



The Salisbury Planning Board held its regular meeting on Tuesday, May 14, 2024, at 4:00 p.m. with the following being present:

PRESENT: Esther Atkins Smith, Larry Cartner, David Midgley, Steven Raffa, PJ Ricks, John Schaffer, Katherine Thornton, Ben Tobey

STAFF: Victoria Bailiff, Senior Planner; Phillip Lookadoo, Director of Land and Development Services; Jennifer Pfaff, Senior Administrative Specialist

Jennifer Pfaff administered the Oath of Office to new member, Ben Tobey.

WELCOME GUESTS AND VISITORS

Larry Cartner, Vice-Chair, called the Planning Board meeting to order at 4:02 p.m.

APPROVAL OF MINUTES

Planning Board Minutes of April 23, 2024 were approved by all members present.

NEW BUSINESS

RZCA04-2024-00001, 375 Lumen Christi Lane, Parcels 326 239, 327 001, 327 132, 327 129, 327 130, 327 133, 327 131; Owner: Sacred Heart Catholic Church

Request

The applicant is requesting to amend the existing conditional district overlay for seven properties located along Lumen Christi Lane, north of the intersection with North Jake Alexander Boulevard. This amendment would be to permit a rectory and an expansion of an existing parking lot for the church.

Staff Presentation

Victoria Bailiff presented the request to the Board. The property is currently located within Salisbury City Limits. Staff recommends approval, as the request is consistent with the goals, objectives, and policies of the Forward 2040 Comprehensive Plan.

Gray Stout, the architect managing the project, was asked how many people can be housed in the rectory. He said that the priest and associate priest will live there. The rectory will also have space for visiting priests, and summer seminarians.

Public Comment



Gwen and John Mangler, who live in the Hidden Creek neighborhood which is behind the church spoke about their concerns that this project will further exacerbate the stormwater flooding they experience during rain. Ms. Mangler also noted erosion around the sewer cap near their house.

Mr. Stout explained the manner by which stormwater was addressed in the project, and showed on the drawings the location of the rectory and parking lot. He will ensure the church is aware of their concerns, especially with regard to erosion and runoff close to the Hidden Creek neighborhood.

Victoria explained that TRC has already reviewed and recommended approval of the project; during the review, engineering staff expressed no concerns over stormwater runoff for this project.

Further discussions led to the realization that stormwater problems most likely do not stem from the church, but other issues. Staff will ask the Public Works department to contact the Manglers in an effort to address the neighborhood's predicament.

Deliberation

Members agreed with the staff recommendation, and asked staff to facilitate the investigation into the concerns of Mr. and Mrs. Mangler.

Consistency Statement

David Midgley made a motion: "The City of Salisbury Planning Board finds that the map amendment requested in petition RZCA04-2024-00001 **is consistent** with the goals and policies of the adopted Forward 2040 Comprehensive Plan."

Esther Adkins Smith seconded the motion. All members present voted AYE.

Recommendation to City Council

David Midgley made a motion: "Having reviewed the proposed amendment, the Comprehensive Plan, and considered information from City Staff, comments from the applicant and other persons, the City of Salisbury Planning Board finds that the map amendment requested in petition RZCA04-2024-00001 **IS** reasonable, and in the public interest, due to compatibility with surrounding uses and zoning, therefore, the Planning Board recommends **APPROVAL** of the request."

PJ Ricks seconded the motion. All members present voted AYE.

STAFF UPDATES



Victoria welcomed new member, Ben Tobey.

She reviewed notice procedures, as there have been comments regarding the distance requirements. Members discussed the notice process with staff, as well as the methods used to advertise cases.

Victoria reminded members of the upcoming online board training.

A handwritten signature in black ink, appearing to read "Jennifer Pfaff", is written in a cursive style.

Jennifer Pfaff, Secretary