



The Salisbury Planning Board held its regular meeting Tuesday, February 25, 2020, in the Council Chamber at Salisbury City Hall, 217 S. Main Street, at 4:00 p.m. with the following being present and absent:

PRESENT: John Struzick, Jon Post, Bill Wagoner, Dennis Rogers, Bill Burgin, John Schaffer, Dennis Lunsford, Tim Norris, P.J. Ricks, and Jayne Land

STAFF: Teresa Barringer, Graham Corriher, Hannah Jacobson, Catherine Garner, and Jessica Harper

WELCOME GUESTS AND VISITORS

Bill Wagoner, Chair, called the Planning Board meeting to order

APPROVAL OF MINUTES

- Planning Board Minutes of January 28, 2020 approved as submitted.
- Planning Board Minutes of February 11, 2020 approved as submitted.

FORWARD 2040 UPDATE

Planning Director, Hannah Jacobson and Senior Planner, Catherine Garner gave a brief update on the Forward 2040 Comprehensive Plan. Staff noted that the Comprehensive Plan is a blueprint that helps guide decision making for the next twenty years as it relates to land use, future growth, physical development, and capital improvements. This will be a replacement of the current Vision 2020 plan. Staff continued saying that they are still in the beginning stages of the plan and have been working with the steering committee to discuss maps, policies, and data.

Staff reviewed with the Planning Board three different ways they have gathered data. These ways include an online survey, meeting in a box, and five pop-up locations around town. The online survey is located at www.salisburync.gov/Forward2040Survey. The meeting in a box is an option for citizens to host quick meeting with friend, family, and neighbors which can be picked up at The City Office Building. There are five pop-up locations which include Salisbury CDC, Fire Station #4, Park Avenue Community Center, La Alcancia grocery store, and Salisbury Customer Service Center. Staff encouraged the board to complete their own big ideas activity, survey, or host a meeting in a box.

STAFF PRESENTATION

CASE NO. Z-02-2019

Petitioner(s):	City of Salisbury
Owner(s):	Multiple Owners
Parcel(s):	009 552 512 S Ellis Street
	009 283 516 S Ellis Street
	009 284 520 S Ellis Street
	009 285 524 S Ellis Street
	009 286 506 W Marsh Street
	009 295 0 S Ellis Street
	009 296 508 S Fulton Street
	009 298 528 S Fulton Street

This case is a petition request to amend the Land Development District Map by: Rezoning (6) parcels from General Residential (GR-6) to Urban Residential (UR-12) district; and correct split zoning of General Residential (GR-6) to primary zoning of Historic Residential (HR) on (2) parcels

This rezoning petition was originally proposed to request rezoning of a single parcel being 506 W. Marsh Street from General Residential (GR-6) to Urban Residential (UR12) by the contracted buyer of the property at the January 21, 2020 Planning Board meeting. The petition brought awareness to the “pocket” of General Residential zoning in the center of a higher density of zoning and some split zoning that includes Urban Residential and Historic Residential. The Planning Board unanimously voted to send the request to Committee for additional review of potentially cleaning up this zoning pattern to be consistent to the contiguous zoning of the abutting block ranges.

Mr. Wagoner assigned Committee #3 to investigate the entire block near 506 W. Marsh Street to determine if a rezoning cleanup would be ideal. The committee met January 28, 2020 to discuss the issue and determined General Residential was not an appropriate zoning for the area. Committee #3 recommended

POLICY:

Vision 2020 Comprehensive Plan

Any rezoning attempt must be held against the policies and objectives of the Vision 2020 Comprehensive Plan, as well as any other Council-adopted, applicable plans. Staff determined that the rezoning petition is consistent with **Policy N-9: Architecturally compatible accessory housing may be encouraged on developed lots within neighborhood areas, especially for elderly housing.** Staff notated that the entrance to the second floor apartments are accessible from rear of the primary structure with no visibility to the streetscape

