

Town of Elon Planning Board Agenda

April 18, 2023 6:00 PM In Person Elon Town Hall, Town Council Chambers 104. S. Williamson Ave., Elon, NC

Agenda Items

- A. Call to Order
- **B.** New Business
 - i. Swearing in of new Planning Board member
 - ii. Approval of Minutes from the March 21, 2023, Planning Board Meeting.
 - iii. Petition CRZ-2022-04 A request by the applicant Tony Tate, TMTLA Associates, on behalf of the property owner, Cable Murray, LLC, for Conditional District Rezoning from NR-TND-O, VC-TND-O and SR to UR-CPD for a residential development project on parcels #110296, #116972, and portion of #116971 at the intersection of University Drive and Shallowford Church Road.
- C. Items from Board Members
- **D.** Other Business
- E. Adjournment

TOWN OF ELON PLANNING BOARD MINUTES

Town of Elon Town Hall, 104 S. Williamson Ave., Elon, NC 27244 March 21st, 2023, at 6:00 PM

Board members present: Jim Beasley, Diane Gill, John Harmon, Ralph Harwood, Aiesha Leath, 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- Election of Chair and Vice Chair

Mrs. Oakley presented the opportunity for board members to elect a chair and vice chair for the 2023 year.

- Ms. Gill made a motion to elect Mr. Jim Beasley as Planning Board Chair; Mr. Owens seconded the motion; the motion was approved unanimously by the board (6-0).
- Mr. Philip Owens made a motion to elect Mr. Clark Bennett as Planning Board Vice Chair; Mr. Harmon seconded the motion; the motion was approved unanimously by the board (6-0).

Item B-ii- Approval of Minutes

Ms. Harward presented the board with minutes from the November 15, 2022 meeting for approval

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

Item B-iii- Petition MDP-2022-04 – Parc Northwest

Mrs. Oakley presented MDP-2022-04 to the board. Petition MDP-2022-04 is a request by the applicant GreenHawk Corp, Inc. on behalf of the property owner, Elon-AF, LLC, for major development plan review for a mixed-use project, consisting of 119 single-family dwellings, 66 townhomes, 200 apartments and 54,500 square feet of non-residential uses (Approved as Conditional Rezoning Case RZ-2022-02) on Parcel 179039 at the intersection of University Drive and Shallowford Church Road.

On August 9th, 2022, the project (Parc Northwest) was approved for a conditional district rezoning by the Town Council. The project was then submitted as a major development plan MDP-2022-04. Three phases of the project will see the single-family dwellings, townhomes, and apartments within the mixed-use buildings completed separately. It was explained that in a subphase of phase 3, an additional sidewalk will be constructed running down either the west or east side of Williamson from University Drive. This was a condition offered by the development team and accepted by the Town Council. Mrs. Oakley then showed the submitted elevations of all three mixed-use buildings.

The Town's Future Land Use Plan, Envision Elon 2040, identifies the parcels as Neighborhood Living, Commercial and Conservation with a portion of the Neighborhood Living lying within the Mixed-Use Overlay. Oakley identified the goals that this plan supports, including expanding housing choices and encouraging mixed-use development that offers a variety of living spaces and entertainment.

The process of Technical Review Committee (TRC) Review was then addressed, stating that the TRC reviewed the mixed-use project at their December 14th, 2022, January 11th & 25th, and February 8th, 2023 meetings. The primary discussions during the meetings were items that needed to be amended or added to the site plan. The Fire Marshal's office and the Fire Department Chief and Assistant Chief expressed concerns about access to the mixed-use buildings. The DOT Asst. Engineer and Town's Consulting Engineer discussed the location of proposed water lines, location of basins, the TIA (Traffic Impact Analysis) and access to the site. All the items mentioned during the TRC meetings were addressed by the applicant and his engineering/architectural team. The TRC Committee approved the major development plans.

Staff recommends approval of the proposed major development plan, MDP-2022-04, for the Parc Northwest mixed-use project as the proposed plan meets the requirements outlined in the approved conditional rezoning plan (RZ-202202) and the Town's LDO. Staff recommends 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.

During Mrs. Oakley's presentation and after her presentation when the Chairman opened up the floor for comments, concerns arose from Board Members and were addressed by Mrs. Oakley and the Parc East team that was present. Mrs. Oakley reminded the Planning Board that Parc East had already been approved as a conditional rezoning and was now being brought before the Planning Board to ensure that the plan meets the conditions depicted in the conditional rezoning and if it meets the requirements of the Town's code. Chairman Beasley inquired when the new LMO would be approved, and Mrs. Oakley laid out the timeline and stated that the MDP process would not be included in the new LMO.

Ms. Gill was concerned about the University Drive and Shallowford Church Road intersection, pedestrian traffic, parking near community centers, public bike lanes, and general connection to downtown. Ms. Gill specifically questioned why an official pedestrian impact analysis was not carried out, and Mrs. Oakley replied that it is not required in the Town's LDO, and perhaps that concern should have been brought up during the conditional rezoning approval process. Ms. Gill was also concerned about the lack of bike lanes on University Drive and no public services, asking how the development would be connected with existing transportation in the town. Mr. Tate, architect for the project, stated there was an area designated within the site for a possible future public transit stop.

Mrs. Oakley stated that there has been extensive discussion during the TRC review about landscaping regarding street trees and maximum height so that the Fire Department services would not be negatively impacted. It was also relayed that elevation sketches will be handled during the construction plan review process.

Ms. Gill also expressed concerns about reducing parking minimums near city and town center and transit centers. Mrs. Oakley stated that the LDO still requires parking minimums, and that each house requires 2 parking spaces even near the town center. Mrs. Oakley also stated that the Parc Northwest MDP had 4 TRC meetings, at which technical questions and concerns from all departments were addressed. Ms. Gill questioned if the development was cohesive enough with the overall community and if it connected well enough with downtown Elon and stated that the town needs to require more of developments connection-wise going forward and consider the entire traffic implications.

Chairman Beasley stated that development did not need to be delayed because of lack of connections not related to specific development projects, and Mr. Harwood stated that opportunities for development could not be denied while waiting for side walks and bike lanes to be installed as those

are more long-term projects. Mr. Owens questioned if there were going to be any more public meetings for this project, and Mrs. Oakley stated that the project already went through the public hearing process last summer when it was approved as a conditional district rezoning case. Ms. Gill asked Mrs. Oakley how this major development plan meets the new ordinance, and Mrs. Oakley replied that this plan went forth under the current LDO and will be approved according to the current LDO standards at further stages even if a new ordinance is in place (the process of being "grandfathered" in).

Motions

- Mr. Ralph Harwood made a motion to approve MDP-2022-04 as presented; Mr. Philip Owens seconded the motion; the motion was approved by majority vote (5-1).
 - Ms. Diane Gill opposed the motion. Reasoning was given that the Town does not have their new land development ordinance in place and enough pedestrian or bike infrastructure to support the new development. There was also a concern that the project is too close to downtown and would negatively impact the character of downtown.

Item C- Planning Board Member Updates

• There were no updates from individual Planning Board members.

Item D- Planning Director Updates

- Mrs. Oakley updated the Planning Board on the new Land Management Ordinance process. The LMO committee had a meeting in March, hoping to wrap up the final chapter. The final meeting will look at outstanding issues and the chapter pertaining to university regulations, and there is also some discussion about a planned joint meeting with the Planning Board and Town Council members together. Once a draft is in place, there will be a public workshop to receive comments from residents.
- Mrs. Oakley also updated the board on several projects including:
 - Parc East
 - 126 single family homes with no commercial on the border of University Drive and the Spanish Oaks housing subdivision. Mrs. Oakley suggested that the time to make conditions was during the conditional rezoning process. It was also stated that a greenway has been included throughout the project running North to South.
 - Ms. Gill expressed concerns with approving new development without the new LMO in place, and Mrs. Oakley stated that the town cannot legally halt development project applications regardless of new ordinance process.
 - o Ezrine
 - Extension of Neal Street with 4 planned duplexes and 4 duplexes on South Williamson Ave. It is a conditional rezoning requesting a parking waiver.
 - Hezar Property
 - 2 duplexes on Manning Avenue on an annexed property. It is a conditional rezoning requesting parking waiver.
 - Rezoning of the Wagoner property was approved by Town Council, but the Planning Department has yet to receive any zoning compliance or building permit applications.
- Ms. Harward will be presenting a Link Transit update to Town Council in March, along with the Town Manager bringing forward a budget amendment and interlocal agreement.

- The Town's Multimodal Committee will meet the last week in March.
- The new Planning Board ETJ-Alternate member, Rachael Dimont, was approved on March 20th, 2023, by the Alamance County Board of Commissioners.
- The Downtown Master Plan's Committee meetings will start on April 25th. The meetings will be held at 6:30 pm at the church downtown. Downtown Development Director Jill Weston stated that she wanted the board's participation at public meetings.
- Greystone subdivision's HOA had reached out to the Town about the Town taking over a road within the subdivision and the Town's engineer has drafted a memo outlining the issues with the current roads.

Item E- Motion to Adjourn

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

Meeting was adjourned at 6:57 pm.	
Respectfully Submitted,	
Chair Jim Beasley	Date
Recording Secretary, Mary Kathryn Harward	Date
Town of Flon Planning Department - Planner I	

Parc East CRZ-2022-04 Conditional District Rezoning

Property Owner: Cable Murray, LLC

Applicant: Tony Tate, TMTLA Associates

Request: Conditional District Rezoning (CRZ) Review and Recommendation

Location: University Drive and Shallowford Church Road

Parcel ID: #110296, #116972, and a portion of #116971 located above University Drive.

Site Acreage: 32.7 acres

Current Zoning: NR-TND-O (Neighborhood Residential – Traditional Neighborhood Development

Overlay), VC – TND - O (Village Center – Traditional Neighborhood Development

Overlay) and SR (Suburban Residential)

Proposed Zoning: UR-CPD (Urban Residential – Conditional Planning District)

Petition CRZ-2022-04 is a request by the applicant Tony Tate, TMTLA Associates, on behalf of the property owner, Cable Murray, LLC, for conditional district rezoning for a residential project, consisting of 44 single-family dwelling units, and 85 townhomes on Parcels 110296, 116972, and the northern portion of Parcel 116971 at the intersection of University Drive and Shallowford Church Road.

Existing Site Conditions (Aerial imagery exhibit attached)

The parcels currently contain woodlands and two single-family dwellings, with the rest of the acreage being vacant. The site is located at the Northeast corner of the intersection of University Drive and Shallowford Church Road.

- To the West Single-family dwellings and vacant land zoned NR CPD (Neighborhood Residential Conditional Planning District), VC CPD (Village Center Conditional Planning District) and TND-O (Traditional Neighborhood Development Overlay) which was approved as part of the Parc Northwest mixed-use development.
- To the South Wooded land with a portion of an Elon University parking lot zoned PI (Public Institutional) and University Drive.
- To the East Single-family dwellings zoned SR (Suburban Residential) that are located in Elon's ETJ and not within the municipal limits.
- To the North Single-family dwellings and cleared, vacant land zoned NR (Neighborhood Residential) and SR (Suburban Residential).

