



GUILFORD COUNTY PLANNING AND DEVELOPMENT PLANNING BOARD

Special Meeting Agenda

Board of Commissioners Chambers
Old Guilford County Courthouse
301 W. Market Street
Greensboro, NC 27401

August 21, 2024

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Rules and Procedures**
- IV. Continuance Requests**
- V. New Business**

Legislative Hearing Item(s)

A. REZONING CASE 24-07-PLBD-00088: Summerfield De-Annexation Original Zoning

This is a County-initiated rezoning due to de-annexation from the Town of Summerfield under Session Law 2024-20, House Bill 909, effective June 30, 2024. The parcels affected by the de-annexation are Guilford County Tax Parcel #149612, 218953, 146198, 146128, 146205, 146160, 219823, 228628, 146200, 146052, 146207, 146127, 146119, 146149, 146126, 146327, 146325, 146324, 146321, 145496, 145413, 145583, 145568, 150103, 149659, 217566, 149658, 150130, 149642, 149643, 149688, 146919, 146880, 149645, 149651, 149653, 149662, 146952, 146311, 146129, and 146323. The parcels are located within Summerfield Township and comprise approximately 971.87 acres. The parcels are generally located between US I-73 and US 220, centered on Pleasant Ridge Road, Oak Ridge Road, and Brookbank Road.

This is a County-initiated rezoning due to de-annexation from the Town of Summerfield under Session Law 2024-20, House Bill 909 effective June 30, 2024. The parcels were zoned AG, Agricultural; RS, Residential; OSR, Open Space

Residential; OI, Office/Institutional; and BN, Business by the Town of Summerfield. The parcels will become unzoned, per **NCGS 160D-202(h)** and **UDO Sec 1.4.B**, after 60 days from the effective date of de-annexation if the County fails to assign an original zoning. This request proposes original zonings of:

- **RS-3, Residential** for parcel 146325;
- **RS-20, Residential** for parcels 146880, 146919, 146323 and 146327;
- **RS-30, Residential** for parcels 150103, 218953, 146321, 146129, and a portion of parcel 149612 as shown on the proposed Guilford County zoning map;
- **RS-40, Residential** for parcels 145413, 145496, 145568, 145583, 146205, 146207, and 146952;
- **GB, General Business** for parcels 149642, 149643, 149645, 149651, 149653 149688, 149658, 150130, 217566, 149659, and 149662; and
- **AG, Agricultural** for all other de-annexed parcels, including the remaining portion of parcel 149612.

The property owners may initiate a zoning map amendment (rezoning) at any time after the County establishes the original zoning.

The properties are not currently subject to any of Guilford County's area plans. If the request is approved, a land use plan amendment to the Northwest Area Plan will be required to extend the AG Rural Residential (AGRR), Single Family Residential, and Moderate Commercial (MC) land use classifications to the subject parcels. The consistency designation of the Residential Single Family land use classification would need to be updated to recognize the RS-20 and RS-3 zoning districts as generally consistent or conditionally consistent.

Information for **REZONING CASE #24-07-PLBD-00088** can be viewed by scrolling to the August 21, 2024, Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the Proposed Zoning Map, Summerfield Zoning Map (before de-annexation), Comparative Zoning and Future Land Use Table and Map ID, and Table of Permitted Uses also are included under the **MEETING CASE INFORMATION** section at the link above.

VI. Other Business

None

VII. Adjourn

Information may be obtained for any of the aforementioned cases by contacting the Guilford County Planning and Development Department at 336.641.3334 or visiting the Guilford County Planning and Development Department at 400 West Market Street, Greensboro, NC 27401.



For Immediate Release: August 9, 2024

Contact: J. Leslie Bell, Planning & Development Director (336) 641-4409

VIRTUAL VIEWING OPTION
GUILFORD COUNTY PLANNING BOARD SPECIAL MEETING

AUGUST 21, 2024 @ 6 PM



The Guilford County Planning Board has scheduled a special meeting for Wednesday, August 21, 2024 at 6:00PM in the Board of Commissioners' Chambers located on the 2nd floor of the Old County Courthouse, 301 W. Market St., Greensboro, NC. The purpose of this meeting is to assign zoning to the approximately 971.87 acres of de-annexed properties previously within the Town Limits of Summerfield.

WHILE THE MEETING ROOM WILL BE OPEN FOR IN-PERSON CITIZEN AND MEDIA PARTICIPATION, CITIZENS & MEMBERS OF THE MEDIA WHO CHOOSE NOT TO ATTEND THE MEETING IN-PERSON MAY WATCH AND/OR LISTEN BY:

Visiting the Zoom platform via computer, tablet or smartphone at <https://www.zoomgov.com/j/1609200250?pwd=OapkvPSskYDx1lWydtdhKIZutM6.1>, completing the webinar registration, selecting the option to join from the confirmation email prior to meeting start and choosing one of the following audio options:

- a. Use your computer, tablet or smartphone's speaker (a headset/headphones are recommended); or
- b. Select "Use Telephone" after joining the webinar, call (646) 828-7666 and enter webinar ID 160 920 0250, if required.

Please contact Aaron Calloway at acalloway@guilfordcountync.gov or (336) 641-2489 with any questions.

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Rezoning
Application**

Fees: < 1 acre: \$750.00 1-4.99 acres: \$1,200.00 5-24.99 acres: \$1,500.00 25+ acres or Planned Unit Development: \$2,000.00

Date Submitted: 8/7/2024 Receipt # No fees for county-initiated zoning Case Number 24-07-PLBD-00088

Provide the required information as indicated below. Pursuant to the Unified Development Ordinance (UDO), 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 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the Map is attached zoning district to the Proposed Zoning Map is attached zoning district. Said property is located Town of Summerfield De-annexation area described in HB 909, generally located between US I-73 and US 220, centered on Pleasant Ridge Road, Oak Ridge Road, and Brookbank Road. in Summerfield Township; Being a total of: 971.81 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # See HB 909, Sec 10.a attached Tax Parcel # _____

Tax Parcel # _____ Tax Parcel # _____

Tax Parcel # _____ Tax Parcel # _____

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/or a map are attached.

Check One:

- ☒ Public services (i.e. water and sewer) are not requested or required.
☐ Public services (i.e. water and sewer) are requested or required; the approval letter is 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 to be submitted if the owner's signature is not provided (financial figures may be deleted).
☒ The applicant has no connection to the property owner and is requesting a third-party rezoning.

County-initiated due to de-annexation

I hereby agree to conform to all applicable laws of Guilford County 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 Guilford County Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

**A NEIGHBORHOOD MEETING IS STRONGLY ENCOURAGED PRIOR TO SUBMITTAL AND
YOU OR SOMEONE REPRESENTING YOU IS ENCOURAGED TO BE PRESENT AT THE PUBLIC HEARING**

Submitted by

Property Owner Signature

County-initiated

Name

400 W. Market Street

Mailing Address

Greensboro, NC 27401

City, State and Zip Code

336-641-3334

Phone Number

Email Address

Representative/Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Additional sheets for tax parcels and signatures are available upon request.

Town Council of the town of Stanley, to the best of their ability, which oath shall be subscribed to and entered upon the minutes of the corporation, and attested to by the ~~justice of the peace~~ individual administering the oath, shall take their seats and remain in office for a period of four years and until ~~their successors are~~ a successor is elected and qualified, except such as may be removed for cause or otherwise. They shall organize by electing one of ~~their members~~ chairman, member chair, who shall act as a mayor *pro tempore*, in case of a vacancy, absence, or illness of the mayor. ~~They shall proceed to elect members to fill such vacancies as may arise by death, or failure to elect in the town, whether by virtue of a tie or on certificate of fraud, and shall fill any and all vacancies as may occur from time to time during their term of office, either elective or appointive offices.~~ Notwithstanding G.S. 160A-63, vacancies on the Town Council shall be filled by appointment of the remaining members of the Town Council for the remainder of the unexpired term. A majority of the Town Council shall constitute a quorum for the transaction of business. Said Town Council shall meet for the transaction of business at least once a month, and shall meet on the call of the mayor, or a majority of the Town Council, as often as may be necessary. ~~Said board of aldermen at its first meeting after having been qualified shall proceed to elect a chief of police for said town, and as many assistant policemen as may be deemed necessary from time to time. The chief of police shall also act as tax collector, and as chief of the fire department, until the board of aldermen shall deem it best to elect separate officers for these offices. The board of aldermen shall also elect at this meeting a town clerk, who shall also fill the office of town secretary and treasurer, until the board of aldermen shall deem it best to elect separate officers to fill these offices. They shall also elect a sanitary officer for said town and when deemed necessary a city attorney, and any and all other officers which may be deemed necessary to promote the general welfare of the people and for the good government of the town. Said officers so elected shall hold their respective offices for a period of two years, or until their successors have been elected and qualified, except such as may be removed for cause or otherwise."~~

SECTION 9.(b) This section is effective when it becomes law and applies to vacancies occurring on or after that date.

TOWN OF SUMMERFIELD DEANNEXATION

SECTION 10.(a) The following described property, identified by Guilford County Tax Parcel Property Identification Numbers, is removed from the corporate limits of the Town of Summerfield: 149612, 218953, 146198, 146128, 146205, 146160, 219823, 228628, 146200, 146052, 146207, 146127, 146119, 146149, 146126, 146327, 146325, 146324, 146321, 145496, 145413, 145583, 145568, 150103, 149659, 217566, 149658, 150130, 149642, 149643, 149688, 146919, 146880, 149645, 149651, 149653, 149662, 146952, 146311, 146129, and 146323.

SECTION 10.(b) This section has no effect upon the validity of any liens of the Town of Summerfield for ad valorem taxes or special assessments outstanding before the effective date of this section. Such liens may be collected or foreclosed upon after the effective date of this section as though the property were still within the corporate limits of the Town of Summerfield.

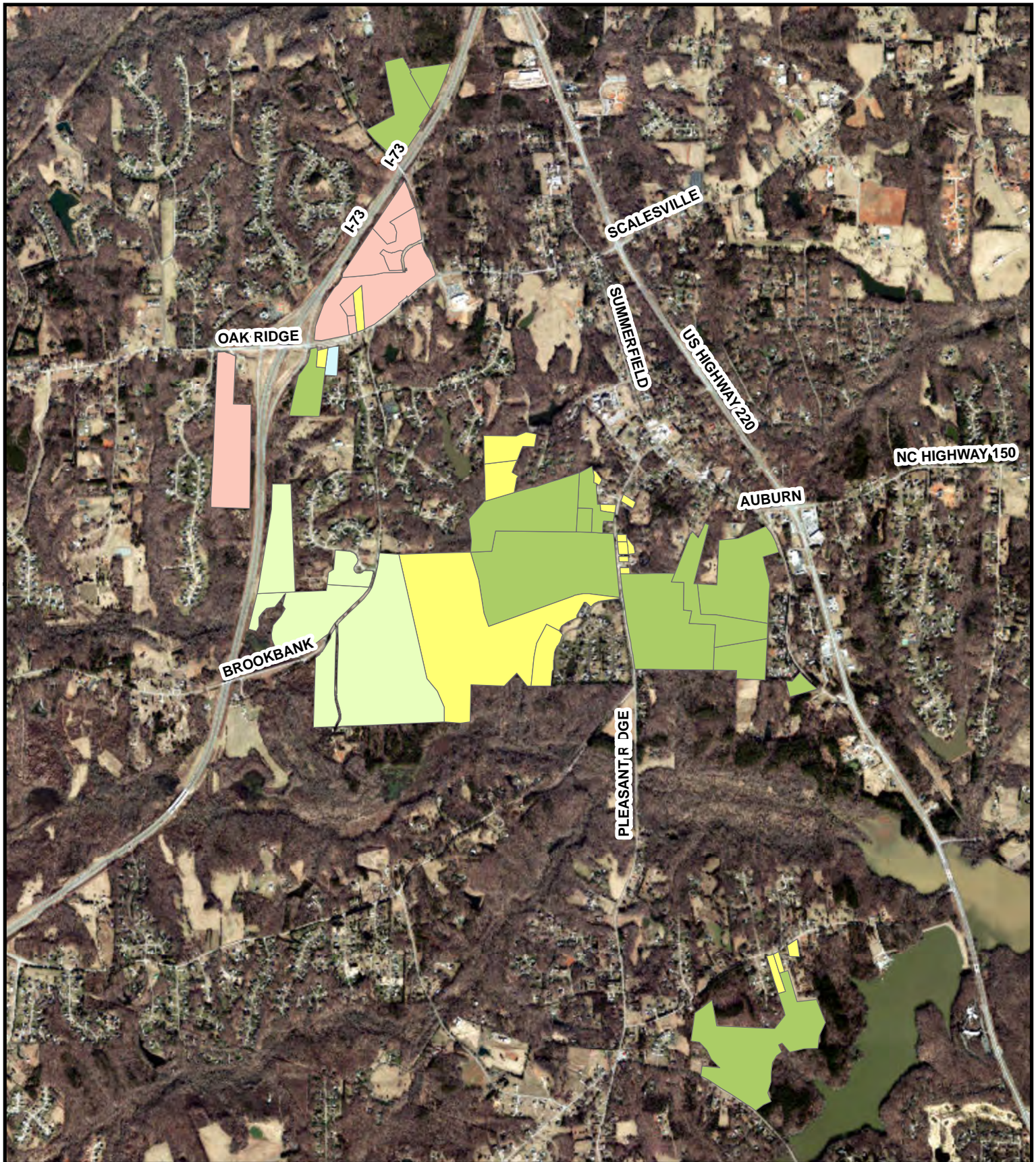
SECTION 10.(c) Property described in this section shall not be subject to any existing or future joint annexation agreement entered into between the Town of Summerfield and the City of Greensboro and shall not be subject to the extraterritorial powers of any municipality.

SECTION 10.(d) This section becomes effective June 30, 2024. Property in the territory described in this section as of January 1, 2024, is no longer subject to municipal taxes for taxes imposed for taxable years beginning on or after July 1, 2024.

CITY OF WASHINGTON DEANNEXATION

SECTION 11.(a) The following described property is removed from the corporate limits of the City of Washington:

Zonings Prior to De-Annexation



Date: 7/3/2024

1 in = 2,645 ft

0 1,250 2,500 5,000 Feet



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.



