



ZONING BOARD MINUTES Sept. 22, 2014, 7:00pm, SFD Community Center

The meeting was called to order at 7:05pm by Hess. The following were present:

Board

Nancy Hess, Chair
Jeff Davis
Dick Feulner
Kathy Rooney
Trudy Whitacre
Scott Henson, Alternate
Dwayne Crawford, Alternate

Staff

Julie Reid, Town Planner

Guests

Bill Yearns, Developer
Aden Stoltzfus, Developer's Engineer
Don Wendelken

CONSENT AGENDA

Three minor corrections to the minutes were recommended: correct the address for Lee Haywood at the second listing (listed as 7209, should have been 7203); amend the reason for the recommendation for denial for the Bandera Farm rezoning, the comment that the development was inconsistent with the surrounding development was actually added as a friendly amendment by Jeff Davis; correct the spelling of Ms. Whitacre's name on the second for the motion for the same case.

Rooney motioned to approve the consent agenda and the July 1, 2014 minutes as corrected. The motion was seconded by Feulner and carried unanimously.

CARLSON RIDGE SUBDIVISION - PRELIMINARY PLAT APPROVAL

Reid gave a brief overview of the rezoning of this property and of the proposed subdivision. Mr. Bill Yearns will be developing 17.99 acres into twelve residential lots with fifty percent (50%) of the total area designated as open space. The preliminary plat indicates 9.50 acres of open space, 0.57 acres more than required. The open space along Carlson Dairy Road has been increased. A portion of the storm water from the development will be allowed to flow into these two areas and be absorbed naturally. This property has been used for agricultural purposes and a single family residence in the past. Much of the existing open pasture land will be preserved as open space. The existing home is being renovated to sell as part of the subdivision.

Reid noted that the rezoning for this subdivision was approved as CU-OSRD/WCA - Open Space Residential District by Conditional Use in a Water Supply Watershed Critical Area, Tier 3 (portion) and Tier 4 (portion).

She also noted the lots will be served by on-site wells and septic tank systems on each lot. There are no offsite sewage/drainage fields anticipated. The need for off-site sewage drainage fields can be eliminated by careful evaluation of the existing soils and rational lot design. Approvals for on-site sewage systems will need to be approved by the Guilford County Public Health Department. Adjustments to lot lines may be required to maintain the sewage system on the lot it serves.



The required submittals received included the Preliminary Plat with all required data, Environmental Inventory, a utility layout plan and Erosion Control Plans and required fees. A Watershed Development Plan was also required and there has been considerable communication between the project engineer and the Town's engineer. The two historic sources indicate a stream and required buffer shown in the bottom right hand corner of the plat, within one of the open space areas. The developer may request a stream classification study. This would be done by the Town's engineer in conjunction with NCDENR.

The environmental inventory reflects few conservation concerns. Tree stands at the northeast corner and southeast corner of the site will be undisturbed. Trees on proposed lots will be preserved where possible. Mature trees on the one existing lot will be preserved.

There will be 12 lots, 11 along a cul-de-sac with one entrance from Carlson Dairy Road, and the twelfth one using an existing entrance onto Hamburg Mill Road. The road will have to be built to NCDOT Standards for Subdivisions. Road plans have already been submitted and approved for construction.

A preliminary review by the Guilford County Erosion and Sedimentation revealed that a grading permit is required. Erosion and sediment plans have already been submitted and approved. The owner/developer will secure a grading permit from Guilford County prior to land-disturbance activity.

Addressing will occur after the final approval of the preliminary plat.

The Board discussed the watershed aspects of the plat and what might change with a classification study. Reid explained that a classification study would take 7-14 days.

The Board discussed the extension of the stream channel and how the increased flow will be dispersed. The developer's engineer discussed the difference between channelized flow and natural filtration with sheet flow.

Feulner motioned that the application for the Preliminary Plat Approval for Carlson Ridge Subdivision be given conditional approval. Conditions that must be met prior to an unconditional approval are:

- A. All lots must be evaluated and approved for septic tank installation. When the approvals are received by the Town of Summerfield, the approval will be changed from conditional approval to approval.
- B. Erosion and sedimentation plans have been submitted and approved. The owner/developer will secure a grading permit from Guilford County prior to land-disturbance activity.
- C. The developer will submit a draft of the agreement to be filed indicating who will be the owner or receiver of the open space.
- D. Verification by Town Attorney of agreement from adjacent property owner Mr. Griffin to relocate stream. The stream cannot be re-routed without Mr. Griffin's permission.
- E. The developer must submit and comply with all requirements as noted by Mr. Warren Simmons on the plat.



- a. The stream buffers are measured from the top of bank – include width of channel.
- b. Show natural infiltration areas with water quality conservation easement.
- c. If natural infiltration is not practical, then provide conventional BMP to meet 85% suspended solids removal.

The motion was seconded by Rooney and carried unanimously.

OTHER BUSINESS

Reid expressed her appreciation for the Planning and Zoning Board alternatives. She noted that both Mr. Henson and Mr. Crawford come every meeting, have read the materials and are ready to step in if needed. They have also volunteered to deliver packets on many occasions.

The Board discussed whether the alternates should be seated with the Board and whether they might be able to take part in the discussion but not be eligible to vote, and if it would be desirable to increase the size of the Board. Both the alternates and the Board members felt that it was good training to serve as an alternate.

