



Town of Elon Planning Board Agenda Regular Meeting

**November 17, 2020
6:00 PM
Electronic and Call-in Options**

Agenda Items

- A. Call to Order**
- B. New Business**
 - i. Planning Board Reappointment Recommendation
- C. Board of Aldermen Updates**
- D. Items from Board Members**
- E. Motion to Adjourn**



MEMORANDUM TO THE PLANNING BOARD – November 17, 2020

Request:

Recommendation for Reappointment to the Planning Board

Prepared by:

Pamela DeSoto,
Assistant Town
Manager/Planning
Director

Description of Request

The Planning Department has one seat that is scheduled to expire in December of this year. That seat is currently filled by John Harmon, and is a partial term created by the election of former member Monti Allison as an Alderman last year. Mr. Harmon has expressed a desire to continue serving and can be reappointed by our Board of Aldermen at their December meeting. Prior to appointments or reappointments to the Planning Board, the Board of Aldermen requests that a recommendation be made by the Planning Board.

Procedural Issues

Elon’s Land Development Ordinance (LDO) offers the following summary of the Powers and Responsibilities of the Planning Board.

1. To consider and make recommendations to the Board of Aldermen concerning proposed Land Development Ordinance amendments, including text amendments and map amendments according to the procedures prescribed in the Ordinance.
2. To consider and make recommendations to the Board of Aldermen concerning proposed subdivisions and site plans and master plans.
3. To make interpretations of any portion of the Land Development Ordinance.
4. To consider and make recommendations to the Board of Aldermen on all issues and petitions related to the Land Development Plan or other land use plans, studies, or other matters as directed by the Board of Aldermen.
5. To review the Land Development Ordinance from time to time and make recommendations for changes.
6. To exercise any other power and authority provided to it by the Board of Aldermen, the Land Development Ordinance, or state law.

The Planning Board also serves as Elon’s Board of Adjustment. The LDO describes the powers and responsibilities of this body as follows.

1. To hear and decide appeals from any order, decision, determination, or interpretation made by the LDO Administrator pursuant to or regarding the Ordinance.
2. To hear and decide variances from the requirements of the Ordinance in harmony with the general purpose and intent of the Ordinance and where carrying out the strict and literal interpretation and enforcement of the provisions of the Ordinance relating to the construction or alteration of buildings or structures or the use of land would result in unnecessary hardships.
3. To interpret any portion of the Ordinance, including disputed planning district boundaries.
4. To hear and decide all other matters referred to it as required by the Ordinance.

Factors to Consider

The current Planning Board Membership and expiration dates are as follows:

1. Jim Beasley – Chair	December 2023
2. Clark Bennett	December 2023
3. Diane Gill (ETJ)	December 2021
4. John Harmon	December 2020
5. Ralph Harwood	December 2021
6. Karla Leath	December 2022
7. Mark Podolle	December 2022
8. Phillip Owens (In-town Alternate)	December 2023

Recommendation

Staff recommends that the Planning Board and make a recommendation to the Board of Aldermen for reappointment of Mr. Harmon to the Planning Board, with a term to expire in December 2024.

**Town of Elon
Board of Aldermen
Regular Meeting**

AGENDA ITEMS

**October 13, 2020
Municipal Building, 6:00 PM**

I. CALL TO ORDER

**II. MOTION TO APPROVE BY REFERENCE THE ITEMS LISTED WITHIN THE
CONSENT AGENDA**

- A. Board of Aldermen Meeting Minutes
1. September 1, 2020 Agenda Session Meeting
 2. September 8, 2020 Regular Meeting

III. PUBLIC COMMENT(S)

- *The public may speak on any non-agenda item up to three minutes.*
- *An agenda item will only be discussed at its appropriate time.*
- *Public Hearing items can only be discussed during the public hearing.*
- *Be sure to sign in, stand, and state your name and address for the Minutes.*

IV. PUBLIC HEARING(S) continued

- A. Elon University Major Development Plan - Pam DeSoto **APPROVED**
- B. Amendments to the Town of Elon Code of Ordinances - DiAnne Enoch **ALL APPROVED**
- Nuisances Fees - Pam DeSoto
 - Offenses Cross Reference - Pam DeSoto
 - Food Push Carts - Kathleen Patterson
 - Leaves and Grass Clippings - Pam DeSoto
 - Tobacco Use - Rich Roedner
 - Towing - Kelly Blackwelder

V. ORDINANCE(S) AND RESOLUTION(S)

- A. Amendments to the Town of Elon Code of Ordinances - DiAnne Enoch

VI. NEW BUSINESS

- A. Elon University Major Development Plan - Pam DeSoto
- B. Water/Sewer Connection and Sewer Only Connection Policies - Josh Johnson **APPROVED**

VII. OLD BUSINESS

- A. Holiday Displays Policy - Rich Roedner **MANAGER AUTHORIZED TO DRAFT POLICY**

VIII. REPORTS

- A. Town Manager
- B. Mayor and Board of Aldermen

IX. ADJOURNMENT

**Town of Elon
Board of Aldermen
Regular Meeting**

AGENDA ITEMS

**November 10, 2020
Municipal Building, 6:00 PM**

- I. CALL TO ORDER**
- II. MOTION TO APPROVE BY REFERENCE THE ITEMS LISTED WITHIN THE CONSENT AGENDA**
- A. Board of Aldermen Meeting Minutes
1. October 5, 2020, Agenda Session Meeting
 2. October 13, 2020, Regular Meeting
- III. PUBLIC COMMENT(S)**
- *The public may speak on any non-agenda item up to three minutes.*
 - *An agenda item will only be discussed at its appropriate time.*
 - *Public Hearing items can only be discussed during the public hearing.*
 - *Be sure to sign in, stand, and state your name and address for the Minutes.*
- IV. ORDINANCE(S) AND RESOLUTION(S)**
- A. Special Use Permit SU #2020-02 Submitted by Twin Lakes Community to Allow Construction of a Building Exceeding Three Stories in Height - Pam DeSoto **APPROVED**
- B. LDO Text Amendment #2020-05 Regarding the Definitions for Minor and Major Development Plans - Pam DeSoto **APPROVED**
- V. REPORTS**
- A. Town Manager
- B. Mayor and Board of Aldermen
- VI. ADJOURNMENT**