

PLANNING DEPARTMENT REPORT *JUNE 26, 2014*

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

LOCATION: The subject site is located between Hamburg Mill Road and Carlson Dairy Road East of Pleasant Ridge Road. The parcel is bounded on north by Windcrest Subdivision. Please see attached map. The parcel is also known as tax parcel numbers 0145506 and 145565, and addressed as 4455 Hamburg Road and Near 4455 Hamburg Road.

OWNER(S): William and Quaretha Frye, 142 Gabrielle Pointe, Lexington, NC 27295 and Jean Frye, 2215 Old Hollow Road, Walkertown, NC 27051

APPLICANT/PROPOSED DEVELOPER: Bill Years – A contract to purchase has been executed between the owner and developer, Bill Years.

TOTAL ACREAGE: 17.99 acres. The property contains 17.99 acres, would reserve 8.29 acres for open space, 0.75 acres for roads and would produce 12 building lots (one existing) clustered on 8.95 acres along the south and western edge of the site.

REQUEST: This is a request to rezone a parcel of land from a rezoning from **RS-40/CWA**, Tier 3 (portion) and Tier 4 (portion) – Residential District (40,000) 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). 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. After the open house the following additional conditions were requested by the developer:

1. All dwellings will be constructed on a brick foundation with crawl space.
2. The exterior covering of all dwellings shall be brick, stone, or cementous siding (e.g. Hardiboard). Vinyl shall be used only in soffits, porch ceilings and dormers.
3. There shall be no manufactured or modular dwellings.
4. All dwellings will have a two car garage.
5. The minimum heated square footage shall be 2,000 square feet for a one story and 2,400 square feet for a two-story.

6. Outbuildings shall be of new construction and the exterior covering shall be in keeping with the aesthetics of the main dwelling.
7. Driveways shall be paved in concrete.
8. No above ground pools shall be allowed.
9. All mailboxes shall be of uniform design.
10. Landscape will be added to fill in along the western property line to provide continuous screening.

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

Base Zoning – Open Space Residential District

CHARACTERISTICS OF THE PROPOSED DISTRICT: 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 the following formula.

$[(\text{Gross Acreage}) - (\text{Existing street right-of-way})] \times .73 = \text{number of building lots}$

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 septic tank drainage fields are proposed to be located on site. Any additional repair area would be located in the open field to the north and east of the lots.

The developer has incorporated the existing dwelling into the subdivision. It will use the existing access to Hamburg Mill Road. The remaining lots will gain access through a new road onto Carlson Dairy Road.

There is open space proposed along Hamburg Mill Road, except in front of the existing lot on the far west property line. There is a seventy-five foot open space between Carlson Dairy Road and the first lots.

There are existing mature trees within proposed lots 2,3, 9 and 10. The proposed subdivision road would also bisect this stand of trees. It would appear that the mature trees would likely be removed.

This rezoning process does not address issues such as size of the houses, building materials or placement of garages. Several of the conditions proposed have been agreed to by the adjacent property owners and the developer.

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.

WATERSHED REGULATIONS: The Critical Watershed Areas Tier III requires three acres for one lot. The Critical Watershed Area requires 1 acre for one lot. Clustering is permitted provided the overall density of the project meets the applicable WCA density and stormwater runoff control requirements, the built upon areas are designed and sited to minimize stormwater runoff impact to the receiving waters and minimize concentrated stormwater flow , the remained of the site remains in a vegetated or natural state, and stream buffering requirements found in Section 7-1.8 are met.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

1. Appropriate, Limited Commercial Development – Not applicable

2. Sidewalk, Bikeway and Trail System – No trails have been proposed.

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 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 – The proposed subdivision entrance was re-located to Carlson Dairy Road to improve safety to the new residents and to those already using the road.

5. Water Supply and Sewage Treatment Options – *The provision of an adequate supply of water with assured water pressure will be of utmost importance. Individual wells are proposed. The approval of wastewater facilities for each lot will be necessary for a final approval of this request.*

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.*

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



Highlights and Summary:

- The use of the minimum lot sizes will be dependent on 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.

