



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

TO: Town Council
FROM: Planning Director
DATE: October 11, 2016
RE: Case RZ-02-16 (Strader Rd) - Request to rezone approximately 3.31 acres from AG Agricultural to CU-RS-40 (Conditional Use Residential) District

A. Actions Requested by Zoning Board

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

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

The Zoning Board met on September 26 and recommended unanimously to recommend denial of the request as it does not support community character preservation and does not comply with the Development Ordinance.

B. Application and Background

The applicant, Tammy Roberts, is requesting to rezone the subject property **from AG (Agricultural) to CU-RS-40 (Conditional Use Residential) District**. The property is located at 7516 Strader Rd, tax parcel #0147698, on the east side of Strader Rd approximately ¼ mile south of the intersection with Scalesville Rd.

The RS-40, Residential Single-Family District is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services. The district is established to promote single-family detached residences where environmental features, public service capacities, or soil characteristics necessitate very low-density single-family development. Development within this district requires Open Space dedication. The overall gross density in RS-40 areas will typically be 0.73 units per acre or less, with a minimum lot size of 40,000 square feet.

The applicant proposes 3 building lots with direct access to Strader Rd. RS-40 districts with less than 5 lots do not require open space.

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

Uses are limited to Single Family Residential

Development conditions with Zoning Board recommended amendments shown in red:

1. ~~2,600~~ **2,300** SF min one story under air. ~~3,000~~ **2,700** SF min two story under air.
2. **Crawl space or basement**
3. ~~Veneer to be brick, stone or "Hardieplank" with 20% or less vinyl.~~ **Veneer to be cementous siding, brick, stone, or decorative vinyl such as shake or board and batten.**



Surrounding zoning and land use:

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

C. Discussion

Once the property is rezoned, the applicant will be required to submit a Preliminary Plat subject to staff and agency review as appropriate for approval. Specific lot layout will depend upon that review. Specific home site locations will be reviewed and approved by staff.

There are no wetlands, floodplain, steep slopes, natural areas, historic and archeological sites, farmland, or public or private recreation areas on the site. Woodlands are indicated on the proposed development plan.

A Public Information Session and Open House was held on Sept 15, 2016 and there were no attendees other than the applicant.

D. Compliance with Adopted Plans and Staff Recommendation

Staff finds this rezoning consistent with the Town's adopted Comprehensive Plan and Development Ordinance. Key policies of the Comprehensive Plan that apply to this request are:

- Community Character Preservation and Attractive Community Appearance (There appears to be adequate area for home sites to be located so as to minimize disturbance of the wooded area.)
- Water Supply and Sewage Treatment Options (Onsite wells and septic systems are proposed and will be reviewed and approved by Guilford County Environmental Health.)
- Appropriate Housing and Residential Development (Low density zoning fronting Strader Rd is in keeping with the surrounding area.)

Staff therefore recommends **approval** of Case RZ-03-16 as presented.

E. Attachments

1. Zoning/Vicinity/Aerial Map
2. Proposed development plan
3. Table of Permitted Uses
4. Rezoning application
5. Soil Evaluation Report
6. Draft Homeowner's Covenants



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F. Alternative Courses of Action

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

APPROVAL:

I move that the request for rezoning from AG Agricultural to RS-40 Residential be approved with the conditions proposed by the applicant and accepted by Council. The request is **consistent with the town's adopted comprehensive plan** because:

(List): _____;

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

DENIAL:

I move that the request for rezoning from AG Agricultural to RS-40 Residential be denied. The request is **not consistent with the town's adopted comprehensive plan** because:

(List): _____;

And **is/is not in the public interest** because _____.

