

**Minutes**  
**Special Called Meeting of the**  
**Elon Planning Board**

**October 1, 2020**  
**Tuesday, 6:00 p.m.**

**Conducted via Zoom**  
**Elon, North Carolina**

Attendees: Jim Beasley, Clark Bennett, Diane Gill, Ralph Harwood, Karla Leath. Also present was Brad Moore, Elon University Architect.

Staff present: Pamela DeSoto

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

**Item B – Review and Recommendation: Major Development Plan MDP 2020-02 for Engineering & Physics Building and Associated Parking at Elon University**

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

The proposal consists of a new Engineering and Physics Building with associated parking, and is currently being reviewed by Elon’s Technical Review Committee (TRC). Three rounds of comments have been returned to the applicant. The building is proposed at 65,062 square feet and a surface parking lot is also being constructed to accommodate 173 vehicles, with an alternate plan for an additional 113 parking spaces. An existing parking lot on the former elementary school site will also be retrofitted to accommodate an additional 71 vehicles. The proposed building will be constructed on the site of an existing parking lot on N. O’Kelly Avenue between Sankey Hall and the Dalton L. McMichael Science Center, and the University seeks to create new parking accommodations to replace these lost spaces. The proposed building will house a 4-year engineering program recently established by the University, and will include classrooms, research labs, prototyping space, and collaboration type spaces and offices.

Elon’s LDO requires that Major Development Plans receive a Planning Board review and recommendation and a final decision by the Town Board of Aldermen. The LDO places Major Site Plans, which include any proposal involving non-residential development, under the category of a Major Development Plan.

Ms. DeSoto displayed an aerial image showing the vicinity of the project, and pinpointed the locations for the proposed building and proposed parking lot. She described the project area as being encompassed by the Elon University campus, the entirety of which is zoned Public Institutional (PI). The specific use category for this project is “College or University Administrative and Classroom uses” which are uses by right in the PI District. She added that the proposal is compliant with all relevant LDO requirements. A Vicinity Planning District Map was then displayed, with the subject property highlighted.

Several pages of the development plan were then displayed, including the site plans for the building and the parking lot, and several elevation drawings of the proposed building. Ms. DeSoto advised the Board that comments from the TRC at this stage are mostly limited to technical issues related

to utilities and associated permitting and are expected to be addressed during construction document development or during construction.

Mr. Brad Moore, Elon University Architect, displayed slides and provided a narrative of the project, including imagery showing what some interior spaces are expected to look like. Mr. Harwood inquired about the expected number of students in the program and Mr. Moore replied that they envision 100 students per year, with 400 total when the program is at full capacity. Mr. Harwood stated that the Town of Elon will need to develop some plans to accommodate the influx of students and cars with this program. Mr. Moore explained that the program will capture some students already expected to be on campus for two years before transferring to NC State, and this program will keep them at Elon. Chairman Beasley inquired about the engineering specialties that will be offered. Mr. Moore stated that it will be general engineering with biomedical and computing being highlighted. Mr. Moore then turned the floor back over to Ms. DeSoto.

She recommended that the Planning Board consider the application and make a recommendation on the proposal to the Board of Aldermen. She reiterated that the proposal is compliant with all LDO requirements and TRC approval of the preliminary plans is anticipated in the next couple of weeks. She added that staff recommends approval of the request. Chairman Beasley asked if any feedback from surrounding neighbors had been received, and Ms. DeSoto replied that she had not.

Chairman Beasley then advised the Board that he could entertain a motion. A motion was made by Ms. Gill to recommend approval of the application. The motion was seconded by Ms. Leath and was approved by unanimous vote.


**Item C – Items from Board Members**

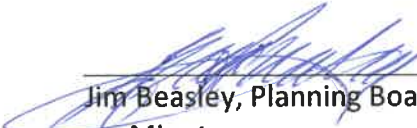
There were no items from Board members.

**Item D - Motion to Adjourn**

A motion to adjourn was offered by Mr. Bennett and seconded by Mr. Harwood. The motion was approved by unanimous vote.

Meeting was adjourned at 6:40 p.m.

  
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Pamela DeSoto, Planning Director  
Minutes were completed in  
Draft form on August 14, 2020

  
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Jim Beasley, Planning Board Chair  
Minutes were approved on  
August 18, 2020