

Town Council Meeting

March 25<sup>th</sup>, 2025

Meeting Packet

Agenda Item #5



# AGENDA ITEM: 5

Meeting Date: MARCH 25, 2025 Attachment(s): Yes

**5) REZONING REQUEST – RZ-07-2024: REQUEST TO REZONE 5 ACRES  
LOCATED AT 1930 SCALESVILLE ROAD FROM AG, AGRICULTURAL, TO RS,  
RESIDENTIAL, GUILFORD COUNTY TAX PARCEL #147755**

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**COUNCIL DIRECTION AND/OR ACTION:**

1. Announce and Describe Matter
2. Receive Report on Matter from Staff and Applicant Comments
3. Discussion on Matter
4. Approve, Deny, or Continue Action on the Rezoning Request in a Motion.

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**SUGGESTED MOTION:** *“I Move that we Approve and Adopt the Rezoning Request RZ-07-2024, said request being:*

*Reasonable and in the public interest because it is in an area where single-family residential uses are prevalent, and it will enable development in a manner consistent with the Unified Development Ordinance standards for single-family residential while still allowing slightly smaller minimum lot sizes to accommodate an additional lot with minimal impact on public facilities; and,*

*Consistent with the Summerfield Comprehensive Plan (2010) designation of Low-density Single-Family Residential, Policies 6.1 and 6.2 as enumerated below. A Future Land Use Plan amendment shall not be required based on this action: furthermore:*

*Under Policy Area 6: Appropriate Housing and Residential Development:*

*Common Objective: Summerfield’s appealing residential areas, exemplified by neighborhoods set among expanses of open space, woodlands, and pastures, shall continue to be a defining attribute of the community. To accommodate housing for younger families and senior citizens while promoting and protecting rural character, the inclusion in residential development of smaller single family detached homes shall be encouraged over twin and other multi-unit residential buildings. Walkable, bikeable neighborhoods will be favored. An open system of pedestrian and bicycle friendly streets should work together with a network of greenway trails to connect neighborhoods with each other and with the rest of the town. Housing and Residential Development Policies;*

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

*Policy 6.2: A VARIETY OF HOUSING TYPES AND SIZES should be provided within the general bounds of large developments.*

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**ATTACHMENTS:**

- 1) RZ-07-2024 Zoning Map \_\_\_\_\_ Page 5-1
- 2) RZ-07-2024 Aerial View \_\_\_\_\_ Page 5-2



## AGENDA ITEM: 5

Town Hall: POB 970, 4117 Oak Ridge Road, Summerfield, NC 27358

ph: 336-643-8655 / [www.summerfieldnc.gov](http://www.summerfieldnc.gov)