Summerfield Zonings

- AG - Agricultural
- OSR - Open Space Res
- RS - Single-family Res
- OI - Office/Institutional
- BN - Business

Summerfield Zoning District	Summerfield Intent and Descriptions	Proposed Guilford County Zoning District(s)	Guilford County Intent and Descriptions
AG, Agricultural	The Agricultural District is primarily intended to accommodate uses of an agricultural nature, including farm residences, farm tenant housing, and farming operations. It also accommodates rural, non-farm residences on large tracts of land. The district also accommodates private and public activities intended to support agricultural uses including equestrian facilities, farm co-op operations, and farmers markets. The district is established for the purposes of preservation and the continued use of land for agricultural, forestry, and open space purposes; to maintain the rural nature of the community; and to avoid conversion of farmland to urban uses. Lots will typically be served by private well and individual septic tank systems. The overall gross density in AG zone districts shall be 0.33 units per acre with a minimum three (3) acre lot size. There is no open space requirement in the AG district. Building types allowed in the AG district are Farm Buildings, Detached House, Manufactured Home, Workplace, Storefront, and Accessory Structures.	AG, Agricultural	The AG – Agriculture district is intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. This district is further intended to reduce conflicts between residential and agricultural uses and preserve the viability of agricultural operations. Commercial agricultural product sales - “agritourism” - may be permitted. The minimum lot size of this district is 40,000 square feet.
		RS-40, Residential	This RS-40 district is primarily intended to accommodate single-family residential detached dwellings on lots in areas without access to public water and sewer services. The minimum lot size of this district is 40,000 square feet. Conservation subdivisions may be developed in this district.
		RS-30, Residential	This district is primarily intended to accommodate single-family detached dwellings in areas without access to public water and sewer services. The minimum lot size of this district is 30,000 square feet. Cluster development (conservation subdivisions) are permitted.
		RS-20, Residential	This district is intended for low to moderate density single-family detached dwellings with a minimum lot size of 20,000 sq. ft. Development shall be characterized by walkable suburban-style neighborhoods on local streets. Compact development, including conservation subdivisions, are allowed.
BN, Business	BN is intended to accommodate a mixture of retail trade, business, professional and personal services, and eating and drinking establishments that will be located within a scenic corridor overlay area, away from residential areas, adjacent to a minor or major thoroughfare or all three. Development may take place on individual lots, as part of a mixed-use development or part of a unified commercial development. All development occurring within the BN zone district shall use architectural features that enhance the community's rural, historic nature. Uses that pose a threat to ground or surface water are limited, require mitigation measures, or not permitted. Development within this district shall employ landscape strategies, building placement, and architectural features to mark service and delivery areas. Building types allowed in the BN zone district are Townhouse, Attached House, Live/Work, Institutional, Workplace, Storefront, Commercial Center, and Accessory Structures.	GB, General Business	The district is intended to accommodate moderate to large-scale retail, business, and service uses along thoroughfares and at key intersections. The district is characterized by minimal front setbacks, off-street parking. Quality design, shared access, and shared parking are encouraged.

Summerfield Zoning District	Summerfield Intent and Descriptions	Proposed Guilford County Zoning District(s)	Guilford County Intent and Descriptions
OI, Office Institutional	OI is intended to accommodate public, semi-public, and institutional uses or medical, professional, administrative, and government office uses that might have a substantial land use impact or traffic generation potential. The OI district shall use architectural features that enhance the Town's rural, historic nature. Development shall employ landscape strategies, building placement, and architectural features to mark service and delivery areas. Building types allowed in the OI are Institutional, Workplace, Storefront, Commercial Center, and Accessory Structures.	GB, General Business	The district is intended to accommodate moderate to large-scale retail, business, and service uses along thoroughfares and at key intersections. The district is characterized by minimal front setbacks, off-street parking. Quality design, shared access, and shared parking are encouraged.
OSR, Open Space Residential	The Open Space Residential District (OSR) is primarily intended to accommodate rural developments designed to preserve rural character, significant man-made features, and environmentally sensitive areas. The district permits open space, recreational, agricultural and residential uses that are part of a unified design. The district encourages compact residential development of a variety of single-family housing types while maintaining average overall development densities similar to those in other residential districts but designed to maximize soil and water recharge conditions. The overall gross density shall not exceed 1.0 unit per acre with a minimum lot size of 15,000 SF for Single-Family Detached Homes and 10,000 SF for Single-Family Attached Homes. The minimum overall district size for OSR is ten (10) contiguous acres under unified ownership or control. Building types allowed in the OSR zone district are Farm Building, Detached House, Attached House (Duplex), Attached House (Triplex, Quadplex), Townhouse, and Accessory Structures.	AG, Agricultural	The AG – Agriculture district is intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. This district is further intended to reduce conflicts between residential and agricultural uses and preserve the viability of agricultural operations. Commercial agricultural product sales - “agritourism” - may be permitted. The minimum lot size of this district is 40,000 square feet.
		RS-30, Residential	This district is primarily intended to accommodate single-family detached dwellings in areas without access to public water and sewer services. The minimum lot size of this district is 30,000 square feet. Cluster development (conservation subdivisions) are permitted.

Summerfield Zoning District	Summerfield Intent and Descriptions	Proposed Guilford County Zoning District(s)	Guilford County Intent and Descriptions
RS, Residential	<p>The Residential District is for accommodating single family detached residences on lots where environmental features, public service capacities, and/or soil characteristics necessitate low-density single-family development. It will be used for residential purposes, and lots shall be served by wells, community wells, individual septic systems, or community sewage treatment systems. Lots typically will be located within a minor or major subdivision. This district will include existing RS-40 Residential Single-Family District lots of record, with a minimum lot size requirement of 40,000 ft², and RS-30 Residential Single-Family District lots of record, with a minimum lot size requirement of 30,000 ft². The maximum overall gross density shall be 1.0 units per acre. This is subject to the density bonus for moderately priced housing as described in 4.B.5(f)(4).d.i (Cluster Development Practices, Development Standards). Open space requirements for RS developments are determined by a scale based on the number of residential units. Building types allowed in the RS zone district are Farm Building, Detached House, Duplex, and Accessory Structures. (1) (2) (b) Duplex Dwelling Structures shall be considered one (1) dwelling unit for determining overall density. The minimum lot size shall be that which is required in the base zoning district, pending approval by the Guilford County Environmental Health Department.</p>	RS-40, Residential	This RS-40 district is primarily intended to accommodate single-family residential detached dwellings on lots in areas without access to public water and sewer services. The minimum lot size of this district is 40,000 square feet. Conservation subdivisions may be developed in this district.
		RS-30, Residential	This district is primarily intended to accommodate single-family detached dwellings in areas without access to public water and sewer services. The minimum lot size of this district is 30,000 square feet. Cluster development (conservation subdivisions) are permitted.
		RS-20, Residential	This district is intended for low to moderate density single-family detached dwellings with a minimum lot size of 20,000 sq. ft. Development shall be characterized by walkable suburban-style neighborhoods on local streets. Compact development, including conservation subdivisions, are allowed.
		RS-3, Residential	This district is intended for moderate density single-and two-family dwellings in a suburban or urban setting at a maximum overall density of 3.0 units per acre. Development shall be characterized by walkable suburban-style neighborhoods on local streets with access to community amenities. Additional building types, smaller lot sizes and increased density may be allowed as part of a conservation subdivisions in exchange for preserving open space.
		GB, General Business	The district is intended to accommodate moderate to large-scale retail, business, and service uses along thoroughfares and at key intersections. The district is characterized by minimal front setbacks, off-street parking. Quality design, shared access, and shared parking are encouraged.

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Limited Liability Company

Legal Name

Summerfield Real Estate Holdings, LLC

Information

SosId: 1335249
Status: Current-Active ⓘ
Date Formed: 8/27/2013
Citizenship: Domestic
Annual Report Due Date: April 15th
CurrentAnnual Report Status:
Registered Agent: Johnson, Patrick R.

Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
5826 Samet Dr Ste 105 High Point, NC 27265	5826 Samet Dr Ste 105 High Point, NC 27265	804 Green Valley Road Suite 200 Greensboro, NC 27408	804 Green Valley Road Suite 200 Greensboro, NC 27408

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager
David F Couch
5826 Samet Dr, Ste 105
High Point NC 27265

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Limited Liability Company

Legal Name

Summerfield Retail, LLC

Information

SosId: 1338373

Status: Current-Active ⓘ

Date Formed: 9/17/2013

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Sheridan, Desmond G

Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
5826 Samet Drive Suite 105 High Point, NC 27265	5826 Samet Drive Suite 105 High Point, NC 27265	804 Green Valley Road, Suite 200 Greensboro, NC 27408	804 Green Valley Road, Suite 200 Greensboro, NC 27408

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager

David F. Couch
5826 Samet Drive, Suite 105
High Point NC 27265

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Limited Liability Company

Legal Name

SUMMERFIELD ACQUISITION, LLC

Information

SosId: 1523787

Status: Current-Active ⓘ

Date Formed: 6/13/2016

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Sheridan, Desmond G

Addresses

Mailing

5826 Samet Drive, Suite 105
High Point, NC 27265

Principal Office

5826 Samet Drive, Suite 105
High Point, NC 27265

Reg Office

804 Green Valley Road, Suite 200
Greensboro, NC 27408

Reg Mailing

804 Green Valley Road, Suite 200
Greensboro, NC 27408

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager

David Couch
5826 Samet Drive Suite 105
High Point NC 27265

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Limited Liability Company

Legal Name

Summerfield Retail, LLC

Information

SosId: 1338373

Status: Current-Active ⓘ

Date Formed: 9/17/2013

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Sheridan, Desmond G

Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
5826 Samet Drive Suite 105 High Point, NC 27265	5826 Samet Drive Suite 105 High Point, NC 27265	804 Green Valley Road, Suite 200 Greensboro, NC 27408	804 Green Valley Road, Suite 200 Greensboro, NC 27408

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager

David F. Couch
5826 Samet Drive, Suite 105
High Point NC 27265

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Limited Liability Company

Legal Name
Summerfield Oak Ridge Road, LLC

Information

SosId: 1515464
Status: Current-Active ⓘ
Date Formed: 5/6/2016
Citizenship: Domestic
Annual Report Due Date: April 15th
Current**Annual Report Status:**
Registered Agent: Leftwich, Tessa T

Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
5826 Samet Dr, Ste 105 High Point, NC 27265	5826 Samet Dr, Ste 105 High Point, NC 27265	804 Green Valley Road Suite 200 Greensboro, NC 27408	804 Green Valley Road Suite 200 Greensboro, NC 27408

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager
David F Couch
5826 Samet Dr, Ste 105
High Point NC 27265

Limited Liability Company

Legal Name
Brookbank Farm, LLC

Information

SosId: 1242026
Status: Current-Active ⓘ
Date Formed: 2/2/2012
Citizenship: Domestic
Annual Report Due Date: April 15th
CurrentAnnual Report Status:
Registered Agent: Sheridan, Desmond G.

Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
5826 Samet Drive, Suite 105 High Point, NC 27265	5826 Samet Drive, Suite 105 High Point, NC 27265	804 Green Valley Road Suite 200 Greensboro, NC 27408	804 Green Valley Road Suite 200 Greensboro, NC 27408

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager
David F. Couch
5826 Samet Drive, Suite 105
High Point NC 27265

Limited Liability Company

Legal Name
THE FOREST SUMMERFIELD, LLC

Information

SosId: 1428731
Status: Current-Active ⓘ
Date Formed: 2/19/2015
Citizenship: Domestic
Annual Report Due Date: April 15th
CurrentAnnual Report Status:
Registered Agent: Sheridan, Desmond G

Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
5826 Samet Drive, Suite 105 High Point, NC 27265	5826 Samet Drive, Suite 105 High Point, NC 27265	804 Green Valley Road, Suite 200 Greensboro, NC 27408	804 Green Valley Road, Suite 200 Greensboro, NC 27408

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager
David F. Couch
5826 Samet Drive, Suite 105
High Point NC 27265

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Limited Liability Company

Legal Name
SUMMERFIELD HOLDINGS, LLC

Information

SosId: 0477290
Status: Current-Active ⓘ
Date Formed: 12/2/1998
Citizenship: Domestic
Annual Report Due Date: April 15th
CurrentAnnual Report Status:
Registered Agent: Sheldon, Desmond G

Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
5826 Samet Drive Suite 105 High Point, NC 27265	5826 Samet Drive Suite 105 High Point, NC 27265	804 Green Valley Rd Ste 200 Greensboro, NC 27408	804 Green Valley Rd Ste 200 Greensboro, NC 27408

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager
David F Couch
5826 Samet Dr, Ste 105
High Point NC 27265

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Limited Liability Company

Legal Name
POSSIBILITY POND, LLC

Information

SosId: 1649009
Status: Current-Active ⓘ
Date Formed: 1/1/2018
Citizenship: Domestic
Annual Report Due Date: April 15th
CurrentAnnual Report Status:
Registered Agent: Canavello, Douglas

Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
7130 Rabbit Hollow Road Summerfield, NC 27358	7130 Rabbit Hollow Road Summerfield, NC 27358	7130 Rabbit Hollow Road Summerfield, NC 27358	7130 Rabbit Hollow Road Summerfield, NC 27358

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

President	Managing Member
Douglas A Canavello 7130 Rabbit Hollow Road Summerfield NC 27358	KATHLEEN A ROONEY 7130 Rabbit Hollow Road Summerfield NC 27358

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Limited Liability Company

Legal Name

CTD Summerfield Farm, LLC

Information

SosId: 0638485

Status: Current-Active ⓘ

Date Formed: 7/16/2002

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Isaacson, Marc L.

Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
5826 Samet Drive Suite 105 High Point, NC 27265	5826 Samet Drive Suite 105 High Point, NC 27265	804 Green Valley Road Suite 200 Greensboro, NC 27408	804 Green Valley Road Suite 200 Greensboro, NC 27408

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager

David F. Couch
5826 Samet Drive, Suite 105
High Point NC 27265

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Limited Liability Company

Legal Name

THE VIEW SUMMERFIELD, LLC

Information

SosId: 1428729

Status: Current-Active ⓘ

Date Formed: 2/19/2015

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Sheridan, Desmond G

Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
5826 Samet Drive, Suite 105 High Point, NC 27265	5826 Samet Drive, Suite 105 High Point, NC 27265	804 Green Valley Road, Suite 200 Greensboro, NC 27408	804 Green Valley Road, Suite 200 Greensboro, NC 27408

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager

David F. Couch
5826 Samet Drive, Suite 105
High Point NC 27265

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Limited Liability Company

Legal Name

Summerfield Holdings 2, LLC

Information

SosId: 1413795

Status: Current-Active ⓘ

Date Formed: 11/24/2014

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Pritchard, Stephen C.

Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
5826 Samet Drive, Suite 105 High Point, NC 27265	5826 Samet Drive, Suite 105 High Point, NC 27265	804 Green Valley Road, Suite 200 Greensboro, NC 27408	804 Green Valley Road, Suite 200 Greensboro, NC 27408

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager

David F. Couch
5826 Samet Drive, Suite 105
High Point NC 27265

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Limited Liability Company

Legal Name
Summerfield Property Development, LLC

Prev Legal Name
Left Hand Properties, LLC

Information

SosId: 0722127

Status: Current-Active ⓘ

Date Formed: 4/21/2004

Citizenship: Domestic

Annual Report Due Date: April 15th

Current**Annual Report Status:**

Registered Agent: Ruby, Barbara C

Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
3039 Pleasant Ridge Road Summerfield, NC 27358-9095	3039 Pleasant Ridge Road Summerfield, NC 27358-9095	3039 Pleasant Ridge Road Summerfield, NC 27358-9095	3039 Pleasant Ridge Road Summerfield, NC 27358-9095

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager	Manager
Debra J Hoffman 3039 Pleasant Ridge Road Summerfield NC 27358	Louis B Hoffman 3039 Pleasant Ridge Road Summerfield NC 27358

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Limited Liability Company

Legal Name

CHRISTOPHER FARMS, LLC

Information

SosId: 1396438

Status: Current-Active ⓘ

Date Formed: 8/19/2014

Citizenship: Domestic

Annual Report Due Date: April 15th

CurrentAnnual Report Status:

Registered Agent: Sheridan, Desmond G

Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
5826 Samet Drive, Suite 105 High Point, NC 27265	5826 Samet Drive, Suite 105 High Point, NC 27265	804 Green Valley Road Suite 200 Greensboro, NC 27408	804 Green Valley Road Suite 200 Greensboro, NC 27408

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager	Manager
David F Couch 5826 Samet Drive, Ste. 105 High Point NC 27265	Misty M McCall 5136 Carlson Dairy Road Summerfield NC 27358-1505

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Limited Liability Company

Legal Name
Hamburg Heights, LLC

Information

SosId: 1631188
Status: Current-Active ⓘ
Date Formed: 10/23/2017
Citizenship: Domestic
Annual Report Due Date: April 15th
CurrentAnnual Report Status:
Registered Agent: Sheridan, Desmond G

Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
5826 Samet Drive Suite 105 High Point, NC 27265	5826 Samet Drive Suite 105 High Point, NC 27265	804 Green Valley Road Suite 200 Greensboro, NC 27408	804 Green Valley Road Suite 200 Greensboro, NC 27408

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager	Manager
David F. Couch 5826 Samet Drive Suite 105 High Point NC 27265	Misty McCall 204 Fisher Park Circle Greensboro NC 27401

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Limited Liability Company

Legal Name
CF - 4265 HAMBURG MILL ROAD, LLC

Information

SosId: 1524525
Status: Current-Active ⓘ
Date Formed: 6/15/2016
Citizenship: Domestic
Annual Report Due Date: April 15th
CurrentAnnual Report Status:
Registered Agent: Sheridan, Desmond G

Addresses

Mailing	Principal Office	Reg Office	Reg Mailing
1852 Banking Street #9190 Greensboro, NC 27408	1852 Banking Street #9190 Greensboro, NC 27408	804 Green Valley Road, Suite 200 Greensboro, NC 27408	804 Green Valley Road, Suite 200 Greensboro, NC 27408

Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

Manager
Misty McCall
5136 Carlson Dairy Rd
Summerfield NC 27358

DE-ANNEXATION ZONING CASE #24-07-PLBD-00088: Summerfield De-Annexation Original Zoning

Property Information

Guilford County Tax Parcel #149612, 218953, 146198, 146128, 146205, 146160, 219823, 228628, 146200, 146052, 146207, 146127, 146119, 146149, 146126, 146327, 146325, 146324, 146321, 145496, 145413, 145583, 145568, 150103, 149659, 217566, 149658, 150130, 149642, 149643, 149688, 146919, 146880, 149645, 149651, 149653, 149662, 146952, 146311, 146129, and 146323 in Summerfield Township comprise approximately 971.87 acres. The parcels are located within Summerfield Township and comprise approximately 971.87 acres. The parcels are generally located between US I-73 and US 220, centered on Pleasant Ridge Road, Oak Ridge Road, and Brookbank Road.

Zoning History of Denied Cases: There is no history of denied cases.

Nature of the Request

This is a County-initiated rezoning due to de-annexation from the Town of Summerfield under Session Law 2024-20, House Bill 909 effective June 30, 2024. The parcels were zoned AG, Agricultural, RS, Residential, OSR, Open Space Residential, OI, Office/Institutional, and BN, Business by the Town of Summerfield. The parcels will become unzoned, per **NCGS 160D-202(h)** and **UDO Sec 1.4.B**, after August 29, 2024 (60 days from the effective date of de-annexation) if the County fails to assign an original zoning. This request proposes original zonings of:

- **RS-3, Residential** for parcel 146325;
- **RS-20, Residential** for parcels 146880, 146919, 146323 and 146327;
- **RS-30, Residential** for parcels 150103, 218953, 146321, 146129, and a portion of parcel 149612 as shown on the proposed Guilford County zoning map;
- **RS-40, Residential** for parcels 145413, 145496, 145568, 145583, 146205, 146207, and 146952;
- **GB, General Business** for parcels 149642, 149643, 149645, 149651, 149653, 149688, 149658, 150130, 217566, 149659, and 149662; and
- **AG, Agricultural** for all other de-annexed parcels, including the remaining portion of parcel 149612.

The property owners may initiate a zoning map amendment (rezoning) at any time after the County establishes the original zoning.

District Descriptions

The **RS-3, Residential District** is intended for moderate density single-and two-family dwellings in a suburban or urban setting at a maximum overall density of 3.0 units per acre. Development shall be characterized by walkable suburban-style neighborhoods on local streets with access to community amenities. The minimum lot size of this district is 12,000 square feet

The **RS-20, Residential District** is intended for low to moderate density single-family detached dwellings with a minimum lot size of 20,000 sq. ft. Development shall be characterized by walkable suburban-style neighborhoods on local streets.

The **RS-30, Residential District** is primarily intended to accommodate single-family detached dwellings in areas without access to public water and sewer services. The minimum lot size of this district is 30,000 square feet

The **RS-40, Residential District** intended to accommodate single-family residential detached dwellings on lots in areas without access to public water and sewer services. The minimum lot size of this district is 40,000 square feet.

The **GB, General Business District** is intended to accommodate moderate to large-scale retail, business, and service uses along thoroughfares and at key intersections. The district is characterized minimal front setbacks, off-street parking. Quality design, shared access, and shared parking are encouraged.

The **AG, Agriculture District** is intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. This district is further intended to reduce conflicts between residential and agricultural uses and preserve the viability of agricultural operations. Commercial agricultural product sales - "agritourism" - may be permitted. The minimum lot size of this district is 40,000 square feet.

Character of the Area

The 41 parcels that were de-annexed from the Town of Summerfield span the I-73 and US-220 corridors. The adjacent properties are typically single-family subdivisions or agricultural.

Existing Land Use(s) on the Properties: Undeveloped, Single-family Residential, Agriculture, Agritourism, and Recreational Facility.

Historic Properties: Parcel #146128, Summerfield Farms, parcel #149659, and parcel #146127, across from Summerfield Farms, have inventoried historic resources. Parcel #146128 contains Cedar Ridge Farm, an 1890s National Folk Vernacular residential structure. Parcel # 149659 contains the Saunders Inn, a federal Folk Victorian structure dating to the 1810s. Parcel #146127 contains a historic Folk Victorian home dating to the 1890s. Any development should account for and provide a buffer from these resources and avoid damage to or removal of the resources to the greatest extent possible. Prior to any proposed demolition or removal of these historic resources, it is advisable for the property owner to contact the State Historic Preservation Office (SHPO) and/or Preservation Greensboro for alternate options, including potential tax credits for rehabilitation.

Cemeteries: No known cemeteries are shown to be located on or adjacent to the subject properties, but efforts should be made to rule out potential grave sites.

Infrastructure and Community Facilities

Public School Facilities: No anticipated impact.

Emergency Response:

Fire Protection District: Summerfield FPSD

Miles from Fire Station: Variable

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Land Use Analysis

Land Use Plan: The parcels are not currently under any Guilford County area plan. However, the de-annexed parcels are geographically close to the area of the County covered by the Northwest Area Plan. To be covered by an existing area plan, the Northwest Area Plan would need to be amended to incorporate the affected parcels.

The AGRR, Agricultural Residential land use classification within the Northwest Area Plan will be appropriate for the large residential and agricultural parcels. Thus, the proposal of AG, RS-40, and RS-30 would be generally consistent with the AGRR land use classification.

The MC, Moderate Commercial land use classification would be appropriate for parcels that were zoned BN within Summerfield and those adjacent to the Oak Ridge Road and I-73 interchange. Thus, the proposed zoning of GB would be conditionally consistent with the MC land use classification.

The incorporation of small residential lots was not anticipated at the time of approval for the existing area plan land use classifications. Therefore, if approved, the consistency designation of the Residential Single Family land use classification would need to be updated to recognize the RS-20 and RS-3 zoning districts as generally consistent or conditionally consistent.

Similarly, the draft Guiding Guilford Comprehensive Plan was prepared prior to the de-annexation of the subject parcels. Therefore, the parcels would fall within the northwest quadrant of the Plan's Future Land Use Map (FLUM) element if approved. The proposal of AG zonings would be reflected in the Working Farm/Agricultural, Rural Living, or Residential FLUM place types. The proposal of RS-40 zonings would be reflected in the Rural Living or Residential FLUM place types. The proposal of RS-30 and RS-3 zonings would be reflected in the Residential FLUM place type. The proposal of GB zonings would be reflected in the Commercial FLUM place type.

Agricultural Residential (AGRR) is intended to recognize land currently zoned or recommended for future agricultural and residential. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential

Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) zoning districts.

Residential Single Family is intended to recognize land currently zoned or recommended for future residential uses.

Moderate Commercial (MC) is intended to recognize land currently zoned Mixed-Use (MXU) and a range of moderate intensity uses in land currently zoned Highway Business (HB) and General Business (GB).

Recommendation

Staff Recommendation: Approval

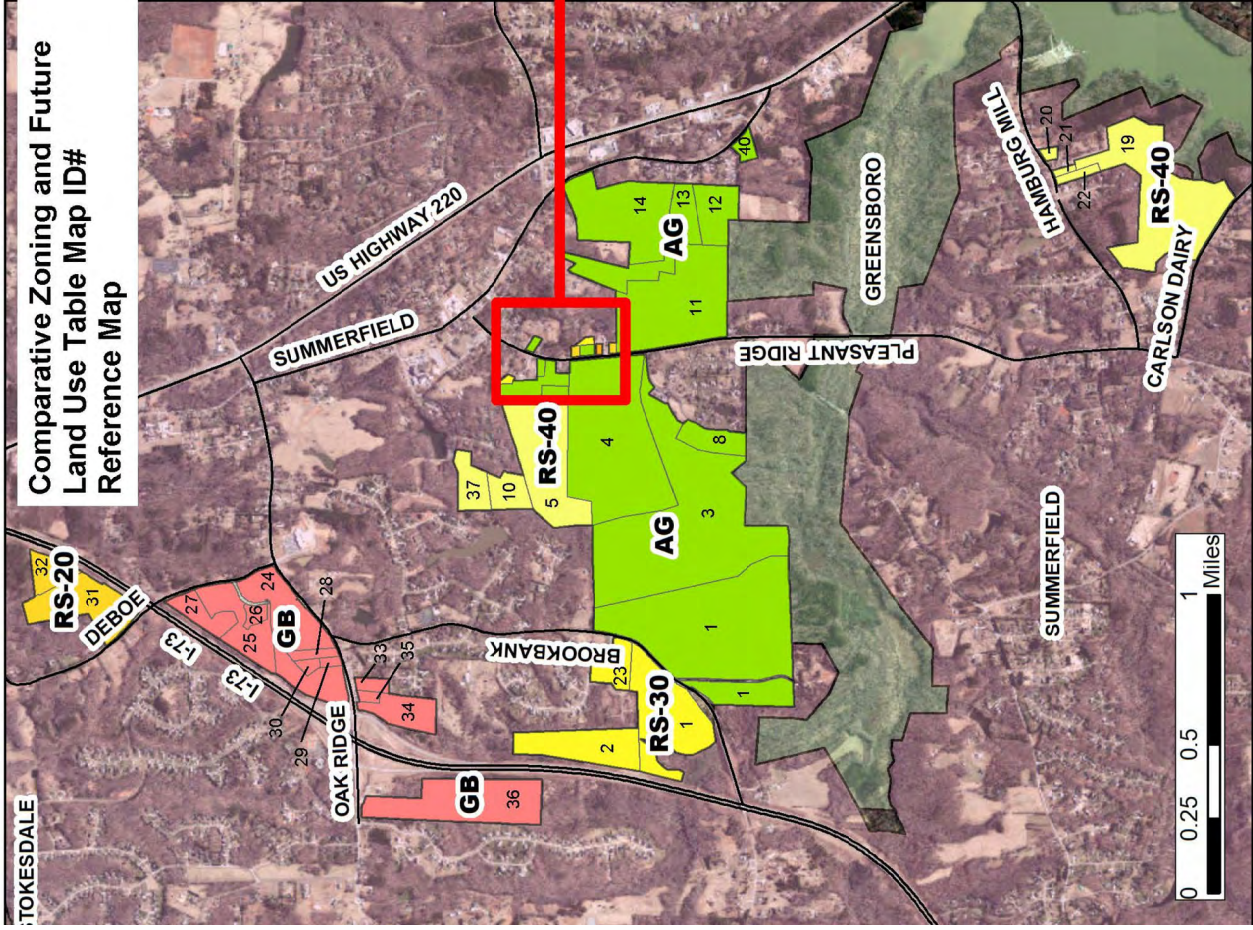
The request to apply original zonings of RS-3, RS-20, RS-30, RS-40, GB, and AG under the Guilford County UDO to the subject parcels is reasonable and in the public interest because the properties will become unzoned if no zoning is assigned 60 days after the effective date of de-annexation, June 30, 2024, and the proposed zoning districts are generally consistent with established infrastructure, adjacent land use types, and development densities. The AG district is the least intensive zoning district and will accommodate the transition under the UDO for the largely undeveloped, agricultural, and residential parcels. The residential zoning districts along Pleasant Ridge Road are recommended in order to prevent creating non-conformities due to minimum lot sizes. The GB zoning district is recommended for the parcels adjacent to the Oak Ridge Road and I-73 interchange as this zoning district conforms to the original zoning designation of BN, Business, in Summerfield, as well as reflects the location's infrastructural capacity. The remaining RS-40, RS-30, and RS-20 zoning proposals are intended to imitate the development densities in their vicinity.

The request is consistent with Objective 1.5 and Policy 1.4.3 of the Future Land Use Element of Guilford County's Comprehensive Plan which state:

- Objective 1.5 - Recognize and respect the unique characteristics of Guilford County's unincorporated and emerging communities.
- Policy 1.4.3 - Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board.

