



**PLANNING DEPARTMENT REPORT** *JULY 7, 2015*

**Memorandum to:** The Mayor and Town Council 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.

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**PLANNING BOARD RECOMMENDATION**

**The Planning Board unanimously approved the following motion:** *“I move that a recommendation for conditional approval 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 consistent with the town’s adopted comprehensive plan Policy 6 regarding appropriate housing and residential development. The conditions proposed by the owner/developer and recommended for approval are:*

1. All dwellings will be constructed on a brick foundation with crawl space or basement.
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. Along the western boundary line of the subject property, applicant shall preserve a buffer of existing vegetation at a minimum of ten feet, except where limited by governmental or utility company requirements.



**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 the request for rezoning from AG (Agricultural) to CU-RS-40 (Conditional Use Residential) be (approved) (conditionally approved) (denied). 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*

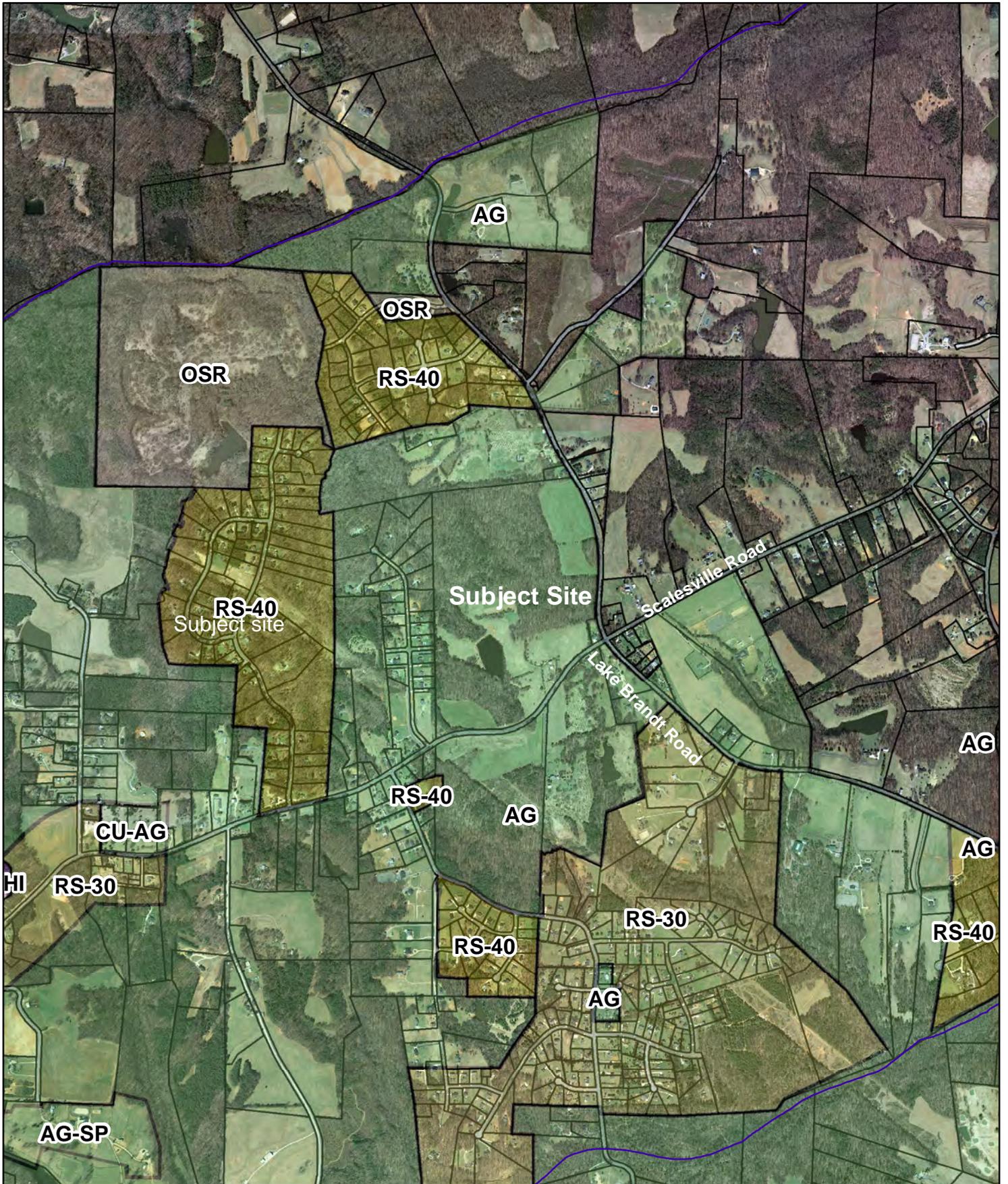
*(List):* \_\_\_\_\_

*and (is) (is not) in the public interest because* \_\_\_\_\_.