Reid also gave the Board an update on the proposed land use ordinance. She noted that she had reviewed several sections with the Town's engineer and with the Town's attorney. She said she was working on incorporating the revisions into the text. When that is finished, it will go to the Town Manager for his review and then onto the Planning Board for review and public hearings.

With no further business, a motion was made to adjourn. The motion carried unanimously.

Nancy Hess, Chair

*Valarie R. Halvorsen, Town Clerk**

**Halvorsen was not present at this meeting; these minutes are based on notes taken by Reid.*



PLANNING DEPARTMENT REPORT *JANUARY 12, 2015*

Memorandum to: Planning and Zoning Board members

From: Julie A. Reid, Town Planner

Regarding: Case RZ-01-15

LOCATION: The subject site is an 8.313 - acre portion of a 131- acre tract of land located at 6900 Belford Road, Bruce Township, being Guilford County Parcel 0149799. The requested 8.313 acres would be located east of the terminus of Shadow Creek Drive (Birkhaven Subdivision).

OWNER(S)/APPLICANT: Renee Brown Weidel, 7000 Belford Road, Summerfield, NC 27358.

PROPOSED DEVELOPER: Unknown.

TOTAL ACREAGE: The subject site is an 8.313 - acre portion of a 131- acre tract of land.

REQUEST: The proposed rezoning is from AG (Agricultural) (120,000 square foot lots) to CU-RS-40 (Conditional Use Residential), located in a Watershed General Area (60,000 square foot lots).

Only proposed permitted use – Single Family Detached Residence

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

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

CHARACTERISTICS OF THE PROPOSED DISTRICT: 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 of ten (10) percent.

OBSERVATIONS: *The proposed subdivision is located along an alignment identified on the Town of Summerfield Collector Street Plan. This east-west connector would serve to connect the extension of Eversfield Road, Braelands Drive (Birkhaven Subdivision), Belford Road and Mahlon Lawrence Drive (Armsfield Subdivision). The location of designated flood plains to the south make north –south connections to Brookbank Road unlikely.*

During the subdivision review and approval process for Birkhaven 1-5, it was agreed that no more than 60 homes would be constructed as there would be only one access road. Birkhaven 6 was approved with another 16 lots having this same single access. There was discussion of the provision for a second access and providing for the connectivity of subdivision roads to major thoroughfare roads. This project proposes only five lots, but with access by extension to the same access road.

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

COMPATIBILITY WITH COMPREHENSIVE PLAN:

1. Appropriate, Limited Commercial Development – *Not applicable*

2. Sidewalk, Bikeway and Trail System – *There is a ten foot easement for foot traffic to the proposed open space.*

3. Community Character Preservation – *There is 0.861-acre open space proposed north of the proposed lots. There is a ten foot easement for foot traffic to the proposed open space. The stated purpose of this open space is preservation of open space including farm and forest land. There are existing mature trees within proposed open space. Some of these mature trees will be preserved and incorporated into the open space portion of the development. The trees and their root structure will have to be protected during construction. The following policies should be considered.*

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

There is a row of Arizona Cypress along the southern border of the proposed subdivision and protected by a twenty-five foot landscape easement. Additional plant materials both north and south of this easement remain from a previous commercial tree nursery on the site.

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

This policy was not just intended for open space areas, but also for the residential lots themselves. It is a common practice for builders to completely clear the lot. The areas within the setbacks are areas where trees may be preserved. Driveways and septic systems may require the removal of some trees.

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



4. Transportation Improvements –

Policy 4.5:

So as to (1) minimize the use of major roadways for purely local trips, (2) allow for public road access, and (3) facilitate the development of Summerfield as a walkable and bikeable community, the Town shall encourage STREET CONNECTIONS BETWEEN ADJOINING RESIDENTIAL AREAS, - provided that the street layout discourages cut-through traffic through established neighborhoods.

Policy 4.7

As new neighborhoods are developed, AT LEAST TWO POINTS OF ACCESS/EGRESS to through streets should be planned for or provided for larger developments. The secondary access/egress may be gated with a breakaway wall for emergency services, but should allow for passage of pedestrians and bicyclists.

5. Water Supply and Sewage Treatment Options – Individual wells are proposed. The approval of wastewater facilities for each lot will be necessary for a final approval of this request.

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

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

Policy 6.1: Residential development in Summerfield should remain mostly LOW DENSITY, SINGLE-FAMILY DETACHED HOUSING.

