

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

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

**Elon Municipal Building
Elon, North Carolina**

Attendees: Jim Beasley, Monti Allison, Clark Bennett, Diane Gill, Karla Leath.

Staff present: Pamela Graham, Kathleen Patterson

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

Item B-i – Approval of Minutes from June 18, 2019

A motion to approve the minutes of the June 18, 2019 meeting was offered by Mr. Allison and was seconded by Mr. Bennett. The motion received a unanimous vote.

Item B-ii – Review and Recommendation: Reappointments to the Planning Board

Chairman Beasley introduced the item and asked Ms. Graham if she wanted to speak to the item. Ms. Graham stated that there were two current members whose terms end in December and she was hoping to place the item on the November Board of Aldermen agenda. She added that the two members up for reappointment were the Chairman, Mr. Beasley, and Clark Bennett, and that both have graciously accepted the consideration of an additional term. She described that prior to a decision by the Board of Aldermen, a recommendation from the Planning Board was needed, and tonight we would like to formalize those recommendations. She clarified that the terms would be four years, to expire in December 2023. A motion was offered by Ms. Gill to recommend reappointments of both members; the motion was seconded by Ms. Leath. Mr. Allison inquired if there were any applications for the Planning Board, so that someone might be selected as an Alternate Member. Ms. Graham stated that she does have some applications on file, and that she would reach out to those individuals to see if they are still interested. Mr. Allison stated that there have been occasions when there were concerns about reaching a quorum and having an alternate in attendance was helpful. Chairman Beasley then called for the vote, which was unanimous in favor of the motion.

Item C – Items from Board Members

Chairman Beasley asked if a generic update could be provided by the Planning Director on things that have happened in town, particularly on items that had been before the Planning Board, so they would know the outcome. Ms. Graham responded that she would make sure to cover those items at the end of the meetings, and in more depth than what is offered in the Board Updates provided in the packets. Kathleen Patterson, Downtown Development Administrator provided a list of items regarding downtown. Ms. Graham added that the Page rezoning request had been withdrawn by the applicant, and it was her understanding that the University had or was planning to purchase the property. She also stated that as a result of the withdrawal, the property would remain Public Institutional, and that the location and size of the property makes it a very strategic piece for the University. She then gave updates on the Shallowford Church Road subdivision (pre-construction

meeting held on the previous day), the Elon-Gibsonville annexation line of agreement expected to go to the Board of Aldermen in November (the agreement requires Elon to purchase sewer infrastructure, and will open up development to the north as proposed by our Land Use Plan), and Interim Town Manager Bob Morgan's contract extension to December 15, 2019. Mr. Allison asked about the land available to Elon as a result of the agreement and Ms. Graham clarified that the proposed line would place Gibsonville's sewer pump station and outfall line on Elon's side and Gibsonville did not wish to operate this utility in an area that was located in another jurisdiction. She added that approximately five hundred developable acres will be available for development in Elon as a result of the agreement. Chairman Beasley asked about the property at Manning and Gibsonville-Ossipee Road and Ms. Graham replied that this is the proposed residential development that has been waiting on a decision on the line of agreement before moving forward, as it was uncertain which jurisdiction the project would be in. Chairman Beasley then asked for clarification about the Main Street designation that the town had achieved; Ms. Patterson provided an overview of the program and benefits and Ms. Graham added comments regarding the training that is provided to Ms. Patterson and her Downtown Board through the program. Mr. Bennett stated that he had also attended one of the training sessions and it was eye-opening for him. Chairman Beasley then asked about the status of the LDO update. Ms. Graham stated that the project is running behind schedule, but that the consultant is currently assessing our existing document to determine what might carry over and what needs improvement.

Item D – Items from Board of Aldermen

An update of recent action taken by the Board of Aldermen was provided in the agenda packet. Ms. Graham added that a Public Art Policy had been approved by the Board and an advisory committee will be needed if any of the Planning Board members knew someone who may be interested in serving. Mr. Allison asked about the most recent annexation on Walker Road and Ms. Graham stated that it had been approved.

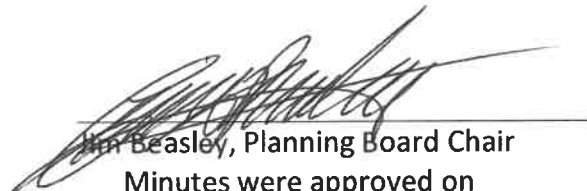
Item E – Motion to Adjourn

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

Meeting was adjourned at 6:23 p.m.



Pamela Graham, Planning Director
Minutes were completed in
Draft form on November 26, 2019



Tim Beasley, Planning Board Chair
Minutes were approved on
December 17, 2019