



meeting date: Janaury 9, 2024

attachment(s): yes

Public hearing/action re: rezoning case RZ-04-2023

(requested change: RS-30, BN & Town Core Overlay [TCM & TCR] to CZ-BN;...)

STAFF COMMENTS AND/OR RECOMMENDATION:

See attached staff report for full details. It contains the application and background, narrative about compliance with adopted plans, notice letter mailed to neighboring property owners, and other relevant information. Rezoning recommendations must be made based on:

- the current Development Ordinance;
- the current Comprehensive Plan per NCGS 160D-604(d) below; and,
- "any other officially adopted plan that is applicable."

Council must "approve a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable, and briefly explain why the board considers the action taken to be reasonable and in the public interest." The statement will be provided to the applicant as formal notification of the rezoning decision.

§ 160D-604(d). **Plan Consistency.** When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive or land-use plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive or land-use plan shall not preclude consideration or approval of the proposed amendment by the governing board. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.

NOTES:

COUNCIL ACTION AND/OR DIRECTION:



SUMMERFIELD TOWN COUNCIL

January 9, 2024
Summerfield Community Center (5404 Centerfield Rd.)

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COUNCIL MEMBERS

Tim Sessoms, *Mayor*
Lynne Williams DeVaney, *Mayor Pro-Tem*
Heath Clay, *Council Member*
John Doggett, *Council Member*
Jonathan Hamilton, *Council Member*
Janelle Robinson, *Council Member*



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TO: Town Council

FROM: Brad Rentz, Planning Manager, MPA, CZO

DATE: January 9, 2024

RE: Case RZ-04-2023: Rezoning from Single-Family Residential (RS-30) and Business (BN) districts, including the Town Core Mixed Use and Residential (TCM & TCR) overlay districts to the Conditional Zoning Business District (CZ-BN).

A. Town Council Actions

1. Hold public hearing.
2. Approve, deny, continue, or remand back to the Planning Board the request to rezone. A majority vote is needed to pass a motion for action.

B. Application and Background

Location: The parcels total ± 4.88 acres and are located at 4957, 4959, 4961, 4963 US-220 N, in the Town of Summerfield, Bruce Township, Guilford County, and having the parcel numbers: 146709, 146700, 236990 and 236991.