7. Parks and Recreation Improvements – *Not applicable.*

8. Attractive Community Appearance – *This development will not be visible from any major roads.*

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

10. Summerfield Road Focus Area – *Not applicable.*



11. Historic Preservation – *There are no historical structures on the site.*

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

SUGGESTED MOTION FORMAT FOR CONSIDERATION

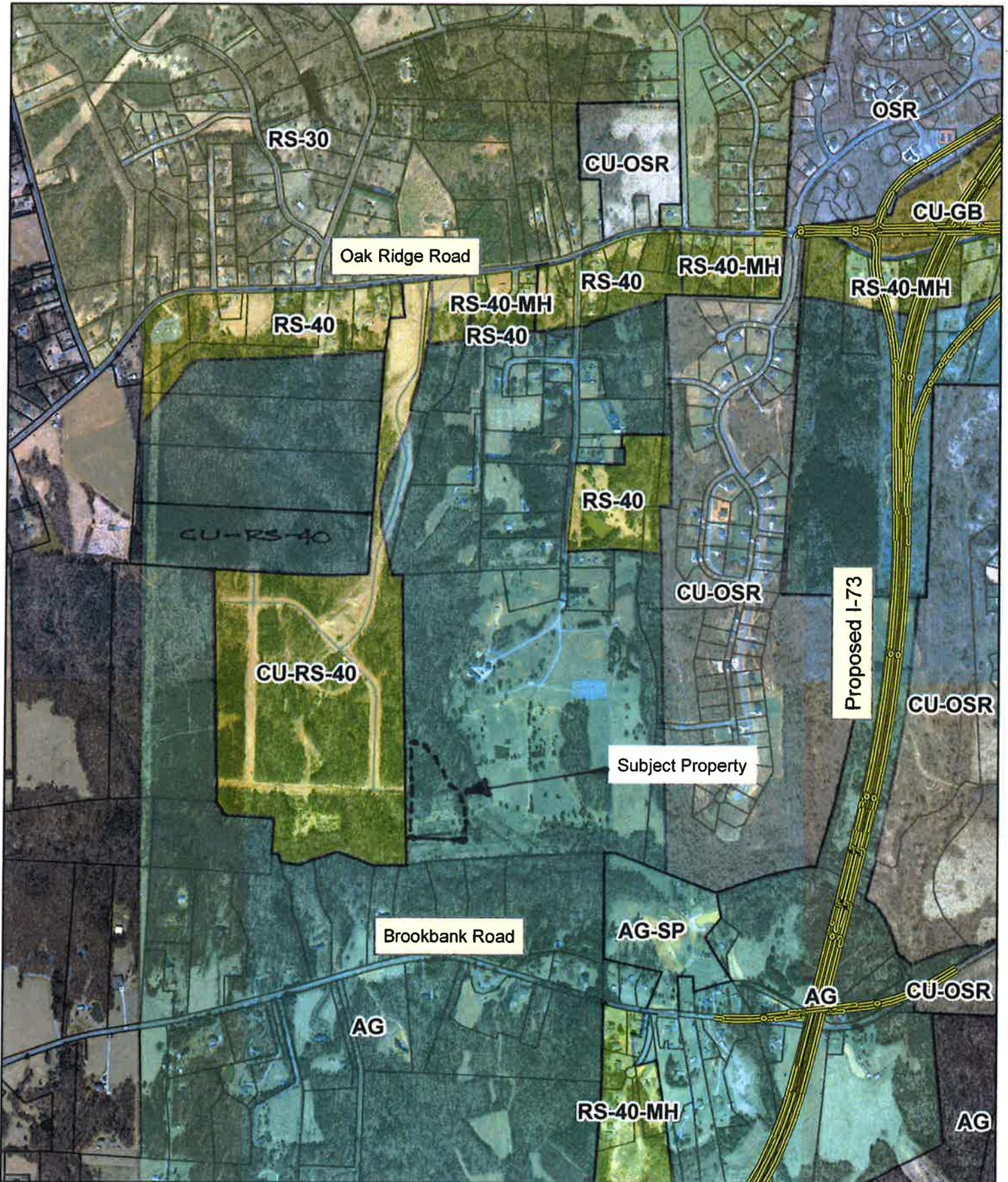
Note: North Carolina General Statute 160A-383 requires that “prior to adopting or rejecting any zoning amendment” each local governing board “shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action taken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

“I move that a recommendation for (approval) (conditional approval) (denial) of the request for rezoning from AG (Agricultural) (120,000 square foot lots) to CU-RS-40 (Conditional Use Residential), located in a Watershed General Area (60,000 square foot lots) be forwarded to the Town Council. The uses listed in this request include only one permitted use, single family detached housing. The request (is)(is not) consistent with the town’s adopted comprehensive plan because

(List): _____

and (is) (is not) in the public interest because _____.

RZ-01-15 Renee Weidel
Rezoning from Agricultural (AG) to CU-RS-40 Single family Residential (CU-RS-40)
within the Watershed General Area



1,250 625 0 1,250 Feet



Prepared by the Town of Summerfield

PROJECT No.	149799
REVISIONS	Revising Sheet
DATE	06/11/2013
SCALE	1" = 100'
DATE OF PLAN	06/11/2013
DATE OF SHEET	06/11/2013

