



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board Conditional 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: 8/28/24 (Rev. 10/10/24) Receipt # No fees for County-initiated original zoning cases Case Number 24-08-PLBD-00093

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 Guilford County Planning & Development Department.

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 AG, RS, O/I, and BN zoning districts under the Town of Summerfield zoning district to the CZ-GB/CZ-LO zoning district. See attached

Said property is located at the US I-73 and Oak Ridge Road interchange, generally in Bruce Township; Being a total of: 148.58 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 149642, 149643, 149645, 149651, 149652, 149688, 149658, 150130, 217566, 149659, and 149662

Tax Parcel # 149645, 149651, 149653
Tax Parcel # CZ-LO: See attached
Tax Parcel # 149662

Additional sheets for tax parcels are available upon request.

Planning Board voted 5-3 in favor of CZ-LO zoning on 10/23/24

Approved by 8-0 vote by Planning Board on 10/23/24

Check One: (Required)

- 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: (Required)

- 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.

Conditional Zoning Requirements:

- Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information may be included for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 2, Map Standards of the Unified Development Ordinance (UDO).
- Zoning Conditions. At least one (1) use and/or development conditions must be provided. Complete Page 2 of this application. Refer to uses as listed in Table 4-3-1 of the Unified Development Ordinance (UDO).

Amended Application: Application dated 8/28/2024, revised on 10/10/2024 per attached letter dated 10/4/2024 and approved by the Planning Board at its 10/23/2024 special meeting. Additional Conditions (see attached) were offered by the Owner and also approved by the Planning Board on 10/23/2024 based on comments and discussion during the legislative hearing.



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Amended Application

Planning Board Conditional Zoning Application

Use Conditions

Uses of the property shall be limited to the following uses as listed in Article 4, Table 4-3-1 of the Unified Development Ordinance (UDO):

- 1) _____

- 2) _____ SEE ATTACHED _____

- 3) _____
- 4) _____

Development Conditions

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Unified Development Ordinance (UDO):

- 1) _____
- 2) See Attached _____
- 3) _____
- 4) _____

Amended Application

David Couch

Property Owner (Printed)

DocuSigned by:

David Couch 11/22/2024

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Property owner (Signature) Date

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

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

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.

Respectfully Submitted,

Summerfield Acquisition LLC, Summerfield Retail LLC, Summerfield Oak Ridge Road LLC, Summerfield Oak Ridge Road LLC & Rachel S. Terrell, Summerfield Beeson LLC, Summerfield Professional Office LLC

Property Owner Signature
County-initiated

Name
400 W. Market St

Mailing Address
Greensboro, NC, 27401

City, State and Zip Code

336-641-3334

Phone Number

Email Address

Owner/ Representative/ Applicant Signature (if applicable)
David Couch

Signed by:

Name

David couch

Mailing Address

5826 Samet drove suite 105

City, State and Zip Code

High point nc 27265

Phone Number

Email Address

Additional sheets for conditions and signatures are available upon request.
3363624613



230 N. Elm St.
Suite 1200
Greensboro, NC 27401
☎ 336.378.5200 📠 336.378.5400
www.foxrothschild.com

THOMAS E. TERRELL
Direct No: 336.378.5412
Email: tterrell@foxrothschild.com

October 4, 2024

Mr. J. Leslie Bell, Director
Planning & Development
400 W. Market St.
Greensboro, NC 27401
LBell@guilfordcountync.gov

Re: Proposed Use Restrictions on Former Summerfield Parcels

Dear Leslie,

After consultation with David Couch and his development team, I respectfully request that the Planning Board consider the following zoning districts to be applied to the listed parcels with the accompanying use restrictions:

I. Northeast Quadrant of I-73 and Oak Ridge Road (Highway 150)

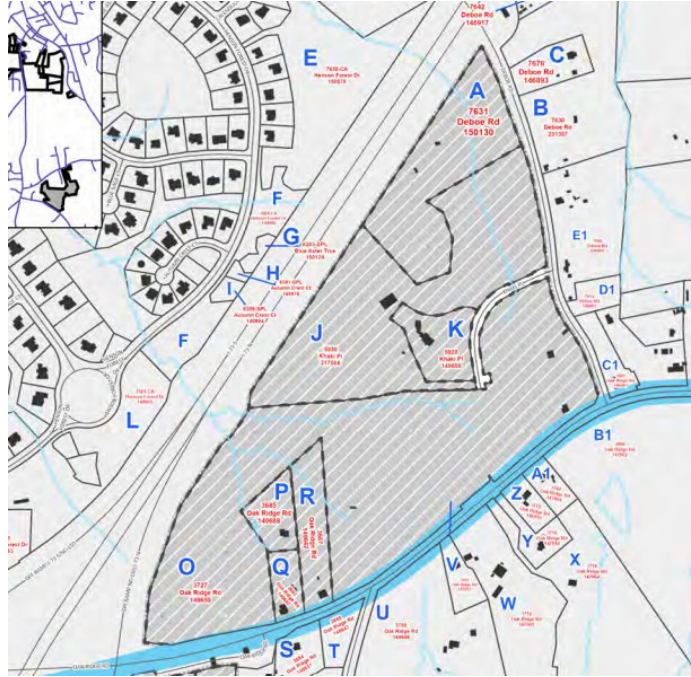
A. Parcels and Addresses

7631 Deboe Road	150130
5920 Khaki Place	149658
5930 Khaki Place	217566
3727 Oak Ridge Road	149659
3685 Oak Ridge Road	149688
3683 Oak Ridge Road	149643
3687 Oak Ridge Road	149642

