



Draft Proposed Guilford County Zoning

- AG, Agricultural
- RS-40, SF Residential
- RS-30, SF Residential
- RS-20, SF Residential
- RS-3, SF Residential
- GB, General Business



Date: 8/8/2024



Case Number
24-07-PLBD-00088

Planning & Development
Department

Comparative Zoning and Future Land Use Table

Map ID #	Guilford County Tax Parcel #	Property Address	Owner	Summerfield Former Zoning District	Tract Acreage	Summerfield Future Land Use Designation	Guilford County Comprehensive Plan Update Crosswalk from Summerfield FLU Designation	Guilford County Initial Proposed Zoning District	Northwest Area Plan Consistency	Guilford County Comprehensive Plan Update Crosswalk from NW Area Plan Designation Based on Proposed Zoning	Owner Mailing Address
31	146919	7650 DEBOE RD	SUMMERFIELD REAL ESTATE HOLDINGS LLC	AG	29.48	Working Farm/Agriculture	Rural Living	RS-20	Conditionally Consistent if Plan is amended to include RS-20 under RSF Classification	Residential	5826 SAMET DR STE 105
32	146880	7650 R1 DEBOE RD	SUMMERFIELD REAL ESTATE HOLDINGS LLC	AG	9.12	Residential	Residential	RS-20	Conditionally Consistent if Plan is amended to include RS-20 under RSF Classification	Residential	5826 SAMET DR STE 105
24	149659	3727 OAK RIDGE RD	SUMMERFIELD RETAIL LLC	BN	42.23	Office	Commercial	GB	Conditionally Consistent	Commercial	5826 SAMET DR
25	217566	5930 KHAKI PL	SUMMERFIELD ACQUISITION LLC	BN	21.11	Office	Commercial	GB	Conditionally Consistent	Commercial	5826 SAMET DR STE 105
26	149658	5920 KHAKI PL	SUMMERFIELD ACQUISITION LLC	BN	3.02	Office	Commercial	GB	Conditionally Consistent	Commercial	5826 SAMET DR STE 105
27	150130	7631 DEBOE RD	SUMMERFIELD ACQUISITION LLC	BN	10.06	Office	Commercial	GB	Conditionally Consistent	Commercial	5826 SAMET DR STE 105
28	149642	3687 OAK RIDGE RD	SUMMERFIELD OAK RIDGE ROAD LLC	RS	3.34	Residential	Residential	GB	Conditionally Consistent	Commercial	5826 SAMET DR STE 105
29	149643	3683 OAK RIDGE RD	TERRELL, RACHEL S L/T;SUMMERFIELD OAK RIDGE ROAD LLC	BN (Business)	1.41	Residential	Residential	GB	Conditionally Consistent	Commercial	5826 SAMET DR STE 105
30	149688	3685 OAK RIDGE RD	SUMMERFIELD OAK RIDGE ROAD LLC	BN	1.95	Residential	Residential	GB	Conditionally Consistent	Commercial	5826 SAMET DR STE 105
33	149645	3674 A OAK RIDGE RD	SUMMERFIELD PROFESSIONAL OFFICE LLC	OI (Office Institutional)	3.18	Office	Commercial	GB	Conditionally Consistent	Commercial	5826 SAMET DR STE 105
34	149651	3668 OAK RIDGE RD	SUMMERFIELD BEESON LLC	AG	14.46	Residential	Residential	GB	Conditionally Consistent	Commercial	5826 SAMET DR STE 105
35	149653	3672 OAK RIDGE RD	SUMMERFIELD BEESON LLC	RS	1.69	Residential	Residential	GB	Conditionally Consistent	Commercial	5826 SAMET DR STE 105
36	149662	3640 REAR OAK RIDGE RD	SUMMERFIELD OAK RIDGE ROAD LLC	BN	46.01	Residential	Residential	GB	Conditionally Consistent	Commercial	5826 SAMET DR STE 105
1	149612	6846 BANNING RD	BROOKBANK FARM LLC	OSR	174.32	Working Farm/Agriculture	Rural Living	AG, RS-30	Generally Consistent	Working Farm/Agricultural, Rural Living, or Residential	5826 SAMET DR STE 105
2	218953	6887 NEAR BROOKBANK RD	BROOKBANK FARM LLC	OSR	27.78	Working Farm/Agriculture	Rural Living	RS-30	Generally Consistent	Residential	5826 SAMET DR STE 105
23	150103	7211 WYATT DR	ARMFIELD AMENITIES LLC	OSR (Open Space Residential)	10.14	Residential	Residential	RS-30	Generally Consistent	Residential	5826 SAMET DR STE 105
3	146198	6784 MEADOW VIEW DR	COUCH, DAVID F	RS	140.07	Working Farm/Agriculture	Rural Living	AG	Generally Consistent	Working Farm/Agricultural, Rural Living, or Residential	5826 SAMET DR STE 105
4	146128	3203 PLEASANT RIDGE RD	SUMMERFIELD HOLDINGS LLC	AG	95.54	Working Farm/Agriculture	Rural Living	AG	Generally Consistent	Working Farm/Agricultural, Rural Living, or Residential	5826 SAMET DR STE 105