Some 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,



_____, 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
AGRICULTURAL USES				
Agricultural Production (crops)	0100	1	P	
Agricultural Production (livestock)	0200	1	P	
Animal Feeder/Breeder	WCA 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	
MINING USES				
Mining & Quarrying	WCA 1000	5		
RESIDENTIAL USES				
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	
ACCESSORY USES & STRUCTURES				
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	
RECREATIONAL USES				
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	
EDUCATION & INSTITUTIONAL USES				
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		
BUSINESS, PROFESSIONAL & PERSONAL SERVICES				
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	WCA 7510	4		
Automobile Repair Services, Major	WCA 0000	4		
Automobile Repair Services, Minor	WCA 0000	3		
Automobile Parking, Commercial	7521	3		
Automotive Towing & Storage Services	WCA 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				
RETAIL TRADE				
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		
WHOLESALE TRADE				
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		
TRANSPORTATION, WAREHOUSING & UTILITIES				
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 Demolition 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		
MANUFACTURING & INDUSTRIAL USES				
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		
OTHER USES				
Agricultural Tourism Facility (minor)	0000	2	D	
Agricultural Tourism Facility (major)	0000	2	D	
Automotive Parking, (See Sect. 6-2; Off Street Parking, Stacking and Loading Areas)	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 (Parcel 1) zoning district to the CU-OSRD zoning district. Said property is located 4455 Hamburg Mill Rd
Summerfield, NC

in Bruce Township; Being a total of: 17.99 acres.

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

- Parcel Number 0145565
- Parcel Number 0145506
- 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.

ok per Bill yeavins 3-11-10

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 Detached Dwelling
- 2) Subdivision, Major - Residential
- 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) Existing trees within the Common Area shall be undisturbed so long as they are alive and not a threat to anyone or any adjacent property
- 2) The existing brick single-family home on the property, built in 1949, will be refurbished and sold as a single family residence. The large oak trees immediately adjacent to this dwelling shall also remain as long as they are healthy and not a threat to the dwelling.

Additional Signatures

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.

William Ralph Frye
Owner Signature

William Ralph Frye
Name

142 Gabrielle Pointe
Mailing Address

Lexington NC 27295
City, State and Zip Code

336-242-5991
Phone Number

n/a
Email

Quaretha J. Frye
Owner Signature

Quaretha J. Frye
Name

142 Gabrielle Pointe
Mailing Address

Lexington NC 27295
City, State and Zip Code

336-242-9991
Phone Number

n/a
Email

Jean P. Frye
Owner Signature

Jean Frye
Name

2215 Old Hollow Rd.
Mailing Address

Walkertown, NC 27051
City, State and Zip Code

336-595-2536
Phone Number

n/a
Email

Owner Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email

Case # _____

Additional rezoning questions:

1. Type of use and improvement proposed:

A single-family detached residential subdivision consisting of 12 lots on 17.99 acres.

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

No. The proposed use is not permitted by the current zoning classification.

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

Per Policy 6.1 of the Summerfield Comprehensive Plan, low-density, single-family, detached, and affordable housing is desired. And per Policy 6.4, Open Space Residential Development (aka Greenspace Development) shall be preferred as environmentally sound and economically cost-effective. The rezoning of this property would accomplish all these goals. 12 lots on 8.6 acres and 9.39 acres dedicated in perpetuity as open space.

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

In years past, Summerfield has been a rural and farming community, with landowners owning large lots or large parcels of land. Over the past number of years, Summerfield has been trending towards being a more single-family residential type community, as the employment base from Greensboro and the airport loom closer and closer. In an effort to preserve the aesthetics of yesteryear, while at the same time allowing for responsible residential growth in the coming years, Summerfield endeavors to facilitate both with its OSRD (Greenspace Devopment) preference of residential development.

5. Are there circumstances that justify the proposed change?

Please see above as I think I have addressed this question.

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

Please see above as I think I have addressed this question as well.

Additional zoning conditions:

- All dwellings will be constructed on a brick foundation with crawl space.
- The exterior covering of all dwellings shall be brick, stone, or cementous siding (e.g. Hardiboard). Vinyl shall be used only in soffits, porch ceilings, and dormers
- There shall be no manufactured or modular dwellings.
- All dwellings shall have a 2-car garage.
- The minimum heated square footage shall be 2,000sqft for a one-story, and 2,400sqft for a two-story.
- Outbuildings shall be of new construction and the exterior covering shall be in keeping with the aesthetics of the main dwelling.
- Driveways shall be paved in concrete.
- No above ground pools shall be allowed
- All mailboxes shall be of a uniform design
- ADD LANDSCAPING TO FILL IN ALONG WESTERN PROPERTY LINE

Applicant: _____

A handwritten signature in black ink, appearing to be 'ZB' followed by a stylized flourish, is written over a horizontal line.



NOTICE OF PUBLIC OPEN HOUSE
AND PUBLIC HEARING

JUNE 10, 2014

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).

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

HAMBURG MILL PROP.



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 # 02-14 JUNE 19, 2014 6:00PM, SFD TOWN HALL

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.

