

# **Town of Elon Planning Board Agenda Special Called Meeting**

**November 1, 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 September 12, 2023, Joint Meeting with Town Council and the September 19, 2023, Planning Board Meeting.
- 2) Text Amendment Case# TA-2023-01 - Land Management Ordinance and Rezoning Case # 2023-01 – New Zoning Map for the Town and the Town's ETJ

### **C. Items From Board Members**

### **D. Other Business / Planning Director Updates**

### **E. Adjournment**

**TOWN OF ELON PLANNING BOARD MINUTES**  
**SPECIAL PLANNING BOARD MEETING (JOINT WITH TOWN COUNCIL)**

Town of Elon Town Hall, 104 S. Williamson Ave., Elon, NC 27244  
September 12, 2023, at 6:00 PM

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

Staff present: Lori Oakley and Jenna Peterson

**Item A-** Chairman Beasley called the meeting to order at 6:06 pm.

**Item B- New Business**

Haggard Corridor Plan Presentation

Oakley introduced Michelle Suverkrubbe, the consultant helping with the Haggard Corridor Study. Suverkrubbe presented the three phases of the plan to Town Council and the Planning Board. After the presentation, Beasley acknowledged the hard work that had gone into the plan and allowed for questions from Planning Board members. There were no questions, so Beasley allowed for public comment moderated through the Town Council.

The only public comment was from Craig Turner on behalf of Carolina Biological Supply. Although Carolina Biological Supply supports the plan, Turner expressed some concerns with the plan for the portion of Haggard Ave. that their property has frontage on.

- Bennett made a motion to approve the Haggard Corridor plan; Podolle seconded the motion; the motion was approved unanimously by the board (7-0). Both alternates were present and supported the plan as well.

Beasley adjourned the meeting at 7:10 pm.

Respectfully Submitted,

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Chair Jim Beasley

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Date

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Recording Secretary, Jenna Peterson

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Date

## **TOWN OF ELON PLANNING BOARD MINUTES**

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

September 19, 2023, at 6:00 PM

Board members present: Jim Beasley, Mark Podolle, Clark Bennett, Aiesha Leath, Rachael Dimont, and Philip Owens.

Staff present: Lori Oakley and Jenna Peterson

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

### **Item B- New Business**

#### **Item B-i-** Approval of Minutes

Oakley presented the board with minutes from the May 16, 2023, meeting for approval.

- Owens made a motion to approve the May minutes; Bennett seconded the motion; the motion was approved unanimously by the board (6-0).

#### **Item B-ii-** Petition CRZ-2023-01, Manning Ave., LLC

Oakley presented CRZ-2023-01 to the board. Petition CRZ-2023-01 is a request 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.

The project property is currently surrounded by single family dwellings, vacant land, and wooded land. The parcel was annexed into the Town limits on November 30, 2022. The parcel currently has a Stream Protection Overlay, which shall remain. The parcel is a vacant lot that has recently been cleared. There were originally two stream buffers on the property. However, the town engineer and state representatives agreed for one stream to be piped, which is shown on the site plan and the corresponding stream buffer has been removed.

Chair Beasley asked if the pipe had been installed yet. Oakley stated that it had not, but it is shown in the proposal.

Oakley explained that the project contains two duplexes. The parcel will be divided into two lots, with one duplex on each lot. Duplexes are permitted by right in the NR planning district. However, the applicant is not able to meet three standards contained in the Land Development Ordinance, so he is requesting three specific waivers for parking, driveway width, and lot size.

The Technical Review Committee (TRC) reviewed the conditional district rezoning project at their July 12 and 26, 2023, meetings. The TRC Committee approved the conditional district rezoning plans.

The Town's Future Land Use Plan, Envision Elon 2040, identifies the parcel as conservation, low density residential, and commercial. Oakley identified this project is appropriate under the Future Land Use Plan as duplexes are classified as low density residential. Oakley also stated that this project supports the plan's goals to expand housing choices, appeal to a diverse range of preferences and income levels and encourage mix for multi-generational and age-in-place neighborhoods.

