

Town of Elizabethtown

Planning Board Meeting

June 2, 2026

5:30 p.m. – Council Chambers

- **Opening & Call to Order**
 - **Invocation**
-

I. Minute Approval:
December 4, 2025

II. Agenda Items:

Item #1. Oaths of Office: Bobby Kinlaw, Carolyn Smith and Tina Burney

Bobby Kinlaw has been appointed by Town Council to fill the vacancy of Elizabeth Cole who recently resigned from the Planning Board. Ms. Carolyn Smith and Ms. Tina Burney are the new ETJ representatives on the Planning Board. Town Attorney Goldston Womble will administer the Oaths of Office.

Item #2. Election of Planning Board Chairperson

Due to the resignation of Planning Board Chairperson Elizabeth Cole, it is necessary to elect a new chairperson. Nominations from Board members may be taken at this time. Michael Leinwand serves as Vice Chair and Jordan Stanley serves as Secretary.

Item #3. Rezone Request from Bladen's Bloomin' Agri-Industrial, Inc.

a) Rezoning Request SZD-06-2026-01

Please refer to attached agenda material. Ms. Janie Konyek, CZO, with Municipal Services, will be in attendance at the Planning Board meeting to present the Rezone Request from Bladen's Bloomin'.

UNOFFICIAL

ELIZABETHTOWN PLANNING BOARD MEETING
December 4, 2025

The Elizabethtown Planning Board met on Thursday December 4, 2025 at 6:00 p.m. in the Council Chamber.

Present

Elizabeth Cole, Chairperson

Michael Leinwand, Vice Chairperson

Lee Hauser

Maurice Williams

Lorenzo McDowell

Jordan Stanley, Secretary

Heather Tart

Interim Town Manager Pat DeVane

Town Planner Rusty Worley

Town Attorney Goldston Womble

Town Clerk Juanita Hester

Absent

Judy Bowen

Yvette Ross

Chairperson Elizabeth Cole opened the meeting and called to order.

Invocation:

Planning Board Member Lee Hauser gave the invocation.

I: Minute Approval

Chairperson Elizabeth Cole noted to make an amended under Other Business from Mutli Purpose Hangar building to Vulcanair. Planning Board Member Michael Leinwand, seconded by Planning Board Member Maurice Williams, made a motion to approve August 26, 2025, minutes (Unanimous). Copy attached and incorporated herein by reference.

Item #1: Rezoning Request RZ 11-2025-01

Interim Town Manager Pat DeVane noted that Bladen's Blooming Agri Industrial is requesting the property to be rezoned from BC (Bypass Commercial) to LI (Light Industrial). Bladen's Bloomin intended use is to recruit and grow the industry. The Planning Board shall not consider any representations made by the petitioner that, if the change is granted, the rezone property will be used for only one of the possible range of uses permitted in the requested classification.

After some discussion, Planning Board Member Michael Leinwand, seconded by Planning Board Member Lee Hauser, made a recommendation to approve rezone from BC to LI consistent with the adopted comprehensive land use plan (Unanimous). Copy attached and incorporated herein by reference.

Item #2: Rezoning Request RZ 11-2025-04

Interim Town Manager Pat Devane noted that the Town Staff is requesting a rezone for 507 Executive Drive from HI to LI. The current occupancy is mostly warehouse and Light Industrial. The purpose of the rezone request is associated with the sale of this property to Asphalt Technologies. The company is planning to build a 1300 square foot meter facility for Hydroponics. The company will have 5 employees.

After some discussion, Planning Board Member Lee Hauser, seconded by Planning Board Member Maurice Williams, made a recommendation to approve as presented and is consistent with the adopted Comprehensive Land Use Plan (Unanimous).

Item #3: Scheduled Planning Board Meeting for 2026

Planning Board Members scheduled the meetings for the first Monday of each month at 5:30 p.m.

Other Business

There were no concerns or comments.

With there being no further business to conduct, Planning Board Member Maurice Williams, seconded by Planning Board Member Lee Hauser, made a motion to adjourn the meeting (Unanimous).

Respectfully Submitted,

Elizabeth Cole, Chairperson

Rusty Worley, Town Planner

Beverly Robinson, CTC/DTC/Admin Assist

Agenda Item #3

- a) Rezoning Request SZD-06-2026-01
Petitioner Bladen Blooming Agri Industrial
Parcel 0139479

Rezone from I to SZD R10

Bladen Blooming Agri Industrial requests the property to be rezoned from I (Industrial) to SZD R10 (Special Zoning District) (Residential 10,000 square feet) as set forth in the attached rezoning application. The central issue to be considered is whether the proposed amendment advances the public health, safety, and general welfare of the community. All other issues are irrelevant.

Action needed:

- A) Recommend approval as presented and is (consistent) (inconsistent) with the adopted comprehensive land use plan;
B) Recommend denial as presented and is (consistent) (inconsistent) with the adopted comprehensive land use plan; or
C) Provide recommendations as to any other matters as deemed appropriate by the Planning and Zoning Board.

Note:

4.6.4.6. In deciding whether to adopt a proposed amendment to this Ordinance, the central issue before the Planning Board is whether the proposed amendment advances public health, safety, or welfare.

4.6.4.6.2. The Planning Board shall not regard as controlling any advantages or disadvantages to the individual(s) requesting the change, but shall consider the impact of the proposed change on the public at large.

