



TO: Zoning Board
FROM: Planning staff
DATE: August 11, 2016
RE: Case RZ-03-16 (NC Highway 150 W) - Request to rezone a portion of approximately 5.96 acres from AG Agricultural (with existing SR Scenic Corridor Overlay) to RR Rural Residential (with SR Scenic Corridor Overlay) District

A. Actions Requested by Zoning Board

1. Hold Public Hearing
2. Motion to approve (deny) request to rezone
3. Motion to approve (deny) preliminary minor subdivision sketch plan

B. Required Votes to Pass Requested Action

A majority vote is needed to recommend approval (or denial) of the requested action. The Zoning Board's recommendation will be forwarded to the Town Council for a final decision on the rezoning request.

C. Background

The applicant, Shane Beal, is requesting to rezone the rear portion of the subject property from **AG Agricultural (with SR Scenic Corridor Overlay) to RR Rural Residential District (with SR Scenic Corridor Overlay)**. The property is presently zoned RS-30 and AG with SR Scenic Corridor Overlay, however the applicant is requesting to rezone the AG portion of the property to RR. The RS-30 portion of the property is requested to remain intact. Further, as a Town adopted overlay, the SR Scenic Corridor Overlay will remain in place under either zoning. The property is presently owned by Matnamak Properties' LLC. The subject site is located on the north side of NC Highway 150 West, across from the intersection with Old Ironworks Road. The parcel is located at 960 NC 150 West and is further identified as tax parcel number 0138070.

The surrounding zoning and uses are as follows:

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



The preliminary minor subdivision sketch plan is included for review and consideration. This plan may change through the review and approval process. The proposed minor subdivision sketch plan is designed to produce 3 building lots as permitted by the proposed RR zoning district.

D. Policy Issues

This request is supported by policies listed in the Town of Summerfield Comprehensive Plan and Development Ordinance.

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

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

E. Legal Issues

None

G. Finding of Compliance with Adopted Plans and Reasonableness

Staff finds this rezoning consistent with the Town's Development Ordinance and Comprehensive Plan, adopted by the Town Council.

H. Attachments

1. Zoning/Vicinity/Aerial Map
2. Rezoning application
3. Table of Use chart
4. Proposed preliminary minor subdivision sketch plan

I. Staff Recommendation and Alternative Courses of Action

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



A Public Information Session and Open House is not required for a rezoning application for RR zoning.

Following review of the proposed map amendment (rezoning), the Zoning Board is requested to take action using one of the following motions:

- **Recommend Approval:** The Zoning Board finds that the proposed rezoning is consistent with the Town of Summerfield’s Comprehensive Plan and Development Ordinance and considers the action to be reasonable and in the public interest.
- **Recommend Denial:** The Zoning Board finds that the amendment is not consistent with the Town of Summerfield’s Comprehensive Plan and Development Ordinance and does not consider the action to be reasonable and in the public interest.
- **Defer:** The amendment needs additional 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.”

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

J. Issue Reviewed By:

Town Manager
Town Attorney
Planning Advisor

RZ-03-2016 (NC Hwy. 150)

AG
(Guilford Co.)

SUBJECT PROPERTY

RPD
(Guilford Co.)

AG

AG

AG

nc hwy. 150

center grove ct.

RS-30

RS-30

RS-30

nc hwy. 150

RS-30

RS-40
(Guilford Co.)

old ironworks dr.

bar-mot dr.

SCALE: NTS
N

Table 4-3-1 Permitted Use Schedule Rezoning Case #03-16.

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

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

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

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

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).

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

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

Summerfield Application for
General Purpose Rezoning

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

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

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

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

Further referenced on the Guilford County Tax Maps as:

Tax Map # 78 -- 5923 -- 4372 Block # _____ Parcel # 0138070
Tax Map # _____ Block # _____ Parcel # _____
Tax Map # _____ Block # _____ Parcel # _____
Tax Map # _____ Block # _____ Parcel # _____

Check One:

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

Check One:

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

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,

Shane Beal
Applicant Signature

Representative Signature

Shane Beal
Name

Name

6716 Hwy 158
Mailing Address

Mailing Address

Stokesdale NC 27357
City, State and Zip Code

City, State and Zip Code

336-508-9573
Phone Number

Phone Number

Additional Tax References and Signatures

Additional Tax Map References

Further referenced on the Guilford County Tax Maps as:

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

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.

Shane Beal
Applicant Signature

Applicant Signature

Shane Beal
Name

Name

6714 Hwy 158
Mailing Address

Mailing Address

Stokesdale NC 27357
City, State and Zip Code

City, State and Zip Code

336-508-9573
Phone Number

Phone Number

Applicant Signature

Applicant Signature

Name

Name

Mailing Address

Mailing Address

City, State and Zip Code

City, State and Zip Code

Phone Number

Phone Number