



The Salisbury Planning Board held its regular meeting on Tuesday, June 28, 2022, at 4:00 p.m. with the following being present:

GUESTS: Adam Fiorenza, Fiorenza Properties

PRESENT: Yvonne Dixon, Tim Norris, P.J. Ricks, Dennis Rogers, Esther Smith, John Struzick

STAFF: Victoria Bailiff, Jenni Pfaff

WELCOME GUESTS AND VISITORS

Tim Norris, Vice-Chair, called the Planning Board meeting to order at 4:01 p.m.

APPROVAL OF MINUTES

Planning Board Minutes of May 24, 2022 were approved as written by Members present.

NEW BUSINESS

CD-03-2022 Wilde Community; 2700 Block Statesville Boulevard; PID: 330 021, 040; Current Zoning: Corridor Mixed Use (CMX), Residential Mixed Use (RMX), Open Space Preserve (OSP), Rowan County Commercial Business Industrial (CBI); Proposed Zoning: Corridor Mixed Use (CMX)/Conditional District Overlay (CD)

Presenter: Victoria Bailiff

Request

Adam Fiorenza, of Fiorenza Properties, is requesting to rezone (2) parcels from (CMX), (RMX), (OSP), and Rowan County Zoning (CBI) to (CMX/CD) for the development of a single family subdivision to include 70 detached single family homes and 129 single family townhomes.

Staff Presentation

Victoria Bailiff made a staff presentation. Staff received a letter in support of the project that is included in Public Comment. Both Ms. Bailiff and Mr. Fiorenza have been in contact with the author of the letter, and he is aware that he is welcome to speak when this case goes to City Council. The biggest concern regarding the project is traffic and drainage issues. The Applicant will follow DOT recommendations for traffic concerns, which will be modeled after a nearby

neighborhood. City Engineering will review the drainage in more detail during the construction drawing phase.

Applicant Testimony

Adam Fiorenza spoke about his background in development and provided information about his company. This is his second project in Rowan County; this one is named after the Irish poet, Oscar Wilde. Mr. Fiorenza is trying to create product diversity with different price points, and is interested in cleaning up the zoning classifications. Single family homes will be between 1,800 and 4,000 square feet, priced mid \$300,000 to \$400,000. The townhomes will be 600 to 2,200 square feet, and priced low to mid \$300,000.

When asked why he wants to build in Rowan County, Mr. Fiorenza replied that he lives in Charlotte, and finds it more rewarding to build outside of where he resides. Rowan County provides less competition for a smaller company, and he feels that growth in this direction provides opportunities for good projects.

Public Comment

One letter was received in support of the project. No one spoke in person at the meeting. The letter is as follows:

*“Members of the Planning Board,
My name is Tim Windle and I reside at 275 Epperson Rd. (Parcel 330-128). Sorry I am unable to make it to the meeting scheduled for 6/28/2022 at 4 pm.*

I have spoken to Adam Fiorenza, through the neighborhood Zoom meeting and by email and phone, in regard to the development known as Wilde Community. I speak in favor of the plans Adam and I spoke about and reviewed, however the plans we spoke about were Preliminary Site Plans dated 2/7/22 and not the current plans revised 6/24/22. The changes do NOT affect me speaking in favor of this development.

Some concerns I have, and brought up with Adam, are in regard to the current and existing natural run off of my property and the natural existing drainage ditch shown on the current plans as the blue dotted line. I have been assured by Adam the runoff will be improved from its current state.

The more major concern I have is the fact that there is no possible left turn entrance into the development from US Westbound (from Salisbury going toward Statesville). The only possible way to enter will be through Woodland Creek Apartment expansion or, which I fear will be the case, is to u-turn and the next light which is Enon Church Road and Epperson Road and that intersection is not capable of handling the new influx of traffic. There are currently 2 additional developments in this same area and I would expect the increase in traffic to be 200 or more vehicles. Please consider a better solution than a u-turn at this intersection.

*Thank you for your time,
Tim Windle”*

Deliberation

None.

Motion

Dennis Rogers made a motion to approve the request as consistent with Vision 2020, PJ Ricks seconded the motion.

All members present voted AYE (6-0).

ADJOURN 4:24 p.m.

John Schaffer, Chair

Jennifer Pfaff, Secretary