

# **Town of Elon**

## **Planning Board Meeting**

### **Agenda**

**May 21, 2024**  
**6:00 PM In Person**  
**Elon Town Hall, Town Council Chambers**  
**104. S. Williamson Ave., Elon, NC**

### **Agenda Items**

#### **A. Call to Order**

#### **B. New Business**

- 1) Approval of Minutes from the January 16, 2024, Planning Board Meeting.
- 2) Petition TA-2024-01 - A request by Tony Tate, TMTLA Architects, to amend the Land Management Ordinance Section 7.4.3.B Sign Measurement.
- 3) Petition RZ-2024-01 - A request by the Town of Elon for the initial zoning of Suburban Residential (SBR) for Tax Parcels 117457 and 117460 located on NC Hwy. 87.

#### **C. Items From Board Members**

#### **D. Other Business / Planning Director Updates**

#### **E. Adjournment**

## **TOWN OF ELON PLANNING BOARD MEETING MINUTES**

Town of Elon Town Hall, 104 S. Williamson Ave., Elon, NC 27244

January 16, at 6:00 PM

Board members present: Jim Beasley, Clark Bennett, Aiesha Leath, Diane Gill, John Harmon and Rachael Dimont.

Staff present: Lori Oakley

**Item A-** Chairman Beasley called the meeting to order at 6:00 pm.

### **Item B- New Business**

**Item B-1-** Election of Chair and Vice-Chair.

The motion was made by Bennett and seconded by Harmon to nominate Beasley as Chair. There was a unanimous vote (6-0) for Beasley to serve as Chair. The motion was made by Harmon and seconded by Gill to nominate Bennett as Vice-Chair. There was a unanimous vote (6-0) for Bennett to serve as Vice-Chair.

**Item B-2 -** Approval of Minutes

Oakley presented the board with minutes from the November 1, 2023, meeting for approval. Bennett made a motion to approve minutes and Leath seconded the motion. The motion was approved unanimously by the board (6-0).

**Item B-3-** CRZ-2022-02 - A request by Ezrine Family Holdings, LLC for conditional district rezoning from Neighborhood Residential to Neighborhood Residential – Conditional Planning District on Parcels 109717, 109721 and 109723 for four duplexes on four proposed lots.

Oakley presented the conditional rezoning request to the Board and reviewed the waivers that were being requested along with the rezoning.

Chad Huffine, engineer for the property owners, gave an overview of the request. He referenced the Station at Mill Point, a nearby apartment complex, and the manner in which it fit in with the existing neighborhood.

Huffine stated that there is a drainage ditch on the property, and it currently has a 50' stream buffer labeled adjacent to it. Neal Street is proposed to be extended into the property and there are 4 proposed duplexes. While an 8' rear setback is depicted, the proposed dwellings are closer to 21' off of the rear property line. Also, the LDO does not allow parking in front of the buildings so that is why they are raised, and the parking is located underneath the buildings. Providing parking underneath the units and raising the structures 9' is the only way that the plan would meet the code.

Huffine went on to state that they had to create smaller lots due to the site constraints. The structures are consistent with the Station at Mill Point and there are massing differences occurring throughout town. Huffine then passed out a handout depicting some existing multifamily units in town, including Station at Mill Point, the Crest apartments and Partners Place at Campus Walk.

Chair Beasley asked if the existing stream could be piped underground and Huffine stated that if that were possible, they would then request that the 50' stream buffer be removed. That would also allow them to adjust the location of the duplexes and parking at that point.

Huffine stated that the extension of Neal Street, a public right-of-way, triggers review by the Town Council. He also added that the site has almost 1 acre of common open space that is being proposed.

Chair Beasley asked about the detention pond and Huffine stated that the town engineer can require it if flooding is a concern in the area. Huffine stated that it was a dry detention pond and Beasley asked if it could be relocated to the northeast corner of the site. Huffine stated no, that the property slopes to the south and it needs to capture the impervious drainage.

Huffine pointed to page 4 of the Envision Elon Comprehensive Plan and that it contains a picture of the Station at Mill Point. He stated that there was a neighborhood meeting and that the concerns from the neighbors focused on traffic and speeding on Ball Park Avenue and S. Williamson Avenue. He advised the residents that they would need to share their speeding concerns with the Town Council.

Dimont asked about the setbacks for the buildings and Huffine stated that they were listed on the plan. Huffine then pointed to where they could be found on the plan.

Dimont asked about possible reconfiguring of the site and Huffine stated that minor revisions had been made since it was originally presented to the Technical Review Committee (TRC). There is an area on the property that is labeled as a stream per the town engineer, but he is not sure if it is a stream or a ditch. His client is considering hiring a separate firm to inventory the stream. If it is in fact a ditch, then the stream buffer would be removed, and the site could be reconfigured. There is also some consideration as to whether they might pipe the stream underground, which could also lead to site reconfiguration.

Bennett asked about the street cross-section and Oakley stated that it was depicted as 31' back-of-curb to back-of-curb and that the town engineer had reviewed it and was fine with it.

Dimont asked if the stream were piped and removed, could the pond go away. Huffine responded no, that the pond is a stormwater requirement, and the property is also located in a drainage basin that is prone to flooding.

David Canta and Louise Lynn, owners of 123 Ball Park Ave, asked about the waivers that were being requested. One of the waivers states 2-stories; however, the structures are really 3-stories. There is no housing in the area that is 3-stories. Also, the rear setback is listed at 8-feet, and Canta was wondering why it was not larger since the engineer has stated they will not be that close to the rear property line. Canta was also unsure of how the parking would fit under the buildings. The lot sizes being requested are very small as the request is to go from 6,000 square feet to 4,000 square feet. He wondered why the developer could not just construct two buildings on two lots instead of requesting 4 with several waivers. Canta also asked about the 10-foot drainage easement along the rear of the property and why it could not be split with 5' on one parcel and 5' on the adjoining parcel.

Lynn stated that Mill Point apartments are 2-stories and not comparable to this project. This project has 2 stories of living space above a 1-story parking area. The buildings will be tall next to the 1-story houses already in the neighborhood. This project needs to align with the town's goals, and she did not believe it did.

Huffine stated that there will be 4 parking spaces under each unit. He then referenced a 6-story building currently under construction in town and that a precedent had already been set. The buildings are 2 stories in elevation with a 38' height.

Oakley asked what 6 story building Huffine was referring to and he stated East Neighborhood Common residence hall. Oakley pointed out that East Neighborhood Commons is 3 stories from the front and 4 stories on a portion of the rear.