*The conditions proposed by the owner/developer and recommended for approval are:*

1. All dwellings will be constructed on a brick foundation with crawl space or basement.
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.
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5. Along the western boundary line of the subject property, applicant shall preserve a buffer of existing vegetation at a minimum of ten feet, except where limited by governmental or utility company requirements.
6. Other \_\_\_\_\_

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





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 N.P. Hayer, III Mbr/Mgr*

Applicant Signature

*Nathaniel P. Hayer, III*

Name

*1112 Briarcliff Rd*

Mailing Address

*Greensboro, NC 27408*

City, State and Zip Code

*336-708-0465*

Phone Number

*NPHayer3iii@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) \_\_\_\_\_  
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- 7) \_\_\_\_\_  
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- 8) \_\_\_\_\_  
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- 13) \_\_\_\_\_  
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- 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 photographical 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

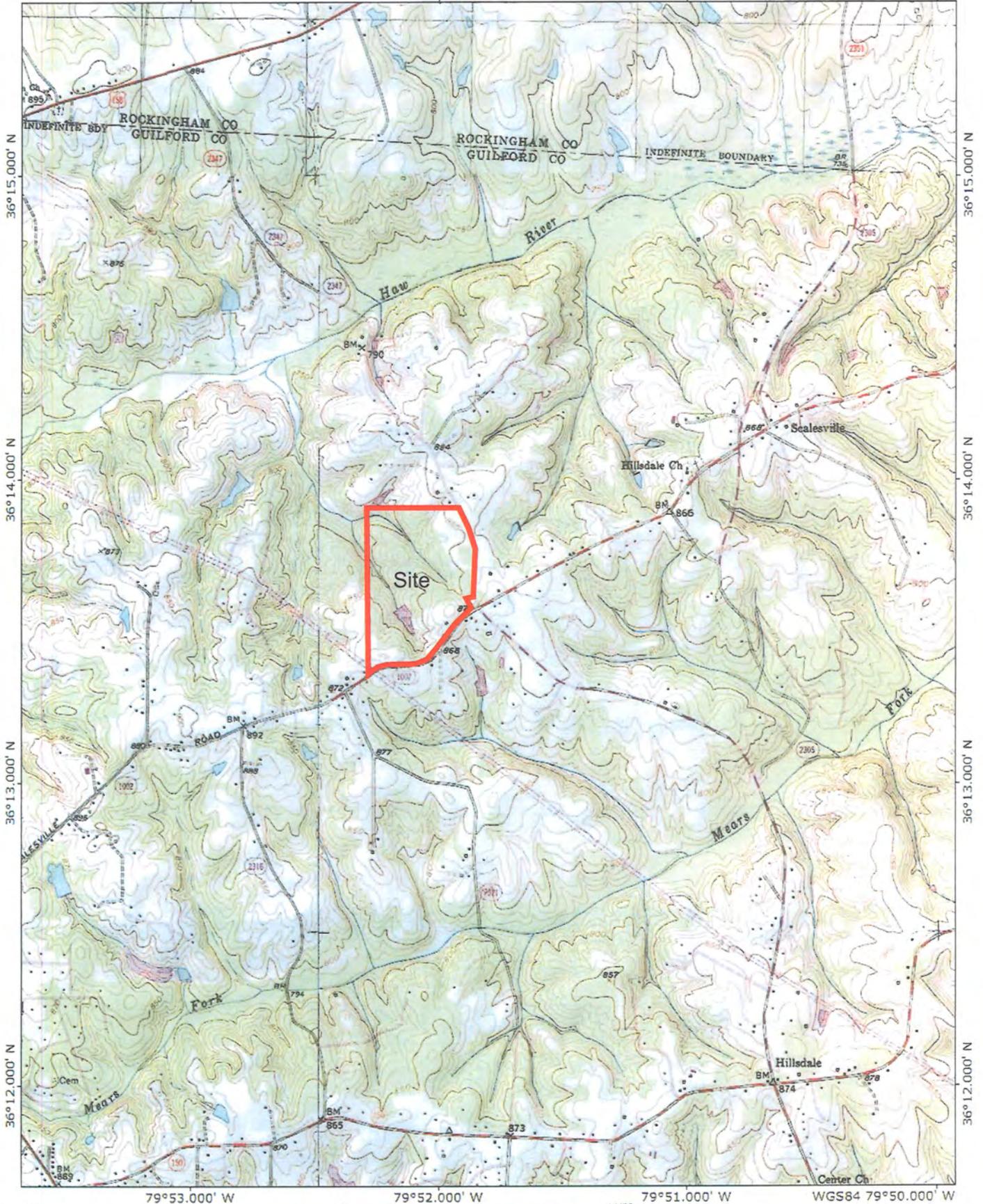


*Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use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

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

# Exhibit B

79°53.000' W      79°52.000' W      79°51.000' W      WGS84 79°50.000' W



# 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 currentness 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.

# 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):

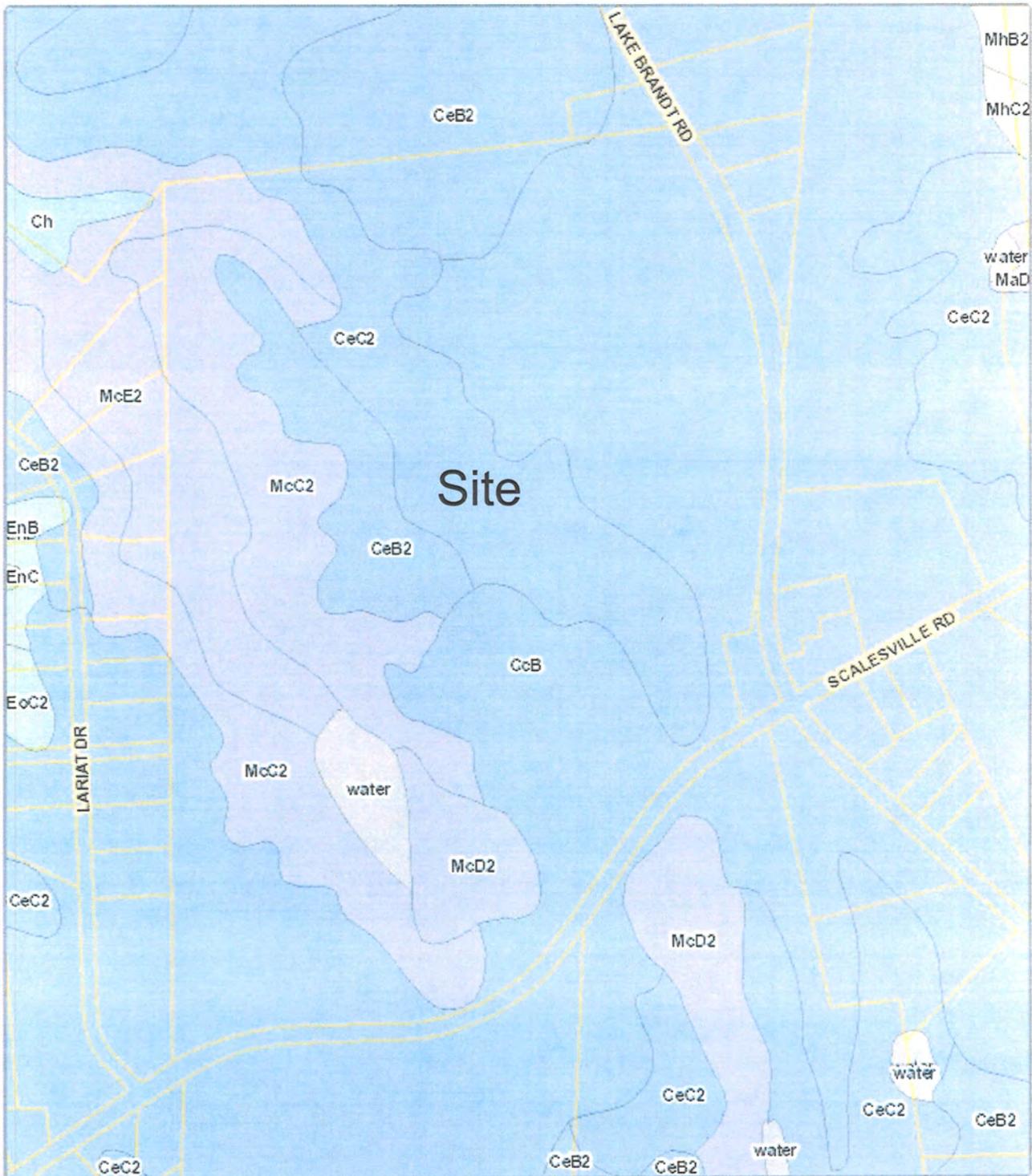
Scientific Name	Common Name	Indicator	Reference Info.
-----------------	-------------	-----------	-----------------

