Agenda
Board of Aldermen
Town of Gibsonville

October 21, 2019 **Town Hall**
Agenda Meeting **7:00 pm**

1. Public Comments

2. Approval of Agenda

3. Resolution Fixing Date for Public Hearing on Annexation Line of Agreement with the Town of Elon - Set Public Hearing

4. Rezoning Request 707 Slade St. - Set Public Hearing

5. Reports
   a. Manager
   b. Mayor
   c. Board Members

Addendum

3. **Resolution Fixing Date for Public Hearing on Annexation Line of Agreement with the Town of Elon - Set Public Hearing** – The approval of the Resolution Fixing Date of Public Hearing is the first step in approval of the Annexation Line of Agreement with the Town of Elon. The Board will need to set a Public Hearing date for the November 4, 2019 meeting to consider the Annexation Line of Agreement with the Town of Elon. *Staff recommends approval of the Resolution Fixing the Date of Public Hearing on the Annexation Line of Agreement with the Town of Elon for the November 4, 2019 meeting.*
   Attachments: Resolution & Map

4. **Rezoning Request 707 Slade St. - Set Public Hearing** – Shiron Bigelow with Cappadocia Church, owner of 707 Slade St., is requesting a rezoning of her property from RS-12 to RM-8 for senior living apartments. The Planning Board will consider the request at their October 17, 2019 meeting. *Staff is requesting the Board of Aldermen consider setting a public hearing for the November 4, 2019 meeting to consider the rezoning request.*
   Attachments: Application & Map

Item 3

RESOLUTION FIXING DATE FOR PUBLIC HEARING ON ANNEXATION LINE OF AGREEMENT WITH THE TOWN OF ELON PURSUANT TO N.C.G.S. § 160A-58.24(c)

WHEREAS, N.C.G.S. Chapter 160A Article 4A Part 6 authorizes municipalities to enter into agreements in order to enhance orderly planning by such municipalities as well as residents and property owners in areas adjacent to such municipalities; and

WHEREAS, both the Town of Elon and the Town of Gibsonville seek to have planned development for their respective areas that carries out mutually agreed upon plans for such important public facilities as sewer and water services; and

WHEREAS, prior to entering into any annexation line of agreement N.C.G.S. § 160A-58.24(c) mandates that each participating municipality hold a public hearing on the agreement prior to adopting the ordinance approving the agreement and the Board of Aldermen of the Town of Gibsonville, North Carolina wish to hold such a public hearing;

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Gibsonville, North Carolina that:

Section 1. A public hearing on the question of adopting the annexation line of agreement with the Town of Elon referenced herein shall be held at the Town of Gibsonville Town Hall, 129 W. Main St., North Carolina 27249, at 7:00 P.M. on Monday, November 4, 2019.

Section 2. The proposed line of agreement between the Town of Gibsonville and the Town of Elon is set forth in Section 3 and if such line of agreement was adopted by both municipalities, no portion of the area east of such line would be subject to annexation by the Town of Elon during the term of the agreement. Further, if adopted, no portion of the area west of such line would be subject to annexation by the Town of Gibsonville during the term of the agreement.

Section 3. The proposed line to which the annexation line of agreement would apply is as follows:

BEGINNING at the northern most point of the existing Demarcation Line as shown on the Extra-Territorial Area and Annexation between towns of Elon College and Gibsonville map, AWCK job number 86025 and recorded in the Alamance County Registry in Plat Book 32 page 52 said point being the northwestern most corner of the property of Cynthia A. Foster and husband David J. Foster(Formerly owned by Wallace Sumner) Alamance County parcel #108814 and running thence in a northerly direction