SZD-06-2026-01 Planning Board Packet materials:

- 1) Applicant's application
 - a. Narrative
 - b. Deed for property
 - c. Plats
 - d. Site Plan
- 2) Aerial Map of subject property
- 3) Zoning map of subject property

4) Staff Memo

5) Consistency statement or Inconsistency Statement

TOWN OF ELIZABETHTOWN

REZONING APPLICATION



TOWN OF ELIZABETHTOWN
805 W. BROAD STREET
ELIZABETHTOWN, NC 28337
910-862-2066



Town of Elizabethtown Rezoning Process

Rezoning amends a designated parcel or property from one zoning classification to another. A Rezoning Application is required when the existing zoning classification does not allow a proposed use. To get property rezoned, you must complete a Rezoning Application form. The Rezoning Fee is \$250.00 and is **non-refundable**. This fee must accompany the application to be considered complete. This charge covers cost incurred by the Planning Department to advertise and notify adjacent property owners about the rezoning request public hearing. State Statutes require that the public hearing must be advertised in the local newspaper. All property owners within 100 feet of the rezoning are mailed letters informing them of the public hearing. By State Statute, these property owners are given the opportunity to comment on the proposed rezoning.

REZONING PROCESS SEQUENCE

- The complete Rezoning Application package, along with the \$250.00 fee, must be received three (3) weeks prior to Planning Board meeting.
- A complete rezoning application package will consist of,
 - a rezoning application with all information completely filled in,
 - the printed name, original signature and contact information of all property owners,
 - a boundary survey of the subject site,
 - a tax map outlining the land area subject to the requested zoning action,
 - a written explanation of how the request is reasonable and in conformance with adopted development goals and policies of the Town of Elizabethtown.
- The Planning Board meets the first Monday of each month at Elizabethtown Municipal Building at 6:00 P.M. in Council Chambers.
- The Planning Board makes a recommendation; it is then forwarded to Town Council.
- The staff will post sign/s on your property after the Planning Board meeting that give a brief description of the request.
- Town Council will conduct a public hearing at the following month's regularly scheduled meeting.
- Town Council meets the first Monday of each month at Elizabethtown Municipal Building at 7:00 P.M. in Council Chambers unless otherwise posted.

Any application submitted found to be incomplete will be held by Planning and Development staff for a later schedule. It is the applicant's responsibility to verify that all required items have been submitted and accepted by Planning and Development staff. There is no guarantee your application will be approved by Town Council. It normally takes between 60-90 days for the rezoning process to be completed. However, the process can take longer, depending on the actions of the Planning Board and Town Council.

If you have any questions before, during, or after the process, please feel free to call our office at 862-2066.

SUBMIT FORM TO THE PLANNING DEPARTMENT FOR REVIEW VIA CURRIER/MAIL,
FAX 910-862-7117 OR EMAIL PLANNING@ELIZABETHTOWNNC.ORG

☐ **APPROVED** ☐ **DENIED**
DATE: _____ AGENT: _____

LAND USE APPLICATION

REZONING APPLICATION

Please complete this application to the best of your ability in order to expedite accurate review.

Subject Property Owner's Name: Bladens Bloomin
Company: Bladens Bloomin
Address: 218 - A Aviation Parkway
City: Elizabethtown State: NC Zip: 28337 Non-Profit Corp. Number: ☐ NO ☒ YES:
Phone: _____ Fax: _____ Other: _____
Applicant's Name: Bladen County - Chuck Huestess
Company: Bladens Bloomin
Address: 218 - A Aviation Parkway
City: Elizabethtown State: NC Zip: 28337
Phone: 910-645-2292 Fax: _____ Other: _____

SUBJECT PROPERTY LOCATION INFORMATION

Address or General Location: Executive Drive Parcel ID Number: 139479
Acreage: 28.5 acres Frontage: 3100 feet Zoning: (I) Industrial

TYPE OF REQUESTED ACTION

Construction Related	Use Related	Zoning Related	Miscellaneous
☐ Residential Addition	☐ Conditional Use App.	☐ Zoning Compliance Certificate	☐ Text Amendment Application
☐ New Construction Compliance	☐ Accessory Use Permits	☒ Rezoning Application	☐ Tank Removal
☐ Sign Permit	☐ Special Use Permit App	☐ Variance Request	☐ Other: _____

SUPPORTING INFORMATION

For rezoning applications, please provide the following (please print):

- Requested zoning classification: Special Zoning District SZD
- One paper copy of a map indicating the property to be rezoned as well as the adjacent properties and one digital copy of same.
- List reason(s) why zoning should be changed (use separate sheet if necessary).

This application is from (I) to a SZD to include the uses in the narrative and application.

See attached: Drawings and Narrative.

List additional supporting documents here and affix to backside of petition:

- 1.
- 2.
- 3.
- 4.
- 5.

AUTHORIZATION

I hereby affirm that I have full legal capacity to authorize the filling of this Application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signature invites Town representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Application. Any application submitted by the deadline date found to be incomplete will be held by Planning and Development staff for a later schedule. It is the applicant's responsibility to verify that all required items have been submitted and accepted by Planning and Development staff.

