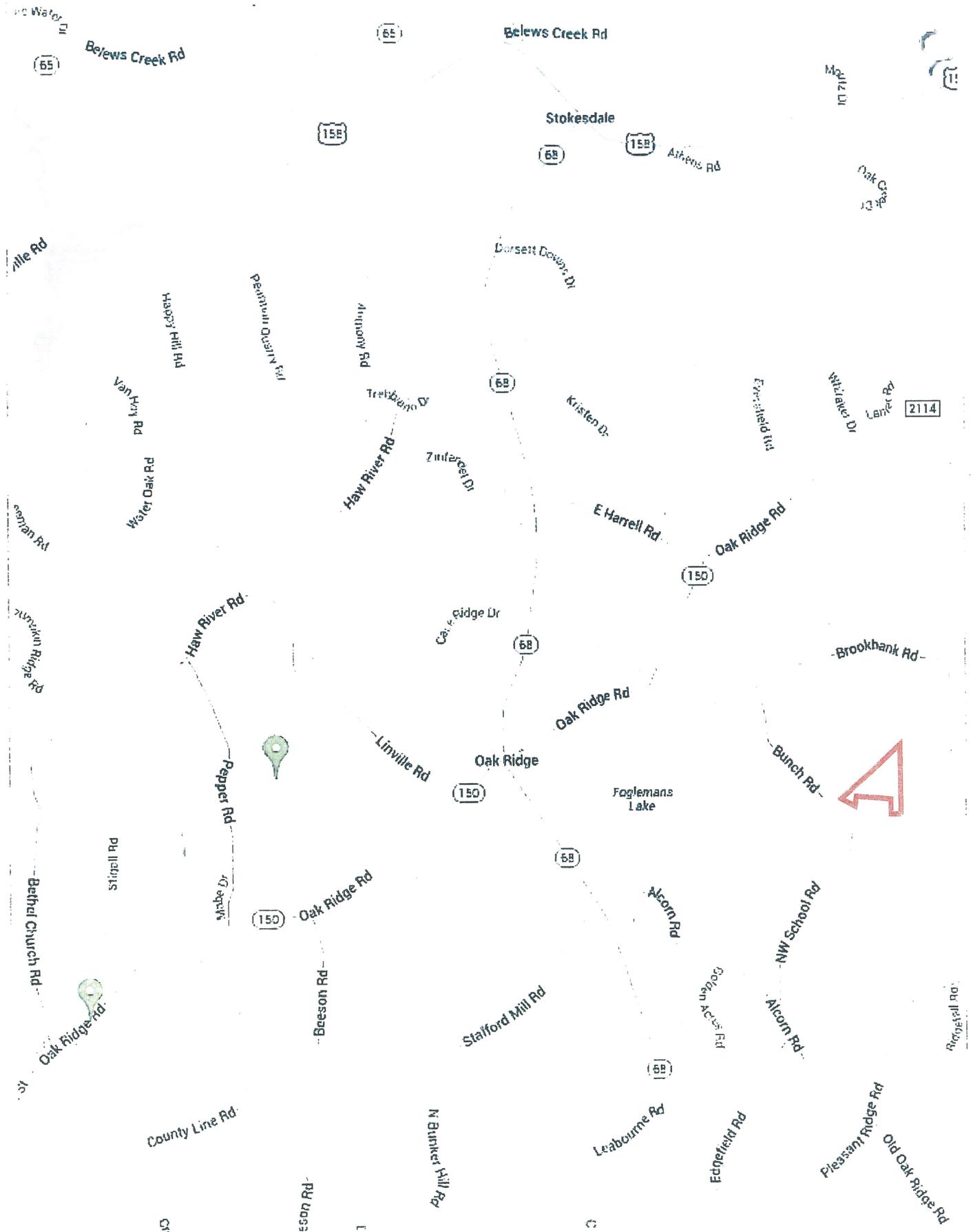
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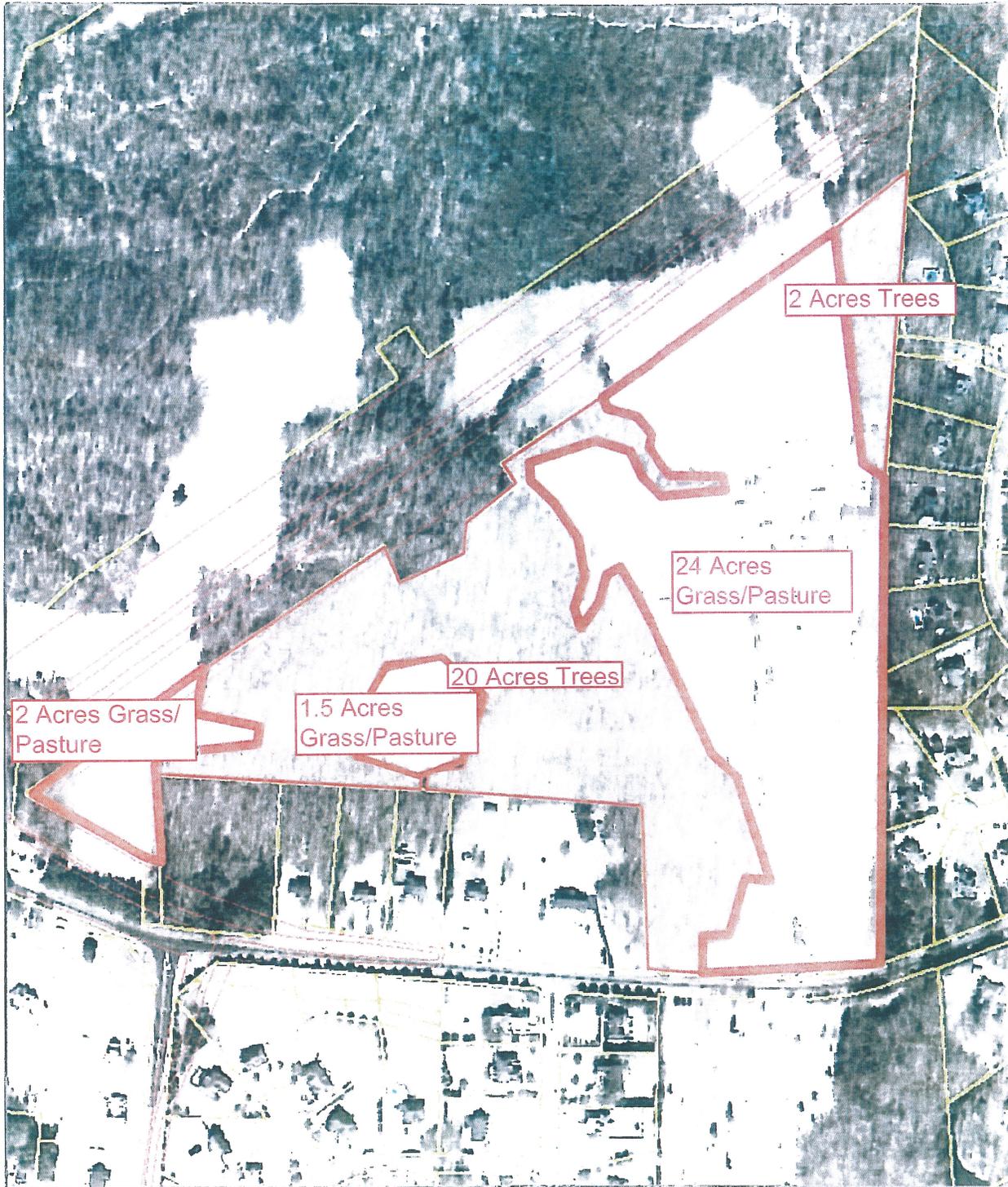
Piedmont Land Conservancy - Protected Areas

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## Tree and Pasture Coverage



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Map Scale  
**1 inch = 403 feet**  
5/12/2014