Sign-in Sheet

Name	Address
WALLY Becker	4466 HAMBURG MILL RD
LINDA Becker	" "
Wilma & Karl Knight	5167 Carlson Dairy Rd
CHRISTINA LARSON	6215 WINDCREST DR
DEBBIE BUTLER	6215 WINDCREST DR.
Melissa Griffith	5158 Carlson Dairy
Bob & Bonnie Barger	5306 Fitzhugh TL.
Radney & Sandra Garner	4459 Hamburg Mill Rd.
Kent & Yehi Baston	6101 Four Oaks Ct
Coley & Meta CASSIANO	6209 WINDCREST DR.
Randy & Maggie Tinsley	6220 Windcrest Dr.
Susan H. Phillips	5148 Carlson Dairy Rd.
Patty Wood	5150 Carlson Dairy Rd.

Mrs. MARY GRIFFITH 643-9193

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)

GALETTOBY BROWN
Michelle & Jeremy Strickland

3968 Lewiston Rd
4463 Hamburg Mill Rd.



NOTICE OF PUBLIC HEARINGS

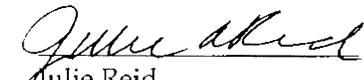
The Town of Summerfield Planning Department has received an application to rezone two adjacent properties located at 4455 Hamburg Mill Road (parcel one) and 4455 Near Hamburg Mill Road (parcel two), being Guilford County Parcels 0145506 and 0145565.

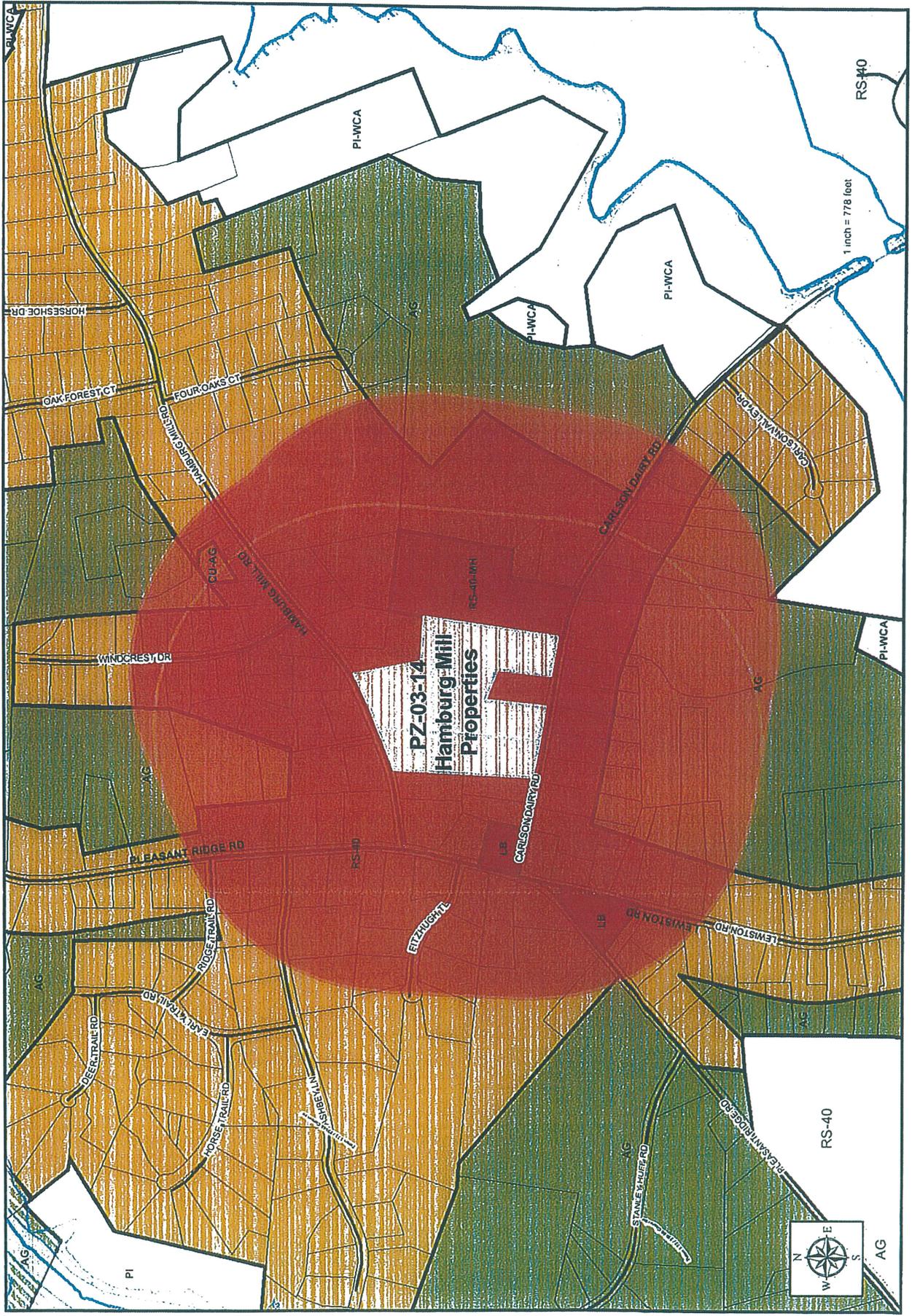
The parcels, located in Bruce Township, include approximately 5.19 acres (parcel one) and 12.81 acres (parcel two). Parcel one is owned by Frye, Jean P. and parcel two is owned by Frye William Ralph and Qureatha Ireland Revocable Trust; Frye, William Ralph; Frye, Qureatha Ireland. The applicant is requesting 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).

