



The Salisbury Planning Board held its regular meeting on Tuesday, July 11, 2023, at 4:00 p.m. with the following being present:

PRESENT: Esther Atkins Smith, Larry Cartner, Tim Norris, PJ Ricks, Dennis Rogers, John Schaffer

STAFF: Victoria Bailiff, Senior Planner; Graham Corriher, City Attorney; Jennifer Pfaff, Secretary; Emily Vanek, Long Range Planner; Phillip Lookadoo, Land and Development Services Director

WELCOME GUESTS AND VISITORS

John Schaffer, Chair, called the Planning Board meeting to order at 4:13 p.m, when a quorum was present.

APPROVAL OF MINUTES

Planning Board Minutes of April 25, 2023 were approved with corrections by Members present.

NEW BUSINESS

Z-01-2023, 0 West Ritchie Road; PID: 401 030; Current Zoning: RR; Proposed Zoning: HB; Applicant: DW Express Inc.

Request

To rezone one parcel along West Ritchie Road from RR to HB.

Staff Presentation

Victoria Bailiff presented the request to the Board. She noted that the Future Land Use Map identifies the area as an Employment Center.

The Chair asked if there were any structures located on the property to the east of this one, Ms. Bailiff said there was a mobile home, that appeared to be unoccupied.

The Applicant had no updates or comments for the Board.

Public Comment

Daniel Nailie, lives at 340 W. Ritchie Rd., near this property. He and his wife are concerned about the impact this and recent development will have on traffic. They have noticed an upturn in the number of trucks, as well as increased speeding, since the Sunbelt moved there; safety for their family has become a worry.

Chairman Schaffer explained the purpose of the Planning Board, as their decisions are based on land use requirements within the Land Development Ordinance. He emphasized that Mr. Naley had very valid concerns, and thanked him for bringing them to the Board's attention. He is welcome to express his concerns to City Council, should Planning Board recommend the request.

Ms. Bailiff said the road is state-maintained, and it is located in the ETJ. The NCDOT attends plan review meetings, and would address roadway requirements once a plan is submitted. At present, the applicant has not put forward a site plan.

Deliberation

The applicant, Kevin Smith, was asked to speak to the traffic concern. He said that he does not plan to develop the site, but was asking for the rezoning in anticipation that the owner of the neighboring parcel will build apartments there.

Consistency Statement

PJ Ricks made a motion: "The City of Salisbury Planning Board finds that the map amendment requested in petition Z-01-2023 is 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: "Having reviewed the proposed amendment, the Comprehensive Plan, and considered information from City Staff, comments from the applicant and other persons, the City of Salisbury Planning Board finds that the map amendment requested in petition Z-01-2023 is reasonable and in the public interest, therefore, the Planning Board recommends APPROVAL of the request,"

Dennis Rogers seconded the motion. All members present voted AYE.

STAFF UPDATES

Ms. Bailiff introduced Phillip Lookadoo, the new Director of Land and Development Services.

Rowan County will likely soon be preparing a land use update. Ms. Bailiff will update the Board when public information meetings are scheduled.

ADJOURN 4:28 p.m.

John Schaffer, Chair

Jennifer Pfaff, Secretary