

Town of Elon Planning Board Agenda

September 19, 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

- 1) Approval of Minutes from the April May 16, 2023, Planning Board Meeting.
- 2) Petition CRZ-2023-01 - A request by Manning Ave., LLC 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.

C. Items From Board Members

D. Other Business / Planning Director Updates

E. Adjournment

TOWN OF ELON PLANNING BOARD MINUTES

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

May 16, 2023, at 6:00 PM

Board members present: Jim Beasley, Diane Gill, John Harmon, Clark Bennett, Aiesha Leath, Rachael Dimont, and Philip Owens.

Staff present: Lori Oakley

Item A- Chairman Beasley called the meeting to order at 6:00 pm.

Item B- New Business

Item B-i- Approval of Minutes

Oakley presented the board with minutes from the April 18, 2023 meeting for approval

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

Item B-ii- Petition MDP-2023-01 – Hillel Pavilion

Oakley presented MDP-2023-01 to the board. Petition MDP-2023-01 is a request by the applicant Brad Moore on behalf of the property owner, Elon University, for major development plan review for a 1,766 square-foot open-air pavilion and unconditioned furniture storage space on parcel #115425 located at the southeast corner of North Antioch Avenue and East College Avenue.

The Technical Review Committee (TRC) recommended approval of MDP-2023-01. Staff also recommends approval of the proposed major development plan, MDP-2023-01 as the proposed plan meets the requirements outlined in the Town's LDO.

Chair Beasley asked if the two adjacent properties to the south were owned by the University and Moore stated no.

Jean Lowe, an adjoining property owner to the south, then addressed the board and stated that the proposed building is too large and too close to her property. She went on to state that the buffer provides her with no protection, and she rarely recalls the University ever using tents on this property for events.

Bennett asked about adherence to a noise ordinance and Oakley stated yes, the Police Dept. enforces the town's noise ordinance.

Beasley asked about the height of the structure and Moore stated that it would be 17' with the unconditioned storage area on the rear side of the structure, which would also provide a buffer to Ms. Lowe's property. Lowe questioned the capacity of the building and Moore stated that it would hold a maximum occupancy of 68 people.

Bennett questioned what type of functions would be held in the pavilion and Moore stated it would primarily be for holidays and special events.

Gill asked about screening and Moore stated that there would be a 15' buffer per code and the storage area would also act as a buffer. There was some concern among the board members about the screening

and Oakley suggested modifying the buffer requirements to state that it will be planted with primarily evergreen trees and shrubs. Moore agreed to the condition.

Motions

- Dimont made a motion to approve MDP-2023-01 with the condition that the 15' buffer be planted primarily with evergreen trees and shrubs. Bennett seconded the motion and the motion was approved unanimously (7-0).

Item C- Old Business

Item C-iii – Petition CZ-2023-04 – Parc East

Chair Beasley turned the case over to Bennett to preside as Chair since he chaired the previous meeting when this case was heard. Oakley gave an updated presentation to the board including information from NCDOT about the roads in the adjacent subdivision being able to handle the additional traffic from the proposed Parc East subdivision. She also provided the board with the history of Cable Road. Oakley also mentioned Appendix D of the NC State Fire Code, which requires two points of ingress and egress for the subdivision.

Gill stated that resurfacing in the area was slated for 2025 and the Town might get a bike lane at that time.

Tony Tate, the applicant, and architect for the project gave a brief overview of the project.

Beasley asked about the timeframe for the project and Jeremy Medlin, developer with Greenhawk Corp., stated that if they receive Council approval, they will spend the summer and fall working on construction plans. Then there will be land clearing and land development. Land development and clearing typically takes about 8-12 months and then plats would be recorded and permitting would begin. Medlin went on to state that they tried to be a good neighbor with the existing development next door and that is why they requested a lesser intense zoning for the site.

Lydia Bryan expressed concerns about the traffic from the new development using Shallowford Church Rd. and all of the congestion it will create on that road, especially once you account for the traffic from the new Parc Northwest development. Tate stated that a TIA was conducted for Parc Northwest and that they would be making improvements to the intersection as part of the approval for that project from NCDOT.

Owens asked about the location of the new entrance to Shallowford Church Rd. and how far it would be from the split of Shallowford Church Rd. and Elon Ossipee Rd. Tate estimated that it is 200' from centerline to centerline.

Gill expressed concerns about the additional traffic and safety through the adjacent neighborhood and asked if there was any consideration for additional buffers. Tate responded that the project proposes a 30' buffer, which is twice the amount required by the LDO. The developer is also leaving a lot of the perimeter areas undisturbed.

Beasley asked if there would be a sidewalk along Cable Rd. and Medlin stated that there would be along the project frontage.

Marion Christian expressed concerns about Cable Rd. and how it will become a shortcut to the elementary school. Lydia Bryant reiterated Marion Chamber's sentiments. She also stated that the trees along Powerline Rd. need to be maintained to provide good site distance.

David Emmig, resident of Cable Square, stated that he was happy to see that the new development had a lower density than Parc Northwest; however, traffic will be horrible at the intersection from both developments being built if this one is approved. He then talked about a recent incident in Cable Square and how emergency vehicles needed proper access to everyone and not be negatively impacted by cars parking on the street.

Jim Sykes mentioned that safety should be the highest priority and reminded the Board that Chad Huffine, engineer for the project, estimated that there will be 400 cars per day on Cable Rd. He stated that he also talked to Chuck Edwards, with NCDOT, about the project. Walker Rd. was part of the STIP program and was supposed to be widened back in 1987 along with a connection being added to Hwy. 87. Unfortunately, that never occurred. Previous DOT officials suggested a right turn only out of Cable Rd. on to Powerline Rd and that never happened as well. 34.7% of Elon is made up of folks who do not pay taxes, which is 34% of the Town's General Fund. The town is losing approximately 2 million dollars each year in taxes.

Lydia Bryan mentioned another development on Powerline Rd. and Walker Rd. and Oakley stated that the project she was referring to has not been submitted to staff yet.

Douglas Bryant stated that Powerline Rd. is not safe, and he is concerned about the proposed lot widths in the project. He is not sure how NCDOT came up with the traffic numbers. He also did not care for the 2 ½ story homes being proposed.

Raymon Edward Pruitt stated that safety is his top concern. If you widen Cable Rd. around the curve, folks will go just go faster.

Beasley asked the development team which portion of the project would be constructed first and Medlin stated that the eastern portion will be developed first, which consists of clearing, grading, erosion control and asphalt installation. Once the asphalt is laid, the barricade would come down.

Chair Bennett asked staff about the connection in Ashley Woods and this project could mimic it with some type of breakaway traffic barrier. Oakley stated that the Ashley Woods development predates the current LDO and the LDO is very specific about not allowing barricades.

Kaye Sykes expressed concerns about traffic and stated that stop signs do not control traffic. Rather, they create gridlock.

Robert Young asked why there was not a direct access on to University Dr. and Oakley stated that University Dr. is a controlled access highway per NCDOT.

Dimont asked the development team if they would be willing to use evergreen trees in their buffers and Tate stated yes.

Oakley reminded the Board of all of the proffered conditions listed on the site plan.

Beasley made a motion to approve the project with the seven additional conditions that were brought before the Planning Board and Dimont seconded the motion. The motion failed 3-4 (Beasley, Dimont and Harmon in favor; Bennett, Gill, Owens and Leath opposed).

Owens made a motion to deny the project as it is not in keeping with the Comprehensive Plan, and Leath seconded the motion. The motion passed 5-2 (Harmon, Leath, Owens, Bennett and Gill in favor of denying the project; Beasley and Dimont opposed the motion).

Several board members went on to state the reasoning as to why they voted a certain way:

- Owens (opposed to the project) stated that the rezoning was not in the public interest and that it would not have a positive impact on the Cable Road community. Growth is occurring too quickly in Elon.
- Clark (opposed to the project) expressed safety concerns with the impact of the traffic and was concerned about possible additional traffic on Powerline Road.
- Gill (opposed to the project) stated that the integrity of Elon is important to her, and that the town had the third most beautiful college campus in the US. There are no bike lanes proposed in the project and Elon needs to be protected.
- Leath (opposed to the project) stated that the location is not the proper location for that type of development.
- Dimont (in favor of the project) stated that the proposal was a downzoning, and that the petitioner could do a lot more intense uses by right with their current zoning. The proposed project would have less of an impact on the community than what is allowed by right under the current zoning and that is why she was in favor of the requested rezoning.

Interim Chair Bennett turned the meeting back over to Chair Beasley for the remainder of the meeting.

Bennett asked about raised crosswalks for the project and Oakley stated that she had a diagram that was given to her from the Town Engineer about raised crosswalks/speed tables. She shared it with the Planning Board. Bennett asked if she would share that diagram with the Town Council and Oakley stated that she would do so.

Item D - Items from Board Members

- There were no updates from individual Planning Board members.

Item E - Planning Director Updates

- Oakley updated the Planning Board on the new Land Management Ordinance process. She let them know that there was 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.
- Oakley also updated the board on several projects including:
 - 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.
- Link Transit would begin service in Elon in May and Oakley encouraged ridership.
- The Town's Multimodal Committee is continuing to meet, and she thanked the Planning Board members who are serving on that committee.
- The Downtown Master Plan's community meetings just wrapped up and the consultant was continuing to work on the plan.