PARCEL No. 149799
BRUCE TOWNSHIP - GUILFORD COUNTY
TOWN OF SUMMERFIELD - NORTH CAROLINA

MAP SHOWING PARCELS WITHIN 1320' OF PROPOSED REZONING

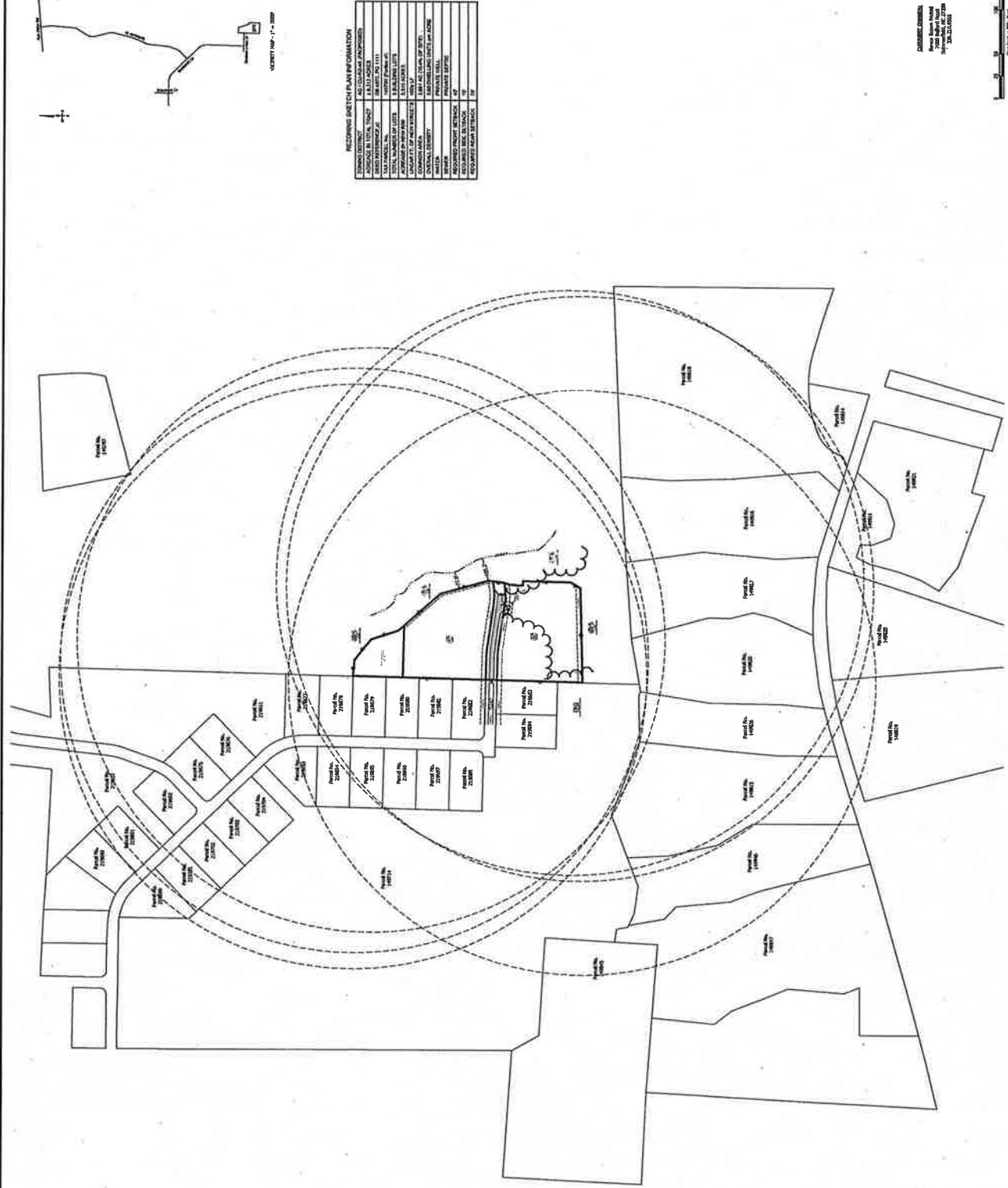
PRELIMINARY
 NOT FOR RECORDATION,
 CONVEYANCE OR SALES
 PRELIMINARY
 NOT FOR CONSTRUCTION



STATE OF NORTH CAROLINA
 COUNTY OF GUILFORD
 PLAT NO. 149799
 DATE OF RECORDATION 06/11/2013
 BOOK 149799 PAGE 1

LAND SOLUTIONS
 200 South Highland Road, Suite 104, Greensboro, NC 27409
 Phone Office 336.605.0329, Fax 336.605.0329
 www.landsolutionsnc.com
 N.C. Firm No. P-1150

LEGEND
 1" = 100'
 0 10 20 30 40 50 60 70 80 90 100
 Feet



REZONING DISTRICT PLAN INFORMATION

REZONING DISTRICT	RESIDENTIAL SINGLE-FAMILY
APPLICABLE ZONING	R-1
APPLICABLE DISTRICT	R-1
APPLICABLE PARCEL	149799
APPLICABLE PARCEL	149800
APPLICABLE PARCEL	149801
APPLICABLE PARCEL	149802
APPLICABLE PARCEL	149803
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**Town of Summerfield
Development Bulletin**
Effective January 7, 2005
www.summerfieldgov.com

**Summerfield Application for
Conditional Use Rezoning**

Date Submitted: _____ Fee/Receipt #: _____ Case Number: _____

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

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

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

the CU-RS-40 zoning district. Said property is located EAST OF THE TERMINUS OF SHADOW CREEK DRIVE IN THE BIRKHAUEN SUBDIVISION

in BRUCE Township; Being a total of: 8.313 acres.

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

Parcel Number 0149799

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 DETACHED HOUSES ONLY
- 2) _____
- 3) _____
- 4) _____

Development Conditions

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

- 1) _____
- 2) _____
- 3) _____
- 4) _____

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

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

Respectfully Submitted,

Renée B. Weidel

Applicant Signature

RENÉE B. WEIDEL

Name

7000 BELFORD ROAD

Mailing Address

SUMMERFIELD, NC 27358

City, State and Zip Code

336-210-9555

Phone Number

Representative/Agent Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email

Email

Additional Tax Map References

Further referenced on the Guilford County Tax Maps as:

Parcel Number _____

Additional rezoning questions:

1. Type of use and improvement proposed:

SINGLE FAMILY DETACHED HOUSES

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

No

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

THE PROPOSED CHANGE WOULD PROVIDE ADDITIONAL LOW DENSITY DEVELOPMENT WITH MINIMAL IMPACT TO SURROUNDING NEIGHBORHOOD

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

THE INCREASING COST OF OPERATING A WORKING FARM PROFITABLY

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

- TO ELIMINATE TIMBER HARVESTING ON THIS TRACT, WHICH IS REQUIRED IN THE TEN YEAR TIMBER MANAGEMENT PLAN.
- DEVELOPMENT HAS OCCURRED TO THE WEST

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

PROVIDE LOW DENSITY SINGLE FAMILY DWELLINGS.