Consistent with the towns adopted comprehensive plan:

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

Reasonable and in the public interest:

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

Complies with all **regulations and standards** of this ordinance and other applicable regulations;

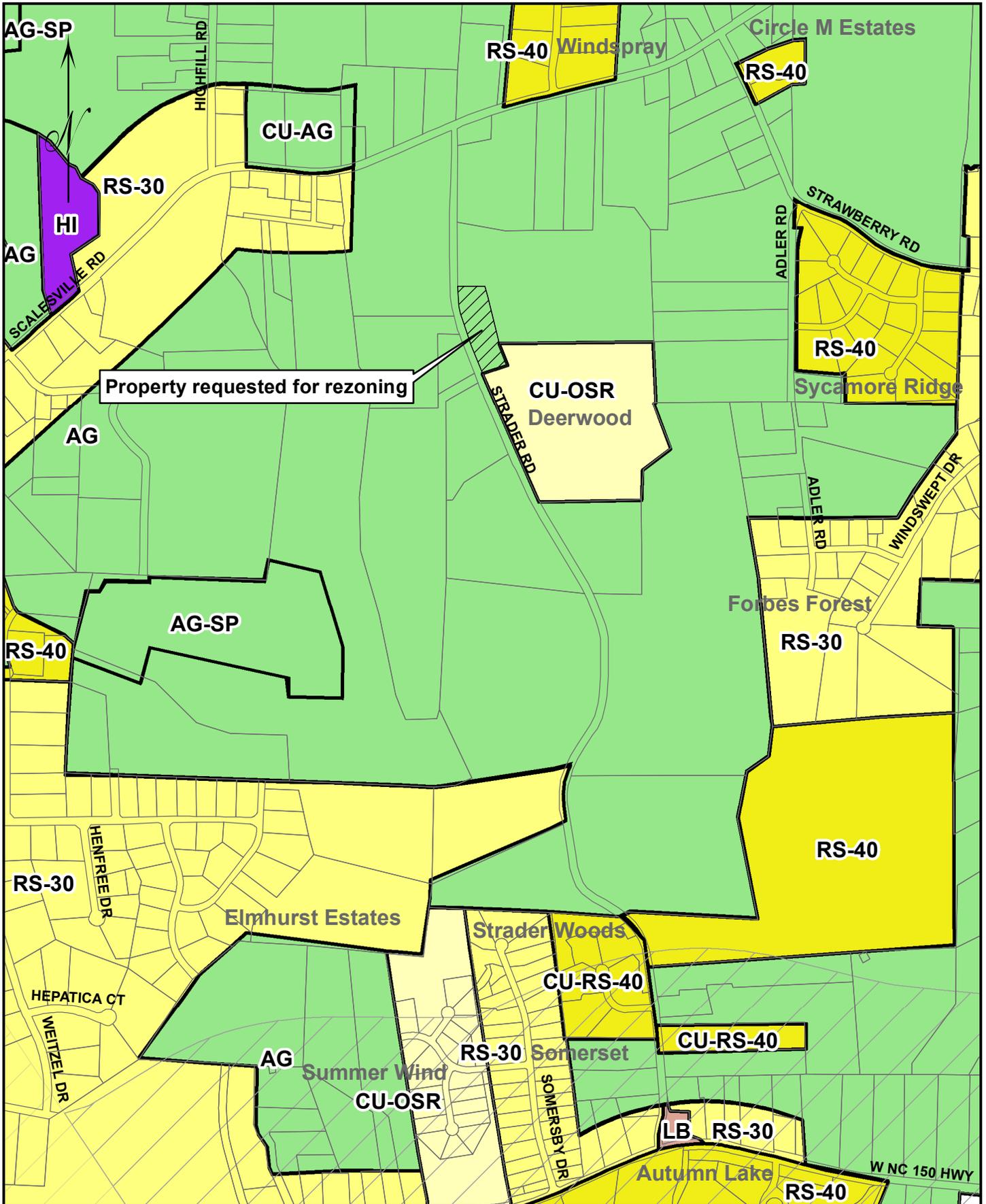
Does not **substantially hurt adjoining or abutting property value** *because (reasons related to location, design, function and operation),* and is a public necessity; and

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

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

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

Rezoning Case #RZ-02-16



Guilford County, NC



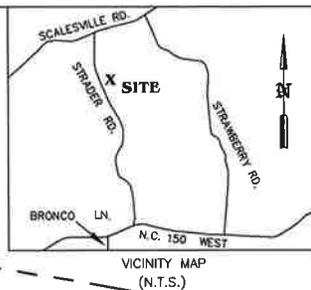
Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use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

