



The Salisbury Planning Board held its regular meeting Tuesday, January 12, 2021, via Zoom, with the following being present and absent:

PRESENT: William (Bill) Burgin, Jayne Land, Tim Norris, Patricia Ricks, Dennis Rogers, John Schaffer, John Struzick, and Bill Wagoner

ABSENT: Jon Post and vacant seats

STAFF: Teresa Barringer, Graham Corriher, Catherine Garner, Emily Vanek, and Diana Cummings (recording)

GUESTS: Dan Brewer, B. Haymore, Matt Mandle, and Skylar White

CALL MEETING TO ORDER

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

APPROVAL OF MINUTES

Minutes of December 8, 2020, were approved as submitted.

NEW BUSINESS

Courtesy Hearing

Z-03-2020

Request to rezone two parcels from Corridor Mixed-Use (CMX) and Urban Residential (UR8) to Corridor Mixed-Use (CMX) 417–425 Faith Road, 112 Dunham Avenue (PIDs: 070 011, 070 012) One of the parcels is already zoned CMX (070 011); the second parcel is split zoned. The two parcels together are planned for redevelopment for a future Goodwill retail store.

Catherine Garner made a staff presentation. All permitted uses in the CMX zoning district would be permitted per the LDO Chapter 2 Use Matrix. This request is not a conditional district zoning request; therefore, all uses will be permitted per the existing Use Matrix.

Both parcels are currently developed. The smaller parcel (070 011) has a single residential structure; the larger parcel (070 012) has multiple structures, including two commercial structures and two residential structures. Residential development surrounds the parcel on the west along Dunham Avenue. The Faith Road corridor is completely commercial. The parcel abuts Innes Street Market shopping center to the north, Aldi grocery store to the east, and smaller commercial operations in converted houses to the south.

Existing uses in the surrounding vicinity include retail, professional services, governmental services, and single family residential.

Staff noted that a more intense Type C buffer will be required on the residential side of the development—Type A buffer on other sides.

Applicable Plans: Vision 2020 Comprehensive Plan

Policy C-8: The City shall encourage appropriate landscaping and reconfiguration of large, unlandscaped parking areas. Landscaped pedestrian walkways from car to store or across a parking area shall be encouraged.

Policy C-16: Commercial or other development that would jeopardize the public health, safety, and welfare of an existing residential neighborhood shall not be permitted. ... Further, businesses may be approved adjoining (and therefore convenient to) an existing residential area, when such businesses can be shown to clearly satisfy design considerations similar to a newly planned, pedestrian scaled, mixed-use development.

Policy C-17: Large-scale commercial uses shall be located on the corners of neighborhood planning areas.

Goodwill Industries of NW North Carolina’s Bill Haymore and ESP Associates, Inc. (Charlotte) representative Matt Mandle stated that they had mailed notices to adjoining properties and offered one-on-one consultations. (The city also mailed notices.) Neither received adverse responses and only one inquiry. They have notified individuals who are using current structures that they would need to relocate.

Goodwill Industries believes this side of Salisbury is underserved and will open a second retail store here.

Bill Burgin made a MOTION to approve Z-03-2020 as submitted because it is consistent with the Vision 2020 Comprehensive Plan. Patricia Ricks seconded the MOTION with all members VOTING AYE. 7-0 (Bill Burgin, Dennis Rogers, Bill Wagoner, Jayne Land, Tim Norris, Patricia Ricks, John Struzick)

The City Council will receive Planning Board recommendation to approve Z-03-2020 at the February 2, 2021, meeting.

2021-2022 GOALS

Teresa Barringer initiated the discussion on the next fiscal year’s goals to be adopted at the January 26, 2021, Planning Board meeting. There are some goals the Planning Board has not completed. The 160D changes have been done. There are still five months left in this fiscal year and the current goals.

- **Short-term (3-6 month):** General changes needed to comply with state law or recent court case; little/no policy guidance needed to correct ordinance
- **Long Term (12 month):** Research and policy guidance needed; many related to dimensional standards; discretionary; Recommend Planning Board Chair assign sections of Long Term to Committees
- **Post Comprehensive Plan:** balancing supply and demand of land uses; structural/organizational changes to the LDO document

We got through the committee meetings for the Land Development Ordinance changes. The comp plan will need to be completed before moving ahead. Another potential goal to discuss is a South Main Street Study—this study could be proposed following the adoption of the Forward 2040

Comprehensive Plan. The comprehensive plan update is in the second round of public engagement. It is a big document.

Teresa would like Planning Board to participate in the UNC School of Government planning and regulation training modules.

Tim Norris would like to identify a strategy and action steps. What are the priorities? Patricia Ricks would like to revisit spot zoning.

A Goals Committee (Tim Norris, Dennis Rogers, Jayne Land and John Schaffer) will meet before the January 26 meeting to bring forth a recommendation.

John Schaffer will make the goals presentation to City Council at the allotted time along with staff.

OTHER BUSINESS

There was a general discussion about downtown parking.

ADJOURN

The Planning Board meeting was adjourned at 5:02 p.m.

John Schaffer, Chair

Diana Cummings, Secretary