with the easternmost line of the following Alamance County parcels: Parcel # 170808 property of Violet D. Patton, Trustee of the D.C. Patton Revocable Trust as described in Deed Book 3582 page 336; Parcel # 108617 property of Patricia D. Patton Former deed description found in Deed Book 282 page 417; Parcel # 110121 property of Manning Crossing, LLC as described in Deed Book 3807 page 943 and shown on Plat Book 69 page 455; Parcel # 171856 property of Manning Crossing, LLC as shown as Tract A Plat Book 76 page 267 "Final Plat Manning Crossing Phase 2"; Parcel # 171855 property of Manning Crossing, LLC as shown as Tract A Plat Book 75 page 467 "Final Plat Manning Crossing Phase 1"; running thence in a northerly direction(the same course as the aforementioned easternmost line of Parcel # 171855) to a point in the centerline of the 60 foot right of way of Manning Avenue State Road # 1503; running thence in a northwesterly direction along the centerline of said 60 foot right of way of Manning Avenue State Road #1503 to a point at the centerline of the intersection of Manning Avenue State Road #1503 and Gibsonville-Ossipee Road State Road # 1500; running thence in a northerly direction along the centerline of the 60 foot right of way of Gibsonville-Ossipee Road State Road # 1500 approximately 2.52 miles to a point at the centerline of the intersection of Gibsonville-Ossipee Road State Road # 1500 and Midway Church Road (east) and Guilford County Farm Road(west) State Road # 1553. The above described line is the Conceptual Line of Agreement as shown on the exhibit map titled "Town of Elon & Gibsonville Gibsonville & Elon Conceptual Line of Agreement" by Alley, Williams, Carmen & King, Inc. Dated 3/05/19

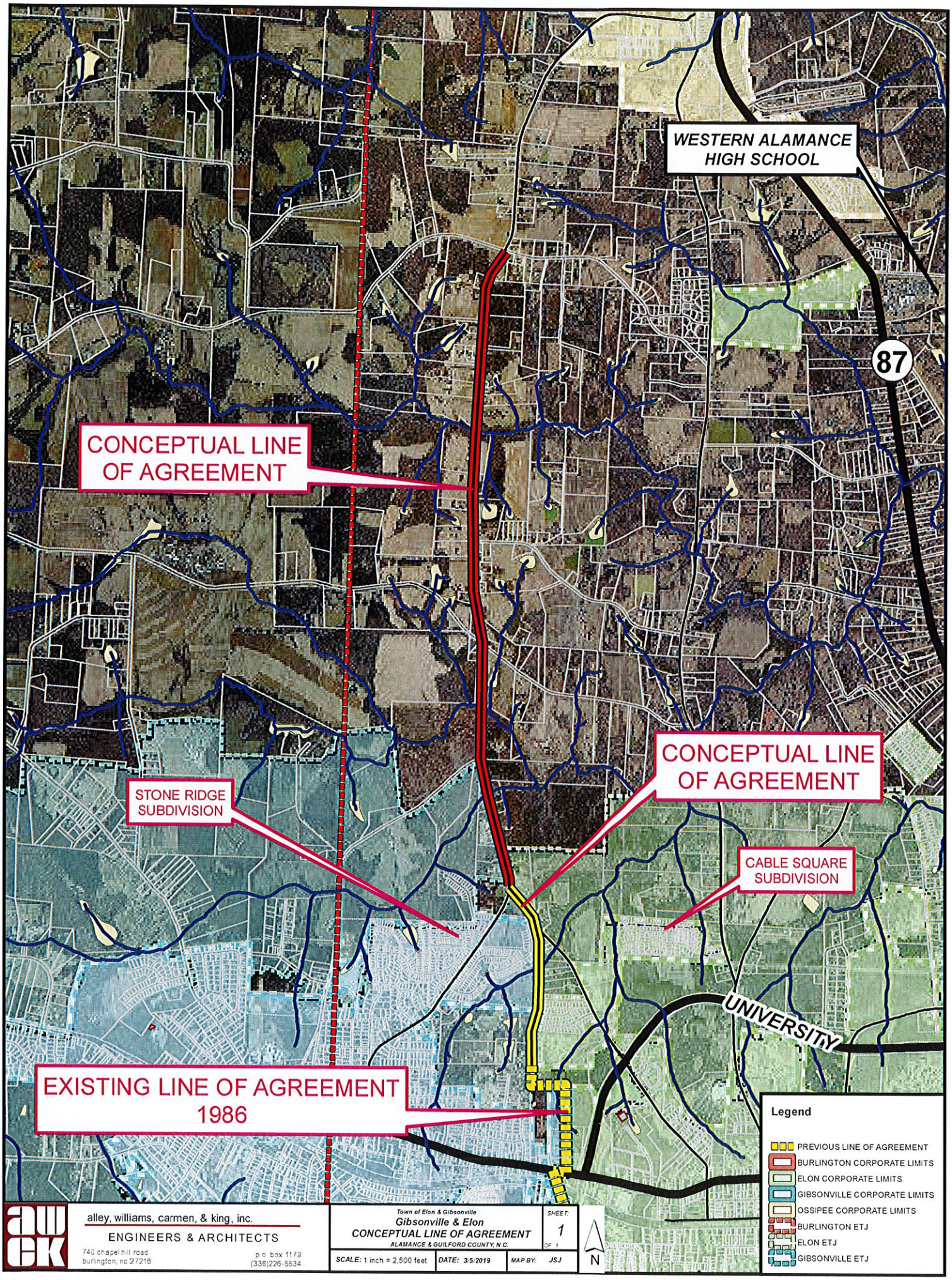
Section 4. Notice of the public hearing shall be published in The Times News, a newspaper of general circulation in the Town of Gibsonville, at least ten (10) days prior to the date of the public hearing.