**NC** Soil(s):

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

# 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 a 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](mailto: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 jct with SR 2384 (Carlson Dr.) Greensboro vicinity. 1B

Two-story, plain farmhouse probably built about 1875. Simple Italianate details. Log house on property, possibly of saddlebag plan, antedates dwelling. Private.



**52. McCracken House**

E side SR 2162 (College Rd.) 0.1 mile N of jct with US 421 Guilford vicinity. 1B

Two-story frame dwelling with Colonial Revival and Queen Anne style details erected about 1909. House features multiple gables, Doric style wrap-around porch, corbeled brick chimney, shingle details, and other period motifs. Buried in a wooded area on the fringes of a fast growing commercial zone. Private.



158

**53. McMichael Log House**

N side SR 1002 (Scalesville Rd.) 0.1 mile W of jct with SR 2347 (Lake Brandt Rd.) Scalesville vicinity. 1

One-story, saddlebag, log house of uncertain date, perhaps mid-19th century. Combination v-notched and half-dovetail notched joints. Center brick chimney, stone foundation. Private.



**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 school. Fifteen bay facade accented by a tetrastyle Ionic portico. Designed by C. Will Armfield, architect, Greensboro. Standard interior with classrooms and other facilities opening from long, high-ceilinged corridors. SLHD

**54. Moore Log House**

NE corner NC 150 and SR 2022 (Linvill Rd.) Oak Ridge. 1D

Mid-19th century, weatherboarded, log house with late 19th century and 20th century alterations. Handsome stone chimney with replacement brick stack. Private.



**55. New Garden Friends Cemetery**

NW corner SR 2147 (West Friendly Ave.) and SR 2136 (New Garden Rd.) Guilford College vicinity. 1B

New Garden Friends Meeting is historically the most prominent of all Piedmont, and indeed North Carolina, meetings with important associations with a wide range of individuals and events of consequence far too many to be summarized in a paragraph. Cemetery contains graves and commemorative markers that read like a who's who of Guilford Quakerism. No building exists from the early days of the Meeting. Present meeting house is a recent pseudo-Colonial style structure.



**57. Oak Ridge Academy: Benbow Hall**  
Oak Ridge. 1D

Unusual, arcaded, frame structure featuring a rectilinear corner tower with a mission style flavor. Built 1905, the building is named to honor Jesse Benbow, long-time chairman of the board whose houses are located a short distance away (qv). Originally stuccoed, accentuating its Spanish flavor. SLHD



**58. Oak Ridge Academy: Chapel**  
Oak Ridge. 1D

Colonial Revival style brick chapel built in 1914. Temple form building features a vernacular, prostyle Ionic portico, shingled pediment, and stained glass windows in molded frames. Interior is a single space with simple detail. SLHD



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

Handsome, Neo-Classical Revival dwelling built in 1905 by Professor J. Allen Holt, who named it Maple Glade. (J. A. Holt's brother M. A. Holt, with whom he served as co-principal of Oak Ridge Institute, built Oakhurst, qv.) The house is well detailed and dominated by a pedimented Ionic portico and long, one-story Doric porch. Now the Oak Ridge Academy president's house. It replaced an earlier Queen Anne style house which had burned. SLHD Private.



**60. Oak Ridge Academy: Oakhurst**  
Oak Ridge. 1D

The finest Queen Anne style house surviving in all of Guilford County. Highly irregular design features a wealth of shapes, materials, and decorative details inside and out, all hallmarks of this fanciful and romantic style. Built for Martin Hicks Holt, a co-principal of Oak Ridge Institute, in 1897 and designed by Frank P. Milburn, a prolific and much sought after Southern architect whose distinguished buildings appear in most major North Carolina cities. SLHD Private.



**61. Ogburn House**

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

Notable, two-story, frame dwelling built about 1870 with simple Italianate detail. The Ogburns, established in the area since the early 19th century, operated a grist mill just over the Rockingham County line. Private.



**62. Ogburn-Murphy House**

N side SR 2300 (Murphy Rd.) 0.3 mile E of jct with US 220 Summerfield vicinity. 1

Heavily altered, combination log and frame house. Original portion early to mid-19th century. Notable stone chimney with crude S-curve shoulder. Private.



**63. "Old Mill of Guilford"**

E side NC 68 jct with SR 2132 (Stafford Mill Rd.) on Beaver Creek Oak Ridge vicinity. 1

The best known grist mill in Guilford County and one of the earliest mill sites. Believed to have been the scene of milling operations since the mid-18th century. Earliest parts of present structure date from the 1820s. Though a number of significant alterations have been made since that time, and though the mill has been moved once, the stone foundation, timber frame, and overall form survive in their early 19th century condition. SL

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**PLANNING DEPARTMENT REPORT** *JULY 7, 2015*

**Memorandum to:** The Mayor and Town Council 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.

---

**PLANNING BOARD RECOMMENDATION**

**The Planning Board unanimously approved the following motion:** *“I move that a recommendation for approval of the request for rezoning from RS-40 (Residential) to AG (Agricultural) be forwarded to the Town Council. The request is consistent with the town’s adopted comprehensive plan Policy 6 and is in the public interest because it brings the property into conformance.*

**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 the request for rezoning from RS-40 (Residential) to AG (Agricultural) be (approved) (conditionally approved) (denied). The request (is)( is not) consistent with the town’s adopted comprehensive plan because*

*(List):* \_\_\_\_\_

*And (is) (is not) in the public interest because* \_\_\_\_\_.

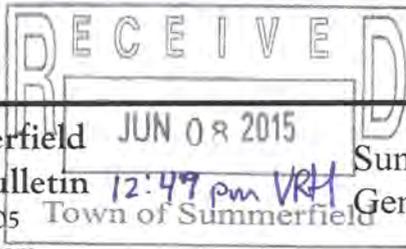
PZ-04-2015 Rezoning the front 200 feet fro RS-40 Resdientail to AG- Agricultural



pd \$500 cash



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



Summerfield Application for  
General Purpose Rezoning

Date Submitted: \_\_\_\_\_ Fee/Receipt #: \_\_\_\_\_ Case Number: \_\_\_\_\_

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

Pursuant to Section 3-12 of the Town of Summerfield Development Ordinance, the undersigned hereby requests Town of Summerfield to rezone the property described below from the R 40 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

\_\_\_\_\_  
Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State and Zip Code

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Email

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State and Zip Code

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Email

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State and Zip Code

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Email

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State and Zip Code

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Email

## 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.

**SURVEYOR'S CERTIFICATE:**  
 I, JOHN S. FLEMING, SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEEZ RECORDATION NUMBERED IN BOOK PAGE 105) AND THAT THE SURVEYING WAS ACCURATELY MADE AND THE SURVEYOR'S RECORDATION NUMBER IS L-3469. THIS SURVEY CREATES A SUBDIVISION OF LAND IN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

NOTED BY ORIGINAL RECORDATION NUMBER AND SEAL THE 27th DAY OF APRIL, 2005



**CERTIFICATE OF REVIEW OFFICER:**

STATE OF NORTH CAROLINA  
 COUNTY OF GUILFORD

*Robert M. Brant* REVIEW OFFICER OF GUILFORD COUNTY.  
 I CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

*Robert M. Brant*  
 REVIEW OFFICER  
 DATE: 5/4/05

WHEN GRADE OF ADJACENT PROPERTY DOES NOT CONFORM TO THE STREET GRADE, AN EASEMENT IS EFFECTIVE FOR THE PURPOSE OF SLOPING EMBANKMENTS FROM STREET GRADE LEVEL AT THE PROPERTY LINE HAVING A SLOPE RATIO OF TWO FEET HORIZONTAL FOR EACH FOOT OF VERTICAL DRAINAGE.

**CERTIFICATE OF OWNERSHIP AND REGULATION:**

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF SUMMERFIELD AND THIS PLAT AND ALLOTMENT TO BE A FREE ACT AND DEED AND HEREBY DECATES(S) TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT.