A Pennsylvania Limited Liability Partnership



B. Reference Map



C. Zoning District

General Business Conditional District (GB-CD)

D. Use Restrictions

- Multi-family
- Junked motor vehicles
- Shelter for the homeless
- Psychiatric hospital
- Bus terminal
- Cemetery or mausoleum
- Country club with a golf course
- Theater, Adult
- Massage parlor
- Live entertainment business adult
- Ice manufacturing
- Landfills of any kind
- Fraternity or sorority
- Taxi terminal
- Truck & utility trailer rental and leasing, light



Bookstore, adult
Electronic gaming establishments and internet sweepstakes

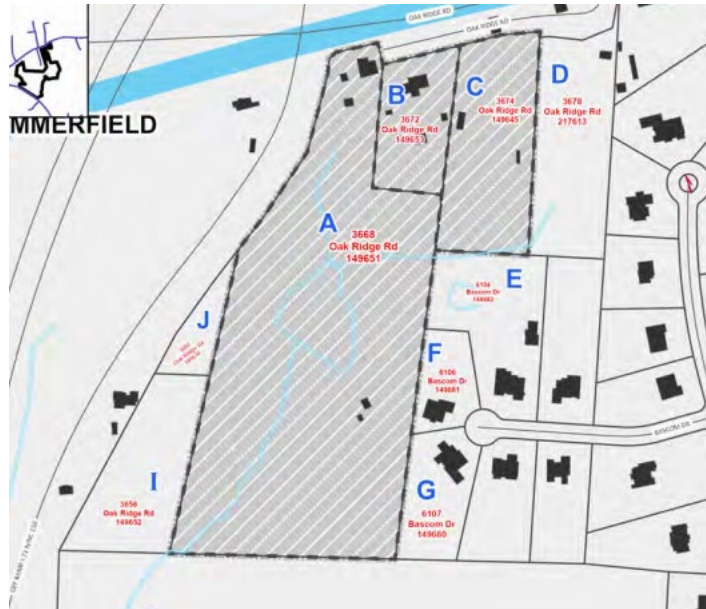
It is important to note that the above request would make these tracts consistent with the zoning previously adopted by the Town of Summerfield.

II. Southeast Quadrant of I-73 and Oak Ridge Road (Highway 150)

A. Parcels and Addresses

2674 Oak Ridge Road	149645
3668 Oak Ridge Road	149651
3672 Oak Ridge Road	149653

B. Reference Map



C. Zoning District

Limited Office Conditional District (LO-CD)

D. Use Restrictions

Temporary Family Healthcare
Boarding house 3-8 residents



- Rooming house 9 or more residents
- Cemetery or Mausoleum
- Beneficial fill area
- Construction and demolition landfill
- Land clearing and inert debris landfill minor
- Club or lodge
- Community and social service agencies

III. Southwest Quadrant of I-73 and Oak Ridge Road (Highway 150)

A. Parcel and Address

3634 Oak Ridge Road 149662

B. Reference Map



C. Zoning District

Limited Office Conditional District (LO-CD)



D. Use Restrictions

- Temporary Family Healthcare
- Boarding house 3-8 residents
- Rooming house 9 or more residents
- Cemetery or Mausoleum
- Beneficial fill area
- Construction and demolition landfill
- Land clearing and inert debris landfill minor
- Club or lodge
- Community and social service agencies

Please let me know if a discussion would be helpful. My direct office line is 336-378-5412 and my cell phone is 336-847-2000.

Sincerely,

A handwritten signature in black ink that reads "Tom Terrell".

Thomas E. Terrell, Jr.

Cc: Mr. Oliver Bass, Planning and Zoning Manager
Mr. James Donnelly, Chairman, Guilford County Planning Board

CZ CASE #24-08-PLBD-00093

Additional Conditions

Offered by the Owner
and Approved by the
Planning Board on
10/23/2024

I. GB Properties (Tax Parcels 149642, 149643, 149688, 149658, 150130, 217566, 149659)

A. Additional Use Restrictions

1. No outdoor theaters
2. No microbreweries immediately adjacent to residential properties on the east side of Deboe Road and the south side of Oak Ridge Road (NC Highway 150).
3. Operating hours for an event center shall be limited to operations from 8:00 a.m. to 11:00 p.m.

B. Development Conditions:

1. Buffer yards

- a. All side yard buffers adjacent to residential properties shall be comprised of evergreen plantings that thrive in native soils and are installed and continuously maintained by the owner.
- b. Where adjacent to residential properties, the minimum width of the buffer yard shall be increased from 40 to 45 feet and the minimum average width from 50 to 55 feet.
- c. Street yards shall have 2 understory trees per 100 feet, and the minimum average width shall be increased from 8 feet to 10 feet, subject to any exception required by NCDOT at the time of review of an NCDOT driveway permit, and are installed and continuously maintained by the owner.

II. CZ-LO Properties (Tax Parcels 149645, 149651, 149653, 149662)

A. Additional Use Restrictions

None

B. Development Conditions:

1. Buffer yards

- a. All side yard buffers adjacent to residential properties shall be comprised evergreen plantings that thrive in native soils installed and continuously maintained by the owner.
- b. Street yards shall have 2 understory trees per 100 feet; the minimum average width shall be increased from 8 feet to 10 feet, subject to approval by NCDOT during the driveway permitting process.