



The Salisbury Planning Board held its regular meeting Tuesday, February 11, 2020, in the Council Chamber at Salisbury City Hall, 217 S. Main Street, at 4:00 p.m. with the following being present and absent:

PRESENT: John Struzick, Jon Post, Bill Wagoner, Dennis Rogers, Bill Burgin, John Schaffer, Tim Norris, and Jayne Land

STAFF: Teresa Barringer, Graham Corriher, Catherine Garner, and Jessica Harper

WELCOME GUESTS AND VISITORS

Bill Wagoner, Chair, called the Planning Board meeting to order

APPROVAL OF MINUTES

- Planning Board Minutes of January 28, 2020 not approved as submitted.

NEW BUSINESS

CD-01-2020

STAFF PRESENTATION

CASE NO.

CD-01-2020

Petitioner(s):

Westbrook Trace, LP

Owner(s):

Safeco Realty, LLC

Representative(s) or Developer(s): Kevin Connelly, Connelly Builders,
Matt Lowder, Triangle Site Design



PETITION:

Petition proposes request to amend the Land Development Ordinance & Land Development District Map by rezoning a portion of one parcel (9.124 acres of the total 24.286 acres) from Corridor Mixed-Use (CMX) to Corridor Mixed Use with a Conditional District Overlay (CMX-CD) for a proposed campus-style residential development master plan. The residential use is for an 84-unit apartment complex fronting a central drive, common space, and community building. The 24.286 acre parcel is proposed to be subdivided into two smaller parcels of 9.124 and 15.162 acres. The CD overlay is requested for the 9.124 acre piece only.

STAFF COMMENTS:

The parcel (Parcel ID 331 099) is currently vacant and wooded. The only access is via Lash Drive. The parcels abut other residential apartment uses off of Lash Drive. To the east, there are additional apartments and single family dwellings, as well as Mt. Zion Missionary Baptist Church.

The petitioner is proposing to construct a new multi-family apartment building with a total of 84 units. As proposed, there will be four (4) apartment buildings, and one (1) community clubhouse. The buildings will all front onto a center drive aisle with 90 degree angled parking on both sides. At the center of the drive aisle is a landscaped community recreation area. Amenities include a playground, a gazebo, and a 'tot lot' playground for toddler-aged children.

The property is currently zoned Corridor Mixed Use (CMX). The petitioner is requesting to rezone the property to CMX with a CD overlay permitting the campus-style development. The CD overlay will tie the proposed master plan to the property as the only option for development without returning through the CD process.

The use is consistent with surrounding uses. There are three (3) existing multifamily residential apartment complexes on Lash Drive.

Staff recommends that the proposed rezoning from CMX to CMX with a CD overlay is consistent with the adopted Vision 2020 Comprehensive Plan and the Land Development Ordinance and should be approved.

POLICY

Vision 2020 Comprehensive Plan

N-16: New neighborhoods should include one or more neighborhood centers or focal points in each neighborhood planning area. *The proposed development will include a community clubhouse, as well as a central greenspace common area with playground, gazebo, and 'tot lot' playground.*

N-18: As new neighborhoods are developed, a mixture of housing types/sizes/prices shall be encouraged within the bounds of each neighborhood planning area. *The proposed development will feature a mix of one, and two-bedroom units, providing opportunities for households of different sizes to obtain housing.*

N-19: Higher density housing projects, such as apartment complexes and condominium developments, should be located adjoining places of work, shopping, and public transit. Access to such higher density housing shall not be through a lower density housing area. Higher density housing may often act as a transitional use between offices or shops and lower density housing. *The proposed location is adjacent to other residential multifamily complexes and in close proximity to the intersection of Statesville Blvd. and Jake Alexander Blvd. The site has a public transit stop approximately 300 feet from the proposed entrance on Lash Drive. There will be no access points from this development to the existing single family residential area to the east (Shirley Ave., Clancy St., or Julia Dr.*

APPLICANT PRESENTATION

Matt Lowder of Triangle Site Design spoke highly of city staff. He also noted that the site plan will be kept constricted and efficient. The site will utilize minimum parking and building footprints to minimize cost as well as preservation of the wooded area. He commented on the nice buffers to the south near the railroad. Future plans may be an option utilizing the proposed cross-connections to properties to the north and west. He confirmed with the board that BMP requirements will be located along the southern property border.

Kevin Connelly, Developer who resides at 125 Old Chick Road also spoke highly of staff. He commented that the new cul-de-sac will provide convenience to the bus system and fire trucks.

COURTESY HEARING

None spoke in favor or against the petition

COURTESY HEARING CLOSED

DISCUSSION

The applicant confirmed for Mr. Post and Ms. Land that the rent would be approximately \$750.00 for two bedroom units and \$850.00 for three bedroom units. He also noted that the rent will cap out at 60% of area median income. Staff confirmed with Mr. Wagoner that two connection points were required.

Staff justified the consistency statement to be consistent with other cases.

MOTION

Mr. Schaffer moves to approve CD-01-2020 and finds that it is consistent with the goals, objectives, and policies of Vision 2020 Comprehensive Plan. Seconded by Mr. Post. All voting AYE. CD-01-2020 will be presented to City Council March 3, 2020.

ELECTION OF OFFICERS

Mr. Burgin moves to elect Mr. John Shaffer as Planning Board Chair. Seconded by Mr. Rogers. All in favor.

Mr. Burgin moves to elect Mr. John Struzick as Planning Board Vice-Chair. Seconded by Mr. Rogers. All in favor.

COMMITTEE ASSIGNMENTS

2020-2021

Committee 1

Dennis Rogers, Chair
Bill Wagoner
John Struzick
(VACANT)

Committee 2

Bill Burgin, Chair
Jayne Land
Jon Post
(VACANT ETJ)

Committee 3

Patricia Ricks, Chair
Tim Norris-ETJ
John Schaffer
(VACANT)

Goals Committee

John Schaffer, Board Chair
John Struzick, Board Vice Chair
Bill Wagoner

Mr. Schaffer moves to amend the committee structure as discussed. Seconded by Mr. Burgin. All in favor.

**OLD BUSINESS
COMMITTEE UPDATE**

Committee #1

Committee members will schedule to meet bi-monthly

Committee #2

Committee members will meet bi-monthly on the second and forth Monday every month at 4:00 p.m. at the City Office Building located at 132 N. Main Street.

Committee #3

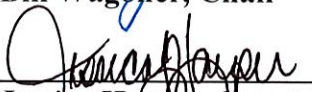
Committee members will meet bi-monthly on the first and third Monday every month at 8:30 a.m. at the City Office Building located at 132 N. main Street.

ADJOURN 5:00 p.m.

There being no further business to come before the Planning Board the meeting was adjourned.



Bill Wagoner, Chair



Jessica Harper, Secretary