

Public hearing/action regarding rezoning case RZ-01-14

(applicants: Walter and Linda Properties, LLC; location: proposed site is 6143 Lake Brandt Rd., approximately 3/8 of a mile south of Hwy. 150 West)

Attachment(s): yes

MEETING DATE: APRIL 8, 2014

STAFF COMMENTS / RECOMMENDATION:

The staff report and 3/24 Zoning Board minutes are attached and staff will present the case. The ZB's 3/24 recommendation was: "Feulner made a motion to recommend approval of rezoning case #01-14, CU-RS-40 to AG based on its consistency with the Community Character Preservation section of the Comprehensive Plan. The motion was seconded by Whitacre and carried unanimously."

As a reminder, rezoning decisions must be made based on:

- our current development ordinance;
- our comprehensive plan (per NCGS 160A-383 below); and,
- "any other officially adopted plan that is applicable."

Council must "approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable, and briefly explain why the board considers the action taken to be reasonable and in the public interest." The statement will be provided to the applicant as formal notification of the rezoning decision.

§ 160A-383. Purposes in view.

Zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. That statement is not subject to judicial review.

The planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

Zoning regulations shall be designed to promote the public health, safety, and general welfare. To that end, the regulations may address, among other things, the following public purposes: to provide adequate light and air; to

(over)



AGENDA ITEM



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prevent the overcrowding of land; to avoid undue concentration of population; to lessen congestion in the streets; to secure safety from fire, panic, and dangers; and to facilitate the efficient and adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such city. (1923, c. 250, s. 3; C.S., s. 2776(t); 1971, c. 698, s. 1; 2005-426, s. 7(a); 2006-259, s. 28.)

NOTES:

TOWN COUNCIL COMMENTS / ACTION:





P L A N N I N G D E P A R T M E N T R E P O R T *APRIL 1, 2014*

Memorandum to: Town Council Members

From: Julie A. Reid, Interim Town Planner

Re: Public hearing/action regarding rezoning case RZ-01-14

Owner/Applicant: Walter and Linda Properties, LLC, 3503 Cross Timbers Dr., Greensboro, NC 27410

Location: The proposed site is 6143 Lake Brandt Road, approximately three eighths of a mile south of Highway 150 West. Guilford County Tax Parcel 0138046.

Tract Size: 45.26 acres

Applicant Request: To rezone from CU-RS-40 Conditional Use Residential Single Family in a Watershed III Critical Protection Area, Tier Four to AG Agricultural District in a Watershed III Critical Protection Area, Tier Four. The zoning regulations and Watershed regulations of the ordinance both apply to this parcel. Where provisions differ, the most restrictive regulation applies.

Existing Zoning: CU-RS-40 Residential Single Family District in a Watershed III Critical Protection Area, Tier Four. This zoning was put in place to facilitate development of the site.

Proposed Zoning: AG, Agricultural District in a Watershed III Critical Protection Area, Tier Four. AG is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts. It is not intended for major residential subdivisions. The district is established to:

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

The overall gross density in AG areas will be 0.36 units per acre, with a minimum lot size of 120,000 square feet. This district meets the requirements of the Watershed Regulations.

Adjacent Zoning: Adjacent land is zoned AG-Agricultural Family in a Watershed III Critical Protection Area, Tier, PI-Public and Institutional and OSR – Open Space Residential. Current land use is agricultural, religious and residential.

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

Compatibility with Comprehensive Plan: The reversion of this tract of land to the Agricultural District makes it *much more* compatible with the Watershed Regulations and in keeping with this sensitive area.

Highlights and Summary:

- 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.
- Additionally, this rezoning back to Agricultural will have a positive influence on the need to protect and encourage the recharge of underground and surface water sources. This zoning is much more in keeping with the need for watershed protection.

Zoning Board Recommendation:

The Zoning Board voted unanimously to recommend approval of RZ-01-14, from CU-RS-40 to AG based on its consistency with the Community Character Preservation section of the Comprehensive Plan.

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.”

Some Suggested Potential Motions for Consideration

> **Denial:** *“I move to deny the application for rezoning (RZ-01-14) from CU-RS-40 Conditional Use Residential Single Family in a Watershed III Critical Protection Area, Tier Four to AG Agricultural District in a Watershed III Critical Protection Area, Tier Four. The request is not consistent with the town’s adopted comprehensive plan because _____, and this denial is reasonable and in the public interest because _____.”*

> **Conditional approval:** *I move that the request for rezoning (PZ-01-14) from CU-RS-40 Conditional Use Residential Single Family in a Watershed III Critical Protection Area, Tier Four to AG Agricultural District in a Watershed III Critical Protection Area, Tier Four be given conditional approval. Conditions that must be met prior to an approval are _____. Conditional approval is consistent with _____.”*



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the town's adopted comprehensive plan because _____, and this approach is reasonable and in the public interest because _____.

> Approval: I move that the request for rezoning (RZ-01-14) from CU-RS-40 Conditional Use Residential Single Family in a Watershed III Critical Protection Area, Tier Four to AG Agricultural District in a Watershed III Critical Protection Area, Tier Four be approved. The request is consistent with the town's adopted comprehensive plan because _____, and this approval is reasonable and in the public interest because _____.



Z O N I N G B O A R D M I N U T E S

MARCH 24, 2014, 7:00PM, SFD COMMUNITY CENTER

Hess opened the meeting at 7:09pm. The following were present:

Zoning Board

- Nancy Hess, Chair
- Jeff Davis
- Dick Feulner
- Kathy Rooney
- Trudy Whitacre

Staff

- Julie Reid, Interim Town Planner
- Valarie Halvorsen, Town Clerk

CONSENT AGENDA

Rooney motioned to approve the consent agenda including the meeting agenda, seconded by Davis, which carried unanimously.

Rooney motioned to approve the 2/24 minutes, seconded by Whitacre, which carried unanimously.

Public hearing: rezoning case #01-14 CU-RS-40 (Conditional Use Residential) to AG (Agricultural) 6143 Lake Brandt Road

Reid presented the case, stating the request is to rezone from CU-RS-40 (single family residential) to AG (agricultural uses). The existing classification would have allowed the development of single family homes on lots with a minimum lot size of 40,000. Since the adoption of the mandated Watershed regulations (Critical Protection Area), it is not possible to develop this land on such small lots. The applicant request is a less intense use, and his interest is in reducing his county property taxes. He had indicated at the open house that he just wants to grow vegetables and currently has approximately one acre under cultivation. Reid stated nearby property is zoned AG, which is more compatible with watershed regulations, and the reversion of this property to AG complies with sections of the Comprehensive Plan regarding Preservation of Farm land and Community Character Preservation.

Feulner noted there had been extensive dumping on the property in the past. Reid stated the property owner is cleaning up his property and is working with his neighbors to clean up neighborhood areas. Rooney asked about the uses allowed in the Agricultural district such as a communication tower or shooting range. Reid stated both were permitted, but that specific development regulations would be required. Rooney asked about twin homes; Reid replied there would be one dwelling unit allowed per each three acres. She stated that a twin home or duplex is two dwelling units.

Hess opened the public hearing at 7:24pm. There were no speakers. Hess closed the public hearing at 7:24pm.