Authorized Signature: _____ Date: _____

Printed Signature/Title: _____



LAND USE APPLICATION

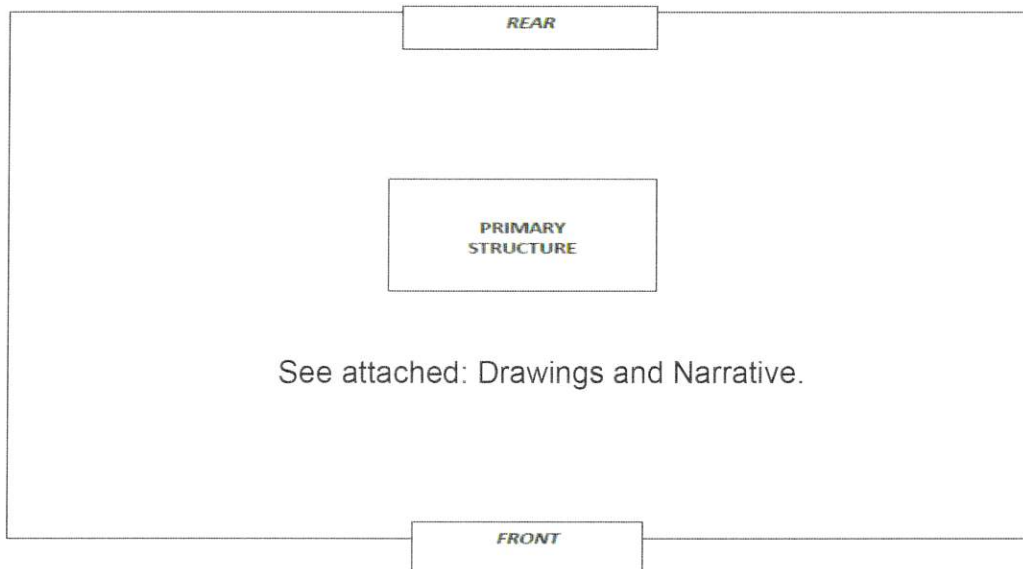
PROPOSED PLACEMENT

Applicant Name Bladen County

Parcel ID 0139479

INSTRUCTIONS: Show a representative drawing of the intended placement location in relation to any driveways, existing buildings, fences, landscaping, street right-of-way and any neighboring drives or street intersections within 150 feet of the proposed placement location.

SCALE DRAWING OF PROPOSED PLACEMENT OF UNIT ON SUBJECT PROPERTY



Intended Use: Special Zoning District - Residential and commercial/retail

AUTHORIZATION

I hereby affirm that I have full legal capacity to authorize the filing of this Application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signature invites Town representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Application. Any application submitted by the deadline date found to be incomplete will be held by Planning and Development staff for a later schedule. It is the applicant's responsibility to verify that all required items have been submitted and accepted by Planning and Development staff.

Authorized Signature: _____ Date: _____

Printed
Signature/Title: _____



SUBMIT FORM TO THE PLANNING DEPARTMENT FOR REVIEW VIA CURRIER/MAIL,
FAX 910-862-7117 OR EMAIL PLANNING@ELIZABETHTOWNNC.ORG

☐ APPROVED ☐ DENIED

DATE:

AGENT:

REZONING NARRATIVE & Development Standards

Town of Elizabethtown, North Carolina

Special Zoning District (SZD)

1. Project Overview

The subject property consists of approximately 28.5 acres located along Executive Drive in the Town of Elizabethtown and is currently zoned Industrial (I).

The applicant is requesting rezoning of the property from Industrial (I) to R-10 (High Density Residential) with a Special Zoning District (SZD) overlay to allow for a coordinated mixed-use development under site-specific conditions.

The proposed development is designed as a cohesive and integrated community that combines residential and commercial uses in a manner that promotes walkability, connectivity, and compatibility with surrounding land uses.

A detailed site plan prepared by LKC Engineering has been submitted in accordance with UDO Section 5.7 and demonstrates the overall layout, circulation patterns, and development framework.

- Single-family residential lots
- Duplex residential units
- Townhome (attached residential) units
- Commercial and neighborhood-scale retail uses
- Internal streets, sidewalks, and pedestrian connectivity
- On-site open space and stormwater management areas

2. Purpose and Intent of the Rezoning

The purpose of the requested rezoning is to establish a site-specific zoning framework that allows for a coordinated and well-planned mix of residential and commercial uses that cannot be achieved under conventional zoning districts.

The Special Zoning District (SZD), as provided under UDO Section 6.4, is intended to provide flexibility in site design, allow for innovative development patterns, and ensure compatibility with surrounding land uses through tailored development standards.

This rezoning request establishes a predictable and controlled development framework through defined permitted uses and development standards, while allowing flexibility in design to respond to site conditions and market demands.

3. Permitted Use Table (Per UDO Section 6.6)

<u>Use Category</u>	<u>Specific Use</u>	<u>Status</u>
Residential	Single-Family Detached Dwelling	Permitted
Residential	Duplex Dwelling	Permitted
Residential	Townhouse / Attached Dwelling	Permitted
Office/Professional	Offices, Business and Professional	Permitted
Office/Professional	Medical Offices and Clinics	Permitted
Service	Child Care Center	Permitted
Service	Personal Service Establishments	Permitted
Retail	Retail Sales Establishments	Permitted
Service	Restaurants (no drive-through)	Permitted

4. Development Standards

Development within the Special Zoning District shall comply with the submitted development standards and applicable provisions of the Unified Development Ordinance.

The standards outlined below are intended to ensure compatibility between uses, maintain quality design, and provide predictability for future development.