Area Plan Amendment Recommendation:

The properties are not currently subject to any of Guilford County's area plans. If the request is approved, a land use plan amendment to the Northwest Area Plan will be required to extend the AG Rural Residential (AGRR), Single Family Residential, and Moderate Commercial (MC) land use classifications to the subject parcels. The consistency designation of the Residential Single Family land use classification would need to be updated to recognize the RS-20 and RS-3 zoning districts as generally consistent or conditionally consistent.



Date: 8/8/2024



Planning & Development
Department

Case Number
24-07-PLBD-00088

Draft Proposed Guilford County Zoning



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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 Zoning District 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, RACHELS L7;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

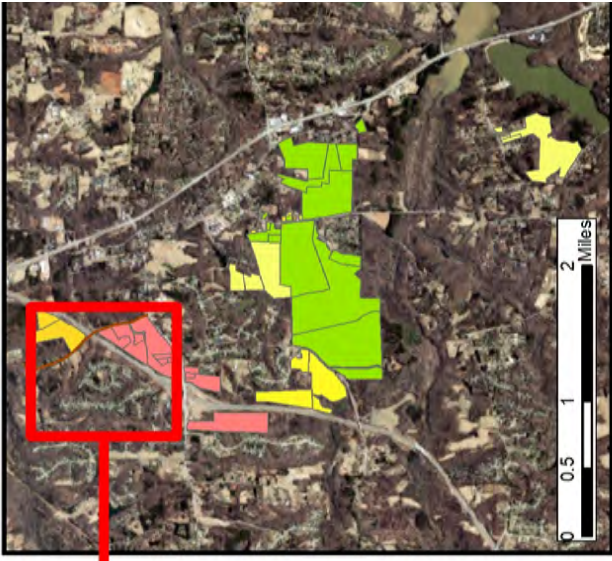
Comparative Zoning and Future Land Use Table

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

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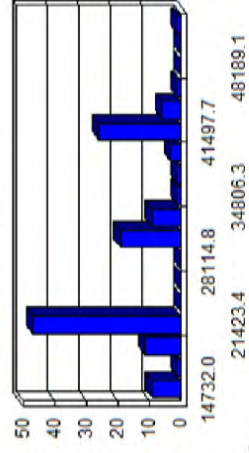
Henson Forest Major Subdivision Phases 2-4

135 Total Residential Lots

Average Residential Lot Area: 29,563.5 sqft

68 Lots with Areas Less Than 30,000 (50.4%)

Frequency Distribution



Guilford County RS-20 Zoning
Minimum Lot Size: 20,000 sqft

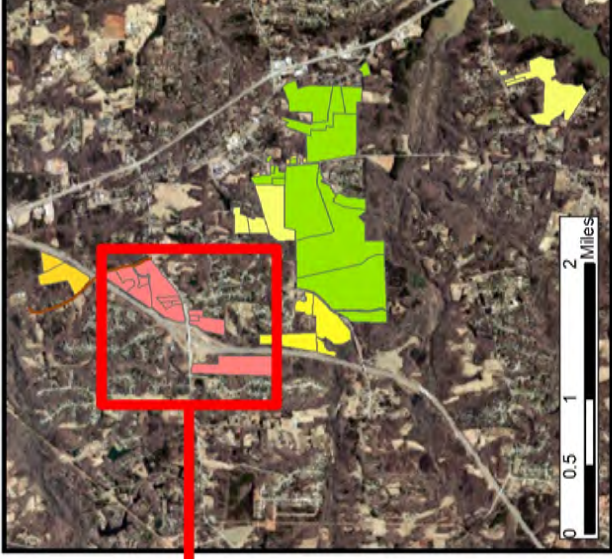
Total Acreage of Property
Proposed to be Zoned RS-20: 38.6



Planning & Development
Department

Date: 8/6/2024





Summerfied De-Annexed Parcels Proposed To Be Zoned GB

11 Parcels Total

Total Acreage: 148.58

Average Parcel Area: 587,904.7 sqft

None Are Less Than 12,000

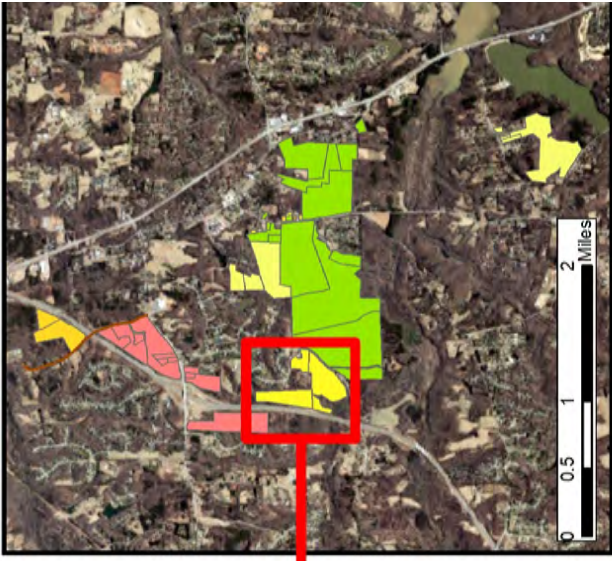
Guilford County GB Zoning
Minimum Lot Size: 12,000 sqft



Planning & Development
Department

Date: 8/6/2024





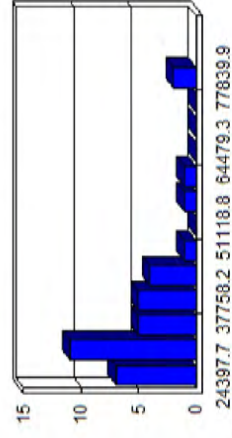
Armfield Major Subdivision Phase 1

37 Total Residential Lots

Average Residential Lot Area: 37,912.7 sqft

27 Lots with Areas Less Than 40,000 (73%)

Frequency Distribution



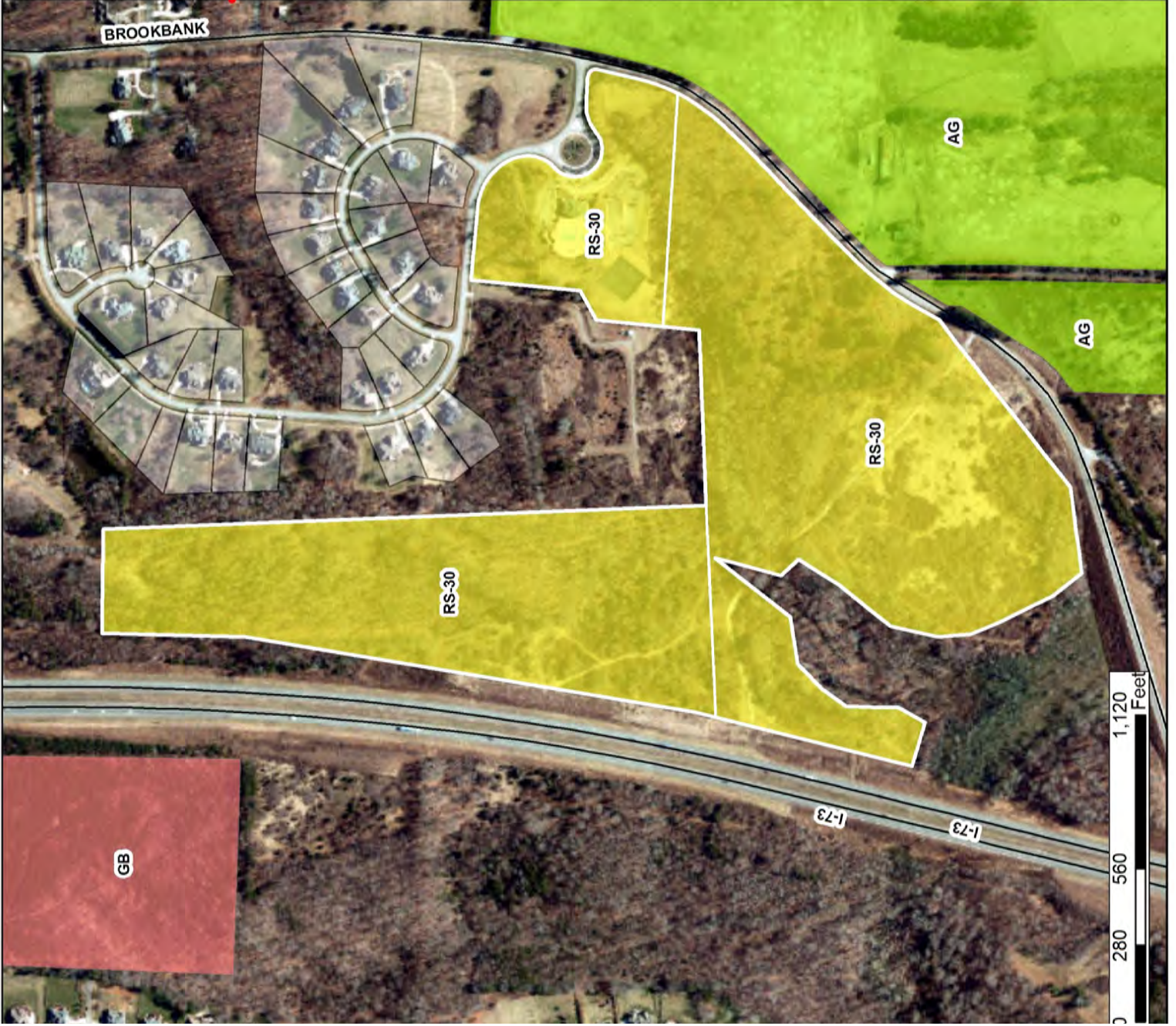
Guilford County RS-30 Zoning
Minimum Lot Size: 30,000 sqft

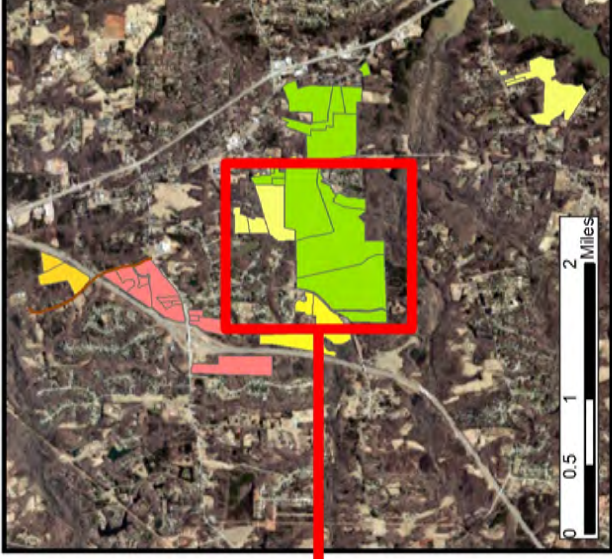
Total Acreage of Property
Proposed to be Zoned RS-30: 81



Planning & Development
Department

Date: 8/6/2024





Summerfield De-Annexed Parcels Proposed To Be Zoned AG West of Pleasant Ridge Rd

8 Parcels Total

Total Acreage: 392.4

Average Parcel Area: 2,388,006.2 sqft

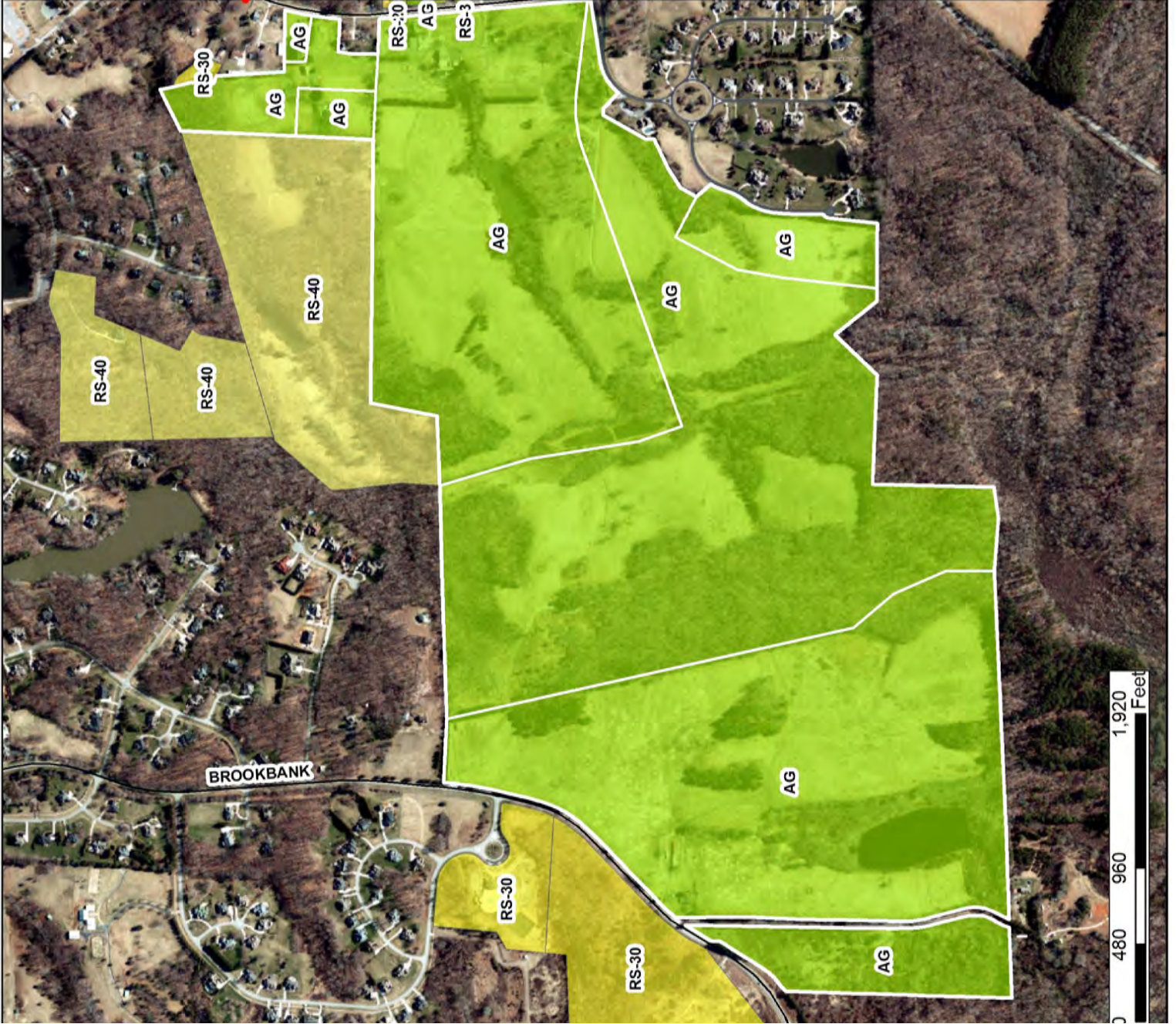
None Are Less Than 40,000

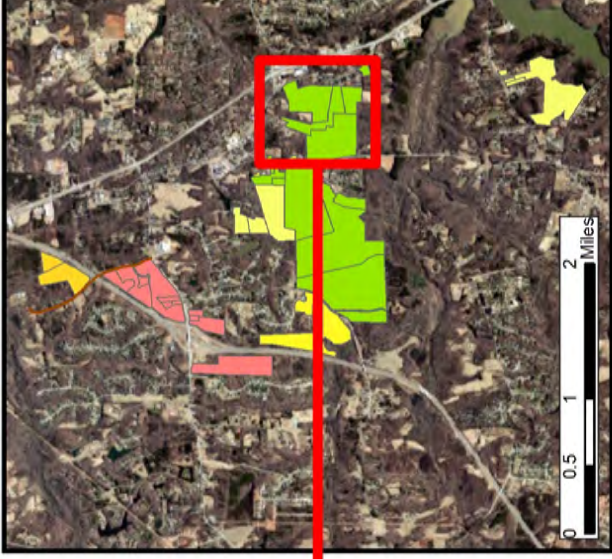
Guilford County AG Zoning
Minimum Lot Size: 40,000 sqft