Adopted this the 21st day of October, 2019

ATTEST:

Leonard M. Williams, Mayor

Laurie Yarbrough, Town Clerk



alley, williams, carmen, & king, inc.
ENGINEERS & ARCHITECTS
740 chapel hill road
burlington, nc 27216
p.o. box 1179
(336)226-5534

Town of Elon & Gibsonville
Gibsonville & Elon
CONCEPTUAL LINE OF AGREEMENT
ALAMANCE & GUILFORD COUNTY, N.C.

SHEET: 1 OF 1

SCALE: 1 inch = 2,500 feet | DATE: 3/5/2019 | MAP BY: JSJ

Item 4

Town of Gibsonville
Planning Department
Application for Rezoning

Applicant: Shiron Bigelow Address 443 Glen Raven Rd. Burlington, NC 27217

Phone Number 336-570-0514 Email harveyrevb@gmail.com

Land Owner(s) Cappadocia Church Address P.O. Box 134, Gibsonville

Parcel Information: County ☒ Guilford ☐ Alamance Address 707 Slade St.

Map Number: 8835587690 Deed Bk - 4595 Pg - 2164

Current Zoning: RS-12 Current Use: Vacant

Proposed Zoning: RM-8 Proposed Use: Apartments

Purpose of Rezoning Request: Senior Living Apts.

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

1.
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6.
7.
8.

See Page 2 for additional submission requirements.