Zoning, Property History, and General Site Plan Conditions

- The parcels are **currently zoned** NR-TND-O (Neighborhood Residential Traditional Neighborhood Development Overlay), VC TND O (Village Center Traditional Neighborhood Development Overlay) and SR (Suburban Residential). The existing districts are described in the LDO as follows:
 - Neighborhood Residential accommodates "existing medium-density single-family residential neighborhoods and provides opportunities for future single-family residential development primarily within the Town's northwest growth area. This district provides for some higher-density residential development within walking distance of designated Neighborhood and Village Center Districts, as identified on the Land Development Ordinance Map. Streets in the Neighborhood Residential District must be interconnected, as required in Section 5.7 Street and Greenway Design Regulations. Urban Open Space must be provided according to Section 5.5 Open space Preservation and Design Regulations. A range of housing types is encouraged. Low-intensity business activity is permitted in mixed-use buildings at a residential scale, in and around designated Town, Neighborhood and Village Center Districts. The intensity to which permitted uses may be built is regulated by the building type corresponding with the intended use, and permitted within the planning district".
 - <u>Village Center</u> accommodates "the clustering of workplace, storefront, civic, and live/work buildings in a central location to serve one or more neighborhoods. Activity Centers are designed to be pedestrian-friendly, with architectural building styles compatible with one another, and with surrounding residential buildings. Neighborhood and Village Centers are generally located at key intersections along collector roads. The Proposed Land Use Map in the Elon Land Development Plan shows the approximate location of designated potential Neighborhood and Village Centers. For example, the plan designates a potential Neighborhood Center at the Shallowford Church Road and NC87 intersection, and a Village Center at the Shallowford Church Road and Elon By-Pass intersection".
 - <u>Suburban Residential</u> "accommodates most of the Town's existing conventional single-family residential subdivisions and provides for some residential infill development within and surrounding existing neighborhoods. Streets in the Suburban Residential District must be interconnected, as required in Section 5.7 Street and Greenway Design Regulations, Urban Open Space must be provided according to Section 5.5 Open Space Preservation and Design Regulations. A range of housing types and low-intensity business uses is permitted in mixed-use buildings at a residential scale, in and around designated Neighborhood and Village Center Districts. The intensity to which permitted uses may be built is regulated by the building type corresponding with the intended use and as permitted within the planning district".
 - The <u>Traditional Neighborhood Overlay</u> "provides an alternative to conventional large-lot, single-use subdivisions. The TND Overlay encourages development of neighborhoods with small blocks, interconnected, pedestrian-oriented streets and sidewalks, and a mixture of buildings, uses, and public spaces. The intent of this overlay district is to minimize traffic congestion, suburban sprawl, infrastructure costs, and environmental degradation. The TND Overlay District calls for neighborhoods with a recognizable center and clearly defined edges. The optimum size is a quarter mile from center to edge about a fifteen-minute walk. TNDs contain a mixture of uses and housing types in close proximity to one another and have a variety of civic buildings and public spaces which are prominently sited, to provide a strong sense of community. The TND Overlay

District may be applied in all general planning districts through map adoption for TNDs with completed designs and overlay district approval".

- The requested zoning of UR-CPD (Urban Residential Conditional Planning District) is intended for the development of a single-family neighborhood subject to specific conditions. The requested district is described in the LDO as follows:
 - "…accommodates existing high-density residential uses, and provides opportunities for future high-density single- and multi-family residential development within and near the Town Center and designated Neighborhood and Village Center Districts, as identified on the Land Development Ordinance Map. Streets in the Urban Residential District must be interconnected, as required in Section 5.7 Street and Greenway Design Regulations. Urban Open Space must be provided according to Section 5.5 Open Space Preservation and Design Regulations. A range of housing types is encouraged. Low-intensity business activity is permitted in mixed use buildings at a residential scale, in and around designated Town, Neighborhood and Village Center Districts. The intensity to which permitted uses may be built is regulated by the building type corresponding with the intended use, and permitted within the planning district".
- The parcel is currently contains an existing Stream Protection Overlay, which shall remain.
- The parcel is currently located within the ETJ (extraterritorial jurisdiction) of the Town of Elon. Should the property owner decide to utilize town utilities and services, they will need to submit a petition to the Town of Elon for annexation.
- The proposed project will meet or exceed LDO requirements for parking.
- The project will be constructed in 2 phases and the phasing lines are depicted on the plans. Phase 1 will include the detached single-family lots on the eastern portion of the property and the larger single-family attached (townhome) lots. Phase 2 will include the remaining single-family attached lots (townhomes) on the western side of the property.
- The project will include 14.9 acres of common open space, which will include a 10,800 square foot courtyard, a 21,500 square foot courtyard, a 40,000 square foot park, and a greenway running vertically through the development to the northern border of the property.
- Per the conditions on the plan, no on-street parking will be allowed on streets A, B, and C. This was requested during TRC by the Elon Fire Chief, as was "no parking" signage for designated areas.
- The plan calls for several <u>development standard deviations</u> from the requirements in Elon's current LDO. These deviations can be found on page Z-2 of the Master Plan and include:
 - Single Family Attached deviations
 - Setting a 20'/25' front minimum and maximum setback
 - Setting a 0' side minimum setback (our current LDO does not address side yard setbacks for town homes)
 - Setting a 15' rear minimum setback
 - Adding one additional story height to the maximum 2 stories.
 - Setting a 1,200 square foot deviation from the minimum lot area (a decrease)
 - Setting a 20' minimum lot width for townhomes
 - Increased buffers between University Drive, Cable Road, and Shallowford Church Road.
 - Single Family Detached deviations
 - Adding 10' to the front maximum setback

- Adding half an additional story to the maximum of 2 stories
- Adding 3,000 sf to the minimum lot area and 2,000 sf to the maximum lot area
- Increased buffers between University Drive, Cable Road, and Shallowford Church Road.
- Additional listed deviations from LDO
 - Buffers greater than 15 feet
 - All setbacks for single family detached are greater than LDO standards and reduced for single family attached.
 - Certain streets do not contain 27-foot back-to-back distance to allow for on-street parking;
 no on-street parking on the main through street "A."
 - 100% of the single family detached lots may be one width.
- Additional listed development standards
 - Lamp posts shall be installed around the common open spaces only.
 - The maximum block length without a cross street shall be 800 feet.
 - Landscape buffers shall not be required between any uses within the boundary of the project.
 - The height of the top of project identification sign board, or any of the posts, brackets, or other supporting elements will not exceed 12 feet from the ground.
- The applicant has also listed all zoning proffered conditions on the plans which include:
 - 1. The maximum number of single-family detached residential dwelling units shall be 44 units.
 - 2. The maximum number of single-family attached residential dwelling units shall be 85 units.
 - 3. The project shall provide customized standards for architecture, design, and landscaping for review and approval prior to the first phase construction documents.
 - 4. On street parking spaces shall be counted toward visitor spaces.
 - 5. Only single-family detached and single-family attached uses shall be allowed in this urban residential conditional planning district.
 - 6. On street public parking shall only be in designated marked spaces.
 - 7. Development shall be in substantial compliance with the Master Plan, Development Standards, Dimensional Standards, and Committed Architectural Elements dated ****.
 - 8. Streets will be developed in accordance with street sections approved with the Master Plan, Development Standards, Dimensional Standards, and Committed Architectural Elements dated ****
 - 9. The development shall be held in unified ownership or control through owner's association documents.
 - 10. The project proposes additional typical street sections of 27-ft back to back, 52' R/W and 29-ft back to back, 55' R/W.
 - 11. The project proposed to sign Streets A, B and C as "No Parking". Streets D and E shall allow onstreet parking in designated spaces only.
 - 12. Single family detached residential units shall be limited to a maximum of 2.5 stories. Single-family attached homes shall be limited to a maximum of 3 stories.
 - 13. Each single family detached and attached lot shall provide a minimum of 18 linear feet of parking space between the garage door and the public sidewalk.
 - 14. Deviation from minimum centerline radius for modified cul-de-sacs. The LDO

- allows for modified cul-de-sacs however a 'close' as designed here (Streets D&E) is preferred.
- 15. Sidewalks shall be installed on both sides of all public streets interior to the site.
- 16. 100% of the SF Detached may be one width.
- 17. All interior streets shall be maintained by Town of Elon.
- 18. No On-Street parking for streets A, B & C.
- 19. Streets D & E shall allow on-street parking, only in designated spaces.
- 20. 6' wide Natural Organic Hiking/Nature Trail to be maintained by HOA for the length of 2 years, and then transferred to maintenance by the Town. Pathway will be constructed to Town standards and specifications. (LDO 5.7.7 & 5.7.8 Greenway Engineering and Design Specifications) Trail will be built in Phase 1.
- The landscaping plan states that all LDO requirements shall be met for this project. The Staff and TRC Committee will review the landscaping plan during construction plan review.
- The parcel is not located within a special flood hazard area as defined by the Federal Emergency Management Agency (FEMA). It is located within the Cape Fear River basin and the Jordan Lake watershed. There are two streams on the property along with a 50' stream buffer overlay that has been identified on the plans.
- All remaining conditions as offered by the petitioner are listed on page Z-2 of the Master Plan set.

Procedural Information

Rezonings are treated as amendments to the Land Development Ordinance and Map and are referred to the Planning Board for consideration after a neighborhood meeting between the development team and neighbors, and in advance of a public hearing and final decision by the Town Council.

Upon review of the issues relevant to spot zoning, staff does not consider the proposal to be vulnerable to a challenge of the proposed zoning categories. The request is for a large tract, staff considers it compatible with the Land Development Plan (see below), the benefits and detriments to the owner, neighbors and community are balanced, and the proposed uses are equal to or more limiting than the current uses allowed for the property and the area.

Envision Elon 2040 Comprehensive Plan and Pedestrian Plan

The Envision Elon 2040 Comprehensive Land Use Plan identifies the site as Neighborhood Living, Parks and Open Space, and Conservation area.

• Neighborhood Living - This area is comprised of single-family detached homes on small lots, duplexes, triplexes, quadruplexes, townhouses, and higher-end condominiums. The mix of housing types are intended to create neighborhoods with a moderate density range of 4 to 6 dwelling units per acre. Homes are minimally set back from local streets with sidewalks on both sides. Sidewalks and greenways connecting to downtown, schools, and mixed-use areas are key features of these neighborhoods, which are located in areas already served or easily served by infrastructure. Alleys provide

- access to garages and small parking areas. Private open space is minimal, so common open spaces are mixed in and may include neighborhood parks, natural areas, and other amenities.
- Parks and Open Space This area is comprised of various types of passive and active parks and other recreation facilities. Where depicted on the Future Land Use and Conservation Map, park areas may be developed as community-serving facilities, such as public greenways, nature preserves, and neighborhood or community parks that support a variety of activities (league sports, playgrounds, walking trails, splash pads, picnicking, etc.). Access via multiple modes (vehicular, pedestrian, and bicycle) should be considered in the design of facilities and each should be connected to adjacent development. Location near concentrations of population and schools is encouraged.
- Conservation Conservation areas encompass creek corridors, floodplains, wetlands, and other
 environmentally sensitive features. They are designated as a separate land use classification to
 emphasize the importance of conservation. However, compatible uses, including greenway trails, may
 be suitable provided the materials used and the construction and maintenance techniques employed
 ensure that potentially negative impacts are minimized and mitigated.

Staff proposes that the plan meets the future land use classification descriptions and goals and objectives outlined in the Envision Elon 2040 Comprehensive Plan. Such goals and objectives include:

Land Use and Development Design

Goal LU-2

 Encourage development consistent with the pattern of land use depicted in the Future Land Use and Conservation Map.