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



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).

AMOS, DANNY LEE ; AMOS, MARY ANNE W
2914 PLEASANT RIDGE RD
SUMMERFIELD NC 27358

AMOS, DANNY LEE ; AMOS, MARY ANNE W
2914 PLEASANT RIDGE RD
SUMMERFIELD NC 27358

BAILEY, ETHAN A ; BAILEY, LESLIE G
6211 WINDCREST DR
SUMMERFIELD NC 27358

BEARD, VIRGINIA H
2812 PLEASANT RIDGE RD
SUMMERFIELD NC 27358

BECKER, WALLACE D ; BECKER, LINDA S
4466 HAMBURG MILL RD
SUMMERFIELD NC 27358

BENNETT, ERVON RAY ; BENNETT, BEATRICE R
3022 PLEASANT RIDGE RD
SUMMERFIELD NC 27358

BLASER, DALE L ; BLASER, VIRGINIA C
4450 HAMBURG MILL RD
SUMMERFIELD NC 27358

BROWN, FRED L ; BROWN, CYNTHIA M
2913 PLEASANT RIDGE RD
SUMMERFIELD NC 27358

BROWN, GALE M ; BROWN, TOBY R
3968 LEWISTON RD
SUMMERFIELD NC 27358

BUTLER, DEBRA A ; LARSON, CHRISTINA LYNN
6215 WINDCREST DR
SUMMERFIELD NC 27358

CASSIANO, COLEY JAMES ; CASSIANO, META P
6209 WINDCREST DR
SUMMERFIELD NC 27358

CHRISTOPHER FAMILY LIMITED PARTNERSHIP
2611 RIVER RD
STONEVILLE NC 27048

CHRISTOPHER, ANNE T
5151 CARLSON DAIRY RD
SUMMERFIELD NC 27358

CITY OF GREENSBORO
PO BOX 3136
GREENSBORO NC 27402

COLE, WILLIAM H JR ; COLE, MARSHA M
5300 ASHBAY LN
SUMMERFIELD NC 27358

COLLIER, RONALD L ; COLLIER, KERSTEN J
5139 CARLSON DAIRY RD
SUMMERFIELD NC 27358

COSGROVE, DAVID W ; COSGROVE, KATHLEEN S
6218 WINDCREST DRIVE
SUMMERFIELD NC 27358

CREWS, LARRY W ; CREWS, GINGER H
5159 CARLSON DAIRY RD
SUMMERFIELD NC 27358

CRUMP, WILLIAM G ; CRUMP, FRANCES B
5163 CARLSON DAIRY RD
SUMMERFIELD NC 27358

CRUMP, WILLIAM G ; CRUMP, FRANCES B
5163 CARLSON DAIRY RD
SUMMERFIELD NC 27358

CRUMP, WILLIAM G ; CRUMP, FRANCES B
5163 CARLSON DAIRY RD
SUMMERFIELD NC 27358

DANIEL, ROBERT M ; DANIEL, BONNI C
4458 HAMBURG MILL RD
SUMMERFIELD NC 27358

DUNCAN, HARVEY RAY
7944 WINFREE RD
SUMMERFIELD NC 27358

DUNCAN, TAB RAY
3006 PLEASANT RIDGE RD
SUMMERFIELD NC 27358

EDGAR, WILLIAM R ; EDGAR, JUANITA L
5301 RIDGE TRAIL RD
SUMMERFIELD NC 27358

FRYE WILLIAM RALPH AND QUREATHA IRELAND REVOCABLE TRUST ; FRYE, WILLIAM RALPH ; FRYE, QUREATHA IRELAND
4455 HAMBURG MILL RD