Staff recommends approval of the proposed Conditional District Rezoning, CRZ-2023-01, for Manning Ave, LLC development project and proffered site plan conditions as the proposed plan meets the requirements outlined in the Town's LDO. Staff recommends that the Planning Board consider this Conditional District Rezoning application, accept public comment during the scheduled meeting, and consider a recommendation to the Town Council on the proposal at their earliest convenience.

Beasley asked if the 4 canopy trees in the site plan would require a waiver since it exceeds the LDO standards. Oakley replied that it does not need a waiver, additional landscaping is welcome.

Beasley asked what the setback from the front is, and how many cars can fit on the driveway with the setback. Oakley confirmed that the maximum front setback is 25 feet. The applicant, Anthony Hezar, clarified that there is room for two cars. Beasley expressed concern for on street parking and that if college students rent the duplexes, then they might have 3 cars since the duplexes are 3 bedrooms. Oakley stated the on-street parking would be enforced by the town and reminded the board that the LDO does not allow parking on the grass. Hezar stated that it could also be a family renting the duplex, and that they might only have a need for 2 cars.

Bennett asked for clarification that it will be 2 curb cuts. Chad Huffine, the applicant's engineer, stated it is not exactly a curb cut since the edge asphalt will adjoin the asphalt. Huffine also explained that 2 parking spaces per 3 bedrooms is the LDO standard. There will also be a grass strip going through the driveways. Street parking will not be possible other than for the USPS.

Huffine also stated that the stream buffers forced everything closer to Manning Avenue.

Huffine then stated there might be room to add a visitor space or an additional parking space by the 2 canopy trees, which the applicant was open to discussing.

Bennett asked if everything was ADA compliant. Huffine stated yes, everything is on a grade with a threshold of less than 2 percent.

Oakley repeated that the Planning Board members can request additional conditions if they think they are appropriate and the applicant would have to agree to the conditions.

Dimont and Beasley mentioned that they had a hard time visualizing where a third parking space would go if the trees were moved. Huffine clarified that the trees would shift back, and one tree might be removed. An additional parking space would be a large concrete pad in front of the house. Huffine stated it is not what the applicant would like to do, but it is doable.

Podolle asked for LDO standards for RV/boat/etc. parking. Oakley stated there are currently no regulations under the LDO.

#### Motions

- Podolle made a motion to approve CRZ-2023-01 with the requested waivers for parking in the front, driveway width in excess of 24 feet, and lot area in excess of 10,200 square feet. Bennett seconded the motion, and the motion was approved unanimously (6-0).

#### Item C - Items from Board Members

- There were no updates from individual Planning Board members.

#### **Item D - Planning Director Updates**

- Oakley updated the Planning Board on the new Land Management Ordinance process. She let them know that the draft is available online now. She mentioned tentative meeting dates for the Land Management Ordinance.
- Oakley also updated the board on several projects including:
  - Parc East was approved by Town Council.
  - Hillel Pavilion submitted construction and landscaping plans.
  - 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.
- The Town's Multimodal Committee is having an information session at the Farmer's Market on September 21<sup>st</sup>, 2023.
- The Downtown Master Plan is going to be presented at the next Town Council meeting.

#### **Item E- Motion to Adjourn**

A motion to adjourn was made by Owens and seconded by Dimont. The motion was approved by a unanimous vote (6-0).

The meeting was adjourned at 6:42 pm.

Respectfully Submitted,

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Chair Jim Beasley

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Date

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Recording Secretary, Jenna Peterson

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Date

**New Land Management Ordinance and Zoning Map  
Cases # TA-2023-01 and RZ-2023-01**

Petitions TA-2023-01 and RZ0203-01 are a request by the Town of Elon Planning Department for a new Land Management Ordinance and Zoning Map. The proposed Land Management Ordinance and Zoning Map would replace the current Land Development Ordinance and Zoning Map if adopted.

**History**

The current Land Development Ordinance (“LDO”) was adopted in 2004 and while it has been updated and revised over the years, it is outdated, not very user-friendly and contradictory. The Envision Elon 2040 Comprehensive Plan was adopted in 2019 and makes several references to updating the LDO.

