

**Minutes
Regular Meeting of the
Elon Planning Board**

**March 16, 2021
Tuesday, 6:00 p.m.**

**Conducted via Zoom
Elon, North Carolina**

Attendees: Jim Beasley, Clark Bennett, Diane Gill, John Harmon, Ralph Harwood and Karla Leath. Phillip Owens attended as an Alternate Member. Brad Moore was also present.

Staff present: Pamela DeSoto

Item A - Chairman Beasley called the meeting to order at 6:02 pm.

Item B – Review and Recommendation: Major Development Plan MDP 2021-01 for Parking Lot Submitted by Elon University.

Chairman Beasley introduced the item and Ms. DeSoto proceeded with a presentation, summarized as follows:

Mr. Adam Carroll of The Timmons Group has submitted an application on behalf of Elon University for a major site plan review and recommendation by the Planning Board. The project, consist of a new 85-space parking lot located on Dalton McMichael Drive. The proposed parking lot fills in a vacant area between existing parking to the north and the newly completed Quad Parking immediately to the south; connections to the existing lots will be made as a part of the project and the northbound section of Dalton McMichael will be narrowed and converted to a pedestrian walkway. The project is currently being reviewed by Elon’s Technical Review Committee (TRC), with committee comments currently being addressed by the applicant. Elon’s Land Development Ordinance (LDO) places Major Site Plans, which include any proposal involving non-residential development, under the category of a Major Development Plan. Following a recommendation by the Planning Board, the proposal will go to the Board of Aldermen for a final decision.

Elon University Architect Brad Moore provided the following statement of intent as required for Major Development Proposals. “Elon University is requesting the approval of a small parking lot just west of the Colonnades Neighborhood. The intent of this project is to add parking spaces to campus and to provide better vehicular circulation between parking lots. This site is an undeveloped small parcel between the existing Colonnades Parking Lot and the newly completed Innovation Quad Parking Lot. Because this parcel is bordered on both sides by parking lots, the best use for this site is to connect the parking lots and add additional parking to campus. This additional parking lot will supply parking spaces that will be needed in the future development of the Innovation Quad.

Ms. DeSoto provided existing site conditions of the development site and an aerial image was displayed where the project area was indicated with a star. A Planning District Vicinity Map was then displayed indicating that the project area is encompassed by Elon University campus, the entirety of which is zoned Public Institutional (PI); the proposed use constitutes a use by right and will be confirmed to be compliant with all relevant LDO requirements prior to TRC approval.

Ms. DeSoto then gave an overview of the site plans and added that comments from members of the TRC at the current stage are mostly limited to drainage, crosswalks, and landscaping, and are expected to be addressed in revised drawings to be reviewed at an upcoming TRC meeting.

Ms. DeSoto then recommended that the Planning Board consider the application, give input and make a recommendation on the proposal to the Board of Aldermen.

Mr. Bennett made a motion to recommend approval as presented and the motion was seconded by Ralph Harwood. The motion was approved by unanimous vote.

Item C – Items from Board Members

There were no items from Board members.

Item D – Board of Aldermen Updates

Ms. DeSoto offered the Board the after-action reports from the January 4, 2021 and February 9, 2021 Board of Aldermen meetings which included approvals of the Major Development Plan MDP 2020-03 submitted by the Timmons Group located at the juncture of Manning Avenue and Gibsonville-Ossipee Road; employee policy related to COVID sick leave; contract to complete a Water and Sewer rate study and approval of Bond Counsel contract. February 9, 2021 meeting included award recognition of Elon Police Sgt. King and Sgt. Lovett and advised weekly virtual meetings were occurring between Pam Desoto, Rich Roedner and representatives of Elon University to touch on common goals and objectives.

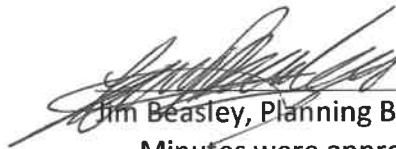
Item E - Motion to Adjourn

A motion to adjourn was offered by Mr. Harmon and seconded by Mr. Bennett. The motion was approved by unanimous vote.

Meeting was adjourned at 6:27 p.m.



Pamela DeSoto, Planning Director
Minutes were completed in
Draft form on September 14, 2021



Jim Beasley, Planning Board Chair
Minutes were approved on
September 21, 2021