Goal LU-4

• Expand housing choices. Appeal to a diverse range of preferences and income levels. Encourage product mix for multi-generational and age-in-place neighborhoods.

Goal LU-5

• Focus on quality and experience of each place.

Goal LU-6

• Organize development around a system of open space.

Economic Development

Goal ED-6.3

• Increase housing choice to attract talent.

The 2017 Town of Elon Bicycle, Pedestrian and Lighting Plan identifies and prioritizes "key opportunities for improving Elon's bicycles, pedestrian, and lighting systems over the next 20 years." In order to encourage well-designed bicycle and pedestrian-friendly communities, the plan identifies characteristics that include connectivity, supportive land-use patterns designed for the pedestrian (mixed use, higher density), designated space for pedestrian traffic, and improvements to transit connections.

Staff proposes that the plan addresses the goals and objectives outlined in the 2017 Town of Elon Bicycle, Pedestrian and Lighting Plan. When presented with the Bike-Ped Plan, the applicant and their team discussed

ways for the project to be improved in accordance with the outlined goals and objectives. As a result, a greenway was added to the plan that extends from the 40,000-sf park located in the south of the project to the northern-most property boundary in accordance with the "Proposed Pedestrian Facilities" map in the Plan. This greenway will be built according to LDO standards and will be initially maintained by the HOA, with maintenance transferred over to the Town of Elon after 2 years' time. The greenway will also be accessible to the public.

In addition, sidewalks will be provided on both sides of the street throughout the development, and down the west side of the property facing Shallowford Church Road to increase walkability. The feasibility of a sidewalk along the southern property boundary along University Drive was also accessed. Ultimately, it was concluded that a sidewalk in that location would be difficult due to the variable and dramatic nature of the topography.

A potential future transit stop area has also been added to the plans to encourage future connection to local transit services that will connect residents of parc east to the surrounding community.

Additional Considerations

The Technical Review Committee (TRC) reviewed the conditional district rezoning project at their February 23rd, 2023, and March 8th & 23rd, 2023 meetings. The primary discussions during the meetings were items that needed to be amended or added to the site plan. The Fire Marshal's office and the Fire Department Chief expressed concerns about street widths throughout the project and turn around on street C. The DOT Asst. Engineer and Town's Consulting Engineer discussed street widths, areas of on-street parking, a potential TIA (Traffic Improvement Analysis) and access to the site. DOT determined that a TIA would not be required as the project did not meet their threshold requirements for a study. All of the items mentioned during the TRC meetings were addressed by the applicant and his engineering/architectural team. The TRC Committee approved the conditional district rezoning plans.

Recommendations and Suggested Motions

The applicant is requesting a conditional district rezoning from NR-TND-O (Neighborhood Residential – Traditional Neighborhood Development Overlay), VC – TND - O (Village Center – Traditional Neighborhood Development Overlay) and SR (Suburban Residential) to UR-CPD (Urban Residential – Conditional Planning District).

Based on the information contained in this report, staff recommends approval of the requested conditional district rezoning to UR-CPD (Urban Residential-Conditional Planning District) and proffered site plan conditions contained in CRZ-2022-04.

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

Possible

Motion:

The Town of Elon Planning Board recommends (approval/denial) of Conditional District Rezoning Request CRZ-2022-04.

Approval motion can include: The proposed conditional district rezoning has specific site constraints and has an acceptable level of impact on both the immediate area and the community as a whole. Furthermore, the action is reasonable and in the public interest because the uses allowed in the proposed conditional zoning district are compatible with the area. The Future Land Use Map contained within the 2040 Envision Elon Comprehensive Land Use Plan shall identify this site as Neighborhood Living, Parks and Open Space, and Conservation Area- which the submitted project addresses and supports with its design.

[Please note that is a conditional district rezoning request, and therefore, additional conditions can be placed upon the approval per Planning Board and Town Council negotiation with the applicant].

Denial motion can include: The proposed conditional district rezoning is not in keeping with the 2040 Envision Elon Comprehensive Plan Future Land Use Map and is not compatible with the surrounding land uses. It is not reasonable and in the public interest and it will have an unacceptable level of impact on both the immediate area and the community as a whole.

Submitted by: Mary Kathryn Harward, Planner

Enclosures: Conditional District Rezoning Application

Parc East Conditional Zoning Master Plan Report

Parc East Conditional Zoning Plan Set

Aerial Map Zoning Map

Future Land Use Map

Proposed Pedestrian Facilities Map

1893

CONDITIONAL DISTRICT REZONING APPLICATION

Town of Elon Planning Department 104 S. Williamson Avenue Elon, NC 27244 (336) 584-3601 Fee: \$450 (plus cost of mailing due at later date)

12/36/22

Date Received

CRZ-2022-04 Application Number

APPL	ICANT INFO	RMATION	for the world of			them no lister size	limes will after	ministrative forces delineate
Name:	Tony T	ate. TMTL	A Associate	S		Teleph	one: <u>919 484</u>	I-8880
Mailing	g Address: <u>50</u>	11 South	oark Dr. Ste	200				
City:	Durham					State: NC		Zip: <u>27713</u>
	tony@tmtla							
PROF	PERTY OWN	ER INFOR	MATION		mg_E 16	prieds utilit assist		
		CADIES	MURRAY LL OSEPH MUR	C RAY		Teleph	one: <u>919 258</u>	-2087
Mailing	g Address:	680 CAB	LERD					
City:		ELON, N	C 27244-03	24		State:		Zip:
Email:	JMedlin@gi	reenhawko	corp.com	Jeremy I	Medlin,	GreenHawk Co	orp.	
PROF	PERTY INFO	RMATION		in and different	ari and a	ella na constitutado		TOTAL TRANSPORT
Addres	s: <mark>763 Shall</mark> d	owford Chu	urch Rd	City: _	Elon		_State: NC	Zip: <u>27244</u>
Parcel	dentification	Number(s)	: <u>885600035</u>	51, 88469	07954	8856009326	_Township: 📙	oone Station
Total A	creage: 32.	66	Wa	tershed: 🤳	lordan L	_ake	_ Floodplain:	🗋 Yes 🔣 No
Utilitie	s (check all th	at apply):	Public Se	wer	🛛 Pul	blic Water	☐ Septic	☐ Well
						ested Zoning: <u>U</u>	R-CPD	
Curren	t Use of Land	General	Farm and 2	-family re	sidental			
Surrou	nding Land U	ses: <u>Gener</u>	al Farm, res	idental &	vacant			
Propos	ed Land Use(s): Reside	ntial, attache	ed and de	tached	dwelling units.		
Propos	ed Zoning Co	ndition(s) if						all not be allowed.
						conditions.	master plant	Opolicios officio not of

AFFIDAVID OF OWNERSHIP AND ACKNOWLEDGEMENT

An application has been duly filed requesting a rezoning according to the attached conditions and listed above. I certify that I am the owner of the requested property. It is understood and acknowledged that if the property is rezoned as requested and the Conditional District authorized, the property involved in this request will be perpetually bound to the uses and conditions as imposed unless subsequently changed or amended by the Town of Elon Town Council.

Signature of Owner Call Murray LLC

Date

Date

12/15/22

APPLICATION SUBMITTAL REQUIREMENTS

Community Meeting:

Prior to the scheduled meeting of the Planning Board, the petitioner must file with the LDO Administrator a written report of at least one community meeting held by the petitioner. The report shall include, among other items, a listing of those persons and organizations contacted about the meeting and the manner and date of contact, the date, time, and location of the meeting, a roster of the persons in attendance at the meeting, a summary of issues discussed at the meeting, and a description of any changes to the rezoning petition made by the petitioner as a result of the meeting. Please see Section 8.4.H.1 of the Land Development Ordinance (LDO) for additional information regarding the community meeting.

Master Site Plan and Additional Information:

A petition for a conditional planning district shall include: (attached as separate documents):

- A master site plan prepared in accordance with Chapter 5, and pursuant to the requirements in Chapter 6 for Major Development Plans; included
- Written supporting documentation that specifies the actual use or uses proposed for the property; included
- Proposed rules, regulations, and conditions that, in addition to all predetermined requirements of this Ordinance, will
 govern the development and use of the property in conjunction with the requirements of this Land Development
 Ordinance, and/or in lieu of specified portions of this Land Development Ordinance as authorized by N.C.G.S. 160d703; and included
- 4. A statement analyzing the reasonableness of the proposed rezoning. This statement of reasonableness may consider, among other factors: included
 - The size, physical conditions, and other attributes of the area proposed to be rezoned;
 - The benefits and detriments to the landowners, the neighbors, and the surrounding community;
 - The relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment;
 - Why the action taken is in the public interest; and
 - Any changed conditions warranting the amendment.

All rules, regulations, and conditions of any corresponding general district and all other requirements of the Town of Elon Land Development Ordinance apply to a conditional planning district except as specifically modified through the use of additional development conditions by the Town Council, and as agreed upon by the petitioner.

SIGNATURES AND ACKNOWLEDGEMENT

The undersigned hereby certify that the forgoing application is complete and accurate. Furthermore, the undersigned hereby authorizes the Town of Elon Planning Director or designated representative to enter upon the above referenced property for the purpose of inspecting and verifying compliance with the Town of Elon's Ordinances.

Signature of Applicant

Date

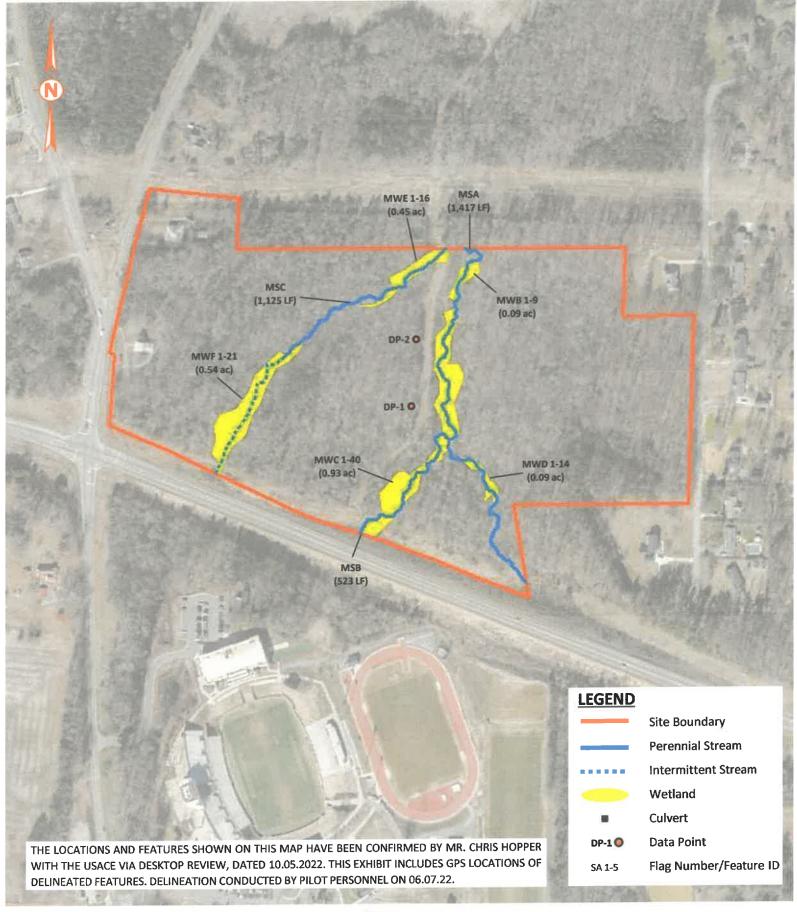
Date

OFFICE USE ONLY	
Completed Application Submitted On: <u>12/30/2022</u>	2 Receipt Number: <u>0000132467</u>
Date Property was Posted:	
Date of Planning Board Meeting:	
Action of Planning Board:	
Dates Notices Published & Name of Newspaper:	
Action of Town Council:	