Map Scale
1 inch = 200 feet
9/23/2016



**FOR REVIEW ONLY:
NOT FOR RECORDATION,
CONVEYANCE OR SALES.**

6
NOW OR FORMERLY
F. RANDOLPH JACKSON, etux
TAX PARCEL 0147697
PIN#7849182707
DB. 3462 PG. 146



STRADER ROAD
60' PUBLIC R/W

1
P.B. 191 PG. 127

S07°19'33" W
172.45' (TIE)

FIR #5
REBAR

TIE LINE ONLY

PROPERTY REF:

7516 STRADER ROAD
SUMMERFIELD, NC. 27358
GUILFORD CO. TAX PARCEL 0147698
PIN 7849086435
D.B. 1906 PG. 641
LOT 1, PB. 181 PG. 56
ZONED: AG

NOTES:

AREA COMPUTED BY D.M.D. METHOD.
NO NCGS MARKER RECOVERED WITHIN 2000 FEET OF SITE.
RATIO OF PRECISION IS 1:10,000+
IMPROVEMENTS EXIST THAT WERE NOT LOCATED.
THIS MAP DOES NOT MEET G.S. 47-30 AS AMENDED REQUIREMENTS
AND IS NOT FOR RECORDATION EXCEPT AS AN EXHIBIT "B" BEHIND
A DEED.

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS
OR RIGHTS-OF-WAY PRIOR TO THE DATE OF THIS SURVEY WHICH
WERE NOT VISIBLE OR APPARENT AT THE TIME OF INSPECTION.

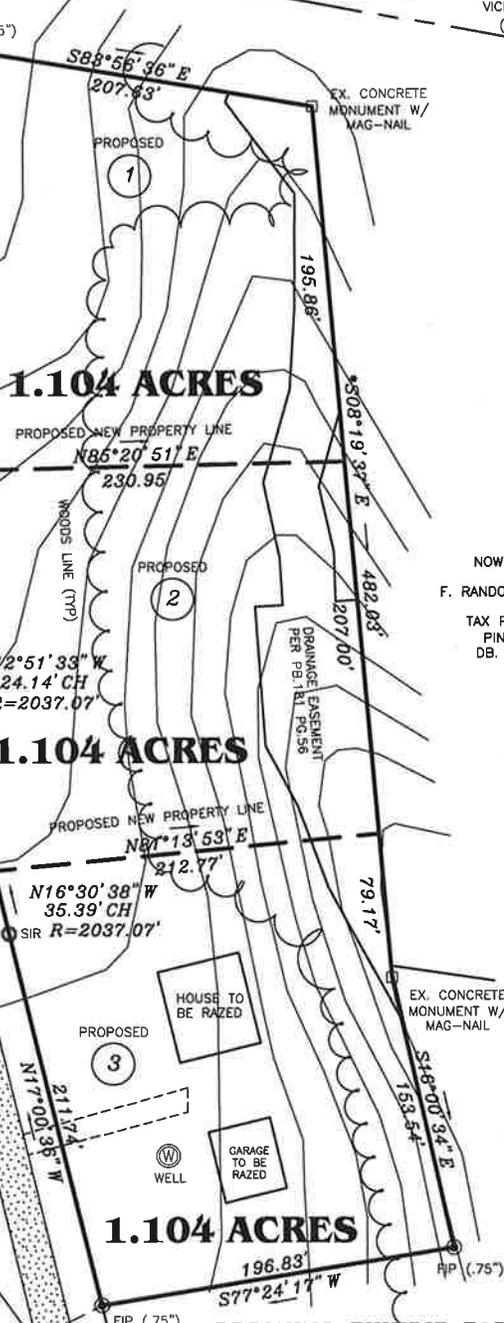
THE SURVEYOR HAS NOT PERFORMED A TITLE SEARCH, THEREFORE,
THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS AN ACCURATE
TITLE SEARCH MAY DISCLOSE.

FIP = FOUND IRON PIPE
SIR = SET #5 REBAR

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



5
NOW OR FORMERLY
F. RANDOLPH JACKSON, etux
TAX PARCEL 0147697
PIN#7849182707
DB. 3462 PG. 146

NOW OR FORMERLY
R. C. PEGRAM HEIRS
TAX PARCEL 0218651
PIN#7849174707
DB. 1906 PG. 641

**REZONING EXHIBIT FOR:
JOHN & TAMMY ROBERTS**

PROPERTY OF:
CYNTHIA L. PEGRAM

7516 STRADER ROAD
SUMMERFIELD, NC 27358
LOT 1, PB.181 PG.56

BRUCE TWSP., GUILFORD COUNTY
NORTH CAROLINA

SCOTT LAND SURVEYING, INC.