- Single-family minimum lot: 7,800 SF
- Setbacks: Front 25', Side 5', Rear 20'
- Townhome density: up to 10 units per acre
- Commercial parking: 1 space per 250 SF
- Maximum building height: 50 feet

5. Consistency with Existing Land Use and Surrounding Area

The subject property is located within an area characterized by a mix of commercial, institutional, industrial, and recreational uses.

The proposed development represents a transition from industrial zoning to a more compatible mixed-use environment that reduces potential impacts such as heavy traffic, noise, and large-scale industrial activity.

The design of the development places residential uses internally, with commercial uses located along primary access points, creating a logical and compatible land use pattern.

6. Open Space and Site Design

The proposed development incorporates approximately 13 percent on-site open space, which is distributed throughout the project to ensure accessibility and functionality.

Rather than concentrating open space into a single area, the design integrates open space into the overall development pattern, enhancing both visual character and usability.

Open space areas serve multiple purposes, including passive recreation, stormwater management, buffering between uses, and enhancement of pedestrian connectivity.

These areas are connected through a system of sidewalks and potential greenway linkages, promoting walkability and encouraging interaction among residents and users of the development.

- Passive open space areas for recreation and visual relief
- Pedestrian pathways and sidewalk connections
- Stormwater features designed as landscaped amenities
- Buffering between residential and commercial uses
- Integration with natural features and drainage areas

7. Public Benefit and Community Value

The proposed rezoning provides significant benefits to the Town of Elizabethtown, including economic development opportunities and expanded housing options.

The development will contribute to the Town's tax base, improve aesthetics, and provide a higher-quality development pattern than what would be permitted under existing industrial zoning.

It promotes a walkable and connected community environment that supports long-term growth and enhances quality of life.

8. Reasonableness of the Request

The requested rezoning is reasonable because it transitions the property from industrial use to a more compatible mixed-use development.

It aligns with surrounding land use patterns, reduces potential impacts, and provides a coordinated development framework under Town oversight.

The proposed SZD establishes clear standards and permitted uses, ensuring predictable and orderly development.

9. Conclusion

The requested rezoning from Industrial (I) to R-10 with a Special Zoning District (SZD) is consistent with the Unified Development Ordinance and is in the best interest of the Town.

The applicant respectfully requests approval of the rezoning.

0794
0334

FILED
BLADEN COUNTY NC
BEVERLY T. PARKS
REGISTER OF DEEDS
FILED Nov 04, 2019
AT 03:51:43 pm
BOOK 00794
START PAGE 0334
END PAGE 0338
INSTRUMENT # 02862
EXCISE TAX \$396.00
BTP

DEED

Parcels: Portion of Parcel 0026604

Revenue Stamps: \$396.00

This property does not include the primary residence of the Grantor.

STATE OF NORTH CAROLINA

COUNTY OF BLADEN

THIS DEED, made and entered into this the 4th day of November, 2019, by and between BWGREENE PROPERTIES, LLC, a North Carolina limited liability company, party of the first part; (the address of the party of the first part is: Post Office Box 2018 Elizabethtown, NC 28337); and THE TOWN OF ELIZABETHTOWN, a municipal corporation, party of the second part (the address of the party of the second part is: Post Office Box 716, Elizabethtown, NC 28337).

WITNESSETH:

That the party of the first part in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations paid to the party of the first part by the party of the second part, the receipt and sufficiency of which hereby are acknowledged, has

Prepared by Ward and Smith, P.A., Post Office Box 8088, Greenville, NC 27835-8088,
Overnight Delivery: 120 West Fire Tower Road, Winterville, NC 28590
Please return to Ward and Smith, P.A., Post Office Box 8088, Greenville, NC 27835-8088,
Overnight Delivery: 120 West Fire Tower Road, Winterville, NC 28590
Attention: J. Drake Brinkley

No opinion on title is rendered by Ward and Smith, P.A., without a separate written opinion on title from Ward and Smith, P.A.

This instrument prepared by J. Drake Brinkley, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto the party of the second part, subject to the matters hereinafter set forth, all of party of the first part's right, title, and interest in the property described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made subject to the following: (i) all covenants, conditions, restrictions, easements, rights of way, and other matters of record, including, but not limited to, that certain Option to Purchase recorded in Book 756, Page 179 in the office of the Register of Deeds of Bladen County, (ii) all matters that would be shown on a survey, including easements on the ground, (iii) all rights of way and streets to their full legal widths, (iv) all zoning ordinances affecting the property, and (v) ad valorem taxes for the current year, which taxes the party of the second part, by accepting this deed, agrees to pay.

TO HAVE AND TO HOLD said property and all privileges and appurtenances thereunto belonging to the party of the second part, said party's successors and assigns forever.

And the party of the first part covenants that except as set forth above, said party has done nothing to affect such title to the aforesaid property as was received by said party and agrees to warrant and defend the title to said property against the lawful claims of all persons claiming by, through or under said party, but no further.

IN TESTIMONY WHEREOF, the party of the first part has caused this instrument to be executed in such form as to be binding, this the day and year first above written.

[Signature is on the following page.]

BWGREENE PROPERTIES, LLC,
a North Carolina limited liability (SEAL)

By: Mary K. Greene
Mary K. Greene, Manager

STATE OF NORTH CAROLINA
COUNTY OF Bladen

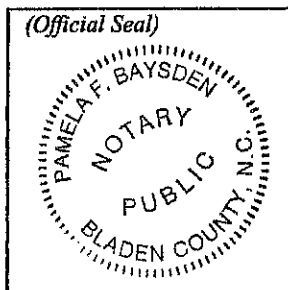
I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: Mary K. Greene.

