

Agenda
Board of Aldermen
Town of Gibsonville

May 1, 2023
Regular Meeting

Town Hall
7:00 pm

1. Invocation – Alderman Shepherd
2. Public Comments
3. Approval of agenda
4. Approval of minutes
5. Public hearing – rezoning request 629 Gibsonville Ossipee Road
6. 500 Church Street discussion
7. Reports
 - a. Town Manager
 - b. Mayor
 - c. Board Members

Addendum

5. Public hearing – rezoning request 629 Gibsonville Ossipee Road – Property owner Stephanie Lowe is requesting to rezone Alamance Parcel #107942 from RS-20 to RS-12 for the purpose of subdividing and building a single-family home. The Planning Board voted 4-0 at their April 20th meeting to approve the rezoning.

Attachment: Ordinance, Plan Consistency Statement and Statement of Reasonableness, Staff Report, Application, Zoning Map, Adjacent Property Owners

6. 500 Church Street discussion – The board will discuss the status of the old Gibsonville school located at 500 Church Street. The project representative and company attorney will be present.

**AN ORDINANCE TO AMEND THE GIBSONVILLE
ZONING MAP BY REZONING 629 OSSIPEE ROAD FROM
RS-20 TO RS-12**

WHEREAS, the current development ordinance was duly adopted 1 April 1991; and

WHEREAS, during the course of routine interpretation and application the need arises to revise the ordinance, or to correct or clarify certain ambiguities and inconsistencies contained within the text of the ordinance; and

WHEREAS, the property identified on the Alamance County parcel #107942 located at 629 Gibsonville Ossipee Road, Gibsonville, is owned by Stephanie Lowe; and

WHEREAS, pursuant to development ordinance, proper application was made by the property owner to rezone 0.95 total acres from RS-20 to RS-12; and

WHEREAS, pursuant to development ordinance and statutory requirements, the Town of Gibsonville made due public notification and advertisement of the pending rezoning; and

WHEREAS, after consideration in a public hearing at their regular April meeting, the Gibsonville Planning Board made a recommendation to approve the rezoning request by unanimous 4-0 vote; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN FOR THE TOWN OF GIBSONVILLE: that the Gibsonville Zoning Map be amended by rezoning the above-referenced property from RS-20 to RM-12, which shall be fully incorporated therein.

Adopted this 1st day of May, 2023.

Mayor

Attest:

Town Clerk

Plan Consistency Statement and Statement of Reasonableness

In accordance with NCGS 160D-605, the Board of Aldermen shall approve a Plan Consistency Statement and a Statement of Reasonableness when adopting or rejecting a zoning map amendment.

Staff Recommendation: Staff recommends that the Board of Aldermen approve the Plan Consistency Statement and Statement of Reasonableness for 629 Gibsonville Ossipee Road (Alamance County Parcel # 107942) zoning map amendment (rezoning) request as stated below:

Property at 629 Gibsonville Ossipee (Alamance County Parcel # 107942) is owned by Stephanie Lowe, and the rezoning request is to rezone 0.95 acres from RS-20 to RS-12.

THE BOARD OF ALDERMEN OF THE TOWN OF GIBSONVILLE HEREBY STATES:

PLAN CONSISTENCY STATEMENT AND STATEMENT OF REASONABLNESS:

The proposed zoning amendment is consistent with the Town of Gibsonville Land Development Plan 2040 because:

1. It is consistent with the goal, objective, and strategies included in Section 4.4 Residential Development;
2. This anticipated development advances the goal of Section 4.4 Residential Development which to preserve, enhance, and create satisfying living environments that create and maintain strong neighborhoods; and
3. The proposed RS-12 (Residential Single-Family District) zoning district is consistent with the "Residential (Med-High Density)" designation for the property on the Town's Future Land Use Map.