138 WEST MOUNTAIN STREET
KERNERSVILLE, NC. 27284
NCPLS L-3951, C-2457

336-992-4545 FAX 336-993-5826

SCALE: 1" = 80' DATE: 7-29-2016



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

Summerfield Application for
Conditional Use Rezoning

Date Submitted: 8.4.16 Fee/Receipt #: CK6043 Case Number: RZ-02-16

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, 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-
RS-40 zoning district. Said property is located Summerfield Township at
7516 Strader Road in Summerfield, NC 27358

in Summerfield Township; Being a total of: 3.31 acres.

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

Parcel Number 0 1 4 7 6 9 8

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) 2,600 Sf. min one story under air
- 3,000 SP. " TWO story under air
- 2) CRAWL SPACE or BASEMENT
- 3) Veneer to be Brick/Stone/Hardie w/20% or less vinyl
- 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,

Tammy L. Roberts
Applicant Signature

Tammy L. Roberts
Name

7500 Longhorn Drive
Mailing Address

Greensboro, NC 27455
City, State and Zip Code

336-423-7930
Phone Number

builtbydesign@Triad.rr.com
Email

Representative/Agent Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email

Additional Tax Map References

Further referenced on the Guilford County Tax Maps as:

Parcel Number _____

Additional Signatures

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

John A. Roberts

Owner Signature

Owner Signature

JOAN A. ROBERTS

Name

Name

7500 Longhorn Dr.

Mailing Address

Mailing Address

Dyersboro NC 27455

City, State and Zip Code

City, State and Zip Code

336-643-5053

Phone Number

Phone Number

BUILT BY DESIGN @ TREAD

Email

Email

Owner Signature

Owner Signature

Name

Name

Mailing Address

Mailing Address

City, State and Zip Code

City, State and Zip Code

Phone Number

Phone Number

Email

Email

Additional Use and Development Conditions

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

- 5) _____

- 6) _____

- 7) _____

- 8) _____

- 9) _____

- 10) _____

- 11) _____

- 12) _____

- 13) _____

- 14) _____

- 15) _____

Additional rezoning questions:

1. Type of use and improvement proposed:

Single Family Residential

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

None known by applicant

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.

Increase tax base, thus bringing in additional revenue to the City.

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

To create 3 home sites

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

Without a change in the zoning, then construction of these single family residences would not be allowed.

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

Table 4-3-1 Permitted Use Schedule Rezoning Case #02-10.

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

Use Type	SIC Ref.	ZONING DISTRICTS																			
		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	Cp*	L*	HI	PI	TCD-M*	TCD-P*	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					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		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	
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		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	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).

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

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

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

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

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

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

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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-M*	TCD-P*	TCD-T
Sugar & Confectionery Products	2060	4											P	P	P					
Surface Active Agents WCA	2843	5													P					
Textile Products, No Dying or Finishing WCA	2200	4											P	P	P					
Textile Products, Dying or Finishing WCA	2260	5													P					
Tires and Inner Tubes WCA	3011	5														S				
Tobacco Products	2110	5													P					
Wood Containers	2440	4											P	P	P					
Wood Products, Miscellaneous	2490	5													P					
OTHER USES																				
Agricultural Tourism Facility (minor)	0000	2	D																	
Agricultural Tourism Facility (major)	0000	2	D																	
Automotive Parking, (See Sect. 6-2; Off Street Parking, Stacking and Loading Areas)		3	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Billboards	0000	1									D			D	D					
Mixed Development	0000	3									D	D	D	D						
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)	0000		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Temporary Events, including but not limited to... (See Sect. 3-3.3; Event Permit)	0000																			
Arts & Crafts Shows								P	P	P	P	P	P	P	P	P	P	P		P
Carnivals & Fairs	0000		P							P	P	P	P	P	P	P	P	P		
Christmas Tree Sales	7999		P							P	P	P	P	P	P	P	P	P		P
Concerts, Stage Shows	0000		P								P	P	P	P	P	P	P	P		
Conventions, Trade Shows	7920										P	P	P	P	P	P	P	P		
Outdoor Retail Sales	0000										P	P	P							
Outdoor Religious Events	5000		P								P	P	P	P	P	P				
Turkey Shoots	0000		S	S																

