



The Salisbury Planning Board held its regular meeting on Tuesday, February 14, 2023, at 4:00 p.m. with the following being present:

PRESENT: Bill Burgin, Larry Cartner, Timothy Norris, PJ Ricks, Dennis Rogers, John Schaffer, John Struzick

STAFF: Victoria Bailiff, Senior Planner; Jenni Pfaff, Planning Board Secretary; Hannah Jacobson, Community Planning Director; Alyssa Nelson; Urban Design Planner; Emily Vanek, Planner; Graham Corriher, City Attorney

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 January 10, 2023 were approved as written by Members present.

NEW BUSINESS

Z-11-2022 0 Donner Drive; PID: 331B08204; Current Zoning: General Residential (GR6) and Highway Business (HB); Proposed Zoning: General Residential (GR6); Dan Timberlake, Applicant

Presenter: Victoria Bailiff

Request

The Applicant is requesting to rezone one split-zoned parcel from GR6 and HB to GR6.

Staff Presentation

Victoria Bailiff gave a presentation, recommending approval. There are no specific policies in the Vision 2020 Comprehensive Plan that relate to the request, but it is not inconsistent with the spirit of the Plan.

In response to the question of why the neighboring forested parcel was zoned RMX, Tim Ragan, agent for the applicant, testified that a hotel group owns the property, and wants to keep it available for as many uses as possible. Mr. Ragan also said that due to deed restrictions, the

company will develop five lots, with price points likely higher than surrounding homes. They will also extend the water and sewer lines.

Motion

PJ Ricks made a motion to recommend approval of the request as it is consistent with Vision 2020. John Struzik seconded the motion. All Members present voted AYE.

**CD-03-2022 2765 Statesville Boulevard, Wilde Community; PID: 330 210, 330 040;
Current Zoning: Corridor Mixed-Use (CMX), Residential Mixed-Use (RMX), Open Space Preserve (OSP), and Rowan County District Commercial Business Industrial (CBI);
Proposed Zoning: Corridor Mixed-Use (CMX) with a Conditional District Overlay (CD);
Adam Fiorenza, Applicant**

Presenter: Victoria Bailiff

Request

The applicant is requesting to rezone two parcels from CMX, RMX, OSP, and Rowan County District CBI to CMX-CD.

Staff Presentation

Victoria Bailiff gave a presentation, and recommended approval. Both properties have completed applications to annex into the City of Salisbury, they have proposed an Alternative Design request that does not show any connections to adjacent properties from the clubhouse parking lot. TRC has recommended approval of the rezoning request.

The applicant provided elevations of proposed homes, and the clubhouse; there will be 54 single family lots, and 115 townhome lots.

Adam Fiorenza explained that this second project is similar to the previous case brought to Planning Board. In response to questions regarding size and price range, he said the single-family square footage range will be 1,800 – 3,000, with a price point of mid to high \$300,000.

Motion

John Struzick made a motion to recommend approval the request as it is consistent with Vision 2020. Tim Norris seconded the motion, with all members present voting AYE.

Forward 2040 Comprehensive Plan Public Forum; Hannah Jacobson, Project Manager

Request

Staff is requesting a recommendation to adopt the Forward 2040 Comprehensive Plan. Forward 2040 will replace the current Vision 2020 plan.

Staff Presentation

Hannah Jacobson provided an overview of the plan, including information regarding community outreach, and counts of each category in the policy framework. Ms. Jacobson explained the ways the board would use the Future Land Use Map. Staff believes the Forward 2040 plan will cover a broader spectrum of policies, making decisions easier for members, and clearer for City Council and the public. After Planning Board approval, the plan will go to City Council on February 21. It will be effective upon approval on the 21st.

Motion

John Struzick made the following motion: “The Planning Board recommends the City Council adopt Forward 2040: Salisbury’s Framework for Growth as the City’s comprehensive plan.” Tim Norris seconded the motion. All members present voted AYE.

LDTOA-06-2022 Comprehensive Plan; Victoria Bailiff, Project Manager

Request

Staff recommends a text amendment to update language from the Land Development Ordinance referencing the Vision 2020 Comprehensive Plan to the Forward 2040 Comprehensive Plan.

Staff Presentation

Victoria Bailiff made a presentation that outlined new language added to Chapter 15 to create a process for amending the Comprehensive Plan and Future Land Use Map. This request will follow the public hearing and vote on the plan at City Council. It was approved at the December 15, 2022 TRC meeting with no changes.

Motion

Bill Burgin made a motion to recommend approval of the text amendment to City Council. PJ Ricks seconded the motion. All members present voted AYE.

STAFF UPDATES

Ms. Bailiff updated the board on a question posed during the January meeting. She has verified that the City can legally require a COA from the State inside a right-of-way.

ADJOURN 4:48 p.m.

John Schaffer, Chair

Jennifer Pfaff, Secretary