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Feulner made a motion to recommend approval of rezoning case #01-14, CU-RS-40 to AG based on its consistency with the Community Character Preservation section of the Comprehensive Plan. The motion was seconded by Whitacre and carried unanimously.

OTHER BUSINESS

Halvorsen reminded all of the 3/26 Zoning Board and Board of Adjustment training at 5:30pm at the Community Center.

Whitacre asked Reid what the town could do to protect its groundwater. Reid stated that, as an example, the town could restrict land uses that sell or store gas or oil, and hazardous, corrosive, or explosive materials. The town could chose to require prevention mechanisms like spill containment or specialized site grading to facilitate consolidation and clean-up of a spill.

Whitacre asked about a former "stump dump" at Bunch and Stanley Huff Roads; Reid stated there is an open permit for fill dirt only at that location, and that Earl Davis with Guilford County Erosion and Sedimentation was monitoring it closely, visiting the site twice per week.

With no further business before the board, the meeting was adjourned at 7:40pm.

 Nancy Hess, Chair

 Valarie Halvorsen, Town Clerk



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ZONING BOARD RECOMMENDATION RZ - 01 - 14

APRIL 1, 2014

During the regularly scheduled 3/24/18 Zoning Board meeting a public hearing regarding rezoning case RZ-01-14 (applicants: Walter & Linda Properties, LLC; property location: 6143 Lake Brandt Rd.) was conducted. The Zoning Board voted as follows:

Feulner made a motion to recommend approval of rezoning case #01-14, CU-RS-40 to AG based on its consistency with the Community Character Preservation section of the Comprehensive Plan. The motion was seconded by Whitacre and carried unanimously.



Nancy Hess, Chair



Valarie Halvorsen, Town Clerk

Table 4-3-1 Permitted Use Schedule Rezoning Case #01-14

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*	LI*	HI	PI	TCD-R*	TCD-M*	TCD-P	
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	P
Agricultural Production (livestock)	0200	1	P	P	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	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			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	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	P
Home Occupation, including renting of rooms	0000		D	D	D	D	D		D												D
Flying Field, Private	0000		S				S														D
Junked Motor Vehicle	0000		D	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	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	D
Swimming Pool	0000		D	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
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	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	R*	TCD-M*	TCD-
Bowling Centers	7933	3								P	P	P		P						
Club or Lodge	8640	3	S	S	S	S	S	S	S	P	P	P	P	P				S	S	
Coin Operated Amusement	7993	3								P	P	P								
Country Club with Golf Course	7997	1	D		S	S	S			D	D		D	D		D				
Dance School	7911	3							P	P	P	P	P							P
Equestrian Facility	7999	2	S		S		S										S			
Fortune Tellers, Astrologers	7999	3								P	P	P								
Go-Cart Raceway	7999	4										P		P	P					
Golf Course, Miniature	7999	3									P	P	P							
Golf Course	7992	1	S	S	S	S				P		D		D	D		D			
Golf Driving Range	7999	3	S									D		D	D					
Martial Arts Instructional Schools	7999	3								P	P	P	P							P
Paint Ball Gaming Facility, outdoor	0000	3	S									S			S		S			
Physical Fitness Center	7991	3								P	P	P	P	P	P					P
Private Club or Recreational Facility, other	7997	3	S																	
Public Park	7990	1	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	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			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									
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																		
Library	8231	3						P	P	P	P	P	P	P			P			P
Museum or Art Gallery	8412	3						P	P	P	P	P	P	P			P			P
Nursing & Convalescent Home	8050	3									P	P	P				P			P
Orphanage	8361	3															P			S
Police Station, Neighborhood	9221	3	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Post Office	0000	3						P	P	P	P	P	P	P	P	P	P			P
Psychiatric Hospital	8063	3									P	P					P			
Retreat Center	0000	3									P	P	P	P			P			P
School Administration Facility	9411	3						P	P	P	P	P	P	P	P	P	P			P
Specialty Hospital	8069	3									P	P					P			
BUSINESS, PROFESSIONAL & PERSONAL SERVICES																				
Accounting, Auditing or Bookkeeping	8721	3						P	P	P	P	P	P	P	P					P
Administrative or Management Services	8740	3						P	P	P	P	P	P	P	P					P
Advertising Agency or Representative	7310	3							P	P	P	P	P	P	P					P
Advertising, Outdoor Services	7312	4									D	D		P	P	P				
Automobile Rental or Leasing	WCA 7510	4									P	P				P	P			
Automobile Repair Services, Major	WCA 0000	4									P	P				P	P			
Automobile Repair Services, Minor	WCA 0000	3									P	P	P		P	P				
Automobile Parking, Commercial	7521	3									P	P	P	P	P	P	S			
Automotive Towing & Storage Services	WCA 7549	3									D	D			D	D				

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

Use Type	SIC Ref.	ZONING DISTRICTS														TCD-M*	TCD-R*	TCD-		
		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	CP*	LI*				HI	PI
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				P
Computer Services	7370	3								P	P	P	P	P	P	P				P
Economic, Sociological or Educational Research	8732	3							P	P	P	P	P	P	P	P				P
Employment Agency, Personnel Agency	7360	3								P	P	P	P	P	P	P				P
Engineering, Architect or Survey Service	8710	3							P	P	P	P	P	P	P	P	P			P
Equipment Rental & Leasing, no Outside Storage	WCA 7350	3									P	P	P			P	P			P
Equipment Rental & Leasing, with Outside Storage	WCA 7350	4														P	P			
Equipment Repair, Heavy	WCA 7690	4															P			
Equipment Repair, Light	WCA 7690	3										D	D			P	P			
Finance or Loan Office, with Drive-Through	6100	3									P	P	P	P	P	P				
Finance or Loan Office, without Drive-Through	6100	3							P		P	P	P	P	P	P				P
Funeral Home or Crematorium	7261	3									P	P					S			
Furniture Repair Shop	WCA 7641	3									P	P			P	P				
Hotel or Motel	7011	3									P	P	P	P						
Insurance Agency, No On-Site Claims Inspections	6411	3							P	P	P	P	P	P	P	P				P
Insurance Agency, On-Site Claims Inspections	6300	3									P	P	P	P	P	P				
Kennels or Pet Grooming	0752	3	S								D	D	D	D	D	P	P			
Landscape & Horticultural Services	WCA 0780	4	S													P	P			
Laundromat, Coin Operated	WCA 7215	3									P	P	P	P						P
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				
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	P
Medical or Dental Laboratory	8071	3							P		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				S
Pest or Termite Control Services	WCA 7342	3										P	P			P	P			
Photocopying & Duplicating Services	7334	3								P	P	P	P	P	P	P				P
Photofinishing Laboratory	7384	3										P	P	P	P	P				
Photography, Commercial	7335	3										P	P		P	P	P			
Photography Studio	7221	3								P	P	P	P	P	P					P
Real Estate Office	6500	3							P	P	P	P	P	P	P	P				P
Recreational Vehicle Park or Campsite	7033	4																		
Refrigerator or Large Appliance Repair	7623	3										D	D			P	P			
Rehabilitation or Counseling Services	8300	3							P	P	P	P	P	P	P	P		P		P
Research, Development or Testing Services	8730	3													P	P	P			
Septic Tank Services	WCA 7699	4															P			
Shoe Repair or Shoeshine Shop	7251	3								P	P	P	P	P	D					P
Stock, Security or Commodity Broker	6200	3							P	P	P	P	P	P	P	P				P
Taxidermist	WCA 7699	3										P	P							
Television, Radio or Electronics Repair	7620	3										P	P	P			P			
Theater, Adult	0000	3										D								
Theater, Outdoor	7833	4																		
Theater, Indoor	7832	3										P	P	P						P
Tire Recapping	7534	4															P			
Tourist Home, Bed & Breakfast	7011	2	S	S	S	S				D	P	P	P						S	S
Travel Agency	4720	3																		P
Truck Driving School	4720	3											P				P			