The process to replace the LDO with a Land Management Ordinance (“LMO”) began almost 5 years ago. Two different consulting teams have worked on the project and a LMO Steering Committee met regularly to discuss and review the project as well.

The draft of the LMO and the Zoning Map were completed on September 18, 2023, and it was distributed to several boards and committees to review along with the Town Attorney, Town Engineer, Elon University staff and other Town department heads.

On October 18, 2023, a joint meeting of the Town Council and Planning Board was held to review the draft LMO and zoning map more in-depth. Several comments and questions were generated by the Town Council, Planning Board, Town Engineer, Town Attorney and University staff. Those comments have been compiled in the attachment, “LMO Public Comments 10.27.23.”

**Zoning Map**

Along with the new LMO, a new zoning map has been proposed, which is referenced in Section 3.6.2A of the LMO. The zoning districts for the most part stayed the same and just increased in their abbreviation. For example, SR, Suburban Residential is now being proposed as SBR, Suburban Residential. There are some new zoning districts including the University district, Heavy and Light Industrial districts and the Planned Development district. Also, the Downtown Core and Downtown Periphery will replace TC and TC-1 districts. There are new overlay districts, such as the Priority Corridor Overlay and the High-Density Overlay.

### **Comprehensive Land Use Plan**

The proposed zoning map generally adheres to the Envision Elon 2040 Comprehensive Plan.

Recommendations included in the 2040 Envision Elon Comprehensive Plan that support the proposed LMO and zoning map include the following:

- 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.
- LU-8 - Update the LDO to implement the Future Comprehensive Land Use Plan.
- CC-1 -While recognizing that the town will continue to grow, seek to retain aspects of the small-town characteristics that have made the Town of Elon an appealing place to live, work, and study. During the LDO update process, the town will work to identify how the Town of Elon community defines “small town” so that the LDO update can preserve and encourage these features.
- ED-6 - Encourage mixed-use development that blends a variety of uses, including office space, residential, shopping, and entertainment.

### **Staff Recommendation and Suggested Motions**

Based on the information contained in this report, staff recommends approval of the requested text amendment for a new LMO (Case # TA-2023-01) and subsequent rezoning (Case # RZ-2023-01) of all parcels located with the Town’s limits and extraterritorial jurisdiction (ETJ).

Staff recommends that the Planning Board consider this application, accept public comment during the scheduled meeting, and consider a recommendation to the Town Council.

Staff recommends voting separately on the items. Possible motions are included below for each item.

#### **Text Amendment – TA-2023-01**

**Motion:** The Town of Elon Planning Board recommends (approval/denial) of the Text Amendment Request TA-2023-01.

**Approval motion can include:** The proposed text amendment includes a new Land Management Ordinance that is consistent with the 2040 Envision Elon Comprehensive Plan and the future planning goals and objectives of the Town of Elon. Furthermore, the action is reasonable and in the public interest because it supports several goals outlined in the 2040 Envision Elon Comprehensive Plan including having a zoning ordinance that aligns with the Comprehensive Plan.

**Denial motion can include:** The proposed text amendment is not in keeping with the 2040 Envision Elon 2040 Comprehensive Plan. 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.

**Rezoning – RZ-2023-01**

**Motion:** The Town of Elon Planning Board recommends (approval/denial) of Rezoning Request RZ-2023-01.

**Approval motion can include:** The proposed rezoning is compatible with the 2040 Envision Elon Comprehensive Plan 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 zoning districts are similar to what is currently allowed under the existing Land Development Ordinance.

