



The Salisbury Planning Board held its regular meeting Tuesday, May 25, 2010, in the City Council Chamber at Salisbury City Hall at 4 p.m. with the following being present and absent:

**PRESENT:** Karen Alexander, Herman Felton, Jr., Richard Huffman, Benjamin Lynch, Carl Repsher, Albert Stout, Bill Wagoner and Eldridge Williams

**ABSENT:** Robert Cockerl, Tommy Hairston, (two appointments pending City Council decision)

**STAFF:** Dan Mikkelson, Preston Mitchell, and Diana Moghrabi

This meeting was digitally recorded for Access16 Television by Jason Parks.

Richard Huffman called the meeting to order and offered a moment of silence. The Planning Board adopted the agenda as submitted. The minutes of the May 11, 2010 meeting were approved as submitted.

## **NEW BUSINESS**

### **A. District Map Amendment**

- Staff Presentation
- Courtesy Hearing
- Board Discussion
- Statement of Consistency
- Recommendation to City Council

The Chair offered an explanation of a courtesy hearing. Preston Mitchell made a staff presentation. Mr. Wagoner recused himself for this case.

#### **LDOZ-06-2010**

Dyke Messinger  
Southern Equipment Service, LLC  
Unnumbered Henderson Grove Church Road  
Tax Map - Parcel(s): 400-065

Request to amend the Land Development District Map by rezoning approximately 26 acres (one parcel) along Henderson Grove Church Road from LIGHT INDUSTRIAL (LI) to HEAVY INDUSTRIAL (HI)

The Light Industrial District is coded to permit the development and operation of light and/or flex-space uses that are typically too large in scale to fit within a neighborhood environment and should be buffered from surrounding neighborhood uses. Light Industrial districts may not be used for retail uses except for those uses clearly

subordinate to any on-site principal use such as a sales showroom for a warehouse. In the interest of economic development, this District is reserved for non-residential uses (dwelling units not permitted) only to preserve adequate opportunities for future relocation and expansion of employment-based uses.

The Heavy Industrial District is coded to permit the development and operation of heavy industrial uses, including manufacturing, processing, and assembling of parts and products and distribution of products at the wholesale or retail level. The standards established for heavy industrial areas are designed to promote sound, permanent industrial development. Heavy Industrial districts may not be used for retail uses except for those uses clearly subordinate to any on-site principal use such as a sales showroom for a warehouse. In the interest of economic development this District is reserved for non-residential (Dwelling units not permitted) uses only to preserve adequate opportunities for future relocation and expansion of employment-based uses.

This request to rezone land within the I-85 / US-29 corridor is the second attempt since the recent construction of the Town Creek Sewer Interceptor line. This new sewer line, which is under construction from Salisbury to China Grove, is the latest in the city and county's efforts to expend significant capital dollars on infrastructure that should stimulate industry and development in this important transportation corridor.

As stated in the Vision 2020 Plan, Salisbury must be careful not to jeopardize existing residential areas. Staff believes that this location is positive for heavy industrial development based on its proximity to rail and the interstate, the relative absence of residential in the area (except for the area along Jacob Bost Road and much further down Henderson Grove Church Road) and its immediate access to the new sewer line project.

Except for the occasional sliver or urban-sized lot, all of Salisbury's heavy industrial-zoned land is developed and in use with one exception. (Preston reviewed a previous case, LDOZ-04-2010, for the board's benefit. John Leatherman petitioned to rezone his land from Light Industrial to Heavy Industrial February / March of 2010. It was approved by City Council and now a sizeable, undeveloped tract of Heavy Industrial-zoned property is ready for use.) It is critical to offer relatively large tracts of land for industry and the positive growth that is recognized from it.

Mr. Mitchell cited policies of the Salisbury Vision 2020 Comprehensive Plan. Policy C-16, Policy I-3, Policy I-7, Policy I-8, and Policy I-9. He covered the permitted uses that are listed in the Land Development Ordinance.

There was no public comment. The petitioner was not present.

#### *Board Discussion*

Carl Repsher made the following MOTION and Statement of Consistency; *"The Planning Board finds and determines that LDOZ-06-2010 is consistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan and hereby recommends approval."*

Benjamin Lynch seconded the motion with Herman Felton, Jr., Richard Huffman, Benjamin Lynch, Carl Repsher, and Eldridge Williams voting AYE and Karen Alexander and Albert Stout voting NAY. (5-2)

This case is scheduled to go before City Council June 15, 2010.

Bill Wagoner returned to the dais. Herman Felton, Jr. and Eldridge Williams recused themselves during LDOZ-07-2010. Karen Alexander noted that she does master planning for Livingstone; however, she is not working on the following project.

**LDOZ-07-2010**

Livingstone College  
721 Old Plank Road  
Tax Map - Parcel(s) 009-337

Request to amend the Land Development District Map by rezoning approximately 1/2 acre (one parcel) at 721 Old Plank Road from URBAN RESIDENTIAL (UR8) to INSTITUTIONAL CAMPUS (IC)

Preston Mitchell made a staff presentation. He reviewed the list of permitted uses. Zoning cannot be conditioned; however, uses can be omitted by using the conditional district zoning process.