**Legal Description for Proposed Tract One
Being a Portion of Guilford County Parcel No. 149799**

Beginning at a ½" existing iron rod, said beginning point being the southeastern corner Lot No. 7, Birkhaven, Phase Two as recorded in Plat Book 183, Page 149 in the Guilford County Register of Deeds; thence from said beginning point South 84°39'16" East 72.91' to a point; thence South 51°11'20" East 118.90' to a point; thence South 17°37'04" East 129.27' to a point; thence South 41°13'47" East 255.03' to a point; thence South 15°34'30" East 221.39 to a point; thence South 07°00'43" West 72.62' to a point; thence South 20°34'51" West 23.55' to a point; thence South 05°37'47" West 43.20' to a point; thence South 03°31'54" East 18.13' to a point; thence South 88°35'51" East 19.77' to a point; thence South 01°24'09" West 211.08' to a point; thence South 31°15'03" West 51.91' to a point; thence South 88°37'39" West 424.66' to a point; thence North 01°24'09" East 381.16' to a ½" existing iron on the southern margin of Shadow Creek Drive; thence with the terminus of said road North 01°24'09" East 50.00' to a ½" existing iron rod on the northern margin of said road; thence North 01°24'09" East 600.00' to the point and place of beginning, containing 8.313 acres, more or less. The above description taken from a survey prepared by Land Solutions of North Carolina, PLLC, having a project number of 14800024, dated October 3, 2014.



October 10, 2014

RE: Site Analysis / Environmental Inventory – Portion of Parcel No. 149799

In accordance with the Town of Summerfield Development Ordinance, Land Solutions has prepared this site analysis in conjunction with a request to rezone approximately 8.313 acres from AG to CU-RS-40.

Site Details

This tract is located East of the terminus of Shadow Creek Drive within the Birkhaven Subdivision. The entire tract is located within the Greensboro General Water Supply Watershed, Reedy Fork, WS III. This site consists of mostly wooded steady sloping topography. There are no areas on this portion of the property that are located within a designated flood zone but there are areas located within a designated flood zone on the remaining portion of this parcel. There are agricultural and/or forestry uses or programs located on this tract. There are no existing improvements on this tract except for some woven wire fencing. Soil types are primarily Cecil and Pacolet, which support the type of development proposed. In determining the priorities for Primary and Secondary Conservation Areas, the following documents (Attached) were reviewed by Land Solutions staff:

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

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

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

Primary and Secondary Conservation Areas

This site is being proposed as a CU-RS-40 District. The Open Space requirements in the RS-40 District for subdivisions that have between 5 and 24 building lots are 10% or 0.831 Acres. The Primary Conservation Areas on this site consist of old growth trees as shown on the Rezoning Sketch Plan. The total Open Space proposed totals 0.861 Acres or 10.4% of the site. Due to the

available Primary Conservation Areas exceeding the Open Space requirements, Secondary Conservation Areas were not identified on the Rezoning Sketch Plan.

Conclusions and Development Strategy

As shown on the Rezoning Sketch Plan, the designated Open Space and Common Areas will provide for the protection and preservation of the existing tree stand(s) in accordance with the Town of Summerfield Development Ordinance.

This plan meets or exceeds the goals and specifications of the Town of Summerfield Development Ordinance, the Town of Summerfield Long Term Plan and the RS-40 Residential District.