**Denial motion can include:** The proposed 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: Rezoning & Text Amendment Applications  
LMO Public Comments Spreadsheet  
Proposed New Zoning Map  
Draft LMO Chapters (previously emailed to everyone)  
LMO Appendices – Tree & Shrub list/Street Cross sections





## REZONING / MAP AMENDMENT APPLICATION

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

Fee: \$500

9-18-23

Date Received

RZ-2023-01

Application Number

### APPLICANT INFORMATION

Name: Town of Elon Planning Dept. Telephone: 336-584-2859  
Mailing Address: PO Box 595  
City: Elon State: NC Zip: 27244  
Email: loakley@elon.gov

### PROPERTY OWNER INFORMATION

Name: N/A - All parcels within Town limits + Telephone: \_\_\_\_\_  
Mailing Address: Town's ETJ  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email: \_\_\_\_\_

### SUBJECT PROPERTY INFORMATION

Property Location: All parcels within Town limits + Town's ETJ  
Tax Map & Parcel Number(s): —  
Total Acreage: — Watershed: Jordan Floodplain: ☒ Yes ☒ No  
Existing Zoning: Varies Requested Zoning: Varies  
Current Use of Land: Varies  
Surrounding Land Uses: Varies  
Comments: \_\_\_\_\_

A SURVEY MAP OR A MAP DRAWN TO SCALE SHOWING THE EXTERIOR BOUNDARIES OF THE LOT(S) SHALL BE ATTACHED TO THIS APPLICATION.

### SIGNATURES AND ACKNOWLEDGEMENT

To the best of my knowledge, all of the information herein submitted on this application is complete and accurate.

Gon Oakley

Signature of Applicant

9-18-23  
Date

Gon Oakley on behalf of Plng. Dept.

Signature of Property Owner

9-18-23  
Date

### OFFICE USE ONLY

Richard J. Roder Town Manager

9/18/23

Completed Application Submitted On: 9-18-23

Received By: L.O.

Date of Planning Board Meeting: 11-1-23

Receipt Number: —

Recommendation of Planning Board: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Additional Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date of Public Hearing before the Town Council: 11-14-23

Public Hearing Notice Filed: Times News

*Name of Newspaper*

Dates Notices Published: 10-26-23 and 11-2-23

Action of Town Council: \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

Additional Comments: \_\_\_\_\_

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\_\_\_\_\_



## TEXT AMENDMENT APPLICATION

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

\$500.00

Fee

9-18-23

Date Received

TA-2023-01

Application Number

### APPLICANT INFORMATION

Name: Town of Elon Planning Dept. Telephone: 336-584-2859  
Mailing Address: PO Box 595  
City: Elon State: NC Zip: 27244  
Email: loakley@elon.gov Fax: —

### TEXT AMENDMENT REQUEST

Type of Change: ☒ New Addition ☐ Revision Ordinance Section: Entire code

Current Text: current - LDD

Proposed Text: New code - LMD (Land Dev. Ord. will be replaced in its entirety by the Land Mgmt. Ord.)

Reason for requested change (attach additional sheets if necessary): New Ordinance

### SIGNATURES AND ACKNOWLEDGEMENT

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.

Lori Oakley  
Signature of Applicant

9-18-23  
Date

All of the information herein required has been submitted by the applicant and is included or attached with this application.

Lori Oakley  
Signature of Zoning Official

9-18-23  
Date

**OFFICE USE ONLY**

Completed Application Submitted On: 9-18-23

Received By: L.D.

Date of Planning Board Meeting: 11-1-23

Receipt Number: \_\_\_\_\_

Action of Planning Board: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Date of Town Council Hearing: 11-14-23

Dates Legal Ad Published: 10-26-23 and 11-2-23 (1/2 page ad in the Times News)