FRYE, JEAN P
2215 OLD HOLLOW RD
WALKERTOWN NC 27051

GARNER, RODNEY O ; GARNER, SANDRA C
4459 HAMBURG MILL RD
SUMMERFIELD NC 27358

GERHART, ROBERT R III ; UPCHURCH, CAROL R
3964 LEWISTON RD
SUMMERFIELD NC 27358

GREEN, ELIZABETH R
6217 WINDCREST DR
SUMMERFIELD NC 27358

GRIFFITH, MATTHEW W ; GRIFFITH,
MELISSA D
5158 CARLSON DAIRY RD
SUMMERFIELD NC 27358

HARRIS, MITCH PAUL
2907 PLEASANT RIDGE RD
SUMMERFIELD NC 27358

IDDINGS LIVING TRUST ; IDDINGS,
W ROBERT TR ; IDDINGS, TRUDY J
5171 CARLSON DAIRY RD
SUMMERFIELD NC 27258

JORDAN, PETER M ; JORDAN,
REBECCA A
5153 CARLSON DAIRY RD
SUMMERFIELD NC 27358

KNIGHT, THOMAS KARLTON ;
KNIGHT, WILMA DEAN
5167 CARLSON DAIRY RD
SUMMERFIELD NC 27358

KROHN, ERIC W
1010 GUILFORD AVE
GREENSBORO NC 27401

MACLEAN, DEAN R ; MACLEAN,
MISUK
6203 WINDCREST DR
SUMMERFIELD NC 27358

MCDONALD, JOHN PAUL ;
MCDONALD, REBECCA G
5302 FITZHUGH TRL
SUMMERFIELD NC 27358

MCMILLAN, CHARLES SIDNEY
4420 HAMBURG MILL RD
SUMMERFIELD NC 27358

MCMILLEN, MICHAEL LINDSAY
3844 BATTLEGROUNDAVE APT 98
GREENSBORO NC 27410

GUILBEAU, JULES C ; GUILBEAU,
KIMBERLY H
5169 CARLSON DAIRY RD
SUMMERFIELD NC 27358

HEINBOCKEL, JOHN R ;
HEINBOCKEL, LEORA K
6213 WINDCREST DR
SUMMERFIELD NC 27358

JACKSON, FLOYD A JR ; JACKSON,
FRANCES T
5157 CARLSON DAIRY RD
SUMMERFIELD NC 27358

JORDAN, PETER M ; JORDAN,
REBECCA A
5153 CARLSON DAIRY RD
SUMMERFIELD NC 27358

KNIGHT, WILMA DEAN
5167 CARLSON DAIRY RD
SUMMERFIELD NC 27358

LEWIS, STELLA G
5305 FITZHUGH TRAIL
SUMMERFIELD NC 27358

MARTINEZ, CESAR AUGUSTO
200 CROSS VINE LANE
GREENSBORO NC 27455

MCKEOWN, WILLIAM D
3960 LEWISTON RD
SUMMERFIELD NC 27358

MCMILLAN, MATTHEW D ;
MCMILLAN, YEIDI M
4462 HAMBURG MILL RD
SUMMERFIELD NC 27358

MCMILLIAN, ANNETTE RENAE ;
MCMILLIAN, ROBERT WAYNE
4414 HAMBURG MILL RD
SUMMERFIELD NC 27358

HARRIS, FRANCES S
3301 W FRIENDLY AVE
GREENSBORO NC 27410

HOPEWELL WESLEYAN METH
CHURCH
RR 2
SUMMERFIELD NC 27358

JENKINS, CHARLES R ; JENKINS,
KAREN L
5172 CARLSON DAIRY RD
SUMMERFIELD NC 27358

KING, MICHAEL D ; KING, SHELIA J
2816 PLEASANT RIDGE RD
SUMMERFIELD NC 27358

KOSAK, FRANCES S
5129 CARLSON DAIRY RD
SUMMERFIELD NC 27358

LINDSEY, BEN H JR ; LINDSEY,
DIANE M
5127 CARLSON DAIRY RD
SUMMERFIELD NC 27358

MCCAIN, STEVE ; MCCAIN,
PATRICIA M
6205 WINDCREST DR
SUMMERFIELD NC 27358

MCLAUGHLIN, FRANK
6214 WINDCREST DR
SUMMERFIELD NC 27358

MCMILLAN, ROY CURTIS ;
MCMILLAN, DEBRA LYNN
4424 HAMBURG MILL RD # A
SUMMERFIELD NC 27358

MCMILLIAN, DAVID EDWARD ;
MCMILLIAN, KATHY H
4418 HAMBURG MILL RD
SUMMERFIELD NC 27358

MILCHUCK, MICHAEL PAUL ;
MILCHUCK, DAWN LESLIE
5304 FITZHUGH TRAIL
SUMMERFIELD NC 27358

MITCHELL, LYNDON HAYNES
1138 PLEASANT RIDGE RD
GREENSBORO NC 27409

MITCHELL, MINNIE C
2819 PLEASANT RIDGE RD
SUMMERFIELD NC 27358

NANTZ, WILLIAM G JR ; NANTZ,
CAROLYN A
5817 N BEAVER LN
RALEIGH NC 27604

NELSON, DANIEL R TR ; NELSON,
CAROL M TR ; NELSON LIVING
TRUST
3972 LEWISTON RD
