

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

**January 22, 2019
Tuesday, 6:00 p.m.**

**Elon Municipal Building
Elon, North Carolina**

Attendees: Jim Beasley, Ralph Hardwood, Diane Gill, Mark Podolle, Monti Allison, Clark Bennett

Staff Present: Pamela Graham

Item A - Chairman Beasley called meeting to order at 6:05 pm.

Item B-i - Approval of Minutes from October 8, 2018

Mr. Bennett made a motion to approve the minutes of the October 8, 2018 Planning Board meeting. The motion was seconded by Mr. Podolle and was approved by unanimous vote.

Item B-ii - Review and Recommendation of Rezoning Request RZ #2019-01 Submitted by Lutheran Retirement Ministries for Property Located Northwest of the Intersection of University Drive and US Highway 70

Ms. Graham presented a series of slides to the Planning Board detailing the requested rezoning of 1.034 acres of property within the Twin Lakes Community that is currently located in Burlington's extra-territorial jurisdiction. The request is associated with an annexation request for 22.012 acres that constitutes the Phase 8 Cottages development proposal for Twin Lakes, to consist of 28 single family detached retirement homes. The project is in the final stages of Technical Review Committee approval. The rezoning would place a Public Institutional (PI) Planning District designation on the property, consistent with the remainder of Twin Lakes' properties within Elon. The proposed PI District is described by Elon's Land Development Ordinance (LDO) as being intended to accommodate primarily large-scale public, educational, and institutional uses. The Twin Lakes Community operation is considered a Congregate Care Home/Congregate Housing Use, defined by Elon's LDO as "Dependent or independent living facilities for the elderly, dormitories, orphanages, and similar uses, but not including group homes". Additional information presented included district maps and aerial images of the site, a plan of the development proposal with the 1.034 acre portion of the site highlighted, and an assessment by staff that the request does not present grounds for a spot zoning concern. It was also pointed out that a determination of plan consistency is challenging because the subject property is outside of Elon's jurisdiction and therefore not included in the Town's Land Development Plan. A comparison of the proposed PI District and the Urban Residential District that is the Plan's designation for adjacent properties to the west and north, as well as the remainder of the Twin Lakes Community within Elon's jurisdiction. Based on this comparison, staff considered the proposal to be consistent with the 2002 Land Development Plan, including the Plan's Future Land Use Map.

Following the presentation, and a discussion of procedure for consistency statements, Chairman Beasley called for a vote.

Motion #1 - Rezoning Request #19-01 is or is not consistent with the adopted plans of the Town of Elon. Mr. Bennett made the motion that the requested rezoning is consistent with the plan. Mr. Harwood seconded the motion. Vote was 6-0 in favor of this motion.

Motion #2 - Based on the information provided by the applicant, staff and other interested parties, Rezoning Request #19-01 does or does not have an acceptable level of impact on the immediate area and the community as a whole. Ms. Gill made the motion that the rezoning does have an acceptable level of impact on the immediate area and the community as a whole. The motion was seconded by Mr. Allison. Vote on the motion was 6-0 in favor of this motion.

Motion #3 - The Town of Elon's Planning Board recommends either approval or denial of the Rezoning Request #19-01, subject to adoption of the annexation ordinance for Parcel #106652. Mr. Podolle moved to recommend approval of the request and Mr. Bennett seconded the motion. Vote was 6-0 in favor of a recommendation for approval of the request.

Motion #4 – In order to comply with NC General Statutes, and using the table provided, provide the appropriate statement(s). Chairman Beasley stated that staff has provided a recommended statement: “The action is considered to be reasonable and in the public interest as the application of a district designation provides the Town with the authority to regulate uses on the property. Furthermore, the application of the Public Institutional (PI) District designation supports the existing and proposed uses on the Twin Lakes campus, which are well-aligned with the Land Development Plan's description for the recommended uses for this property and adjoining properties”. Ms. Graham reminded the Board that the statement provided by staff was a recommendation only and may be adopted by the Board or not, at their discretion. A motion to adopt the provided statement was offered by Mr. Allison, and seconded by Mr. Podolle. The motion was approved by unanimous vote.

Item C – Items from Board Members

The Board Members engaged in some discussion regarding safety on University Drive and the status of homes in town that were damaged by storms.

Item D – Items from Alderman Davis Montgomery

Ms. Graham noted that the results from the last Regular Meeting of the Board of Aldermen were included in the packet.

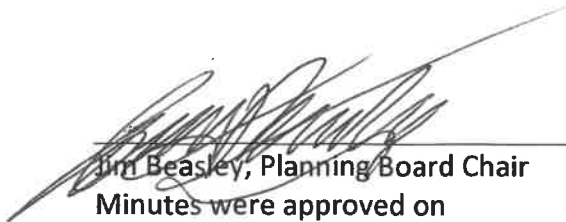
Item E – Motion to Adjourn

A motion to adjourn was offered by Mr. Harwood and seconded by Mr. Allison. The motion was unanimously approved.

Meeting was adjourned at 7:12 p.m.



Pamela Graham, Planning Director
Minutes were completed in
Draft form on June 14, 2019



Jim Beasley, Planning Board Chair
Minutes were approved on
June 18, 2019