Action of Town Council: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

### LMO Public Comments (10.27.23)

LMO Section	Page #	Name	Organization	Date	Comment	Staff Response	Staff Recommended
3.4.2.D.5.a		Chuck Edwards	NCDOT	10/5/2023	Agree with access to be from side streets where possible. Direct access to University Drive (and all other State maintained routes) subject to NCDOT requirements and approval where not specifically prohibited by controlled access right of way. The specific restriction of accesses on University Drive may be to restrictive for both applicant, Town and NCDOT.	DOT is providing information - no change needed.	No change needed
3.4.2.D.5.c		Chuck Edwards	NCDOT	10/5/2023	NCDOT supports and encourages cross-connectivity via easement.	DOT is providing information - no change needed.	No change needed
3.4.2.D.5.f		Chuck Edwards	NCDOT	10/5/2023	Encroachment of sidewalks and MUP's into the University Drive R/W seems to be required to form appropriate junctions at various road intersections	DOT is providing information - no change needed.	No change needed
3.4.2.D.5.k.iii		Chuck Edwards	NCDOT	10/5/2023	Is this design intended for the University corridor or side streets and internal streets only?	DOT is asking a question - no change needed.	No change needed
Table 3.1.3	3-4	Brad Moore	Elon University	10/6/2023	Have order of table match order on page 3-1	I believe the order was changed to make the list of districts alphabetical. This might be something we look at amending in the future.	No change recommended at this time.
Table 3.1.4	3-5	Brad Moore	Elon University	10/6/2023	Have order of table match the order on page 3-1 and previous table	I believe the order was changed to make the list of districts alphabetical. This might be something we look at amending in the future.	No change recommended at this time.
3.2.3.C	3-16	Brad Moore	Elon University	10/6/2023	Use the 16 Dimensional Requirements as the standards for all sections	Different districts have a different number of requirements. For example, Light Industrial and Office & Institutional has more than others.	No change recommended at this time.
3.2.5.C	3-21	Brad Moore	Elon University	10/6/2023	List number 4 as a note to be consistent with all other districts	The maximum floor area (#4) is unique to the Light Industrial District. Industrial zoning districts should have standards that are different from other districts because of the allowable uses.	No change recommended at this time.
3.2.6.C	3-23	Brad Moore	Elon University	10/6/2023	Numbers 15 & 16 say 2' - correct this typo (others caught this same typo)	Yes, this is a typo.	Staff recommends that the bldg. height for principal and accessory uses in the NBR district be consistent with the heights allowed in the SBR district.
3.2.7.C	3-26	Brad Moore	Elon University	10/6/2023	List number 7 as a note to be consistent with all other districts	Different districts are proposed to have different regulations.	No change recommended at this time.
3.2.3.C	3-16	Brad Moore	Elon University	10/6/2023	List the additional district specific standards that no other districts have in chapter 7.	Different districts are proposed to have different regulations.	No change recommended at this time.
3.2.12.C	3-42	Brad Moore	Elon University	10/6/2023	List number 14 as a note to be consistent with all other districts	Different districts are proposed to have different regulations.	No change recommended at this time.
3.4.2.D.4.b-c	3-47	Brad Moore	Elon University	10/6/2023	District size for UNV is 5 acres. The Development proposals are listed less than 2 acres and exceed 2 acres, this needs to be consistent at either 2 or 5 acres.	The overlay district sizes can differ based on the overlay district. That being said, staff does recommend reducing the UNV district to 2 acres.	Reduce the UNV district non-contiguous size to 2 acres.