Beasley stated that the elevations look identical to a beach house and asked why the bottom floor was left open and not enclosed. Huffine responded that they could enclose the bottom floor.

Bob Marshall, owner of 107 Ball Park Ave., talked about Mill Point and how the property drains on to his property. That development has caused drainage cracks in his house. He stated that once the apartments were built, it significantly increased the water run off on his property. The engineers for the project said it wouldn't impact his site and it did. The proposed duplexes are 3 stories next door to 1 story homes. He asked the board members how they would feel having these structures next door to their 1 story house with the occupants looking down on them. He asked the board to please do what is best for everyone. He also stated that there would be increased traffic and that traffic was already an issue on Ball Park Ave. There should be a traffic light at Ball Park Ave. and S. Williamson Avenue. Marshall said that he was not a proponent of the developer piping the stream underground as that could lead to more problems. Lastly, he thought that there might be an increase in crime in the area if the project were to be approved.

Huffine asked the board to read the minor concerns from the neighborhood meeting.

Canta stated that he still did not understand the layout of the parking and Huffine explained that it will go beyond the rear wall of the buildings and extend towards the rear of the property.

Bennett asked if one car is parking in front of the other, will someone always have to move their car if the person in front of them needs to back out? Josh Ezrine, property owner and developer, stated that it would be no different than a single-family dwelling driveway. Sometimes people have to move their car so others can back out of the driveway.

Beasley stated that he did not like the aesthetics of the building elevations, and he felt that it was too close to the rear property line. Bennett agreed and stated that at this point, he was leaning towards a denial motion.

Harmon asked if the number of units could be decreased. Huffine responded yes, but he wasn't sure if that would make the project feasible.

The Planning Board members concluded their questions for the applicant and his engineer.



### Motion

Bennett made a motion to deny the requested conditional rezoning (CRZ-2022-02) as he did not feel that it was in keeping with the area. Leath seconded the motion, and the recommendation was approved unanimously (6-0) to deny the proposed rezoning.

### **Item C - Items from Board Members**

- There were no updates from the Planning Board members.

### **Item D - Planning Director Updates**

- Oakley updated the board on possible future planning projects. She passed out a hard copy of the new LMO and Comprehensive Plan to all board members. She also stated that the Town's Multimodal plan draft is on the website soon and NCDOT is currently reviewing it.

### **Item E- Motion to Adjourn**

A motion to adjourn was made by Harmon and seconded by Bennett. The motion was approved by a unanimous vote (6-0).

The meeting was adjourned at 7:00 pm.

Respectfully Submitted,

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Chair Jim Beasley

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Date

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Interim Recording Secretary, Lori Oakley

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Date



# TEXT AMENDMENT APPLICATION

Town of Elon Planning Department  
104 S. Williamson Ave  
Elon, NC 27244  
(336) 584-3601

\$500.00

Fee

4-4-24

Date Received

TA-2024-01

Application Number

## APPLICANT INFORMATION

Name: Tony M. Tate, PLA-TMTLA Associates Telephone: (919) 484-8880  
Mailing Address: 5011 Southpark Drive, Suite 200  
City: Durham State: NC Zip: 27713  
Email: tony@tmtla.com Fax: None

## TEXT AMENDMENT REQUEST

Type of Change: ☐ New Addition ☒ Revision Ordinance Section: Section 7.4.3.B. Sign Measurement

Current Text: B. The height of a freestanding sign shall be measured from the right-of-way to which the sign is oriented or the average grade of the site where the sign is located, whichever is higher, to the top of the highest attached component of the sign, including the sign face, sign structure or any other appurtenance. Any change in the site's grade specifically designed to increase a sign's height shall be included as part of the signs height.

Proposed Text: B. The height of a free-standing sign shall be measured from the right-of-way to which the sign is oriented or the average grade of the site where the sign is located, ~~whichever is higher,~~ to the top of the ~~highest attached component of the sign face,~~ sign panel or sign area, ~~including the sign face,~~ The sign structure or any other appurtenance (columns, caps or spires) shall have a maximum height of 12 feet. Any change in a site's grade specifically designed to increase a sign's height shall be included as a part of the sign's height.

Reason for requested change (attach additional sheets if necessary):  
Sign structures often apply ornamentation that offers bulk, mass, and scale to a sign that enhances the overall appearance. These adornments often include walls, columns, caps, and lanterns.

## SIGNATURES AND ACKNOWLEDGEMENT

*I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.*

Signature of Applicant

04/04/2024  
Date

*All of the information herein required has been submitted by the applicant and is included or attached with this application.*

Signature of Zoning Official

4-4-24  
Date

**OFFICE USE ONLY**

Completed Application Submitted On: 4-4-24

Received By: L. Oakley

Date of Planning Board Meeting: 5-21-24

Receipt Number: -

Action of Planning Board: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Town Council Hearing: \_\_\_\_\_

Dates Legal Ad Published: \_\_\_\_\_

Action of Town Council: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Text Amendment TA-2024-01 Sign Measurement Text Amendment

### EXPLANATION OF THE REQUEST

Petition TA-2024-01 is a request by Tony Tate, TMTLA Architects, to amend the Land Management Ordinance Section 7.4.3.B Sign Measurmeent.

### REQUESTED ORDINANCE CHANGES

The current text in the Land Management Ordinance reads:

#### Section 7.4.3 *Sign Measurmeent*

B. The height of a free-standing sign shall be measured from the right-of-way to which the sign is oriented or the average grade of the site where the sign is located, whichever is higher, to the top of the highest attached component of the sign, including the sign face, sign structure and any other appurtenance. Any change in a site's grade specifically designed to increase a sign's height shall be included as part of the sign's height.

The applicant's proposed text in the Land Management Ordinance is drafted to read:

#### Section 7.4.3 *Sign Measurement*

B. The height of a free-standing sign shall be measured from the right-of-way to which the sign is oriented or the average grade of the site where the sign is located, ~~whichever is higher,~~ to the top of the ~~highest attached component of the sign, including the sign face, sign structure and any other appurtenance.~~ **sign panel or sign area. The sign structure or any other appurtenance (columns, caps or spires) shall have a maximum height of 12 feet.** Any change in a site's grade specifically designed to increase a sign's height shall be included as part of the sign's height.

Staff recommends a minor modification to the applicant's text to allow "whichever is higher" to remain. Staffs recommended text, which includes a combination of staff's changes, and the applicants will read:

#### Section 7.4.3 *Sign Measurement*

B. The height of a free-standing sign shall be measured from the right-of-way to which the sign is oriented or the average grade of the site where the sign is located, **whichever is higher,** to the top of the ~~highest attached component of the sign, including the sign face, sign structure and any other appurtenance.~~ **sign panel or sign area. The sign structure or any other appurtenance (columns, caps or spires) shall have a maximum height of 12 feet.** Any change in a site's grade specifically designed to increase a sign's height shall be included as part of the sign's height.