The proposed zoning amendment is reasonable and in the public interest because it supports the Town of Gibsonville Land Development Plan 2040 policies above, as well as for the following reasons:

1. Consistency with Surrounding Area: The proposed development will be similar to those in the surrounding areas as it will be used for single-family residential purposes. Other land uses in the surrounding areas are single family homes to the east, west, north, and south of the property.
2. Benefits and Detriment to the Community: The proposed amendment would provide a residential opportunity for residents and increase the tax base.
3. Relationship of Proposed Development to Currently-Allowed Development: This property currently is zoned RS-20 (Residential Single-Family District) and is primarily intended to accommodate low to moderate density single-family detached dwellings in suburban areas at an overall typical density of 1.9 units per acre.
Rezoning the property as proposed to RS-12 is consistent to the future land use map and it furthers the policies, goals, and objectives in Section 4.4 Residential Development. The adjoining properties are zoned CU RM-5, RS-20, and RS-12.

4. Other Public Interests Supported: The proposed amendment improves consistency with the long range plan by providing needed residential opportunities and improves the tax base by allowing residential development and is therefore in the public interest.

Approved this the 1st day of May, 2023.

Leonard Williams
Mayor

Date

Staff Report

Rezoning R-01-23: Stephanie Lowe

Stephanie Lowe is requesting to rezone the property located at 629 Gibsonville Ossipee Rd., Alamance Co. Parcel # 107942. The request is to rezone the property of .95 acres from RS-20 to RS-12, for the purpose of subdividing the lot to build single family home. The property meets the dimensional requirements for the proposed zoning district. The surrounding properties are zoned RS-12, RS-20 & RM-8. All the adjoining property owners have been notified and property has been posted and advertised. Please refer to the attached map for more information.

Planning Board Recommendation: The Planning Board recommend to approve the request by a unanimous 4-0 vote during their April meeting.

PLAN CONSISTENCY STATEMENT:

(Motion): The proposed rezoning remains consistent with the Land Use Map as property is designated as Residential (Med-High Density).

STATEMENT OF RESONABLNESS:

(Motion): The proposed zoning amendment is reasonable and in the public interest because it is consistent with **Objective 4.4A:** Encourage the continued viability of single-family homes as a major housing source, while allowing other forms of housing such as accessory dwelling units, multi-family, and retirement communities.

Town of Gibsonville
Planning Department
Application for Rezoning

Applicant: Stephanie Lowe Address: 629 Gibsonville Ossipee Rd.

Phone Number: _____

Email: _____

Land Owner(s): _____ Address: _____

Parcel Information: County Guilford Alamance Address: 629 Gibsonville Ossipee Rd.

County Parcel Number: 107942 Deed Book: 4417 Page: 470

Current Zoning: RS-20 Current Use: Residential

Proposed Zoning: RS-12 Proposed Use: Residential

Purpose of Rezoning Request: Subdivide property to allow two single family homes

Conditional Uses Zoning Specification (if applicable): (Indicate if condition is Use or Development Condition)

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

See Page 2 for additional submission requirements.