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- 3) RZ-07-2024 Staff Report \_\_\_\_\_ Page 5-3  
4) RZ-07-2024 Planning Board Letter of Consistency \_\_\_\_\_ To Be Provided at Meeting 5)  
RZ-07-2024 Application \_\_\_\_\_ Page 5-7
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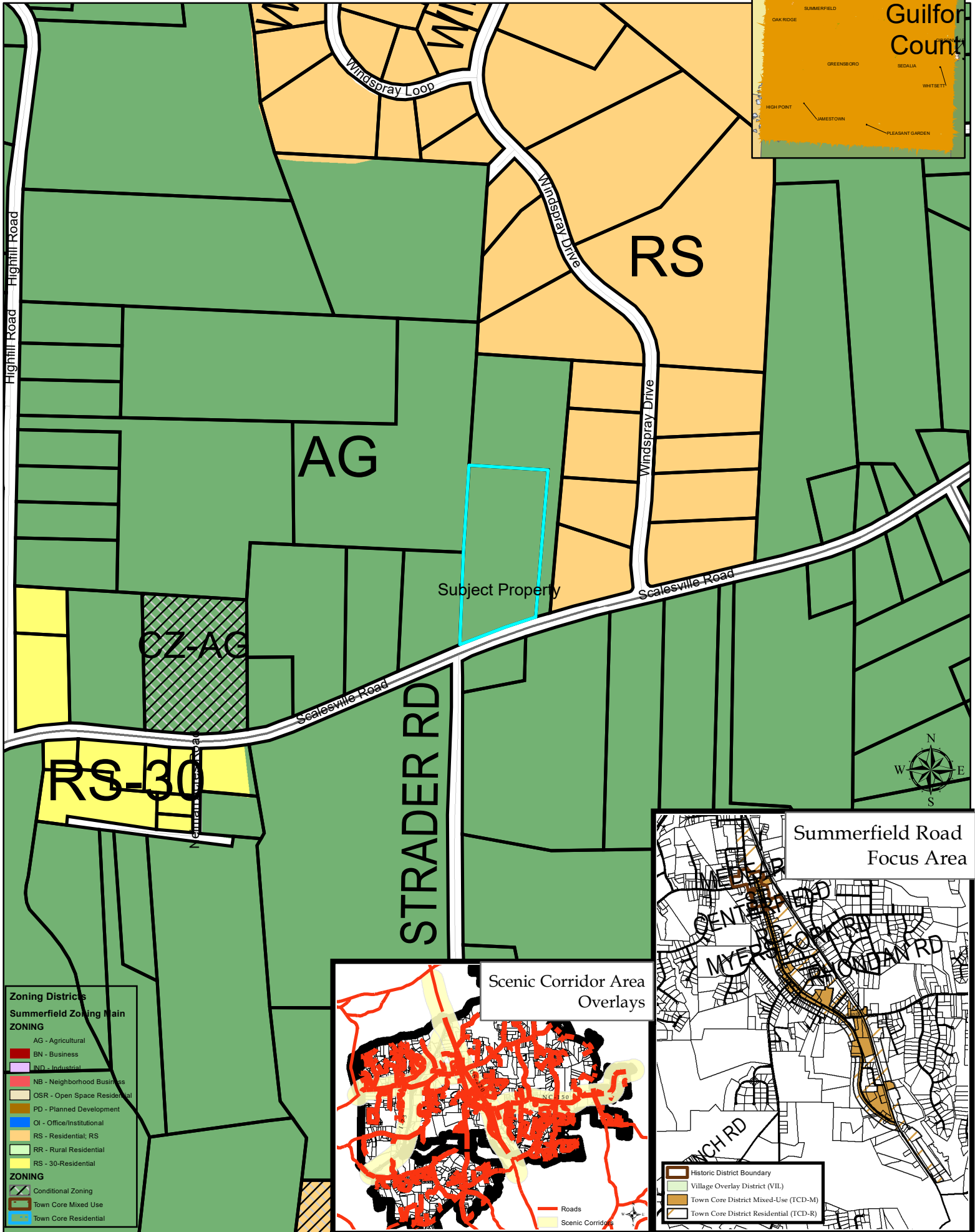
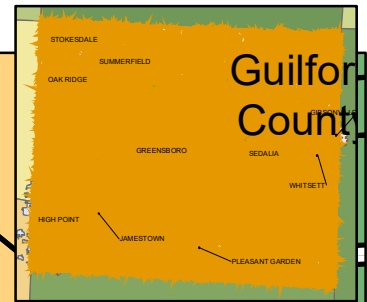
### NOTES:

Located at 1930 Scalesville Road on the north side of Scalesville Road at its intersection with Strader Road, Guilford County Tax Parcel #147755. This is a request to rezone approximately 5 acres of land from AG, Agricultural, to RS, Residential. The purpose of the rezoning is to allow the applicant to subdivide the property for eventual construction of a new home.