### PLANNING STAFF ANALYSIS

The applicant has stated that he is requesting the text change because sign structures often apply ornamentation that offers bulk, mass and scale to a sign that enhances the overall appearance. These adornments often include walls, columns, caps, and lanterns.

The applicant is not requesting to amend the maximum height or total square feet allowed for a subdivision entry or monument sign. Rather, he is requesting that the walls, columns, spires and other ornamentation not be included in the overall sign calculations when being measured.

The applicant has also included two sign exhibits with his text amendment application. Please keep in mind that these are only exhibits and they provide examples of what signs could look like under the new proposed language.

Staff reviewed other sign regulations around the state, and it is common to only measure the actual area of the sign face and to not include the columns, spires, caps and other forms of ornamentation. All of the jurisdictions that we researched (please see attachment) do not have a maximum height on the columns, spires and other ornamentation; however, the applicant has proposed a maximum height of twelve feet. Staff supports having a maximum height for such sign components.

#### **PLANNING STAFF RECOMMENDATION**

Planning Staff recommends approval of TA-2024-01 to include the applicant's recommended changes along with staff's one revision. The proposed text will have a minimal effect on new signage while allowing for some minor variations in the background and ornamentation of the sign.

#### **REASONABLENESS AND CONSISTENCY STATEMENT**

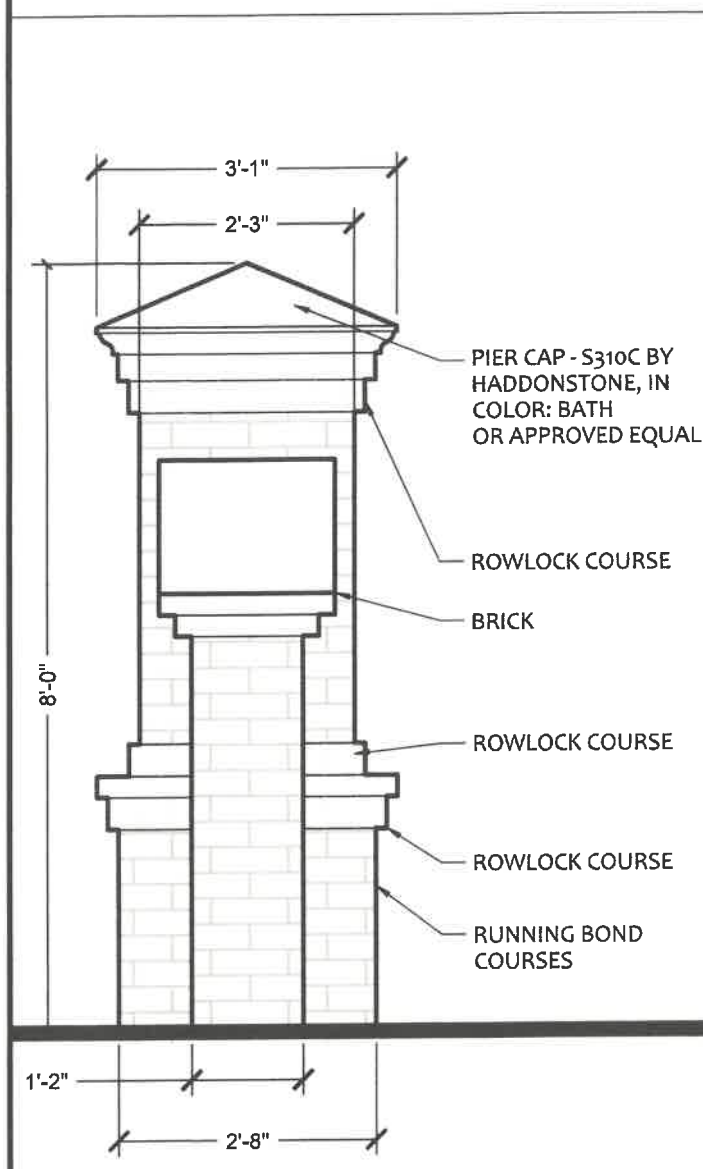
The text amendment request is consistent with the Town of Elon 2040 Envision Elon Comprehensive Plan and the future planning goals and objectives of the Town of Elon. It is reasonable and in the public interest as it will provide clear regulations in the Land Management Ordinance on how to accurately measure new signs.

The proposed text amendment meets the Envision Elon 2040 Comprehensive Plan Goal LU-8.11 – Make improvements to the LDO (now LMO) to improve accessibility and user-friendliness of the ordinance and Goal LU-5 – Focus on quality and experience of each place.

