



The Salisbury Planning Board held its regular meeting on Tuesday, December 13, 2022, at 4:00 p.m. with the following being present:

PRESENT: Bill Burgin, Yvonne Dixon, Jayne Land, Timothy Norris, Dennis Rogers, John Schaffer, John Struzick

STAFF: Victoria Bailiff, Senior Planner; Graham Corriher, City Attorney; 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 November 8, 2022 were approved by Members present.

NEW BUSINESS

Z-10-2022 1132 Barbour Street; PID: 025 018; Current Zoning: Rowan County Multi-Family Residential (MFR); Proposed Zoning: General Residential (GR-6); Applicant, PresPro, LLC

Presenter: Victoria Bailiff

Request

Upon annexation, the Applicant, PresPro, LLC, is requesting to rezone one (1) parcel (approximately 0.1 acre) from Rowan County Multi-Family Residential (MFR) to General Residential (GR-6).

Staff Presentation

Victoria Bailiff made the Staff presentation, recommending approval. In response to questions from the Board, Ms. Bailiff said that the Applicant plans to use the property for residential use, and is applying for annexation in order to tie into utilities. City Council will have to approve the annexation request prior to approval of the rezoning.

A representative for the Applicant was available for questions from the Board, which had none.

Public Comment

None.

Motion

Yvonne Dixon made a motion to approve the request, as it is consistent with the applicable Vision 2020 policies. All Members present voted AYE.

CD-08-2022 Jake Alexander Self Storage; 1700 South Jake Alexander Boulevard; PID: 063 066; Current Zoning: Corridor Mixed-Use (CMX); Proposed Zoning: Corridor Mixed-Use (CMX) with a Conditional Overlay (CD); Applicant, Jared Birindelli

Presenter: Victoria Bailiff

Request

The Applicant is requesting to rezone one (1) parcel from Corridor Mixed-Use (CMX) to Corridor Mixed-Use (CMX) with a Conditional Overlay (CD) for a self-storage facility.

Staff Presentation

Victoria Bailiff made the staff presentation. Staff recommends approval. TRC also recommends approval following revisions.

Ms. Bailiff's presentation reflected the revisions approved by TRC, which included no connections to adjacent properties, a set-back for the fourth building that is beyond the requirement, and reduced parking.

In response to questions, she explained that the facility would not have a need for much parking, as the site would be unmanned; the connections request is not uncommon due to security concerns. Other similar projects are able to meet the commercial design criteria. She highlighted the location for limited parking, as well as driveways that will serve the buildings for loading. The project will include landscaping and fencing, and the tree canopy is up to code.

Jared Birindelli, the property owner, explained that the facility will be unmanned, with reservations and payment taken online. The customer will receive a telephone call with instructions on how to enter, and a lock will be available in the unit for retrieval. The facility will be remotely monitored. In response to a question from the Board, Mr. Birindelli said that customers will have various methods to communicate with staff. The purpose of the project is to provide affordable storage for local residents and small businesses.

Public Comment

None.

Motion

Dennis Rogers made a motion to approve the request, as consistent with the Vision 2020 plan. All Members present approved.

Z-13-2022 0 Mooresville Road; PID: 462F001; Current Zoning: General Residential (GR-3); Proposed Zoning: Rural Residential (RR); Applicant, Rodney Queen

Presenter: Victoria Bailiff

Request

The Applicant is requesting to rezone one (1) parcel (approximately 3.32 acres) from General Residential (GR-3 to Rural Residential (RR).

Staff Presentation

Victoria Bailiff made the presentation; Staff finds it consistent with Vision 2020, and recommends approval. She explained that this is a request to down-zone the parcel to make it continuous with surrounding parcels.

In response to a question regarding the Grants Landing project planned for the vicinity, she said that no development has begun, and that the project has been approved by TRC.

The Applicant, Rodney Queen, owns a greenhouse on the adjacent property, and explained that he would like consistent zoning for the area in order to expand, and store supplies.

Public Comment

None.

Motion

Jayne Land made a motion to approve the request, as it is consistent with Vision 2020. All Members present approved.

LDOTA-03-2022 Sidewalks

Presenter: Victoria Bailiff

Request

Staff recommendation of a text amendment to reorganize Chapters 4 and 6 to condense sidewalk requirements into one section. Additional changes will require sidewalks around cul-de-sacs and the removal of Street Cross Section E for Minor Streets.

Staff Presentation

In her presentation, Ms. Bailiff outlined the purpose of the request. Condensing regulations into one location within the Ordinance will provide ease of use for Staff as well as the Public. Removal of Street Cross Section E was requested by TRC, and recommended by Engineering.

Public Comment

None.

Motion

Tim Norris made a motion to accept the text amendment. All Members present approved.

LDOTA-04-2022 Airport Overlay

Presenter: Victoria Bailiff

Request

Staff recommendation of a text amendment to reorganize Appendix D: Airport Overlay District language to create a more user-friendly text and to correct the airport elevation.

Staff Presentation

Victoria Bailiff made the presentation, and explained that the request will provide clarification. The edits were requested by Rowan County, which is updating the airport elevation.

Motion

Yvonne Dixon made a motion to accept the text amendment. All Members present approved.

OLD BUSINESS

Forward 2040 Comprehensive Plan Discussion

Presenters: Victoria Bailiff and Hannah Jacobson

Presentation

Members have received copies of the Plan, as well as a high-level explanation at a previous meeting. Hannah Jacobson presented the Future Land Use Map and explained how it will affect rezoning decisions. Ms. Bailiff guided the Members through a mock presentation using the Future Land Use Map and policies from the Forward 2040 Plan.

The Board asked about the process for informing City Council about the Plan. Ms. Jacobson said they are undergoing individual presentations, which are going well.

Members made helpful suggestions for future presentations.

<https://salisburync.gov/Government/Community-Planning-Services/Community-Plans/Forward-2040>.

STAFF UPDATES

2023 Planning Board Meeting Calendar

Ms. Bailiff presented the meeting calendar for 2023, and emphasized the importance of attendance.

Update on Planning Board Vacancy

Currently, the Board has one vacancy, and another to come in March. Two potential Members were present at today's meeting. There are currently two Members within the ETJ.

ADJOURN 5:20 p.m.

John Schaffer, Chair

Jennifer Pfaff, Secretary