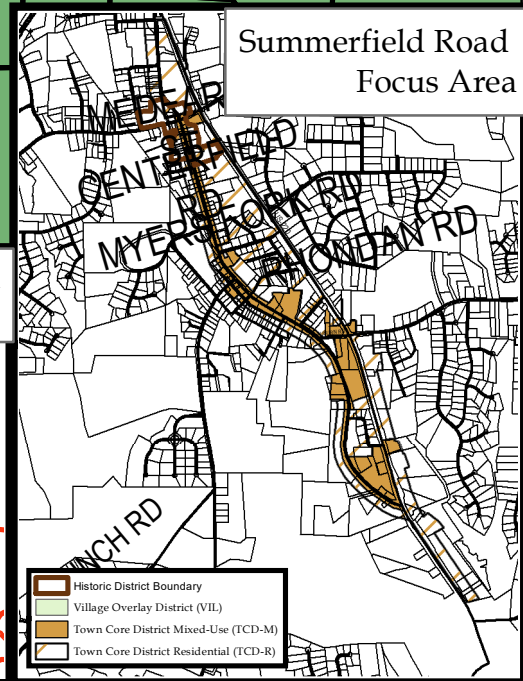
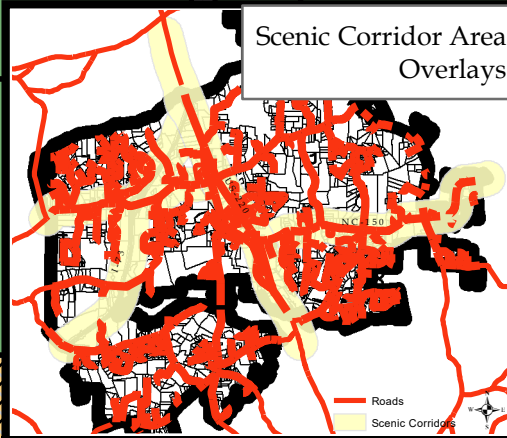
The request is consistent with the Summerfield Comprehensive Plan (2010) designation of Low-density Single-Family Residential Uses. This proposed rezoning action is reasonable and in the public interest because it is in an area where single-family residential uses are prevalent, and it will enable development in a manner consistent with the Unified Development Ordinance standards for single-family residential while still allowing slightly smaller minimum lot sizes to accommodate an additional lot with minimal impact on public facilities.

The Planning Board and staff recommend that the Town Council approve this request.

# 1930 Scalesville Road Zoning Map



- Zoning Districts**  
**Summerfield Zoning Main ZONING**
- AG - Agricultural
  - BN - Business
  - IND - Industrial
  - NB - Neighborhood Business
  - OSR - Open Space Residential
  - PD - Planned Development
  - OI - Office/Institutional
  - RS - Residential; RS
  - RR - Rural Residential
  - RS-30-Residential
- ZONING**
- Conditional Zoning
  - Town Core Mixed Use
  - Town Core Residential



1930 Scalesville Road Aerial



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

Map Scale  
 1 inch = 333 feet  
 12/17/2024 4



**TO: TOWN COUNCIL**

**FROM: JUSTIN SNYDER, PLANNING DIRECTOR**

**RE: RZ-07-2024; REQUEST TO REZONE 5 ACRES LOCATED AT 1930 SCALESVILLE ROAD FROM AG, AGRICULTURAL, TO RS, RESIDENTIAL, GUILFORD COUNTY TAX PARCEL #147755.**

**HEARING DATE: MARCH 11, 2025**

**SUBSEQUENT MEETING DATE: APRIL 8, 2025**

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**STAFF REPORT:**

**Property Information**

Located at 1930 Scalesville Road on the north side of Scalesville Road at its intersection with Strader Road, Guilford County Tax Parcel #147755, this is a request to rezone approximately 5 acres of land from AG, Agricultural, to RS, Residential. The purpose of the rezoning is to allow the applicant to subdivide the property for eventual construction of a new home. The current acreage would not accommodate two lots in the AG zoning district, which requires 3 acres per lot minimum. Additionally, because the applicant wants a larger home than the accessory dwelling standards would allow, the new home needs to be on its own lot. The Planning Board will make a recommendation to the Town Council, which will have final authority to approve or deny the request.

**Character of the Area**

**Existing Land Use(s) on the Property:** This parcel is currently developed with a single-family dwelling.

**Surrounding Uses:**

North: Single-Family Residential

South: Single-Family Residential/Singlewide Manufactured Dwelling/Agricultural separated by Scalesville Road

East: Single-Family Residential/

West: Single-Family Residential

**Historic Properties:** There are no inventoried historic resources located on or adjacent to the subject property.

**Cemeteries:** No cemeteries are shown to be located on or adjacent to this property, but efforts should be made to rule out the potential of unknown grave sites.

