

## **TOWN OF ELON PLANNING BOARD MINUTES**

Town of Elon Town Hall, 104 S. Williamson Ave., Elon, NC 27244

November 15, 2022, at 6:00 PM

Board members present: Jim Beasley, Clark Bennett, John Harmon, Ralph Harwood, Aiesha Leath, Mark Podolle, and Philip Owens.

Staff present: Lori Oakley and Mary Kathryn Harward

**Item A-** Chairman Beasley called the meeting to order at 6:00 pm.

### **Item B- New Business**

#### **Item B-i- Approval of Minutes**

Ms. Harward presented the board with minutes from the September 20<sup>th</sup>, 2022 meeting for approval

- Mr. Bennett made a motion to approve the September minutes; Mr. Owens seconded the motion; the motion was approved unanimously by the board (6-0).

#### **Item B-ii- Petition RZ-2022-02**

Mrs. Oakley presented RZ-2022-02 to the board. RZ-2022-02 is a request by the applicant Brian Wagoner for a rezoning of Tax Parcel 108932 located at the intersection of University Drive and Cook Road from Industrial (I) to Suburban Residential (SR). The lot proposed for rezoning is surrounded by industrial and residential uses. The parcel is also neighbored to the west by residential single and residential multi-family districts within the Gibsonville boundaries.

The property was a part of a larger 18.54-acre parcel prior to the construction of University Drive, at which point the land was subdivided, creating the 1.16-acre parcel on the Western side of the highway. The parcel was sold to the current owner in September of 2020 and is currently within the Town of Elon's extraterritorial district. The owner is requesting to change the current district of Industrial to Suburban Residential to accommodate single-family living.

The Town's Future Land Use Plan, Envision Elon 2040, identifies the parcels area as Employment in its Future Land Use Classification, which does not include residential uses. However, staff feels that the parcel is unique in its positioning and separation from neighboring industrial properties. Given the complicated topography and its size, it would be challenging to utilize the site for industrial uses.

Mrs. Oakley then outlined and addressed the procedural information for spot zoning, as the case needed to be supported on a reasonable basis, according to 4 standards. Those standards include the size of the tract in question, compatibility with the Land Development Plan, benefits and detriments, and relationship of uses. Mrs. Oakley then addressed the statement of reasonableness and consistency required by NC State Statutes when adopting or rejecting any zoning text or map amendment.

Staff recommended approval of the requested rezoning, RZ-2022-04 from Industrial (I) to Suburban Residential (SR) as the proposed zoning meets the requirements outlined in the LDO. Staff also recommended that the Planning Board consider this rezoning, accept public comment during the scheduled meeting, and consider a recommendation to the Town Council on the rezoning at their earliest convenience.

After Mrs. Oakley's presentation, the chairman opened the floor up for questions. The board expressed some concerns about the difficult topography that the parcel had, considering the land for multi-family, waterlines, safety of property from University Drive, and setbacks from the railroad to the property line. All questions were answered by Mr. Wagoner and his attorney, Mr. Moffitt.

### Motions

- Mr. John Harmon made a motion to approve the rezoning as presented; Mr. Bennett seconded the motion; the motion was approved unanimously by the board (6-0).

### Item C- Board of Alderman Updates

- Mr. Harwood mentioned that he is looking forward to the Link Transportation system to come into Elon on behalf of the International Students who need public transportation on the weekends and when the Elon Bio bus is not running.
- No other planning board members had any updates.

### Item D- Planning Director Updates

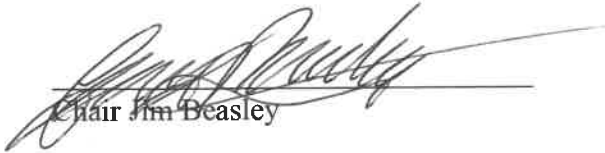
- Mrs. Oakley updated the Board on the Multimodal Grant that the Town of Elon received in 2022. She explained that the BGMPO wants the Town to appoint a steering committee prior to January consisting of Town Council members, Planning Board members, staff, and the general public.
  - **Diane Gill, John Harmon, and Philip Owens were voted to be the Planning Board representatives for the Multimodal steering committee.**
    - Mr. Podolle made a motion to accept the three Board members as representatives; Mr. Bennett seconded the motion; the motion was approved unanimously by the board (6-0).
- Mrs. Oakley also updated the Board that:
  - The Town Council decided to move forward with creating a Link Transportation line within the Town of Elon. They assigned the Planning Department staff to research further, draft an amendment to the current budget, and work with Link Transit to plan a future route.
  - MDP-2022-02- East Neighborhood Commons Development was approved by the Town Council.
  - December Planning Board meeting is tentative, but the January meeting is most likely going to happen.
  - Ms. Harward, Planner, was tasked with drafting bylaws for the Planning Board to adopt.
  - Benchmark, the company hired to write the Town's Downtown Master Plan, held their first stakeholders meeting and will continue to do so throughout the week of the 14<sup>th</sup> to gather input from the community.

**Item E- Motion to Adjourn**

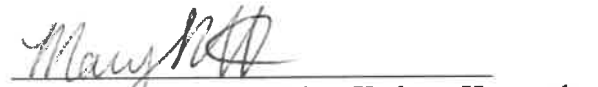
A motion to adjourn was made by Mr. Harmon and seconded by Ms. Leith. The motion was approved by a unanimous vote (6-0).

Meeting was adjourned at 6:48 pm.

Respectfully Submitted,

  
Chair Jim Beasley

MARCH 21, 2023  
Date

  
Recording Secretary, Mary Kathryn Harward  
Town of Elon Planning Department – Planner I

3/21/2023  
Date

