



In lieu of a regular meeting, the Salisbury Planning Board held its goals and highlights committee meeting with the “Special Committee” Tuesday, January 10, 2012, in the second floor conference room at Salisbury City Hall at 4 p.m. with the following being present and absent:

PRESENT: Karen Alexander, Will Hasselmann, Thomasina Paige, David Post, and Bill Wagoner.

STAFF: Lynn Raker, Preston Mitchell, and Trey Cleaton

This meeting was digitally recorded for transcription by the secretary.

Bill Wagoner called the meeting to order. Preston Mitchell thanked the two new members, Thomasina Paige and David Post, for attending and staying for some board training.

Preston reviewed the Rules of Procedure and the open meetings law. The Salisbury Planning Board acts in an advisory capacity to City Council for a general rezoning or conditional district overlay rezoning. Preston explained in detail. A plan must always be attached to a CD.

The Salisbury Planning Board Annual Meeting is the second meeting in January. Preston will provide the full board with updated materials for their handbook. (David Post has a previous commitment for that meeting.)

GOALS

Planning Board 2011-2012 Goals

1. Investigate the development of a Southern I-85 Corridor Area Plan where by the end of the goal year the:
 - a. Budget
 - b. Geographical parameters, and
 - c. Partnerswould be determined for possible execution in 2012-2013.
2. Conduct a study to consider LDO amendments that would allow for Concept (Preliminary) CD's. *Preston noted that this goal may have been completed – or addressed at a staff level – by adjusting the submittal requirements for CD Master Plans. Karen requested information on what changes were made in the submittal requirements. Preston believes this could be checked off. Preston will provide the information at the annual meeting.*
3. Conduct a split-zoning study by Planning District. *Will have to carry over to 2012-2013.*

4. Conduct a study to consider LDO amendments that would develop fencing standards.
Recommendation to strike this and move on with more important matters.

The CAC goals include a corridor study of Long Street. Lynn Raker, CAC Liaison, explained why they want to do the study.

This started 4-5 years ago when a member of the board observed many offensive problems on Long Street such as prostitution, drugs, underutilized industrial buildings and dilapidation.

Lynn worked with the Park Avenue redevelopment efforts about 12 years ago and on projects since. Rowan Helping Ministries is also a stakeholder in the Long Street corridor as well as Brooklyn South Square Neighborhood. It is difficult to cross Long Street in the Brooklyn South Square Neighborhood. There is work being done in the Dixonville Cemetery, too. Various groups have brought up issues to City Council. The geographical scope could go from Spencer and onto Old Concord Road, where there also is potential for redevelopment.

“The CAC would participate in a Long Street/Old Concord Road corridor study that would address appearance issues along the corridor, as well as traffic calming, pedestrian bicycle accommodations, and redevelopment of underutilized properties.”

It is very conceptual at this point. It could include medians on Long Street at Brooklyn South Square neighborhood; it could have bicycle lanes, etc. It would be a multi-year project.

Dan Mikkelson and the NCDOT have been discussing issues on E. Innes Street (MLK Avenue to Long Street). That study, and the crossing at Long Street, could be a parallel effort.

Thomasina would like to see that services, such as bus transportation along the corridor, are included in the study.

Planning Board 2012-2013 Goals

These goals will be for the period of July 1, 2012 through June 30, 2013. The goals will be presented to City Council February 7, 2012 by Dick Huffman, Chair, or Bill Wagoner, Vice Chair:

1. Expand on goal #1 of the 2011-2012 year (*Investigate the development of a Southern I-85 Corridor Area Plan where by the end of the goal year the (1) Budget (2) Geographical parameters and (3) Partners would be determined for possible execution in 2012-2013*) by expanding each of the three steps to the next logical level:

Bill Wagoner said that Ed Muire at the Rowan County Planning Department is interested in a planning collaborative. This will have to be a multi-jurisdiction plan. It is arguably some of the most important real estate for the future of Salisbury and Rowan County. Consideration of job production and growth of the tax base is of the utmost importance along this corridor. An enormous sewer project (Town Creek Sewer Interceptor) follows Town Creek between Hwy 29 and Interstate 85 from Salisbury to China Grove. It was a significant investment for the purpose

of economic development. The committee's recommended expansion / "next step" of the 2011-2012 number one goal is as follows:

1. Initiate the development of a Southern I-85 Corridor Area Plan where by the end of the goal year:
 - a. Financing / funding opportunities have been determined and initially sought,
 - b. Partnerships have been negotiated and furthered depending on the geographical parameters, and
 - c. Preliminary Visioning Sessions will have been conducted by the yet to be established Steering Committee.

Additional recommended goals for the 2012-2013 goal period are as follows:

2. Finalize the Open Space Study
(carry-over from the 2010-2011 goal year)
3. Finalize the Use Matrix Study
(carry-over from the 2010-2011 goal year)
4. Conduct a split-zoning study by Planning District
(carry-over from the 2011-2012 goal year)

Karen Alexander spoke in favor of the need to study Long Street. "It would be an opportunity missed if we don't have that 50,000 foot view—sooner rather than later." Bill Wagoner said he would be interested in partnering with the CAC, and any other entity, to provide land-use observations and recommendations – but not in leading – and that it should not be one of this board's goals since we are not the initiator.

The committee brings forward a MOTION and a second to Planning Board to adopt the new 2012-2013 goals. All members voted AYE.

There was a discussion regarding the members who will not be eligible to serve because they have served two terms. Two members who are rolling off of the Planning Board are in the ETJ.

The meeting adjourned at 5:30 p.m.

Diana Moghrabi
Secretary to the
Salisbury Planning Board