**Infrastructure and Community Facilities**

**Emergency Response:**

Fire Protection District: Summerfield

Miles from Fire Station: Approximately 1.0 mile

**Water and Sewer Services:**

Provider: Private Well and Septic Systems. The layout and soils for any new lot(s) would need to be evaluated and approved by Guilford County Environmental Health as part of the platting process.

**Transportation:**

Existing Conditions: Scalesville Road is a minor thoroughfare per the adopted 2024 Collector Street and Thoroughfare Plan.

Proposed Improvements: No improvements are proposed as part of this application.  
Average Annual Daily Trips (AADT): According to the 2003 Traffic Volume Maps from NCDOT, Scalesville Road had an AADT of 2,000.

**School Impacts:** Minimal impacts are anticipated to the public school system based on the application.

### Environmental Assessment

**Topography:** Gently sloping.

**Regulated Floodplain/Wetlands:**

There is no regulated 100-year Floodplain (Special Flood Hazard Area) on the property per the effective FIRM.

There are no mapped wetlands on the property per the National Wetlands Inventory.

**Streams and Watershed:**

The property is not located in the water supply watershed. It is located in the Reidsville WS-III General Watershed Area.

There are no mapped streams on the property per USGS and Soil Survey map of Guilford County.

### Land Use Analysis

**Land Use Plan:** Summerfield Comprehensive Plan (2010)

**Plan Recommendation:** Low-density Single-Family Residential

**Policy Area 6:** Appropriate Housing and Residential Development

Common Objective: Summerfield's appealing residential areas, exemplified by neighborhoods set among expanses of open space, woodlands, and pastures, shall continue to be a defining attribute of the community. To accommodate housing for younger families and senior citizens while promoting and protecting rural character, the inclusion in residential development of smaller single family detached homes shall be encouraged over twin and other multi-unit residential buildings. Walkable, bikeable neighborhoods will be favored. An open system of pedestrian and bicycle friendly streets should work together with a network of greenway trails to connect neighborhoods with each other and with the rest of the town. Housing and Residential Development Policies

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

Policy 6.2: A VARIETY OF HOUSING TYPES AND SIZES should be provided within the general bounds of large developments.

### Statement of Reasonableness and Consistency

Reasonableness: This proposed rezoning action is reasonable and in the public interest because it is in an area where single-family residential uses are prevalent, and it will enable development in a manner consistent with the Unified Development Ordinance standards for single-family residential while still allowing slightly smaller minimum lot sizes to accommodate an additional lot with minimal impact on public facilities.

Consistency: The request is consistent with the Summerfield Comprehensive Plan (2010) designation of Low-density Single-Family Residential, Policies 6.1 and 6.2 as enumerated below; thus, if approved, a future land use plan amendment is not required.

**Policy Area 6:** Appropriate Housing and Residential Development

Common Objective: Summerfield's appealing residential areas, exemplified by neighborhoods set among expanses of open space, woodlands, and pastures, shall continue to be a

defining attribute of the community. To accommodate housing for younger families and senior citizens while promoting and protecting rural character, the inclusion in residential development of smaller single family detached homes shall be encouraged over twin and other multi-unit residential buildings. Walkable, bikeable neighborhoods will be favored. An open system of pedestrian and bicycle friendly streets should work together with a network of greenway trails to connect neighborhoods with each other and with the rest of the town.

Housing and Residential Development Policies

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

Policy 6.2: A VARIETY OF HOUSING TYPES AND SIZES should be provided within the general bounds of large developments.

### Recommendation

**Staff Recommends Approval of the Request.**

**PLANNING BOARD  
LETTER OF CONSISTANCY  
TO BE PROVIDED AT MEETING**



APPLICATION FOR REZONING



date submitted 9/18/24 fee receipt number 1238 case number 07-2024

APPLICANT INFORMATION

property owner(s) name(s) Royce L. Madden & Sharon L. Madden

contact phone (single point of contact) 336-908-3573

mailing address 1242 Blackberry Ridge Dr, High Point NC 27265

email (single point of contact) sharon@triadconcretewalls.com

PROCESSING REQUIREMENTS

Provide the required information as indicated below. Pursuant to the Summerfield Unified Development Ordinance (UDO) currently in effect, this "Application for General Purpose Rezoning" will not be processed until the application fees have been paid, this form has been completed and signed, and all required maps, plans, and documents have been submitted to the UDO Zoning Administrator's satisfaction.

