



**Greensboro Planning and Zoning Commission
Application for an Amendment to the Official Zoning Map**

SECTION 4: To be completed by Applicant (please print unless otherwise stated)

Applicant's Name: Christopher Farms, LLC Date: January 19, 2025
 Contact Phone Number: 336-314-2067/336-847-2000 Applicant E-mail: tterrell@foxrothschild.com
misty@summerfieldfarms.com

Location of Property:
Three tracts comprising 78.55 acres south of Hamburg Mill Road and east and northeast of Carlson Dairy Road

Parcel Identification Number(s) (PIN):
145496, 145568, and 145583

Property Owner's Address(es):
5136 Carlson Dairy Road; 4305 Hamburg Mill Road; and 4307 Hamburg Mill Road

Request is hereby made for a change in Zoning Classification from RS-40 (County) to CZ-PUD

I want to include zoning conditions with my request: YES NO

Existing Use of Property: single family/undeveloped Property Size (Acres): 78.55 combined

Reason for request and proposed use of property:

Residential development

Christopher Farm, LLC
 Hamburg Heights, LLC
 MMM-4305 Hamburg Mill Rd, LLC

By:

Manager +
 Signature of Applicant
 by: Misty MCG manager

see above
 Address(es)
misty@summerfieldfarms.com
 Email
336-314-2067
 Telephone Number(s)

Applicant has read and understands the instructions on application. Any false information or misrepresentation made on this application may be grounds for revocation of any approval granted by the Planning and Zoning Commission or the City Council.



Greensboro Planning and Zoning Commission Application for a Conditional Zoning District

DATE SUBMITTED: _____

SECTION 5 Conditional Zoning District

***VERY IMPORTANT:**

- **DO NOT COMPLETE THIS SECTION IF YOU ARE NOT FILING FOR A CONDITIONAL ZONING DISTRICT.**
- **THIS APPLICATION MUST BE SIGNED BY THE PROPERTY OWNER(S).**

REQUIRED DOCUMENTATION (ADDITIONAL DOCUMENTS MAY BE REQUESTED)

- A legal, metes and bounds description of the subject property
- A boundary survey or map of the subject property

The property is owned by See above

Parcel Identification Number (PIN) See above

The property is located at See above
(address and/or general description)

To Chairman, Greensboro Planning and Zoning Commission:

The undersigned respectfully requests that the Greensboro Planning and Zoning Commission, pursuant to Article 4 of the Land Development Ordinance, recommend that a Conditional Zoning District be approved for the following use(s) subject to the following condition(s):

Condition(s):

Only those uses shown on the Unified Development Plan

An application has been duly filed requesting that the property involved with this application be rezoned from

RS-40 (County) to CZ-PUD (City)

It is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the City Code. It is further understood and acknowledged that final plans for any development to be made pursuant to any such Conditional Zoning District so authorized shall be submitted to the Technical Review Committee for review in the same manner as other development plans now required to be approved by the Technical Review Committee.

Christopher Farm, LLC
Hamburg Heights, LLC
MMM-4305 Hamburg Mill Rd, LLC
All signed by Misty M. McCall, Manager

By: Misty M. McCall
Signature of Property Owner(s)
See above

Address(es)
See above
Email
See above
Telephone Number(s)

Applicant has read and understands the instructions on application. Any false information or misrepresentation made on this application may be grounds for revocation of any approval granted by the Planning and Zoning Commission or the City Council.



GREENSBORO ANNEXATION PETITION

Date January 19, 2025

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

- CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:
- NON-CONTIGUOUS:** We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1. The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

See Attached

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1.	<u>Christopher Farms, LLC</u> <u>5136 Carlson Dairy Rd</u> <u>Greensboro, NC</u>	<u>No</u>	<u>Christopher Farms, LLC</u> <u>By: Misty M. McCall</u> Misty M. McCall, Manager
2.	<u>MMM-4305 Hamburg Mill, LLC</u> <u>4305 Hamburg Mill Road</u> <u>Greensboro, NC</u>	<u>No</u>	<u>MMM-4305 Hamburg Mill, LLC</u> <u>By: Misty M. McCall</u> Misty M. McCall, Manager
3.	<u>Hamburg Heights, LLC</u> <u>1852 Banking Street</u> <u>Greensboro, NC 27408</u>	<u>No</u>	<u>Hamburg Heights, LLC</u> <u>By: Misty M. McCall</u> Misty M. McCall, Manager

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: _____ Received By: _____