SUMMERFIELD NC 27358

NIXON, JACKIE C ; NIXON, NORMA R
6219 WINDCREST DR
SUMMERFIELD NC 27358

OLIVER, MARTI DEBROUCK ;
PUCHYR, ANNE O
4814 CARLSON VALLEY DR
SUMMERFIELD NC 27358

PARNELL, DONALD W JR ; PARNELL,
DORIS S
6200 WINDCREST DR
SUMMERFIELD NC 27358

PATTON, MAMIE MARGARET
2911 PLEASANT RIDGE RD
SUMMERFIELD NC 27358

PEARMAN, LARRY W ; PEARMAN,
SUSAN W
4810 CARLSON VALLEY RD
SUMMERFIELD NC 27358

PETERSON, CHRISTOPHER T
5174 CARLSON DAIRY RD
SUMMERFIELD NC 27358

PHILLIS, SUSAN H
5148 CARLSON DAIRY RD
SUMMERFIELD NC 27358

PITTS, TIMOTHY G ; PITTS, LISA K
5300 RIDGE TRAIL DR
SUMMERFIELD NC 27358

POWERS, HAROLD E ; POWERS,
JEANETTE S
2916 PLEASANT RIDGE RD
SUMMERFIELD NC 27358

PRICE, JAMES F ; PRICE, ANNIE C
1214 TILLERY DR
GREENSBORO NC 27405

RAGSDALE, JOSEPH S III ;
RAGSDALE, LINDA C
5307 FITZHUGH TRAIL
SUMMERFIELD NC 27358

RANDLEMAN, PAUL J ;
RANDLEMAN, BEULAH W
5131 CARLSON DAIRY RD
SUMMERFIELD NC 27358

RANDLEMAN, PAUL JUNIOR ;
RANDLEMAN, BEULAH WOODS
5131 CARLSON DAIRY RD
SUMMERFIELD NC 27358

ROBERTSON, JOHN E
807 MONTPELIER DR
GREENSBORO NC 27410

RUEFENACHT, ROBERT W ;
RUEFENACHT, KIMBERLY A
6201 WINDCREST DR
SUMMERFIELD NC 27358

SKEEN, DONALD C ; SKEEN, NANCY
G
3976 LEWISTON RD
SUMMERFIELD NC 27358

SMITH, GAIL L TRUSTEE
6206 WINDCREST DR LAND TRUST
HAMILTON NJ 86100

SMITH, KENNETH RAY ; SMITH,
DONNA D
6216 WINDCREST DR
SUMMERFIELD NC 27358

SOMMERS, MITCHEL ELLIS
425 BRANDON ST
GREENSBORO NC 27405

STALEY, ALLENA M
2901 PLEASANT RIDGE RD
SUMMERFIELD NC 27358

STIGALL, KELLY
3967 LEWISTON RD
SUMMERFIELD NC 27358

STRICKLAND, JEREMY WAYNE ;
STRICKLAND, LINDSEY NICHOLE
WITH
4463 HAMBURG MILL RD
SUMMERFIELD NC 27358

STRICKLAND, JEREMY WAYNE ;
STRICKLAND, LINDSEY NICHOLE
WITH
4463 HAMBURG MILL RD
SUMMERFIELD NC 27358

TATUM, CLARA SEARCY
209 ASTOR WAY
SALINAS CA 93906

TEFFT, CHARLES D ; TEFFT,
DANIELLE
4444 HAMBURG MILL RD
SUMMERFIELD NC 27358

WEBB, DANIEL L ; WEBB, CYNTHIA
M
6212 WINDCREST DR
SUMMERFIELD NC 27358

WHICKER, LUCINDA C
5301 FITZHUGH TRL
SUMMERFIELD NC 27358

WHITE, JOHN SCOTT ; MCKEE,
KATHRYN E
5301 ASHBAY LANE
SUMMERFIELD NC 27358

WILLARD, SUSAN E
4439 HAMBURG MILL RD
SUMMERFIELD NC 27358

WILSON, HAROLD W ; WILSON,
GENEVA W
2527 PLEASANT RIDGE RD
SUMMERFIELD NC 27358

WOOD, PATRICIA PHILLIPS
5150 CARLSON DAIRY RD
SUMMERFIELD NC 27358

WOODROW, JAMES W JR ;
WOODROW, BECKY S
4416 HAMBURG MILL RD
SUMMERFIELD NC 27358

WOOTEN, ROBERT W
4804 OAK FOREST DR
SUMMERFIELD NC 27358

YOUNG, MARVIN JOSEPH ; YOUNG,
JULIE B
5137 CARLSON DAIRY RD
SUMMERFIELD NC 27358

ZIELINSKI, DONALD J ; ZIELINSKI,
SELENA M
6207 WINDCREST DR
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 10, 2014, REZONING CASE #03-14

This is to certify that the owner(s) of the parcels of land in Rezoning Case #03-14 as shown on the County Tax Map for the affected parcels 0145506 and 0145565, 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 10, 2014.