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Use Type	SIC Ref.	ZONING DISTRICTS														TCD-M*	TCD-R*	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			P	
Watch or Jewelry Repair	7631	3							P	P	P	P	P	D					P	
Welding Shop WCA	7692	4													P	P				
RETAIL TRADE																				
ABC Store (liquor)	5921	3								P	P	P							P	
Antique Store	5932	3							P	P	P	P	P						P	
Appliance Store	5722	3								P	P	P	P						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						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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Use Type	SIC Ref.	ZONING DISTRICTS																	
		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	CP*	LJ*	HI	Pl	TCD-M*	TCD-R*
Electrical Components	3670	5													P	P			
Electrical Equipment	3600	5													P	P			
Explosives	WCA 2892	5																	
Fabricated Metal Products	3400	5														P			
Fabricated Valve & Wire Products	3490	4													P	P			
Fats & Oils, Animal	WCA 2077	5														P			
Fats & Oils, Plant	WCA 2070	4													P	P			
Fish, Canned, Cured or Frozen	WCA 2091	5															S		
Floor Coverings, Excluding Carpet	3996	5														P			
Food & Related Products, Miscellaneous	2090	4												P	P	P			
Furniture Framing	2426	4												P	P	P			
Furniture & Fixtures Assembly	0000	4												P	P	P			
Furniture & Fixtures	2500	4												P	P	P			
Glass	3200	5														P			
Glass Products from Purchased Glass	3231	4												P	P	P			
Grain Mill Products	2040	4													P	P			
Heating Equipment & Plumbing Fixtures	3430	4													P	P			
Household Appliances	3630	4													P	P			
Ice	2097	4									P	P		P	P	P			
Industrial & Commercial Machinery	3500	4													S	P			
Jewelry & Silverware, No Plating	3910	4												P	P	P			
Leather & Leather Products, No Tanning	WCA 3100	4												P	P	P			
Leather & Leather Products, Tanning	WCA 3100	5														S			
Lighting & Wiring Equipment	3640	4													P	P			
Logging & Wood, Raw Materials	2411	1	S	S															
Manufactured Housing & Wood Buildings	2450	4													P	P			
Measurement, Analysis & Control Instruments	3800	4												P	P	P			
Meat, Poultry, Packing & Processing, No Rendering	WCA 2010	5														P			
Medical, Dental & Surgical Equipment														P	P	P			
Metal Coating & Engraving	WCA 3470	5														S			
Metal Fasteners (i.e. screws, bolts, etc..)	3450	4													P	P			
Metal Processing	WCA 3350	4													P	P			
Millwork, Plywood & Veneer	2430	4												P	P	P			
Motor Vehicle Assembly	3710	5														P			
Motor Vehicle Parts and Accessories	3714	4													P	P			
Motorcycle Assembly	3751	4													P	P			
Musical Instruments	3930	4												P	P	P			
Paper Products, No Coating or Laminating	WCA 2670	4													P	P			
Paper Products, Coating & Laminating	WCA 2670	4														P			
Paperboard Containers & Boxes	2650	4												P	P	P			
Pens & Art Supplies	3950	4												P	P	P			
Petroleum & Related Products	WCA 2900	5														S			
Pharmaceutical Preparations	WCA 2834	4												P	P	P			
Photographic Equipment	3861	4												P	P	P			
Photographic Supplies	3861	5												P	P	P			
Pottery & Related Products	3260	4													P	P			
Preserved Fruits & Vegetables, No Can Manufacturing	2030	4												P	P	P			
Primary Metal Products & Foundries	WCA 3300	5														P			
Printing & Publishing	2700	4									P	P		P	P	P			
Pulp & Paper Mills	WCA 2610	5														S			
Rubber & Plastics, Miscellaneous	WCA 3000	4													P	P			
Rubber & Plastics, Raw	WCA 3000	5														S			
Salvage Yards, Auto Parts	WCA 5015	5																	
Salvage Yards, Scrap Processing	WCA 5903	5																	
Sawmill or Planing Mills	2420	5	S													P			
Signs	3993	4												P	P	P			
Soaps & Cosmetics	WCA 2840	4												P	P	P			
Sporting Goods & Toys	3940	4												P	P	P			
Stone Cutting, Shaping & Finishing, Interior Use	3281	4													P	P			

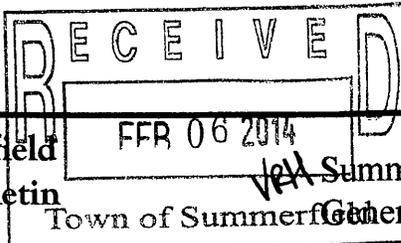
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Use Type	SIC Ref.	ZONING DISTRICTS																	
		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	CP*	LI*	HI	PI	TCD-R*	TCD-M*
Sugar & Confectionery Products	2060	4												P	P	P			
Surface Active Agents	WCA 2843	5														P			
Textile 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
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
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
Carnivals & Fairs	0000		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		
Conventions, Trade Shows	7920										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	P		
Turkey Shoots	0000		S	S															

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



Summerfield Application for
General Purpose 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 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 Conditional Use RS40 zoning district to the Agriculture zoning district. Said property is located 6143 Lake Brandt Rd., Summerfield, NC 27358. Mailing Address: 6143 Lake Brandt Rd., Greensboro, NC 27455

in Center Grove Township; Being a total of: 45.26 acres.

Further referenced on the Guilford County Tax Maps as:

Parcel Number Book 7108, Page 2137, Guilford County Registry

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.

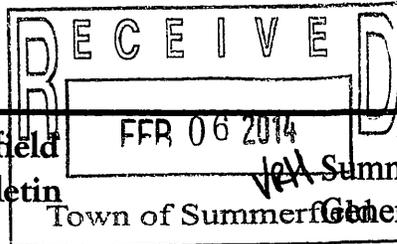
Check One:

- The applicant is the property owner(s) LLC - GENERAL PARTNER
- 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.

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 (check with Planning Staff for specific requirements)



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- The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.
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WALTER & LINDA PROPERTIES LLC

3504 CROSSTIMBERS DR
GREENSBORO, NC 27410

1010

66-68/531
09

DATE 2-6-2014

PAY TO THE ORDER OF TOWN OF SUMMERFIELD

\$ 500.00

Five Hundred Dollars and no/100

DOLLARS

HIGH POINT BANK

FOR Re-Zoning application

Linda J. Lewis

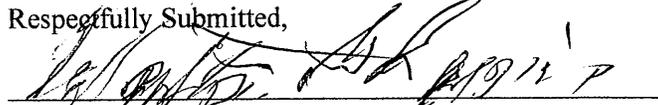
001010 053100685 040 232646

Case # _____

Application No. 2

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

Respectfully Submitted,


Applicant Signature

Representative/Agent Signature

Walter G. Lewis, Walter & Linda Properties, LLC
Name

Name

6143 Lake Brandt Rd.,
Mailing Address

Mailing Address

Greensboro, NC 27455
City, State and Zip Code

City, State and Zip Code

336-643-7592
Phone Number

Phone Number

wlewisprop@att.net
Email

Email

Additional Tax References and Signatures

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 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.