Date: 11-14-2019

Pamela F. Baysden
Signature of Notary Public

Pamela F. Baysden
Notary's printed or typed name

My commission expires: 11/11/2023



Notary seal or stamp must appear within this box.

Exhibit A

All that certain tract or parcel of land lying and being situate in Elizabethtown Township, Bladen County, North Carolina, and being more particularly described as follows:

Being 32.96 acres, more or less, as shown and delineated on that plat of survey entitled "A SURVEY FOR THE TOWN OF ELIZABETHTOWN, OWNED AT TIME OF SURVEY BY BWGREENE PROPERTIES, LLC" dated October 3, 2019 by M. Shelton Bordeaux Surveying and recorded in Plat Cabinet C088, Page 819, Bladen County Registry, which said plat is incorporated herein by reference for further particularity of description.

Less and except that portion of the above-described tract which is shown on that plat of survey recorded in Plat Cabinet B053, Page 527 and which was previously conveyed to the Grantee by deed recorded in Book 575, Page 415, Bladen County Registry.

150709-00011
ND: 4851-0327-1081, v. 5

0794
0338

Deed/Tax Information
Prior to Recording of Deed at
Register of Deeds

BK:00794 PG:0338



Bladen County Tax Administration

(Please complete one sheet for each Parcel/PIN)

Grantor Information

Name: BWGreene Properties, LLC

Mailing Address _____

Grantee Information

Name: The Town of Elizabethtown, a municipal corporation

Mailing Address: P.O. Box 716, Elizabethtown, NC 28337

911 Address and/or Brief Legal Description of property being transferred: _____

Parcel#: 0026604

AND/OR

PIN#: _____

Parcel in Present/Land Use Program ☐ Yes ☒ No

**** Deferred taxes are due and payable if the parcel does not qualify or if the Grantee does not complete a Present Use Application within 60 days of the sale. ****

Requested by: Womble Law Firm

Date: 11/04/2019

Phone #: 910-862-6003

Fax #: 910-862-6005

Email: pbaysden@womblelawfirm.com

****TO BE COMPLETED BY BLADEN COUNTY TAX ADMINISTRATION****
VOID AFTER 10 CALENDAR DAYS

Delinquent Taxes: 0

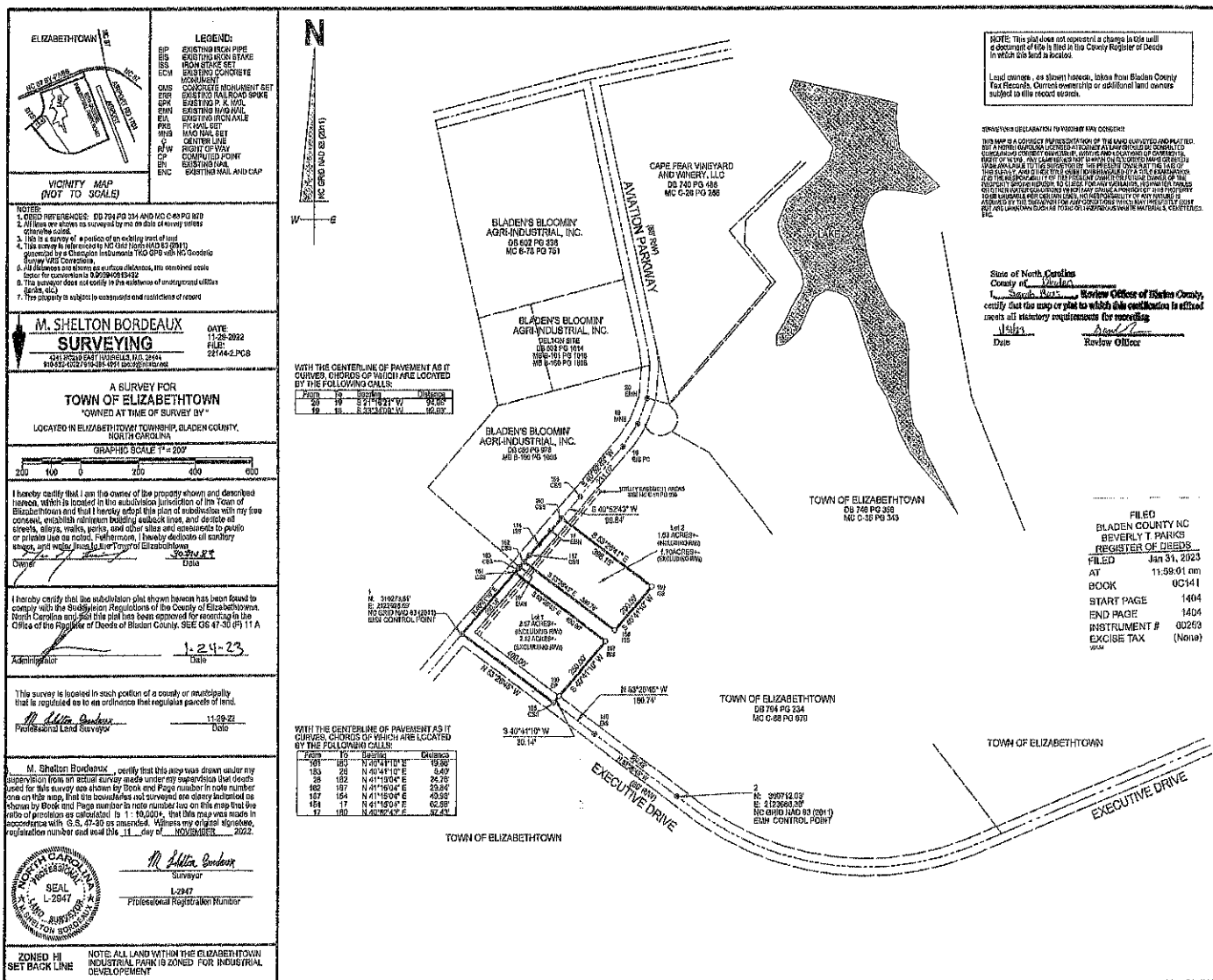
Deferred Taxes: Exist if not continued.