LANDSCAPE ARCHITECTURE & LAND PLANNING

TO:	Town of Ele	on Plann	ing	JOB NO.		DATE: 12/21/22	_
55	104 South W			RE: par	c east		
33	Elon, NC 272	244	- 12	Con	ditional Rezoning	Request	
ATTENTION:	Lori Oakley	7					
We are sending	g you: x At	tached	Under sepa	rate cover		Facsimile	
	VIA: O	vernight	Regular Ma	ail _	Pick-up	X Hand Delivered	
The following i	tems: St	nop Drawii	ngs Prints	Γx	Plans	Samples	
The following i	Sr Sr	ecification		etter	Change Order	x Reports	
							_
COPIES	DATE	NO.	Conditional Zoning Ma	ator Dlana 2	DESCRIPTION	N	
2			Conditional Zoning Ma				
1			Application	stor I tair By	JOK		
1			Environmental Report I	Мар			
1			\$450.00 Application Fe	e Check			
1			Signed Narrative and Ju	stification	Statement		
THESE ARE	TRANSMIT	TTED as	checked below:	-	_		
For Approv		As reques			as submitted	Returned for corrections	
For your use	e x	For reviev	and comment	Approved	as noted		
	701 1.4	1	u and anything also				
Remarks:	Please let me	know II y	ou need anything else.				
CODY TO				SIGNED:	Tony M. Tate, P	T.A	
COPY TO:				DICHED.	Long Ivi. Iuio, I		
			T1 171 A	A sea a sheet s			_
			IMILA	Associate	S	***	



Drawing 5

2019 Satellite Imagery from ESRI and Pilot GPS Data

Scale: 1" = 300' Date: 10.13.22



University Drive (Northeastern)
Approximate 34-Acre Tract
Elon, Alamance County, NC
Pilot Project 7163.1

Project Narrative and Statement of Reasonableness and Compliance with the Town of Elon 2040 Land Use Plan

parc east is in the northeast corner of the intersection of University Drive and Shallowford Church Road. The site is 32.66 acres in size and can be further identified as a portion of Alamance County GPIN 8856-00-0351, 8846-90-7954 and 8856-00-9326. The property is in the extra territorial jurisdiction of the Town of Elon but is currently not in the Town's corporate limits.

The topography is gently rolling, mostly wooded and drainage patterns flow toward the north within the Cape Fear River Basin. Field environmental delineations confirm the existence of jurisdictional wetlands and three streams, one perennial and one intermittent. Both streams are subject to riparian buffers. The two buffers divide the property into three distinct areas suitable for development.

The official Zoning Map for the Town indicates three planning districts, Neighborhood Residential (NR), Village Center (VC) and Suburban Residential (SR). The Town maps also reveal the presence of a Traditional Neighborhood Development (TND) Overlay District over the NR and VC portions offering additional requirements to the traditional planning districts. This rezoning request from the above zoning to an Urban Residential Conditional District allows for the following concept for parc east.

parc east has been carefully crafted in its rezoning request to fulfill the requirements of the Town and its vision for a quality development for a walkable community close to the university. Sustainable development and a variety of housing options for residents to choose from fulfills the desires of the Towns long range objectives. Building types are situated in clusters to provide a series of communities and a street layout to give the sense that the automobile is secondary. Tree lined streets are seamlessly connected within the neighborhood and to adjacent development and properties extending in the future.

Design standards have been crafted to enhance the Town's Urban Residential regulations. The conditions of the request will offer the Town comfort and assurance that the neighborhood will be constructed as offered and maintained with its vision intact.

The project and the District Conditions proposed are in conformance with the Town of Elon 2040 Land Use Map in regard to the location at the intersection of University and Shallowford Church. The transitioning density to the east within the neighborhood brings conformity and compatibility to surrounding uses.

The neighborhood design minimizes the adverse effects to the environment in regard to stream and wetland impacts, traffic by working with NCDOT and our Traffic Engineer on access points and circulation internal to the neighborhood.

The neighborhood components are nestled in between the riparian buffers which serve as natural buffers between them and conserving them allows for most of the units to back up to conservation areas.

Public services and facilities impacts are minimized via tax revenues supporting the improvements made by the developer.

The health, safety and welfare of the existing residents, students and faculty of the university are improved by our commitment to providing an offsite pedestrian path from the neighborhood to the university property along Williamson Avenue.

The proposed neighborhood will be a benefit to adjoining properties and the town by providing quality residential homes in accordance with Town Guidelines in respect to location, transitioning densities moving south toward the busy intersection of University and Shallowford Church and by providing the pedestrian connection to parc northwest neighborhood service uses.

The densities proposed for parc east are lower than allowed per the current zoning designations of Neighborhood Residential and Village Center with the Traditional Neighborhood Overlay District. Traffic impacts to surrounding properties, neighborhoods and existing residential properties are minimized by directing the majority of the development's traffic toward Shallowford Church Road. A proposed street stub to the neighborhood at the north may be connected for the purposes of future connectivity and for reducing traffic for trips offsite and allowing emergency medical services multiple options to reach residents in the event of an emergency.

Signed: Jalle Date: 12/21/22

Jerony M. Master

Geron Mark Carperation, inc.

parc east CONDITIONAL ZONING MASTER PLAN

developer:

GreenHawk Corporation, Inc. 1330 Sunday Drive, Suite 105

Raleigh, NC 27607 919-861-2929

landscape architecture/land planning: **TMTLA Associates**

5011 Southpark Drive, Suite 200 Durham, North Carolina 27713

civil engineering: LEADS Group, Pa.

505 East Davis Street Burlington, NC 27215 336-229-8724

environmental consultants:

Pilot Environmental, Inc.

PO Box 158 Kernersville, NC 27285 336-310-4527

traffic consultants:

Gannett Flemming

28 Schenck Parkway, Suite 200 Asheville, NC 28803 828-771-0871

ELON, NORTH CAROLINA



VICINITY MAP Scale 1"=800'

Project Narrative and Statement of Reasonableness and Compliance with the Town of Elon 2040 Land Use Plan

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INDEX OF SHEETS

COVER SHEET	
EXISTING CONDITIONS & ZONING	Z-1
PRELIMINARY MASTER PLAN	Z-2
PRELIMINARY UTILITY PLAN	Z-3
DETAILS	Z-4

FIRST SUBMITTAL	12/20/22
SECOND SUBMITTAL	03/02/23
THIRD SUBMITTAL	03/16/23
FOURTH SUBMITTAL	03/31/23





LEADS GROUP, PA

505 E. Davis Street Burlington, NC

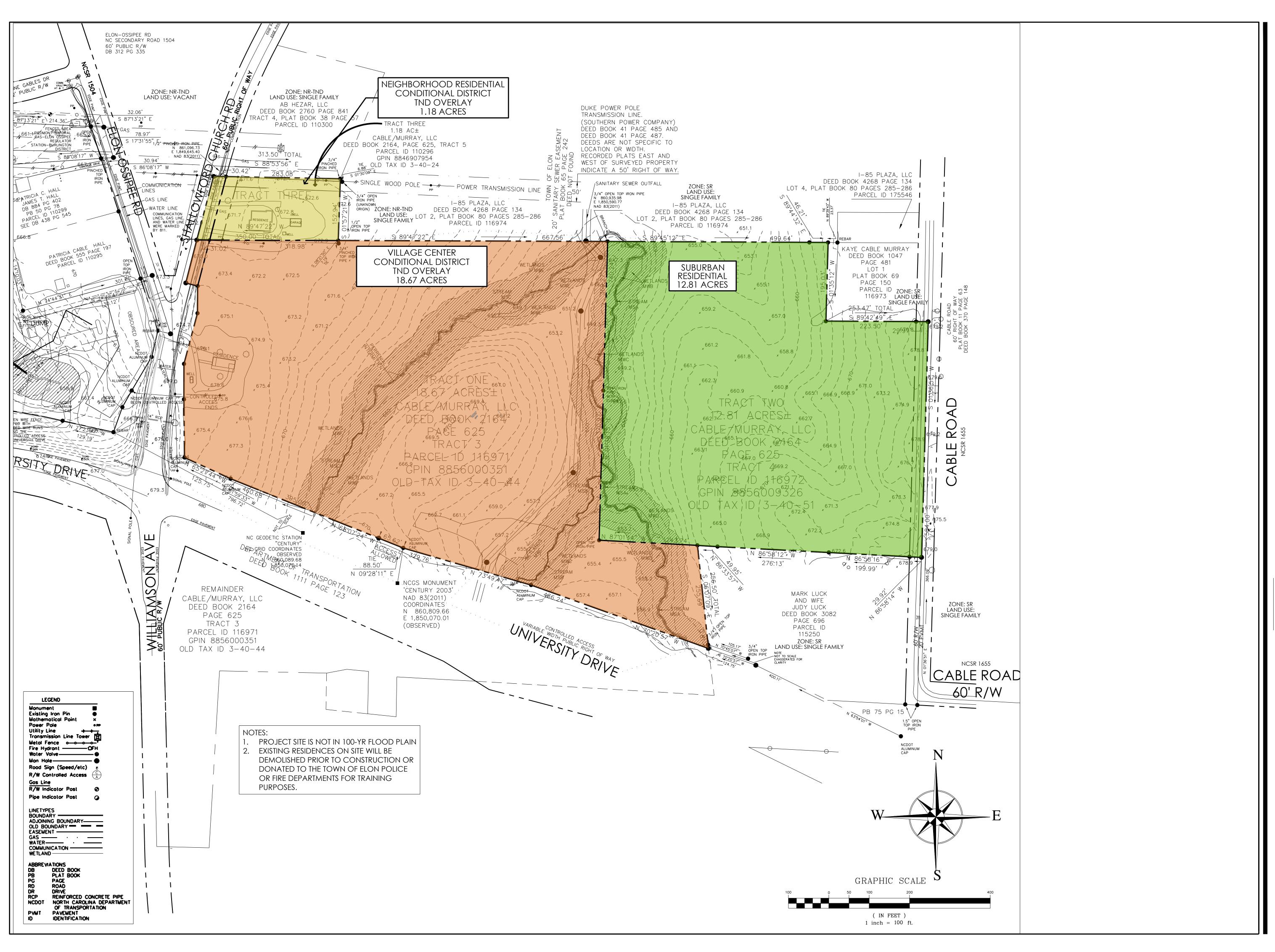
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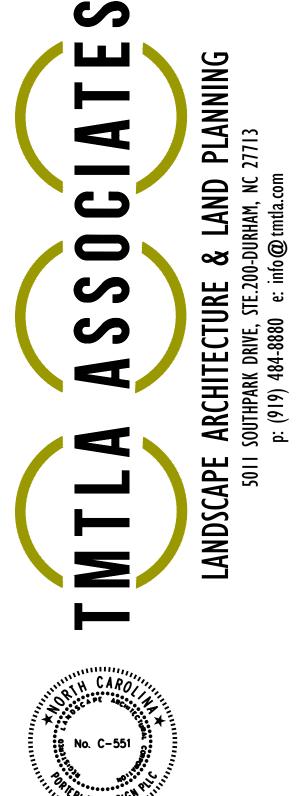
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22153 DATE: 12-20-2022