3.2.11	3-37	Brad Moore	Elon University	10/6/2023	UNV is the only district with a minimum district size, it is currently listed at 5 acres. The University Drive Overlay district uses 2 acres to determine if it is small-scale or large-scale. Other areas use the 2 acre min. as well, should this be consistent for min. district size & small-scale both at 2 or 5?	See comment above - staff recommends 2 acre minimum size for UNV district for non-contiguous parcels.	Reduce the UNV district non-contiguous size to 2 acres.
3.2.11	3-37	Brad Moore	Elon University	10/6/2023	Minimum lot width and road frontage - the current draft has a very complicated formula & the university does not have lots so this calculation does not make sense. Can it be simplified to be consistent with other districts? (example provided in original comment).	Agreed - the formula is rather cumbersome.	The University does not typically create individual lots. Staff recommends either listing it as N/A or none (when abutting residential) or listing it at a minimal distance comparable to other districts, such as 50 feet.
3.2.11	3-37	Brad Moore	Elon University	10/6/2023	Minimum street setback - this includes a complicated calculation for a periphery condition that no other district has, can it be simplified to be consistent with other districts? (example provided in original comment)	Agreed- the formula is rather cumbersome.	Staff recommends a minimum front street setback of 10 ft. (as the draft is currently written) and a minimum front street setback of 20' when parcels are abutting single-family dwellings or residential zoning.
3.2.11	3-37	Brad Moore	Elon University	10/6/2023	Minimum side and rear setbacks - This includes a complicated calculation for a periphery condition that is different from other districts. Can this be simplified to be similar with other districts? (a more stringent condition is understandable when abutting a single-family residence).	Agreed - the formula is rather cumbersome.	Staff recommends the following setbacks: 10 ft; 25 ft. when abutting single family dwelling units or residential zoning districts
3.2.11	3-38	Brad Moore	Elon University	10/6/2023	Building maximum square footage - other districts don't have this as a dimensional standard. Can this be grouped with the building size limits (stories) to maintain consistency with other districts? Should other districts have maximum square footage?	The proposed text sent to us from the Univ. has the same text as to what is currently included in the table - 4 stories max, 3 stories max. abutting residential with a max. square footage of 70,000 SF (albeit worded a little differently). There is an additional provision based on setbacks that allows a larger building if it set back further the property line.	Staff recommends that there is no change to the proposed language. Another option might be to require a special use permit if the structure is larger than 70,000 SF and unable to adhere to the increased setback requirements.
3.2.11.F	3-39	Brad Moore	Elon University	10/6/2023	District specific standards - to be consistent this section should be removed from chapter 3 and added to chapter 7	This section includes exemptions from Ch. 7 and standards that are specific to the UNV district.	No changes recommended at this time.
3.2.11.F.1	3-39	Brad Moore	Elon University	10/6/2023	Off street parking should be moved to 7.2 off street parking standards	These standards are specific to the UNV district.	No changes recommended at this time.
3.2.11.F.2.a	3-39	Brad Moore	Elon University	10/6/2023	Building placement should apply to all districts, so it should be listed in Chapter 7	These standards are specific to the UNV district.	No changes recommended at this time.
3.2.11.F.2.b	3-39	Brad Moore	Elon University	10/6/2023	Building Façades: Chapter 7 has design standards that apply to every other district that are more than sufficient for the UNV district especially given that the University is the model for architectural design that other developers should strive to match. The very detailed standards currently in the UNV district are overly complicated and overbearing, so I eliminated those so that 7.1.2 could apply to all districts including UNV.	These standards are specific to the UNV district and staff feels that they should remain in Ch 3; however, some of the standards are excessive and could be modified.	Staff recommends removing or modifying Section 3.2.11.F.2.b (1-3)