Item E- Motion to Adjourn

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

The meeting was adjourned at 8:16 pm.

Respectfully Submitted,

Chair Jim Beasley

Date

Interim Recording Secretary, Lori Oakley

Date



CONDITIONAL DISTRICT REZONING APPLICATION

Town of Elon Planning Department
104 S. Williamson Avenue
Elon, NC 27244
(336) 584-3601

800⁰⁰

Fee: \$800

6-2-23

Date Received

CB7-2023-01

Application Number

APPLICANT INFORMATION

Name: MANNING AVE, LLC Telephone: 336-260-4910
Mailing Address: 1755 MEMORY LANE
City: BURLINGTON State: NC Zip: 27217
Email: anthonyhezar@gmail.com

PROPERTY OWNER INFORMATION

Name: MANNING AVE, LLC Telephone: _____
Mailing Address: 1755 MEMORY LANE
City: BURLINGTON State: NC Zip: 27217
Email: anthonyhezar@gmail.com

PROPERTY INFORMATION

Address: (UNADJ) MANNING AVE. City: ELON State: NC Zip: 27244
Parcel Identification Number(s): 8846606076 Parcel # 110220 Township: ELON
Total Acreage: .97 AC. Watershed: NO Floodplain: ☐ Yes ☒ No
Utilities (check all that apply): ☒ Public Sewer ☒ Public Water ☐ Septic ☐ Well

Existing Zoning: NR Requested Zoning: NR - CONDITIONAL
Current Use of Land: VACANT SWAMP
Surrounding Land Uses: (N) CHURCH (S, E, W) RESIDENTIAL

Proposed Land Use(s): RESIDENTIAL

Proposed Zoning Condition(s) if applicable: PARKING IN FRONT OF HOUSE / STRUCTURE

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.

x Anthony Hezar
Signature of Owner

6-1-23
Date

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)*:

1. A master site plan prepared in accordance with Chapter 5, and pursuant to the requirements in Chapter 6 for Major Development Plans;
2. Written supporting documentation that specifies the actual use or uses proposed for the property;
3. 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. 160d-703; and
4. A statement analyzing the reasonableness of the proposed rezoning. This statement of reasonableness may consider, among other factors:
 - 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.

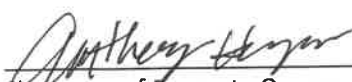
All rules, regulations, and conditions of any corresponding general district and all other requirements of the Town of Elon Land Development Ordinance apply to a conditional planning district except as specifically modified through the use of additional development conditions by the Town Council, and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

x 
Signature of Applicant

6-1-23
Date

x 
Signature of Property Owner

6-1-23
Date

OFFICE USE ONLY

Completed Application Submitted On: 10-2-23

Receipt Number: _____

Date Property was Posted: _____

Date of Planning Board Meeting: 9-19-23

Action of Planning Board: _____

Date of Town Council Hearing: _____

Dates Notices Published & Name of Newspaper: _____

Action of Town Council: _____

Manning Ave., LLC
CRZ-2023-01
Conditional District Rezoning

Property Owner: Manning Ave., LLC
Request: Conditional District Rezoning (CRZ) Review and Recommendation
Location: Manning Ave. (SR 1503)
Parcel ID: 110220
Site Acreage: 0.97 acres
Current Zoning: NR (Neighborhood Residential)
Proposed Zoning: NR-CPD (Neighborhood Residential – Conditional Planning District)

Petition CRZ-2023-01 is a request by Manning Ave., LLC 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.

Existing Site Conditions (Aerial imagery exhibit attached)

The parcel is currently vacant. It previously contained woodlands; however, a majority of the trees have recently been removed.

- To the West – Single-family dwellings in the Manning Way subdivision zoned NR (Neighborhood Residential) with a Stream Protection Overlay.
- To the South – Single-family dwellings zoned NR (Neighborhood Residential) with a Stream Protection Overlay.
- To the East – A single-family dwelling and woodlands zoned NR (Neighborhood Residential) with a Stream Protection Overlay.
- To the North – Vacant parcel that is part of the Powerline Church of Nazarene site zoned O&I (Office and Institutional) with a Stream Protection Overlay.

Zoning and General Site Plan Conditions

- The parcel was previously located in the Town’s extraterritorial jurisdiction (ETJ) and was annexed into the Town on November 30, 2022.
- 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.

- The parcel originally had two stream buffers – one along the northern property boundary and one in the southeast corner. When the property was cleared earlier this year, the stream buffer along the northern property boundary was inadvertently cleared. The planning staff, Town engineer and representatives from NC Dept. of Environmental Quality met the property owner and his team on-site to review manners in which the property could be brought into compliance. The stream along the northern boundary is proposed to be piped underground to the rear of the property per approval by the Town engineer. Since the stream is now being piped underground, the stream buffer has been removed in that area. The stream buffer remains in place along the (rear) southeastern corner of the project.
- The parcel is currently zoned NR, and the use of a duplex is a use-by-right in the NR zoning district. The property owner is not able to meet three of the standards contained in the Land Development Ordinance (LDO) and is subsequently requesting a conditional rezoning with three specific waivers. Those waivers include:
 - Section 3.3.5-L – Parking on the front of a residence- *the applicant has stated that driveways (and subsequent parking) are needed in front of the residences due to site constraints.*
 - Section 5.6.2.7 -Driveway width in excess of 24 feet- *the applicant has stated that there are pairs of 18' wide driveways that total an excess of 36', which is wider than 24' (allowed by code). Driveways are arranged to minimize environmental impacts to buffers.*
 - Section 3.3.4 – Lot area in excess of 10,2000 square feet – *the applicant has stated that only two lots can be created from this tract with significant buffer overlays affecting the actual useable area (of the original lot).*
- The property owner is proposing to create two lots – one lot is 17,200 square feet and the other is 25,220 square feet. The maximum lot size in NR is 10,000 square feet and he is subsequently requesting a waiver for lot size. There will be one duplex on each lot and both duplexes are 3,355 square feet (each). Each unit will have three (3) bedrooms.
- Due to site constraints, the property owner is proposing driveways and parking in front of each unit. Each unit will have separate driveways. The LDO requires parking for any residential use other than single-family dwellings to be in the rear and also limits the width of a residential driveway. As mentioned above, waivers are being requested for these requirements as well.
- The parcel currently contains an existing Stream Protection Overlay, which shall remain.
- The property owner is proposing four (4) canopy trees in the front yards, which exceeds the 3 required per the LDO.
- Open space is not required for a project of this size per Section 5.5.3 of the LDO.
- The property owner has also attached conceptual renderings of all four elevations of the proposed duplexes.

Envision Elon 2040 Comprehensive Plan

The Envision Elon 2040 Comprehensive Land Use Plan identifies the site as Low Density Residential, Conservation and Commercial.

- Low Density Residential - This area is characterized by low- to moderate-density residential development (up to 4 dwelling units per acre). Single-family detached homes are complemented by

natural areas as well as formal and informal open space amenities. and maintenance techniques employed ensure that potentially negative impacts are minimized and mitigated.

- Conservation - These 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.
- Commercial - These areas are comprised of local-serving retailers, restaurants, professional offices, and service uses. Buildings are typically one and two stories. To better manage access and ensure visibility, such uses should be concentrated at key intersections along major corridors. Parking is provided on-site, and pedestrian connections to adjacent neighborhoods is encouraged.

Staff proposes that the plan meets the future land use classification descriptions, albeit in slightly different locations on the parcel. Commercial is not proposed for the small area in the rear as indicated on the Future Land Use Map and staff feels that commercial is not appropriate in that location. The project meets Goal LU-4 outlined in the Envision Elon 2040 Comprehensive Plan, which reads:

Land Use and Development Design

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.

Additional Considerations

The Technical Review Committee (TRC) reviewed the conditional district rezoning project at their July 12 and 26, 2023, meetings. The primary discussions during the meetings were items that needed to be added to the site plan. All of the items mentioned during the TRC meetings were addressed by the property owner and his engineering team. The TRC Committee approved the conditional district rezoning plans.

Recommendations and Suggested Motions

The applicant is requesting a 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, along with three requested waivers. The use (of a duplex) is currently an allowable use under the current zoning, and the conditional rezoning is being requested to accommodate the three waivers.

Based on the information contained in this report, staff recommends approval of the requested conditional district rezoning to NR-CPD (Neighborhood Residential-Conditional Planning District) to include the three (3) additional waivers for parking, driveway width and lot area.

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-2023-01.

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 supports the proposed uses.