LEADS GROUP, PA

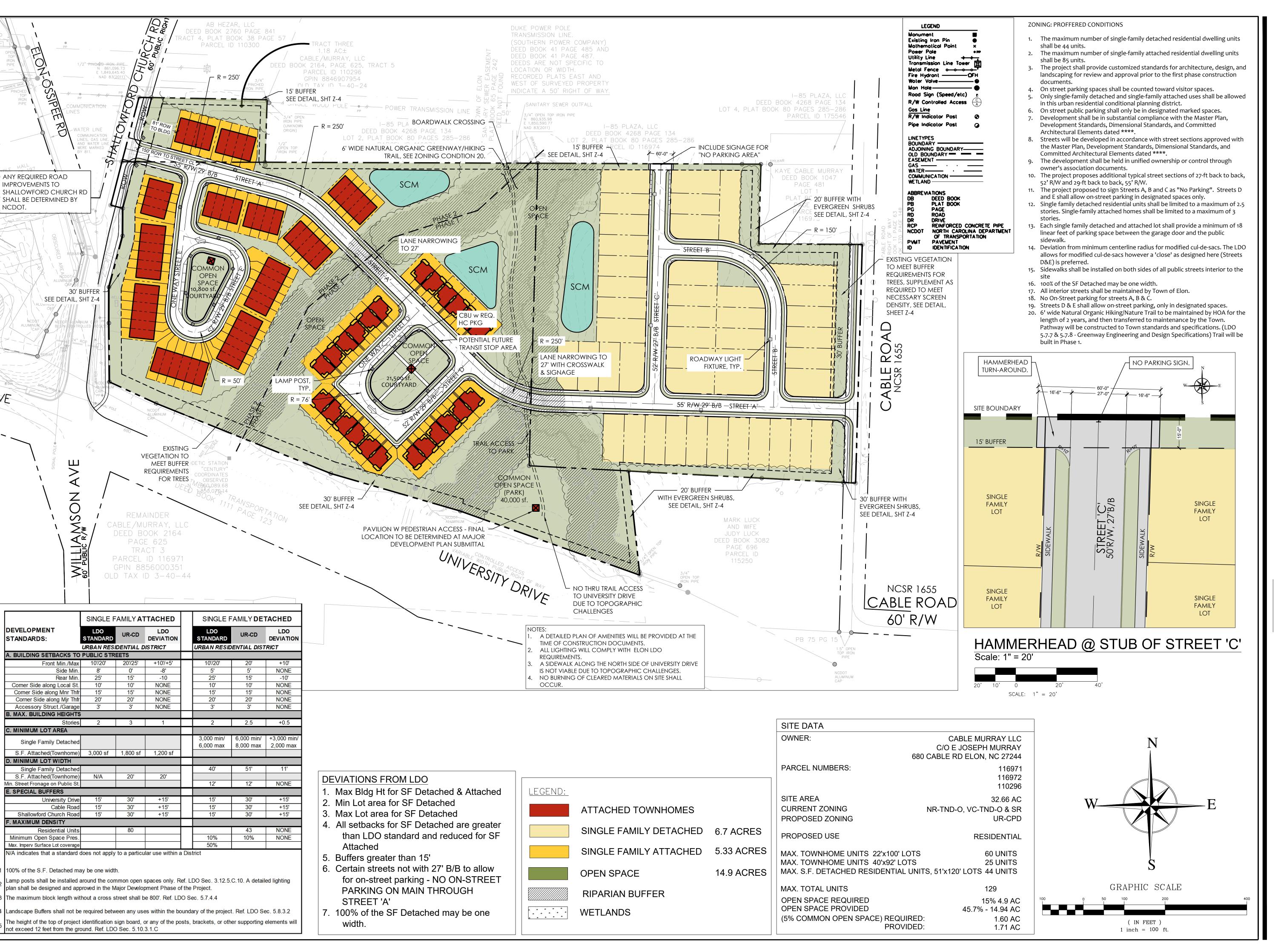
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SCALE: **AS NOTED** DRAWN BY: TMT PROJECT # 22153 DATE:

12-20-2022 SHEET

OF



TMTLA ASSOCIATE

LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE. 200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

LEADS GROUP, PA

DBA TMTLA ASSOCIATES

505 E. Davis Street Burlington, NC

REVISIONS:

Resp to TRC comments 03-02-23
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LIMINARY MASTER PLAI c east

PRELIMINA

parc east

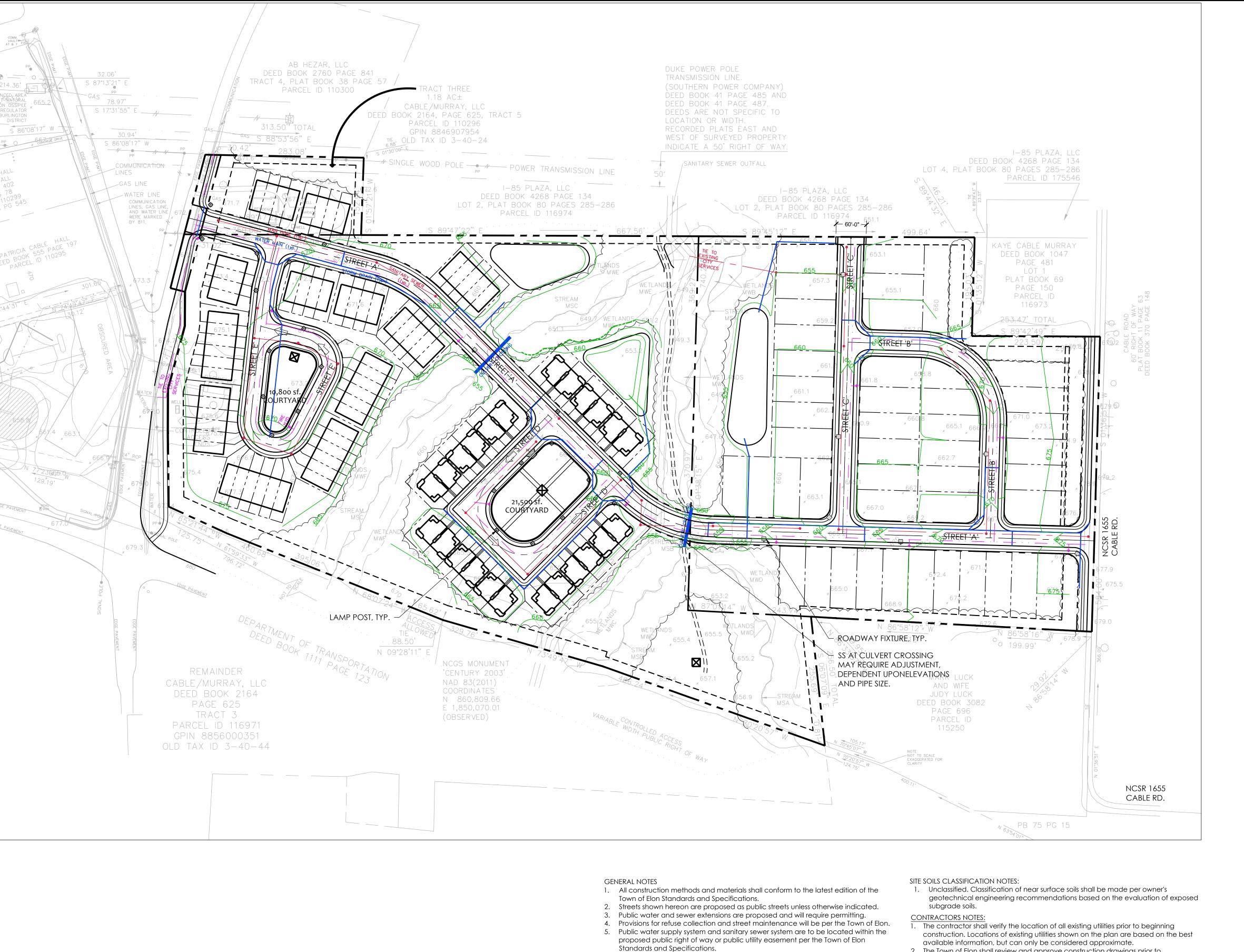
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AS NOTED
DRAWN BY:
TMT
PROJECT #

22153 DATE: 12-20-2022

SHEET **7_7**

Z-2



6. All new onsite utilities shall be located underground.

STORMWATER MANAGEMENT NOTES:

7. All stormwater control measures shall be landscaped and amenitized to provide an

8. On street parking shall be prohibited in the vicinity of all fire hydrants. Locations to be

aesthetically pleasing area for resident recreation. Fenced devices are not

reviewed and approved at the Major Development Phase of the project.

9. Utility lines not within the public right of way shall be on Town of Elon Easements.

Agreement will be coordinated to that effect, at that time.

downstream stormwater impact analysis will be provided.

3. The project will complete a non-FEMA flood study.

10. The Town of Elon intends to pay for over-sizing the waterline from Shallowford Rd to

1. The project shall comply with the Town of Elon Storm Drainage Design Manual. A

2. The project will comply with the Town's Riparian Buffer Protection Ordinance.

4. All stormwater SCM devices are proposed to be wet ponds or constructed

5. One of the two culvert crossings shall be designed for a 100-yr storm.

Cable Rd to a 12" line if flow modeling shows an 8" line is required. A Developer's

- 2. The Town of Elon shall review and approve construction drawings prior to construction. Any conflicts should be reported to the project engineer immediately for review prior to beginning construction. It shall be the owner's responsibility to obtain all required approvals and permits from agencies governing this work prior to any construction.
- 3. It shall be the responsibility of the owner to obtain all applicable permits, complete testing and inspections, and obtain proper certification that the proposed construction was installed in accordance with the approved plans and
- specifications. 4. All underground utilities are to be installed and tested prior to the placement of any base course stone, concrete (sidewalks, curbs, slabs, etc.), or pavement.
- 5. Any fill material imported into or exported from the site shall originate from or be disposed of at a properly permitted location. All structural fill material and bearing soils shall be tested and certified by the project geotechnical engineer.

----- STORM ----- WATER — SAN SEWER - GRADING

LEGEND:

LEADS GROUP, PA

505 E. Davis Street Burlington, NC

| REVISIONS:

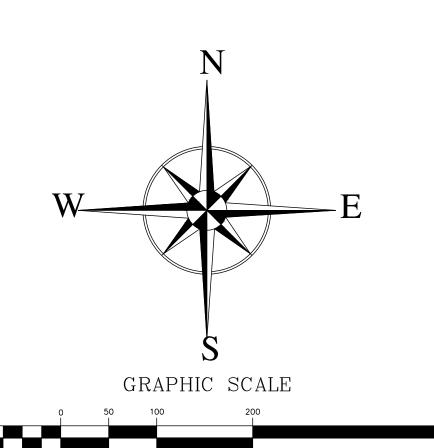
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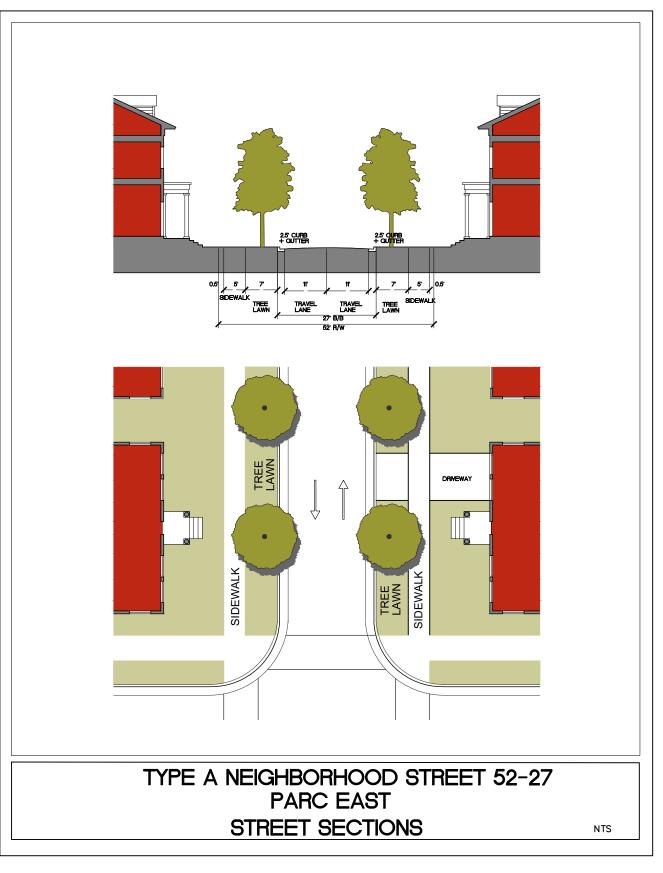
AS NOTED DRAWN BY: TMT PROJECT # 22153 DATE: 12-20-2022

I certify that, pursuant to generally accepted engineering standards in the community, it is my professional opinion that runoff from this project is controlled and treated for water quality and water quantity in accordance with the Town of Elon's Stormwater Manual and that this project complies with the Town of Elon's Stormwater Ordinances.

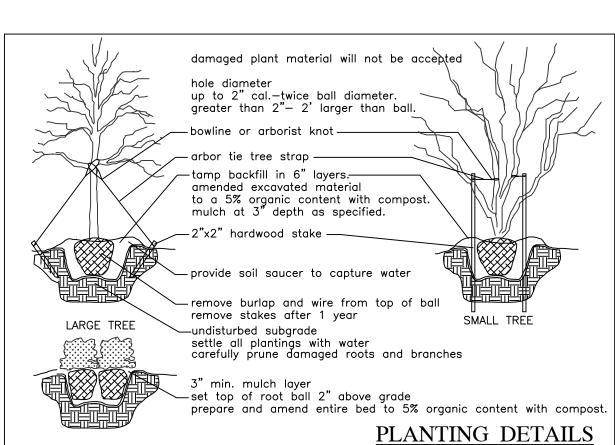
STORMWATER CERTIFICATION:



(IN FEET) 1 inch = 100 ft.

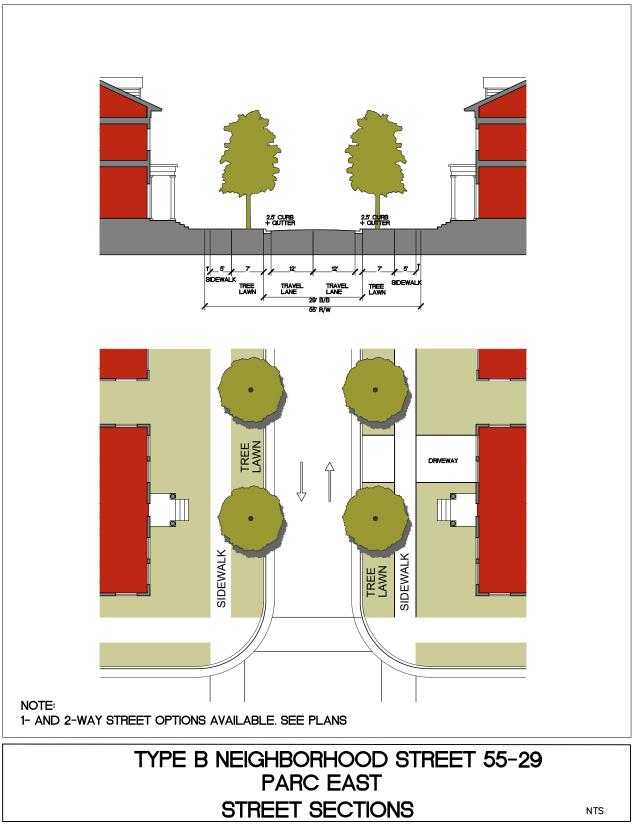


- 1. All streets shall be public and turned over to the Town of Elon for maintenance upon completion except as noted on Sheet Z-3.
- 2. Street sections are designed in accordance with the Town of Elon LDO and the NCDOT Guidelines.
- Sidewalks shall be installed on both sides of all public streets interior to the site. See street section designs on detail sheets.
- 5. Street trees shall be installed at a rate of 1 tree per 40 linear feet of street and be planted within the designated tree lawn in the right of way. Placement of Street Trees along University Parkway, Elon Ossipee and Shallowford Church Roads shall
- be installed per NCDOT Guidelines. 6. Street trees shall be maintained by the homeowners association.
- 7. The street layout is conceptual and subject to change. Approval by Town Staff is
- 8. All inside turning radii for streets without designated on street parking shall be 30'. Streets with designated parking shall have a curb radii of 20' and maintain an effective radius of greater than 30'.
- 9. An encroachment agreement with NCDOT will be required prior to construction on University Parkway and Elon-Ossipee Road
- 10. Refuse collection shall be provided via private contractor service. Specific site locations shall be reviewed and approved at the Major Development Plan Phase.
- 11. Mail CBU's shall be reviewed and approved at the Major Development Plan Phase.
- 12. All site signage will meet Elon LDO Standards.

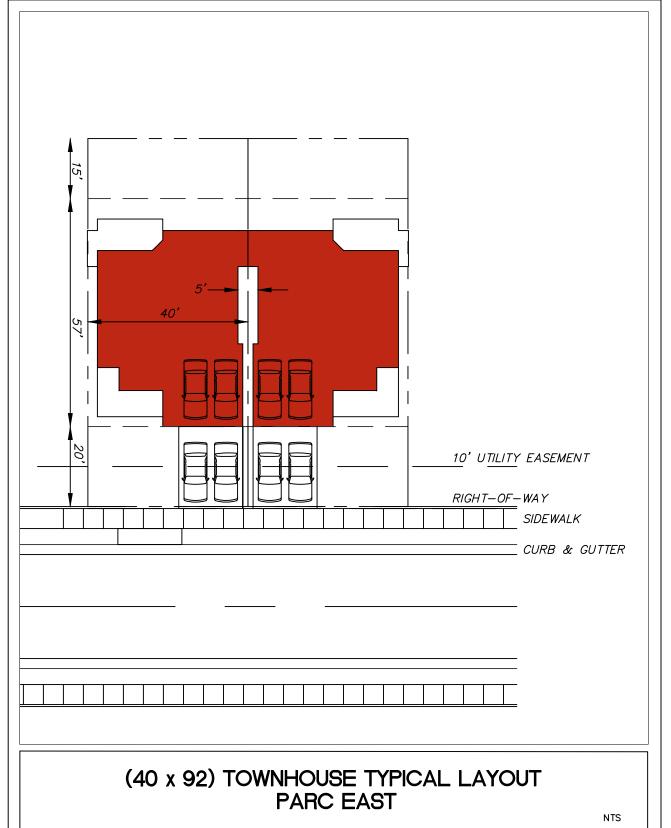


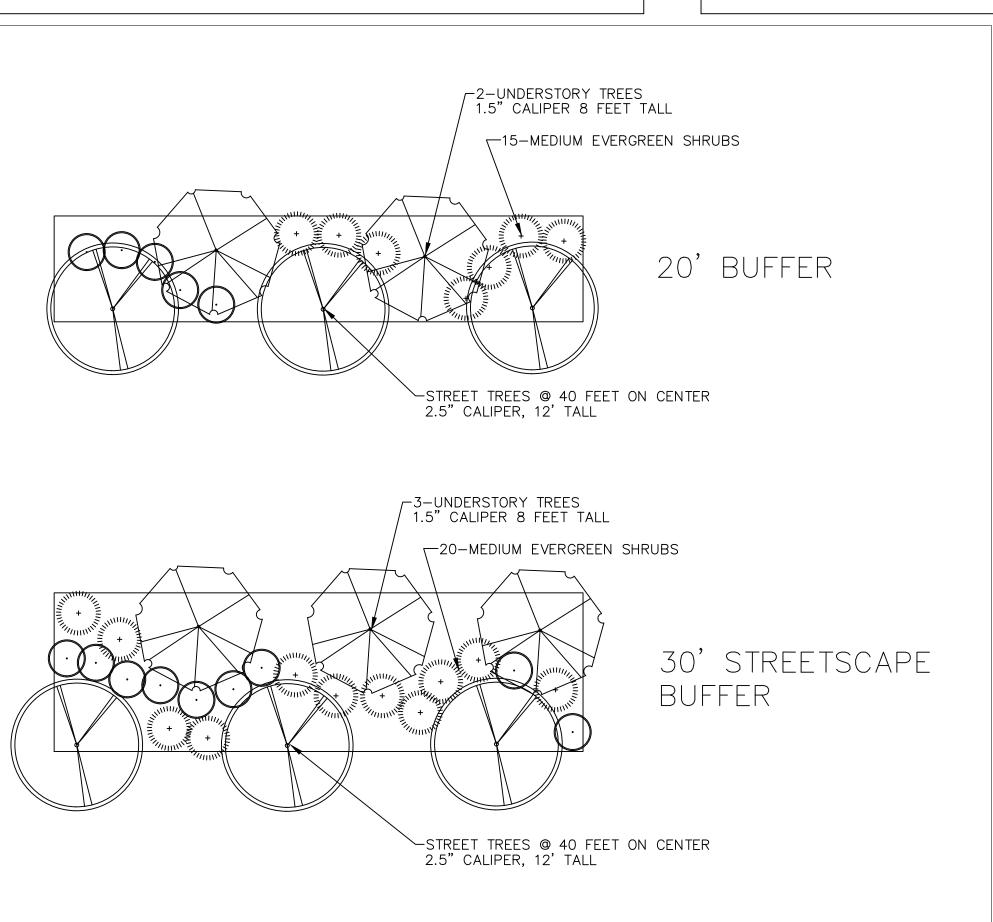
GENERAL PLANTING NOTES

- 1. INSTALLATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANTING PLAN SHALL BE THE
- RESPONSIBILITY OF THE PLANTING CONTRACTOR. 2. ALL TREES, SHRUBS, AND BEDDING PLANTS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 3. ALL PLANTINGS AND SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY
- 4. SET TOP OF TREE ROOT BALL 3" ABOVE GRADE, SHRUBS 2" ABOVE GRADE.
 5. THE SIZE OF ALL ROOT BALLS SHALL CONFORM TO AAN STANDARDS.
 6. FERTILIZE ALL PLANTS WITH AGRIFORM FERTILIZER TABLETS OR EQUAL APPLIED AT MANUFACTURERS RECOMMENDED RATE PER SOIL TEST REPORT.
- . GUYING AND STAKING, IF NECESSARY, SHALL BE REMOVED AFTER ONE GROWING SEASON. 8. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- 9. ALL TREES HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES AND STRUCTURES, VERIFY ANY FIELD ADJUST WITH OWNER OR AGENT.
- 10. REPORT ANY DESCREPANCIES TO THE PROJECT OWNER OR AGENT.
 11. SUBSTITUTIONS OR ALTERATIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN NOTIFICATION BY THE OWNER OR GOVERNORING AUTHORITY.
- 12. APPLY 3" OF TRIPLE SHREDDED HARDWOOD MULCH TO ALL PLANTING AREAS. 13. IF ADVERSE PLANTING CONDITION EXIST, REPORT ISSUES TO PROJECT OWNER OR AGENT. 14. ALL NEWLY INSTALLED TREES, SHRUBS AND BEDDING PLANTS SHALL BE GUARANTEED FOR ONE YEAR.