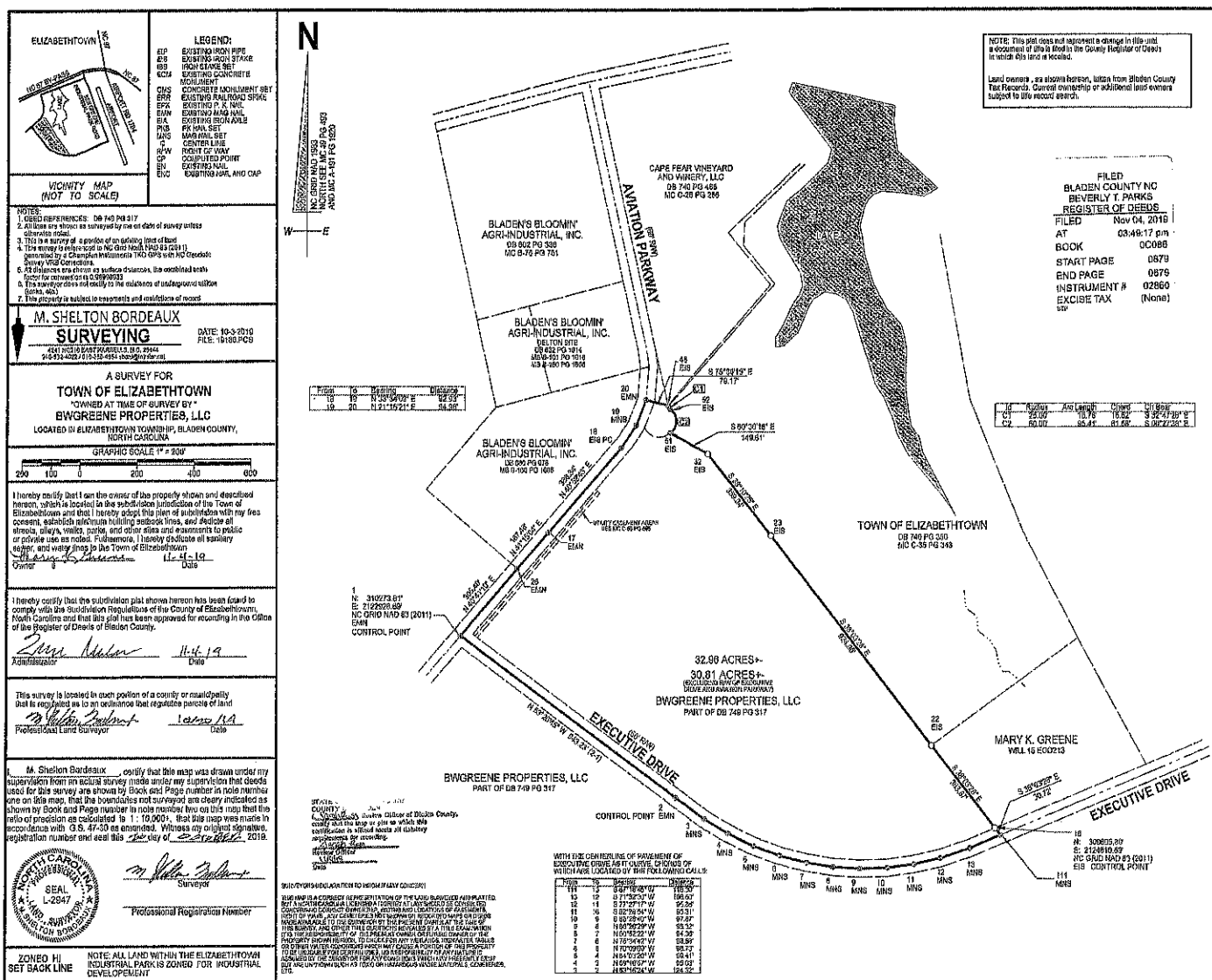
This certifies that the above Parcel/PIN is free of any delinquent ad valorem tax liens charged to the Bladen County Tax Collector but does not certify that the deed description matches this Parcel/PIN.

Tax Administration Representative: Sarah Rude

Date: 11/4/2019

Please Deliver by address, fax, or email
201 E. King St. • P.O. Box 385 • Elizabethtown, NC 28337 • TEL 910-862-6730 • FAX 910-862-6737
EMAIL: betax@bladenco.org





LKC Engineering, Inc.
 1000 S. 10th Street
 Raleigh, NC 27615
 P. 919.433.1117
 lkcengineering.com
 License No. P-1095

Engineering
 Landscape Architecture
 Surveying

LKC

LAND USE PLAN

ELIZABETH TOWN, NC

DATE: 1/15/20
 DRAWN: [Signature]
 CHECKED: [Signature]
 NO.

