

TOWN OF ELON PLANNING BOARD MINUTES

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

September 19, 2023, at 6:00 PM

Board members present: Jim Beasley, Mark Podolle, Clark Bennett, Aiesha Leath, Rachael Dimont, and Philip Owens.

Staff present: Lori Oakley and Jenna Peterson

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

Item B- New Business

Item B-i- Approval of Minutes

Oakley presented the board with minutes from the May 16, 2023, meeting for approval.

- Owens made a motion to approve the May minutes; Bennett seconded the motion; the motion was approved unanimously by the board (6-0).

Item B-ii- Petition CRZ-2023-01, Manning Ave., LLC

Oakley presented CRZ-2023-01 to the board. Petition CRZ-2023-01 is a request for conditional district rezoning from NR (Neighborhood Residential) to NR-CPD (Neighborhood Residential – Conditional Planning District) on Parcel # 110220 on Manning Avenue for two duplexes on two proposed lots.

The project property is currently surrounded by single family dwellings, vacant land, and wooded land. The parcel was annexed into the Town limits on November 30, 2022. The parcel currently has a Stream Protection Overlay, which shall remain. The parcel is a vacant lot that has recently been cleared. There were originally two stream buffers on the property. However, the town engineer and state representatives agreed for one stream to be piped, which is shown on the site plan and the corresponding stream buffer has been removed.

Chair Beasley asked if the pipe had been installed yet. Oakley stated that it had not, but it is shown in the proposal.

Oakley explained that the project contains two duplexes. The parcel will be divided into two lots, with one duplex on each lot. Duplexes are permitted by right in the NR planning district. However, the applicant is not able to meet three standards contained in the Land Development Ordinance, so he is requesting three specific waivers for parking, driveway width, and lot size.

The Technical Review Committee (TRC) reviewed the conditional district rezoning project at their July 12 and 26, 2023, meetings. The TRC Committee approved the conditional district rezoning plans.

The Town's Future Land Use Plan, Envision Elon 2040, identifies the parcel as conservation, low density residential, and commercial. Oakley identified this project is appropriate under the Future Land Use Plan as duplexes are classified as low density residential. Oakley also stated that this project supports the plan's goals to expand housing choices, appeal to a diverse range of preferences and income levels and encourage mix for multi-generational and age-in-place neighborhoods.

Staff recommends approval of the proposed Conditional District Rezoning, CRZ-2023-01, for Manning Ave, LLC development project and proffered site plan conditions as the proposed plan meets the requirements outlined in the Town's LDO. Staff recommends that the Planning Board consider this Conditional District Rezoning application, accept public comment during the scheduled meeting, and consider a recommendation to the Town Council on the proposal at their earliest convenience.

Beasley asked if the 4 canopy trees in the site plan would require a waiver since it exceeds the LDO standards. Oakley replied that it does not need a waiver, additional landscaping is welcome.

Beasley asked what the setback from the front is, and how many cars can fit on the driveway with the setback. Oakley confirmed that the maximum front setback is 25 feet. The applicant, Anthony Hezar, clarified that there is room for two cars. Beasley expressed concern for on street parking and that if college students rent the duplexes, then they might have 3 cars since the duplexes are 3 bedrooms. Oakley stated the on-street parking would be enforced by the town and reminded the board that the LDO does not allow parking on the grass. Hezar stated that it could also be a family renting the duplex, and that they might only have a need for 2 cars.

Bennett asked for clarification that it will be 2 curb cuts. Chad Huffine, the applicant's engineer, stated it is not exactly a curb cut since the edge asphalt will adjoin the asphalt. Huffine also explained that 2 parking spaces per 3 bedrooms is the LDO standard. There will also be a grass strip going through the driveways. Street parking will not be possible other than for the USPS.

Huffine also stated that the stream buffers forced everything closer to Manning Avenue.

Huffine then stated there might be room to add a visitor space or an additional parking space by the 2 canopy trees, which the applicant was open to discussing.

Bennett asked if everything was ADA compliant. Huffine stated yes, everything is on a grade with a threshold of less than 2 percent.

Oakley repeated that the Planning Board members can request additional conditions if they think they are appropriate and the applicant would have to agree to the conditions.

Dimont and Beasley mentioned that they had a hard time visualizing where a third parking space would go if the trees were moved. Huffine clarified that the trees would shift back, and one tree might be removed. An additional parking space would be a large concrete pad in front of the house. Huffine stated it is not what the applicant would like to do, but it is doable.

Podolle asked for LDO standards for RV/boat/etc. parking. Oakley stated there are currently no regulations under the LDO.

Motions

- Podolle made a motion to approve CRZ-2023-01 with the requested waivers for parking in the front, driveway width in excess of 24 feet, and lot area in excess of 10,200 square feet. Bennett seconded the motion, and the motion was approved unanimously (6-0).

Item C - Items from Board Members

- There were no updates from individual Planning Board members.

Item D - Planning Director Updates

- Oakley updated the Planning Board on the new Land Management Ordinance process. She let them know that the draft is available online now. She mentioned tentative meeting dates for the Land Management Ordinance.
- Oakley also updated the board on several projects including:
 - Parc East was approved by Town Council.
 - Hillel Pavilion submitted construction and landscaping plans.
 - 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.
- The Town’s Multimodal Committee is having an information session at the Farmer’s Market on September 21st, 2023.
- The Downtown Master Plan is going to be presented at the next Town Council meeting.

Item E- Motion to Adjourn

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

The meeting was adjourned at 6:42 pm.


Respectfully Submitted,



Chair Jim Beasley

10/1/2023

Date



Recording Secretary, Jenna Peterson

11/7/2023

Date