



The Salisbury Planning Board held its regular meeting on Tuesday, May 24th, 2022, at 4:00 p.m. with the following being present:

GUESTS: Mark Carpenter, Sansone Group, Jayne Land, and Brian Straley

PRESENT: Yvonne Dixon, Tim Norris, Jon Post; P.J. Ricks, John Schaffer, Chair, and Esther Smith

STAFF: Victoria Bailiff, Teresa Barringer, Sheighla Temple

WELCOME GUESTS AND VISITORS

John Schaffer, Chair, called the Planning Board meeting to order at 4:05 p.m. on 5/24/2022.

APPROVAL OF MINUTES

Planning Board Minutes of May 10th, 2022 were approved as written by Members present.

NEW BUSINESS

COURTESY HEARING: LDTOA-02-2022 Chapter 4

Presenter: Teresa Barringer

Request

Staff is requesting a text amendment for LDO Chapter 4, Section 9B, to clarify circumstances in which the sidewalk payment in lieu program may be considered.

Staff Presentation

Teresa Barringer made a presentation. She clarified the meaning of an infill lot being a lot with at least 50% of development along its perimeter.

Applicable Policy

Vision 2020

Discussion

In response to questions from the Board, Ms. Barringer explained that authority belongs to TRC or City Council, depending on the plan type. She also clarified the difference between “impending road widening” and “immediate future transportation,” and the reason for using both terms in the ordinance.

Deliberation

None

Public Comment

None

Motion

Yvonne Dixon made a motion to approve the text amendment consistent with Vision 2020. Esther Smith seconded the motion.

All members present voted AYE (6-0).

ROLL CALL: Yvonne Dixon (AYE), Tim Norris (AYE), Jon Post (AYE), P.J. Ricks (AYE), John Schaffer (AYE), Esther Smith (AYE).

Jayne Land joined the meeting at 4:13 pm.

**Z-05-2022 Majolica Road; 0 Majolica Road; PID: 451 227; Current Zoning: RA (County); Proposed Zoning: GR3
Presenter: Victoria bailiff**

Request

Tar Heel Legacy, LLC requested to rezone (1) parcel from Rural Agriculture (RA), County Zoning, to City General Residential (GR-3).

Staff Presentation

Victoria Bailiff made a staff presentation. Public concerns regarding property value, and farm access and use were received by Staff. She clarified for the Board that if a property is not within City limits or the ETJ, it will need to be voluntarily annexed in order to receive services. When this case goes to City Council, they will decide on the annexation before the rezoning request.

Ms. Bailiff explained that while there is no specific policy addressing this request in the Comprehensive Plan, it is consistent with it.

Applicant Testimony

Mark Carpenter testified that the only concern they have received is from the owner of an adjacent property regarding his concern for his ability to access and make full use of his farmland when a development is built. Mr. Carpenter assured him they would be a good neighbor, and not hinder his land use. They've not received any other contact with concerns. The Applicant plans to build single-family homes on the property.

Ms. Bailiff responded to a question regarding the cutout in the property line. She said the owner wants to remain in Rowan County jurisdiction, and that they had called the City with a concern regarding development. The owner may be on County water, but would have a septic system; if they wanted to use City sewer/water, they would need to request annexation.

In response to questions from the Board regarding the prevalence of split zones in the area, Ms. Barringer responded that as these properties come up for the voluntary annexation addressed previously by City Council, the pre-existing zones will be cleaned up, and zoned appropriately.

Public Comment

None.

Motion

Jon Post made a motion to approve the request as consistent with Vision 2020, Yvonne Dixon seconded the motion.

All members present voted AYE (7-0).

ROLL CALL: Yvonne Dixon (AYE), Jayne Land (AYE), Tim Norris (AYE), Jon Post (AYE), P.J. Ricks (AYE), John Schaffer (AYE), Esther Smith (AYE).

**Z-06-2022 Peach Orchard; 735 Peach Orchard Road; PID: 407A112, 407A113, 407A099;
Current Zoning: 85-ED-3 (County), RR; Proposed Zoning: LI
Presenter: Victoria Bailiff**

Request

Sansone Group requested to rezone (3) parcels from I-85 Economic Development Corporate Park District (85-ED-3) and Rural Residential (RR), County Zoning, to City Light Industrial (LI).

Staff Presentation

Victoria Bailiff made a staff presentation. The City received no feedback from adjacent property owners.

Applicant Testimony

Brian Straley testified that he had nothing further to add, and that he was following the Vision 2020 Comprehensive Plan.

Public Comment

None.

Deliberation

Mr. Shaffer commented that there is a trend toward industry in this area. There were no questions or comments from the Board.

Motion

Jayne Land made a motion to approve the request, Tim Norris seconded the motion.

All members present voted AYE (7-0).

ROLL CALL: Yvonne Dixon (AYE), Jayne Land (AYE), Tim Norris (AYE), Jon Post (AYE), P.J. Ricks (AYE), John Schaffer (AYE), Esther Smith (AYE).

OTHER BUSINESS

Ms. Barringer thanked the Board for their flexibility in accommodating City Council's meeting, and said they should be able to resume in-person for the next meeting. She also announced that Sheighla Temple will be leaving the City on June 10, 2022 for an opportunity in Charlotte.

Ms. Dixon thanked Ms. Barringer for her timely communication.

ADJOURN 4:43 p.m.

John Schaffer, Chair

Sheighla Temple, Secretary