



Z O N I N G B O A R D A G E N D A

JUNE 22, 2015, 7:00PM, SFD COMMUNITY CENTER

1. Call to order
2. Introductions
3. Consent agenda:
 - A. Approval of agenda
 - B. Approval of 4/27 minutes
4. RZ-03-2015: An application for a Conditional Use Rezoning, to rezone 132.06 Acres located at intersection of Lake Brandt Road and Scalesville Road from AG (Agricultural) to CU-RS-40 (Conditional Use Residential). The property is located within the Town of Summerfield, Bruce Township, being Guilford County Parcel 036665.
5. RZ-04-2015: An application to rezone the front portion of a 2.758 acre parcel from RS-40 (Residential) to AG (Agricultural) to permit both portions of the lot to have the same zoning. The property is located at 811 Highway 150 West, Bruce Township, being Guilford County Parcel 0138408.
6. Other business (as needed)
7. Adjourn



ZONING BOARD MINUTES

APRIL 27, 2015, 7:00pm, SFD Community Center

1. Hess opened the meeting at 7:02pm. The following were present:

Planning and Zoning Board

Nancy Hess, Chair

Jeff Davis

Dick Feulner

Dwayne Crawford, Alternate

Scott Henson, Alternate

Staff

Julie Reid, Town Planner

Guests:

Doug and Gail Stanley

Chris Rohrer, PLS

Lee Haywood

Jon Adams

2. Members of the staff and Planning and Zoning Board introduced themselves.

3. CONSENT AGENDA

The Planning Board reviewed the Agenda and the proposed minutes. A motion was made to approve the consent agenda and the January 26, 2015 minutes as presented. M/S Davis/Feulner, passed (5-0-0).

4. REZONING 02-15

Reid gave a brief overview of the rezoning of this property, of the proposed subdivision and referred to a preliminary sketch plan. The Town of Summerfield had received an application to rezone a 3.149 - acre portion of a 30.57- acre tract of land located at 2109 YY Pleasant Ridge Road, Bruce Township, being Guilford County Parcel 0219733. The requested 3.149 acres would be located south of the terminus of Morganshire Drive (Trotters Ridge II Subdivision). The owners are Charlie and Dwala Higgins, 2105 Pleasant Ridge Road, Greensboro, NC. Reid noted the requested rezoning is from AG (Agricultural) (120,000 square foot lots) to CU-RS-40 (Conditional Use Residential), located in a General Watershed Area (60,000 square foot lots), with the one condition requested would limit the development to one use, detached single family residential homes.

A preliminary sketch plan was reviewed. Reid reviewed the characteristics of the RS-40 District. She also noted that development within this district for five or more lots requires Open Space dedication. There are only two lots proposed within the requested areas. A third lot, the residual lot, will remain Agricultural District zoning.

Reid shared that the 30.57 acre tract is part of large lot family subdivision. The southern portion of the 30.57-acre tract is located in a Special Flood Hazard area; this would make access from the south complicated and expensive. The area to be rezoned is on the northern portion of the parcel and will extend the existing public road from Trotter Ridge II Subdivision into the parcel. New lots will be



adjacent to those in the adjoining subdivision. Future access to the remainder of the 30.57-acre parcel would be from this roadway extension.

Two streams were shown on the 30.57 acres parcel. A stream classification study was completed for both. It was determined that the stream shown on the east side of the parcel does not meet the criteria for jurisdictional stream protection buffers.

Reid said that Transportation Improvements—Policy 4.5 of the Comprehensive Plan encourages the connection between adjoining residential areas. The proposed extension of Morganshire Drive will further extend this connection.

Chris Rohrer spoke on behalf of the request. He explained that all septic tank approvals are always considered provisional until the final plat is approved. He also said that he felt the request complied with the Comprehensive Plan.

Lee Haywood expressed the desire of the Trotter Ridge Home Owner's Association for Mr. Higgin to follow the guidelines established in their Deed Restrictions and for the two new lots to join their Home Owner's Association. Mr. Higgins stated his children were "downsizing" and therefore would not be building the same size house as the minimum in Trotter's Ridge.

Jon Adams expressed his desire that the development occur in a tasteful manner. He also wanted to welcome Mr. Higgins children to the neighborhood.

Doug Stanley asked questions regarding future development of the Raper land, the balance of Mr. Higgins land and the land owned by Mr. Higgins brother to the west. Ms. Reid explained that conditions or restrictions may not be placed on land not in the rezoning request. She also explained that due to the topography, streams and their attendant buffers, and the flood plain located to the south, the potential for development of all three of these parcels is limited. She also explained the access across the flood plain by construction of a bridge would be cost prohibitive for the amount of lots it would access. She also stated that construction of public roads in small segments would be nearly cost prohibitive.

A motion was made "that a recommendation for **approval** 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 consistent with the town's adopted comprehensive plan because it complies with policy 6.1 relating to low density single family homes and is in the public interest because the proposed development is consistent with surrounding zoning and residential development. M/S Fuelner /Davis, passed (5-0-0).

The Town Council will hear the case on May 12, 2015. Hess clarified that the subdivision could be approved by Ms. Reid as a minor subdivision.

5. BIRKHAVEN SEVEN -PRELIMINARY PLAT REVIEW

Chair Hess said the next item on the agenda was a preliminary plat review for Birkhaven Seven. Hess indicated that she may have a potential conflict of interest and recused herself. Fuelner acted as



Chairman for this item. Reid explained that the subject site is an 8.313-acre portion of a 131-acre tract of land, 6900 Belford Road, Bruce Township, Guilford County Parcel 0149799 (located east of the terminus of Shadow Creek Drive -Birkhaven Subdivision). Reid noted they proposed five residential lots with 0.861 acres of open space, the required ten percent (10%) of the total area. The large stand of trees standing at the northern portion of the site will be undisturbed and are located in the open space. There is a ten foot easement for foot traffic to the proposed open space. An additional landscape easement has been placed along the south property line, where existing Arizona Cypress are located.

The lots will be served by on-site wells and septic tank systems on each lot. Reid said the property in the subdivision is not located in Special Flood Hazard area, but there is a designated Special Hazard Area approximately 80 feet south of the proposed subdivision. The site is heavily wooded with varying slopes dropping off to the east and the south.

Reid explained that conditions imposed at the time of rezoning limit land clearing activities to street construction, building envelopes, driveways and areas for wells and septic systems. Trees on proposed lots will be preserved where possible.

Reid also explained there will be 5 lots along the extension of Shadow Creek Road, as a public road with the required turn around. 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. This property has been used for agricultural purposes and a single family residence in the past.

Feulner clarified that the houses will not be as big as the building envelopes shown on the plat.

A motion was made that the application for the Preliminary Plat Approval for Birkhaven VII Subdivision be given conditional approval. Conditions that must be met prior to an unconditional approval are:

1. 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.
2. Erosion and sediment plans have been submitted and approved. The owner/developer will secure grading permit from Guilford County prior to land-disturbance activity, if required.
3. The developer will submit a draft of the agreement to be filed indicating who will be the owner or receiver of the open space.

M/S Davis/Henson, passed (4-0-0).

6. Chairman Hess asked if there was any other business. Reid gave the Board an update of permit activity. She also explained there had been a significant increase in calls, inquiries and emails.

7. A motion was made to adjourn the meeting. M/S Davis/Fuelner, passed (5-0-0).



PLANNING DEPARTMENT REPORT *JUNE 16, 2015*

Memorandum to: Planning and Zoning Board members

From: Julie A. Reid, Town Planner

Regarding: Case RZ-03-15 (Lake Brandt and Scalesville Road)

LOCATION: The subject site is located at 1831 Scalesville Road, the intersection of Lake Brandt Road and Scalesville Road within the Town of Summerfield, Bruce Township and being Guilford County Parcel 036665.

