

TOWN OF ELON PLANNING BOARD MINUTES

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

September 20, 2022, at 6:00 PM

Board members present: Jim Beasley, Clark Bennett, Diane Gill, John Harmon, 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 June 21st, 2022 meeting for approval

- Mr. Bennett made a motion to approve the June minutes; Mr. Harwood seconded the motion; the motion was approved unanimously by the board (7-0).

Item B-ii- Petition MDP-2022-02

Mrs. Oakley presented Petition MDP-2022-02 to the board. MDP-2022-02 is a request by the applicant Brad Moore, on behalf of the property owner, Elon University, for major development plan review for a residence hall located at the intersection of East Haggard Avenue and North Oak Avenue (Tax Parcel 115430) and zoned Public Institutional (PI). The lot proposed for development is surrounded by university developments and single-family lots.

The University has proposed a new residence hall that will contain 52 residential units, flex space/entertaining space, study rooms, living rooms, storage space and a housing office. The site plan also includes a new parking lot that contains 4 parking spaces, and a utility yard. The building consists of 3 stories with a basement that is partially visible. Buffering required by the LDO will be adhered to.

Mrs. Oakley then outlined Elons LDO requirements for parking and how the project intends to meet them for faculty and staff use. The project area is identified on Envision Elon's 2040 Comprehensive Plan as Institutional, which meets the projects intended use. The planning staff analysis continued with discussing the connection between the project and the Haggard Avenue Corridor Plan (Phase 1) and summarizing TRC comments and review.

Staff recommended approval of the proposed major development plan, MDP-2022-02, for the East Neighborhood Commons residence hall as the proposed plan meets the requirements outlined in the LDO. Staff stated that the plan also meets the future land use classification description outlined in the Envision Elon 2040 Comprehensive Plan and two of the recommendations outlined in the Haggard Avenue Corridor Plan, Phase 1.

Staff recommended that the Planning Board consider this Major Development Plan proposal, accept public comment during the scheduled meeting, and consider a recommendation to the Town Council on the proposal at their earliest convenience.

After Mrs. Oakley's presentation, the chairman opened the floor up for questions. The board expressed some concerns about the neighbor's feelings towards the project, the holding of a public

meeting, parking for students, and drainage issues- all of which were addressed by Mr. Brad Moore, applicant.

Motions

- Mr. John Harmon made a motion to approve the MDP as presented; Mr. Bennett seconded the motion; the motion was approved unanimously by the board (7-0).

Item C- Board of Alderman Updates

- Council members wanted to discuss potential restaurants that were posed to take over the Mediterranean Deli vacant space on Haggard Avenue.
- Mr. Beasley expressed that several people had approached him about the orange barriers on Williamson Avenue, and Mr. Bennet said that the Downtown Development Committee are currently working on more aesthetically pleasing alternatives that are within budget.
- Mr. Bennett informed the board that the Downtown Development Committee has approved Benchmark as the candidate for Elon's new Downtown Master plan.

Item D- Planning Director Updates

- The new planning director, Mrs. Lori Oakley, re-introduced herself to the Planning Board and gave a short synopsis of her professional background and work experience.
- Updates on previous cases:
 - MDP-2022-01 was brought before the Council, who expressed concerns about lifetime estate rights. The project moved forward from that point by eliminating one of the two proposed wall signs along University Drive and was approved by the Town Council.
 - RZ-2022-02 was approved by the Town Council after 4 meetings and great dialogue between council and developer. Additional modifications were made to the plan regarding setbacks on residential lots and neighborhood connections to the neighborhood to the North. The next step will be for the developer to submit for the Major Development Plan process.
- Mrs. Oakley expressed that the LMO process is progressing but will most likely be completed after the new year. After the chapters are completed, they must go through public review and comments, as well as Planning Board and Town Council approvals.
- The Haggard Avenue Phase 1 has been adopted, and the consultants (SEPI) are ready to release phases 2 and 3. There will be public engagement as there was for phase 1.
- Mrs. Oakley informed the board that the Town of Elon received a DOT Grant for multimodal work on our bike-ped plan. She is presenting that grant for acceptance at the September 26th meeting.
- A presentation for Link Transit will be presented to the Town Council in late October by planner Mary Kathryn Harward to gauge interest in the Town joining the Link system.
- Mrs. Oakley encouraged Board members to attend the 3 public community meetings that are being held by the Town Council.
- The Millpointe neighborhood entrance was put on the list for updates as it is causing problems with street/entrance quality.

Item E- Motion to Adjourn

A motion to adjourn was made by Mr. Mark Podolle and seconded by Mr. Clark Bennett. The motion was approved by a unanimous vote (7-0).

Meeting was adjourned at 6:45 pm.


Respectfully Submitted,



Chair Jim Beasley

Nov. 16, 2022

Date



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

Nov. 15, 2022

Date