Applicant/Owner Certification

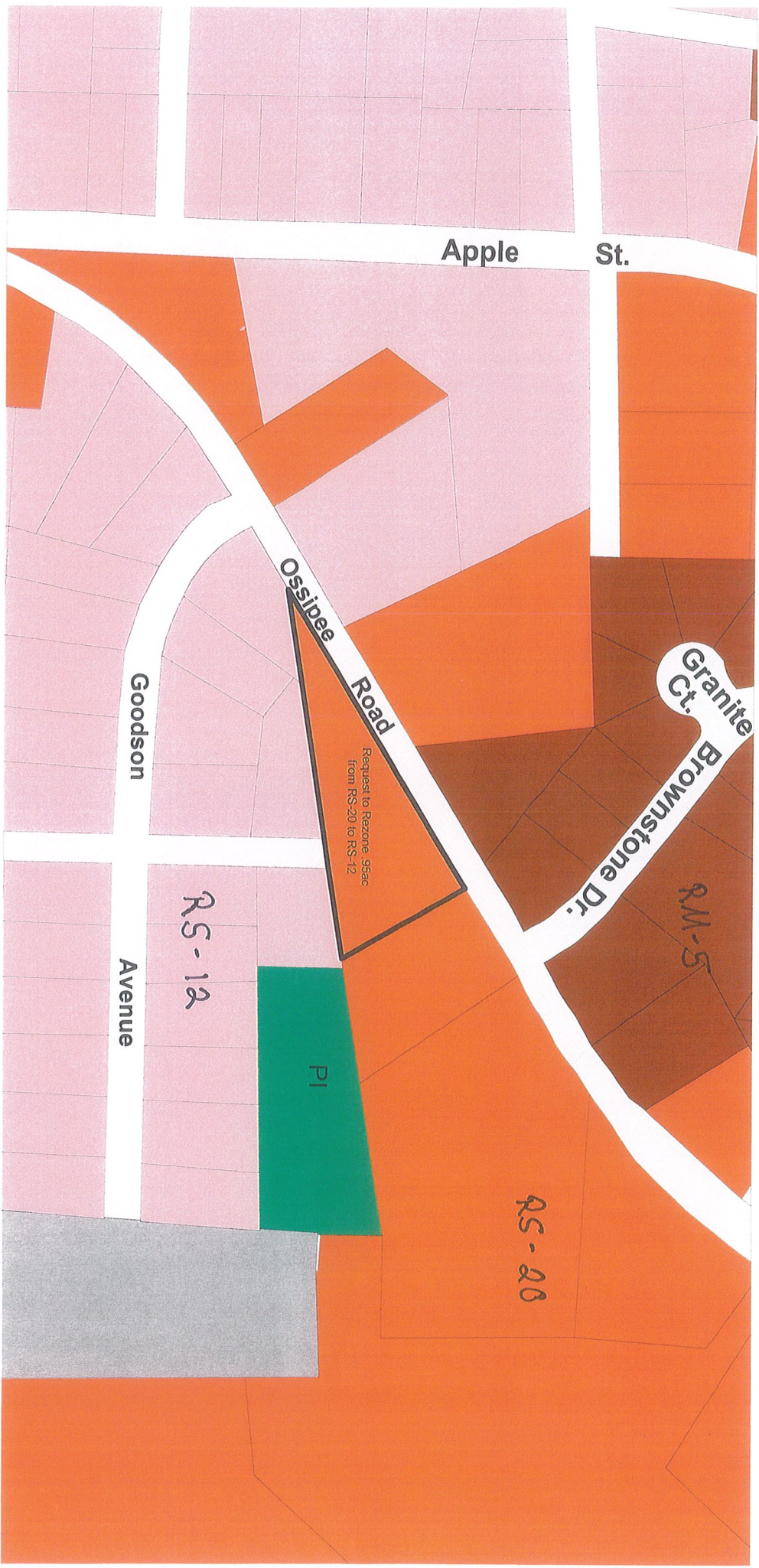
Per Article 3 Section 3-12.2 of the Town of Gibsonville Development Ordinance, the undersigned hereby requests the Gibsonville Planning Board to consider rezoning the land as specified above and on attached documentation and submit a recommendation to the Board of Aldermen. The undersigned land owner, agent, representative and other involved parties agree to allow Town of Gibsonville Staff, contractors and authorize representative to access the property for the purposes of necessary studies and for posting public notices.

Authorized Signature: [Signature] Agent Owner

Date: 1-28-23

Date submitted: 3-16-23

Zoning Map



Adjacent Property Owners

<u>Owner</u>	<u>Address</u>	
Town of Gibsonville	Wyrick St.	Gibsonville
Matthew Gubernick	400 N. Wyrick St.	Gibsonville
Virginia Arias	401 N. Wyrick St.	Gibsonville
Joseph & Glenda Wages	600 Gibsonville Ossipee Rd.	Gibsonville
Daniel & Jennifer Habla	609 Gibsonville Ossipee Rd.	Gibsonville
John & Janet McFarland	615 Gibsonville Ossipee Rd.	Gibsonville
Donald & Phyllis Stallings	651 Gibsonville Ossipee Rd.	Gibsonville
Ashley Dameron	614 Brownstone Dr.	Gibsonville