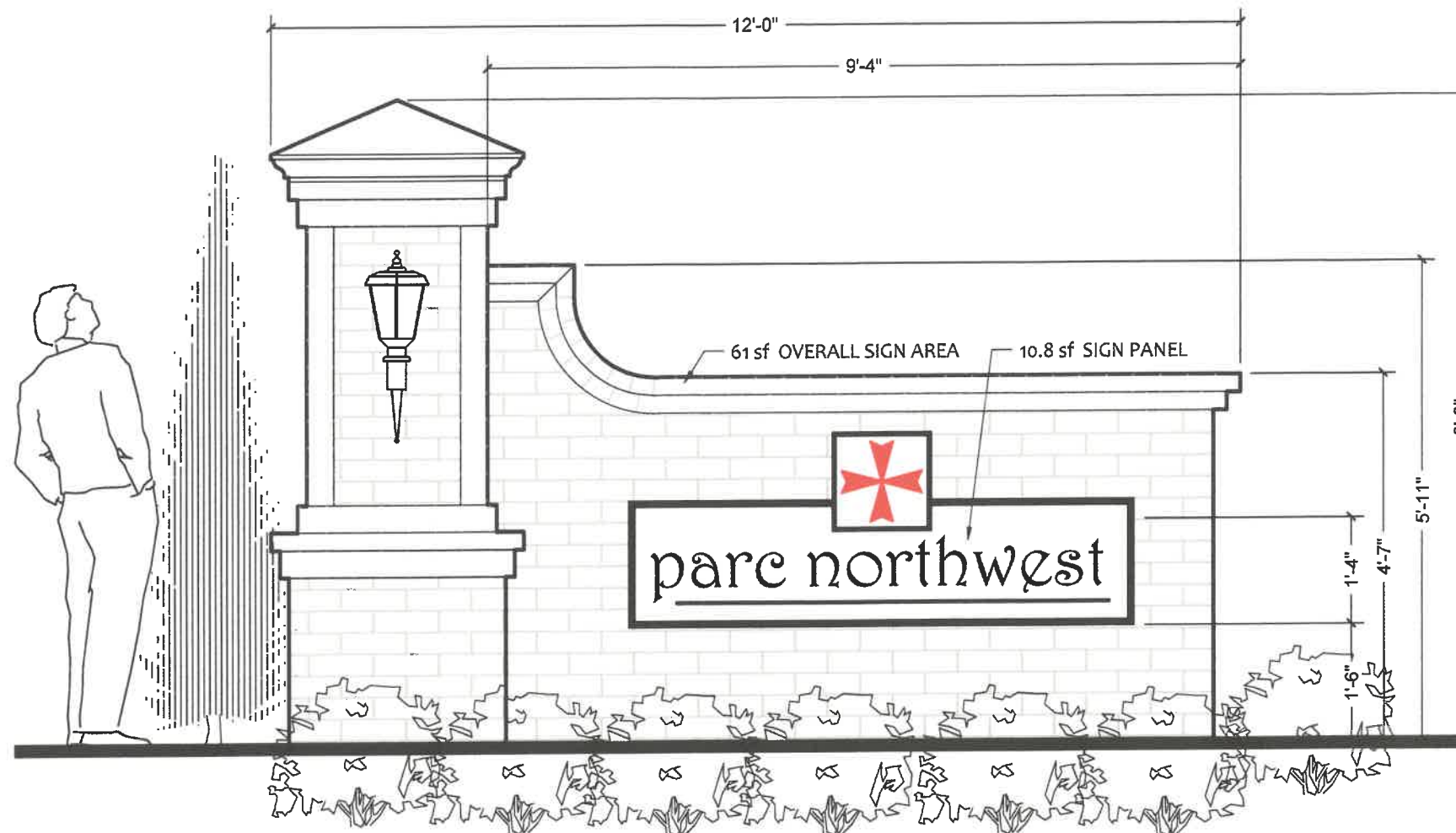
*Submitted by: Lori Oakley, Planning Director*

## Town of Elon – Other Jurisdictions Sign Measurement Language

City/Town	Ordinance Language
Wake Forest	<p>Unified Development Ordinance:</p> <p><b>Section 11 Signs</b></p> <p>11.3.1 Computation of Sign Area</p> <p>c. "Frames or structural member not bearing informational or representational matter shall not be included in the computation of the area of a sign face."</p> <p>11.3.2 Computation of Height</p> <p>B. Freestanding Signs: "The maximum height shall be as measured from street grade or the sidewalk (where on exists), whichever is lower.</p>
Burlington	<p>Unified Development Ordinance:</p> <p><b>Section 8.3.M Signage Measurement:</b></p> <p>1. Sign Area Determination</p> <p>H. "If a sign is attached to an entrance wall or fence, only that portion of that wall or fence on which the sign face or letters placed shall be calculated in the sign area."</p>
Apex	<p>Unified Development Ordinance:</p> <p><b>Section 8.7.3 Sign Area Measurement</b></p> <p>A) Sign Surface Area Measurement:</p> <p>3) " Do not include any supporting framework or bracing that is clearly incidental to the display itself."</p>
Chapel Hill	<p>Unified Development Ordinance:</p> <p><b>Section 5.14.9 Sign Measurement:</b></p> <p>(A) Computation of Sign Area:</p> <p>(2)"For signs on a background, the entire area of the background is calculated as sign area, including any material or color forming the sign face and the background used to differentiate the sign from the structure on which it is mounted. Display surface includes the face of the structure that the message is affixed to. Display surface does not include any structural members not bearing advertisement."</p>
Hillsborough	<p>Unified Development Ordinance:</p> <p><b>Section 6.18.11 Computation of Sign Area:</b></p> <p>6.18.11.1: "The surface area of a sign shall be computed by including the entire area within a single continuous, rectilinear perimeter of not more than eight (8) straight line, or a circle or an ellipse, enclosing the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework or bracing that is clearly incidental to the display itself."</p>