[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: Lori Oakley, Planning Director

Enclosures: Conditional District Rezoning Application
Conditional Rezoning Site Plan
Elevations of the Proposed Duplexes
Waiver Request Descriptions
Aerial Map
Zoning Map
Future Land Use Map

Min. Front: 10'
Max. Front: 25'
Min. Side Yard: 8' Min.
Min. Rear Yard: 25'

Township: Boone Station
Parcel Owner: Manning Ave, LLC
Deed Reference: Book 4472, Page 224
Current Town of Elon Zoning: NR - (Neighborhood Residential) with Stream, Protection Overlay (Per Town of Elon Zoning Map)
Proposed Town of Elon Zoning: NR-CPD - (Neighborhood Residential Conditional Planning District) with Stream, Protection Overlay Property is proposed to be subdivided as shown

Existing Use:	Vacant
Proposed Use:	Two Duplexes

Existing Building Area: 0 sf
Proposed Building Area: 6,710 sf

Proposed: Four Units at 3 bedrooms each.
2 spaces provided per unit
Parking required: $1.75 \times 4 = 7$ spaces required
Parking Provided: 8 spaces

SITE DATA SUMMARY:
Stream Impact: 290 sf.
Proposed Pipe Length: 144 lf.
Buffer Area Impacted Zone 1: 3,148 sf.
Buffer Area Impacted Zone 2: 2,783 sf.
Proposed Disturbed Area = 0.649 Ac. ± (28,266 sf.)
Existing Impervious Surface Area: 0 sf. (0 Ac.)
Proposed Impervious Surface Area: 8,594 sf. (0.20 Ac.) = 20.3%

Note:
Impact to stream is 290 square feet and is less than the Nationwide
Permit 0.02 Acre (871 sf.) notification requirement limit

W1-Mapped Wetland
W2-Mapped Wetland
See companion wetland report under separate cover

3. All construction methods and materials shall conform to the NCDOT, NC DENR Erosion Control, Town of Elon Standard Specifications # Details, and the NC Plumbing Code.
2. Boundary, topographic, and existing feature information obtained from Alamance County GIS information for preliminary purposes.
3. Water service is proposed as shown on the plan.
4. Sanitary sewer service is proposed as shown on the plan.
5. New connections to the City water and/or City sanitary sewer system shall be done by licensed contractors with public utility licenses.
6. The contractor shall meet with the public works department prior to making any connections to the City water and/or City sanitary sewer systems to review installation procedures.
7. Exact size and location of all applicable utilities and easements to be field verified prior to construction.
8. Contact the project engineer immediately with any conflicts regarding the design or construction of the project. All field adjustments shall be verified by the project engineer prior to construction.
9. Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap Code or latest Accessibility Code revision or applicable ROWAG standards.
10. Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.
11. Compaction of fill materials, approval of residual subgrade, soil proof rolls, stone placement, and/or other materials testing functions shall be in accordance with the project geotechnical engineer's guidance, specifications, recommendations, and testing standards.

Plan Prepared for:
Manning Ave, LLC
1755 Memory Lane
Burlington, NC 27217
Contact: Anthony Hezar, 336-260-4910

An NCDOT driveway permit is required for driveway connections and driveway culvert installation where driveways connect to Manning Avenue.

USPS will allow mailboxes at this location 4 boxes as shown



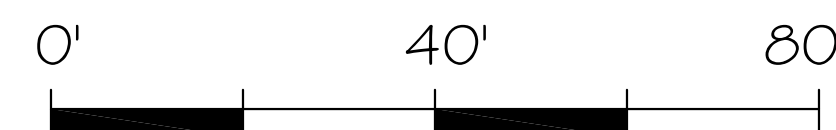
This site is not located within a FEMA mapped floodplain

Unclassified. Classification of near surface soils shall be made per Owner's geotechnical engineering recommendations based on the evaluation of exposed subgrade soils.

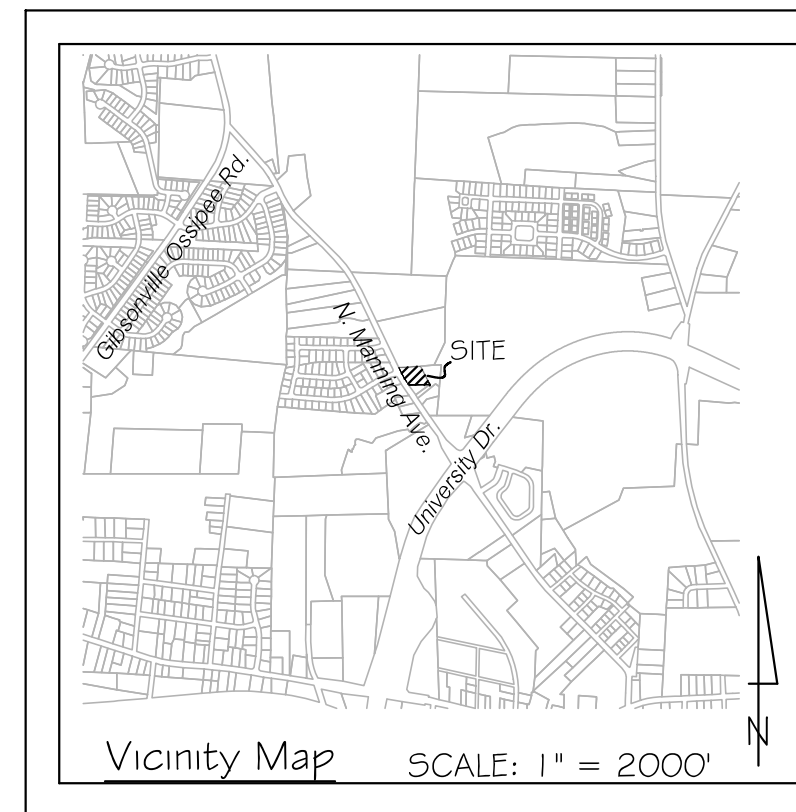
1. The contractor shall verify the location of all existing utilities prior to beginning construction. Locations of existing utilities shown on the plan are based on the best available information, but can only be considered approximate.
2. The Town of Elon shall review and approve construction drawings 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. Construction sidewalk, sloped, terracing, approaches, ramps, and accessible routes shall be in accordance with the ANSI/ICC Handicap Code or latest Accessibility Code revision or applicable FROWAG standards.
4. Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.

THIS SITE DEVELOPMENT REQUIRES
PERMITS
!!READ THE PLAN READ THE PERMIT!!

CALL BEFORE YOU DIG! ITS THE LAW
ULOCO North Carolina One Call Center
1-800-632-4949



Graphic Scale
Scale: 1" = 20'



3.3.5, L - Parking in front of a residence
5.6.2.7 - Driveway width in excess of 24'
3.3.4 - Lot area in excess of 10,000 sf. (0.23 Acres)

SHEET

1 3

$$1'' = 20'$$

CDH
DRAWN IN THE USA BY

REVISIONS

7-12-2023	TRC Zoning
Comments	

8-01-2023	TRC Comments
-----------	--------------

1-23-1004
PROJECT NUMBER

CONDITIONAL
ZONING PLAN
EXISTING
CONDITIONS PLAN

8-1-2023



Charles D. Huffine

C-1939

MANNING AVE

THE L.E.A.D.S. GROUP, P.A.

505 EAST DAVIS STREET
BURLINGTON, NC 27215
phone: (336) 227-8724
fax: (336) 222-9917
C# 15917

Land Engineering And Development Services

MINIMUM BUILDING SETBACKS

Per Town of Elon Zoning: Neighborhood Residential (NR)

Min. Front: 10'
Max. Front: 25'
Min. Side Yard: 8' Min.
Min. Rear Yard: 25'

PARCEL DATA

Alamance County Tax Information (Per Alamance County GIS)

Parcels Included in this Project: 1

Parcel ID: 110220
GFIN: 8846606076
Parcel Address: Manning Ave, Elon, NC
Parcel Area: 0.974 Ac.
Township: Boone Station
Parcel Owner: Manning Ave, LLC
Deed Reference: Book 4472, Page 224
Current Town of Elon Zoning: NR - (Neighborhood Residential) with Stream, Protection Overlay
(Per Town of Elon Zoning Map)
Proposed Town of Elon Zoning: NR-CPD - (Neighborhood Residential Conditional Planning District)
with Stream, Protection Overlay Property is proposed to be subdivided as shown

SITE DATA

Existing Use: Vacant
Proposed Use: Two Duplexes

Disturbed Area proposed is less than 1 acre.

Existing Building Area: 0 sf
Proposed Building Area: 6,710 sf

PARKING DATA

ELON TABLE 5.6.2.2 Amount of Off-Street Parking Required:

Residential - 1.25 spaces per 1 bedroom units
1.5 spaces per 2 bedroom units
1.75 spaces per 3 bedroom units
2 spaces per single family home
Proposed: Four Units at 3 bedrooms each.

2 spaces provided per unit
Parking required: 1.75 x 4 = 7 spaces required
Parking Provided: 8 spaces

Note: A survey and detailed construction drawings with appropriate grading, storm drainage design, and buffer repair shall be required for construction approval. NCDOT, The Town of Elon and other permitting agencies have or may have jurisdiction over this project

CONTRACTORS NOTES:

- The contractor shall verify the location of all existing utilities prior to beginning construction. Locations of existing utilities shown on the plan are based on the best available information, but can only be considered approximate.
- 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.
- Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap Code or latest Accessibility Code revision or applicable PROWAG standards.
- Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.

General Notes:

- All construction methods and materials shall conform to the NCDOT, NCDENR Erosion Control, Town of Elon Standard Specifications & Details, and the NC Plumbing Code.
- Boundary, topographic, and existing feature information obtained from Alamance County GIS information for preliminary purposes.
- Water service is proposed as shown on the plan.
- Sanitary sewer service is proposed as shown on the plan.
- New connections to the City water and/or City sanitary sewer system shall be done by licensed contractors with public utility licenses.
- The contractor shall meet with the public works department prior to making any connections to the City water and/or City sanitary sewer systems to review installation procedures.
- Exact size and location of all applicable utilities and easements to be field verified prior to construction.
- Contact the project engineer immediately with any conflicts regarding the design or construction of the project. All field adjustments shall be verified by the project engineer prior to construction.
- Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap Code or latest Accessibility Code revision or applicable PROWAG standards.
- Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.
- Compaction of fill materials, approval of residual subgrade, soil proof rolls, stone placement, and/or other materials testing functions shall be in accordance with the project geotechnical engineer's guidance, specifications, recommendations, and testing standards.

Plan Prepared for:
Manning Ave, LLC
1755 Memory Lane
Burlington, NC 27217
Contact: Anthony Hezar, 336-260-4910

DISTURBANCE NOTE:

Project proposes LE55 than 1 acre of disturbance.

Stream removal Pipe Replacement Note:

A portion of the drainage ditch / stream channel along the northern property line carrying runoff from Manning Avenue to the rear and east is proposed to be removed. The impact area is less than the notification limit. A pipe culvert is proposed for use in the conveyance of runoff from Manning Avenue to the rear and east of the site.

Public Refuse Collection is requested:
Roll out containers are proposed.

OPEN SPACE NOTE:

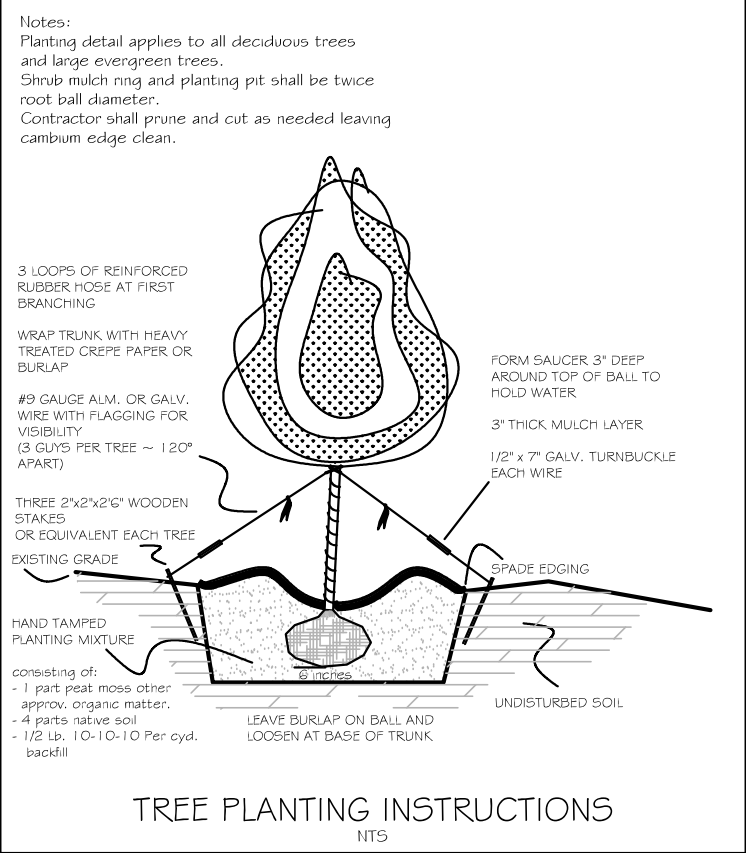
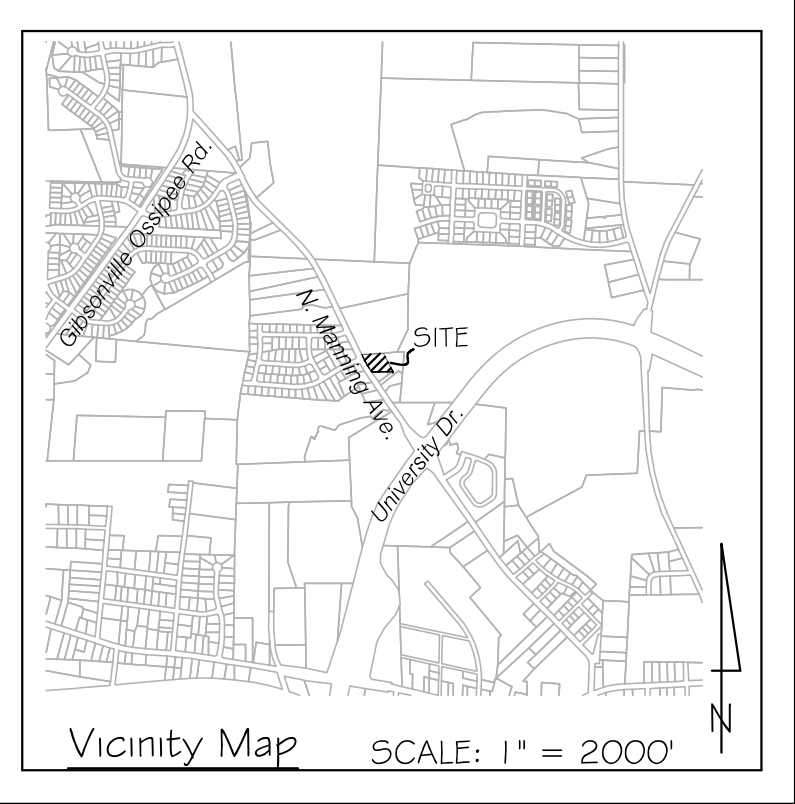
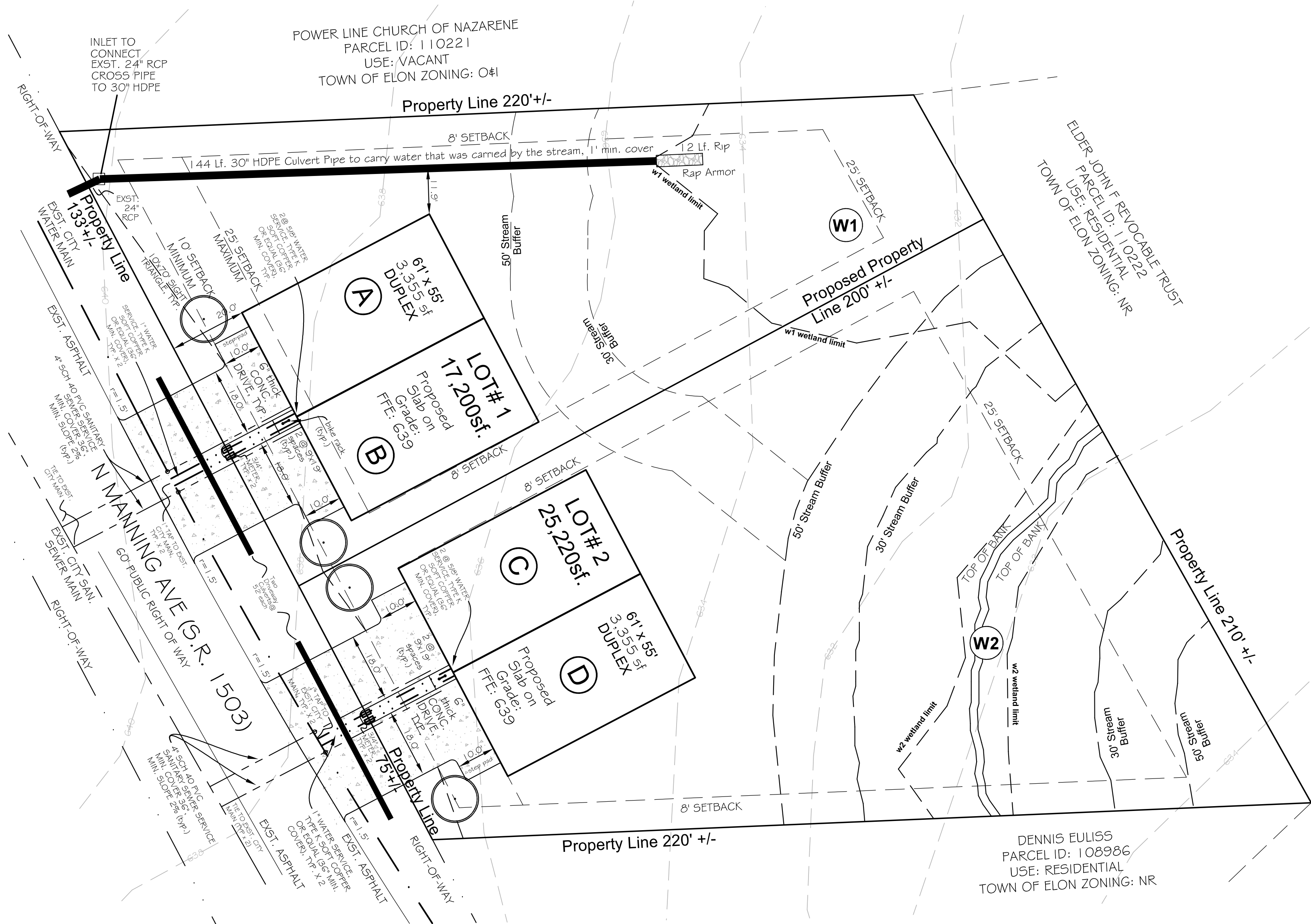
Per Town of Elon Land Development Ordinance Section 5.5.3, no open space is required

LIGHTING NOTE:

Lighting to be in accordance with Town of Elon Land Development Ordinance Section 5.9

NOTE:

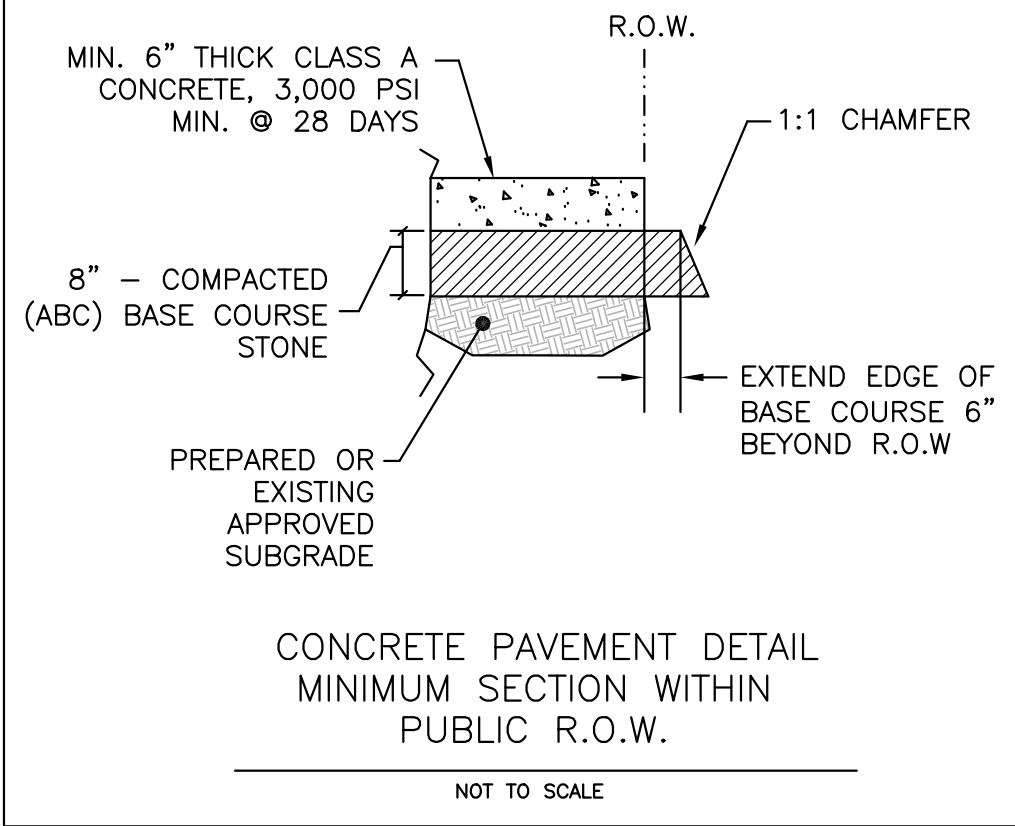
All work within the public right-of-way shall be in accordance with an approved NCDOT Driveway Permit and 3-Party Encroachment agreement.



LANDSCAPE LEGEND

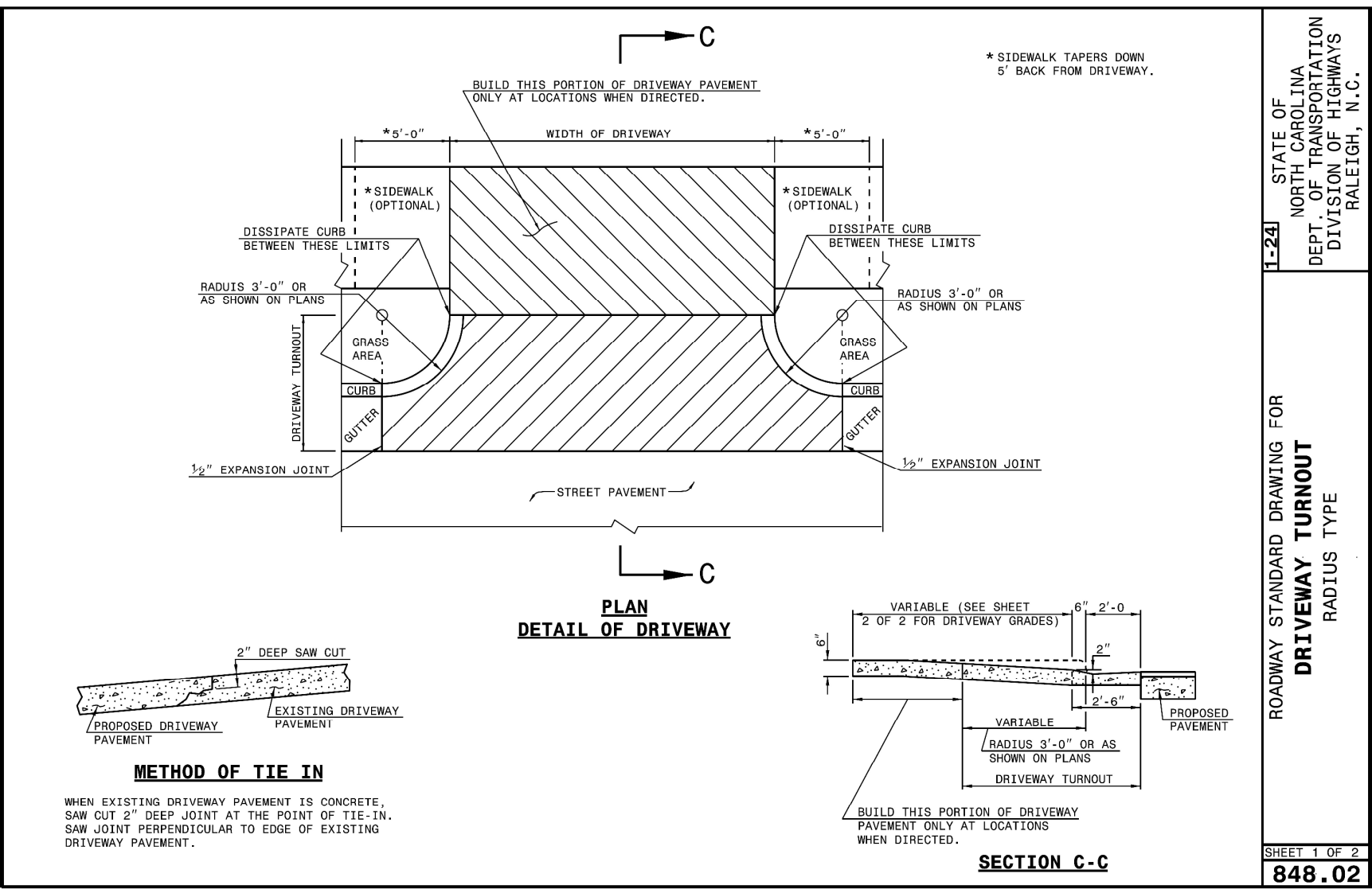
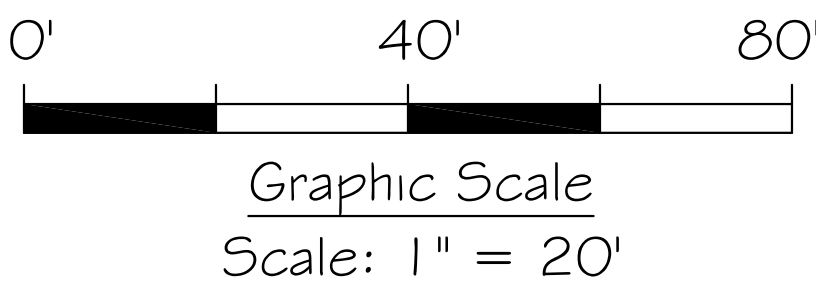
CANOPY TREE
3 trees required
4 trees proposed

LANDSCAPING SPECIES SELECTION
The contractor shall supply the City with the proposed plant list for approval prior to planting, as applicable plantings may change due to the season and time of planting.



THIS SITE DEVELOPMENT REQUIRES PERMITS
!!READ THE PLAN READ THE PERMIT!!

CALL BEFORE YOU DIG! ITS THE LAW
ULOCO North Carolina One Call Center
1-800-632-4949



SHEET
2 / 3

3-15-2023

1" = 20'

CDH
DRAWN IN THE USA BY

REVISED
11-15-2022
11-15-2022
11-15-2022
11-15-2022

1-23-1004

CONDITIONAL
ZONING PLAN
SUBDIVISION
PLAN

8-11-2023

NORTH CAROLINA
REGISTERED
ENGINEER
24924
CHARLES D. HUFFINE

C-1939

MANNING AVE

THE L.E.A.D.S. GROUP, P.A.
500 EAST DAVIS STREET
BURLINGTON, NC 27217
PHONE: (336) 227-5274
FAX: (336) 227-5274
Land Engineering And Development Services

MINIMUM BUILDING SETBACKS

Per Town of Elon Zoning: Neighborhood Residential (NR)
Min. Front: 10'
Max. Front: 25'
Min. Side Yard: 8' Min.
Min. Rear Yard: 25'

PARCEL DATA

Alamance County Tax Information (Per Alamance County GIS)

Parcels Included in this Project: 1

Parcel ID: 110220
GPIN: 8846606076
Parcel Address: Manning Ave, Elon, NC
Parcel Area: 0.974 Ac.
Township: Boone Station
Parcel Owner: Manning Ave, LLC
Deed Reference: Book 4472, Page 224
Current Town of Elon Zoning: NR - (Neighborhood Residential) with Stream, Protection Overlay
(Per Town of Elon Zoning Map)
Proposed Town of Elon Zoning: NR-CPD - (Neighborhood Residential Conditional Planning District) with Stream, Protection Overlay
Property is proposed to be subdivided as shown

SITE DATA

Existing Use: Vacant
Proposed Use: Two Duplexes

Disturbed Area proposed is less than 1 acre.

Existing Building Area: 0 sf
Proposed Building Area: 6,710 sf

PARKING DATA

ELON TABLE 5.6.2.2 Amount of Off-Street Parking Required:

Residential - 1.25 spaces per 1 bedroom units
1.5 spaces per 2 bedroom units
1.75 spaces per 3 bedroom units
2 spaces per single family home
Proposed: Four Units at 3 bedrooms each.
2 spaces provided per unit
Parking required: 1.75 x 4 = 7 spaces required
Parking Provided: 8 spaces

Note: A survey and detailed construction drawings with appropriate grading, storm drainage design, and buffer repair shall be required for construction approval. NCDOT, The Town of Elon and other permitting agencies have or may have jurisdiction over this project

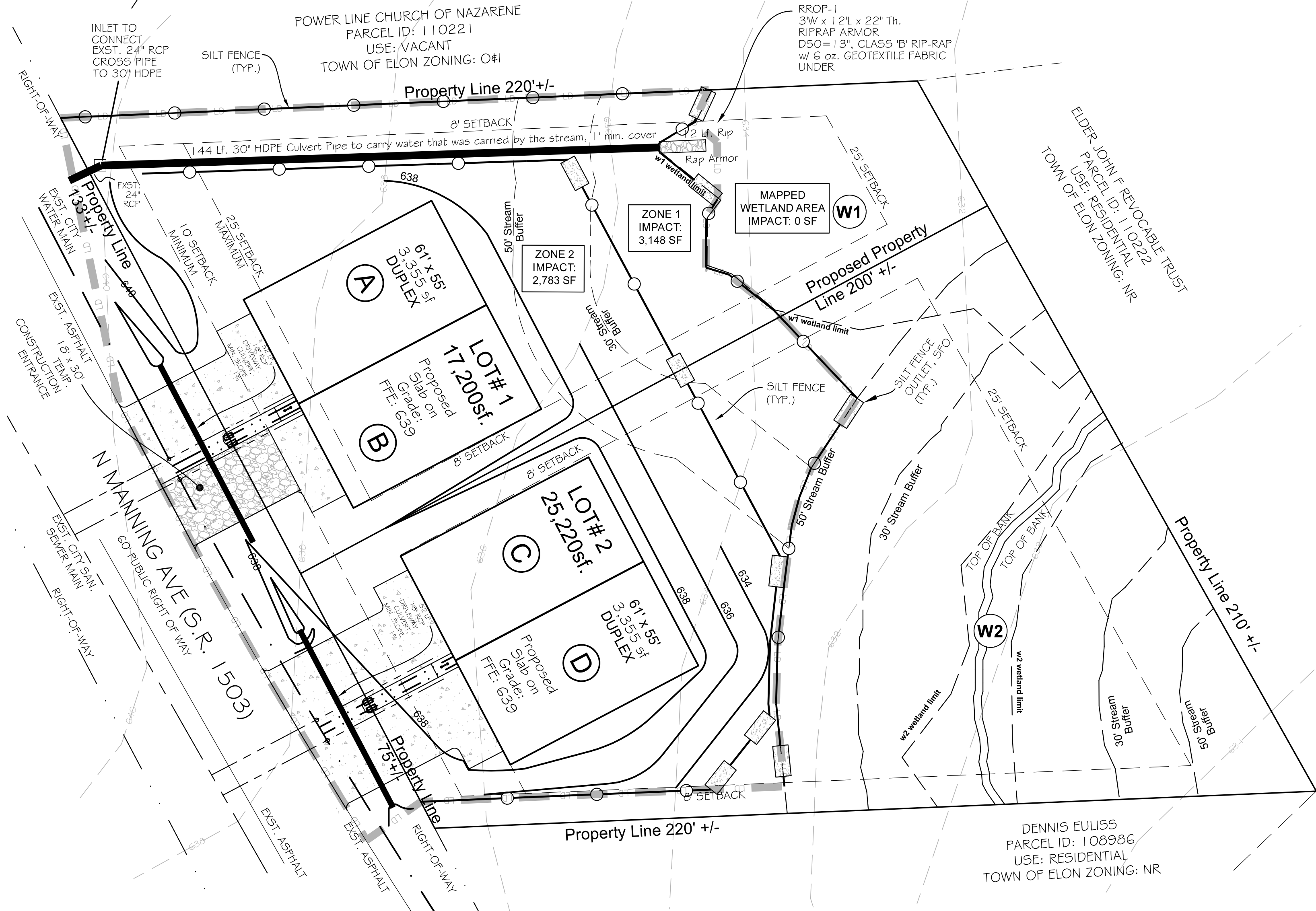
DISTURBANCE NOTE:

Project proposes LESS than 1 acre of disturbance.

LANDSCAPE NOTE:

Per the Town of Elon Land Development Ordinance Landscaping Regulations, Section 5.8.1, "The landscaping regulations apply to both public and private property, excluding the development of individual single family or duplex residences."

AN NCDOT ENCROACHMENT IS
REQUIRED FOR THIS STORM
DRAINAGE STRUCTURE



Flood Plain Note:
This site is not located within a FEMA mapped flood plain.
The site development project shall provide a local flood study in accordance with The Town of Elon Stormwater Design Manual.

Site Soils Classification:
Unclassified. Classification of near surface soils shall be made per Owner's geotechnical engineering recommendations based on the evaluation of exposed subgrade soils.

PAVING SCHEDULE:

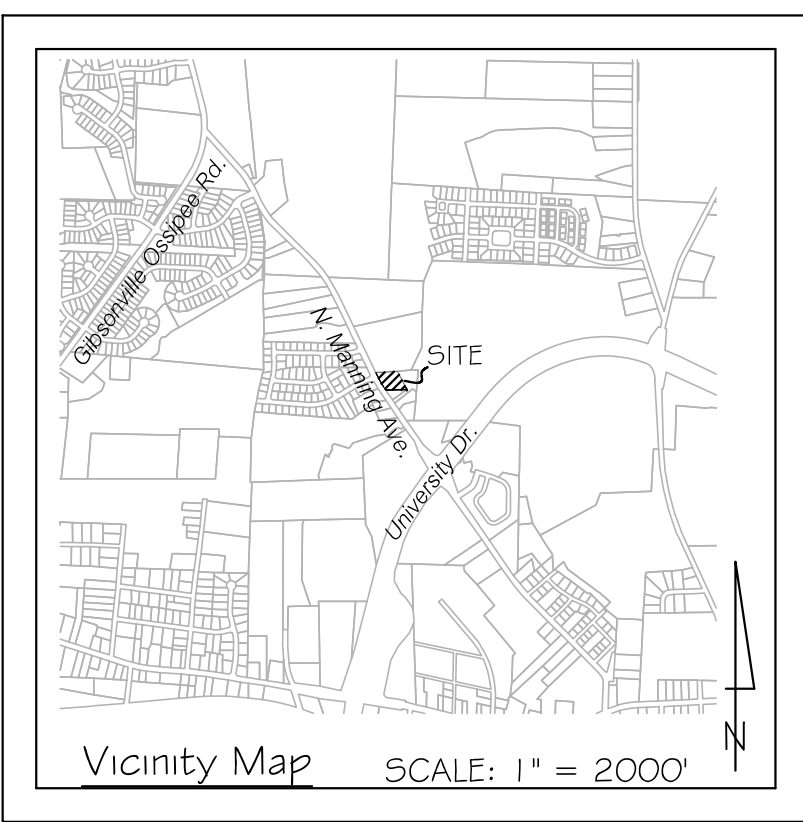
Contractor shall coordinate with owner to determine the desired pavement section and finalize design sections prior to construction. Minimum stone, asphalt and concrete section thickness' shown hereon over approved subgrade soils are provided for reference only. No pavement design was performed to establish these sections. Final pavement sections should be constructed per owner's geotechnical engineering recommendations based on the evaluation of exposed subgrade soils.

Additional Borrow / Waste Note:
If the same person conducts the land-disturbing activity and any related borrow or waste activity, the related borrow or waste activity shall constitute part of the land-disturbing activity unless the borrow or waste activity is regulated by the Division of Solid Waste Management. If the land-disturbing activity and any related borrow or waste activity are not conducted by the same person, they shall be considered separate land disturbing activities and must be permitted either through the Sedimentation and Pollution Control Act as a one-use-borrow site or through the Mining Act.

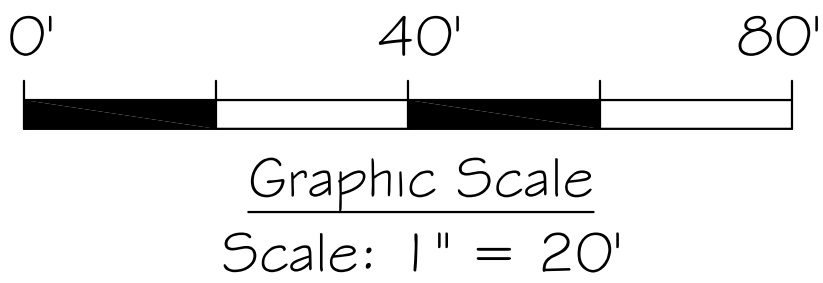
Buffer Repair Note:
Areas of this site where impacts to remaining stream buffers result, shall require repair planting in accordance with NC DWR planting guidance.

CONTRACTORS NOTES:

- The contractor shall verify the location of all existing utilities prior to beginning construction. Locations of existing utilities shown on the plan are based on the best available information, but can only be considered approximate.
- 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.
- Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap Code or latest Accessibility Code revision or applicable PROWAG standards.
- Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.



EROSION CONTROL LEGEND	
	LIMITS OF DISTURBANCE
	SILT FENCE
	CONSTRUCTION ENTRANCE
	DIVERSION DITCH
	SILT FENCE OUTLET (SFO)
	TREE FENCE
	INLET PROTECTION
	RIP RAP OUTLET PROTECTION



General Notes:

- All construction methods and materials shall conform to the NCDOT, NCDENR Erosion Control, Town of Elon Standard Specifications & Details, and the NC Plumbing Code.
- Boundary, topographic, and existing feature information obtained from Alamance County GIS information for preliminary purposes.
- Water service is proposed as shown on the plan.
- Sanitary sewer service is proposed as shown on the plan.
- New connections to the City water and/or City sanitary sewer system shall be done by licensed contractors with public utility licenses.
- The contractor shall meet with the public works department prior to making any connections to the City water and/or City sanitary sewer systems to review installation procedures.
- Exact size and location of all applicable utilities and easements to be field verified prior to construction.
- Contact the project engineer immediately with any conflicts regarding the design or construction of the project. All field adjustments shall be verified by the project engineer prior to construction.
- Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap Code or latest Accessibility Code revision or applicable PROWAG standards.
- Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.
- Compaction of fill materials, approval of residual subgrade, soil proof rolls, stone placement, and/or other materials testing functions shall be in accordance with the project geotechnical engineer's guidance, specifications, recommendations, and testing standards.

Plan Prepared for:
Manning Ave, LLC
1755 Memory Lane
Burlington, NC 27217
Contact: Anthony Hezar, 336-260-4910

SHEET
3 / 3

3-15-2023

1" = 20'



REVISED:
11-15-2022
1/2" Zoning
Corrected
6-01-2023
1/2" Corrections

1-23-1004
PROJECT NUMBER
PROJECT NUMBER

CONDITIONAL
ZONING PLAN
GRADING &
STORMWATER PLAN

8-11-2023



Charles D. Huffine

C-1939

MANNING AVE

THE L.E.A.D.S. GROUP, P.A.
505 EAST DAVIS STREET
BURLINGTON, NC 27204
Phone: (336) 227-4274
Fax: (336) 227-9917
Land Engineering And Development Services

Manning Avenue

8-2-23

Elon 3rd submittal

Waiver Request Descriptions

3.3.5, L - Parking in front of a residence

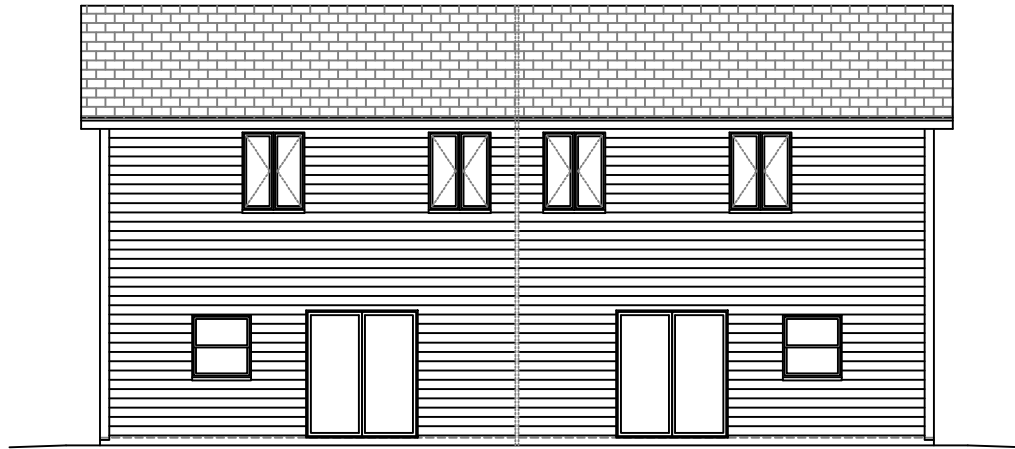
Driveways are needed in front of the residences due to site constraints.

5.6.2.7 - Driveway width in excess of 24'

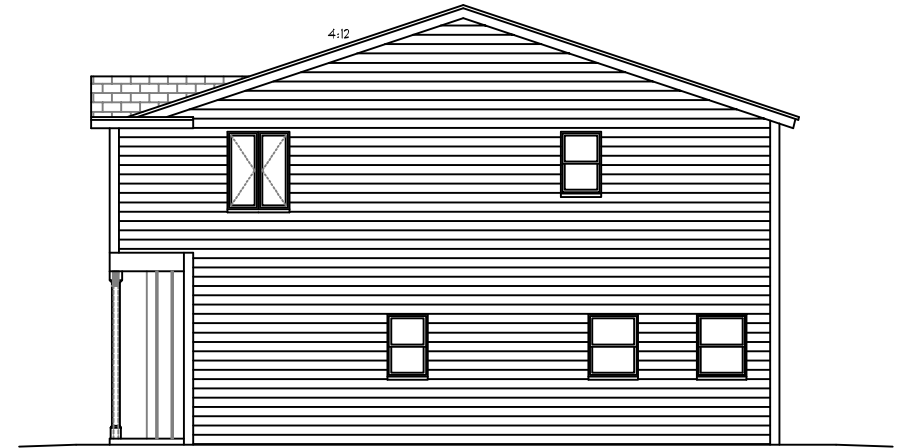
Pairs of 18' wide driveways total in excess of 36' which is wider than 24'. Driveways arranged to minimize environmental impacts to buffers.

3.3.4 - Lot area in excess of 10,000 sf. (0.23 Acres)

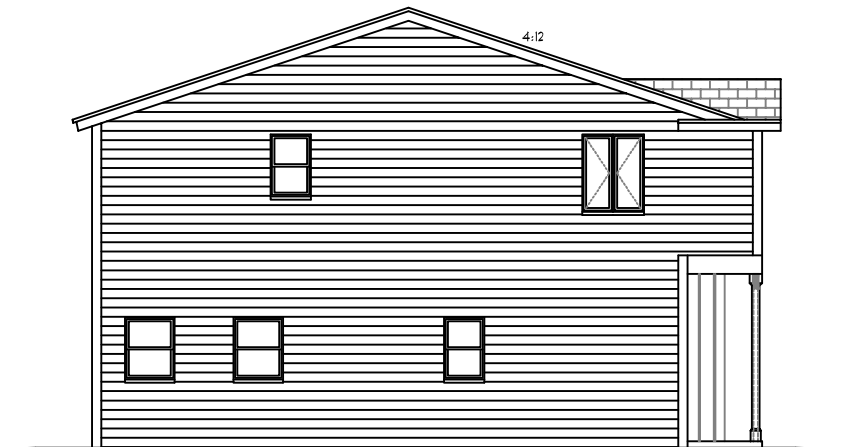
Only two lots can be created from this tract with significant buffer overlays affecting the actual useable area.