Comparative Zoning and Future Land Use Table

Map ID #	Guilford County Tax Parcel #	Property Address	Owner	Summerfield Former Zoning District	Tract Acreage	Summerfield Future Land Use Designation	Guilford County Comprehensive Plan Update Crosswalk from Summerfield FLU Designation	Guilford County Initial Proposed Zoning District	Northwest Area Plan Consistency	Guilford County Comprehensive Plan Update Crosswalk from NW Area Plan Designation Based on Proposed Zoning	Owner Mailing Address
6	146160	3221 PLEASANT RIDGE RD	SUMMERFIELD REAL ESTATE HOLDINGS LLC	RS	1.04	Residential	Residential	AG	Generally Consistent	Working Farm/Agricultural, Rural Living, or Residential	5826 SAMET DR STE 105
7	219823	3215 PLEASANT RIDGE RD	CTD SUMMERFIELD FARM LLC	AG (Agricultural)	3.36	Residential	Residential	AG	Generally Consistent	Working Farm/Agricultural, Rural Living, or Residential	5826 SAMET DR STE 105
8	228628	5790 MEADOW POND CT	CTD SUMMERFIELD FARM LLC	RS	11.19	Working Farm/Agriculture	Rural Living	AG	Generally Consistent	Working Farm/Agricultural, Rural Living, or Residential	5826 SAMET DR STE 105
9	146200	3219 PLEASANT RIDGE RD	BROOKBANK FARM LLC	AG	9.99	Working Farm/Agriculture	Rural Living	AG	Generally Consistent	Working Farm/Agricultural, Rural Living, or Residential	5826 SAMET DR STE 105
5	146205	3209 PLEASANT RIDGE RD	CTD SUMMERFIELD FARM LLC	AG	46.55	Working Farm/Agriculture	Rural Living	RS-40	Generally Consistent	Rural Living or Residential	5826 SAMET DR STE 105
10	146207	5407 NEAR CENTERFIELD RD	THE FOREST SUMMERFIELD LLC	RS	9.96	Residential	Residential	RS-40	Generally Consistent	Rural Living or Residential	5826 SAMET DR STE 105
37	146952	5411 CENTERFIELD RD	SUMMERFIELD REAL ESTATE HOLDINGS LLC	RS	11.04	Residential	Residential	RS-40	Generally Consistent	Rural Living or Residential	5826 SAMET DR STE 105
39	146129	3239 PLEASANT RIDGE RD	HAS PLEASANT RIDGE LLC	RS	0.71	Residential	Residential	RS-30	Generally Consistent	Residential	3239 PLEASANT RIDGE RD
38	146311	3220 PLEASANT RIDGE RD	SUMMERFIELD REAL ESTATE HOLDINGS LLC	RS	0.98	Residential	Residential	AG	Generally Consistent	Working Farm/Agricultural, Rural Living, or Residential	5826 SAMET DR STE 105
41	146323	3204 PLEASANT RIDGE RD	TAYLOR, SHEILA MURPHY;TAYLOR, TERRY W	RS	0.67	Residential	Residential	RS-20	Conditionally Consistent if Plan is amended to include RS-20 under RSF Classification	Residential	3204 PLEASANT RIDGE RD
17	146324	3200 PLEASANT RIDGE RD	SUMMERFIELD REAL ESTATE HOLDINGS LLC	RS	1.11	Residential	Residential	AG	Generally Consistent	Working Farm/Agricultural, Rural Living, or Residential	5826 SAMET DR STE 105
18	146321	7119 7133 RABBIT HOLLOW RD	SUMMERFIELD REAL ESTATE HOLDINGS LLC	RS	0.75	Residential	Residential	RS-30	Generally Consistent	Residential	5826 SAMET DR STE 105
16	146325	3148 PLEASANT RIDGE RD	THE VIEW SUMMERFIELD LLC	RS (Residential)	0.45	Residential	Residential	RS-3	Conditionally Consistent if Plan is amended to include RS-3 under RSF Classification	Residential	5826 SAMET DR STE 105
15	146327	3144 PLEASANT RIDGE RD	SUMMERFIELD REAL ESTATE HOLDINGS LLC	RS	0.56	Residential	Residential	RS-20	Conditionally Consistent if Plan is amended to include RS-20 under RSF Classification	Residential	5826 SAMET DR STE 105