Planning & Development
Department

Date: 8/6/2024





Summerfield De-Annexed Parcels Proposed To Be Zoned AG East of Pleasant Ridge Rd

6 Parcels Total

Total Acreage: 158.6

Average Parcel Area: 1,151,579 sqft

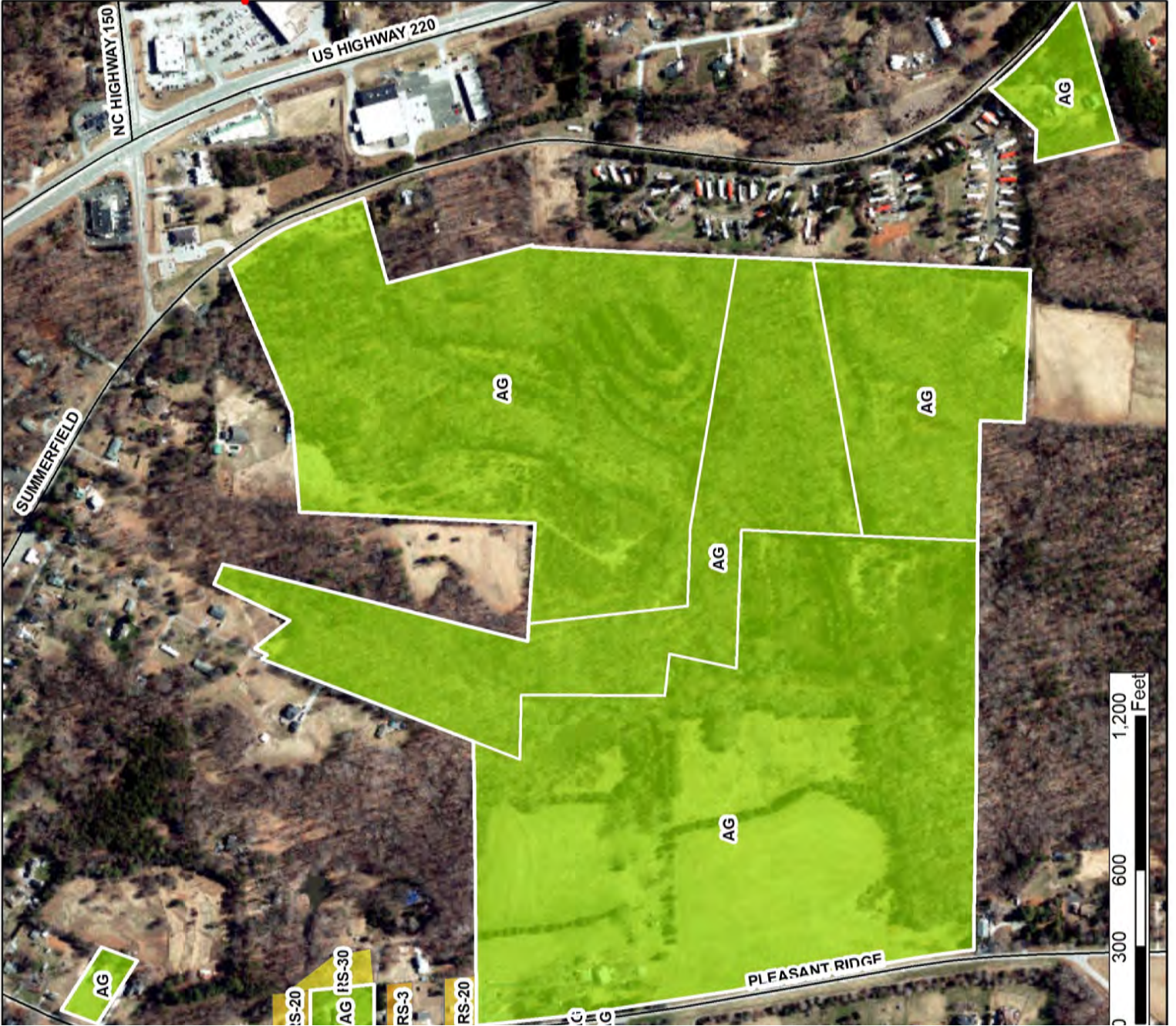
None Are Less Than 40,000

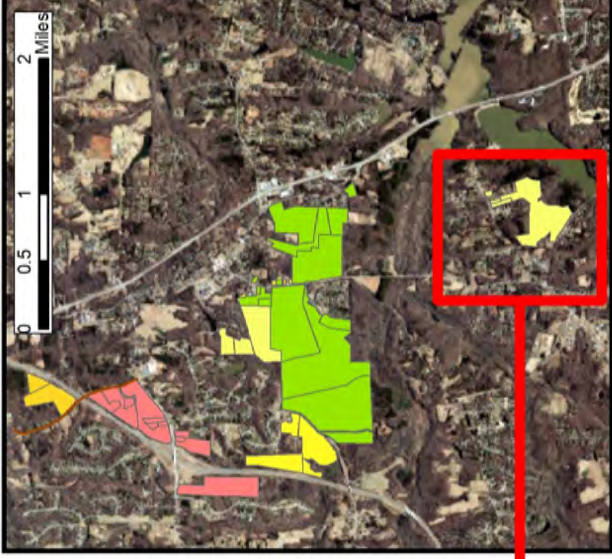
**Guilford County AG Zoning
Minimum Lot Size: 40,000 sqft**



Planning & Development
Department

Date: 8/6/2024





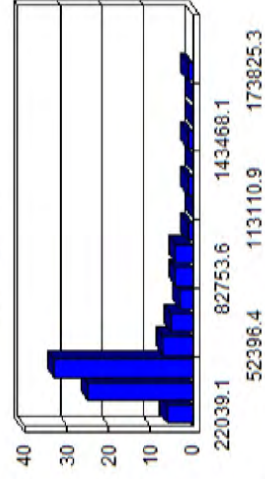
Four Oaks, Royle Oaks, Windcrest Acres, & Carlson Valley Major Subdivisions

91 Total Residential Lots

Average Residential Lot Area: 55,322.4 sqft

15 Lots with Areas Less Than 40,000 (16.5%)

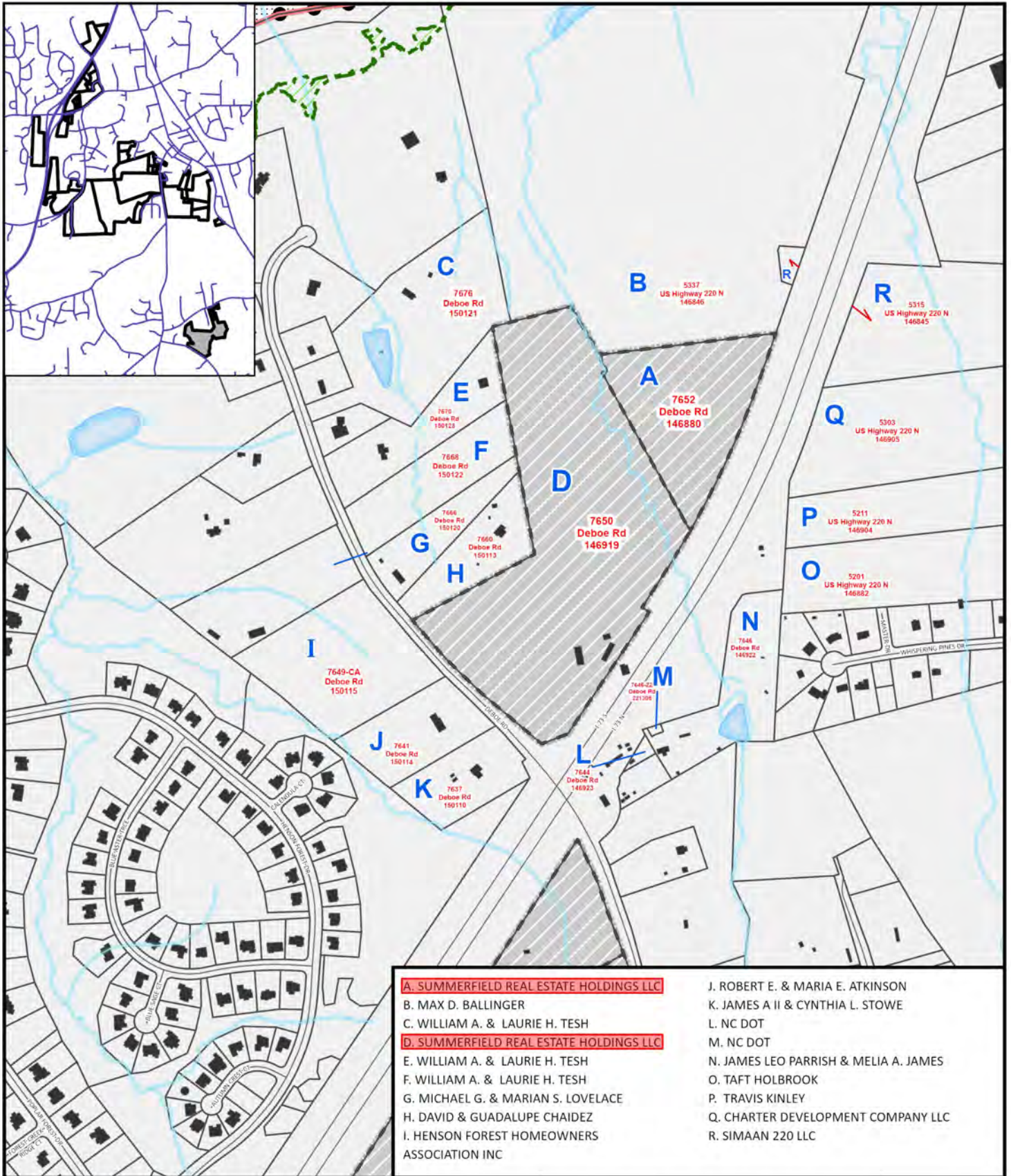
Frequency Distribution



Guilford County RS-40 Zoning
Minimum Lot Size: 40,000 sqft

Total Acreage of Property
Proposed to be Zoned RS-40: 78.4





Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

24-07-PLBD-00088

Partial Case Area:

Parcels - 146919 & 146880

7650 & 7652 Deboe Rd

Legend:

= parcels either owned directly by David Couch or a company that he owns



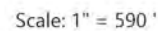
Scale: 1" = 590'

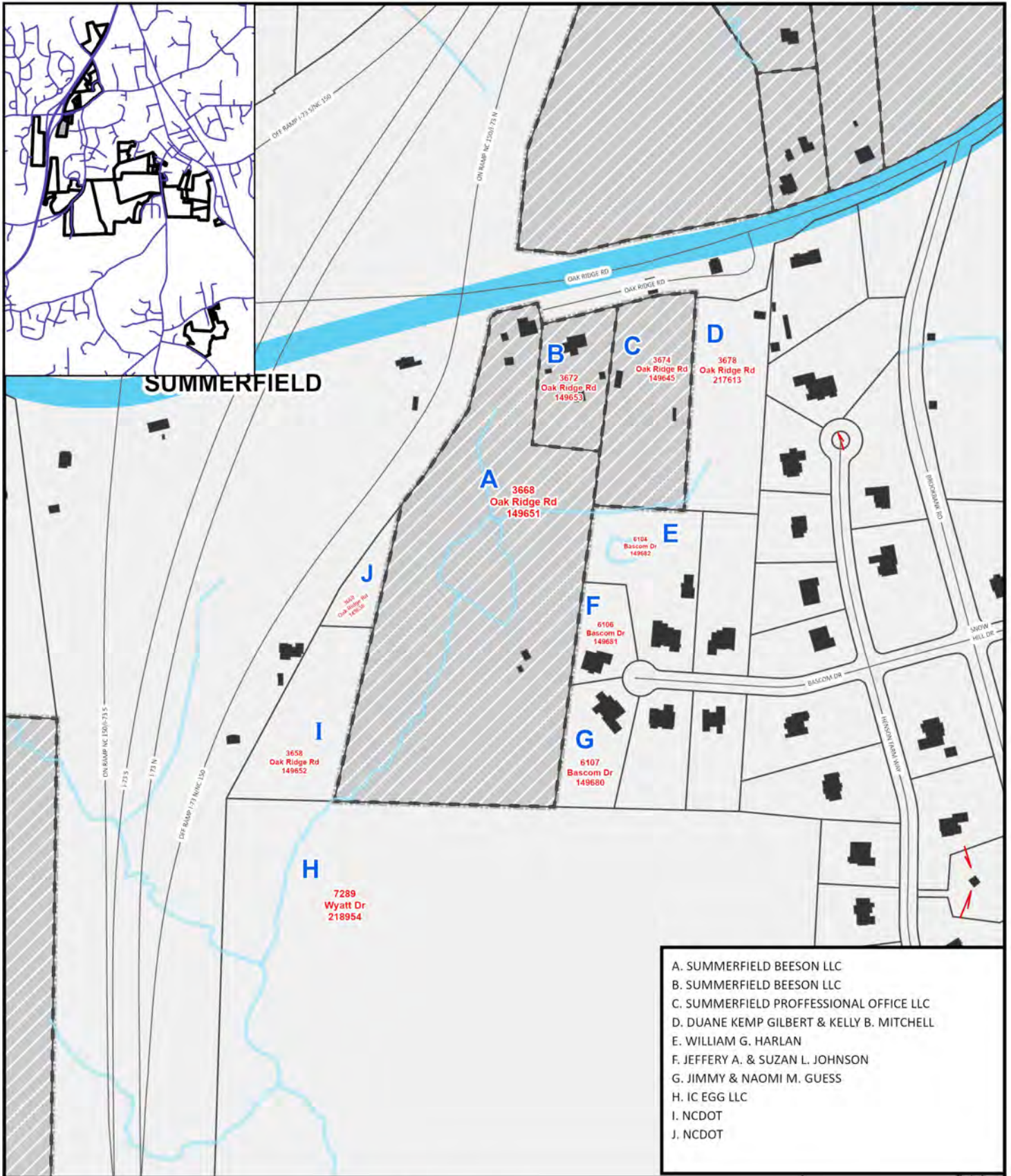


Guilford County

24-07-PLBD-00088

Parcels - 149642, 149643, 150130,
217566, 149658, 149659 & 149688
7631 Deboe Rd; 5920 & 5930 Khak
Pl; 3683, 3685, 3687 & 3727 Oak
Ridge Rd





Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

24-07-PLBD-00088

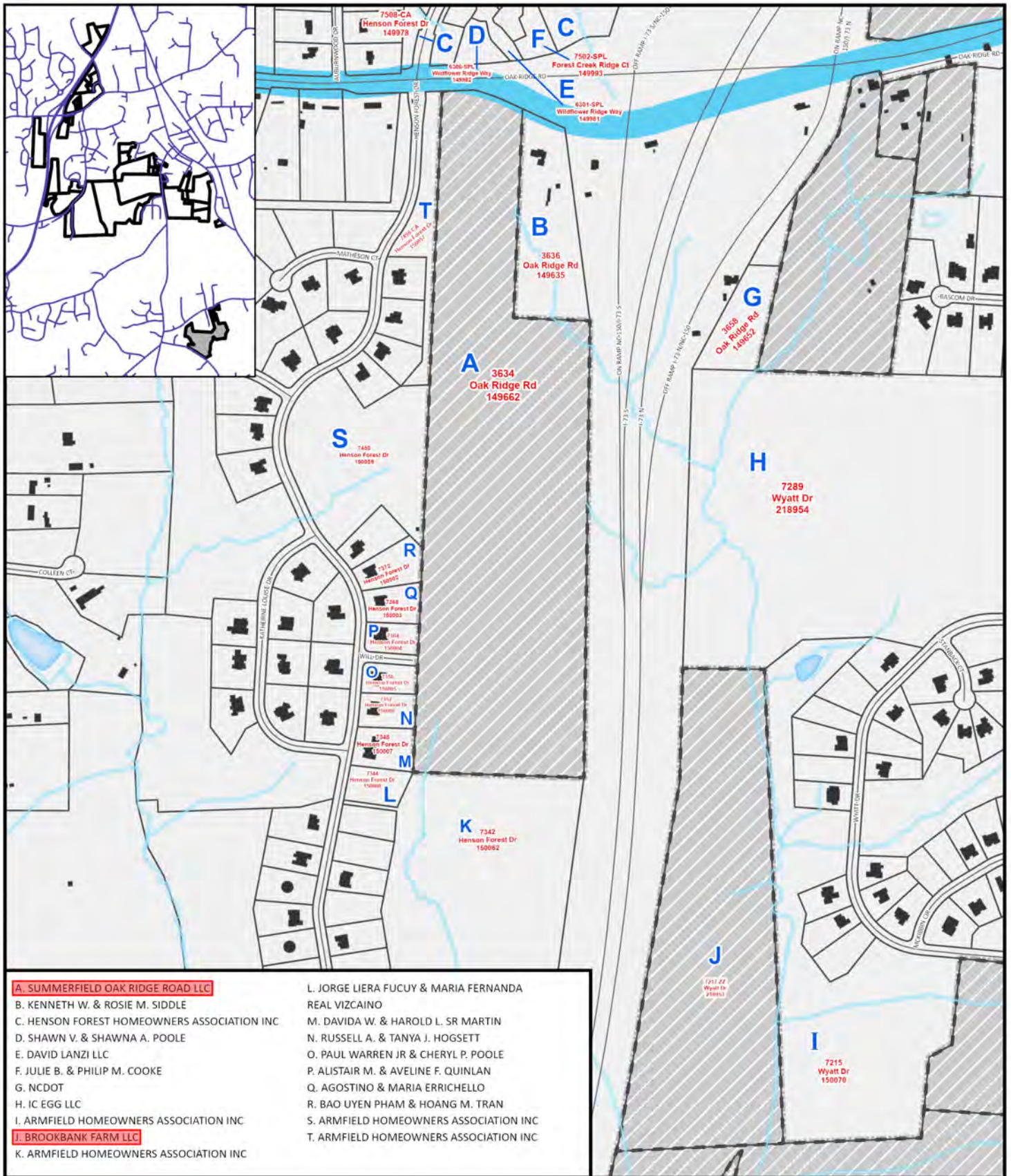
Partial Case Area:

Parcels - 149651, 149653, & 149645

3668, 3672 & 3674 Oak Ridge Rd



Scale: 1" = 350'



Planning & Development
Department

Jurisdiction:

Guilford County

Case Number:

24-07-PLBD-00088

Partial Case Area:

Parcels - 149662 & 218953

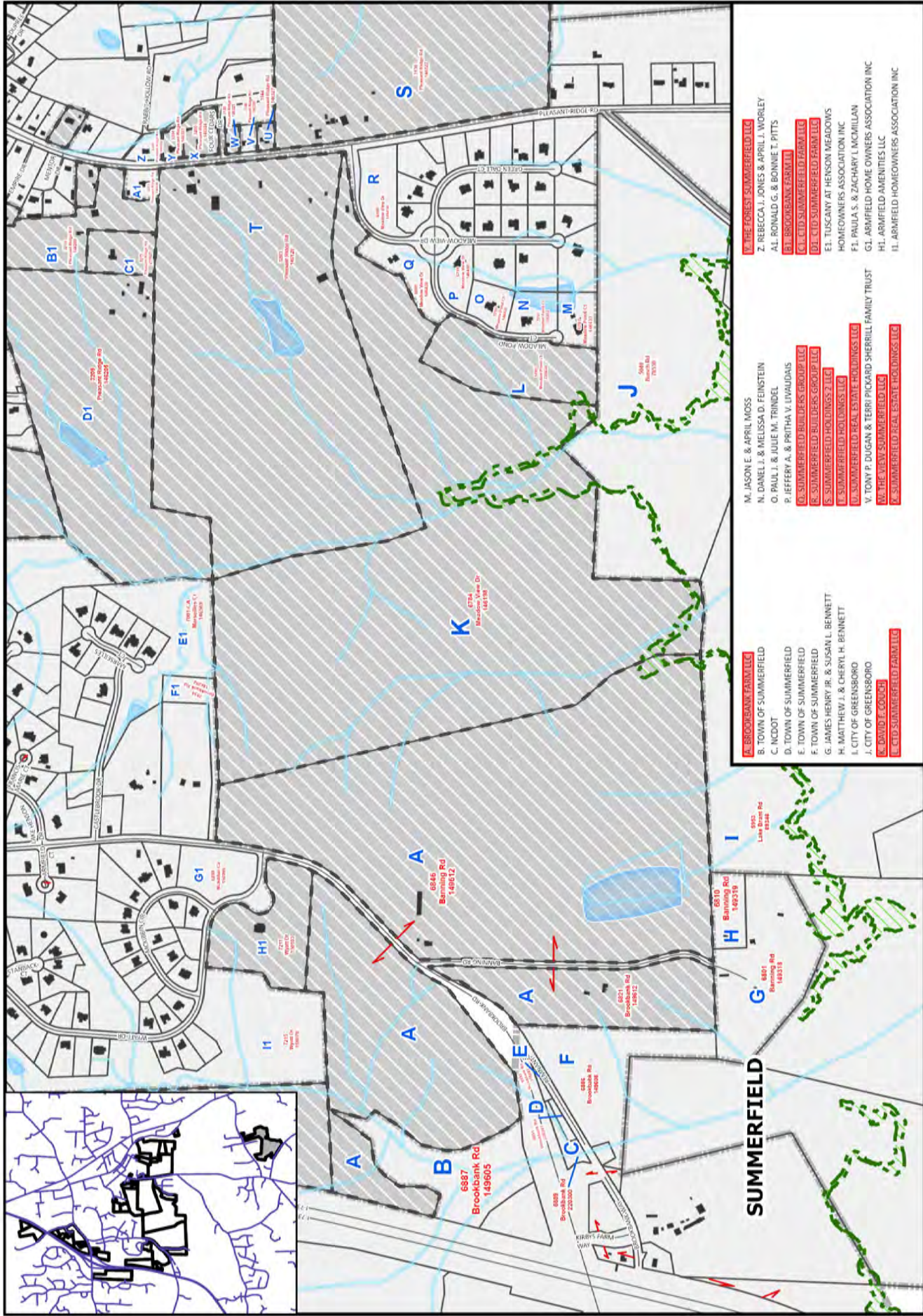
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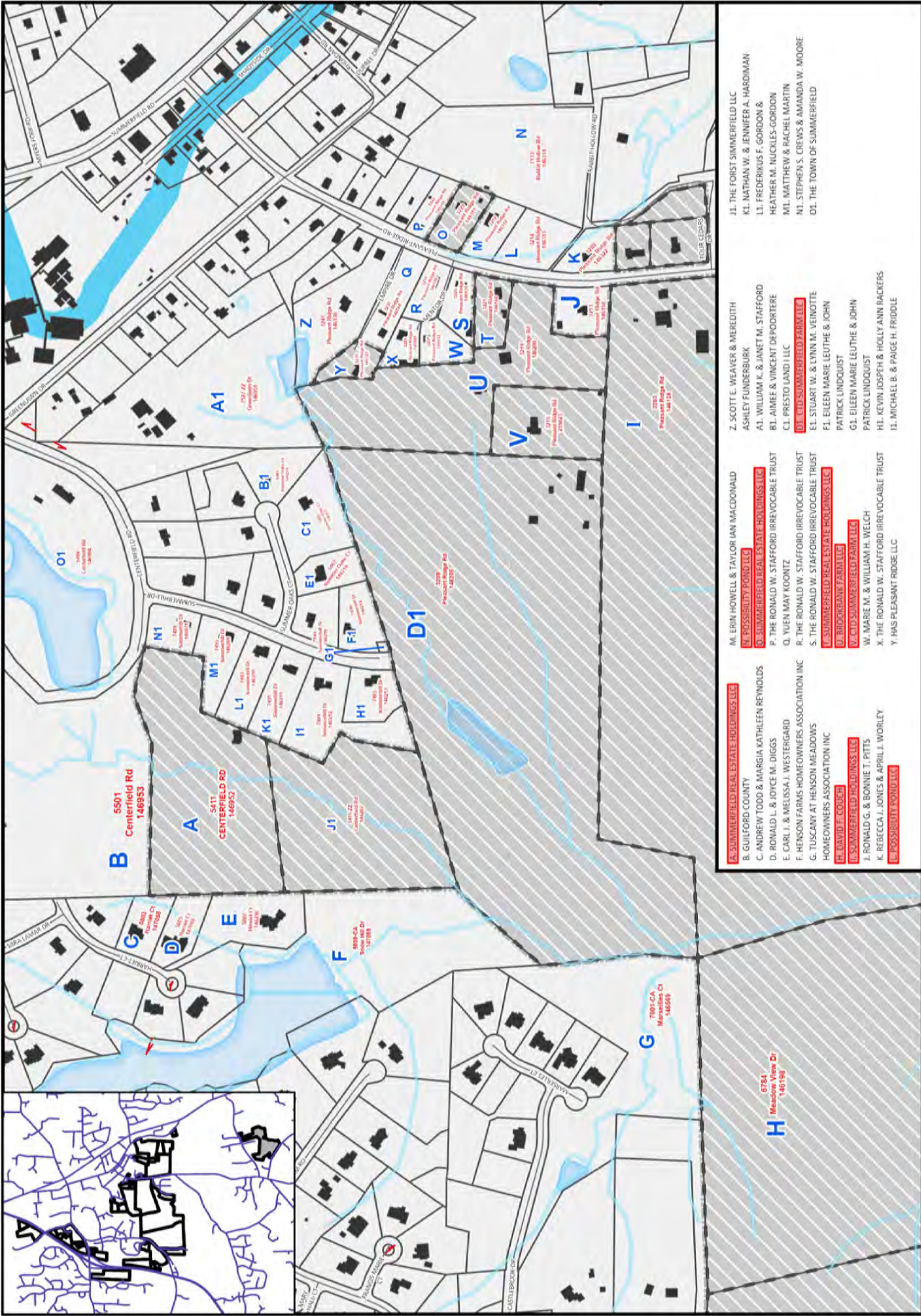
= parcels either owned directly by David Couch or a company that he owns


3634 Oak Ridge Rd & 7217-ZZ Wyatt Dr



Scale: 1" = 580'