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**Alan Clapp
Licensed Soil Scientist
389 Clapp Farms Road
Greensboro, NC 27405**

Phone: 336-202-6808 Fax: 336-698-0703
Soil/Site Evaluations-Septic Systems Layout and Design-Tax Value Assessment-Preliminary Evaluations

July 28, 2016

Homes Built by Design, Inc.
Attn.: Tammy Roberts
7500 Longhorn Drive
Greensboro, NC 27404

RE: Lot 1 Pegram Property PB 181, PG 56
PIN: 7849086435
7516 Strader Road – 3.31 Acres
Guilford County, NC

Ms. Roberts:

On July 28, 2016, the property in Guilford County on Strader Road was evaluated. Soil borings were made and examined to determine soil suitability for on-site sewage disposal systems in accordance with 15A 18A .1900 Rules for Sewage Treatment and Disposal Systems. These borings were made using a hand auger. The property was traversed and numerous borings were made in a transect-type sampling pattern. Under state regulations, sites for subsurface sewage disposal systems (septic tank systems) are evaluated for landscape position and topography, soil characteristics (structure, mineralogy, and texture), soil depth, soil wetness, restrictive horizons, and available space. The property lies in the piedmont region of North Carolina. This property is in the geologic area of the Milton belt with characteristics of felsic parent materials on the tract.

This property was evaluated for the purposes of determining if the property would support a three lot subdivision. This report and accompanying soil map will help identify the usable soil area for a septic system. Estimated sewage flow from a house is 120 gallons per bedroom per day. The available space required is a function of trench length, grade and topographic features. I recommend 3,000 to 4,000 square feet per bedroom of area for drain fields in the "A" delineated soils. 3,000 square feet per bedroom is usually sufficient for a level site. 4,000 square feet per bedroom is typically needed for a sloping site, site with large trees and root mass, and sites with large surface boulders to work around. A four-bedroom septic needs 12,000 to 16,000 square feet of usable soil. This includes allowance for a repair field of equal size for use in the future. Areas delineated as "C" were found to be unsuitable for the purposes of this evaluation. However, the only accurate method to determine the size of area needed for a drain field is to perform a septic field layout using a laser or transit and wire flags to stake each proposed line. Septic fields are not designed as a permanent solution for sewage disposal; however a

properly maintained system will give many years of service.

The most common septic systems used in North Carolina are listed with the corresponding minimum usable soil depth required and any trench length reduction if allowed noted in parentheses: conventional (30"), shallow conventional systems (24" with soil cap), chamber systems (24" with soil cap and 25% drain field reduction), polystyrene systems (24" with soil cap and 25% drain field reduction), panel block systems (requires at least 36" of usable soil and allows 50% drain field reduction), large diameter pipe (24"), low pressure pipe (24"), low pressure fill (18") and drip irrigation (18"). A pump can be used to deliver effluent to the usable soil area if gravity flow cannot be achieved.

The following setbacks must be taken into consideration in identifying a septic system area for flows less than 3000 gallons per day. Setbacks for lots recorded prior to July 1, 1977 are shown in parentheses.

Private Water Supply Source: wells or springs:	100'
Private Water Supply Source with site-planning considerations:	50'
Public Water Supply Source:	100'
WS-1 Streams:	100'
SA Coastal waters:	100' (50')
Other coastal waters:	50'
Other streams, canals, marshes or surface waters:	50'
Class I and II reservoirs:	100'
Permanent Storm Water retention ponds:	50'
Building foundation:	5'
Basement:	15' (8')
Property line:	10' (5')
Embankments or vertical cuts > 2' deep:	15' (5')
Any water line:	10'
Drains:	
Interceptor, Foundation, and storm	
Upslope:	10'
Side slope:	15'
Down slope:	25'
Groundwater lowering ditches:	25'
Swimming pool:	15'
Any other nitrification field:	20'

(From 15A NCAC 18A .1950 Location of Sanitary Sewage Systems)

Findings:

Once the soil borings are completed areas are delineated based on the usable soil depths. Soils with depths of 30" or more are considered to be usable for conventional, shallow trench conventional systems, chamber systems (25% drain field reduction), polystyrene systems (25% drain field reduction) and panel block systems (requires at least 36" of

usable soil and allows 50% drain field reduction). The borings flagged with red flags on the property are considered to be usable for a septic field and classified as provisionally suitable. There is an existing home on this property. The existing well and septic system locations are noted on the soil map.