OWNER(S): Hayes Summerfield Farm LLC, 1112 Briarcliff Road, Greensboro, NC 27408.

APPLICANT/PROPOSED DEVELOPER:

TOTAL ACREAGE: The property contains 132.06 acres of which 10.35 acres are proposed public right-of-way and 43.97 acres are proposed common area.

ADJACENT ZONING/LAND USE:

<i>Direction</i>	<i>Zoning</i>	<i>Use</i>
North	AG	Agricultural use
East:	AG	Residential Use
South	AG	Agricultural/Vacant
West	AG	Subdivision - Residential Use

REQUEST: This is a request to rezone 132.06 Acres located at intersection of Lake Brandt Road and Scalesville Road from AG (Agricultural) to CU-RS-40 (Conditional Use Residential). The use listed in this request include only one permitted use, single family residences.

The addition of the Conditional Use District designation provides the opportunity for conditions that are mutually agreed upon. The following additional conditions are proposed by the developer:

1. All dwellings will be constructed on a brick foundation with crawl space.
2. The exterior covering of all dwellings shall be brick, stone, or cementous siding (e.g. Hardiboard). Vinyl shall be used only in soffits, porch ceilings and dormers.
3. There shall be no manufactured or modular dwellings.
4. Tree clearing will be limited to area reasonably necessary for building envelopes, streets, utilities and areas as required under applicable development statutes, ordinances and regulations.

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 for more than 50 lots requires Open Space dedication.

OBSERVATIONS: *This site is a predominantly tree covered property with two perennial streams and an existing pond with dam. This topography includes areas with slopes exceeding 15%. The natural beauty of this site comes with difficulties for development. The requested zoning would permit 40,000 square foot lots with 25% required open space. The restrictions of this site preclude this type of density. Original estimates of the potential yield for this tract were between 60-65 lots.*

The topography also defines the layout of the subdivision and access between portions of the subdivision. Road locations will be largely determined by the slopes and appropriate land for development. Stream locations along with the required 50 foot buffers on each side of the streams and ponds further limit the possibilities.

Approximately 16 acres were previously used as for crops and an additional 20 acres that are fairly clear of major tree stands.

The developer has incorporated the existing historic McMichael Log House into the subdivision within an open space common area. There are other farm structures located in close proximity to the historic home establishing the setting for the home. The disposition of these additional buildings is unknown at this time.

The development will be served by private wells and septic tank systems. Early sketches for the subdivision indicate seven offsite septic systems, six in a communal field at the northwest corner of the site. The ownership of these communal fields will reside with a homeowner's association. Access to this area for construction and maintenance will have to be planned carefully to minimize damage to environmentally sensitive areas. This location would require the removal of most trees and vegetation from this area.

A number of lots on the preliminary sketch plan are irregularly shaped. This is part due to the unusual topography of the site. House orientations, driveway locations in relationship to intersections, locations of various easements will be reviewed at the subdivision phase of the development. There may be significant changes that affect the number of lots, the actual layout or other significant components during that process.

Under the conditional use district provisions only those conditions approved at the time of rezoning and agreed to by both the developer and the Town become affixed to the land being developed.

Signage will be restricted to entrance signs and temporary real estate signs.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

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

2. Sidewalk, Bikeway and Trail System – *During the subdivision process the extension of the "power line trail" will be reviewed for potential dedication. Internal walking trails are shown on the attached sketch.*

3. Community Character Preservation – *The existing site has numerous mature trees that should be preserved and incorporated into the development. The trees and their root structure would have to be protected during construction. The following policies such be considered.*

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

Policy 3.3: FLOODPLAINS, WETLANDS, STEEP SLOPES, and OTHER LANDS that are typically not suitable for development, should be retained as permanent open space.

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

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

Policy 3.10: WATER QUALITY AND OPEN SPACE BUFFER STRIPS shall be preserved adjoining all perennial streams.

Policy 3.11: BUILDING ARCHITECTURE, BUILDING MATERIALS, SIGNAGE, AND SITE DESIGN that are compatible with Summerfield's rural heritage (rather than a suburban, "Anywhere USA" formula), shall be encouraged. (In particular, see Policy Area 1: Commercial Development and Policy Area 6: Housing and Residential Development)

4. Transportation Improvements—*The proposed subdivision, entrance locations, internal roads, Scalesville Road and Lake Brandt Road will be reviewed and assessed by the NCDOT and by Town of Summerfield staff to determine what changes or improvements might be necessary to improve and maintain safety to the new residents and to those already using the road. The development will both make use of existing roadway stub-outs and connections and will provide connections for potential adjacent development for the future.*

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

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

Policy 6.1: Residential development in Summerfield should remain mostly LOW DENSITY, SINGLE-FAMILY DETACHED HOUSING. Appropriate instances for other housing forms, such as SMALL ATTACHED AND ACCESSORY HOUSING should also be fostered to meet a variety of housing needs.

Policy 6.4: OPEN SPACE RESIDENTIAL DEVELOPMENT, also known as GREENSPACE DEVELOPMENT, shall be preferred as environmentally sound and economically cost effective. LARGE LOT DEVELOPMENT may occur when greenspace development is not feasible or appropriate to the site.

Policy 6.8: NEW INFILL HOUSING should be architecturally compatible with existing structures, landscape features, and the streetscape within its vicinity.

7. Parks and Recreation Improvements – See 2. Sidewalk, Bikeway and Trail System

8. Attractive Community Appearance – “Community appearance deals largely with what can be seen from the public roadway. Appearance issues include exterior lighting, preservation of tree cover, the presence or absence of street trees, the appearance of public and private signage, streetscape conditions, parking lot landscaping, architectural design and building form, public and private outdoor displays, the presence or absence of overhead wires and the way in which local development practices seek to preserve the natural features of land.”

9. Quality School Facilities – *Future growth in this area of the community may precipitate the need for additional school facilities.*

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

11. Historic Preservation – *The McMichael Log House is located on this property. It will be preserved within a common area. The future of other associated farm buildings located on site are unknown at this time. The design of the site and structures on this property can further the Town’s goals in this endeavor.*

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.*

Highlights and Summary:

- The natural topography of this site poses unusual restrictions on the design and development of this property.
- Careful review and design of the proposed development will need to occur.
- The requested zoning would permit 40,000 square foot lots with 25% required open space. The restrictions of this site preclude this type of density.
- House orientations, driveway locations in relationship to intersections, locations of various easements will be reviewed at the subdivision phase of the development. There may be significant changes that affect the number of lots, the actual layout or other significant components during that process.
- The proposed subdivision, entrance locations, internal roads, Scalesville Road and Lake Brandt Road will be reviewed and assessed by the NCDOT and by Town of Summerfield staff to determine what changes or improvements might be necessary to improve and maintain safety to the new residents and to those already using the road.
- Many General Plan goals have been considered during the development of the preliminary sketch plan.

Some Suggested Potential Motions for Consideration

North Carolina General Statute 160A-383 requires that “prior to adopting or rejecting any zoning amendment” each local governing board “shall adopt a statement describing whether its action is



consistent with an adopted comprehensive plan and explaining why the board considers the action taken to be reasonable and in the public interest." For the purposes of this statute, this document is "The Town of Summerfield Comprehensive Plan."