The Urban Residential Districts (eight dwelling units per acre maximum) accommodate the in-town neighborhoods of the City and provides for a variety of compatible housing types and a limited mix of uses in a walkable context. These Districts are differentiated only by the density of the overall development relative to the planning goals of the City as set forth in the Land-Use Plan.

The Institutional Campus District (No maximum on dwelling units per acre) is coded to allow for the continued and future use, expansion, and development of academic and religious campuses, as well as government and health-care facilities, including utilities. Unlike regular buildings which are oriented towards public streets, campus buildings are introverted towards spaces within the campus such as quadrangles. Campuses should accommodate the automobile as well as transit in a manner that does not degrade the pedestrian environment.

Livingstone College recently purchased this piece of property and will most likely use it as a meeting and gathering space (based on comments from State Alexander). This rezoning simply wraps this piece of property into their existing institutional campus zoning that already covers the rest of the campus as well as the former Hood Theological Seminary building.

There are no specific policies applicable to this rezoning; however, staff recommends that this request is not inconsistent with any other policy in the Vision 2020 Plan.

No comment from the public.

State Alexander was present to represent Livingstone College and urged support for the rezoning. This property will be used for events like committee meetings. The house is just less than 2,500 square feet. Mr. Stout offered recent history on the property and believed it enhances the campus community.

Bill Wagoner said, "The area is already [zoned] IC with all the permitted uses around these neighbors. We have a unique petitioner that is a 4-year private college with 100 years of experience."

Karen Alexander made the following MOTION: "*The Planning Board finds and determines that **LDOZ-07-2010** is not inconsistent with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan and hereby recommends approval.*" Albert Stout seconded the motion with all members voting AYE. (6-0)

This will go before City Council June 15, 2010.

Eldridge Williams and Herman Felton, Jr. returned to the dais.

**B. Comprehensive Bicycle Plan** <http://www.salisburync.gov/bikeplan.html>

- Staff presentation
- Board discussion
- Board recommendation

Dan Mikkelson and Preston Mitchell presented background information regarding the bicycle plan for the benefit of the new planning board members. Planning Board was directed by City Council to make a recommendation. At the August 25, 2009, Planning Board meeting it was sent to committee for review.

Preston walked the Planning Board through the plan.

Salisbury received a grant from NCDOT in the amount of \$45,500 for the bicycle plan. The plan is a vision with probably a 20-year implementation period. It provides goals and objectives, establishes policies and standards and offers recommendations. The plan is not a development project and has not been mandated by Federal/State/or Local governments. It can be compared to the Vision 2020 Comprehensive Plan. This will be a tool in the City's toolbox.

The presentation covered the plan's vision and goals, progress to date, existing conditions, current obstacles, and a public survey. (Seventy seven percent of the residents surveyed are very supportive of the plan to include bicycle facilities as a requirement for new developments.)

Safer on-road routes would encourage more bicycling ridership. Various types of surfacing and routes were presented by staff. Dan pointed out Section 3.8 and the two tables that were included there.

The steering committee was made up of citizens who express interest, familiarity, or expertise in various areas including bicycle ridership, community planning, public health and environmental quality.

Funding sources can be found in Section 5.2 of the plan and include opportunities through NCDOT, other state agencies, from the Federal Government and local funding sources.

The Center for the Environment at Catawba College will have some programs for bicycling over the summer. Catawba had a representative on the bike plan steering committee. Livingstone will get involved in the fall when students return to the campus.

Staff submitted their recommendation to approve the plan as drafted. When City Council authorized staff to write for the grant and appointed the steering committee, they made the decision that this is a step in the right direction. Staff believes the proposal is based on sound engineering and research.

The Department of Transportation is anxious that the plan has not been presented to City Council.

#### *Board Discussion*

This would require a shift in culture. The public would need educated, drive the speed limit and be aware of riders.

Carl Repsher believed that the recent recommendation to change limb pickup from two days a month to one day a month would impair bicycling in Salisbury. Staff believed that this is a short-term decision made in hard economic times. Staff also observed that it would happen most often in residential areas where streets had less traffic. That level of detail can be worked out at a later date.

Albert Stout made the observation that he does not see students or young people riding bicycles.

Herman Felton, Jr. said he is on the fence. He is an advocate for family time and health and wellness. Bicycling could be a medium to promote a healthier community and help with family time; however, he needs more time to look at the plan.

Mr. Repsher is in favor of more time to study the plan.

Benjamin Lynch suggested a forward-thinking Streets Division who could change grate styles as the need arises to accommodate bicycles.

Albert Stout made a MOTION to send the bicycle plan to Planning Board Committee Two for further review. Herman Felton Jr. seconded the motion with all members voting AYE. (7-0) (Karen Alexander had left the meeting)

The Chair directed the committee to determine the level of detail the plan should be reviewed. Bill Wagoner requested members bring their notes or forward bullet points to the chair.

The Planning Board chose not to get into the details of the plan at this meeting. This was assigned to Committee Two (Dick Huffman, Benjamin Lynch, Herman Felton, and Albert Stout) which will meet at 7:30 a.m. in the second floor conference room at City Hall June 9.

### **OTHER BOARD BUSINESS**

There will be a board training session June 2 at 7:30 a.m. at City Hall in the second floor conference room.

There being no further business to come before the Planning Board the meeting was adjourned at 6:00 p.m.

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Robert Cockerl, Chair

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Diana Moghrabi, Secretary