



# SALISBURY PLANNING BOARD

## A G E N D A

December 13, 2022  
4 p.m.

CITY HALL  
217 S MAIN ST, SALISBURY NC

### I. CALL MEETING TO ORDER

### II. APPROVAL OF MINUTES

- Minutes of November 8, 2022

### III. NEW BUSINESS

- **Z-10-2022 1132 BARBOUR STREET**

1132 Barbour Street

PID: 025 018

**Current Zoning: Rowan County Multi-Family Residential (MFR)**

**Proposed Zoning: General Residential (GR-6)**

**Applicant: PresPro, LLC**

**Project Manager: Victoria Bailiff**

**Request:** The Applicant is requesting to rezone one (1) parcel (approximately 0.1 acre) from Rowan County Multi-Family Residential (MFR) to General Residential (GR-6).

- **CD 08-2022 JAKE ALEXANDER SELF STORAGE**

1700 S Jake Alexander Boulevard

PID: 063 066

**Current Zoning: Corridor Mixed-Use (CMX)**

**Proposed Zoning: Corridor Mixed-Use (CMX) with a Conditional Overlay (CD)**

**Applicant: Jared Birindelli**

**Project Manager: Victoria Bailiff**

**Request:** The Applicant is requesting to rezone one (1) parcel from Corridor Mixed-Use (CMX) to Corridor Mixed-Use (CMX) with a Conditional Overlay (CD) for a self-storage facility.

Order of agenda items is subject to change at the request of the Chair and approval by the Board.

Please call Jennifer Pfaff at 704-638-5240 if you cannot attend meeting.  
[jennifer.pfaff@salisburync.gov](mailto:jennifer.pfaff@salisburync.gov)

- **Z-13-2022 MOORESVILLE ROAD**  
0 Mooresville Road  
PID: 462F001  
**Current Zoning: General Residential (GR-3)**  
**Proposed Zoning: Rural Residential (RR)**  
**Applicant: Rodney Queen**  
**Project Manager: Victoria Bailiff**

**Request:** The Applicant is requesting to rezone one (1) parcel (approximately 3.32 acres) from General Residential (GR-3).to Rural Residential (RR).

- **LDOTA-03-2022 SIDEWALKS**  
Presenter: Victoria Bailiff  
**Request:** Staff recommendation of a text amendment to reorganize Chapter 4 and 6 to condense sidewalk requirements into one section. Additional changes will require sidewalks around cul-de-sacs and the removal of Street Cross Section E for Minor Streets.
- **LDOTA-04-2022 AIRPORT OVERLAY**  
Presenter: Victoria Bailiff  
**Request:** Staff recommendation of a text amendment to reorganize Appendix D: Airport Overlay District language to create a more user friendly text and to correct the airport elevation.

#### **IV. OLD BUSINESS**

- **FORWARD 2040 COMPREHENSIVE PLAN DISCUSSION**

#### **V. STAFF UPDATES**

- 2023 Planning Board Meeting Calendar
- Update on Planning Board vacancy

#### **VI. PLANNING BOARD ADJOURN**

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