SUGGESTED MOTION:

"I move that a recommendation for (approval) (conditional approval) (denial) of the request for rezoning from AG (Agricultural) to CU-RS-40 (Conditional Use Residential) 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

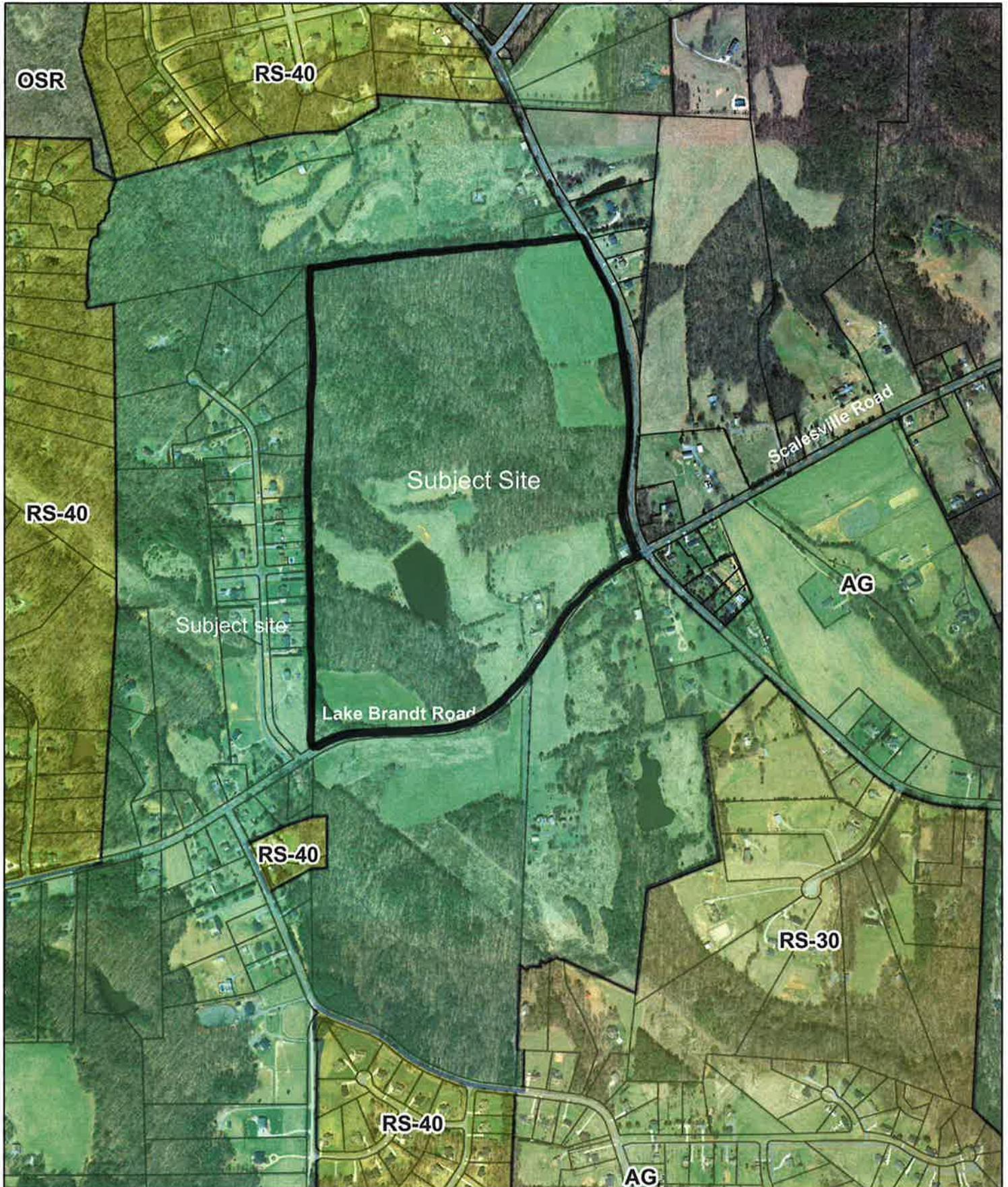
(List): _____

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

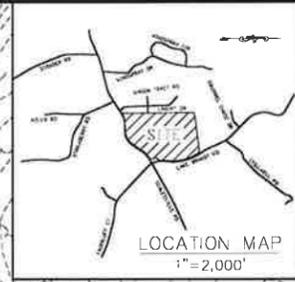
Conditions recommended for approved are:

1. All dwellings will be constructed on a brick foundation with crawl space.
2. The exterior covering of all dwellings shall be brick, stone, or cementous siding (e.g. Hardiboard). Vinyl shall be used only in soffits, porch ceilings and dormers.
3. There shall be no manufactured or modular dwellings.
4. Tree clearing will be limited to area reasonably necessary for building envelopes, streets, utilities and areas as required under applicable development statutes, ordinances and regulations.
5. Other _____

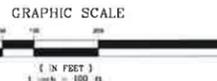
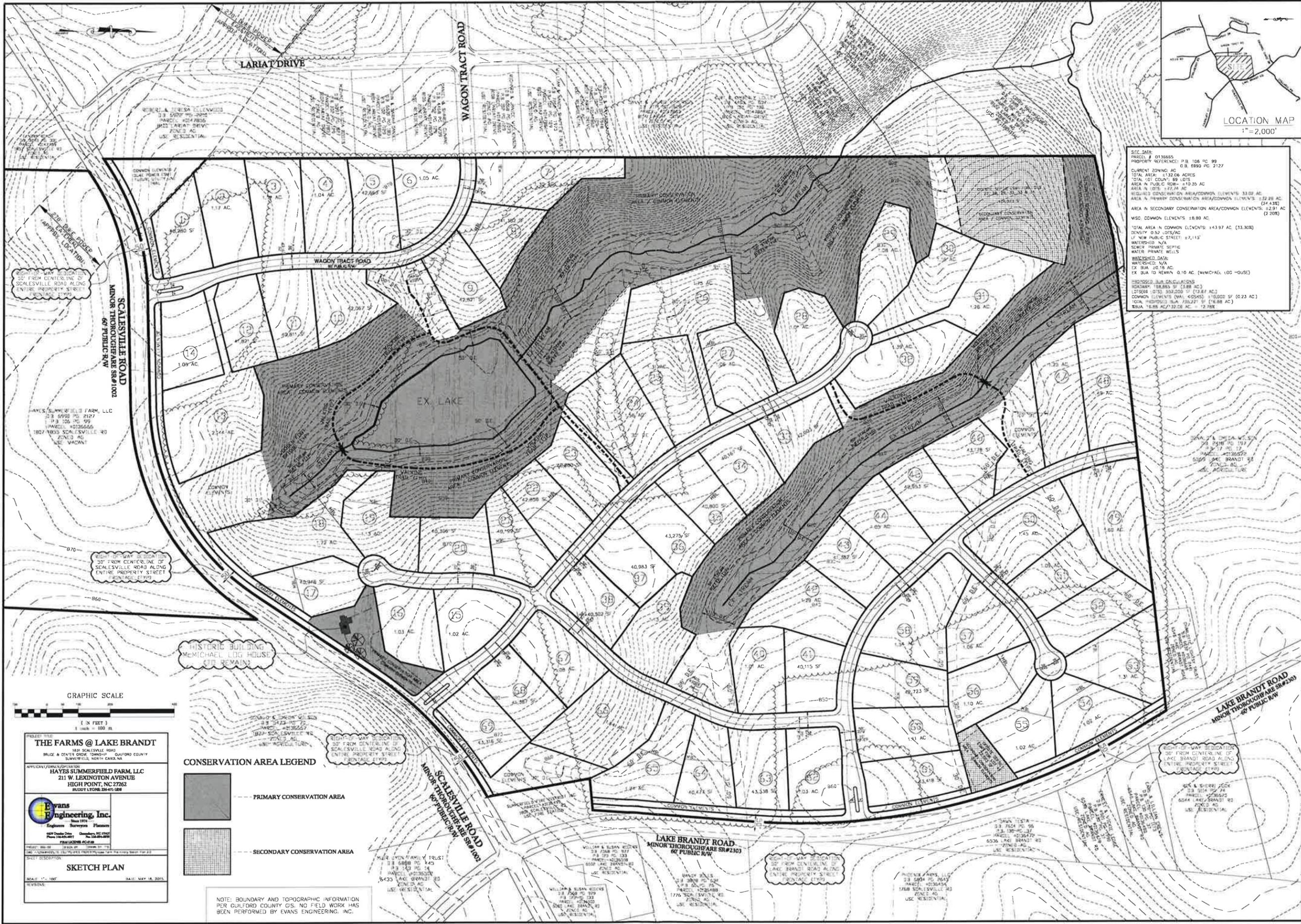
PZ-03-2015 Rezoning from AG-
Agricultural to CU-RS-40 Residential







