



The Salisbury Planning Board held its regular meeting on Tuesday, January 23, 2024, at 4:00 p.m. with the following being present:

PRESENT: Larry Cartner, David Midgley, 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 4:00 p.m.

APPROVAL OF MINUTES

Planning Board Minutes of November 14, 2023 were approved by all members present.

NEW BUSINESS

Z-03-2023, 0 Lincolnton Road, Parcel 061 009; Applicant: Sekeithia Moye

Request

The applicant is requesting to rezone one split-zoned property along Lincolnton Road from GR-6 (General Residential) and NMX (Neighborhood Mixed Use) to NMX (Neighborhood Mixed Use).

Staff Presentation

Victoria Bailiff presented the request to the Board and noted that NMX is one of the associated districts for the Multi-Family Community place type, however, the possible uses for this property do not fit in with the Multi-Family Community description. The parcel is very small and has two public utility lines running through the property; the lines and associated easements would prohibit any structures from being built on this property. The only uses that do not require a structure and are permitted in NMX, would be Recreation Facilities, Outdoor and Parking lot as a primary use. This parcel is not suited for Outdoor Recreation facilities, leaving only Parking lot as a primary use. Therefore, staff has found the proposal is not consistent with Forward 2024 policies 5.5.3 and 4.6.1.

Ms. Bailiff responded to questions from the board:

- She does not know how the property became split-zoned, or why it is such an odd shape. The assumption is that a right of way acquisition may have had something to do with the strange aspects of this parcel.
- She verified the width of utility easements, and pointed out where other businesses are located in relation to the property.
- The applicant is requesting the entire parcel be rezoned NMX.

Applicant Comment

The applicant was not present.

Public Comment

Dr. Maria Lumpkin of Livingstone College, spoke in opposition to the request, saying the action would be detrimental to the college. Livingstone would be adversely affected by access issues, and the imposition to their property.

Thomas and Lisa Poteat live next to the parcel. They agree with the previous comments regarding the detracting from the neighborhood. Mr. Poteat added that the plan to build a parking lot is confusing, as the lot is very small.

Deliberation

Staff found the request to be inconsistent, and is unsure if a parking lot is possible due to landscape and size requirements. Members were concerned about the long-range issues when Livingstone begins their new development. They also questioned whether or not it would be classified as “spot-zoning.”

Consistency Statement

PJ Ricks made a motion: “The City of Salisbury Planning Board finds that the map amendment requested in petition Z-03-2023 **is NOT 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

PJ Ricks made a motion: “The map amendment requested in petition Z-03-2023 is **NOT** reasonable, or in the public interest due to the incompatibility of the proposed uses and the existing neighborhood, therefore, the Planning Board recommends **DENIAL** of the request.”

John Struzick seconded the motion. All members present voted AYE.

STAFF UPDATES

Ms. Bailiff announced that the new permitting system is up and running; they are in the process of working out and correcting any kinks that appear.

Phillip Lookadoo reported that Land and Development Services is hiring several positions; some new, and some that were recently vacated. He explained the process the department is using to keep up with the number of permits coming in, namely, "Walk-In Wednesday," which will be the only day walk-in customers can apply for permits. All others will be handled by appointment throughout the week.

Several members' terms are ending in March, so it's time to recruit. Ms. Bailiff said there will most likely be more meetings before then.

ADJOURN 4:44 p.m.

John Schaffer, Chair

Jennifer Pfaff, Secretary