Owner Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email

Owner Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email

Owner Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email

Owner Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

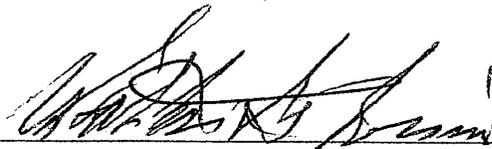
Email

Organization Meeting of Walter & Linda Properties, LLC

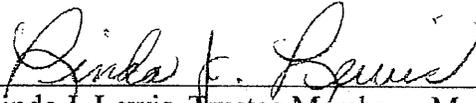
Walter & Linda Properties, LLC was organized as follows:

- 1) The Articles of Organization were approved.
- 2) The Operating Agreement was approved.
- 3) The members of the Company are:
Walter G. Lewis and
Linda J. Lewis, as trustees of the Walter and Linda Lewis Living Trust dated August 11, 2010, and both trustees are managers, either of whom may act.
- 4) The percentage of ownership of the Company is 100% to
Walter G. Lewis and
Linda J. Lewis, as trustees of the Walter and Linda Lewis Living Trust

There being no further business the meeting adjourned.



Walter G. Lewis, Trustee Member – Manager



Linda J. Lewis, Trustee Member – Manager

Additional rezoning questions:

1. Type of use and improvement proposed:

CROPS

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

MAINTAIN RURAL USES RELATED TO AGRICULTURE

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.

NONE

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

DO NOT WANT TO DEVELOPE RESIDENTIAL SUBDIVISION

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

WANTS TO SUSTAIN AGRICULTURAL USES - IN KEEPING WITH THE GENERAL PLAN

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

~~PRE~~ SERVE AGRICULTURAL USE OF LAND



2010053243

GUILFORD CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXT
\$800.00

PRESENTED & RECORDED:
10-08-2010 01:38:47 PM

JEFF L. THIGPEN
REGISTER OF DEEDS
BY: GEORGE C GLASER
DEPUTY-GB

BK: R 7170
PG: 1606-1608

SPECIAL WARRANTY DEED

Excise Tax: \$ 800.00

Tax ID#: 0138046

Property Address: 6143 LAKE BRANDT ROAD, SUMMERFIELD, NC 27358

Mail to: Walter & Linda Properties, LLC, 3504 CrossTimber Drive, Greensboro NC 27410

Drawn by: Lancaster & Trotter, attorneys
4430 Park Road
Charlotte, NC 28209
(704) 525-1702

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

THIS INDENTURE Made this _____ day of _____, 2010, between TD Bank, N.A., successor by merger to Carolina First Bank (MERCANTILE BANK being a division of Carolina First Bank), hereafter GRANTOR, and WALTER AND LINDA PROPERTIES, LLC, hereafter GRANTEE. The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in GUILFORD County, North Carolina and more particularly described as follows:

BEGINNING at an existing iron rod located on the western margin of the sixty (60') foot wide right-of-way for Lake Brandt Road, said point of beginning also being a common corner with the property of Joseph S. Rebo and Gladys P. Rebo as described in Deed Book 2717, Page 532, Guilford County Registry; thence running with the western margin of said right-of-way South 20 degrees 0 minutes 0 seconds East

394.75 feet to an existing iron rod, a common corner with the tract of Charles E. Morton as described in Deed Book 5009, Page 34, Guilford County Registry; thence running with the common boundary of said Morton tract South 68 degrees 18 minutes 34 seconds West 133.07 feet to an existing iron rod; thence running South 08 degrees 45 minutes 02 seconds East 396.03 feet to an existing iron rod; thence running South 87 degrees 45 minutes 38 seconds East 193.36 feet to an existing iron rod on the above referenced western margin of the right-of-way for Lake Brandt Road; thence continuing with the margin of said right-of-way South 08 degrees 17 minutes 08 seconds East 340.01 feet to an existing iron pipe, the same being a common corner with the tract of Amelia Shaw Smith as described in Deed Book 2807, Page 749, Guilford County Registry, and also being a common corner with the easement to BellSouth as described in Deed Book 3547, Page 1213, Guilford County Registry; thence running with the common boundary of the said Smith tract South 43 degrees 35 minutes 52 seconds West 44.34 feet to an existing iron pipe; thence South 08 degrees 45 minutes 06 seconds West 642.61 feet to an existing iron pipe and South 09 degrees 10 minutes 15 seconds West 188.74 feet to existing iron pipe, the same being a common corner with the tract of Hugh Loren Brunson, Jr. as described in Deed Book 4201, Page 924, Guilford County Registry; thence running with said Brunson boundary line South 08 degrees 46 minutes 54 seconds West 149.89 feet to an existing iron pipe, a common corner with Lake Brandt Properties, LLC as described in Deed Book 4788, Page 1220, Guilford County Registry; thence running with said boundary line of Lake Brandt Properties, LLC North 84 degrees 26 minutes 29 seconds West 960.98 feet to an existing iron rod; thence continuing with common boundary with Lake Brandt Properties, LLC North 01 degrees 36 minutes 33 seconds East 1,918.07 feet to a stone, located on the common boundary with the above referenced Rebo tract; thence running with the said Rebo tract North. 79 degrees 11 minutes 48 seconds East 783.57 feet to an existing iron rod at the POINT AND PLACE OF BEGINNING, the same containing 45.261 acres, more or less, pursuant to the survey prepared by Morgan Surveying & Design, entitled "Survey for: Mohammed Markatia", dated June 22, 2006.

SAVE AND EXCEPT ANY RELEASES, DEEDS OF RELEASE OR PRIOR CONVEYANCES OF RECORD.

SAID PROPERTY IS COMMONLY KNOWN AS 6143 LAKE BRANDT ROAD, SUMMERFIELD, NC 27358.

Deed Reference: Book 7108 Page 2137

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And the Grantor covenants with the Grantee, the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

TD Bank, N.A., successor by merger to Carolina First Bank (MERCANTILE BANK being a division of Carolina First Bank)

By: [Signature]
Vice President

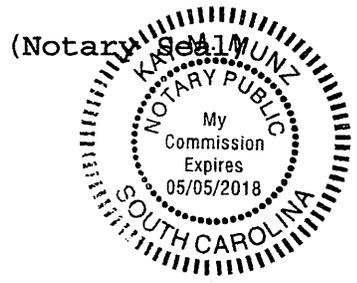
STATE OF South Carolina
COUNTY OF Greenville

I, Kay M Munz a, Notary Public of the said County and State certify that Laurie A Jax, personally came before me this day and acknowledged that (s)he is Vice -President of TD Bank, N.A., successor by merger to Carolina First Bank (MERCANTILE BANK being a division of Carolina First Bank) and that as Vice -President being authorized to do so, (s)he executed the foregoing on behalf of the corporation.