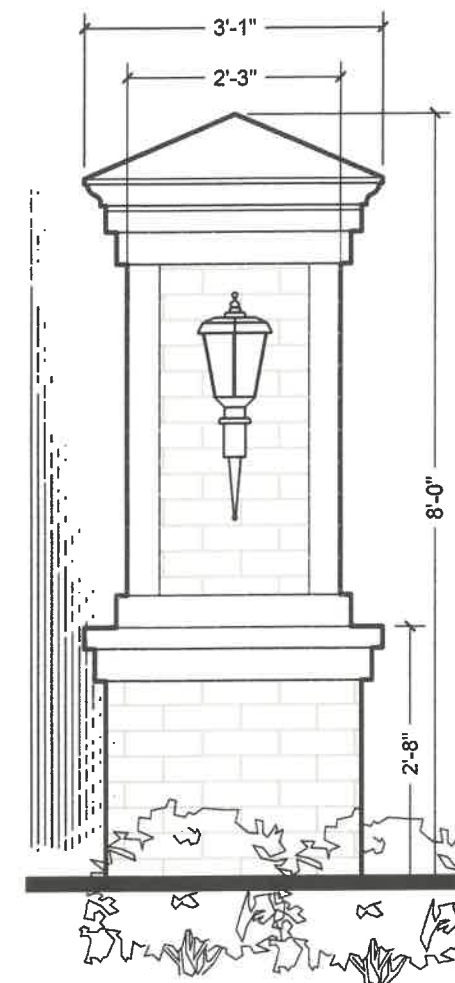


2 SIGN ELEVATION-B  
S-3 SCALE: 1/4"=1'



1 SIGN ELEVATION-A  
S-3 SCALE: 1/2"=1'

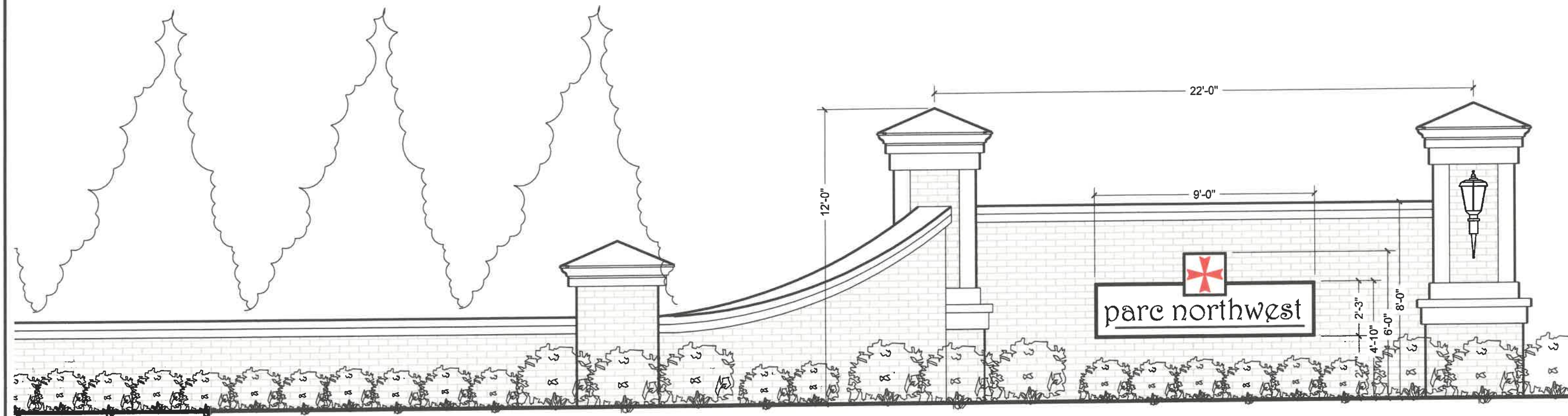
REFERENCE MONUMENT  
NOTES ON SHEET S-1



3 MONUMENT ELEVATION  
S-3 SCALE: 1/2"=1'



parc northwest



main entry left side ~ mirror for right side

1 SIGN ELEVATION-A  
S-2 SCALE: 1/4"=1'



REFERENCE MONUMENT  
NOTES ON SHEET S-1

**TMTLA ASSOCIATES**  
LANDSCAPE ARCHITECTURE & LAND PLANNING  
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713  
p: (919) 484-8880 e: info@tmtla.com

date: 2023-11-21  
job no: 21213

parc northwest - Phase 2

SIGN ELEVATIONS

University Drive  
Elon, NC

EXHIBIT 2

developer / owner:  
GreenHawk Corporation, Inc.  
1330 Sunday Drive, Suite 105  
Raleigh, NC 27607  
(919) 861-2929  
Contact: Blayne Jackson

S-2





# REZONING / MAP AMENDMENT APPLICATION

Town of Elon Planning Department  
104 S. Williamson Avenue  
Elon, NC 27244  
(336) 584-3601

N/A

Fee: \$500

4-29-24

Date Received

R7-2024-01

Application Number

## APPLICANT INFORMATION

Name: Town of Elon - Planning Dept. Telephone: 336-584-2859  
Mailing Address: PO Box 595  
City: Elon State: NC Zip: 27244  
Email: loakley@elon.gov

## PROPERTY OWNER INFORMATION

Name: Town of Elon Telephone: 336-584-3601  
Mailing Address: PO Box 595  
City: Elon State: NC Zip: 27244  
Email: rroedner@elon.gov

## SUBJECT PROPERTY INFORMATION

Property Location: NC Hwy. 87  
Tax Map & Parcel Number(s): 117457 and 117460  
Total Acreage: 4.2 Watershed: \_\_\_\_\_ Floodplain: ☒ Yes ☐ No  
Existing Zoning: Unzoned Requested Zoning: Suburban Residential (SBR)  
Current Use of Land: Vacant, wooded  
Surrounding Land Uses: Single family dwellings, common open space

Comments: \_\_\_\_\_

A SURVEY MAP OR A MAP DRAWN TO SCALE SHOWING THE EXTERIOR BOUNDARIES OF THE LOT(S) SHALL BE ATTACHED TO THIS APPLICATION.

## SIGNATURES AND ACKNOWLEDGEMENT

To the best of my knowledge, all of the information herein submitted on this application is complete and accurate.

Geri Oakley  
Signature of Applicant

4-29-24  
Date

Richard F. Roedner  
Signature of Property Owner

4/29/24  
Date

**OFFICE USE ONLY**

Completed Application Submitted On: 4-29-24

Received By: L. Oakley

Date of Planning Board Meeting: 5-21-24

Receipt Number: N/A

Recommendation of Planning Board: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Additional Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date of Public Hearing before the Town Council: \_\_\_\_\_

Public Hearing Notice Filed: \_\_\_\_\_

*Name of Newspaper*

Dates Notices Published: \_\_\_\_\_

Action of Town Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Additional Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Town of Elon Rezoning  
RZ-2024-01**

**Property Owner:** Town of Elon  
**Request:** General rezoning - this request will apply the initial zoning to two (2) town-owned parcels that have been recently annexed into the town.  
**Location:** NC Hwy. 87  
**Parcel ID:** 117457 and 117460  
**Site Acreage:** 4.2 acres  
**Existing Zoning:** N/A (there is no zoning currently on the property)  
**Proposed Zoning:** Suburban Residential (SBR)

Petition RZ-2024-01 is a request by the Town of Elon for the initial zoning of Suburban Residential (SBR) for Tax Parcels 117457 and 117460 located on NC Hwy. 87.

**Existing Site Conditions** (Aerial imagery exhibit attached)

The parcels are currently vacant and contain woodlands, a creek (Dry Creek) and a sewer line and sewer line easement for the City of Burlington.

- To the West – Single family dwelling located in unzoned Alamance County.
- To the South – Wooded parcel that contains common open space for the Forest Creek subdivision (zoned NBR – Neighborhood Residential) and a single-family home located in unzoned Alamance County.
- To the East – Single family dwellings located in unzoned Alamance County.
- To the North – Single family dwellings located in unzoned Alamance County.

**Zoning and Property History** (Survey plat attached)

- The parcels were approved by the Town Council to be annexed into the town on April 29, 2024. The parcels did not previously have zoning since they were located in Alamance County prior to being annexed into the town. The town is requesting Suburban Residential (SBR) zoning for the initial zoning of the parcels.
- The previous property owner contacted the Town in 2021 with an interest in donating three parcels to the town (Parcels 117457, 117460 and 117429) in honor of William Henry May, as the previous property owners are descendants of Mr. May. The Town Council voted at the September 26, 2023

meeting to accept the property donation of the three parcels, consisting of a total of 5.36 acres. The deed was subsequently recorded on March 28, 2023. Two of the three parcels are unzoned and included in this rezoning request. The third parcel (parcel 117429) is located on Loop Road and is already located within the Town's extraterritorial jurisdiction (ETJ). That parcel is zoned Neighborhood Residential (NBR).