On this the 10th 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 #03-14

This is to certify that the owner(s) of the parcels of land in Rezoning Case #03-14 as shown on the County Tax Map for the affected parcels 0145506 and 0145565, 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 19th 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

Account Number

4003020

200 E. Market St
 Greensboro, NC. 27401
 (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.

James J. Sumner
 (signature of person making affidavit)

Sworn to and subscribed before me the 18 day of June, 2014

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

Lea Anne Lamb
 (Notary Public)

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

ENVIRONMENTAL INVENTORY

FOR

17.99 ACRES LOCATED AT 4455 HAMBURG MILL RD.

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I. Introduction

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

II. Site location and Description

**The site consists of 2 properties: (see Exhibit B)
Parcel 1, currently zoned AG, located at 4455 Hamburg Mill Rd which consists of a 5.19 acres with a 1,300+/- square foot, 2-bedroom, brick bungalow built in 1949; Parcel 2 - currently zoned RS-40, located adjacent to and sharing the eastern border of Parcel 1. Parcel 2 consists of 12.80 acres, has no structures on it save for two dilapidated barns, and has been farmed over the years. . Both sites 1 and 2 front both Hamburg Mill Rd. and Carlson Dairy Rd. The northern spur that fronts Carlson Dairy Rd. is cleared and on the southern spur there is a stand of mature trees. Between the two spurs is a single-family residence.**

III. Proposed Project Description

The proposed project consists of a total of 17.99 acres and will become a residential subdivision, accessed by public streets, built to the standards of the NC DOT. The density and amount of common area will be determined by the current zoning guidelines.

IV. Existing Site Environmental Characteristics

A. Primary Conservation Areas

1. Jurisdictional Waters of the United States

There are no jurisdictional waters or streams on the property. There are no wetlands on the property. The properties do lie within the Watershed Critical Area where 8.6 acres lie within Tier 4 and 9.39 acres lie within Tier 3.

2. Floodplains

There are no floodplains on the property as noted on National Flood Insurance Program (Exhibit A).

3. Topography and Soils

The properties slope gently from the northwestern point to the southeastern corner (Exhibit B). There are no slopes greater than 15%.

The soils, per the Guilford County GIS, are of the Appling and Cecil varieties (Exhibit C).

4. Protected Natural Areas and Wildlife Habitats

Kevin Redding, Executive Director of the Piedmont Land Conservancy, states in a letter (Exhibit D) that these properties are not in a significant natural area. This property is mostly an open field, with minimal woodlands, thus its capacity to serve as a wildlife habitat is marginal.

5. Archeological and Historic Sites

There are no historic structures on the property.

B. Secondary Conservation Areas

1. Agricultural Lands (farmlands and woodlands)

These properties have been used for agricultural purposes, save for the one single-family dwelling built in 1949 which has been used as a residence. There is an area of a few acres in the southeast corner, fronting Carlson Dairy Rd., with mature hardwoods.

2. Public Lands or Recreational Areas

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

V. Rural Characteristics Preservation

The site will be developed in accordance with the open-space requirements per the zoning classification applied for

and the density limitations per the WCA. The wooded frontage along Carlson Dairy Rd. , at the southeastern portion of the property , will be designated as open space, thus preserving the vista along that road, and the mature hardwoods in that area. Furthermore, there is a slight draw in this area where the property drains to the southeastern corner, and leaving this area undisturbed will protect this drainage feature in perpetuity.

VI. Potential Environmental Impacts

A. Proposed Development

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

B. Jurisdictional Waters of the United States

There are no jurisdictional waters or wetlands on the property. The change from undeveloped land to a low-density residential subdivision will marginally impact storm water flow, but whatever impact there may be will be mitigated by erosion control measures and storm water control devices. There will be no underground piping of storm water within the subdivision.

C. Water Resources (Floodplains)

There are no floodplains on the property. The site is in the Greensboro GWA watershed.

D. Topography and Soils

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

Direct impact to soil conditions will occur within the property through the construction of roads, storm water control features, utilities and septic systems. Temporary disturbance of the soils is unavoidable during

construction. The loss of soils from erosion will be limited by the design and implementation of erosion control devices ,which will adhere to the standards set forth in the North Carolina Erosion and Sediment Control Planning and Design Manuel.

SUMMARY

The nature of residential development and construction affects the natural environment upon which it is established. Permanent and temporary impacts to the property's existing environmental condition (topography, soils, etc.) are the unavoidable result of road construction, house construction and septic fields. However, with subdivision and erosion control guidelines in place, and with the inspection of such guidelines by the various governmental agencies to ensure that they are upheld, said impacts to the environment will be minimized.