PROPERTY INFORMATION

Pursuant to the UDO, the undersigned hereby requests that Summerfield rezone the property described below from the Agricultural zoning district to the RS-Residential zoning district. Said property is located in Summerfield Township, consists of 5 total acres, and is further referenced by the Guilford County Tax Department as:

tax parcel number 147755 tax parcel number

tax parcel number tax parcel number

tax parcel number tax parcel number

(If needed, attach a single sheet specifying additional tax parcels.)

APPLICATION MATERIALS CHECKLIST:

- A completed and signed application form;
Application fee;
A Development Plan for residential rezonings;
Legal description of the property;
Environmental Inventory (check with Planning Department for specific requirements).

CHECK ONE:

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



APPLICATION FOR REZONING



CHECK ONE:

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

REQUIRED SIGNATURES

This Application for General Purpose Rezoning must be signed by the current property owner(s).

*I hereby agree to conform to all applicable laws of the State of North Carolina, Guilford County, and the Town of Summerfield 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 the Town of Summerfield may enter the subject property for the purpose of investigation and analysis of this request.*

owner #1 signature Roque C Madden date 9-18-24

owner #2 signature (if applicable) Sharon L Madden date 9/18/24

owner #3 signature (if applicable) \_\_\_\_\_ date \_\_\_\_\_

Town of Summerfield approval \_\_\_\_\_ date \_\_\_\_\_

ADDITIONAL TAX MAP REFERENCES:

Further referenced on the Guilford County Tax Maps as:

tax parcel number \_\_\_\_\_ tax parcel number \_\_\_\_\_

tax parcel number \_\_\_\_\_ tax parcel number \_\_\_\_\_

tax parcel number \_\_\_\_\_ tax parcel number \_\_\_\_\_



APPLICATION FOR REZONING



ADDITIONAL REZONING QUESTIONS:

1. *Type of use and improvement proposed:* We are wanting to build a second house and garage on the property for the property owners to live in and be closer to family. The property owners daughter, son-in-law, and grandchildren live in the house already on the property
2. *Do substantial reasons exist which prevent the subject property from being used in accord with the current Zoning classification?* Yes, with the property currently being zones agricultural, the house we want to build would have to be smaller than the house currently there. If not we would have to move the other house which is not feasible. We want a larger space than the house that is currently on the property.
3. *State the way in which the proposed change will be appropriate and desirable to the Town of Summerfield and what effect the proposed change will have upon the immediate neighborhood.* Rezoning the property and allowing for the building of the new residential structure will increase the tax value and revenue of the property creating revenue for the town. There will be no effect on the neighborhood or surrounding homes
4. *What changing conditions make the passage of this proposed amendment necessary?* It needs to be changed to residential property
5. *Are there circumstances that justify the proposed change? If so, state them.* Yes, without the proposed change it limits our ability to build on the property.
6. *How does the proposed zoning change affirm the policy(ies) of the Town of Summerfield Comprehensive Plan?* Rezoning the property affirms the plans desire to meet the needs of aging senior citizens with high quality housing. Allowing this will allow the owners to be closer to family who can take care of them as they age.

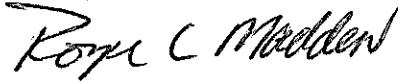
Town of Summerfield  
Planning Division  
4117 Oak Ridge Rd  
Summerfield, Nc 27358

To Whom it may Concern,

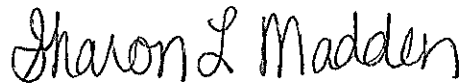
I, Royce Lynn Madden and Sharon Leach Madden, give authority to our son-in-law, Travis Robert Auman, to represent us before the town planning board and town council in the matter of our application to rezone our property located at 1930 Scalesville Rd. He will be responsible for all communication with the town in regard to this matter until a final decision is made.

Sincerely,

Royce Lynn Madden

A handwritten signature in black ink that reads "Royce Lynn Madden". The signature is written in a cursive style with a large, prominent initial "R".

Sharon Leach Madden

A handwritten signature in black ink that reads "Sharon Leach Madden". The signature is written in a cursive style with a large, prominent initial "S".