SITE DATA:
 PARCEL # 015885
 PROPERTY REFERENCE: P.B. 106 PC 99
 CURRENT ZONING: AC
 TOTAL AREA: 1,132.06 ACRES
 TOTAL LOT COUNTY: 59 LOTS
 AREA IN PUBLIC ROW: 10.35 AC
 AREA IN (DTS) : 127.74 AC
 REQUIRED CONSERVATION AREA/COMMON ELEMENTS: 132.28 AC (24.43%)
 AREA A PRIMARY CONSERVATION AREA/COMMON ELEMENTS: 132.28 AC (24.43%)
 AREA IN SECONDARY CONSERVATION AREA/COMMON ELEMENTS: 2.91 AC (2.20%)
 WSC COMMON ELEMENTS: 18.80 AC
 TOTAL AREA IN COMMON ELEMENTS: 143.97 AC (33.30%)
 DENSITY: 0.52 LOTS/AC
 LF NEW PUBLIC STREET: 27,115'
 WATERSHED: N/A
 SEWER PRIVATE SEPTIC:
 WATER PRIVATE WELLS:
 WATERSHED DATA:
 WATERSHED: N/A
 EX. BUA: 20.76 AC
 EX. BUA TO REMAIN: 0.10 AC (MICHAEL LOG HOUSE)
 REPRODUCED S.A. CALCULATIONS:
 ROADWAY: 188,855 SF (1.88 AC)
 LOTS/AC: 0.53: 353,200 SF (3.24 AC)
 COMMON ELEMENTS (WAL. COMMON): 110,000 SF (0.23 AC)
 TOTAL REPRODUCED S.A. 130,221 SF (1.88 AC)
 BUA: 16.88 AC / 32.28 AC = 73.78%



PROJECT TITLE:
THE FARMS @ LAKE BRANDT
 BRIDGE & CENTER CREEK TOWNSHIP
 GUILFORD COUNTY
 SUBDIVISION, NORTH CAROLINA

APPLICANT/OWNER:
 HAYES SUMMERFIELD FARM, LLC
 211 W. LEXINGTON AVENUE
 HIGH POINT, NC 27622
 BUDGET LYONS 284-471-1284

EVANS Engineering, Inc.
 Engineers Surveyors Planners
 6809 Double Dale, Greensboro, NC 27407
 Phone 336-854-8877 Fax 336-854-8991
 FIRM LICENSE NO. 00188

PROJECT: 184-08
DATE: 05/14/18
SHEET DESCRIPTION:
SKETCH PLAN
 SCALE: 1" = 100'
 DATE: MAY 14, 2018

CONSERVATION AREA LEGEND

- PRIMARY CONSERVATION AREA
- SECONDARY CONSERVATION AREA

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PER GUILFORD COUNTY GIS. NO FIELD WORK HAS BEEN PERFORMED BY EVANS ENGINEERING, INC.



**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 A6 zoning district to

the CU-RS-40 zoning district. Said property is located at 1831 Scalesville Road (at intersection of Scalesville Road

in Bruce & Center Grove Township; Being a total of: 132.06 acres.

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

Parcel Number 0 1 3 6 6 6 5

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 Residences

- 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) All dwellings shall be constructed on a brick foundation with crawl spaces or basements.

- 2) Exterior building materials shall be brick, stone or cementous siding (e.g., Hardiboard). Vinyl shall be used only in soffits, porch ceilings and dormers.

- 3) No manufactured or modular dwellings shall be permitted.

- 4) Tree clearing shall be limited to areas reasonably necessary for building envelopes, streets, utilities and areas as required under applicable development statutes, ordinances and regulations.

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,

Hayes Summerfield Farm, LLC
By NP Hayes, Mbr/Mgr

Applicant Signature

Nathaniel P. Hayes, III

Name

1112 Briarcliff Rd

Mailing Address

Greensboro, NC 27408

City, State and Zip Code

336-708-0465

Phone Number

NPHayesiii@gmail.com

Email

Additional Tax Map References

Further referenced on the Guilford County Tax Maps as:

Parcel Number _____

Representative/Agent Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email

Case #: _____

Additional Use and Development Conditions

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

- 5) _____

- 6) _____

- 7) _____

- 8) _____

- 9) _____

- 10) _____

- 11) _____

- 12) _____

- 13) _____

- 14) _____

- 15) _____

Additional rezoning questions:

1. Type of use and improvement proposed:

Single family residential development with standard improvements related to such development.

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

Yes, the subject property is zoned as Agricultural (AG) which prevents development for this type of single family residential use.

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.

Section 6.1 of the Summerfield Comprehensive Plan (the "Plan") provides that low density, single family, detached and affordable housing is desired. Further, Section 6.4 of the Plan calls for preservation of open spaces. This rezoning will accomplish both of these goals with a very low density development and preservation of large open spaces on the subject property.

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

The Town of Summerfield's properties have been in transition for several years, and the Town has maintained high standards in its approvals of developments. With economic changes occurring now, development of this property is inevitable. Accordingly, determining the highest and best use for this property is an essential component to maintaining high standards for many years to come as this area transitions. Rezoning this property in accordance with the conditions proposed will allow such high standards to continue to the benefit of properties in this area.

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

Economic changes have created pressure to provide suitable housing options in Summerfield. Families are looking for housing opportunities in this area to address their needs and preferences. This rezoning will allow the property to be developed with a very high quality residential development that will provide such options and continue a trend of high standards.

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

The Town's Comprehensive Plan calls for low density, high quality development that places a priority on preserving natural, open spaces and historical buildings and improvements. This rezoning accomplishes those goals and policies.

ADDITIONAL REZONING QUESTIONS
1831 SCALESVILLE ROAD

1. Type of use and improvements proposed:
Single family residential development with standard improvements related to such development.
2. Do substantial reasons exist which prevent the subject property from being used in accordance with the current Zoning classification?
Yes, the subject property is zoned as Agricultural (AG) which prevents development for this type of single family residential use.
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:
Section 6.1 of the Summerfield Comprehensive Plan (the "Plan") provides that low density, single family, detached and affordable housing is desired. Further, Section 6.4 of the Plan calls for preservation of open spaces. This rezoning will accomplish both of these goals with a very low density development and preservation of large open spaces on the subject property.
4. What changing conditions make the passage of this proposed amendment necessary:
The Town of Summerfield's properties have been in transition for several years, and the Town has maintained high standards in its approvals of developments. With economic changes occurring now, development of this property is inevitable. Accordingly, determining the highest and best use for this property is an essential component to maintaining high standards for many years to come as this area transitions. Rezoning this property in accordance with the conditions proposed will allow such high standards to continue to the benefit of properties in this area.
5. Are there circumstances that justify the proposed change? If so, state them.
Economic changes have created pressure to provide suitable housing options in Summerfield. Families are looking for housing opportunities in this area to address their needs and preferences. This rezoning will allow the property to be developed with a very high quality residential development that will provide such options and continue a trend of high standards.
6. How does the proposed zoning change affirm the policy(ies) of the Town of Summerfield Comprehensive Plan?
The Town's Comprehensive Plan calls for low density, high quality development that places a priority on preserving natural, open spaces and historical buildings and improvements. This rezoning accomplishes those goals and policies.