Applicant/Owner Certification

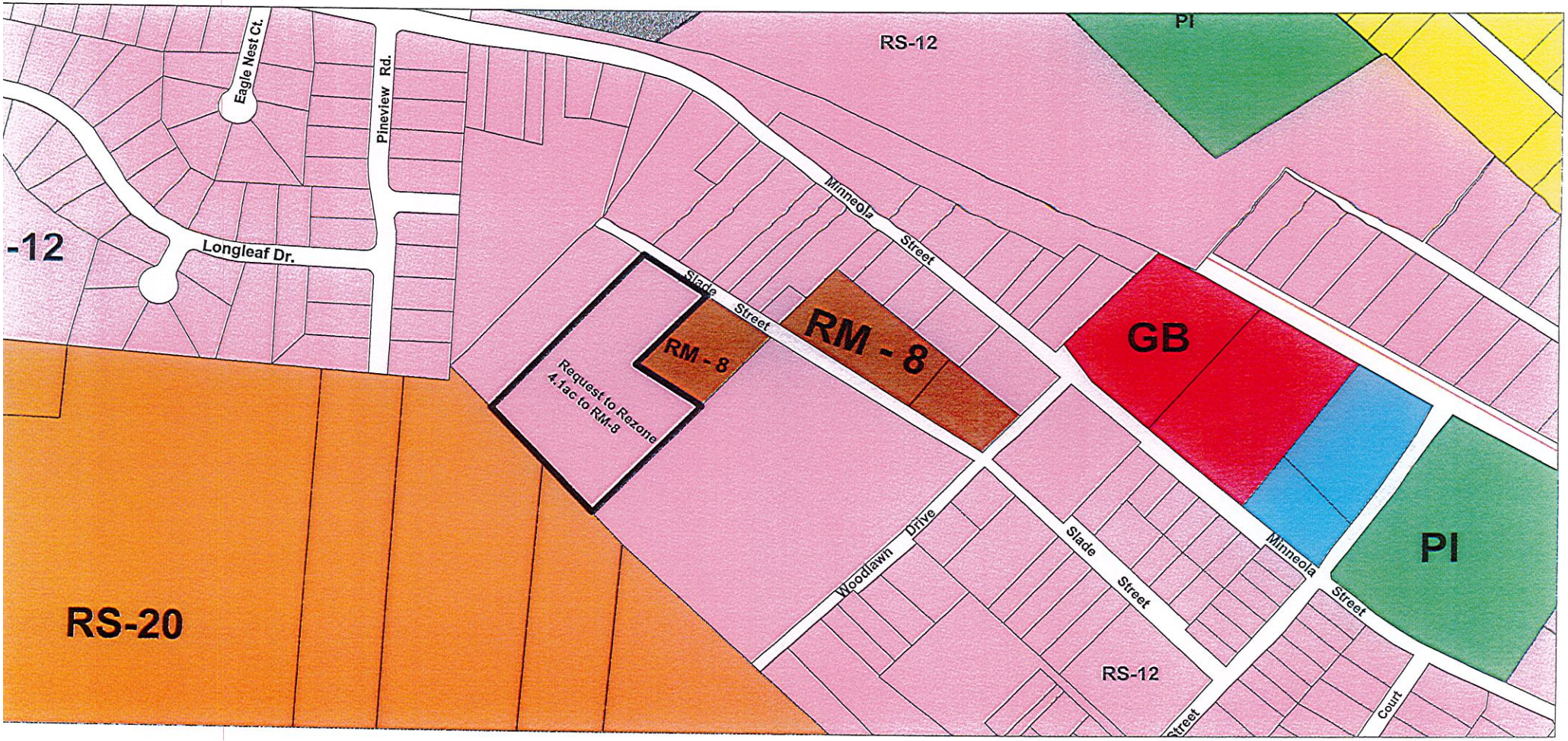
Per Article 3 Section 3-12.2 of the Town of Gibsonville Development Ordinance, the undersigned hereby requests the Gibsonville Planning Board to consider rezoning the land as specified above and on attached documentation and submit a recommendation to the Board of Aldermen. The undersigned land owner, 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 Shiron J. Bigelow ☒ Agent ☐ Owner

Date 9-19-2019

Owner Signature Shiron J. Bigelow Date 9-19-2019

Date Submitted 9-19-19 File Number R-04-19 Fee pd $200


RS-12
PI
Eagle Nest Ct.
Pineview Rd.
-12
Longleaf Dr.
Minneola Street
Slade Street
RM - 8
RM - 8
Request to Rezone
4.1ac to RM-8
GB
PI
Woodlawn Drive
Slade Street
Minneola Street
RS-20
RS-12
Street
Court