The soil area noted on the enclosed map as an "A" area had usable depths predominantly greater than 30". The soil in the "A" area was primarily clay loam topsoil underlain by red clay subsoil. The topography of this site is gently sloping with slopes on this property ranging from 2 – 6% in the "A" soil area. The usable soils occurred primarily on a ridge and linear slope along the western portions of the tract. The vegetation in the "A" areas is open field. The red soils were similar to the Cecil series. Cecil soils are red, clayey, deep and moderately well drained. The Cecil soils are suited for septic systems and are one of the better clay soils in the Piedmont physiographic region for drain fields. The long-term acceptance rate based on soil texture for the red flagged area would be in the range of .1 - .4 gpd/ft² for clay-textured soils with typical loading rates of .25 to .3 gpd/ft².

In addition to the "A" soils, an additional classification of usable soil was identified. This other classification is labelled as "B" soils. The borings flagged with red/blue survey ribbon or wire flags on the property are considered to be usable for alternative systems and can be reclassified as provisionally suitable. Soils with depths of 18 - 24" are considered to be usable for lpp fill and drip irrigation systems. Soils with depths of 24 - 29" are considered usable for ultra-shallow trench conventional systems, low-pressure pipe systems and large diameter pipe systems. There are borings in excess of 30" in the "B" area but could not be delineated separately. The main limitation was soil depth on the steeper slopes. The slopes were in excess of 15% in the "B" soil area. These systems typically cost more than conventional type systems because of system design cost, increased drainfield area, soil cap, fill, pump requirement, pretreatment requirement and operator's expense but allow the use of marginal soil depths that could not be used for conventional systems. The soils in the "B" unit were similar to the Pacolet series.

The areas denoted as "C" were found to have unsuitable soils or unsuitable topography. Unsuitable topography characteristics can include: gullies, rock outcroppings, streams, pond, flood plains, drainage ways, designated wetlands, steep slopes (> 30 %), setbacks and available space. Unsuitable soils characteristics can include: shallow soil depths to saprolite or parent material, the occurrence of soil wetness conditions, the occurrence of expansive clay mineralogy, the occurrence of unsuitable soil structure and the occurrence of restrictive horizons and organic soils.

No unsuitable soils were found. However, the area along the rear property had unsuitable topography consisting of steep slopes and large drainage way. Also, the existing well has a 50' setback that must be observed for any future septic system. The 50' radius is shown on the soil map. Of course the well could be abandoned if it does not fit in the development plan because the adjacent soils were usable for septic.

Conclusions:

This tract has excellent potential for development utilizing septic systems. I would recommend maximizing the use of the "A" soil area. Keep in mind that a home can be built and pumped to the "A" area by the use of a septic effluent pump if gravity flow cannot be achieved. The development plan should include at least 3,000 to 4,000 square feet of usable soil per bedroom for each house and allow for the property line setback of 10 feet. No driveways, grading or land disturbing activities should be allowed in the "A" area where septic fields are proposed, as it will affect the site suitability. The local planning and zoning authority prior to approval shall review and approve any proposed development site plan or subdivision. The soil map was prepared using a map available from Guilford County GIS with 2014 aerial and topography overlays. The outside boundary had been recently marked by Scott Surveying.

As with any septic system the local county health department must evaluate and permit any site. This preliminary evaluation was conducted using accepted soil science and environmental health practices. This does not guarantee that the local health department will agree with these findings since soil/site evaluations are an interpretation of the state regulations but all current sampling methods, technologies, and practices were used. The county in the form of an Improvement Permit grants site approval. An Authorization to Construct a Wastewater System is issued once house floor plans are reviewed and the Improvement Permit is issued. The county issues an Operation Permit after the system has been installed to meet the specifications of the Authorization to Construct. Septic layouts and system design can be performed if needed.