REAR ELEVATION
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"

LEGEND

	BRICK/BLOCK WALL
	BRICK/FRAME WALL
	6" FRAME WALL
	4" FRAME WALL
	LOAD-BEARING WALL

GENERAL SYMBOLS

	Width & Height in Feet & Inches
	Width in Feet & Inches
	Pocket Door
	Bifold Door

Aerial Property Map



0 0.01 0.02 0.04 mi
0 0.015 0.03 0.06 km

Alamance County GIS
Alamance County GIS Department

Town of Elon Planning District Information



ReGIS Partnership

Legend

Planning Districts

RR	RR-CPD
SR	SR-CPD
NR	NR-CPD
UR	UR-CPD
NC	NC-CPD
VC	VC-CPD
TC	TC-CPD
TC-1	TC-1-CPD
C	C-CPD
IND	IND-CPD
O&I	O&I-CPD
PI	PI-CPD

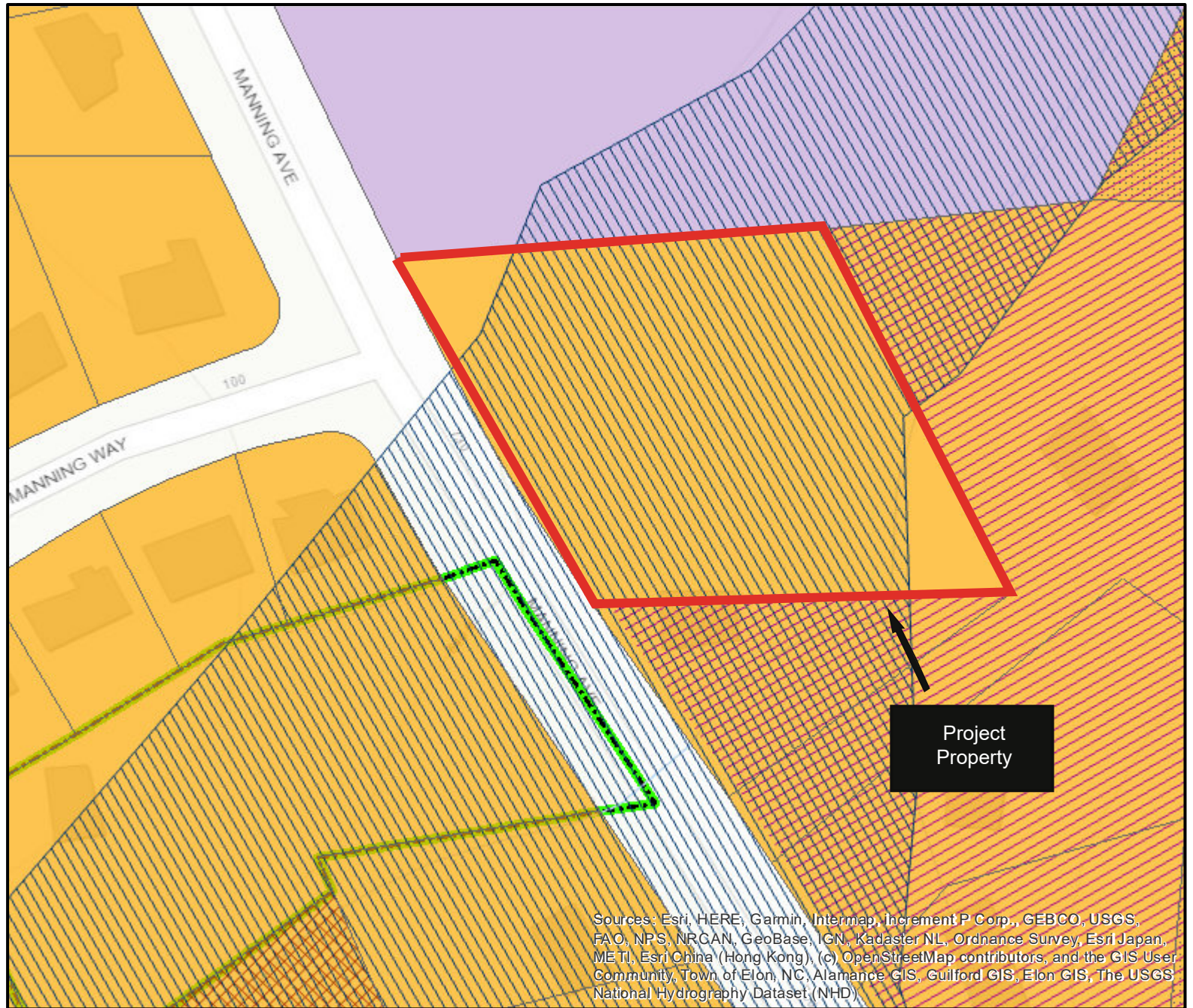
Overlays

TND
MH
SP



1 inch = 94 feet

Print Date: 8/31/2023



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, ME TI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Town of Elon, NC, Alamance GIS, Guilford GIS, Elon GIS, The USGS National Hydrography Dataset (NHD)

Disclaimer:

This map was compiled from the GIS resources of the Burlington Regional GIS Partnership for public planning and agency support purposes. These resources include public information sources of different scale, time, origin, definition and accuracy, which aspects produce inconsistencies among features represented together on this map. Neither the Town of Elon nor the Partnership shall be held liable for any errors in this map or supporting data. Primary public information sources from which this map was compiled, in conjunction with field surveys where required, must be consulted for the verification of the information contained within this map.

Town of Elon Planning District Information



ReGIS Partnership

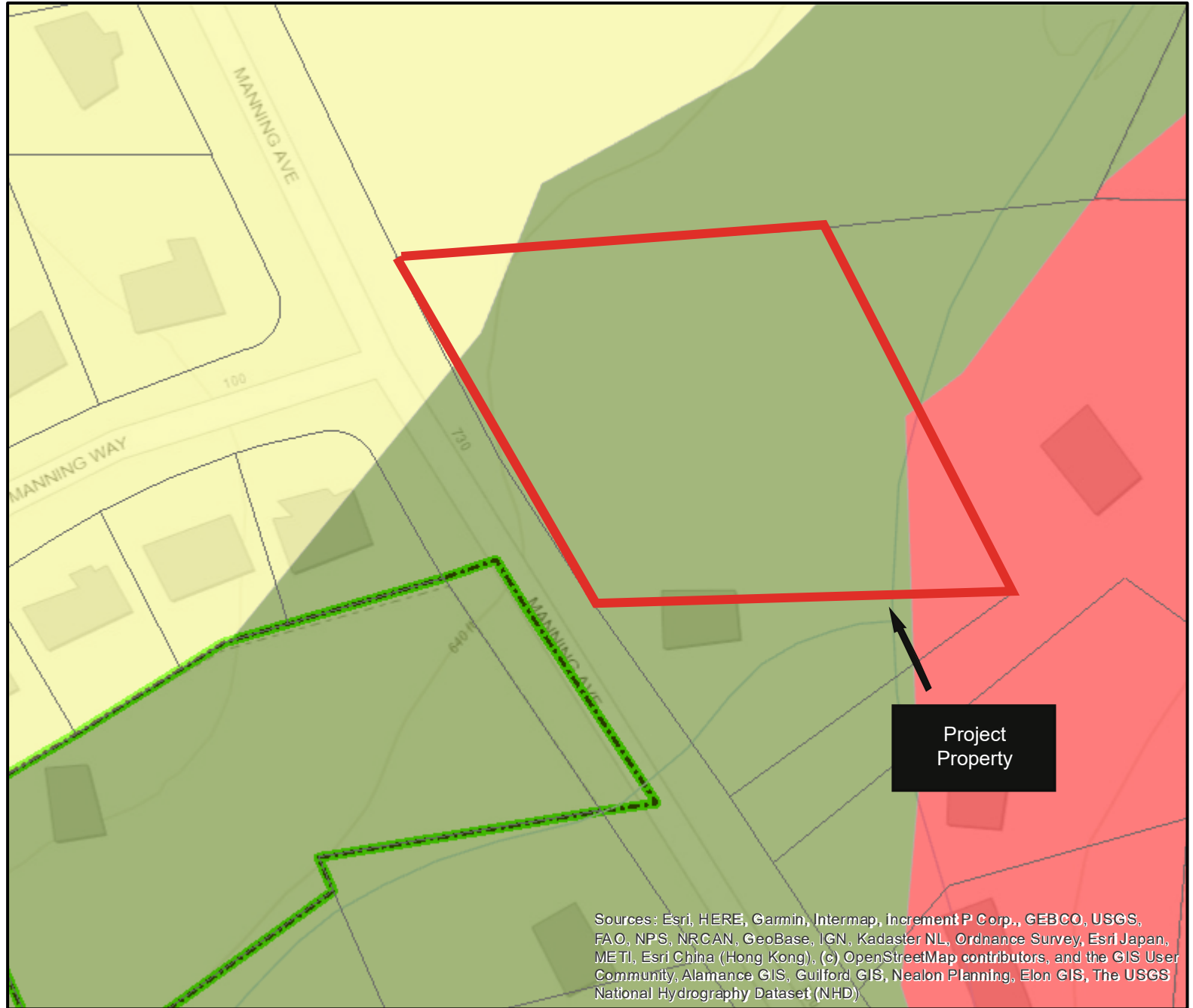
Legend

- Commercial
- Mixed Use
- Employment
- Industrial
- Institutional
- Multifamily Residential
- Medium Density Residential
- Low Density Residential
- Rural Residential Residential
- Park
- Floodplain / Natural Area
- Low Density Hatch
- Medium Density Hatch



1 inch = 94 feet

Print Date: 8/31/2023



Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Alamance GIS, Guilford GIS, Nealon Planning, Elon GIS, The USGS National Hydrography Dataset (NHD)

Disclaimer:

This map was compiled from the GIS resources of the Burlington Regional GIS Partnership for public planning and agency support purposes. These resources include public information sources of different scale, time, origin, definition and accuracy, which aspects produce inconsistencies among features represented together on this map. Neither the Town of Elon nor the Partnership shall be held liable for any errors in this map or supporting data. Primary public information sources from which this map was compiled, in conjunction with field surveys where required, must be consulted for the verification of the information contained within this map.