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

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

Sincerely,



Christopher M. Rohrer, PLS



U.S. Fish and Wildlife Service

National Wetlands Inventory

Parcel No. 149799



Wetlands

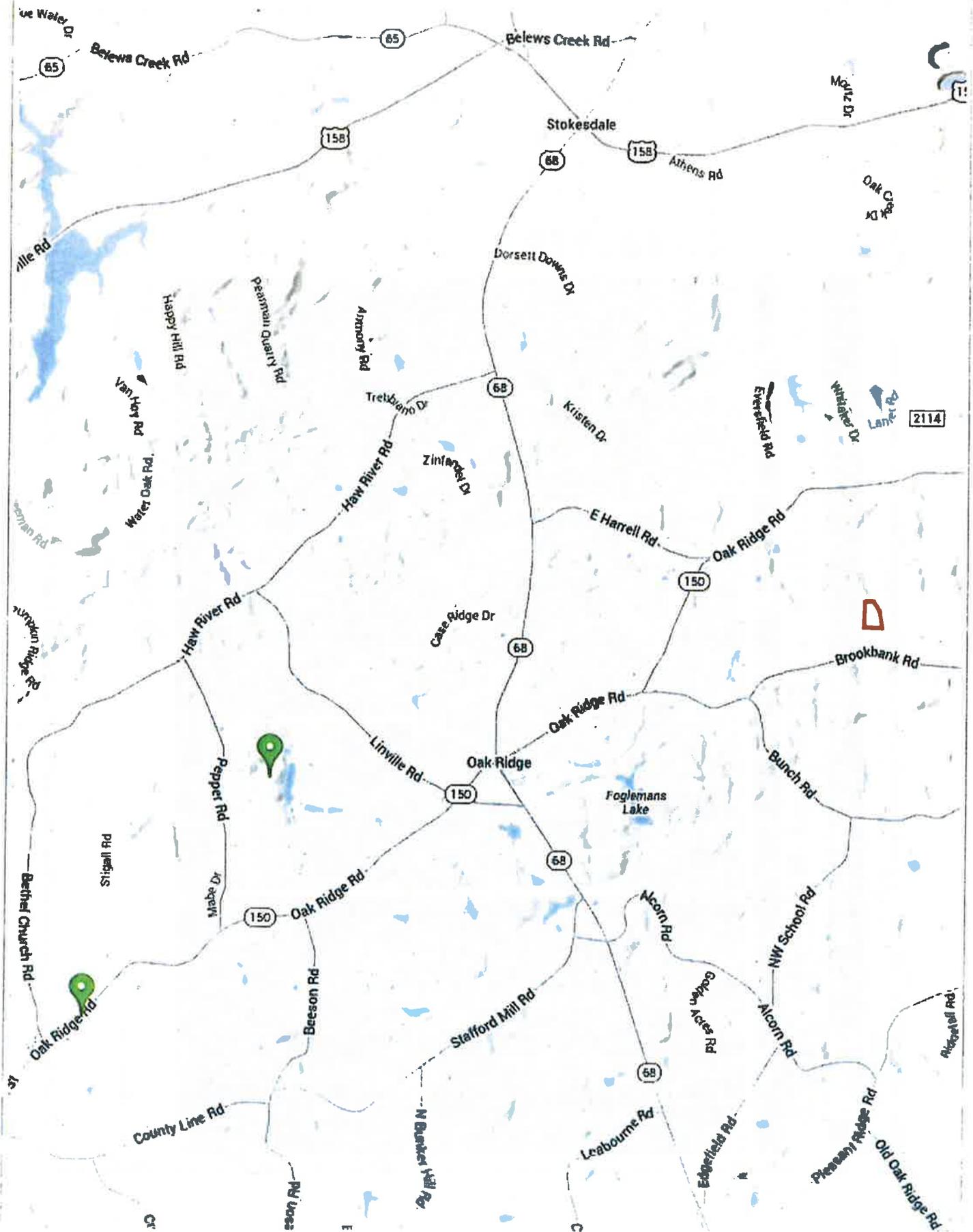
- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currency of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

Piedmont Land Conservancy - Protected Areas

Close Window Reset Map



Greywater Environmental Services

Greywater Environmental Services
Edwin Stott, RS, LSS
PO Box 114
Stoneville, NC 27048
336-344-4008
1greywater@gmail.com

September 14, 2014

Mr. Chris Rohrer, PLS
Land Solutions, PC
200 S Regional Rd.
Greensboro, NC 27409

RE: +/- 8 acres Belford Road, PIN 0149799

Dear Mr. Rohrer:

On September 11, 2014, Greywater Environmental Services conducted a soil and site evaluation on the tract referenced above. This service was performed at your request and in accordance with the signed proposal/agreement. Soil borings were made using current soil science practices and were analyzed to determine soil suitability for on-site sewage disposal systems in accordance with 15A NCAC 18A .1900 "Laws and Rules for Sewage Treatment and Disposal Systems". The evaluation included the following criteria: landscape position and topography, soil morphology (structure, texture, and mineralogy), soil depth, soil wetness conditions, restrictive horizons, and available space. This evaluation was for residential strength wastewater applications. Any other type of use may require additional testing and/or stricter setbacks.

FINDINGS

This tract is located in Guilford County in the Felsic Crystalline geologic region of the state. The upland soils on this tract in the conventional areas are most similar to the Cecil and Pacolet soil series. The Cecil and Pacolet soil series are generally usable for subsurface wastewater treatment and disposal systems with limitations being depth to saprolite. Saprolite was encountered in some areas as is common in the piedmont of North Carolina. Saprolite will be required to be evaluated using a backhoe with the county health department. The accompanying sketch shows 2 distinct areas. The red hatched area contains potentially usable soils with some minor topographical irregularities. Every effort was made to delineate those topographical features. The area to the south is in an abandoned tree nursery. Grass and underbrush have grown to the point it is nearly impossible to evaluate near the southern boundary of the nursery. Borings were made in this area, however without lot lines in the field, I did not know if I was on a proposed lot, or if I had moved out of the evaluation area. GPS signal was very weak in that canopy. This usable depth along with the slope percentage is used to determine the type of system that can be placed in the given area. Generally, soils with 30 inches or more of usable soils are considered to be usable for conventional, shallow placed conventional and accepted systems. Slope percentage will also be used in each area to determine the "slope correction" that may also affect this usable soil depth. Once slopes start to go over 10-15%, soils generally need to be deeper in order to maintain the usable depth on the downhill side of the trenches. Based on the soil borings conducted in the areas shown, these soils fall into Soil Group IV in accordance with 15A NCAC 18A .1900 "Laws and Rules for Sewage Treatment and Disposal Systems". These soils have an LTAR range of .1-.4gpd/ft². Saprolite textures are different and a different LTAR table is used in accordance with rule .1956.