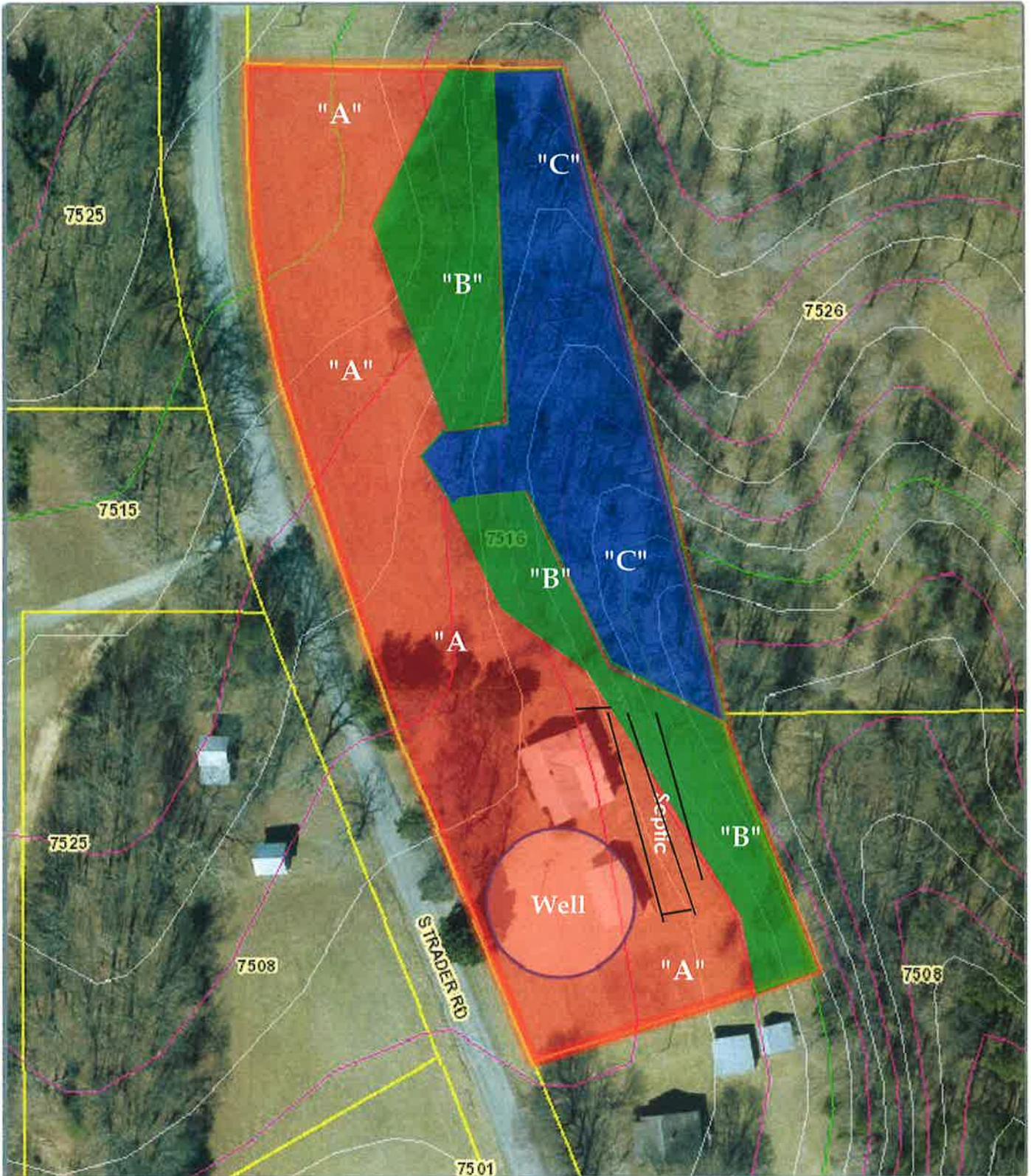
Please feel free to contact me if you have any further questions.

Alan Clapp

Alan Clapp
Licensed Soil Scientist



7516 Strader Road



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 interpretation by the User.

Map Scale
1 inch = 100 feet
7/28/2016

"A" - Soils Area with 30" or more usable depth for conventional type drainfields.

"B" - Soil Areas with 18" or more usable soil depth for alternative trench systems.