ENVIRONMENTAL INVENTORY

FOR

132.06 ACRES LOCATED AT 1831 SCALESVILLE ROAD

**Bruce and Center Grove Township Guilford County
Summerfield, North Carolina**

May 20, 2015

**Prepared By:
Clark A. Fleming, PE
Evans Engineering, Inc.
4609 Dundas Drive
Greensboro, NC 27407**

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I. Introduction

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

II. Site Location and Description

The site consists of a +/-132.06 acre property located northwest of the intersection of Scalesville Road and Lake Brandt Road. Neighboring the existing fire station at 1800 Scalesville Road to the west, this properties address is 1831 Scalesville Road. The property is currently zoned AG, and its existing use is agricultural in nature. The property contains a large stands of mature hardwoods and evergreens, as well as two streams and an existing pond. An existing, unoccupied log house and several small barns are located at the southern end of the property along Scalesville Road. Also, an existing 270' Duke Power Easement for overhead power transmission lines clips the southwest corner of the property near Scalesville Road. See Exhibit A for an aerial photographic map of the property.

III. Proposed Project Description

The proposed project consists of +/- 132.06 acres and will become a residential subdivision, accessed by public streets, built to the standards of the NCDOT. The residential subdivision will consist of approximately 77.74 acres of 69 single family lots, and 10.35 acres of new public street right-of-way. Also, approximately one third of the entire project, 43.97 acres, will consist of common elements for public use and recreation.

IV. Existing Site Characteristics

A. Primary Conservation Areas

1. Jurisdictional Waters of the United States

There are two existing streams and an existing freshwater pond located on the site (see Exhibit B). The existing freshwater pond covers approximately 2.75 acres, and its dam embankment is in overall good condition. The two streams on the property have a total length of approximately 3,200 linear feet.

2. Floodplains

There are not FEMA regulated floodplains located on the property per NFIP Map 3710794000J dated June 18, 2007.

3. Topography and Soils

The property slopes moderately from the southeast to the northwest. There are three ridges on the property sloping to the aforementioned pond and streams. There are several areas of slopes greater than 15% located on the property adjacent to aforementioned pond and streams.

The soils on the property, per Guilford County GIS, are of the Cecil and Madison Variety. See Exhibit C for a soil map of the property.

4. Protected Natural Areas and Wildlife Habitats

Kevin Redding, Executive Director of the Piedmont Land Conservancy, states in an email correspondence (Exhibit D) on May 8, 2015 at 11:04 AM that this property is not located in a significant natural area or significant wildlife habitat.

5. Archeological and Historic Sites

The North Carolina Department of Cultural Resources Division of Archives and History denotes the McMichael Log House, located along Scalesville Road at the southern end of the subject property, as a historic building in its Inventory of Historic Architecture. See Exhibit E for further information and a location of the McMichael Log House.

B. Secondary Conservation Areas

1. Woodlands

The majority of the property is woodlands. The site consists of approximately 88 acres of mature stands of hardwoods and evergreens. The woodlands on the site are readily apparent on Exhibit A, an aerial photographical map of the property.

2. Farm Land

The subject property has been used for agricultural purposes, save for the McMichael Log House along the Scalesville Road, which was likely once used as a residence since it has a chimney. There is a 4 acre field that has been previously used to raise crops on the southwest corner of the property along Scalesville Road.

There is also another 12 acres field that has previously been used to raise crops on the northeast corner of the property along Lake Brandt Road.

3. Public Lands or Recreational Areas

There are no public lands located on the subject property. However, there is fire station neighboring the southeastern corner of the property.

There is also a portion of a 270' Duke Power easement that bisects the southwest corner of the site for overhead electric transmission lines. The Town of Summerfield's Comprehensive Plan, adopted May 11, 2010, contains a map of trails and open space that shows a future proposed "Utility Line Trail" along these transmission lines in this 270' Duke Power easement.

V. Rural Characteristics Preservation

The site will be developed in accordance with the open space requirements and density limits per the RS-40 Zoning classification for which is applied. The existing streams, freshwater pond, and resulting stream buffers will remain in open space / common elements as primary conservation area. Also, the steep slopes greater than 15% on the site, which are mostly located adjacent to aforementioned streams and pond, will also remain in open space / common elements as primary conservation area.

The existing McMichael Log House will remain in its existing location along Scalesville Road, undisturbed in open space / common elements. The majority of the drainage ways adjacent to the aforementioned streams and pond will also remain in open space / common elements. The portion of the site covered by the 270' Duke Power easement will also remain in open space / common elements, and be made available for the future proposed Utility Line Trail. In all, one third of the property (43.97 acres) will be dedicated to the Home Owner's Association as open space / common elements for public use and remain mostly undisturbed.

VI. Potential Environmental Impacts

A. Proposed Development

The proposed development will be a single family neighborhood accessed by a public street built to NCDOT standards and taken over for maintenance by the NCDOT. Water requirements will be met with individual wells on each lot, and

traditional wastewater septic systems will be used for wastewater treatment needs.

B. Jurisdictional Waters of the United States

The existing streams and freshwater site on the subject property will be left undisturbed as primary conservation area, as well as the resulting stream buffers (50' landward from top of bank on each side of the stream or pond) and adjacent steep slopes. The change from undeveloped land to a low density residential subdivision will only marginally impact stormwater flow, but whatever impact there may be will be mitigated by erosion control measures and the preservation of the stream buffers.

C. Floodplains

There are no FEMA regulated floodplains on the property, so the development will have no impact on the flooding of any upstream or downstream structures or land. The site is also not located in a water supply watershed area, so this development will also not have any measureable impacts on any municipality's water supply reservoirs.

D. Topography and Soils

Impacts to existing topography will be limited to areas graded for roadways, access to home-sites, and any erosion control devices that may be necessary. The existing steep slopes on the site greater than 15% will remain mostly undisturbed.

Direct impact to soil conditions will occur within the property through the construction of roads, utilities, houses, and septic systems. Temporary disturbance of the soils is unavoidable during construction. The loss of soils from erosion will be limited by the design and implementation of erosion control devices, which will adhere to the standards set forth in the North Carolina Erosion and Sediment Control Planning and Design Manual.

E. Historic Sites

The McMichael Log House, located on the south end of the property along Scalesville Road, will remain in its existing location in open space / common elements. This historic structure will also remain accessible to the public, and will be well maintained and landscaped due to its location in open space / common elements.

VII. Summary

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

Exhibit A

Guilford County, NC

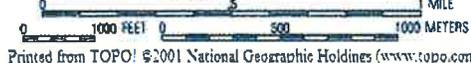
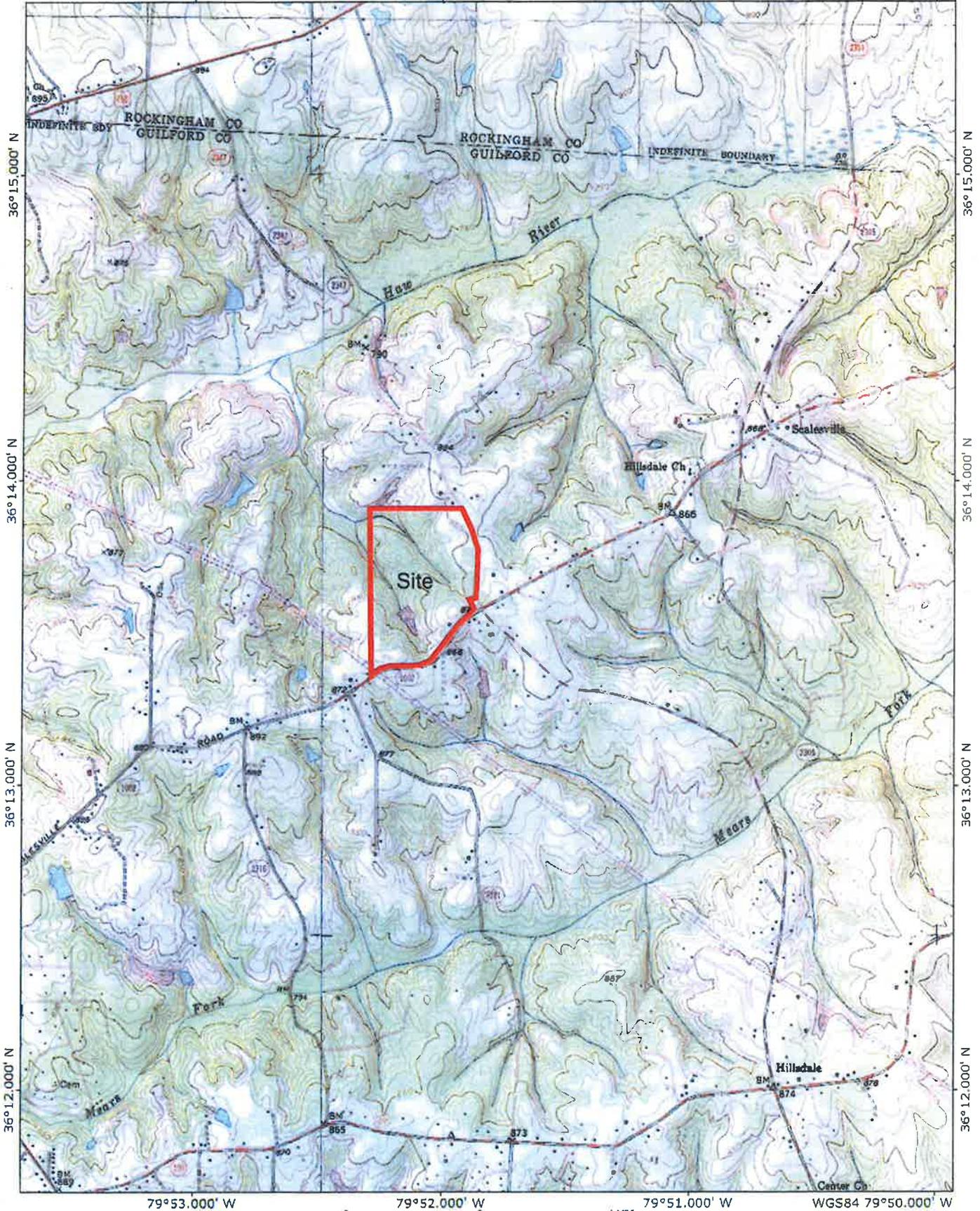


Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use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

Map Scale
1 inch = 522 feet
4/30/2015

Exhibit B

TOPO! map printed on 04/30/15 from "North Carolina.tpo" and "Untitled.tpg"
79°53.000' W 79°52.000' W 79°51.000' W WGS84 79°50.000' W



Printed from TOPO! ©2001 National Geographic Holdings (www.topo.com)

Exhibit B



U.S. Fish and Wildlife Service National Wetlands Inventory

1831 Scalesville
Road

Apr 29, 2015



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

User Remarks:

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

Exhibit B



Enter Classification code: (Example: L1UB1Hx)

For geographically specific information* (optional), please enter a State code: (Example: TX for Texas)

Description for code **PUBHh** :

P System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares (20 acres); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.
Subsystem :

UB Class **UNCONSOLIDATED BOTTOM**: Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.
Subclass :

Modifier(s):

HWATER REGIME Permanently Flooded: Water covers the land surface throughout the year in all years.

h SPECIAL MODIFIER Diked/Impounded: These wetlands have been created or modified by a man-made barrier or dam which obstructs the inflow or outflow of water. The descriptors 'diked' and 'impounded' have been combined into a single modifier since the observed effect on wetlands is similar. They have been combined here due to image interpretation limitations. For clarification of the extent of impoundment see discussion of Lacustrine System limits.

NC Plant Specie(s):

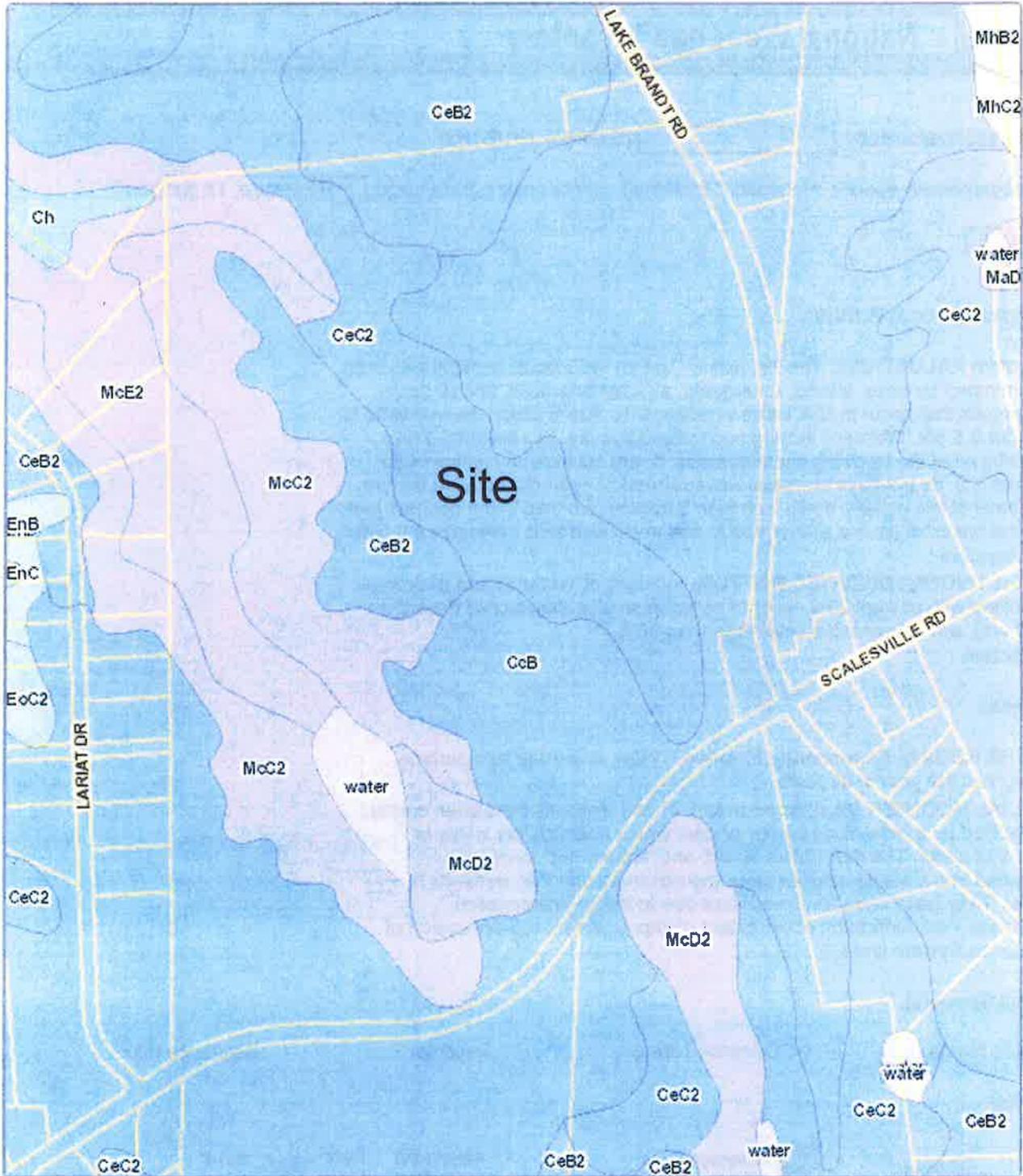
Scientific Name	Common Name	Indicator	Reference Info.
-----------------	-------------	-----------	-----------------

NC Soil(s):

Series	Subgroup	Soils Fields Ind.	Drainage Flood Class Frequency	Flood Duration	Flood HWT Latest Depth	HWT Latest	LRR	Soil-5 Code
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Exhibit C

Guilford County, NC



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Map Scale
1 inch = 522 feet
4/30/2015

Exhibit D

Clark Fleming

From: Kevin Redding <kredding@piedmontland.org>
Sent: Friday, May 08, 2015 11:04 AM
To: Clark Fleming
Subject: Re: 1831 Scalesville Road

Clark

~~Yes. We reviewed it and found no natural heritage sites on the property.~~

Thanks

Kevin

> On May 8, 2015, at 9:17 AM, "Clark Fleming" <caf@evans-eng.com> wrote:

>

> Mr. Redding,

> Did you get this email I sent you last week regarding the property at 1831 Scalesville Road being part of a significant natural area (see email below)? If so, have you guys found it to be in one of these significant areas? Thanks.

>

> Drew

>

> From: Clark Fleming

> Sent: Thursday, April 30, 2015 8:47 AM

> To: 'kredding@piedmontland.org'

> Cc: Bob Dischinger

> Subject: 1831 Scalesville Road

>

> Kevin,

> Per our conversation on the phone a few minutes ago, please find the attached aerial map of the property at 1831 Scalesville Road in Summerfield. This is a +/- 132 acre property that we have to do an environmental assessment on for a rezoning application. Can you please let me know if there are any significant natural areas on the property or if the property contains any significant wildlife habitat areas? The property is located at the northwest corner of the intersection of Scalesville Road and Lake Brandt Road. It's the neighboring property of the west of the fire station as we discussed on the phone. Thanks.

>

> Drew

> <Hayes Farm Property Existing - Aerial.pdf>

Exhibit E

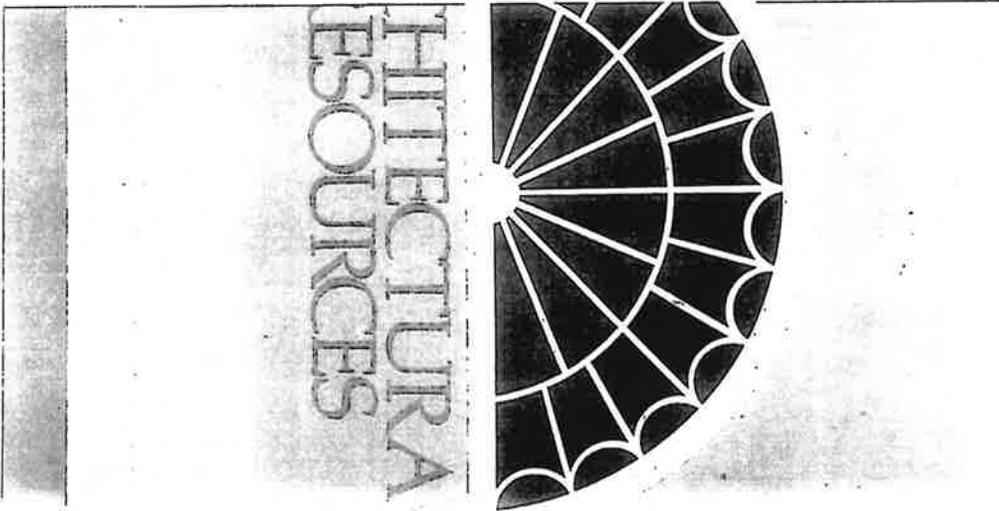
Guilford County, NC



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Map Scale
1 inch = 522 feet
4/30/2015

Exhibit E



ARCHITECTURAL RESOURCES
AN INVENTORY OF HISTORIC ARCHITECTURE
High Point, Jamestown, Gibsonville, Guilford County

Directed and Edited by
H. McKelden Smith

 North Carolina Department of Cultural Resources
Division of Archives and History

with

Federation of North Carolina Historical Societies, Inc.
Guilford County American Revolution Bicentennial Commission
Guilford County Department of Planning
High Point Department of Planning

1979

Exhibit E



51. McAdoo House
W side SR 1001 (Church St.) 0.2 mile N of
1st with SR 2384 (Carlson Dr.) Greensboro
vicinity. 1B



52. McCasland House
Two-story frame dwelling with Colonial
Revival and Queen Anne style details erected
about 1909. House features multiple gables,
Doric style wrap-around porch, colored
brick chimney, shingle details, and other
period motifs. Built in a community
planned by the Parkersville
Schools. 1B



53. McKelshad Log House
N side SR 1002 (Sawtooth Rd.) 0.1 mile W
of 1st with SR 2347 (Lantz Branch Rd.)
Sawtooth vicinity. 1



54. Moore Log House
Mid-19th century, weatherboarded, log
house with late 19th century mansard chim-
ney. The house was replaced with a new
new with replacement brick steeple. Private.
1B



55. Oak Ridge Academy: Alumni Hall
Oak Ridge. 1D



56. Oak Ridge Academy: Alumni Hall
Oak Ridge. 1D
Two-story, brick, multi-purpose building
constructed in 1914, the year Prof. T. E.
Whitaker took over and reorganized the
academy. The building is a fine example of
a historically local portion. Designed by C.
Will Arnfield, architect, Greensboro.
Standard interior with classrooms and other
facilities opening from long, high-ceilinged
corridors. SLHD



57. Oak Ridge Academy: Chapel
Oak Ridge. 1D



58. Oak Ridge Academy: Chapel
Oak Ridge. 1D
Colonial Revival style brick chapel built in
1914. The building features a gabled
pediment, a portico with a pedimented
pediment, and stained glass windows in
the portico. Interior is a single space
with simple detail. SLHD



59. Oak Ridge Academy: Maple Glade
Oak Ridge. 1D



60. Oak Ridge Academy: Oakhurst
Oak Ridge. 1D
The finest Queen Anne style house surviving
in all of Guilford County. Highly irregular
in plan and features a wealth of shapes, materials,
and colors. The house is a fine example of
the style. Built for Martin Hicks Holt, a co-
founder of Oak Ridge Institute, in 1897
and designed by Frank P. Milburn, a pro-
minent and much sought after Southern
architect. The house is a fine example of
the style. SLHD Private.



61. Ogburn House
NE corner US 220 and SR 2300 (Murphy
Rd.) Summerfield vicinity. 1



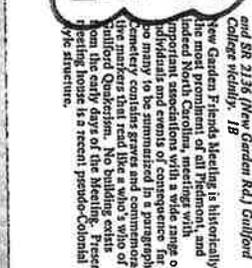
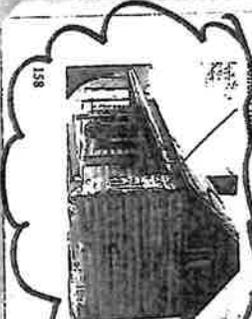
62. Ogburn-Humphrey House
N side SR 2300 (Murphy Rd.) 0.3 mile E of
1st with US 220 Summerfield vicinity. 1



63. "Old Mill of Guilford"
E side NC 68 1st with SR 2137 (Starford
Mill Rd.) on Beaver Creek Oak Ridge
vicinity. 1



64. Ogburn House
NE corner US 220 and SR 2300 (Murphy
Rd.) Summerfield vicinity. 1
Notable two-story, frame dwelling built
about 1890. The house is a fine example of
the style. The Ogburns established in the
early 19th century, operated a grist mill
just over the Rockingham County line.
Private.





PLANNING DEPARTMENT REPORT JUNE 16, 2015

Memorandum to: Planning and Zoning Board members

From: Julie A. Reid, Town Planner

Regarding: Case RZ-04-15

LOCATION: The subject site is located at 811 Highway 150 West, Bruce Township, being Guilford County Parcel 0138408.

OWNER(S): Joey B. Bolen 811 Highway 150 West, Greensboro, NC 27455

TOTAL ACREAGE: Front approximately 200 feet of a 2.758 parcel.

REQUEST: This is a request to rezone the front portion (approximately 200 feet) of a 2.758 acre parcel from RS-40 (Residential) to AG (Agricultural) to permit both portions of the lot to have the same zoning. The rear portion of this parcel is already zoned AG- Agricultural.

CHARACTERISTICS OF THE PROPOSED DISTRICT: The AG, Agricultural District, 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 of land. It is not intended for major residential subdivisions.

ADJACENT ZONING/LAND USE:

<i>Direction</i>	<i>Zoning</i>	<i>Use</i>
North	AG/RS-40	Agricultural/Residential
East:	AG/RS-40	Agricultural/Subdivision - Residential Use
South	AG/RS-40	Agricultural/Residential
West	AG/RS-40	Agricultural/Residential

OBSERVATIONS:

At the time the Town incorporated, it adopted its Unified Development Ordinance and the existing zoning patterns from Guildford County. An outdate practice of placing a narrow strip of residential zoning along existing roads was employed. This was phased out of most zoning documents throughout the country many years ago as it proved to be a very poor practice.

One of difficulties that this produced was that two different zoning classifications were applied to one small lot. These zoning classifications have different dimensional requirements and often different uses. This makes the use of the lot very difficult.

This rezoning request seeks to assign the same zoning to both portions of this one lot. The Planning Department will seek corrective zoning later this year to correct this problem on all lots in similar circumstances.



COMPATIBILITY WITH COMPREHENSIVE PLAN:

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. ...

Highlights and Summary:

- Mr. Bolen’s property was assigned two different zoning classifications, one for the front and one for the rear making it difficult to meet both sets of requirements.
- The Planning Department will seek corrective zoning later this year to correct this problem on all lots in similar circumstances.

Some Suggested Potential Motions for Consideration

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

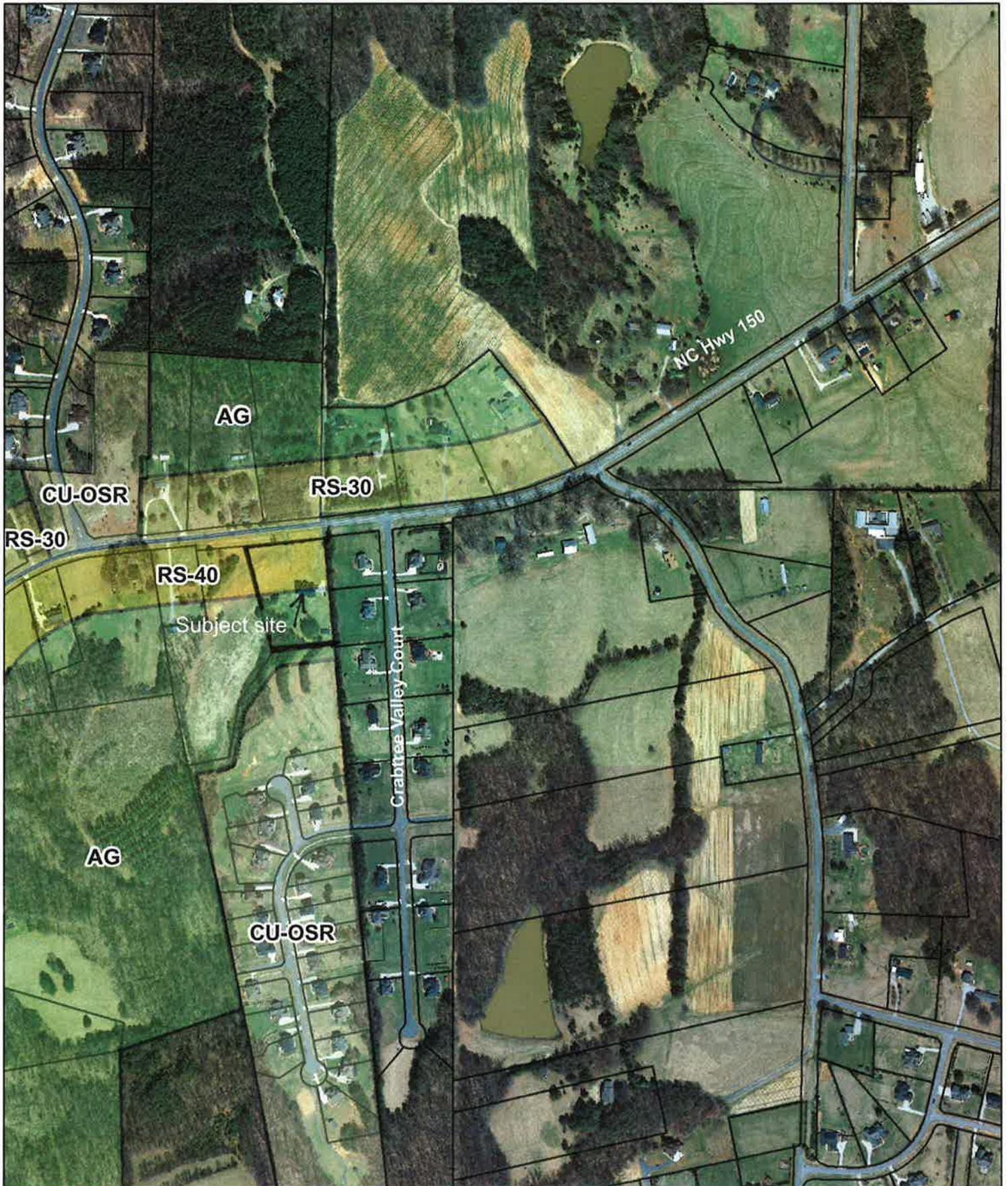
SUGGESTED MOTION

“I move that a recommendation for (approval) (conditional approval) (denial) of the request for rezoning from RS-40 (Residential) to AG - Agricultural be forwarded to the Town Council. The request (is) (is not) consistent with the town’s adopted comprehensive plan because

(List): _____

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

PZ-04-2015 Rezoning the front 200 feet fro RS-40 Resdientail to AG- Agricultural







Town of Summerfield JUN 08 2015
Development Bulletin 12:47 pm VRH
Effective January 7, 2005 Town of Summerfield
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 R40 zoning district to the AG zoning district. Said property is located 811 Hwy 150 West

in Bruce Township; Being a total of: 2.76 acres.

Further referenced on the Guilford County Tax Maps as:

Parcel Number 0 1 3 8 4 0 8

Parcel Number _____

Parcel Number _____

Parcel Number _____

Check One:

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

Check One:

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

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)

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,

Joey B Bolen
Applicant Signature

Representative/Agent Signature

Joey B Bolen
Name

Name

811 Hwy 150 West
Mailing Address

Mailing Address

Greensboro, NC 27455
City, State and Zip Code

City, State and Zip Code

336-644-9282
Phone Number

Phone Number

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

Owner Signature

Name

Name

Mailing Address

Mailing Address

City, State and Zip Code

City, State and Zip Code

Phone Number

Phone Number

Email

Email

Owner Signature

Owner Signature

Name

Name

Mailing Address

Mailing Address

City, State and Zip Code

City, State and Zip Code

Phone Number

Phone Number

Email

Email

Additional rezoning questions:

1. Type of use and improvement proposed:

Existing - Residential

Propose - Residential

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

Property split has caused difficulties with complying.

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.

GP - Low density

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

Split rezoning

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

Easier to comply with one classification instead of two.

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

Low density & farm conservation,