SIGNED: *Brenda P. Winfree*  
 ATTEST: *John S. Fleming*

**CERTIFICATE OF LOCAL JURISDICTIONAL APPROVAL FOR RECORDATION:**

APPROVED BY THE SUMMERFIELD TOWN COUNCIL ON THE 11th DAY OF April, 2005. PROVIDED THAT THE PLAT IS REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, N.C. WITHIN 30 DAYS FROM THE DATE OF THIS APPROVAL.

SIGNED: *Willie B. Brant* (SEAL)  
 TOWNSHIP

APPROVED BY THE TOWN OF SUMMERFIELD, NORTH CAROLINA ON THE 11th DAY OF April, 2005. PURSUANT TO ARTICLE 10 OF THE TOWN OF SUMMERFIELD DEVELOPMENT ORDINANCE.

**PLANNING DIRECTOR:**

**PROPERTY REFERENCE:**

TAX ID# 6-358-718-61  
 D.B. 2813 P.C. 301  
 ZONING: AG AND RS-40

WATERSHED CLASSIFICATION: GREENSBORO  
 (BEEZY FORM) WATERSHED NO-III (OWA)

ADDRESS: 811 & 819 NC HWY 150 WEST  
 GREENSBORO, NC 27450  
 TOWN OF SUMMERFIELD

TOTAL AREA: 7.871 ACRES

**SURVEY NOTES:**

- RATIO OF PRECISION: 1:10,000+
- AREA COMPUTED BY D.M.D. METHOD
- THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS OR RIGHTS OF WAY EXISTING PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT VISIBLE OR APPARENT AT THE TIME OF INSPECTION.
- NO N.C.G.S. MARKER FOUND WITHIN 2,000 FT OF THIS PROPERTY.
- LOT 23 HAS NOT BEEN EVALUATED BY HEALTH DEPT. AND NO IMPROVEMENT PERMIT CAN BE ISSUED.

ACL-1-358-719-07  
 LEWIS C. McCALL, ETUX  
 TENANTS IN COMMON  
 DB 3459 PC 1062  
 ZONING: AC  
 USE: AGRICULTURAL

BRENDA P. WINFREE  
 ACL-1-358-718-09  
 LOT 2  
 PB 105 PC 123  
 ZONING: AC  
 USE: AGRICULTURAL

PROPOSED ADD LAND AREA  
 APPROX. 0.533 ACRES  
 TO BE ADDED TO  
 ACL-6-358-718-14  
 PB. 72 PG. 259

DOUGLAS R. BOLEN  
 ACL-6-358-718-14  
 LOT SHOWN IN  
 PB.72 PG.259

BRENDA AND TERRY  
 WINFREE  
 ACL-6-358-718-61  
 LOT SHOWN IN  
 D.B. 2813 P.C. 301  
 4.351 acres  
 ZONE: AG/RS-40

QUAIL'S NEST  
 SUBDIVISION-COMMON AREA  
 RIDGEWOOD OF GREENSBORO, LLC  
 ACL-6-358-718-02  
 PB. 152 PGS. 051 AND 052  
 27.406 ACRES  
 ZONED: OSRD  
 USE: RESIDENTIAL