"C" - Areas with unsuitable soils and topography for a septic system.

STRADER MEADOWS SUBDIVISION

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTONS

THIS DECLARATION, made on the date hereinafter set forth by John and Tammy Roberts, hereinafter referred to as "Declarant" or "Developer"

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in the County of Guilford, State of North Carolina, which is more particularly described as:

All of that certain parcel of land shown on the plats entitled "Strader Meadows," which appear of record in the Office of the Register of Deeds of Guilford County, North Carolina, in Plat Book _____, at Pages _____.

NOW, THEREFORE, Declarant hereby declares that all of the property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof for a period of twenty years from date of beginning of this subdivision. After which time said covenants shall be automatically be extended for successive period of ten (10) years, unless an instrument signed by a majority of the then owners of lots affected by such covenants has been recorded, agreeing to change said covenants in whole or in part.

ARTICLE I: MAINTENANCE OF LOTS

Each Owner shall be responsible for the exterior maintenance of his or her dwelling and Lot, as follows: painting, replacement and care of roofs, gutters, down spouts, exterior building surfaces, lawn, trees, shrubs, driveways, walks and other exterior improvements. Lawn cannot be higher than 10".

ARTICLE II: WALLS AND FENCES

No fence or wall shall be erected, placed or altered on any Lot without Developer written approval. No chain link fences or split rail fences with wire backing will be allowed.

ARTICLE III: USE OF OUTBUILDINGS AND SIMILAR STRUCTURES

No structure of temporary nature (unless approved by developer) shall be erected or allowed to remain on any lot, no trailer, camper, shack, tent, garage, barn or other structure of a similar nature shall be used as a residence, either temporarily or permanently; provided, this Section shall not be construed to prevent the Declarant and those engaged in construction from using sheds or other temporary structures during construction.

ARTICLE IV: LIVESTOCK AND PETS

No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other small household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

ARTICLE V: OFFENSIVE ACTIVITIES

No noxious, offensive or illegal activities shall be carried on upon any Lot, nor shall anything be done thereon which is or may become an annoyance or nuisance to the owners of other lots or neighbors. Without limiting the generality of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices except security and fire alarm devices. No trash or debris shall be left on any property.

ARTICLE VI: ANTENNAE

No radio or television transmission or reception towers or antennae shall be erected on any structure or within the property without the prior written approval of the developer (or other property owners once all lots are sold)

ARTICLE VII: TRAILERS, SCHOOL BUSES, BOATS

No house trailers or mobile homes, school buses, commercial trucks or vehicles over one ton capacity or more, boats, motor homes, motorcycles, campers, shall be kept stored or parked overnight either on any lot, except within enclosed garages or screened from the street.

ARTICLE VIII: TRAILERS, SCHOOL BUSES, BOATS

Any firearm discharge other than for defense or protection of one's life or property is prohibited on all property shown on the Plat. Firearms shall include rifle, gun, pistol, shotgun, black powder gun, pellet or BB gun, bow and arrow and any other weapon from which any bullet, shot or projectile may be discharged.

ARTICLE IX: USE RESTRICTIONS and BUILDING MATERIAL

All lots shall be used for single-family residential purposes only. One story homes minimum living sf shall not be less than 2,600 and for two story homes minimum living sf shall not be less than 3,000 sf, exclusive of open porches, porch coverings, garages, breezeways. Exterior veneer finishes to be either or combination of: brick, stone, hardi board and 20% or less vinyl siding. Fascia and soffits and ceilings can be other materials approved materials. Minimum of two car side entry garage.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused this instrument to be executed by it duly authorized officers as of the _____ day of July, 2016.

By: _____ (Tammy L. Roberts)

By: _____ (John A. Roberts)

NORTH CAROLINA, GUILFORD COUNTY

I, _____, a Notary Public, do hereby certify that _____ personally appeared before me this day and acknowledged that Tammy L. Roberts signature is above.

WITNESS my hand and official seal this _____ day of July, 2016

Notary Public

My Commission Expires:

I, _____, a Notary Public, do hereby certify that _____ personally appeared before me this day and acknowledged that John A. Roberts signature is above.

WITNESS my hand and official seal this _____ day of July, 2016

Notary Public

My Commission Expires:
