

**Minutes
Regular Meeting of the
Elon Planning Board**

**May 19, 2020
Tuesday, 6:00 p.m.**

**Conducted via Zoom
Elon, North Carolina**

Attendees: Jim Beasley, Clark Bennett, Diane Gill, John, Harmon, Ralph Harwood, Phil Owens, Mark Podolle.

Staff present: Pamela DeSoto

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

Item B-i – Review and Consideration: Special Use Permit #20-01 Submitted by Robert Irwin for Property Located at 931 and 933 E. Haggard Avenue

Planning Director DeSoto introduced the special use permit application and noted that the applicant, Robert Irwin was present, as well as his architectural designer, Chad Huffine. She described the request as an application for a special use permit to allow a self-storage facility use in the Industrial District. She added that Mr. Irwin intends to expand his existing Alamance Self Storage business, which is located on adjacent property. Ms. DeSoto's presentation included the following information:

- A special use permit allows for conditions to be imposed in order to ensure that the proposal meets all specifications of the LDO, as well as the following provisions:
 - Will be visually and functionally compatible with the surrounding area,
 - Will not materially endanger the public health or safety, and
 - Will not substantially injure the value of adjoining property.
- Should the special use permit be approved by the Board of Aldermen, no grading or other development may proceed until final approval has been granted by the TRC.
- The applicant has provided a Statement of Development Intent, which states:
 - The project proposes to construct a self-storage facility building and supporting parking in accordance with the submitted plan.
 - Accommodations at the existing facility are nearing capacity meeting the needs of area citizens and additional storage facilities are needed/desired.
 - The project proposes facilities and improvements which will remain in harmony with and having similar presentation to the existing facilities at the site.

Ms. DeSoto advised the Board that the Town recently adopted an amendment to the LDO that addressed specific requirements for mini-warehouses and self-storage facilities. She continued with slides that listed each of these requirements, followed by how each provision was being addressed by the applicant's preliminary plans. The next slides addressed general findings, as follows:

- A. The use meets all required principles and specifications of the Land Development Ordinance.

Prior to final approval by the TRC, all relevant provisions of the LDO must be satisfied. The Planning Board will be asked to make their recommendation contingent on full compliance with the LDO.

- B. The use, if developed according to the plan submitted and approved, will be visually and functionally compatible with the surrounding area.

The full length of Haggard Avenue has experienced a slow transition from detached single-family dwellings and vacant sites to a wide range of uses including multi-family dwellings, commercial, and uses associated with Elon University. Within 500' of the subject properties, 6 single-family homes exist; however, the greatest land mass in the area consists of 3-story multi-family developments, and the existing self-storage facility on the adjacent property. The overall character of the area is mixed-use. The recent LDO amendments were designed to ensure a facility design that enhances the surrounding area. The 15,000 sf footprint of the proposed 2-story building and the related site improvements are expected to be visually and functionally compatible with the mixed-use nature of the surrounding area.

- C. The use will not materially endanger the public health or safety and will not substantially injure the value of adjoining property if located where and how it is proposed.

The proposed project does not present a danger to the public health or safety. The access to the site from Haggard Avenue will be located along a relatively straight stretch of road and approximately 100' from the closest existing driveway. The approved use will prohibit any hazardous, toxic, or explosive materials from being stored at the facility. The investment into the property resulting from this project will be significant, and there is no evidence that adjoining property values will be substantially injured if developed per the proposed plans.