- The N.C. General Statutes address municipal land donations in NC General Statute § 160D-1301, *Legislative Intent*. It reads:

“It is the intent of the General Assembly to provide a means whereby any local government may acquire by purchase, gift, grant, devise, lease, or otherwise, and through the expenditure of public funds, the fee or any lesser interest or right in real property in order to preserve, through limitation of their future use, open spaces and areas for public use and enjoyment.”

- The parcels will be utilized as either open space or a possible future trail / greenway.
- The parcels are located within a special flood hazard area as defined by the Federal Emergency Management Agency (FEMA) as Dry Creek is located on the parcels. They are also located within the Cape Fear River basin and the Jordan Lake watershed.

### **Comprehensive Land Use Plan** (Exhibit attached)

The Envision Elon 204 Comprehensive Land Use Plan identifies the parcels as primarily Conservation Areas and Low-Density Residential in its Future Land Use Classification.

Conservation area is defined as:

“Conservation areas encompass creek corridors, floodplains, wetlands, and other environmentally sensitive features. They are designated as a separate land use classification to emphasize the importance of conservation. However, compatible uses, including greenway trails, may be suitable provided the materials used, and the construction and maintenance techniques employed ensure that potentially negative impacts are minimized and mitigated.”

Low-density residential is defined as:

“This area is characterized by low- to moderate-density residential development (up to 4 dwelling units per acre). Single-family detached homes are complemented by natural areas as well as formal and informal open space amenities.”

Several recommendations included in the 2040 Envision Elon Comprehensive Plan would apply to these parcels including the following:

- Goal LU-7 - Conserve areas north of the town to minimize impacts to natural resources.
- Goal PR-1 - Expand the number of parks, greenways, and other recreation facilities throughout the town.
- Goal PR-3 - Permanently protect floodplains from development, which offers a great opportunity to implement a complete and continuous system of green infrastructure (especially stormwater).

### **Procedural Information**

Rezoning is treated as an amendment to the Land Management Ordinance and Map and is referred to the Planning Board for consideration in advance of a public hearing and final decision by the Town Council.

North Carolina State Statutes require that planning boards provide written comments to governing boards on the consistency and reasonableness of a proposed rezoning. In turn, governing boards must approve written statements documenting their consideration of the plans when making rezoning decisions, although they do not have to be consistent with the plan.

### **Staff Analysis, Recommendations and Suggested Motions**

The planning staff is recommending Suburban Residential (SBR) zoning for the parcels. SBR is the primary zoning in the northeastern portion of the town. The parcels were donated to the town in the hopes of preserving the environmentally sensitive properties to possibly contain future open space or trails / greenways.

Based on the information contained in this report, staff recommends approval of the requested rezoning for RZ-2024-01 from unzoned to Suburban Residential (SBR).

#### **Possible**

**Motion:** The Town of Elon Planning Board recommends (approval/denial) of Rezoning Request RZ-2024-01.

**Approval motion can include:** The proposed rezoning has specific environmental site constraints, is compatible with surrounding land uses and has an acceptable level of impact on both the immediate area and the community as a whole. Furthermore, the

action is reasonable and in the public interest because the uses allowed in the proposed zoning district are compatible with the area. The Future Land Use Map contained within the 2040 Envision Elon Comprehensive Land Use Plan identifies this site as a Conservation Area and Low Density Residential and the proposed zoning is cohesive with those designations.

**Denial motion can include:** The proposed rezoning is not in keeping with the 2040 Envision Elon Comprehensive Plan Future Land Use Map and is not compatible with the surrounding land uses. It is not reasonable and in the public interest and it will have an unacceptable level of impact on both the immediate area and the community as a whole.

*Submitted by: Lori Oakley, Planning Director*

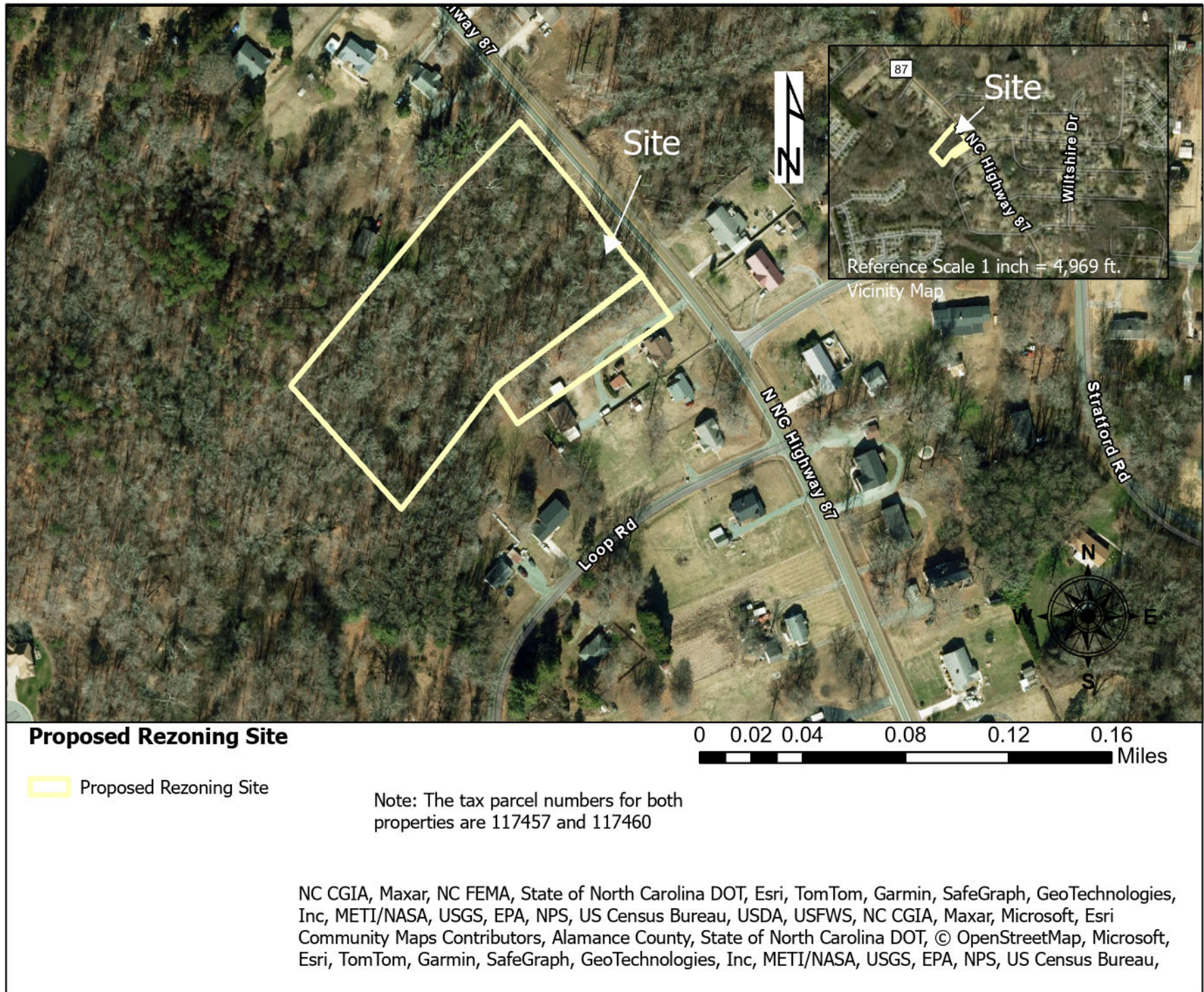
Enclosures: Rezoning Application  
Survey Plat  
Aerial Map  
Existing Zoning Map  
Proposed Zoning Map  
Future Land Use Map  
FEMA Map