Witness my hand and official seal this 7th day of October, 2010.

[Signature]
Notary Public

My Commission expires: May 5, 2018





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

NOTICE OF PUBLIC OPEN HOUSE
AND PUBLIC HEARING

MARCH 6, 2014

The Town of Summerfield Planning Department has received an application to rezone property located at 6143 Lake Brandt Road, being Guilford County Parcel 0138046.

The parcel, located in Bruce Township, includes approximately 45.26 acres (see map on reverse). The parcel is owned by Walter and Linda Properties, Inc. The applicant is requesting a rezoning from CU-RS-40 (Conditional Use Residential) to AG (Agricultural).

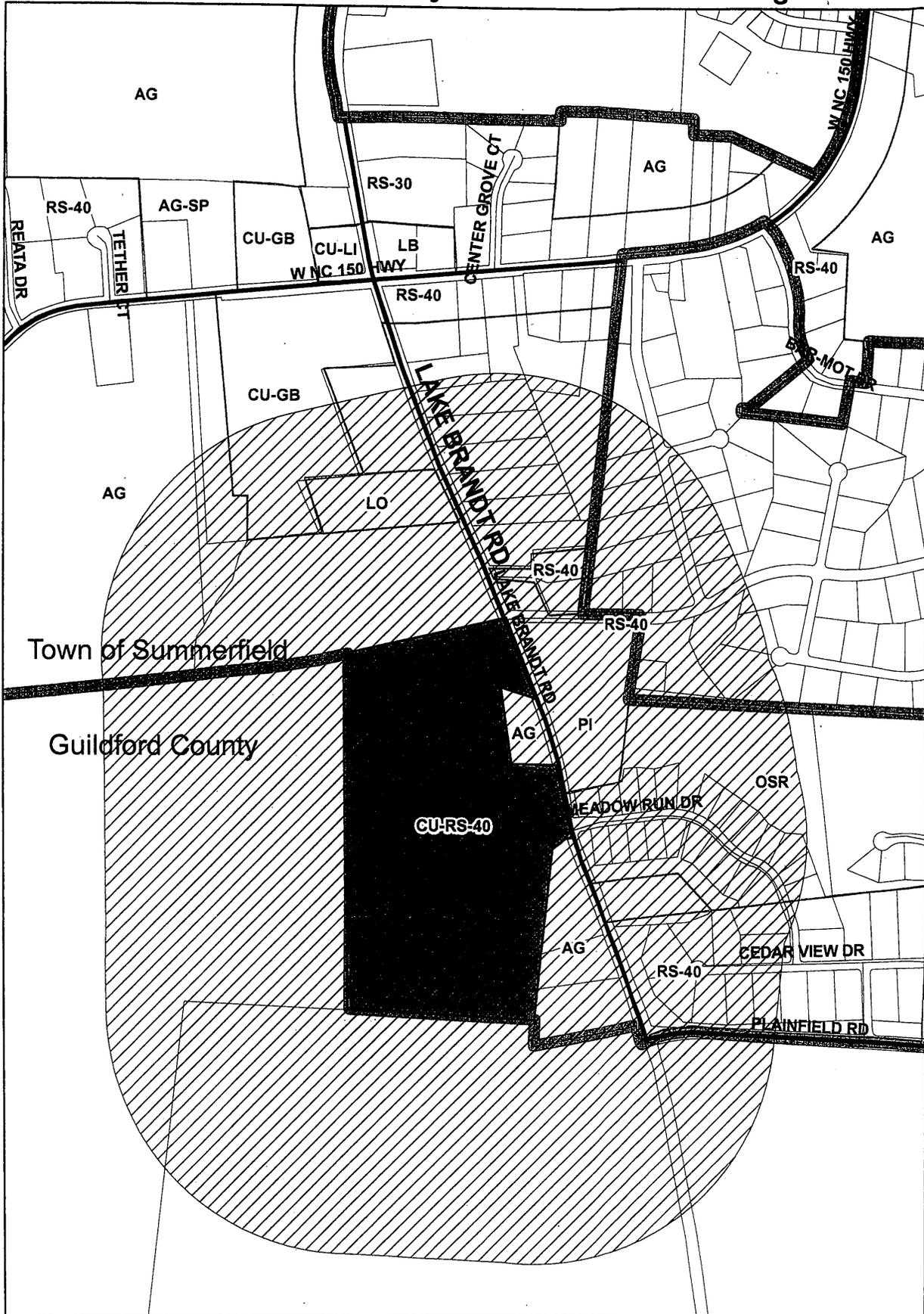
1. A public open house will be held Monday March 17, 2014 6pm at Summerfield Town Hall, 4117 Oak Ridge Road.
2. A public hearing will be held during the regularly scheduled March 24, 2014 Zoning Board meeting, 7pm at Summerfield Community Center, 5404 Centerfield Rd

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

6143 Lake Brandt Road
Rezoning Case # PZ-01-14
From CU-RS40 Residential by Conditional Use to AG Agriculture



Town of Summerfield



Valarie Halvorsen

From: GREE Legal Ads [LegalAds@news-record.com]
Sent: Thursday, March 06, 2014 2:53 PM
To: Valarie Halvorsen
Subject: RE: legal ad

Cost to publish Saturday is \$73.94

From: Valarie Halvorsen [mailto:clerk@summerfieldgov.com]
Sent: Wednesday, March 05, 2014 4:59 PM
To: GREE Legal Ads
Subject: legal ad

I need the ad below run in this Saturday's paper 3/8. Please let me know that you received it and it will run 3/8. :

TOWN OF SUMMERFIELD NOTICE OF PUBLIC HEARING

The following Public Hearing will be heard during the regularly scheduled 3/24/14 Zoning Board meeting 7pm at SFD Community Center, 5404 Centerfield Rd: RZ-01-14; applicant/owner: Walter and Linda Properties. request to rezone 6143 Lake Brandt Rd from CU-RS-40 to AG. Guil. Co. Parcel 0138046, in Bruce Twp, approx. 45.26 acres.

Valarie Halvorsen, Town Clerk
Town of Summerfield
POB 970 or 4117 Oak Ridge Rd, Summerfield, NC 27358
ph: 336-643-8655 | fax: 336-643-8654 | www.summerfieldgov.com

This message may contain confidential or privileged information and be subject to NC Public Records Law. If you are not the addressee (or authorized to receive for the addressee), you may not use, copy, or disclose the message contents. If received in error, please advise the sender by reply and delete the message.



Notice of Public Hearing

To: Summerfield Citizens
From: Summerfield Zoning Board
Where: Summerfield Community Center
5404 Centerfield Rd
Date: March 24, 2014
(Monday) 7:00 PM
Re: Public Hearing

The Zoning Board will hold the following Public Hearing during their regularly scheduled monthly meeting at the above date and time.

Rezoning case 01-14, CU-RS-40 to AG:

The Town of Summerfield Planning Department has received an application to rezone property located 6143 Lake Brandt Road, being Guilford County Parcel 0138046.

The parcel, located in Bruce Township, includes approximately 45.26 acres (see map on reverse). The parcel is owned by Walter and Linda Properties, Inc. The applicant is requesting a rezoning from CU-RS-40 (Conditional Use Residential) to AG (Agricultural).

