

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

**December 22, 2020  
Tuesday, 6:00 p.m.**

**Conducted via Zoom  
Elon, North Carolina**

Attendees: Jim Beasley, Clark Bennett, Diane Gill, Ralph Harwood, Mark Podolle, and Phillip Owens. Also present were Beth Blackman and Jeff Palmer.

Staff present: Pamela DeSoto

**Item A** - Chairman Beasley called the meeting to order at 6:03 pm.

**Item B – Approval of Minutes of the August 18, 2020, October 1, 2020 and October 20, 2020 Planning Board Meetings**

Mr. Bennett made a motion to approve the Minutes of the August 18, 2020 meeting; the motion was seconded by Mr. Podolle and approved by unanimous vote. Mr. Owen made a motion to approve the Minutes of the October 1, 2020 meeting; the motion was seconded by Mr. Harwood and approved by unanimous vote. Mr. Podolle made a motion to approve the Minutes of the October 20, 2020 meeting; the motion was seconded by Mr. Bennett and approved by unanimous vote.

**Item B-ii – Review and Recommendation: Major Development Plan MDP 2020-03 for a Major Subdivision Submitted by the Timmons Group.**

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

The Timmons Group has submitted an application for a major site plan review and recommendation by the Planning Board. The project proposes 205 lots on the 81+ acre site consisting of two parcels that includes a single-family residential subdivision located at the juncture of Manning Avenue and Gibsonville-Ossipee Road. The preliminary plans are currently being reviewed by Elon’s Technical Review Committee and have received three rounds of comments; a resubmittal response to the last comments was received on 12/18/20.

The two parcels were the subject of an approved annexation and rezoning earlier in the year, to the Neighborhood Residential (NR) Planning District; the property is adjoined by other NR zoned parcels to the east, a single Rural Residential zoned property to the southeast, and unzoned Alamance County jurisdiction to the north. The NR District is described as accommodating existing medium-density single-family residential neighborhoods, and providing opportunities for future single-family development primarily within the Town’s northwest growth area. Streets in the district must be interconnected, and open space must be provided per LDO requirements. NR District dimensional requirements include 6,000 square foot minimum lot size, 60’ minimum lot width at the building line, and a maximum impervious surface lot coverage of 45%. As a residential development with ten or more total units, a minimum of 15% of the total land area must be set aside as open space.

A Planning District Vicinity Map was displayed, indicating that the property is zoned NR.

Ms. DeSoto displayed procedural and process information and the steps that have been completed by the applicant. Preliminary plans have been conditionally approved by the Technical Review Committee. Final approval by the Technical Review Committee is subject to approval of a minor change requested by NCDOT; any recommendation made by the Planning Board could be contingent on NCDOT's satisfaction with the plans.

Ms. DeSoto further presented existing site conditions, provided an aerial image of the two parcels and gave an overview of the site plans. Items of note on the preliminary plans included the project is scheduled to be built out in five phases of 50, 49, 29, 30 and 47 lots, for a total of 205 lots. All lots shown on the preliminary site plan indicated compliance with dimensional requirement for the NR district. The average lot size is 8,583 sf and the smallest is 7,100 sf. The development proposes two entrances, one from Manning Avenue and the another from Gibsonville Ossipee Road. All proposed internal streets will ultimately be dedicated to the Town for future maintenance, but will connect with NCDOT roads. Open space requirements are exceeded by more than 100% over the 15% standard, with 12.28 acres required and 26.18 acres provided. A primary factor in the open space consideration is the extensive acreage taken by floodplain, wetlands, and stream buffer on the site, however, additional open space is proposed outside of these areas, including a perimeter buffer, a 1.2-acre green space adjacent to the mail kiosk area, limited areas near roadways, and additional areas of relatively steep slopes adjacent to the existing stream. Open space adjacent to the existing roadways will be improved by a 10' wide multi-use path. An easement is provided near the stream for future development of a greenway, which the applicant is not required to construct. Sidewalks are proposed on both sides of all new streets. Existing vegetation in buffer areas will be preserved to the greatest extent feasible; where existing vegetation is insufficient to meet LDO landscaping requirements, supplemental trees and shrubs will be planted to meet the standard. Sanitary sewer is available at the site utilizing an existing line running adjacent to the stream; water will be extended to the site from an existing line on Manning Avenue that terminates just north of Powerline Church of the Nazarene. Three proposed streets will be stubbed out at the property boundary to make future connection to adjacent properties possible; no stub-outs were required adjacent to the property to the north, so as not to encourage future development in the floodplain or adjacent to stream buffers. Several small storm water management ponds are proposed at various locations throughout the site. The applicant has provided a schematic landscaping plan and a Traffic Impact Analysis that has been reviewed by NCDOT; based on their review, dedicated right turn lanes are being required on Manning Avenue and Gibsonville Ossipee Road to facilitate right turn movements into the development and will be installed at the developer's expense.

Ms. DeSoto then recommended that the Planning Board consider the application, accept input and make a recommendation on the proposal; a single motion to recommend approval or denial is required and will move to the Board of Alderman in January, 2021. Chairman Beasley stated he would entertain a motion for approval based on staff recommendation and that the proposal is compliant with all LDO requirements.

Mr. Bennett made a motion to recommend approval of the proposal and the motion was seconded by Mr. Harwood. The motion was approved by unanimous vote.

**Item C – Board of Aldermen Updates**

Ms. DeSoto offered the Board the after-action report from the November 10, 2020 Board of Aldermen meeting which included approval of a special use permit for Twin Lakes to allow for additional stories in a proposed apartment building project, as well as closure on text amendment for definitions of minor and major development plans.

**Item D – Items from Board Members**

Mr. Bennett requested the status of the subdivision development at Shallowford Church Rd; Ms. DeSoto provided update to her knowledge.

**Item E - Motion to Adjourn**

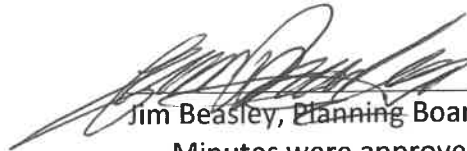
A motion to adjourn was offered by Chairman Beasley and seconded by Ms. Gill. The motion was approved by unanimous vote.

Meeting was adjourned at 7:18 p.m.



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



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

