



The Salisbury Planning Board held its regular meeting on Tuesday, August 23, 2022, at 4:00 p.m. with the following being present:

PRESENT: Bill Burgin, Yvonne Dixon, Jayne Land, Jon Post, P.J. Ricks, Esther Smith, John Schaffer, 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 4:00 p.m.

APPROVAL OF MINUTES

Planning Board Minutes of July 26, 2022 were approved as written by Members present.

NEW BUSINESS

CD-05-2022 Ben Green Apartments, 1215 Old Concord Road; PID: 069 006; Current Zoning: Corridor Mixed Use (CMX); Proposed Zoning: Corridor Mixed Use (CMX)/Conditional District Overlay (CD)

Presenter: Victoria Bailiff

Request

Petitioner, Blue Venus Realty, is requesting to rezone (1) parcel from (CMX) to (CMX/CD) for the development of a 164-unit apartment complex.

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 the Board, Ms. Bailiff explained that the request is a simple adjustment to the zoning by adding the conditional district overlay. The proposed development is a campus-style apartment complex, which is comprised of multiple buildings, facing inward. This style requires legislative CD approval.

The project meets recreational space requirements, and is similar to Grand on Julian.

The Applicant echoed Ms. Bailiff's explanation of the design and reason for the overlay.

Public Comment

None.

Motion

Bill Burgin made a motion to approve the request. It was seconded by Esther Smith, and passed by unanimous vote of members present.

STAFF UPDATES

Teresa Barringer updated the Board on the status of the Rowan County Airport property. A local bill was passed that removed the airport from City limits, however, due to an oversight, it remained within Salisbury's ETJ. The property is funded through FAA grants, which are highly restrictive, and contradict many of the City's zoning laws. Rowan County has petitioned for the property to be removed from City jurisdiction. After many meetings and discussions, Staff believes the best option is to request City Council approve the petition.

In response to questions, Ms. Barringer said the City will continue to provide water and sewer to the area, as with other areas in the County. She clarified for the Board that the airport does not pay City taxes; no one in the ETJ does.

Regarding today's case, she was asked if it would be advantageous to amend the LDO to permit campus style apartments without a CD overlay. She responded that because of the high level of citizen interest in such developments, it is best to leave the application of conditions with Council.

ADJOURN 4:24 p.m.



John Schaffer, Chair

Jennifer Pfaff, Secretary