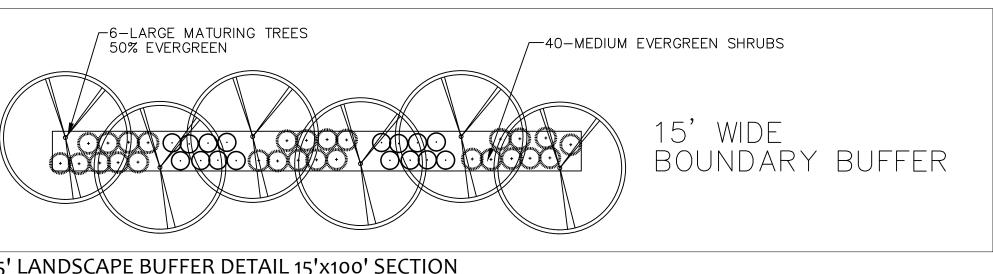


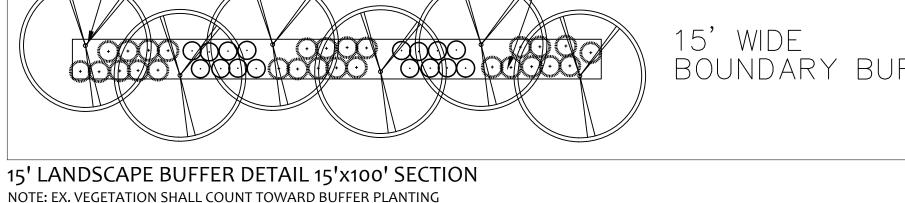


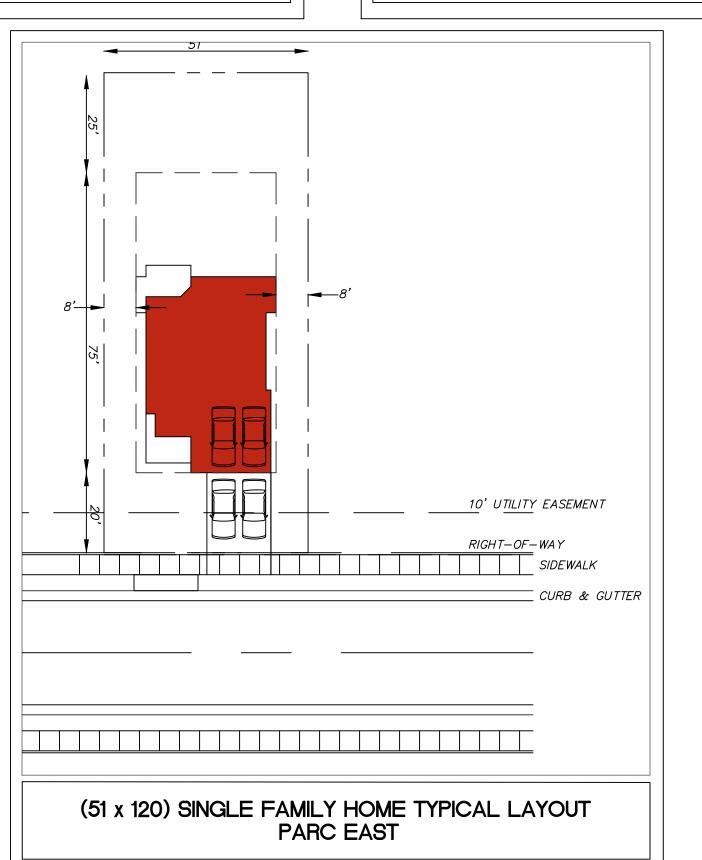




REQUIREMENTS. SEE PLAN FOR LOCATIONS











LEADS GROUP, PA

505 E. Davis Street Burlington, NC

| REVISIONS:

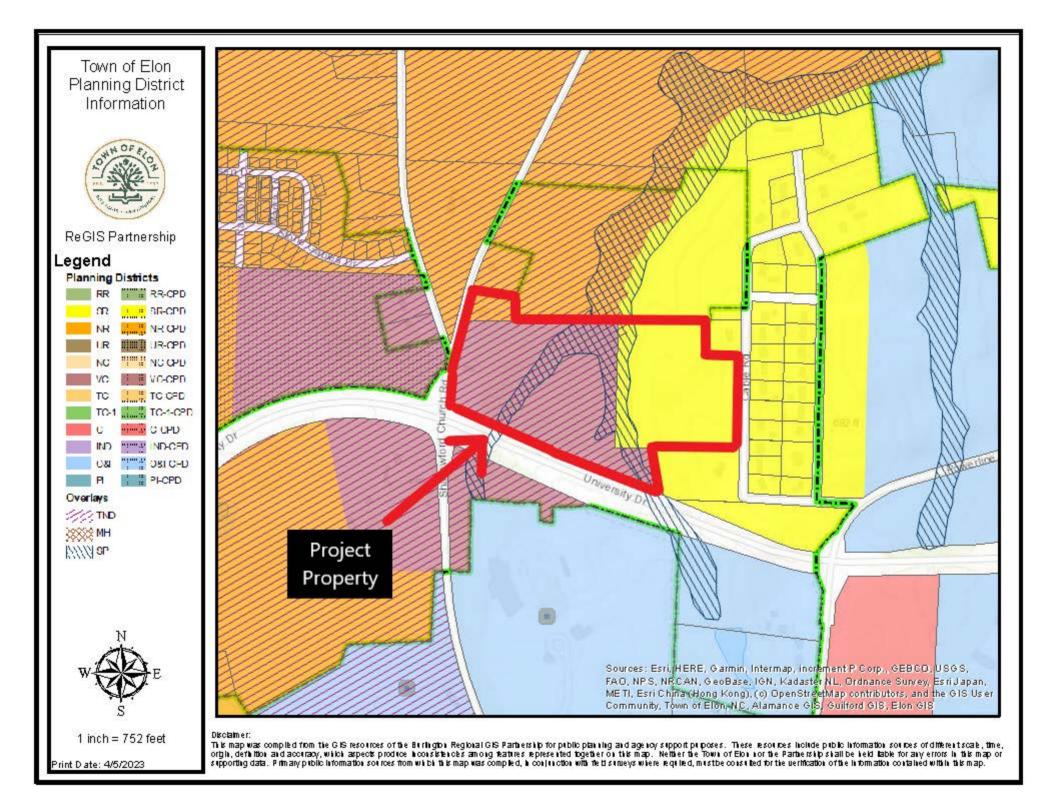
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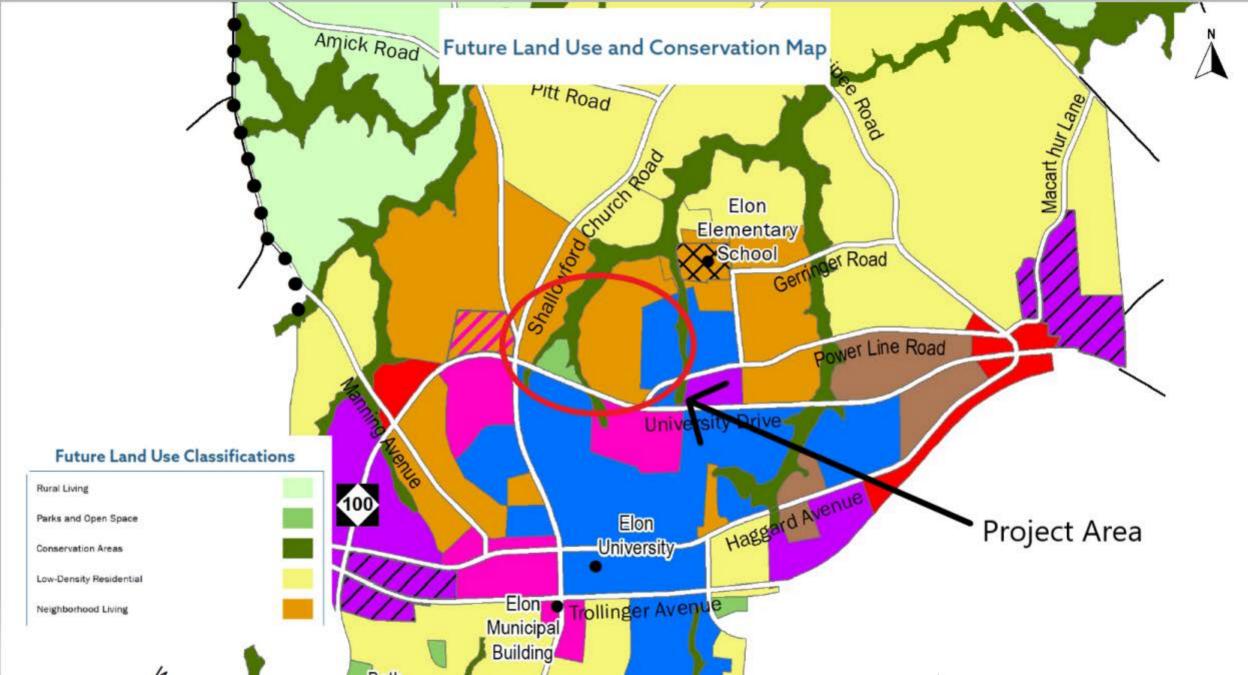
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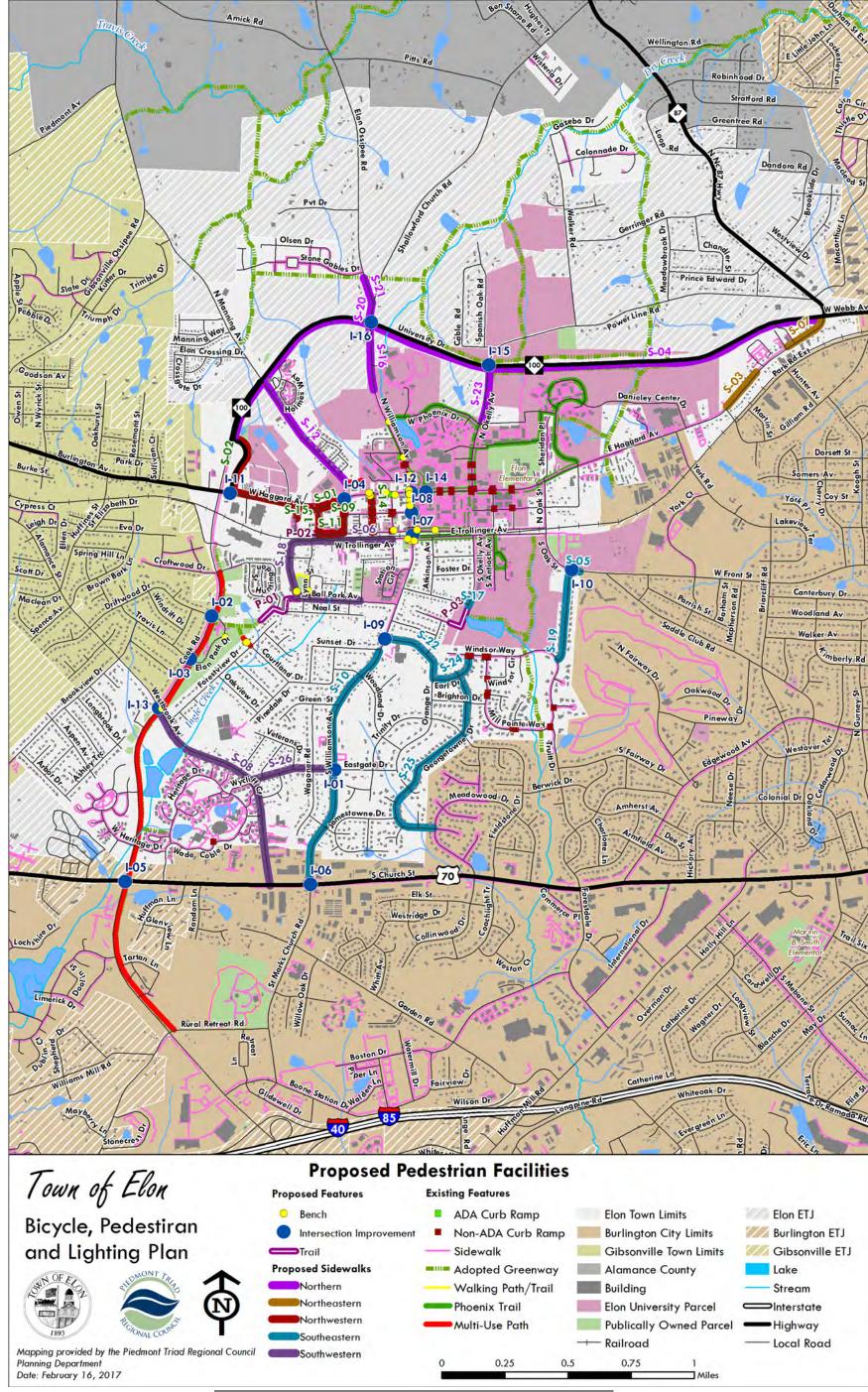
SHEET