Comparative Zoning and Future Land Use Table

Map ID #	Guilford County Tax Parcel #	Property Address	Owner	Summerfield Former Zoning District	Tract Acreage	Summerfield Future Land Use Designation	Guilford County Comprehensive Plan Update Crosswalk from Summerfield FLU Designation	Guilford County Initial Proposed Zoning District	Northwest Area Plan Consistency	Guilford County Comprehensive Plan Update Crosswalk from NW Area Plan Designation Based on Proposed Zoning	Owner Mailing Address
11	146127	3136 PLEASANT RIDGE RD	SUMMERFIELD HOLDINGS 2 LLC	AG	65.03	Working Farm/Agriculture	Rural Living	AG	Generally Consistent	Working Farm/Agricultural, Rural Living, or Residential	5826 SAMET DR STE 105
12	146119	6925 NEAR SUMMERFIELD RD	THE VIEW SUMMERFIELD LLC	AG	16.12	Residential	Residential	AG	Generally Consistent	Working Farm/Agricultural, Rural Living, or Residential	5826 SAMET DR STE 105
13	146149	7044 R-1 SUMMERFIELD RD	THE VIEW SUMMERFIELD LLC	AG	28.20	Residential	Residential	AG	Generally Consistent	Working Farm/Agricultural, Rural Living, or Residential	5826 SAMET DR STE 105
14	146126	7044 NEAR SUMMERFIELD RD	THE FOREST SUMMERFIELD LLC	AG	47.17	Residential	Residential	AG	Generally Consistent	Working Farm/Agricultural, Rural Living, or Residential	5826 SAMET DR STE 105
40	146052	6935 SUMMERFIELD RD	BREWER, KIMBERLY; BREWER, JEFFREY	AG	3.68	Residential	Residential	AG	Generally Consistent	Working Farm/Agricultural, Rural Living, or Residential	1616 RED FOREST RD
19	145496	5136 CARLSON DAIRY RD	CHRISTOPHER FARMS LLC	AG	73.17	Residential	Residential	RS-40	Generally Consistent	Rural Living or Residential	5826 SAMET DR STE 105
20	145413	4265 HAMBURG MILL RD	CF - 4265 HAMBURG MILL ROAD LLC	RS	1.42	Residential	Residential	RS-40	Generally Consistent	Rural Living or Residential	204 FISHER PARK CIR
21	145583	4305 HAMBURG MILL RD	MMM- 4305 HAMBURG MILL ROAD LLC	RS	1.11	Residential	Residential	RS-40	Generally Consistent	Rural Living or Residential	204 FISHER PARK CIR
22	145568	4307 HAMBURG MILL RD	HAMBURG HEIGHTS LLC	RS	2.71	Residential	Residential	RS-40	Generally Consistent	Rural Living or Residential	5826 SAMET DR STE 105