



The Salisbury Planning Board held its regular meeting on Tuesday, April 26<sup>th</sup>, 2022, at 4:00 p.m. with the following being present:

**GUESTS:** Steve Cooper, Ed Pietryk, Christopher Key, Collin Brown, Spencer McNabb, and Elijah Geniesse

**PRESENT:** John Schaffer, Tim Norris, Esther Smith, Daniel King, Bill Burgin, P.J. Ricks, Dennis Rogers, Yvonne Dixon, and John Struzick

**STAFF:** Teresa Barringer, Victoria Bailiff, Graham Corriher, and Connie Snyder

### **WELCOME GUESTS AND VISITORS**

John Schaffer, Chair, called the Planning Board meeting to order at 4:05 p.m. on 4/26/2022. New Board Members, Esther Smith and Daniel King were sworn in.

### **APPROVAL OF MINUTES**

Planning Board Minutes of March 8<sup>th</sup>, 2022 were approved as amended.

### **STAFF PRESENTATIONS**

**COURTESY HEARING; LDTOA-01-2022 Chapter 10 Parking;  
Presenter: Teresa Barringer**

Bill Burgin recused himself from the Courtesy Hearing.

#### **Request**

Staff recommendation of a text amendment to allow an exception for Institution Building Types relative to parking lot connectivity requirements specified in Chapter 10 Parking of the Land Development Ordinance.

#### **Applicable Policy**

Vision 2020

#### **Discussion**

Ms. Barringer explained that parking concerns for institutional buildings, such as medical/dental offices, child care facilities, banks, and churches, have been introduced at many previous meetings. Concerns tend to center on two major issues:

1. Space for parking. Using medical offices as an example, most parking spaces are used by staff, leaving very few for patients. Staff is requesting an increase from 5 to 10/1,000.

2. Connectivity. Institutional buildings are specific destinations, raising concerns for safety with many people arriving and leaving at the same time, i.e., schools.

Staff recommends addressing these concerns through a text amendment.

### **Deliberation**

Ms. Barringer was asked if the City is trying to encourage pervious construction of parking lots, while more expensive, would address concern of water runoff. She explained that places without a maximum requirement, such as movie theaters, a pervious treatment is not required. She gave an example of Olive Garden, which in 2009/2010 requested overflow parking with a pervious treatment applied. At the time, there were no maintenance standards in Salisbury's ordinance, so that parking lot now has massive water runoff.

In response to another question regarding one of the properties asking for additional space, she confirmed that they had room for an additional 20 parking spots, and have applied a pervious treatment in anticipation of the added space.

Ms. Barringer displayed the consistency statement that will be provided to Council.

### **Public Comment**

None

### **Motion**

Ms. Ricks made a motion to approve LDTOA-01-2022 Chapter 10 Parking, and Chapter 10.6 Parking Lot Connections as presented; it is consistent with Vision 2020. Second by Mr. Struzick. All voted AYE.

**Z-03-2022 Statesville Boulevard; 0 Willow Road/0Statesville Boulevard; PID: 329 050;  
Current Zoning: UR12/GR3; Proposed Zoning: GR3  
Presenter: Victoria Bailiff**

### **Request**

Rezone (1) split zoned parcel from Urban Residential (UR12) and General Residential (GR3) to General Residential (GR3).

### **Staff Presentation**

Victoria Bailiff made a staff presentation.

### **Applicant Testimony**

Spencer McNabb and Elijah, representing the property owner. They thanked the Board for hearing their case. In response to the question from Commissioners regarding the history of the current zoning situation, Mr. McNabb responded that the property owner is unsure why the

property is currently zoned UR12. The reason for their request is to ensure the zoning of the property is consistent with the surrounding area.

The applicants are planning to build single family houses with detached 2-car garages, which cannot be constructed in a UR12 zone. They plan to build on 74 lots, however, this can be subject to change. They clarified for the Board the location for development.

Commissioners were reminded by Staff that the proposal for the subdivision will go through the Technical Review Committee (TRC). This request is designed to clean up the split zone prior to establishing the subdivision review process.

**Public Comment**

None.

**Motion**

Mr. Struzick made a motion to approve Z-03-2022 as presented; it is consistent with Vision 2020. Second by Ms. Ricks. All voted AYE.

**Z-04-2022 Peeler Road (Crowe); 0 Peeler Road; PID: 408 030, 410 112, 410 124, 410 001, 410 029; Current Zoning: CBI (County), RR, and RA; Proposed Zoning: LI  
Presenter: Victoria Bailiff**

**Request**

Rezone (6) parcels (to be combined) from Rowan County Rural Residential (RR), Rural Agricultural (RA), and Commercial, Business Industrial (CBI) to the City's Light Industrial (LI) zoning (CMX).

**Staff Presentation**

Victoria Bailiff made a staff presentation.

**Applicant Testimony**

Colin Brown, attorney for the applicant, emphasized that the bulk of the property is already zoned commercial. They are making this request due to their desire to connect to City water and sewer. There is currently no site plan, however, the location is beneficial to their business in its proximity to I-85, as well as a potential tax benefit for the City. The applicant is currently working with Development Services.

Mr. Brown was asked why the applicant was only requesting annexation of one section of the property. He said that leaving a portion of the property residential will give them more flexibility in development options.

**Public Comment**

*Steve Cooper, 1492 Peeler Road.* Mr. Cooper lives across the road from the property, and testified that the street already sees an undue amount of traffic from the interstate and truck stops. He is concerned for the safety of school traffic in the area. Southeast Middle School is located on this road. He also worries that this type of development will result in removal of trees and construction that will lower property values of homes in the area, and questions if a much larger building will be built than the applicant is alluding to.

*Ed Pietryk, 336 Pietryk Drive.* Mr. Pietryk spoke in favor of the application. His family has been in the area for generations, and owned much of the property surrounding the parcels in question.

*Christopher Key, 1472 Peeler Road.* Mr. Key, a neighbor of Mr. Cooper's, echoes his concerns. He reiterated the safety concerns regarding truck traffic, and relayed his experience of needing to avoid backing out of his driveway due to the speed of the trucks. His main concern, however, is with school and bus traffic mixing with the trucks. He enjoys the current view from his house and does not want it to include large buildings.

**Deliberation**

Mr. Schaffer reminded the Commissioners that this case involves a change in zoning from Rowan County to the City of Salisbury for the purpose of water/sewer connection in anticipation of annexation into the City limits.

Under the current zoning, the owners could build the same type of industrial buildings allowed in the proposed zones. If approved, the land will be annexed first, which will provide the owners all City services. Zoning would be applied after annexation.

Any future development would be reviewed by TRC, as well as the DOT, which would approve street improvements. DOT required Southeast Middle School to put in turning lanes during construction.

Ms. Barringer was asked to provide clarification of light vs. heavy industrial definitions. The Tungsten Plasma business is light industrial, and a cement plant is classified as heavy.

She was also asked to explain buffer requirements for the zone being requested. Buildings are to be 100 feet from the property and a 30 foot vegetative buffer is also required.

Ms. Barringer explained that the City is experiencing exponential growth, prompting an uptick in annexation requests.

**Motion**

Mr. Rogers made a motion to approve Z-04-2022 as presented; Second by Ms. Ricks. All voted AYE.

Mr. Schaffer thanked the gentlemen providing public comment, and reminded them that this decision was a recommendation, that will now go to City Council for final approval. They are welcome to attend that meeting to express their concerns.

**ADJOURN 5:02 p.m.**

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John Schaffer, Chair

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Sheighla Temple, Secretary