Ms. DeSoto then provided aerial and street view images of the property proposed for development and the immediate vicinity. The preliminary site plan and elevation drawings of the proposed building were then shown to the Board. Staff recommendations for conditions to be attached to the approval were then offered, as follows:

1. The proposed use is authorized by the Special Use Permit, however, approval of SU #2020-01 is contingent on final approval of plans by Elon's Technical Review Committee to ensure that the development has met all Federal, State, and local regulations and permitting requirements, as well as any conditions attached to the SU approval. The plan review shall include, but not be limited to, utility locations including size, material, and vertical alignment of water and sanitary sewer lines, engineering calculations assuring that the proposed stormwater measures meet or exceed all local and state requirements, and an exterior material list and façade-coverage calculations indicating compliance with LDO requirements for mini-warehouse and self-storage facilities.
2. Recombination of the properties identified by Parcel Numbers 116312, 116314, and 116590 shall be required in order for the project to meet the two acre minimum size requirement.
3. The storage of hazardous, toxic, or explosive substances is prohibited, and no outside storage shall be permitted.
4. No business activity other than the rental of storage units may be conducted on the premises.
5. Perimeter landscaping must be provided in accordance with the LDO, to minimize negative visual impacts on surrounding properties and roadways. Buffer and screening shall be

installed along the western property boundary, consistent with the LDO's provision for screening non-residential uses from the adjoining residential property to the west.

6. Accessory uses such as the rental of trucks, trailers, or moving equipment are prohibited.
7. Hours of operation shall be limited to the hours between 6:00 a.m. and 10:00 p.m. in accordance with LDO requirements. A modification to the Special Use Permit to extend hours of operation may be considered upon cessation of the residential use on the adjacent property to the west.
8. Any and all required permits and/or approvals from other regulatory agencies must be in place prior to issuance of a Notice to Proceed by the Planning Department.
9. All additional conditions or requirements as provided by the LDO are enforceable with regards to DU 2020-01.
10. A valid Planning/Zoning Permit must be issued for any activity authorized by SU 2020-01 within 24 months of the approval date of the special use permit.

Ms. DeSoto then asked if Mr. Irwin or Mr. Huffine had any additional information to provide to the Board, or if the Board members had any questions. Mr. Irwin addressed the Board by stating that the intent was for a light footprint, with there being only a couple of customers per day at the existing facility which was at 100% capacity. He added that the University was a long-term tenant, that there would be no outside storage and they agreed to the limited hours of operation. He added that the proposed building will be better looking than the existing facility. Mr. Huffines added that during the TRC process they will address some of the requirements and that he believed they meet the findings. Ms. DeSoto then asked if there were questions or additional comments before going to the motions, and there being none, the Board proceeded with the following motion:

Motion : The Town of Elon Planning Board:

- Recommends denial of SU 2020-01 based on the following: _____; or
- Recommends approval with conditions as indicated for SU 2020-01; or
- Recommends approval with conditions as indicated for SU 2020-01, modified as follows: _____.

Clark Bennett put forward a motion for recommendation of approval with conditions as stated. The motion was seconded by John Harmon and received a unanimous vote in support.

Ms. DeSoto offered a draft consistency statement as follows: "The proposal is consistent with the Comprehensive Land Use Plan, including the recommendation in the Plan (LU-8.12) that calls for the ordinance to maintain compliance with state legislation". Chairman Beasley asked for a motion to accept the statement; John Harmon offered a motion to accept, which was seconded by Clark Bennett and approved by unanimous vote.

Item C – Items from Board Members

There were no items from Board members.

Item D – Board of Aldermen Updates


Ms. DeSoto offered the Board the after-action report from the most recent Board of Aldermen meeting which included approval of four LDO text amendments that had received favorable recommendations from the Planning Board, as well as items related to the annexation of the Holt

property on Gibsonville-Ossipee Road, and an ordinance to allow the Town to demolish a burned home on Summers Drive.

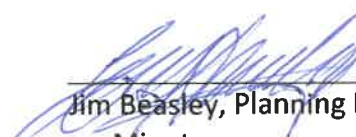
Item E – Motion to Adjourn

A motion to adjourn was offered by Mr. Harwood and seconded by Mr. Bennett. The motion was approved by unanimous vote. Chairman Beasley thanked everyone for their participation.

Meeting was adjourned at 6:49 p.m.



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



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