Posted March 5, 2014

By Valarie R Halvorsen, Town Clerk



PUBLIC INFORMATION SESSION FOR REZONING
CASE # 01-14 MARCH 17, 2014 6:00PM, SFD TOWN HALL

The Town of Summerfield Planning Department has received an application to rezone property located at 6143 Lake Brandt Road, being Guilford County Parcel 0138046.

The parcel, located in Bruce Township, includes approximately 45.26 acres. The parcel is owned by Walter and Linda Properties, Inc. The applicant is requesting a rezoning from CU-RS-40 (Conditional Use Residential) to AG (Agricultural).

Sign-in Sheet

Name

WALTER LEWIS

Address

LAKE BRANDT RD

BENJAMIN PERROT

6115 LAKE BRANDT

6143 Lake Brandt Rd

* minutes →

Scott Whitaker, Town Manager

Julie Reid, Interim Town Planner

Open house for PZ-01-14

March 17, 2014, 6:00 p.m.

Attending:

Walter Lewis, applicant
Benjamin Perrot, adjacent property owner
Scott Whitaker, Town Manager
Julie Reid, Interim Town Planner

Introductions were made. Mr. Lewis explained how he intended to use his property, growing vegetables, and why he was asking that the zoning for this property be reverted back to its original Agricultural zoning classification.

Mr. Perrot, a long term resident, expressed concern that a livestock operation would be detrimental to his enjoyment of his property. Mr. Lewis reiterated his intention to grow vegetables. The two property owners discussed other neighborhood issues.

There being no others attending and having discussed any concerns, the open house ended at 6:30 p.m.



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NOTICE OF PUBLIC HEARING

MARCH 20, 2014

The Town of Summerfield Planning Department has received an application to rezone property located at 6143 Lake Brandt Road, being Guilford County Parcel 0138046.

The parcel, located in Bruce Township, includes approximately 45.26 acres (see map on reverse). The parcel is owned by Walter and Linda Properties, Inc. The applicant is requesting a rezoning from CU-RS-40 (Conditional Use Residential) to AG (Agricultural).

A public hearing will be held during the regularly scheduled April 8, 2014 Town Council meeting, 6:30pm at Summerfield Community Center, 5404 Centerfield Rd

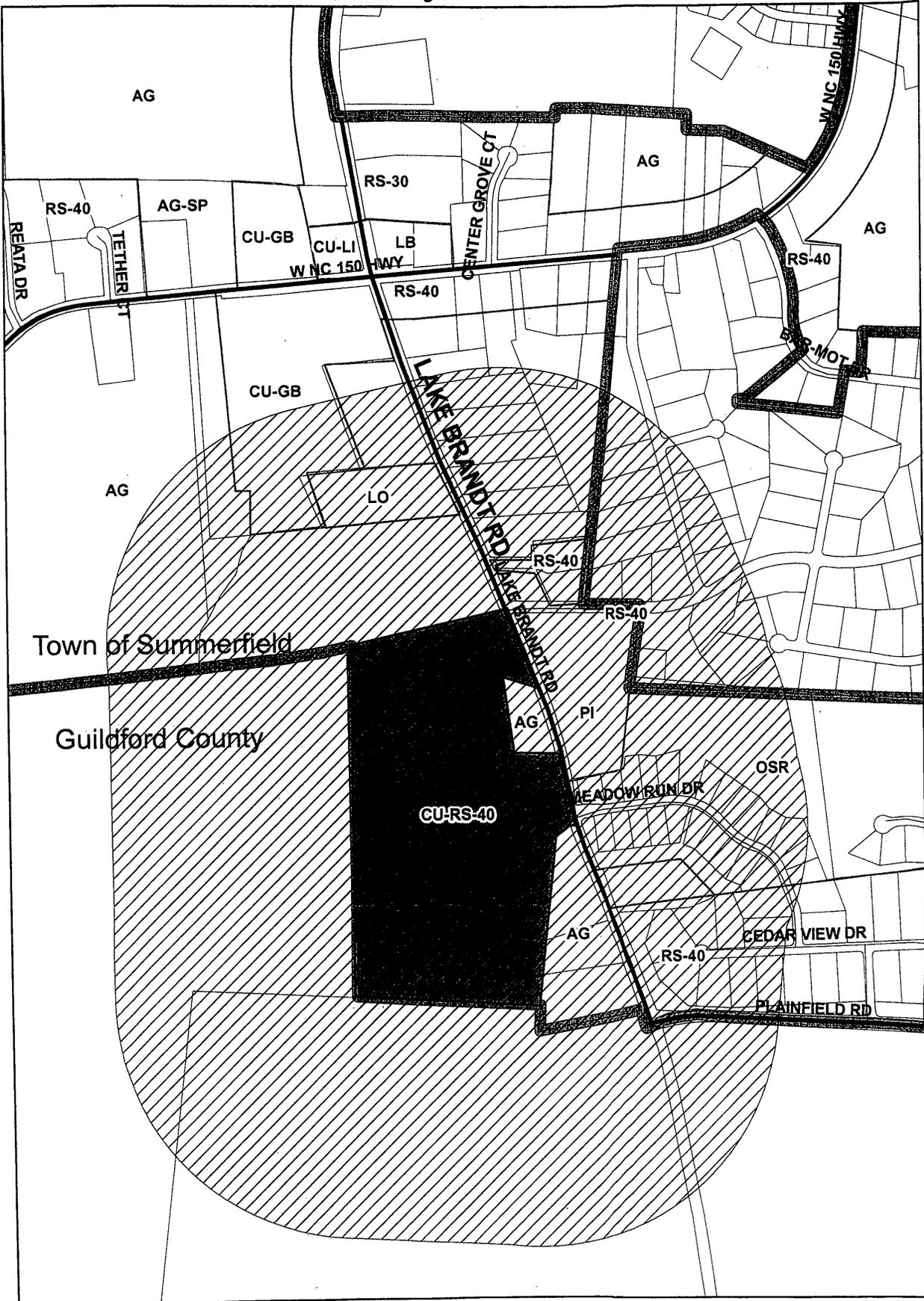
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Sincerely,



Julie Reid
Interim Town Planner

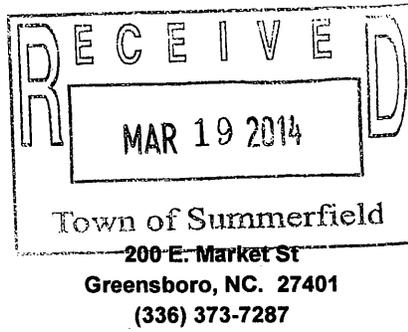
6143 Lake Brandt Road
Rezoning Case # PZ-01-14
From CU-RS40 Residential by Conditional Use to AG Agriculture



Town of Summerfield



News & Record
Advertising Affidavit



Account Number
4003020
Date
March 08, 2014

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

PO Number	Order	Category	Description
3/24 hearing	0000034906	Meetings and Events	TOWN OF SUMMERFIELD NOTICE OF PUBLIC HEARING The following Public H

**TOWN OF SUMMERFIELD
NOTICE OF PUBLIC HEARING**

The following Public Hearing will be heard during the regularly scheduled 3/24/14 Zoning Board meeting 7pm at SFD Community Center, 5404 Centerfield Rd: RZ-01-14; applicant/owner: Walter and Linda Properties. request to rezone 6143 Lake Brandt Rd from CU-RS-40 to AG. Guil. Co. Parcel 0138046, in Bruce Twp, approx. 45.26 acres.

