



The Salisbury Planning Board held its regular meeting on Tuesday, February 27, 2024, at 4:00 p.m. with the following being present:

PRESENT: Larry Cartner, Yvonne Dixon, Tim Norris, Jon Post, PJ Ricks, Dennis Rogers, John Schaffer, John Struzick

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

WELCOME GUESTS AND VISITORS

John Schaffer, Chair, called the Planning Board meeting to order at 3:57 p.m.

APPROVAL OF MINUTES

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

NEW BUSINESS

RZ02-2024-00002, 285 Peach Orchard Lane, Parcel 407B043; Applicant: Hector Delgado

Request

The applicant is requesting to rezone one property at the corner of Peach Orchard Lane and Hader Street from Rowan County district CBI (commercial Business Industrial – Rowan County district) to City of Salisbury district LI (Light Industrial) upon annexation.

Staff Presentation

Victoria Bailiff presented the request to the Board and recommended Employment Center as the place type assignment for the future land use map.

The applicant will be required to voluntarily annex into the City of Salisbury prior to development and has already submitted an annexation petition. The proposal is for general zoning purposes only. This request is not a conditional district zoning request; therefore, all uses of the requested LI zoning will be permitted per the existing Use Matrix.

Ms. Bailiff responded to questions from the board:

- She clarified that annexation is for this property only, and the City is permitted to annex the property even though it is surrounded by property under County jurisdiction.
- The annexation process has already begun, and does not require county approval.



- Planning Board will recommend only the zoning and place type; it does not approve annexation.
- MHP is a county zoning district.

Applicant Comment

None.

Public Comment

None.

Deliberation

Deliberation centered on the place type recommended by staff, and why it is appropriate. The applicant plans to build outdoor construction storage.

Consistency Statement

PJ Ricks made a motion: "The City of Salisbury Planning Board finds that the map amendment requested in petition RZ02-2024-00002 **is consistent** with the goals and policies of the adopted Forward 2040 Comprehensive Plan."

Dennis Rogers seconded the motion. All members present voted AYE.

Recommendation to City Council

Dennis Rogers 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 RZ02-2024-00002 **IS** reasonable, and in the public interest, due to the location of the site and compatibility with surrounding zoning, therefore, the Planning Board recommends **APPROVAL** of the request, and recommends the Future Land Use Map place type be designated as Employment Center."

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

RZ02-2024-00001, 3302 South Main Street, Parcel 470 029; Applicant: Oscar Urbina Ordonez, CRB Auto Sales Incorporated

Request

The applicant is requesting to amend the Land Development Ordinance district map by rezoning one parcel, being approximately 13.1 acres in total, from Light Industrial (LI) to Highway Business (HB).



Staff Presentation

Victoria Bailiff presented the request to the Board.

The property is already located within Salisbury City Limits; the proposal is for general zoning purposes only. The request is not a conditional district zoning request; therefore, all uses of the requested HB zoning will be permitted per the existing Use Matrix.

Ms. Bailiff responded to questions from the board:

- She reviewed the permitted uses of LI compared to HB, and remarked that HB provides a greater variety of uses.
- HB would reflect the trend in the area; it would be a continuation of the northern section of South Main Street.
- The owner is intending to put in a retail/resale business.

Applicant Comment

Mr. Urbina Ordonez said he would like to open a business to resell items returned to Amazon. He will be using only the main building on the property, and pointed it out to the Board. In response to questions, he remarked that he is not concerned with competition, and that his residence will be separate from the business location.

Public Comment

None.

Deliberation

None.

Consistency Statement

Tim Norris made a motion: "The City of Salisbury Planning Board finds that the map amendment requested in petition RZ02-2024-00001 **is consistent** with the goals and policies of the adopted Forward 2040 Comprehensive Plan."

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

Recommendation to City Council

Larry Cartner 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 RZ02-2024-00001 **IS** reasonable, and in the public interest, due to the location of the site and compatibility with surrounding uses, therefore, the Planning Board recommends **APPROVAL** of the request.”

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

CD-05-2023, Klumac Hotel, 1125 Klumac Road, Parcel 060 099; Applicant: Baijnath of Salisbury, Inc.

Request

The applicant is requesting to rezone one property located along Klumac Road from HB (Highway Business) to HB-CD (Highway Business with a Conditional District overlay) to subdivide the parcel and accommodate a 4-story hotel on one of the lots.

Staff Presentation

Victoria Bailiff presented the request to the Board. The property is currently located within Salisbury City limits. Hotels are a permitted use by right in the base zoning without the conditional district overlay.

She presented the updated landscape plan submitted after the packet was created, and recommended approval. The Future Land Use plan doesn't list HB as an associated district, but with the CD overlay it will fit with the place type.

Ms. Bailiff responded to questions from the board:

- There are no concerns regarding the airport.
- The applicant is likely to sell of the remaining parcel after subdivision.
- Any significant changes would require the applicant to re-apply.
- All other requirements aside from the two design alternative requests have been met.

Applicant Comment

Luke Dickey, of Stimmel Associates, the site plan preparers explained that the plan is to build a Hilton franchise hotel. The site plan was changed due to the location of the water line easement.

In response to questions from the Board, Mr. Dickey said the size of the parcel constrains the hotel size; building 4 stories allows for more accommodation. He described the hotel as an



extended stay, with no large conference room. Regarding the set back from the water main, he has no concerns; plantings will change, as reflected in the new design.

Public Comment

James Meacham, Executive Director of the Rowan County Development Authority spoke in favor of the request. He reminded the Board of their precedent in approving these types of projects, and addressed their concern about having several hotel types from one franchise in the city.

Consistency Statement

Tim Norris made a motion: "The City of Salisbury Planning Board finds that the map amendment requested in petition CD-05-2023 **is consistent** with the goals and policies of the adopted Forward 2040 Comprehensive Plan."

John Struzick seconded the motion. The motion passed in a vote of 7-1.

Recommendation to City Council

PJ Ricks made a motion: "Having reviewed the proposed amendment, the Comprehensive Plan, and considered information from City Staff, comments from the applicant, the Tourism Board, and other persons, the City of Salisbury Planning Board finds that the map amendment requested in petition CD-05-2023 **IS** reasonable, and in the public interest, due to the location of the site and compatibility with surrounding uses, therefore, the Planning Board recommends **APPROVAL** of the request, with the condition that the revised plan meets street yard requirements."

Dennis Rogers seconded the motion. All members present voted AYE.

STAFF UPDATES

Jon Post, Tim Norris, John Struzick, and Dennis Rogers are rolling off the Board. Ms. Bailiff thanked them for their service, and the Chairman John Schaffer reminded the remaining Board members that elections for Chair and Vice-Chair will take place in March.

Emily Vanek informed the Board that the Planning and Neighborhoods department is kicking off a new project for a South Main Area Plan with a community walk on Saturday, March 16 at 10am at the Jack Kepley Scouts Building at 900 South Main Street. This plan will focus on land use and zoning, economic development opportunities, and community amenities like public art and placemaking.



ADJOURN 5:01 p.m.

John Schaffer, Chair

Jennifer Pfaff, Secretary