Conventional Area 1 this area is shown with a side hatch on the accompanying map and is red. Soils in this area were generally greater than 30 inches of usable material. Slopes in these areas were 4-8% on average. A septic system layout(s) will be needed in these areas to work around the small irregularities. These areas are shown on the enclosed sketch. These soils are most similar to Cecil

and Pacolet soil series. Saprolite was encountered in this area and a backhoe will be needed to evaluate by the county health department.

Cross hatched area, green as discussed before was very thick and not evaluated completely.

Neighboring wells and septic systems may impact this project; however, Greywater Environmental Services did not traverse any neighboring properties. The site plan for each individual building lot must ensure that adequate space is allotted for the septic system and a repair septic system. Generally, 4000 square feet per bedroom or 30 square feet per gallon will provide the adequate space needed on the ground for the installation of the primary septic system and preserve the repair area. This space is after all setbacks have been met and no obstructions are present. The county health department in the county in which this lot lies will ultimately establish the area for the septic system, the LTAR and the system type. Once they have conducted their evaluation after you have applied for the permits, the area that they designate must remain undisturbed unless authorized by the county health department. Excavation and mechanical type of clearing can render an otherwise usable area unusable if best management practices and careful site preparation and planning are not observed.

If this is to be a subdivision, each individual lot will have to be applied for at the local health department and evaluated. Final site approval for the issuance of improvement will be based on state and local regulations which are in force at the time of application for those permits. Upon application of permits, a specific use for the property will be required by the governing agency.

CONCLUSION:

The usage of a soil area for a subsurface wastewater treatment and disposal system is most accurately determined by performing a septic system layout for the specific use of the area. For example, a three bedroom house with an LTAR of .3 gpd/ft² using a 3 foot trench would require 400 feet of conventional or 300 feet of accepted nitrification trenches. Also, the repair area would need to be included as well. This would yield the need of 600 to 800 linear feet of nitrification line. Using a laser level, this can be placed on the ground to fully determine exactly how much space will be used. If individual layouts are not performed or desired, the land development plan should include for planning in the Piedmont of NC, 4000 square feet per bedroom or 30 square feet per gallon on the ground set aside for the septic systems for each lot.

If off-site septic systems, large community septic systems or other alternatives are desired, Greywater Environmental Services can assist you with planning.

This report discusses the general location of potentially usable soils for on-site wastewater disposal and the soil site limitations on the property that exists at the time of the evaluation. Greywater Environmental Services provides professional consulting specializing in the practice of soil science and wastewater management. Greywater Environmental Services is therefore hired for its professional opinion regarding these matters. Laws and rules governing wastewater treatment and disposal are forever evolving and subject to the interpretation and opinion of individuals which are employed by local and state agencies that govern these laws and rules. Due to this fact, Greywater Environmental Services can not guarantee in any way that any area located in the field, shown on a sketch, or discussed with the client will be permitted by any of these agencies. It is for this reason that Greywater Environmental Services strongly recommends to anyone considering a financial commitment on any piece of property be completely aware of any and all permit requirements on that property before purchase and obtain those permits prior to a final financial commitment.

Thank you for the opportunity to serve you with your site evaluation needs. Should you have any questions or concerns, or wish to discuss this report in further detail, do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Stott', written in a cursive style.

Edwin Stott
North Carolina Licensed Soil Scientist
1229

Encl: Soil Evaluation Sketch

1 inch = 100 feet



Disclaimer: This is not a survey. Information used was taken from Guilford county GIS website. There is no testament to accuracy of the data utilized to produce this sketch. Information obtained in the field was located using GPS technology. This sketch does not in any way guarantee any approval from any governing body. This sketch is not complete without the written report.