**Publisher of the
Greensboro News & Record**

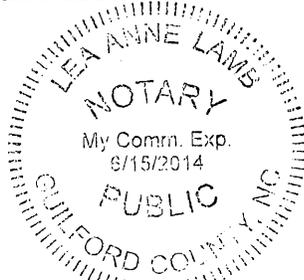
Before the undersigned, a Notary Public of Guilford, North Carolina, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared the Publisher Representative who by being duly sworn deposes and says: that he/she is the Publisher's Representative of the News & Record, 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:

03/08/2014

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 L. Sumner
(signature of person making affidavit)

Sworn to and subscribed before me the 13 day of March, 2014



Lea Anne Lamb
(Notary Public)

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

Valarie Halvorsen

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Valarie Halvorsen, Town Clerk
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ph: 336-643-8655 / fax: 336-643-8654 / www.summerfieldgov.com

CERTIFICATION OF ZONING NOTIFICATION

MARCH 6, 2014, REZONING CASE #01-14

This is to certify that the owner(s) of that parcel of land in Rezoning Case #01-14 as shown on the County Tax Map for the affected parcel 0138046, 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 March 6, 2014.

On this the 6th day of March 2014, I, Valarie Halvorsen, Town Clerk, official custodian of Town documents, attest to the above statement.

Valarie Halvorsen

Valarie Halvorsen, Town Clerk

Owner	Mail Address	Mail City	Mail State	Mail Zip
AUSTIN, FITZHUGH L III ; AUSTIN, CLAUDETTE A	2016 CEDAR VIEW DR	GREENSBORO	NC	27455
BAKER, KENNEYON ; BAKER, ARENE COOPER-BAKER	2191 MEADOW RUN DR	GREENSBORO	NC	27455
BALSON, DANIEL R ; BALSON, RENEE J	PO BOX 1055	SUMMERFIELD	NC	27358
BEYER, WILLIAM C ; BEYER, LAURA J	2146 MEADOW RUN DR	GREENSBORO	NC	27455
BROOKS, CLYDE TREXLER ; BROOKS, PENNY GALE	6180 OLD IRONWORKS RD	GREENSBORO	NC	27455
BRUNSON, HUGH LOREN JR ; BRUNSON, KATHLEEN R	6105 LAKE BRANDT RD	GREENSBORO	NC	27455
BUCKLEY, ROBERT ; BUCKLEY, JEAN-MARIE	2183 MEADOW RUN DR	GREENSBORO	NC	27455
BULLUCK, DAVID W ; BULLUCK, ELAINE C	6181 LAKE BRANDT RD	GREENSBORO	NC	27455
CENTER UNITED METHODIST CHURCH	6142 LAKE BRANDT RD	GREENSBORO	NC	27455
CHENG, JEANINE Y ; GRISWOLD, JOHN E	6186 OLD IRONWORKS RD	GREENSBORO	NC	27455
CITRON, CARL JR ; CITRON, PHYLLIS	917 JAMES DOAK PKWY	GREENSBORO	NC	27455
COLLIE, BRYAN T ; COLLIE, TRACEY M	2012 CEDAR VIEW DR	GREENSBORO	NC	27455
CORBIN WOODS PROPERTY OWNER'S ASSOCIATION INC	PO BOX 711	SUMMERFIELD	NC	27358
DAVIS, JIMMY G ; DAVIS, DIANA K	6178 OLD IRONWORKS RD	GREENSBORO	NC	27455
DESLAURIERS, CHRISTOPHER P ; DESLAURIERS, ANITA L	918 JAMES DOAK PARKWAY	GREENSBORO	NC	27455
DEVANEY HOLDINGS LLC	1580 NC HIGHWAY 68 N	OAK RIDGE	NC	27310
DEWETT, CHARLES M ; DEWETT, CAROL ANN	2166 MEADOW RUN DR	GREENSBORO	NC	27455
ELDRIDGE, RICHARD H ; ELDRIDGE, JANICE M	915 TROUBLESOME CREEK DR	GREENSBORO	NC	27455
EVANS, GARY MARTIN ; EVANS, EMILY D	985 NC 150 WEST	GREENSBORO	NC	27455
FIELDS, WILLIAM J ; FIELDS, CHARLENE H	920 JAMES DOAK PKWY	GREENSBORO	NC	27455
FJELLMAN, PETER B ; FJELLMAN, STACEY O	2013 CEDAR VIEW DR	GREENSBORO	NC	27455
FLANNAGAN, DEBORAH ROBERTS	2167 MEADOW RUN DR	GREENSBORO	NC	27455
GAROFOLA, DEAN M ; GAROFOLA, LISA L	2194 MEADOW RUN DR	GREENSBORO	NC	27455
GEISMAR, JANET LYNNE	2009 CEDAR VIEW DR	GREENSBORO	NC	27455
GUILL, WILLIAM M ; SHAW, MILTON IRBY	6116 LAKE BRANDT RD	GREENSBORO	NC	27455
HAIZLIP, DEWEY R ; HAIZLIP, AMY L	PO BOX 8625	GREENSBORO	NC	27419
HENSEL, NANCY P	916 TROUBLESOME CREEK DR	GREENSBORO	NC	27455
HILLSDALE VILLAGE LLC	PO BOX 9537	GREENSBORO	NC	27429
HILLSDALE VILLAGE LLC	2904 LAWDALE DR	GREENSBORO	NC	27408
HOLT, BOBBY LYNN ; HOLT, BETTY B	23 LADYS WALK	LADYS ISLAND	SC	29907
HYDRAULICS LTD	202 MACKENAN DR	CARY	NC	27511
JOHNSON, DONALD E	987 NC 150 WEST	GREENSBORO	NC	27455
KASEY, ROY L ; KASEY, NORMA H	6170 LAKE BRANDT RD	GREENSBORO	NC	27455
KONCHAR, JOANNE A	2187 MEADOW RUN DR	GREENSBORO	NC	27455
LAKE BRANDT PROPERTIES LLC	701 GREEN VALLEY ROAD STE 300	GREENSBORO	NC	27408
LEARY, DAVID THOMAS ; LEARY, JENNIFER H	922 JAMES DOAK PKWY	GREENSBORO	NC	27455
LEHMAN, CINDY	981 NC 150 WEST	GREENSBORO	NC	27455

