

TOWN OF ELON PLANNING BOARD MINUTES

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

June 21st, 2022, at 6:00 PM

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

Staff present: Carrie Spencer and Mary Kathryn Harward

Item A- Chairman Beasley called the meeting to order at 6:01 pm.

Item B- New Business

Item B-i- Approval of Minutes

Ms. Harward presented the board with minutes from the March 2022 meeting for approval

- Mr. Harmon made a motion to approve the March minutes; Mr. Podolle seconded the motion; the motion was approved unanimously (5-0) by the board.

Item B-ii- Rezoning Request RZ #2022-02

Mrs. Spencer presented the Board with a presentation containing the details for the rezoning request RZ #2022-02 regarding the Parc Northwest Development. Rezoning Request RZ #2022-02 was submitted by Greenhawk Corporation, Inc., for property located at the northeast corner of University Drive and Elon Ossipee/ Shallowford Church Road. Approval of the request would change the zoning of a +/- 57.72 acre parcel identified by Parcel ID #110257 from the Neighborhood Residential Planning District (NR) and Village Center Planning District (VC) with a Traditional Neighborhood Overlay (TND-O) to the Neighborhood Residential-Conditional Planning District (NR-CPD) and Village Center Conditional Planning District (VC-CPD) with the Traditional Neighborhood Development Overlay (TND-O).

The proposed conditions listed in the application include changes in the number of proposed residential units, changes in the proposed number of multi-family units, limitations of land uses, commitments to architectural standards, decrease in the minimum lot size, increase in size of open space, and changes to the NR and VC acreages. The site is currently undeveloped, with no environmental concerns save the on-site streams that will need to be buffered.

Mrs. Spencer reminded the board of what conditional zoning is, why it was established, and the Planning Board and Town Councils role in the process

Mrs. Spencer referenced the Town of Elon's Comprehensive Plan and outlined the goals and objectives that the proposed rezoning supported.

The staff recommendation was as follows:

- Multiple elements of the Plan provide support for the proposal.
- The plan and conditions align with illustrations for the Focus Area/Central.
- The property's Future Land Use and Conservation Map as mixed use, aligns with the intent of the proposed conditional zoning districts.
- Staff therefore considers the request to be consistent with the Land Development Plan with the conditions requested by the applicant.

After Mrs. Spencer's presentation, Mr. Tony Tate of TMTLA Associates gave a short presentation on the conditional zoning master plan for the proposed "parc northwest" development and Mr. Jeremy Medlin of Greenhawk Corporation, Inc., addressed concerns from the board and public. The common concerns from the board members and the public involved:

- Potential drainage into the adjoining Cable Square neighborhood
- Connections to Cable Square and the impact on the neighborhood/citizen safety
 - Impact of necessary crossing across University Drive and placement/effectiveness of crosswalks
- Location and safety of proposed sidewalk from parc northwest to the University's Schar center
- Results and implications of the Traffic Impact Analysis currently being carried out by NCDOT for the area
- Density and potential impacts on emergency services (specifically fire response)

After dialogue between the Board, Staff, Applicant, and community members, the Planning Board members voted on 3 motions, which were as follows:

1. Motion 1: Rezoning request RZ #2022-02 is consistent with the adopted Town of Elon Land Development Plan.
 - a. Motion was made by Mr. Clark Bennett, with Mr. John Harmon seconding the motion, all were in favor.
2. Motion 2: Rezoning request RZ #2022-02 does not have an acceptable level of impact on both the immediate area and the community as a whole.
 - a. Motion was made by Mr. Clark Bennett, with Mr. Philip Owens seconding the motion, all were in favor.
 - b. Concerns:
 - i. Density is an issue due to fire safety
 - ii. More conditions would be preferred
3. Motion 3: The Town of Elon Planning Board recommends approval, with conditions, of Rezoning Request RZ #2022-02, with the following additional conditions:
 - a. Developer will propose language for a condition that would prohibit access of construction vehicles through Cable Square; and the building located on the southeast corner of the Village Center zoned property be limited to 3 stories above street grade at the intersection; the Board requests professional review by the fire chief.
 - b. Motion to approve was made by Mr. Mark Podolle, with Mr. Philip Owens seconding the motion. Mr. Jim Beasley and Mr. John Harmon were in favor; Mr. Clark Bennett was not in favor. The motion passed 4-1.

Item B-iii- Major Development Plan MDP #2022-01

Mrs. Spencer gave a presentation to the board on Major Development Plan #2022-01 titled "Elon Gateway Project". The application for the project was submitted by Brad Moore, Architect with Elon University, on behalf of the University. The project is described as adding entrance signage to a vacant parcel and adjacent parcel and signifies an entry onto the university campus from University Dr. at O'Kelly Ave. Plans show the project consisting of two identical walls with university signs and one decorative bell tower. The properties are located on the southeast and southwest corner of University Avenue and O'Kelly Avenue, with parcel ID #s 110124 and 110188.

The sign requirements from the Town of Elon LDO, the Major Development Plan process, existing site conditions and zoning, and project renderings were presented in detail.

Staff recommended that the Planning Board consider this application, accept public input during the scheduled meeting, and consider a recommendation to the Board of Aldermen on the proposal at their earliest convenience. Staff recommends approval of the request.

- John Harmon made a motion to approve MDP-2022-01. Mr. Mark Podolle seconded the motion, and all the members voted in favor (5-0) of approving MDP-2022-01.

Item C- Board of Alderman Updates

- There were no Town Council updates

Item D- Motion to Adjourn

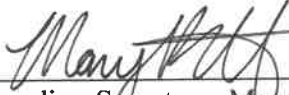
A motion to adjourn was made by Mr. Clark Bennett and seconded by Mr. John Harmon. The motion was approved by a unanimous vote (5-0).

Meeting was adjourned at 9:16 pm.

Respectfully Submitted,



Chair Jim Beasley



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