Planning & Development
Department

Jurisdiction: Guilford County

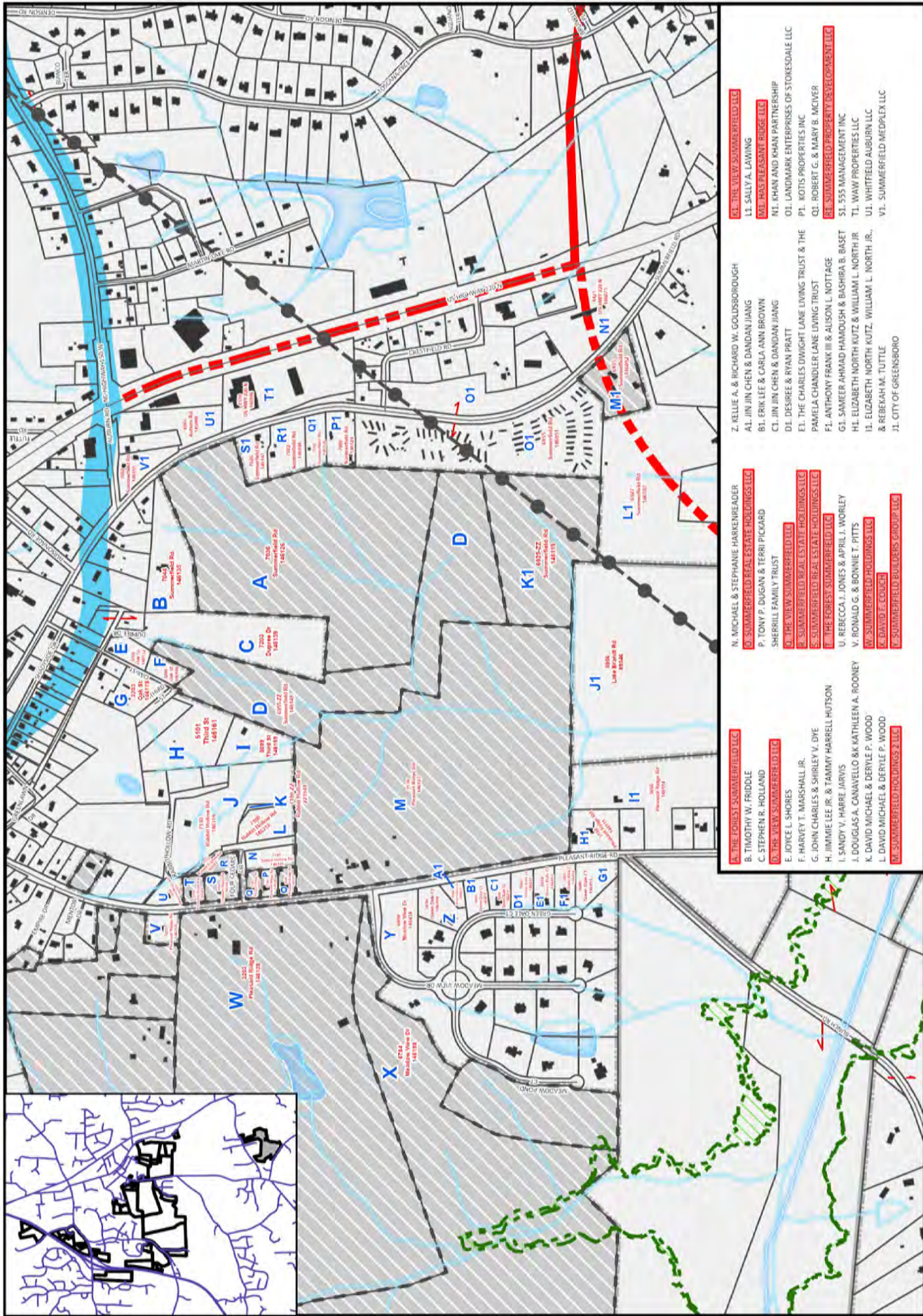
Case Number: 24-07-PLBD-00088


Partial Case Area:
Parcels: 146126, 146150, 146200, 146205, 146207, 146211, 146252 & 219823
3009, 3215, 3419, 3220 & 3239 Pleasant Ridge Rd, S411 & S411, Z2
Centerfield Rd

Legend: A = parcels either owned directly by David Couch or a company that he owns

Scale: 1" = 550'

- A. SUMMERFIELD REAL ESTATE HOLDINGS LLC**
B. GULFORD COUNTY
C. ANDREW TODD & MARGIA KATHLEEN REYNOLDS
D. RONALD L. & JOYCE M. DIGGS
E. CARL L. & MELISSA J. WESTERGAARD
F. HENSON FARMS HOMEOWNERS ASSOCIATION INC
G. TUSCANT AT HENSON MEADOWS
HOMEOWNERS ASSOCIATION INC
H. DAVID L. COUCH
I. SUMMERFIELD HOLDINGS LLC
J. RONALD G. & BONNIE T. PITTS
K. REBECCA J. JONES & APRIL J. WORLEY
L. POSSIBILITY POND LLC
- M. ERIN HOWELL & TAYLOR IAN MACDONALD
N. POSSIBILITY POND LLC
O. SUMMERFIELD REAL ESTATE HOLDINGS LLC
P. THE RONALD W. STAFFORD IRREVOCABLE TRUST
Q. YUEN MAY KOONTZ
R. THE RONALD W. STAFFORD IRREVOCABLE TRUST
S. THE RONALD W. STAFFORD IRREVOCABLE TRUST
T. SUMMERFIELD REAL ESTATE HOLDINGS LLC
U. RIDGEVIEW PARTIAL LLC
V. CLOSING PARTIAL LLC
W. MARIE M. & WILLIAM H. WELCH
X. THE RONALD W. STAFFORD IRREVOCABLE TRUST
Y. HAS PLEASANT RIDGE LLC
- Z. SCOTT E. WEAVER & MERLOTH
ASHLEY FUNDERBURK
A1. WILLIAM K. & JANET M. STAFFORD
B1. AMEE & VINCENT DEPOITRE
C1. PRESTO LAND LLC
D1. LTD SUMMERFIELD PARTIAL LLC
E1. STUART W. & LYNN M. VEINOTTE
F1. EILEEN MARIE LUTHE & JOHN
PATRICK LINDQUIST
G1. EILEEN MARIE LUTHE & JOHN
PATRICK LINDQUIST
H1. KEVIN JOSEPH & HOLLY ANN RACKERS
I1. MICHAEL B. & PAIGE H. FRIDDLE
- J1. THE FOIST SUMMERFIELD LLC
K1. NATHAN W. & JENNIFER A. HARDMAN
L1. FREDERIKUS F. GORDON &
HEATHER M. NUCKLES-GORDON
M1. MATTHEW & RACHEL MARTIN
N1. STEPHEN S. CREWS & AMANDA W. MOORE
O1. THE TOWN OF SUMMERFIELD





Planning & Development
Department

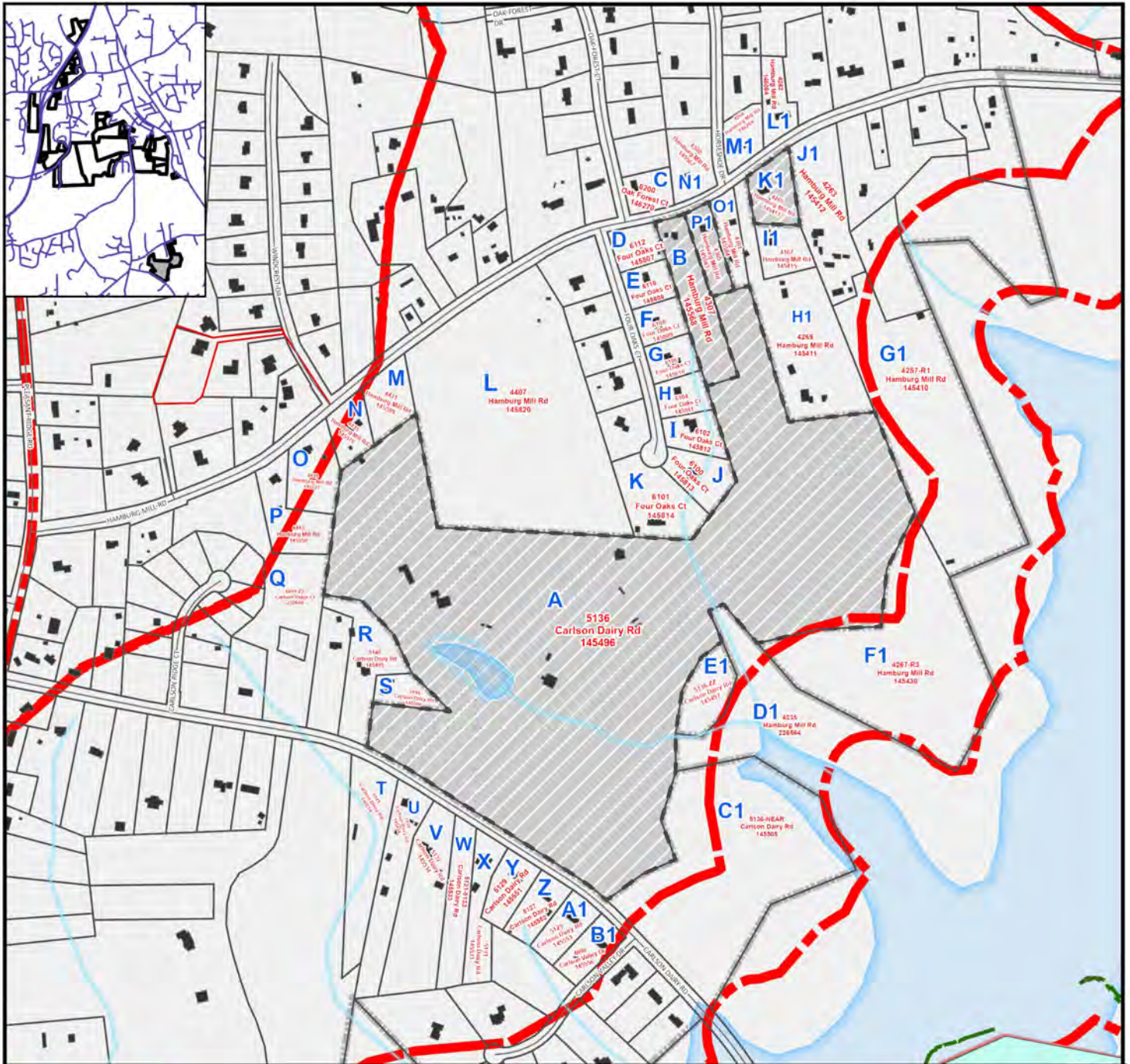
Jurisdiction: Guilford County

Case Number: 24-07-PLBD-00088

Partial Case Area:
Parcels - 146052, 146119, 146126, 146127, 146149, 146321, 146423, 146324, 146325 & 146327
0925-22, 0935, 0955-22 & 0955 Summerfield Rd, 3136, 3144, 3149, 3200 & 3204, & 7119 Rucker Hollow Rd

Legend: = parcels either owned directly by David Couch or a company that he owns

Scale: 1" = 900'



A. CHRISTOPHER FARMS LLC

B. HAMBURG HEIGHTS LLC

C. ANH DAO THI DAO
D. DONALD L. & SANDRA D. MOODY
E. LORETTA RALPH KITLE ROWLAND-KITLEY
F. HOWARD G. JR & REGINA ALTIZER SPRADLIN
G. MARIA R. STUMP
H. JEANNIE H. ROBERTSON
I. ERNEST E. & DIANE C. JACKSON
J. NANCY L. & RODNEY W. PATEFIELD
K. KENNETH & JUDITH BASTION
L. CESAR AUGUSTO MARTINEZ

M. CARLA P. & EARNEST L. CARTER;
JAMES C., TENITA, & ROBERT V. PRICE
N. CLARA SEARCY TATUM
O. SUSAN E. WILLARD
P. CHARLES D. & DANIELLE ANN TEFFT
Q. CARLSON RIDGE HOMEOWNERS
ASSOCIATION INC
R. SUSAN H. PHILLIPS
S. CRAIG JAMES & JULIE M. HANDYSIDE
T. JOSEPH MAZZOTTA
U. RONALD L. & KERSTEN J. COLLIER
V. MARVIN & JULIE YOUNG

W. RICKY DEAN & PAMELA DIANE RANDLEMAN
X. RICKY DEAN & PAMELA DIANE RANDLEMAN
Y. MIRANDA SANDOR
Z. BEN H. JR & DIANE M. LINDSEY
A1. MARK R. & SUSAN G. MANESS
B1. JOHN J. III & ANNE C. PRUDENTE
C1. GUILFORD COUNTY & CITY OF GREENSBORO
D1. CITY OF GREENSBORO
E1. GUILFORD COUNTY & CITY OF GREENSBORO
F1. GUILFORD COUNTY & CITY OF GREENSBORO
G1. GUILFORD COUNTY & CITY OF GREENSBORO
H1. ODELL & BETTY D. BROWN

I1. ODELL & BETTY D. BROWN
J1. HAZEL O. & ALTON C. JR WEEKS;
BETTY W. STANTLIFF

K1. CF - 4265 HAMBURG MILL ROAD LLC

L1. SYLVIA P. SWINK
M1. CASEY M. YOUNTS
N1. THOMAS R. PARRISH
O1. ODELL & BETTY D. BROWN
P1. MMM - 4305 HAMBURG MILL ROAD LLC



Planning & Development
Department

Jurisdiction:

Guilford County

Case Number:

24-07-PLBD-00088

Legend:

= parcels either owned directly by David Couch or a company that he owns

Partial Case Area:

Parcels - 145413, 145496, 145568 & 145583

4265, 4305 & 4307 Hamburg Mill Rd & 5136 Carlson Dairy Rd



Scale: 1" = 650'

Sec. 15-56 Unified Development Ordinance

Subsec. 4 – Zoning Districts

4.3 USE MATRIX

TABLE 4.3-1 PERMITTED USE SCHEDULE																							
X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4 P = Use by Right D = Individual Development Standards Apply - See Article 5 S Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q Z = Overlay Zoning Required "" = Additional District Requirements, See Section 4.5 or 4.6																							
Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial			
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	
Agriculture/Animal Services	Agricultural Maintenance Barns		D																				
	Agricultural Tourism		S																				
	Animal Feeder/Breeder	X	D																				
	Animal Services (Livestock)		P																	P	P		
	Animal Services (Other)		P											D		D	D	D	D	P	P		
	Horticultural Specialties		P															P		P	P		
Household Living	Single-Family Detached Dwelling		P	P	P	P	P	P	P	P	P		P	P	P								
	Two-Family Dwelling (Twin Home or Duplex)		P						P	P	P		P	P	P								
	Townhouse Dwelling								P	P	P			P	P	P							
	Caretaker Dwelling (Accessory)		D									D	D	D	D	D	D	D	D	D	D		
	Multifamily Dwelling (including Condominium)*								P	P	P			P	P	P	P	P					
	Family Care Facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P							
	Home Occupation		D	D	D	D	D	D	D	D	D		D	D	D								
	Mfgr.(HUD)/Mobile Home Dwelling (Class A & B)		P	Z	Z						Z	Z											
	Mfgr.(HUD)/Mobile Home Dwelling Park								S	S	S												

TABLE 4.3-1 PERMITTED USE SCHEDULE

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For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4

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S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q

Z = Overlay Zoning Required

"*" = Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial			
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	
	Accessory Apartments/ Dwelling Units		D	D	D	D	D	D	D	D	D		D	D									
	Subdivision (Minor) - Residential		P	P	P	P	P	P	P	P	P		P	P	P								
	Subdivision (Major) - Residential (6 or more lots)			P	P	P	P	P	P	P	P		P	P	P								
	Tiny House Developments								D	D	D												
	Temporary Family Healthcare Structures		D	D	D	D	D	D	D	D	D		D	D	D								
Group Living/Social Service	Boarding House, 3 - 8 Residents		S							P	P		P	P									
	Rooming House, 9 or More Residents									S	S		S	P									
	Congregate Care Facility								D	D	D	D	D										
	Group Care Facility									S	S	D		D									
	Single Room Occupancy (SRO) Residence								S	S	S	D		D									
	Nursing and Convalescent Home									S	S	P		P			P	P					
	Temporary Shelter									P	P	P											
	Homeless Shelter											D		D			D	D		D	D		
Recreation and Entertainment (Light)	Athletic Fields		S	S	S	S	S	S	S	S	S	P	D	P	D	P	P	P	P	P	P		
	Batting Cages, Outdoor		D									D						D		D	D		
	Club or Lodge		S	S	S	S	S	S	S	S	S	P	S	P	S	P	P	P	P				
	Country Club with Golf Course		D	S	S	S	S	S	S	S	S	D		S			D	D	D	D			
	Equestrian Facility		S	S								S											
	Golf Course		P	S	S	S	S	S	S	S	S	D		D				D	D	D			
	Paintball Field		D	S														D	D	D			
	Physical Fitness Center													P		P	P	P	P	P			
	Private Club or Recreation Facility, Other (incl. Indoor Batting Cages)		S									D											