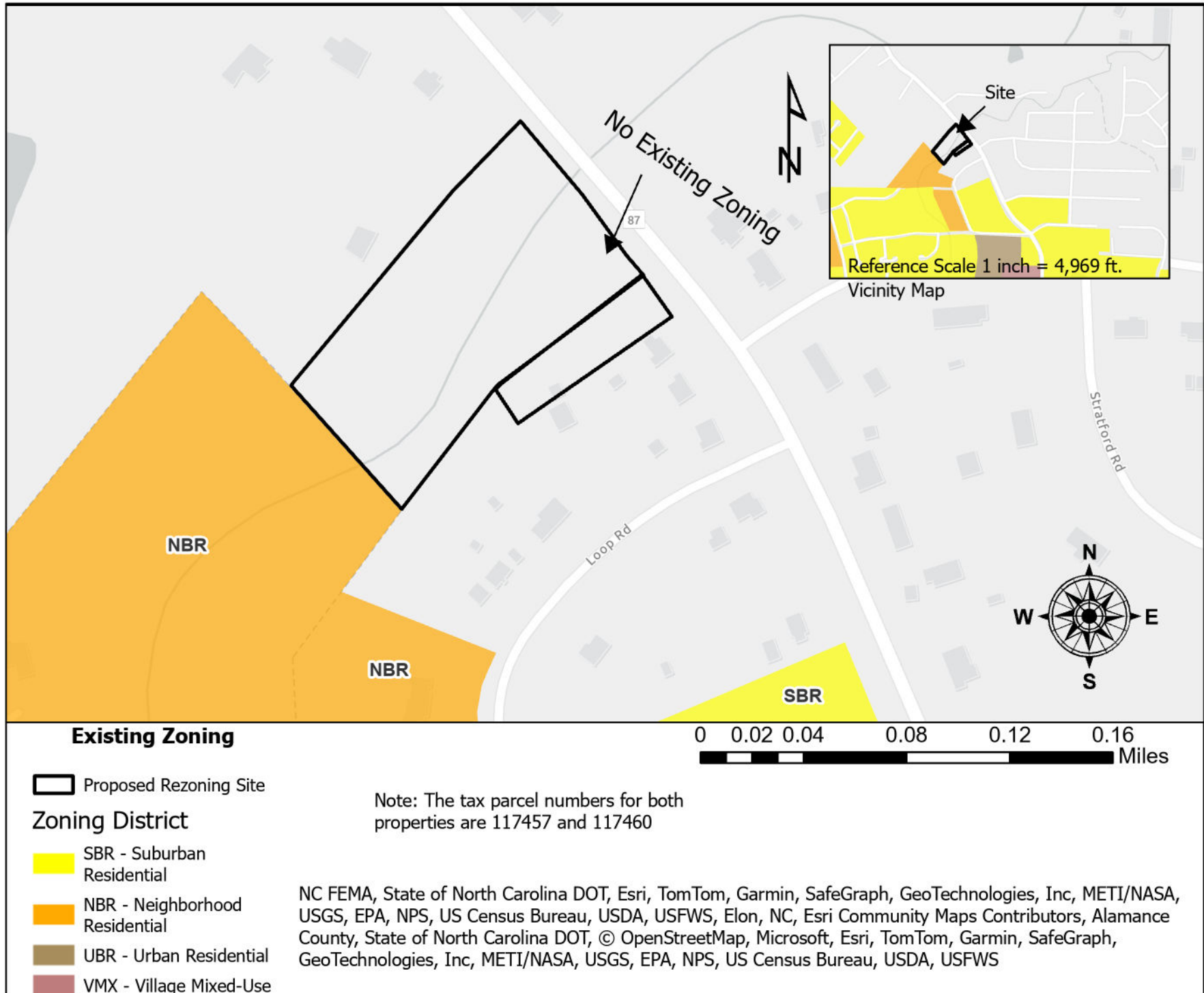


# Aerial Overview of RZ-2024-01

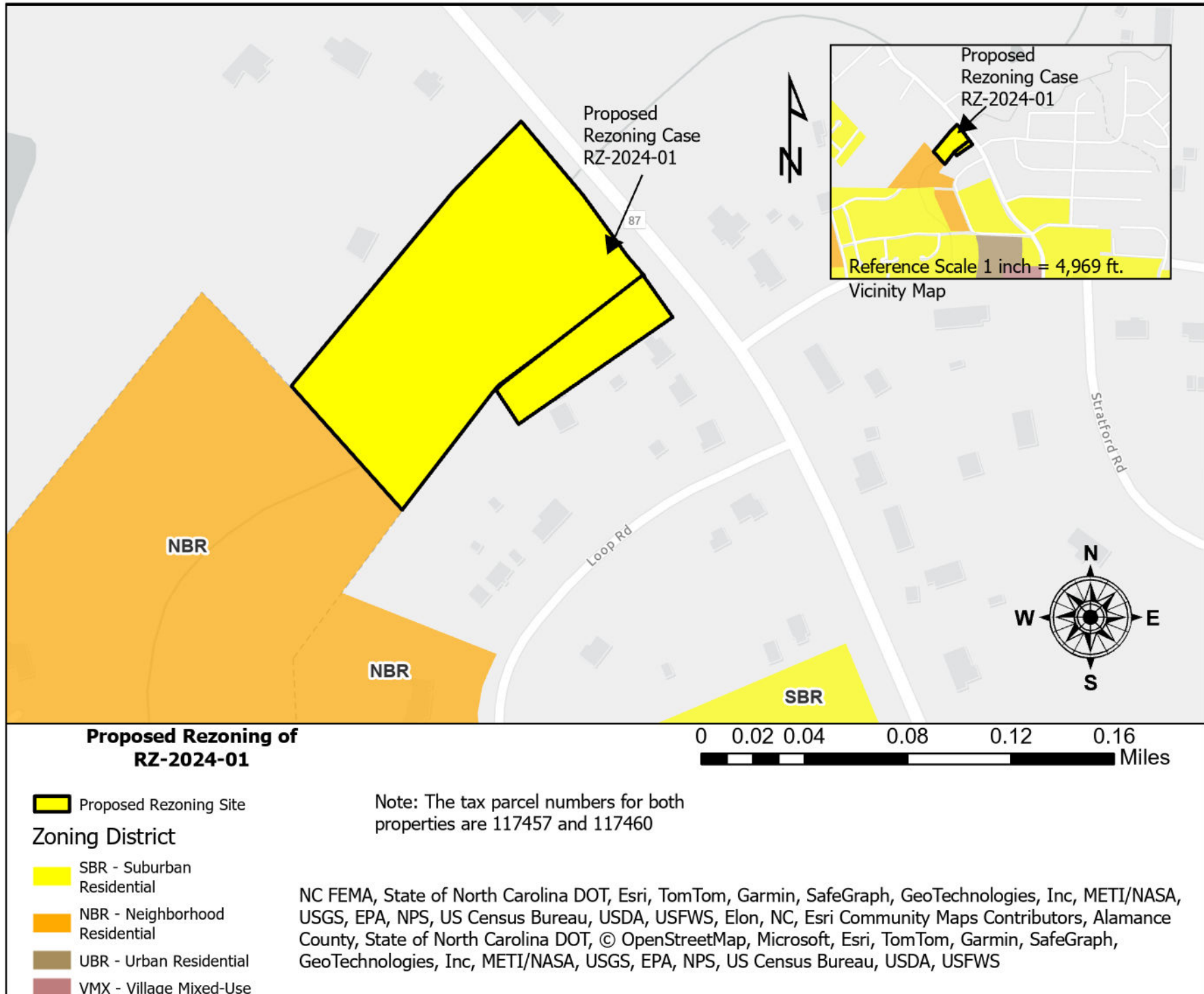




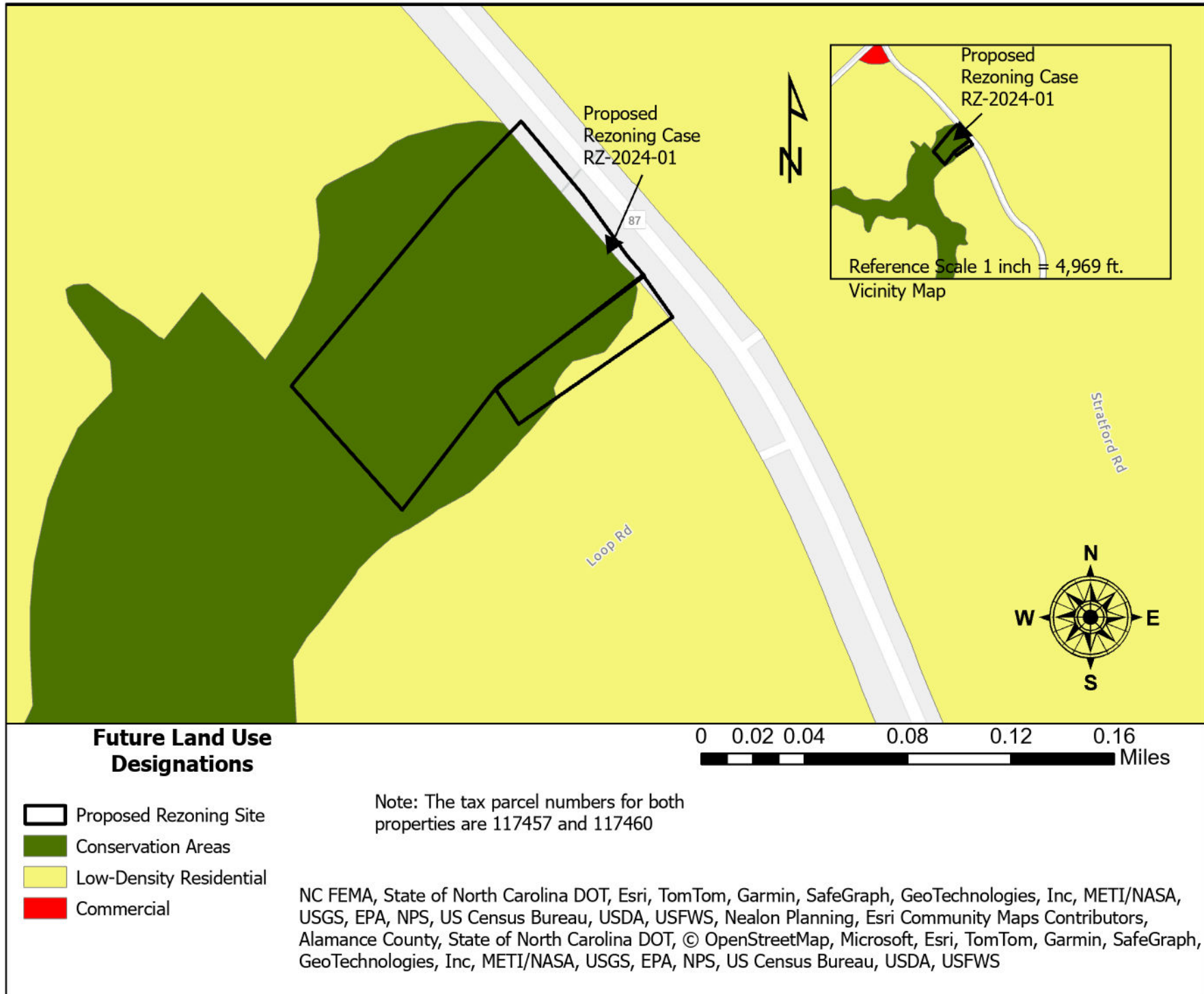
# Existing Zoning of RZ-2024-01



# Proposed Zoning of RZ-2024-01



# Future Land Use Map for RZ-2024-01





# Federal Emergency Management Agency (FEMA) Floodplain for RZ-2024-01