Map II: Proposed Pedestrian Facilities



Parc East Neighborhood Meeting

Held 3/28/23, Elon Town Council Chambers, 5:30pm

Attendees

GreenHawk – Jeremy Medlin, Blayne Jackson, Ben Glass

TMTLA Associates – Tony Tate

The LEADS Group PA - Chad Huffine

Town of Elon – Mary Kathryn Harward

Alamance News - Tomas Murawski

Members of the community signed in and are listed on the attached sheet.

Tony Tate opened the presentation with introductions of himself, the GreenHawk team and The LEADS Group. He explained where we are in this rezoning/annexation process and why the neighbors were notified of our request. Tate explained the site aerial and orientation to adjacent roads and landmarks. Tate explained the existing zoning before being interrupted by numerous citizen questions and interjections.

Zoning notification radius is a concern of some in attendance.

Presentation of comparison of the existing versus proposed zoning and uses of single-family townhomes condos and attached homes... Response: propose no commercial uses then interrupted by additional questions as follows.

Question about houses for sale versus rental, same for townhomes. Response: These homes will be sold to homebuyers. additional response was that there are no state laws prohibiting secondary rental.

Question if these would be marketed to students. Response: no

Presentation continued, houses will be on slabs with fiber cement siding, citizens concern for the ignition and subsequent complete burning of vinyl sided homes.

Connections from Shallowford Church road to Cable cause citizen concern for additional traffic on to Cable Road, expect people will use it as a shortcut to Powerline Road.

Citizen concern if the Town allows this rezoning the Town should take them in to the city limits and give them water / sewer and provide the needed road improvements.

(This is the gist of the citizen concerns throughout the remainder of the meeting)

Steep super elevation in the curve at Cable road. Drivers must be careful at this location in addition to the downgrade portion of cable especially in times of snow and ice.

Citizen concern: Cable road improvements are needed

Cable road and citizens in Spanish Oaks, track teams at 8:00am, children on bicycles and in walkers occupy the entire road, and citizens use the center of the road but will no longer be able to because the center of the road will be taken away from these walkers, the quality of life for Spanish Oaks residents will be severely damaged because they are not able to walk in the center of the road and have no sidewalks.

(Again, connection to Cable road is a concern)

Response, connection to cable is a town requirement for interconnectivity

Citizen indicates one and a half inches of overrun asphalt over 6 in of ABC stone with chip tar surface constitutes the existing street section. The street is approximately 45 years old.

Citizen concern according to citizen testimony former district engineer Mike Mills proposed a turn lane to University, Walker Road was also on the TIP but nothing ever happened, the MPO took no action as well. Citizens indicate NCDOT is a mechanism or provides a system of favors for political people.

Citizens concerned wish for a 25 mph speed limit on Cable Road

Citizen concern if fire marshal was contacted regarding fighting fires to the side and rear of homes and close proximity of homes to one another due to the reduction in side setbacks. Response: Yes, Fire is heavily involved in this planning process.

Citizens concern can interconnectivity be provided for EMS traffic only, citizens report that more accidents will occur, more than you can ever imagine, racing will occur in the Spanish Oaks neighborhood.

Citizens concerned quality of life problems as a result of the connection to the cable road. The connection will become the cut through from Shallowford Church Road to Powerline Road. This connection will degrade their quality of life.

Citizens concern how big are the lots? Response ... 51-ft wide SF lots with 8-ft side setbacks two-car garages.

Citizens concern these house dimensions will give way to complete fire issues because of the inability to fight fires from the side of the structures

Citizens concerns a trail cannot be located within a stormwater control measure. Response: Trails are proposed to follow along on top of and through using the sanitary sewer easement existing through the property

Citizens concern well problems may occur because of shallow swales and the septic systems will fail due to the grading adjacent to the property of concern

Citizens concern was an environmental impact assessment study done, response an environmental impact statement was not required.

HOA was explained for maintenance responsibilities of all common open space and stormwater control measure spaces outside of platted lots, hierarchy of HOA was explained in detail

Spanish Oaks does not want to become a part of another HOA.

Citizens concern that the sanitary sewer easement existing through the property from South to North will become a problem due to flooding, citing inflow and infiltration having a sewer and in low area will result in inflow into the sewer system according to the citizen.

Citizens report that there is an erosion control issue behind Jimmy Cable's house

Citizens expressed concern regarding the condition of wetland areas. Response: wetland areas are delineated and remain wetlands.

Citizens concern for a needed bridge over the existing sanitary sewer main. Response: sufficient soil and embankment material will be placed over the sanitary sewer main, which currently has sufficient cover and is currently existing to be in service currently.

Super elevation at Cable Road and Powerline Road is a citizen's concern

Citizens concern where does logging begin which direction will the animals be forced to go, where will the animals be directed? To Cable Road or to the West?

Citizen statement we need trees for oxygen. Response: we plant many trees throughout the community.

Citizens concern, can equipment be directed into the site from Shallowford Church Road? Response: We will look into the possibility of directing all construction traffic in and out of the Shallowford Road entrance.

The buffer widths were explained, as well as the fact that we've voluntarily doubled them in width and added supplemental vegetation with evergreen species proposed

Citizens concern report of clogged pipe 635 Cable Road

Citizens concern clogged pipe 711 Cable Road at the Huber residence

Citizens concern who made the 2004 zoning district presentation

Citizens concern when was the subject site initially zoned

Citizens concern when was the northern adjacent site zoned

Citizens concern northern adjacent site looks terrible therefore our site will look terrible as well.

Citizens concern what is the home size proposed? Response: 2,200 to 3,000 ft² with two car garage townhomes maximum height three stories

Citizens concern - a population question, trips generated from the SF home sites...citizens report 412 from a previous study, actual trips from 44 lots at 10 trips per day will result in a proposed 440 trip count

Citizens concern young kids in Spanish Oaks, pedestrians, kids playing in the center of the street. Kids are just now having enough energy to play in the streets and this will result in safety concerns when

traffic is directed onto Cable Road as a result of the street connection. The street connection will in turn prevent children from playing in the streets.

Citizens concern and report that cable road is 14 ft wide, two buses cannot pass, road surface is in significant disrepair

Citizens concern residents have generational concerns; second generation homebuyers adjacent to parents, what will the children expect to find when it is there turn to live there.

Citizens express that there used to be but will no longer be any 4th of July parades with their animals and ice cream socials in the street

Citizens concern for crosswalk at University Drive and that the student was hit and paralyzed. As such, this development should be balled up and thrown away. Citizen states we should consider the risk factors with any subdivision as a significant concern, citizens express the town has reached its limit and has crossed the danger level for additional growth

Citizens concern and request explanation of the process that we go through to develop properties

Citizens indicates significant displeasure with the financial decisions made in developing this property and the locations of homes on the property, citizen indicates that if it were their business they would do everything they could to make it right for their business including losing money.

Note that citizens are not aware of the long range planning goals of the town, and how they are now victims of the ETJ, have no meaningful voting representation within the city.

What is the property investment, and why would you invest here was a question from a citizen?

Citizens request no new northern people become their neighbors or be allowed into Elon. Just send them back.

Citizens concern to block the connection to Cable Road, provide wider buffers behind the lots to the east and south

Citizens indicate that students should pay attention to the crosswalks and not walk directly into traffic

Citizens indicate they must stomp on their brakes to avoid hitting the rich kids.

The town or college should build a tunnel or elevated walkway over or under university according to citizens as was done under the railroad track

Citizens indicate that rich kids parents are going to buy our houses, with the rich kids living in them for a few years and then they may even sell those houses to a secondary buyers, who may also be rich kids

Citizens state that they don't want to be annexed into the city, they want to be provided with water and sewer and street improvements and new streets and they don't want to be annexed but if they are forced to be annexed they believe the cost of water and sewer will be \$50,000 per house

Citizens indicate their water supply wells are high in iron or of a shallow depth with one citizen reporting a 60 ft deep well. This citizen indicates that were a new well to be drilled it would extend 200 ft.

Citizen indicates that the holding of and attendance at a community meeting is useless and only done as a step towards a pre-planned course of action to appear later in front of boards and councils

Shallowford Church road residents indicate trespassing and crime is a significant concern as is a common theme of accidents occurring. Having a greenway trail will add to greenway use, and subsequent trespassing and illegal fishing in her pond.

Citizens indicate the Elon Town limits are bulging but would much rather have a \$400,000 house to the north and then along Powerline Road with water and sewer to their house at no charge. Walker Road was a concern. Citizen also says that water and sewer could be run by his particular house and he would not ever hook up.

Citizen indicates that we need to make sure that burn permits are squared away if burning is even a consideration. Response: We will commit to no burning on the site.

Citizens indicate a desire to have houses along Cable Road be built on crawl spaces and have a 30 foot buffer to Cable Road

Citizens indicate construction traffic is a concern and request that it come off Shallowford Church road only

Citizens concerns that Spanish Oaks wants public water and sewer but to not be annexed...what can the town do to extend water and sewer to this area?

Tony Tate closed the meeting saying that we will be able to keep the attendees informed if they leave their email addresses.

Project: ____parc east Neighborhood Meeting____

Date: ___03/28/2023____Town Hall Council Chambers104 South Williamson Avenue, Elon, NC

Guest Sign-In

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