TABLE 4.3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations
For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4

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Z = Overlay Zoning Required

"*" = Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial			
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*		
	Public Park or Public Recreation Facility (incl. Indoor Batting Cages)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Swim and Tennis Club		D	S	S	S	S	S	S	S	S	S	D		D			D	D	D	D		
	Adult-Oriented Establishments																				S		
Recreation and Entertainment (Heavy)	Amusement or Water Parks, Fairgrounds																	D		D			
	Auditorium, Coliseum or Stadium											P						P		P			
	Go-cart Raceway																	P		P	P		
	Golf Course, Miniature															P	P	P					
	Recreational Vehicle Park or Campsite																	D					
	Special Event Venue		S									P					P	P	P				
	Shooting Range, Indoor																D	D		D	D		
	Shooting Range, Outdoor		S									S											
	Theater (Outdoor)													S	D	D	D	D					
	Theater (Indoor)													P			P	P					
	Other Recreation and Entertainment Uses	Other Outdoor Uses Not Listed		S															P		P	P	
Other Indoor Uses Not Listed														P	P	P	P	P	P				
Civic, Educational, and Institutional	Place of Worship		P	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P	P		
	College or University											P				P							
	Vocational, Business or Secretarial School												P		P	P	P	P	P	P	P		
	Elementary School		D	D	D	D	D	D	D	D	D	D	D										
	Secondary School		D	D	D	D	D	D	D	D	D	D	D										
	Correctional Institution											S									S		

TABLE 4.3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations
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Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial		
			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	
	Daycare Centers in Residence (In-Home) (12 or Less)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Daycare Center (Not In-Home)		S							D	D	D	D	D	D	D	D	D	D	D		
	Emergency Services		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Community or Social Service Agencies												P	P	P	P	P	P	P	P		
	Fraternity or Sorority (University or College Related)												P		P		P	P	P		P	
	Government Office												P	P	P	P	P	P	P	P	P	P
	Library												P	P	P	P	P	P	P	P		
	Museum or Art Gallery												P	P	P	P	P	P	P	P		
	Post Office												P	P	P	P	P	P	P	P	P	P
	Hospital												P		P			P	P			
Business, Professional, and Personal Services	Office (General)													P	P	P	P	P	P	P	P	
	Medical or Professional Office													P	P	P	P	P	P	P	P	
	Personal Service													P	P	P	P	P	P	P	P	
	Advertising, Outdoor Services																	D	D	P	P	P
	Bank or Finance without Drive-through														D		P	P	P	D	P	
	Rural Residential Occupation		S																			
	Bank or Finance with Drive-through														P		P	P	P	P	P	
	Boat Repair	X																P	P		P	P
	Building Maintenance Services																	P	P		P	P
	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)	X																P	P		P	P

TABLE 4.3-1 PERMITTED USE SCHEDULE

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For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4

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Use Category	Use Type	WCA Prohibited	Residential												Institutional	Commercial						Industrial		
			A	R	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I		
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*			
	Insurance Agency (Carriers and On-Site Claims Inspections)														P		P	P	P	P	P			
	Kennels or Pet Grooming		P											D		D	D	D	D	D	P	P		
	Landscape and Horticultural Services	X	S															P		P	P			
	Laundromat or Dry Cleaner	X													P	P	P	P						
	Motion Picture Production																P	P	P	P				
	Pest or Termite Control Services	X															P	P		P	P			
	Payday Loan Services																	P						
	Research, Development or Testing Services																		P	P	P			
	Studios-Artists and Recording													P	P	P	P	P	P		P			
Lodging	Bed and Breakfast Home for 8 or Less Guest Rooms		S	S	S	S	S	S	S	D	D	D			D	D	D	P	P					
	Hotel or Motel														S			P	P	P				
Retail Trade	Retail (General)														P	P	P	P	P					
	A B C Store (Liquor)																	P	P					
	Auto Supply Sales																	P	P					
	Automobile Rental or Leasing	X																P	P		P	P		
	Automobile Repair Services	X																P	P		P	P		
	Car Wash	X																D	D		P	P		
	Building Supply Sales (with Storage Yard)																	D	D		P	P		
	Convenience Store (with Gasoline Pumps)	X													P		P	P	P	D	P	P		
	Equipment Rental and Repair, Heavy	X																				P		

TABLE 4.3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations
For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4

P = Use by Right

D = Individual Development Standards Apply - See Article 5

S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q

Z = Overlay Zoning Required

"*" = Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial			
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*		
	Equipment Rental and Repair, Light																	D	D		P	P	
	Fuel Oil Sales	X																			P	P	
	Garden Center or Retail Nursery																	P	P		P		
	Manufactured Home Sales																		P		P	P	
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X																P	P		P	P	
	Pawnshop or Used Merchandise Store																	P	P				
	Service Station, Gasoline	X																P	P	P		P	P
	Tire Sales																		P	P		P	
Food Service	Bakery														P	P	P	P	P				
	Bar Private Club/Tavern																	D	D			P	
	Microbrewery, Private Club/Tavern																	D	D				
	Restaurant (With Drive-thru)														P			P	P				
	Restaurant (Without Drive-thru)														P	P	D	P	P	P	P	P	
Funeral and Internment Services	Cemetery or Mausoleum		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Funeral Home or Crematorium											S		P			P	P					
Transportation, Warehousing, and Wholesale Trade	Wholesale Trade-Heavy																				S	P	
	Wholesale Trade-Light																		P	P	P	P	
	Automobile Parking (Commercial)											S						P	P	P	P	P	
	Automotive Towing and Storage Services	X																D	D		D	D	

TABLE 4.3-1 PERMITTED USE SCHEDULE

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Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial		
			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	
	Equipment Rental and Leasing (No Outside Storage)																	P	P		P	P
	Equipment Rental and Leasing (with Outside Storage)																				P	P
	Equipment Repair, Heavy	X																				P
	Equipment Repair, Light																	D	D		P	P
	Tire Recapping																					P
	Truck Stop	X																	D		P	P
	Truck and Utility Trailer Rental and Leasing, Light	X																P	P		P	P
	Truck Tractor and Semi-Rental and Leasing, Heavy	X																			P	P
	Truck Washing	X																				P
	Beneficial Fill Area		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Bus Terminal and Service Facilities	X																P	P		P	P
	Courier Service, Central Facility																				P	P
	Courier Service Substation													P				P	P	P	P	P
	Heliport	X											S	S				S	S	S	S	P
	Moving and Storage Service																				P	P
	Railroad Terminal or Yard	X																	P		P	P
	Taxi Terminal	X																P	P		P	P
	Trucking or Freight Terminal	X																			P	P
Utilities and Communication	Communication or Broadcasting Facility														P			P	P	P	P	P
	Wireless Communication Tower – Stealth Camouflage Design		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D

TABLE 4.3-1 PERMITTED USE SCHEDULE

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Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial		
			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	
	Wireless Communication Tower – Non-Stealth Design		D												D			D	D	D	D	D
	Small Cell Wireless Tower												S	S	S	S	S	S	S	S	S	S
	Radio or TV Station														P			P	P	P	P	P
	Utilities, Major		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Utilities, Minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Solar Collectors Principal		S										S								S	S
	Utility Company Office														P			P	P	P	P	P
	Utility Equipment and Storage Yards																				P	P
Waste-Related Uses	Construction or Demolition Debris Landfill, Major																					S
	Construction or Demolition Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Junk/Salvage Yard																					P
	Land Clearing & Inert Debris Landfill, Major	X	S																			S
	Land Clearing & Inert Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Refuse and Raw Material Hauling	X																				P
	Recycling Facilities, Outdoors																				P	P
	Resource Recovery Facilities																					P
	Waste Transfer Stations																					P
	Septic Tank Services	X																			P	P
	Sewage Treatment Plant	X																				P
	Solid Waste Disposal (Non-Hazardous)	X																				S

TABLE 4.3-1 PERMITTED USE SCHEDULE

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Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial		
			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	
	Hazardous and Radioactive Waste (Transportation, Storage and Disposal)	X																				S
General Industrial	Warehouse (General Storage, Enclosed)																	D	D	P	P	P
	Warehouse (Self- Storage)																	D	D		P	P
	Laundry or Dry Cleaning Plant	X														P	D	P	P	P	P	P
	Laundry or Dry Cleaning Substation	X														P	P	P	P	P	P	
	Petroleum & Petroleum Products	X																				P
	Welding Shops	X																			P	P
Manufacturing	Manufacturing Heavy																					S
	Manufacturing Light																			P	P	P
	Animal Slaughter & Rendering	X																				S
Mining Uses	Mining	X																				S
	Quarrying	X																				S
Airport	Airport and Flying Field, Commercial	X											D									
Temporary Events/Uses	Temporary Events/Uses		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Turkey Shoots		D																			

(File No. [21-08-GCPL-07440](#), 11/04/2021; File No. [22-09-PLBD-00021](#), 01/05/2023; File No. [24-03-PLBD-00075](#), 07/18/2024; File No. [24-05-PLBD-00082](#), 07/18/2024)

Effective on: 7/18/2024

REZONING CASE 24-07-PLBD-00088: SUMMERFIELD DE-ANNEXATION (HB 909)
ORIGINAL ZONING

GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION MATRIX

Zoning	Plan Consistency	Decision
Approve	Consistent	N/A
Deny	Inconsistent	#2
Approve	Inconsistent	#3
Deny	Consistent	N/A

REZONING CASE 24-07-PLBD-00088: SUMMERFIELD DE-ANNEXATION (HB 909)
ORIGINAL ZONING

GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION # 1
APPROVE-CONSISTENT
NO PLAN AMENDMENT

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #146325 from **RS** under Summerfield to **RS-3**; Guilford County Tax Parcels #146880, 146919, 146323, and 146327 from **AG and RS** under Summerfield to **RS-20**; Guilford County Tax Parcels #150103, 218953, 146321, 146129, and a portion of Parcel #149612 from **OSR and RS** under Summerfield to **RS-30**; Guilford County Tax Parcels #145413, 145496, 145568, 145583, 146205, 146207, and 146952 from **AG and RS** under Summerfield to **RS-40**; Guilford County Tax Parcels #149642, 149643, 149645, 149651, 149653, 149688, 149658, 150130, 217566, 149659, and 149662 from **AG, BN, OI, and RS** under Summerfield to **GB**; and for all other de-annexed Parcels, including the remaining portion of Guilford County Tax Parcel #149612 from **AG, OSR, and AG** in Summerfield to **AG**; because:

1. The amendment **is** consistent with applicable plans because:

[Describe elements of controlling land use plans and how the amendment is consistent.]

2. The amendment **is** reasonable and in the public interest because:

[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

REZONING CASE 24-07-PLBD-00088: SUMMERFIELD DE-ANNEXATION (HB 909)
ORIGINAL ZONING

GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #2
DENY-INCONSISTENT
NO PLAN AMENDMENT

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #146325 from **RS** under Summerfield to **RS-3**; Guilford County Tax Parcels #146880, 146919, 146323, and 146327 from **AG and RS** under Summerfield to **RS-20**; Guilford County Tax Parcels #150103, 218953, 146321, 146129, and a portion of Parcel #149612 from **OSR and RS** under Summerfield to **RS-30**; Guilford County Tax Parcels #145413, 145496, 145568, 145583, 146205, 146207, and 146952 from **AG and RS** under Summerfield to **RS-40**; Guilford County Tax Parcels #149642, 149643, 149645, 149651, 149653, 149688, 149658, 150130, 217566, 149659, and 149662 from **AG, BN, OI, and RS** under Summerfield to **GB**; and for all other de-annexed Parcels, including the remaining portion of Guilford County Tax Parcel #149612 from **AG, OSR, and AG** in Summerfield to **AG**; because:

1. The amendment **is not** consistent with applicable plans because:

[Describe elements of controlling land use plans and how the amendment is not consistent.]

2. The amendment **is not** reasonable nor in the public interest because:

[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #3
APPROVE-INCONSISTENT
PLAN AMENDMENT

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #146325 from **RS** under Summerfield to **RS-3**; Guilford County Tax Parcels #146880, 146919, 146323, and 146327 from **AG and RS** under Summerfield to **RS-20**; Guilford County Tax Parcels #150103, 218953, 146321, 146129, and a portion of Parcel #149612 from **OSR and RS** under Summerfield to **RS-30**; Guilford County Tax Parcels #145413, 145496, 145568, 145583, 146205, 146207, and 146952 from **AG and RS** under Summerfield to **RS-40**; Guilford County Tax Parcels #149642, 149643, 149645, 149651, 149653 149688, 149658, 150130, 217566, 149659, and 149662 from **AG, BN, OI, and RS** under Summerfield to **GB**; and for all other de-annexed Parcels, including the remaining portion of Guilford County Tax Parcel #149612 from **AG, OSR, and AG** in Summerfield to **AG**; because:

1. This request is inconsistent with the **Northwest Area Plan** as it is not included, thus amends the **Northwest Area Plan**. [Applicable element of Comp Plan].
2. The zoning map amendment and associated **Northwest Area Plan** amendments **are** based on the following change(s) in condition(s) in the **Northwest Area Plan**:
[Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]

3. The amendment **is** reasonable and in the public interest because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

REZONING CASE 24-07-PLBD-00088: SUMMERFIELD DE-ANNEXATION (HB 909)
ORIGINAL ZONING

GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #4
DENY-CONSISTENT
NO PLAN AMENDMENT

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #146325 from **RS** under Summerfield to **RS-3**; Guilford County Tax Parcels #146880, 146919, 146323, and 146327 from **AG and RS** under Summerfield to **RS-20**; Guilford County Tax Parcels #150103, 218953, 146321, 146129, and a portion of Parcel #149612 from **OSR and RS** under Summerfield to **RS-30**; Guilford County Tax Parcels #145413, 145496, 145568, 145583, 146205, 146207, and 146952 from **AG and RS** under Summerfield to **RS-40**; Guilford County Tax Parcels #149642, 149643, 149645, 149651, 149653 149688, 149658, 150130, 217566, 149659, and 149662 from **AG, BN, OI, and RS** under Summerfield to **GB**; and for all other de-annexed Parcels, including the remaining portion of Guilford County Tax Parcel #149612 from **AG, OSR, and AG** in Summerfield to **AG**; because:

1. The amendment **is** consistent with applicable plans because:

[Describe elements of controlling land use plans and how the amendment is consistent.]

2. The amendment **is** consistent but not in the public interest because:

[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

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