COURTESY HEARING

IN FAVOR

No one spoke in favor

IN OPPOSITION/OTHER

Mr. Harrison York Smith of 528 S. Fulton did not speak in opposition of the case. He needed clarification from staff regarding how this rezoning came to be, what is density, and what types of uses he lose as a result of the rezoning. Staff answered Mr. Smith explaining the rezoning started as a single zoning petition for one parcel located on 506 W. Marsh Street. While under review, Planning Board determined that the existing pocket of General Residential (GR) split zoning was in need of cleanup. She explained that General Residential was mainly for larger lots and this pocket of zoning should be in a more dense zoning such as Urban Residential (UR). She added that this type of zoning better fits the neighborhood. Mr. Smith's lot will be converted from split zoning, Historic Residential (HR) and General Residential (GR) to Historic Residential (HR). She added that the national registry would be added and the local historic overlay will remain the same.

Barbara Sorel of 603 S. Fulton Street had concerns about the properties on Ellis Street and Marsh Street. She asked why the owner of 506 W. Marsh asked for a zoning change. The original applicant responded to Ms. Sorel. Mr. Confessor of 506 W Marsh responded to Ms. Sorel's questions regarding his intentions for the property. Mr. Confessor admitted that he was in the due-diligence phase of purchasing the house when he found out the property was not permitted for the multi-family conversion. His intentions are to bring it up to building code

standards. He stated that he wanted it to remain multi-family so that he could rent it out. He added that the only way to do this was to rezone the property to Urban Residential-12 (UR). After this process he finally bought the property and will rent out the two units above his home and convert the garage back into a garage and not a secondary dwelling.

Steve Cobb of 326 W. Bank Street asked if a group care home would be permitted under the new Urban Residential (UR) zoning. Staff answered yes adding a Special Use Permit (SUP) or Conditional District would be required with City Council approval. He also received clarification on existing zonings in the neighborhood.

Councilman Post spoke on behalf of Mr. Smith for further clarification on what particular uses would be lost during this conversion. Staff noted that the only use that would be unavailable to the newly rezoned parcel would be services for the elderly. Staff noted that a secondary dwelling could be built on his property requiring a Special Use Permit (SUP) or Conditional District (CD). Staff continued saying a new home could be proposed if the parcel was subdivided and would be limited to single family residential.

COURTESY HEARING CLOSED

DISCUSSION

Mr. Wagoner stated that the original petition change from a single parcel to an overall need to clean up the zoning in the neighborhood to eliminate the General Residential pocket zoning.

MOTION

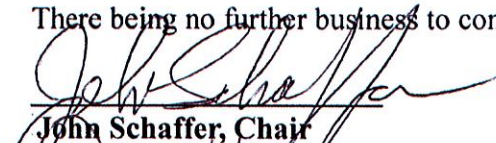
Mr. Schaffer moves to approve case Z-02-2019 for the Rezoning of (6) parcels from General Residential (GR-6) to Urban Residential (UR-12) district; and correct split zoning of General Residential (GR-6) to primary zoning of Historic Residential (HR) on (2) parcels are consistent with the goals, objectives, and policies of the Vision 2020 plan. Seconded by Mrs. P.J. Ricks seconded the motion. All members voting AYE.

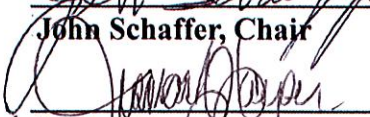
OTHER

Staff spoke with all committees to nail down place holders for committee meeting times. The meeting times include Committee #3 meets on Mondays at 8:30 a.m. Committee #2 will meet Mondays at 4:00 p.m. Committee #1 agreed to meet every 2nd & 4th Monday at 4:00 p.m. Committee #1 was assigned a new task to review being task #9 GR districts.

ADJOURN 5:10 p.m.

There being no further business to come before the Planning Board the meeting was adjourned.


John Schaffer, Chair


Jessica Harper, Secretary