L-1.0

PROPOSED DEVELOPMENT STANDARDS:

RESIDENTIAL - SINGLE FAMILY:

MINIMUM LOT SIZE: 10,000 SQ. FT.
 MINIMUM LOT WIDTH: 40 FT.
 FRONT SETBACK: 25 FT.
 SIDE SETBACK: 10 FT.
 REAR SETBACK: 10 FT.
 MAXIMUM BUILDING HEIGHT: 10 FT.
 ACCESSIBLE STRUCTURE SETBACK: 5 FT.
 REQUIRED PARKING: 2 SPACES PER DWELLING UNIT

RESIDENTIAL - MULTI-FAMILY:

MINIMUM LOT SIZE: 10,000 SQ. FT.
 MINIMUM LOT WIDTH: 40 FT.
 FRONT SETBACK: 25 FT.
 SIDE SETBACK: 10 FT.
 REAR SETBACK: 10 FT.
 MAXIMUM BUILDING HEIGHT: 10 FT.
 ACCESSIBLE STRUCTURE SETBACK: 5 FT.
 REQUIRED PARKING: 2 SPACES PER DWELLING UNIT PLUS 1 SPACE PER 4 DWELLING UNITS

COMMERCIAL:

MINIMUM LOT SIZE: 10,000 SQ. FT.
 MINIMUM LOT WIDTH: 40 FT.
 FRONT SETBACK: 25 FT.
 SIDE SETBACK: 10 FT.
 REAR SETBACK: 10 FT.
 MAXIMUM BUILDING HEIGHT: 10 FT.
 ACCESSIBLE STRUCTURE SETBACK: 5 FT.
 REQUIRED PARKING: 1 SPACE PER 200 SQ. FT. OF PRIMARY STRUCTURE

STORMWATER MANAGEMENT:

PER LOCAL DEVELOPMENT ORDINANCE

LANDSCAPING & BUFFERING:

PER LOCAL DEVELOPMENT ORDINANCE

OPEN SPACE:

PER LOCAL DEVELOPMENT ORDINANCE

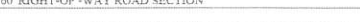
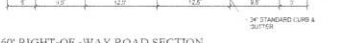
ALLOWABLE USES:

SINGLE-FAMILY RESIDENTIAL
 MULTI-FAMILY RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 OFFICE - PROFESSIONAL
 MEDICAL
 DAY CARE

PROHIBITED USES:

INDUSTRIAL
 INSTITUTIONAL
 HIGH-IMPACT SHOP/SALE/WAREHOUSE
 DAY CARE

DEVELOPMENT STANDARDS



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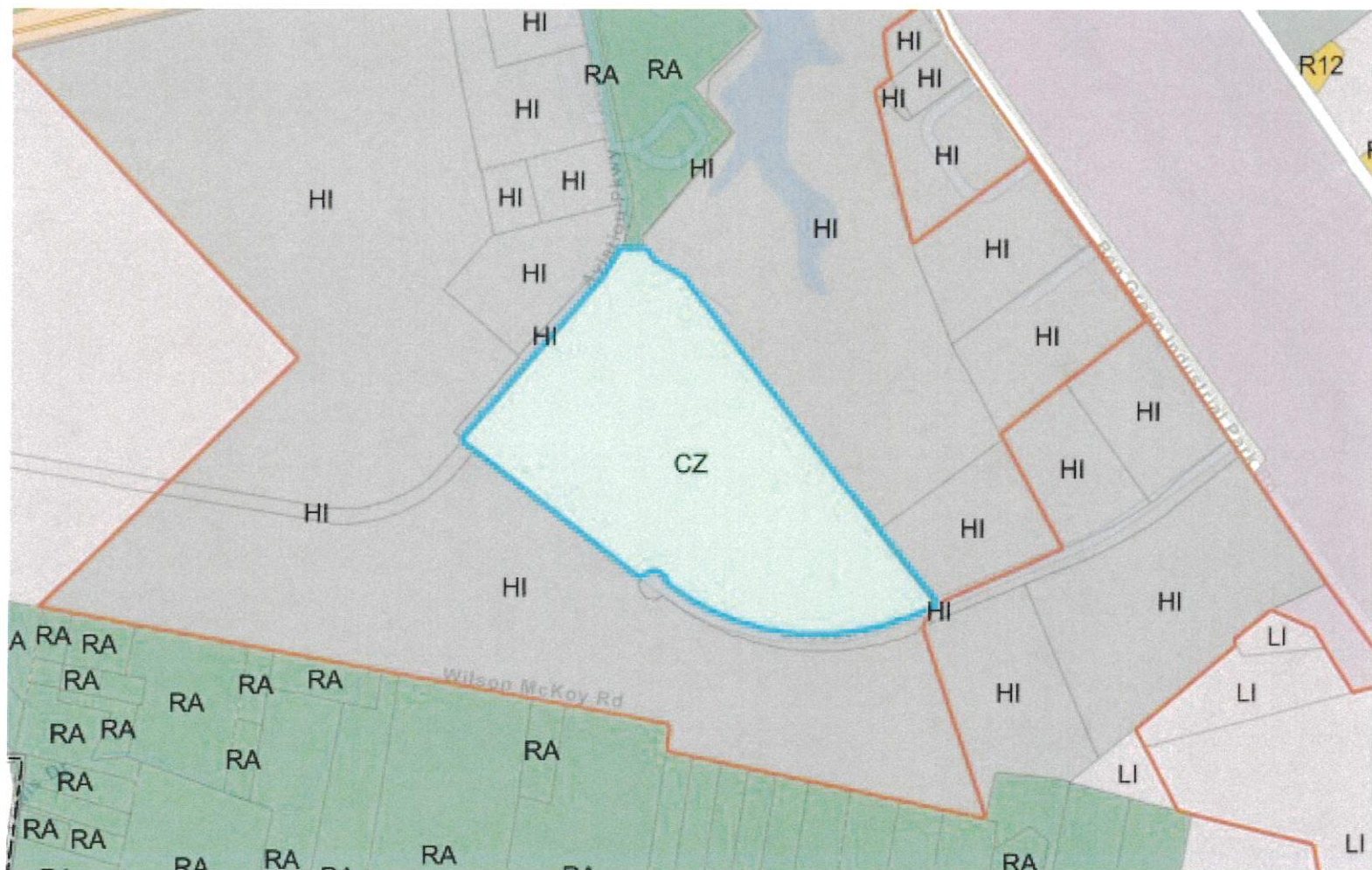
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Staff Memo:

The applicant is requesting a rezone from Industrial to SZD R10 to better accommodate the changing market. With a SZD, a base zoning district is required. This allows for a set of uses with the flexibility to prohibit certain uses as well as request compatible uses from the table of uses. As noted in the submitted application, the applicant has requested the following uses for this property:

- All uses listed within offices, professional and services
 - None permitted by right within R-10. These are being requested as part of the SZD request.
- SFD, Duplex
- Townhouses
 - Requires SUP, but this would be waived if allowed through the SZD only for this property and section of this development.
- Child care center, distilleries, ice cream stand or store, microbreweries/wineries, nail/tanning salon, restaurants including all eating places except: drive-in, nightclubs, clubs, lodges, retail businesses not otherwise listed and shall not exceed 2,000 square feet, retail sales establishments
 - These uses are not permitted by right within R-10. These are being requested as part of the SZD request.
 - The applicant should clarify the use of retail sales establishments as this is not a listed use in the table of uses.

Development Standards

The applicant has requested modified development standards for the site:

- Minimum lot size for SFD: 7,800 square feet
 - Minimum typical for R10 is 10,000 square feet
- Setbacks: front 25', side 5', rear 20'
 - Typical setbacks for R10 are front 25', side 10', rear 25'
- Townhouse density: up to 10 units per acre
 - Current density requires multi-units a minimum lot size of 13,000 square feet. Typical townhouse developments incorporate the property line of each unit directly surrounding the unit, with shared common space.

- Commercial parking: 1 space per 250 square feet
 - o Retail: 1 space per 200 SF
 - o Restaurant: 1 space per 150 SF enclosed floor area
 - o Offices: 3 spaces per 1,000 SF
 - The average of these listed uses with parking requirements would be 1 space per 175-185 SF of floor area.

Open Space and Site Design

The applicant currently proposes 13% on-site open space which is distributed throughout the project. These areas are connected through sidewalks and future greenway linkages.

Land Use Plan

As proposed with this request, the use is currently not compatible with the Land Use Plan designation. It is currently designated as Manufacturing and Industrial. The closest designation that would accommodate the request as submitted would be Highway Commercial.

The applicant references L.A.4 and T.A.4 from the Land Use Plan to support the request. L.A.4 promotes workforce housing and starter homes, while T.A.4 is to amend the zoning ordinance to require sidewalks, which the applicant has requested to include as much sidewalk area as possible.



Town of Elizabethtown Land Use Plan Consistency Statement

For Bladen's Bloomin Agri Industrial, for the property located at Executive Drive and Aviation Parkway, Parcel 0139479

In accordance with 160D-605(a), the requested rezoning is consistent with the objectives of the Town of Elizabethtown Land Use Plan (the "Plan"), due to its location, size, and proposed zoning district use. This area of the Plan is proposed to be developed as mixed use of commercial and residential. Currently, the property is classified as Manufacturing and Industrial in the Plan, and shall be updated to be Highway Commercial. The property is located near Executive Drive and Aviation Parkway, parcel number 0139479. Specifically, the Plan supports this rezoning primarily by the following statements:

1. The property and proposed development represents a transition from an industrial classification to a more compatible mixed-use environment that reduces potential impacts, such as heavy traffic, noise, and large scale industrial activity.
2. Highway Commercial is "...designed to have little overlap with Local Commercial uses to maintain the distinct identity and character of the Town while serving the needs of those travelling through Elizabethtown".

Planning Board Chair

Date



Town of Elizabethtown Land Use Plan Inconsistency Statement

For Bladen's Bloomin Agri Industrial, for the property located at Executive Drive and Aviation Parkway, Parcel 0139479

In accordance with 160D-605(a), the requested rezoning is inconsistent with the objectives of the Town of Elizabethtown Land Use Plan (the "Plan"), due to its location, size, and proposed zoning district use. The property is located near Executive Drive and Aviation Parkway, parcel number 0139479. This area of the Plan is proposed to be developed as Manufacturing and Industrial.

Planning Board Chair

Date

Item #4. Other Business

- a) Planning Board Members may present any other business or concerns at this time.
- b) Open Forum for Public Comment.
- c) Next Scheduled Meeting: To be determined.
- d) Meeting Adjournment.