LUNDRIGAN, GORDON R ; LUNDRIGAN, LEESA ANN	6177 OLD IRONWORKS RD	GREENSBORO	NC	27455
MCLEAN, JAN C ; MCLEAN, TERRY D	6180 LAKE BRANDT RD	GREENSBORO	NC	27455
MEADOW RUN ASSOCIATION INC	6109 GWYNEDD ROAD	SUMMERFIELD	NC	27358
MICHAELS, MICHAEL A ; MICHAELS, CAROLYN L	2150 MEADOW RUN DR	GREENSBORO	NC	27455
MITCHELL, CHARLIE ; MITCHELL, JOAN	916 JAMES DOAK PKWY	GREENSBORO	NC	27455
MOORING, PATRICK ; MOORING, ANGELA L	6182 OLD IRONWORKS RD	GREENSBORO	NC	27455
NEWBY, NICHOLAS K ; NEWBY, HEIDE A	6181 OLD IRONWORKS RD	GREENSBORO	NC	27455
NORMAN, DON O ; NORMAN, BARBARA ANN	6154 LAKE BRANDT RD	GREENSBORO	NC	27455
OSBORNE, ROBERT J ; OSBORNE, JUDY R	2170 MEADOW RUN DR	GREENSBORO	NC	27455
PANNALA, MARUTHY K ; PANNALA, SRI RENUKHA	2157 MEADOW RUN DR	GREENSBORO	NC	27455
PARMER, CURTIS S ; PARMER, REBECCA J	2158 MEADOW RUN DR	GREENSBORO	NC	27455
PERROT, BENJAMIN A ; PERROT, MARIA	6115 LAKE BRANDT RD	GREENSBORO	NC	27455
POLLINA, CHRISTOPHER J ; POLLINA, ANDREA M	917 TROUBLESOME CREEK DR	GREENSBORO	NC	27455
POPE, BRETT N ; POPE, PATRICIA G	2199 MEADOW RUN DR	GREENSBORO	NC	27455
RANDLEMAN, THOMAS W ; RANDLEMAN, BETTY W	2143 MEADOW RUN DR	GREENSBORO	NC	27455
REBO, JOSEPH S	5206 HEDRICK DR	GREENSBORO	NC	27410
RHODES, CYNTHIA K ; RHODES, MICHAEL A	PO BOX 276	COLBERT	GA	30628
RIDGEWOOD OF GREENSBORO LLC	5601 FOXBURY RD	OAK RIDGE	NC	27310
RILEY, R PAGE ; RILEY, MARGARET P	2140 MEADOW RUN DR	GREENSBORO	NC	27455
ROBBINS, PAUL H ; CARTER-ROBBINS, KAREN A	2021 CEDAR VIEW DR	GREENSBORO	NC	27455
ROEBERTS, CHARLES EDWARD ; ROEBERTS, KAREN	2195 MEADOW RUN	GREENSBORO	NC	27455
ROOT, KELLEY B	6150 LAKE BRANDT RD	GREENSBORO	NC	27455
ROSENFELD, JONATHAN A ; ZAMORA-ROSENFELD, VICTORIA A	361 LUGANO WAY	OAK PARK	CA	91377
ROUNTREE, MARK E ; ROUNTREE, KIMBERLY B	6099 CENTRE CAMP CT	GREENSBORO	NC	27455
RYANG, DOHYOUNG ; SHIM, INSUK	2190 MEADOW RUN DR	GREENSBORO	NC	27455
SAWULSKI, MARK J ; SAWULSKI, CARRIE G	2154 MEADOW RUN DR	GREENSBORO	NC	27455
SAWYER, JONATHAN LEE ; SAWYER, JENNIFER R	917 OLD IRON CT	GREENSBORO	NC	27455
SCHLOBOHM, RICHARD A ; SCHLOBOHM, JANE E	6162 LAKE BRANDT RD	GREENSBORO	NC	27455
SHIELDS, MICHAEL ROBERT ; SHIELDS, SANDRA C	6185 OLD IRONWORKS RD	GREENSBORO	NC	27455
SNEDDEN, WILLIAM M JR ; SNEDDEN, NANCY C	2182 MEADOW RUN DR	GREENSBORO	NC	27455
STRAUSS, JOHN STEPHEN	2186 MEADOW RUN DR	GREENSBORO	NC	27455
THOMPSON, BRAD L ; THOMPSON, ELIZABETH K	6176 OLD IRONWORKS RD	GREENSBORO	NC	27455
URBAN, PAT J ; URBAN, DIANE L	2149 MEADOW RUN DR	GREENSBORO	NC	27455
VARNER, DWAYNE R ; VARNER, LEE K	2198 MEADOW RUN DR	GREENSBORO	NC	27455
WAKEFIELD, MATTHEW CHARLES ; WAKEFIELD, RHONDA E	2173 MEADOW RUN DRIVE	GREENSBORO	NC	27455

WALTER AND LINDA PROPERTIES LLC	6143 LAKE BRANDT RD	GREENSBORO	NC	27455
WARNER E LINDELL TRUST ; LINDELL, WARNER E TR	2008 CEDAR VIEW DR	GREENSBORO	NC	27455
WELLS, ERIC A ; WELLS, MARTINA M	6183 OLD IRONWORKS RD	GREENSBORO	NC	27455
WHITT, KENNETH DUAINÉ ; WHITT, PATRICIA K	6174 LAKE BRANDT RD	GREENSBORO	NC	27455
WIGLESWORTH, MARTIN DALE	2025 CEDAR VIEW DR	GREENSBORO	NC	27455
WING, ANDREW ; WING, MARY	2162 MEADOW RUN DR	GREENSBORO	NC	27455
WRIGHT, EMILY E ; WRIGHT, ROBERT A	6179 OLD IRONWORKS RD	GREENSBORO	NC	27544
YARBORO, KENNETH ALLEN ; YARBORO, JANIE M	6158 LAKE BRANDT RD	GREENSBORO	NC	27455
YATES, DAVID A ; YATES, JENNIFER M	2163 MEADOW RUN DR	GREENSBORO	NC	27455

Town of Summerfield
P.O. Box 970
Summerfield, NC 27358

MAR 11 2014
Town of Summerfield

27358097070

Town of Summerfield
P.O. Box 970
Summerfield, NC 27358

RECEIVED
MAR 24 2014
Town of Summerfield

file copy RZ 01-14

Town of Summerfield
P.O. Box 970
Summerfield, NC 27358

27358097070

Town of Summerfield
P.O. Box 970
Summerfield, NC 27358

RECEIVED
MAR 24 2014
Town of Summerfield

Return for file RZ 01-14

CORBIN WOODS
PO BOX 711
SUMMERFIELD NC 27358

NIXIE 274 7E 1009 0003/1

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 27358097070 *0580-07327-0

27358097070

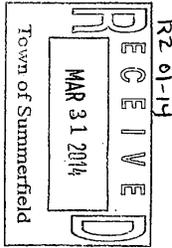
GREENSBORO, NC 27404
PIEDMONT TRIAD AREA
06 MAR 2014 PM 5:1

GREENSBORO, NC 27404
PIEDMONT TRIAD AREA
06 MAR 2014 PM 5:1

CORBIN WOODS
PO BOX 711
SUMMERFIELD NC 27358

288
NIXIE 274 7E 1009 0003/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 27358097070 *0380-00105-20
2735800970
2725507111

Town of Summerfield
P.O. Box 970
Summerfield, NC 27358



RIDGEWOOD OF GSO LLC
5601 FOXBURY RD
OAK RIDGE NC 27310

SPRENSBORO NC 2734
FLEMING TREAD AREA
20 MAR 2014 PM 7 L

R2 01-14
NIXIE 274 FE 1009 0003/28
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 27358097070 *3080-04222-2
27358097070

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RIDGEWOOD OF GSO LLC
5601 FOXBURY RD
OAK RIDGE NC 27310

EZ 01-14
NIXIE 274 SE 1009 0003/28
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 27358097070 *0480-07252-04
27358097070

W/over
Akk'ss

27358097070