BRENDA AND TERRY  
 WINFREE  
 ACL-6-358-718-61  
 LOT SHOWN IN  
 D.B. 2813 P.C. 301  
 2.758 acres  
 ZONE: AG/RS-40

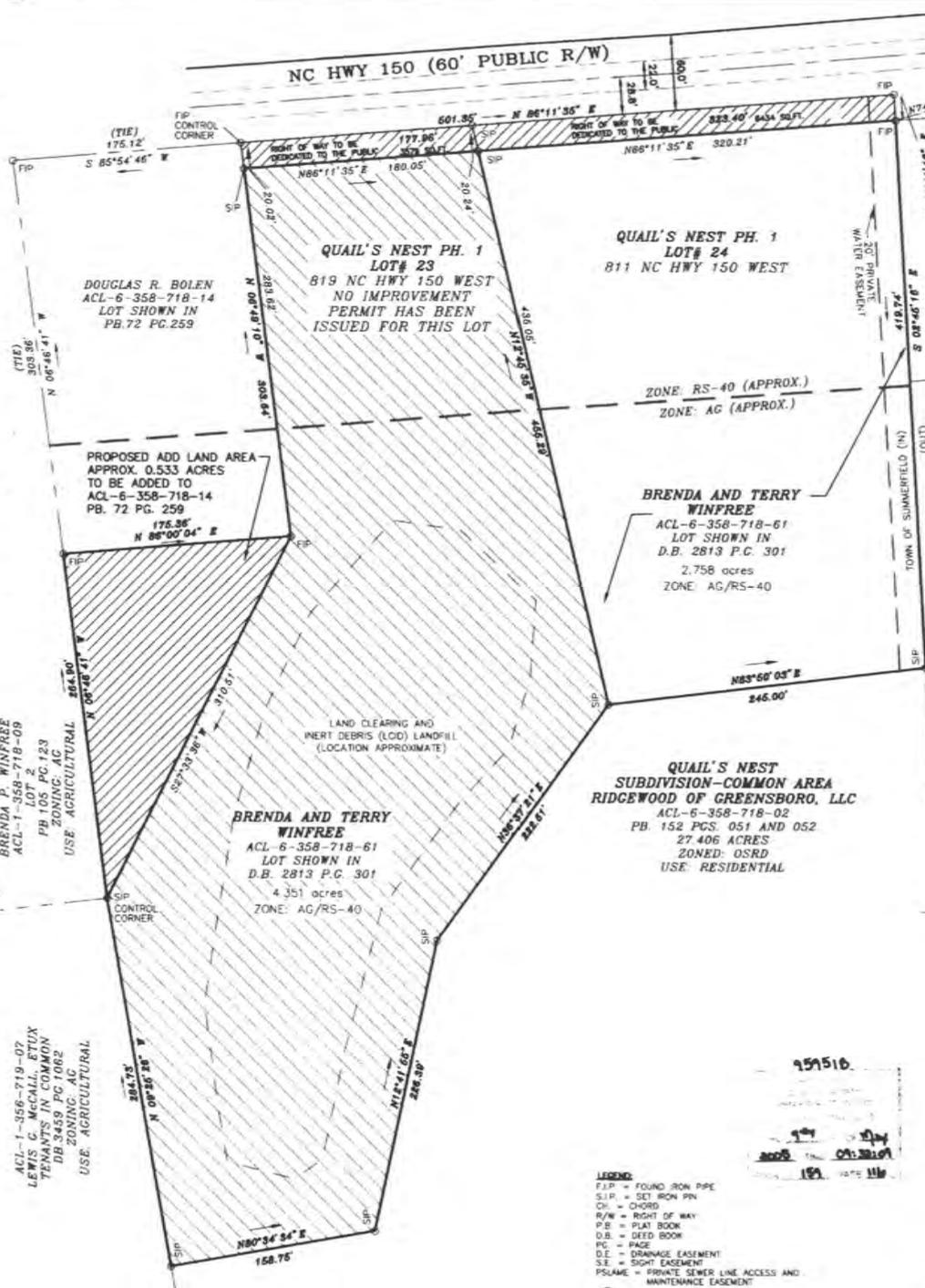
QUAIL'S NEST PH. 1  
 LOT# 23  
 819 NC HWY 150 WEST  
 NO IMPROVEMENT  
 PERMIT HAS BEEN  
 ISSUED FOR THIS LOT

QUAIL'S NEST PH. 1  
 LOT# 24  
 811 NC HWY 150 WEST

WAYNE C. WILSON & JEAN C.  
 ACL-6-358-718-54  
 P.B. 140 PG. 9  
 ZONING: RS-40  
 USE: RESIDENTIAL

JON T. WALLNER  
 & KATHARINE B.  
 ACL-6-358-718-55  
 P.B. 140 PG. 9  
 ZONING: RS-40  
 USE: RESIDENTIAL

BRIAN E. FRENCH  
 ACL-6-358-718-56  
 P.B. 140 PG. 9  
 ZONING: RS-40  
 USE: RESIDENTIAL



FINAL PLAT OF:  
 QUAIL'S NEST PH. 1

OWNER:  
 BRENDA AND TERRY WINFREE  
 830 NC 150 WEST  
 GREENSBORO, NC 27455  
 PHONE: 336-643-5022

STATE: NORTH CAROLINA  
 TOWNSHIP: CENTER GROVE  
 COUNTY: GUILFORD  
 DATE: 04-27-2005  
 SCALE: 1"=60'



**Fleming Engineering, Inc.**

700 Carnegie Place Greensboro, NC 27409  
 Phone: 336-852-8787 Fax: 336-852-8788

DRAWN BY: JAM  
 PROJ. NO.: 1808 22  
 DRAWING FILE: 1802/1808-27/PLAT/116.dwg  
 REF. NO.: 02-122