



The Salisbury Planning Board held its regular meeting on Tuesday, November 8, 2022, at 4:00 p.m. with the following being present:

PRESENT: Yvonne Dixon, Jayne Land, Dennis Rogers, Esther Smith, John Schaffer, John Struzick

STAFF: Teresa Barringer, Zoning Administrator; Hannah Jacobson, Planning Director; Jenni Pfaff, Planning Board Secretary

WELCOME GUESTS AND VISITORS

John Schaffer, Chair, called the Planning Board meeting to order at 4:00 p.m.

APPROVAL OF MINUTES

Planning Board Minutes of September 27, 2022 were approved with one edit by Members present.

NEW BUSINESS

Z-12-2022 Reid Farm Road; 0 South Main Street and 0 Henderson Church Road; PID: 401 002001 and 401 0020001; Current Zoning: Rural Residential (RR); Proposed Zoning: Light Industrial (LI)

Presenter: Teresa Barringer

Request

The Applicant is requesting to rezone two (2) parcels (approximately 111 acres) from Rural Residential (RR) to Light Industrial (LI).

Staff Presentation

Teresa Barringer made the staff presentation. In response to a question from the Board, she explained that while there are height restrictions regarding the airport, the area is not within flight paths, and is consistent with the existing ordinance.

Dave Williams, of Landmark Industrial, LLC., the Applicant, told the Board that the current plan is to develop a speculative industrial building/warehouse that will be leased. There is a large amount of demand for warehouse space, and this property is within a desirable location.

Public Comment

None.

Motion

John Struzick made a motion to approve the request, as it is consistent with the applicable Vision 2020 policies. Jayne Land seconded the motion, and all Members present approved.

**CD-07-2022 Salisbury Medical Office Building; 0 Corporate Circle; PID: 060B 172;
Current Zoning: Highway Business (HB); Proposed Zoning: Highway Business (HB) with
a Conditional Overlay (CD)**

Presenter: Teresa Barringer

Request

The Applicant is requesting to rezone one (1) parcel from Highway Business (HB) to Highway Business (HB) with a Conditional Overlay (CD) for a medical office building.

Staff Presentation

Teresa Barringer made the staff presentation. The CD will allow the Applicant to install only one parking lot connection on the property. Two connections are required under the Highway Business zone, and Staff cannot approve an exemption, it must be requested through a Conditional District rezoning. There are significant flood plain issues on the property, so the Applicant's design takes that into account by reducing the parking lot connections. In response to questions, Ms. Barringer replied that the Applicant is in open dialog with the NCDOT regarding the Julian Road expansion, and the Fire Department reported satisfaction with connectivity in the TRC meeting.

Austin Coon, a representative of the Applicant, Davis Moore, informed the Board that the property has been owned by Novant for quite a while, and this design maximizes the space well, while taking the flood issues into account. The building will house an endoscopy office.

Public Comment

None.

Motion

Esther Smith made a motion to approve the request, as consistent with the Vision 2020 plan. John Struzick seconded the motion and all Members present approved.

STAFF UPDATES

Hannah Jacobson gave the Members a draft of the Forward 2040 Comprehensive Plan. Starting with the meeting on November 22, Staff has planned a three-part introduction: general information, a deeper dive into questions from the Board, then a formal public hearing in January. Four formal public engagement sessions are planned, as well as informal opportunities to interact with Planners. Information is available on the website at <https://salisburync.gov/Government/Community-Planning-Services/Community-Plans/Forward-2040>.

ADJOURN 4:23 p.m.



John Schaffer, Chair

Jennifer Pfaff, Secretary