



The Salisbury Planning Board held its regular meeting on Tuesday, September 27, 2022, at 4:00 p.m. with the following being present:

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

**STAFF:** Teresa Barringer, Zoning Administrator; 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 August 23, 2022 were approved as written by Members present. Mr. Schaffer made a motion to remove Daniel King from the Board, as he has attended only 1 meeting since his appointment. Yvonne Dixon seconded the motion, and all Members present voted in favor.

## **NEW BUSINESS**

**MA-06-2022 Strickland Brothers Oil, 1511 Jake Alexander Boulevard South; PID: 060-A 053; Current Zoning: Corridor Mixed Use (CMX)/GD-A Overlay**

**Presenter: Teresa Barringer**

### **Request**

The Applicant is proposing construction of a 1,710 sp. Ft. commercial minor vehicles services facility with associated parking and landscaping. The use is by-right, but will require a Council-approved site plan due to the GD-A Overlay.

### **Staff Presentation**

Teresa Barringer explained the seldom-used General Development as a protective overlay under the purview of City Council, and does not require approval from Planning Board. There are very few of these districts left, as most have been converted to Conditional District Overlay. Because of exceptions, a Conditional District Overlay requires TRC, Planning Board, and Council approval.

This meeting was called as a courtesy to the Planning Board Members, in order to keep them apprised of the project. It meets all requirements, and has no exceptions. Staff also wanted the Board to be aware of the district in the occasion a petition is presented to remove it from the LDO.

Ms. Barringer gave a presentation of the request, including the site and landscape plans. She also answered questions from Members verifying the type of vehicle service work to be done at the property, as well as present and future connectivity between this and adjacent properties.

The case will be presented to City Council on October 18. Any changes would require additional Council consideration.

### **STAFF UPDATES**

Teresa announced her move to the position of Budget Manager for the City, effective October 3. The new position will provide her with more growth, and the opportunity to serve the City of Salisbury longer. Victoria Bailiff will manage Planning Board Staff presentations, and Teresa will be heavily involved in the transition to a new Development Services Manager. Members expressed dismay at losing her, and congratulations for the exciting opportunity.

**ADJOURN 4:20 p.m.**

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John Schaffer, Chair

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Jennifer Pfaff, Secretary