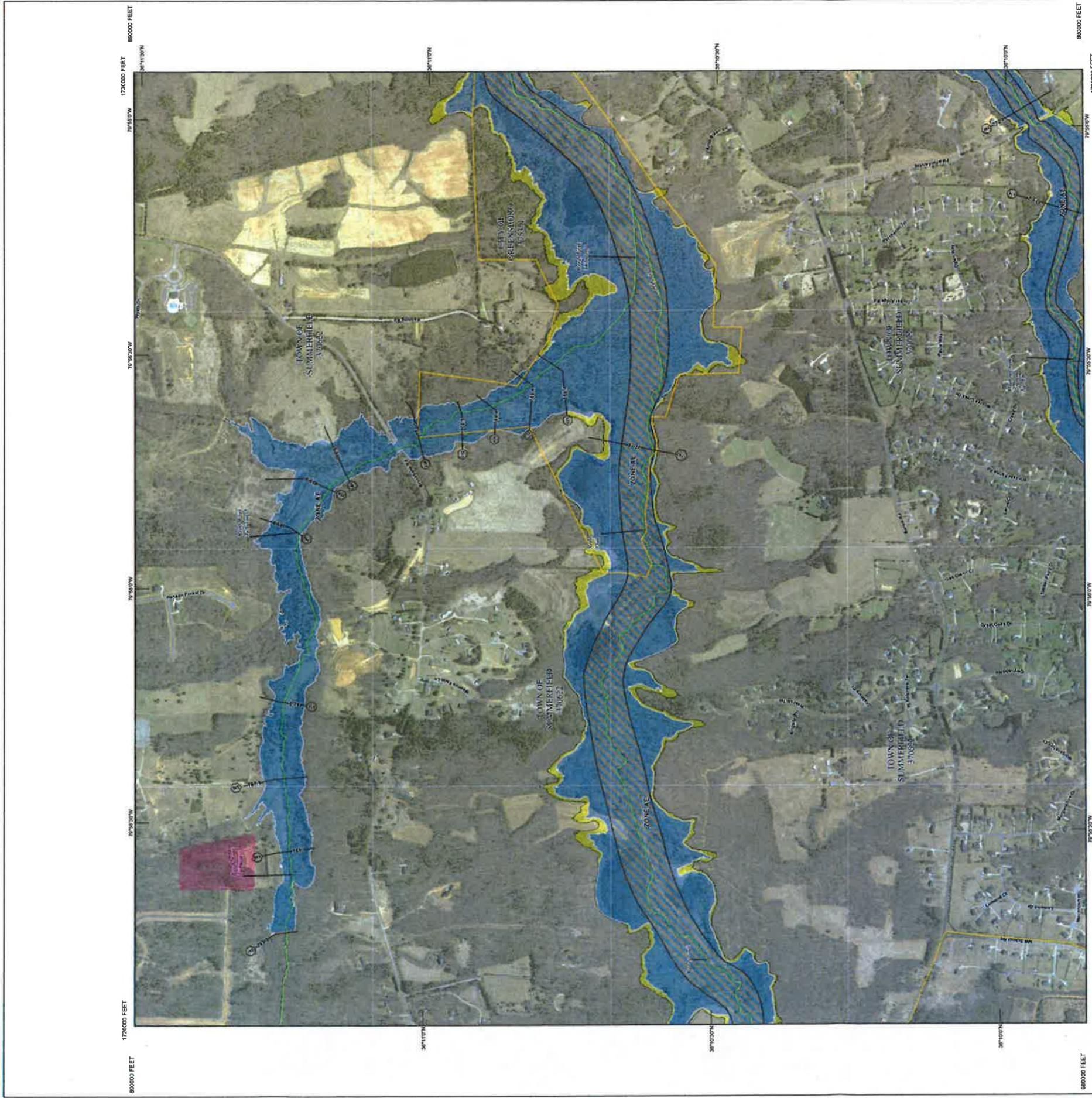
Conventional SEE REPORT



Thick vegetation SEE REPORT



Complex Topography
SEE REPORT



This Digital Flood Insurance Rate Map (DFIRM) was produced through a unique partnership between the State of North Carolina and the Federal Emergency Management Agency (FEMA). The State of North Carolina has provided the necessary data and information to produce this DFIRM. FEMA has provided the necessary data and information to produce this DFIRM. The State of North Carolina has provided the necessary data and information to produce this DFIRM. FEMA has provided the necessary data and information to produce this DFIRM.

FLOOD HAZARD INFORMATION

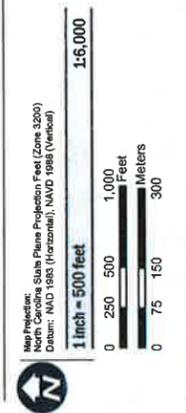
SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://FRIS.NC.GOV/FRIS](http://fris.nc.gov/fris)

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, AE
 - With BFE or Depth, Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with Average Depth Less Than One Foot or With Drainage Areas of Less Than One Square Mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk, due to Levee See Notes Zone X
 - 0.2% Annual Chance Floodplain Zone X
 - Areas Determined to be Outside the Channel, Culvert, or Storm Sewer Accredited or Provisionally Accredited Levee, Dike, or Floodwall
 - Non-accredited Levee, Dike, or Floodwall
 - North Carolina Geodetic Survey bench mark BM45510 x
 - National Geodetic Survey bench mark BM45510 & BM45510 x
 - Contractor Est. NCEP Survey bench mark (12) - 452-
 - Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
 - Coastal Transect
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - Limit of Study
 - Jurisdiction Boundary
- OTHER AREAS OF FLOOD HAZARD**
- OTHER AREAS**
- GENERAL STRUCTURES**
- OTHER FEATURES**

NOTES TO USERS

For information and assistance about this map, website products, or other FEMA products, visit the FEMA website at www.fema.gov. For information about the National Flood Insurance Program, visit the NFIP website at www.nfip.gov. For information about the Flood Insurance Study, visit the FIS website at www.fis.gov. For information about the Flood Insurance Rate Map, visit the FIRMA website at www.firma.gov. For information about the Flood Insurance Study, visit the FIS website at www.fis.gov. For information about the Flood Insurance Rate Map, visit the FIRMA website at www.firma.gov.

SCALE



PANEL LOCATOR

ROCKINGHAM COUNTY										RANDOLPH COUNTY									
1718	1719	1720	1721	1722	1723	1724	1725	1726	1727	1718	1719	1720	1721	1722	1723	1724	1725	1726	1727
8600	8601	8602	8603	8604	8605	8606	8607	8608	8609	8600	8601	8602	8603	8604	8605	8606	8607	8608	8609

FEMA
National Flood Insurance Program

NORTH CAROLINA FLOODPLAIN MAPPING PROGRAM
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
NORTH CAROLINA
 PANEL 7828

Panel Contains:
 COMMUNITY GREENSBORO, CITY OF
 GULFORD COUNTY
 SUMMERFIELD, TOWN OF

OID PANEL SUFFIX
 373551 7828 J
 370111 7828 J
 370222 7828 J



MAP NUMBER
 3710782800J
 MAP REVISED
 06/18/07