



The Salisbury Planning Board held its regular meeting on Tuesday, July 12, 2022, at 4:00 p.m. with the following being present:

**GUESTS:** Matt Cochran, Crow Holdings; James Gearhart, Sheetz, Inc.

**PRESENT:** Bill Burgin, P.J. Ricks, Dennis Rogers, John Schaffer, Esther Smith, John Struzick

**STAFF:** Victoria Bailiff, Senior Planner; Teresa Barringer, Zoning Administrator; Graham Corriher, City Attorney; Jenni Pfaff, Planning Board Secretary

## **WELCOME GUESTS AND VISITORS**

John Schaffer, Chair, called the Planning Board meeting to order at 4:05 p.m.

## **APPROVAL OF MINUTES**

Planning Board Minutes of June 28, 2022 were approved as written by Members present.

## **NEW BUSINESS**

**CD-04-2022 Sheetz; 1215 Peeler Road; PID: 408 011, 408 128; Current Zoning: Light Industrial (LI), Rowan County Commercial Business Industrial (CBI); Proposed Zoning: Highway Business (HB)/Conditional District Overlay (CD)**

**Presenter: Victoria Bailiff**

### **Request**

Wes Hall of Sheetz, Inc. is requesting to rezone (2) parcels from Light Industrial (LI) and Rowan County Zoning (CBI) to Highway Business/Conditional District Overlay (HB/CD) for the development of a gas station convenience store with pumps in the front and back, with additional truck parking in the rear.

### **Staff Presentation**

Victoria Bailiff made a staff presentation. Staff recommends approval based on compliance with the Vision 2020 Comprehensive Plan. In response to questions from Members, she explained that the CD is requested for additional parking, and that the Petitioner would need to address electric vehicle (EV) charging stations.

### **Applicant Testimony**

James Gearhart, Sheetz, Inc., provided background on the company and staff, and a comparison of the new and existing stores. The proposed store will not have a car wash or drive-through, and will accommodate trucks and interstate travelers. Commercial diesel pumps will be offered at the proposed location, hence the request for additional parking space. Mr. Gearhart displayed drawings that illustrated truck access to fuel pumps and the interstate.

In response to questions from the Board, he said the reason they chose Salisbury is access to sewer. Land use and conditional zoning in Salisbury met their needs.

Mr. Gearhart clarified truck traffic flow, as well as the number of parking spaces: 39 for customers, and 41 for trucks, to equal 80 spaces. Current zoning allows only 35, which accounts for the conditional overlay. The location will not need as many spaces as other stores such as Love's, because it will not offer other amenities, such as showers.

The Board asked how many employees would be expected for the new location. Mr. Gearhart estimated 35 to 40, with approximately 2/3 full time. The truck diesel offering adds the potential for more working hours.

Medium shrubs will be used for screening. While displaying a drawing of the proposed store, Mr. Gearhart explained that medium shrubs would be used as screening, and that the pitched roof is a design element of the Sheetz brand.

Regarding the earlier question on EV charging stations, Mr. Gearhart explained that the company communicates with Tesla on the need for stations in particular areas. They do offer them in various other locations, but do not plan to add them to the proposed store. If Tesla sees the need for one, it will be added.

### **Public Comment**

None.

### **Deliberation**

City Staff was asked if there are particular requirements for EV charging stations. Currently, there are not; Development Services addresses them as they are presented to verify placement.

### **Motion**

Esther Smith made a motion to approve the request as consistent with Vision 2020, PJ Ricks seconded the motion.

All members present voted AYE (6-0).

**Z-09-2022 1465 Peeler Road; PID 406 024, 410 003, 410, 034; Current Zoning: Rowan County Rural Agricultural (RA); Proposed Zoning: Light Industrial (LI)**

**Presenter: Victoria Bailiff**

**Request**

Petitioner, Crow Holdings Industrial, is requesting to rezone (3) parcels from Rowan County Zoning (RA) to City Zoning (LI).

Future land use will be addressed in the upcoming comprehensive plan, however, growth is intended and expected in this corridor. Staff recommends approval since the request is within the intended use, which will be a distribution center.

**Applicant Testimony**

Matt Cochran, with Crow Holdings, of Charlotte, explained that the company specializes in speculative industrial buildings. They're goal is to construct attractive buildings, with millions of dollars spent on road improvements, as well as twice as much than competitors on landscaping. The company is a pioneer in EV charging stations, and has built for the Sheetz company.

In response to a question from the Board, Mr. Cochran said that a public hearing (referring to the community meeting) was held, but no one attended.

**Public Comment**

None.

**Deliberation**

None.

**Motion**

Pj Ricks made a motion to approve the request as consistent with Vision 2020. Dennis Rogers seconded the motion.

All members present voted AYE (6-0).

**Z-08-2022 895 Peeler Road; PID 408 024, 408 089; Precious Zoning: Rowan County Commercial Business Industrial (CBI); Proposed Zoning: Highway Business (HB)**

**Presenter: Victoria Bailiff**

**Request**

Petitioner, City of Salisbury, is requesting to rezone (2) parcels to City Zoning (HB).

The parcels were annexed last year, the request is to assign a zoning district.

In response to questions from the Board, Ms. Bailiff explained that the HB zone does not create non-conformities; use-wise it is conforming, and set-backs would not be an issue. She affirmed that the owner would see no negative affect.

Applicant Testimony

None.

Public Comment

None.

Deliberation

None.

Motion

Dennis Rogers made a motion to approve the request as consistent with Vision 2020. PJ Ricks seconded the motion.

All members present voted AYE (6-0).

**ADJOURN 4:52 p.m.**

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John Schaffer, Chair

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Jennifer Pfaff, Secretary