Exhibit A

SITE



16

Help

Zoom In Zoom Out

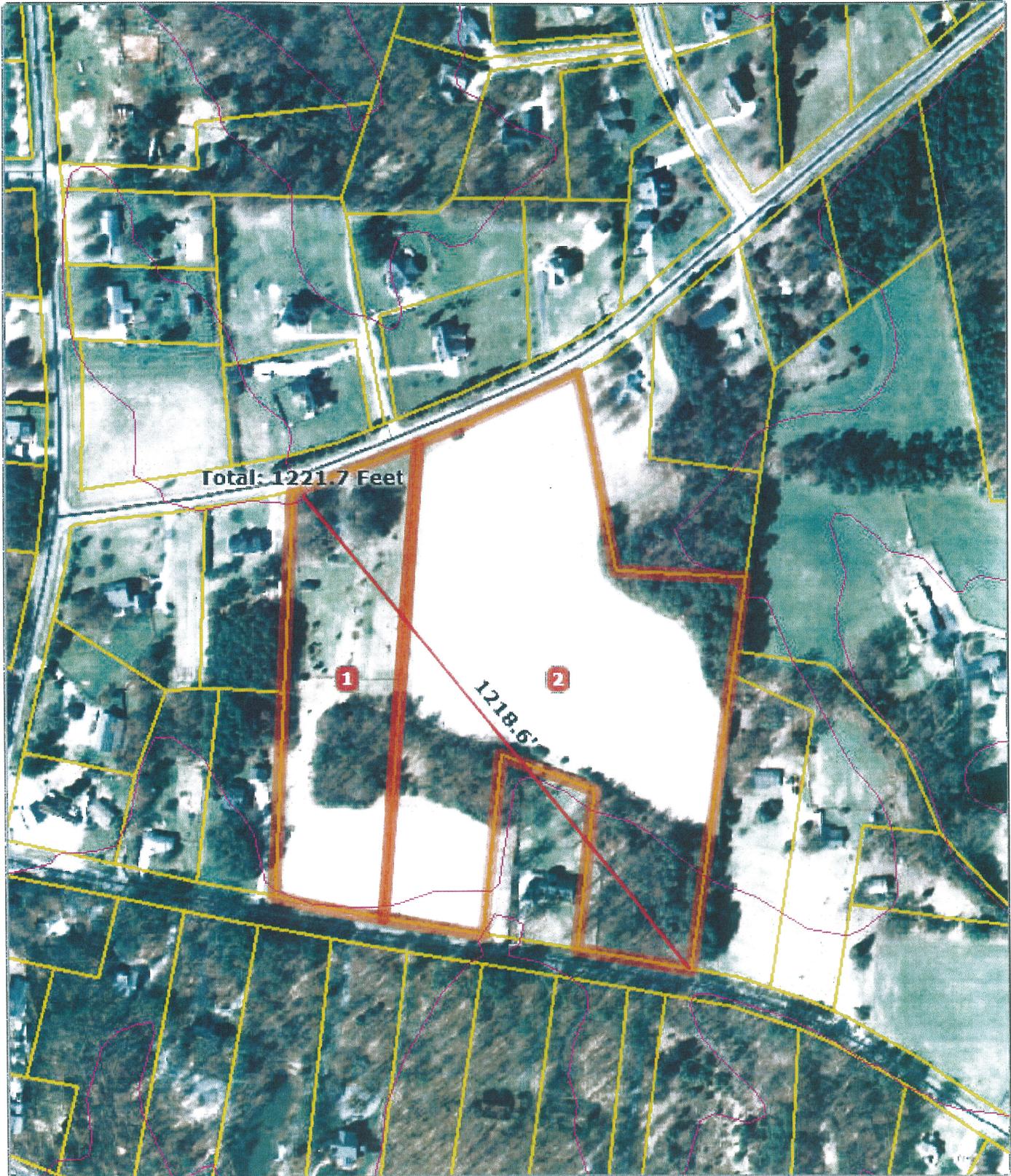
1:1 MAX Zoom In Zoom Out

Make a FIRMette



Exhibit B

Guilford County, NC



Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or

Map Scale
1 inch = 294 feet
6/6/14

Exhibit D

May 21, 2014

Mr. Bill Yearns
17 Granville Oaks Ct.
Greensboro, NC 27408

VIA – EMAIL

Dear Bill



Based upon a review of the Natural Areas Inventory of Guilford County it has been determined that the parcel you requested a review of (4455 Hamburg Mill Road) is not designated as a significant natural area.

If you have any further questions please do not hesitate to contact me.

Sincerely yours,

kevin

Kevin Redding
Executive Director