3.2.11.F.2.c	3-39	Brad Moore	Elon University	10/6/2023	Service and loading area: The principles listed in the UNV district should apply to all districts and therefore should be included in Chapter 7.	There are specific standards in this section that relate to the UNV district.	No changes recommended at this time.
3.2.11.F.2.d	3-39	Brad Moore	Elon University	10/6/2023	Landscaping - this section refers to chapter 7 so the line is not needed in the UNV district section	This section is cross-referencing the reader to another section.	No changes recommended at this time.
3.2.11.F.2.e	3-39	Brad Moore	Elon University	10/6/2023	Outdoor activity areas: The principles listed in the UNV district should apply to all districts and therefore should be included in Chapter 7.	There are specific standards in this section that relate to the UNV district. Not all outdoor activity areas are the same in nature.	No changes recommended at this time.
3.2.11.F.2.f	3-39	Brad Moore	Elon University	10/6/2023	Exterior Lighting - this section refer to chapter 7 so this line is not needed in the UNV district section	This section is cross-referencing the reader to another section.	No changes recommended at this time.
3.2.11.F.2.g	3-39	Brad Moore	Elon University	10/6/2023	Signage - This section refers to chapter 7 so this line is not needed in the UNV district section	This section is cross-referencing the reader to another section.	No changes recommended at this time.
3.4.3	3-53	Brad Moore	Elon University	10/6/2023	Add minimum lot size or make note for all districts to be consistent at 5 acres	Staff feels that the overlay districts should be handled differently than the underlying districts. Staff is proposing that the UNV district be reduced to 2 acres; however all overlay districts should remain at 5 acres (as written).	No changes recommended at this time.
3.2.11.C	3-38	Brad Moore	Elon University	10/6/2023	Clarify that maximum lot coverage (% of lot area) is campus wide, not by lot because the university doesn't have lots.	Staff proposed amending this language to make it clear	The revised language should read: Maximum lot coverage: 80% of lot ( <i>parcel</i> ) area
3.2.11.C	3-38	Brad Moore	Elon University	10/6/2023	Add that Building Height may be increased in size if minimum setbacks described elsewhere in the table are increased at a rate of 1 foot for every 1,000 sf	Staff would have to check with the Fire Dept. to verify the maximum bldg. height allowed per their equipment.	Staff recommends reverting back to stories (rather than height) as that appears to be easier to measure.
1.10.3.A.9	1-11	Bob Hagemann	Town's Attorney	10/6/2023	Remove '9. vested rights certificate' per GS 160D-108(h) calls for vested rights to be determined by the zoning administrator	Staff discussed this item with the Town Attorney. This item refers to vested rights extensions, which shall be approved by the Town Council. The attorney concurred.	No change needed.
1.10.3.B.5	1-11	Bob Hagemann	Town's Attorney	10/6/2023	Remove 'who reside in the Town' Does the town have an ETJ? If so, need proportional representation per GS 160D-307	The County Board of Commissioners appoints PB & BOA ETJ members. And yes, we have proportional representation.	No change needed.
1.10.4.C.1	1-12	Bob Hagemann	Town's Attorney	10/6/2023	Do we really want the Planning Board to set (change?) the length of their terms? I recommended setting it here. Also, consider adding the language from 1.10.5.C.2 regarding two consecutive terms here.	Noted - the terms need to be consistent between both boards.	Staff recommends having three 3-year terms for both boards.
1.10.5.A.1.b	1-12	Bob Hagemann	Town's Attorney	10/6/2023	What is a reasonable accommodation?	It is defined in another chapter.	No change needed
1.10.5.C.1	1-13	Bob Hagemann	Town's Attorney	10/6/2023	Same comment as for Planning Board	Noted - the terms need to be consistent between both boards.	Staff recommends having three 3-year terms for both boards.
1.10.5.D	1-13	Bob Hagemann	Town's Attorney	10/6/2023	Is this intended to mean five members or a quorum of five (i.e., three)?	The consultant already addressed this in the (revised)	No change needed.
1.11.3	1-15	Bob Hagemann	Town's Attorney	10/6/2023	"Conclusive presumption" is contradictory. A presumption can be overcome. Maybe take out "conclusive."	Agreed.	Staff recommends removing the word "conclusive."
3.1.6.A	3-7	Bob Hagemann	Town's Attorney	10/6/2023	Density' - Is there a formula for determining an increase, or is it discretionary by the Council? Is this available for conventional districts? I'm a little concerned by the open-ended nature of this section.	There is a formula contained in another section that was not available to the Town Attorney at the time he reviewed this specific chapter.	No recommended changes.

3.1.6.B	3-7	Bob Hagemann	Town's Attorney	10/6/2023	Is reduced the right word. That suggests to me that the numerical standard is made smaller (i.e., more restrictive). Maybe say "modified or revised".	Agreed	Staff recommends replacing the word "reduced" with "modified."
5.1.2	5-3 to 5-4	Bob Hagemann	Town's Attorney	10/6/2023	( <i>Superior Court Column</i> ). As discussed, I recommend removing all references in the document regarding going into court. The rules and requirements are a matter of state law that we can't change and I don't think we should attempt to replicate them in the ordinance.	Staff agrees with the Town Attorney.	Staff recommends removing that column.
5.1.2	5-4	Bob Hagemann	Town's Attorney	10/6/2023	( <i>TC, Conservation Subdivision</i> ). I'm not crazy about using quasi-judicial for subdivision approvals. I'm also not crazy about giving the Council non-legislative decisions as experience has shown that that creates false expectations for citizens opposed to a particular project and potentially creates political pressure on elected officials whose otherwise available discretion has been constrained. My preference is to have all subdivisions approved at the staff level (Director or TRC).	Agreed. More research needs to be done in this area.	Staff recommends revisiting this item in the future and for the time being to keep conservation subdivisions as quasi-judicial.
5.1.2	5-4	Bob Hagemann	Town's Attorney	10/6/2023	( <i>BOA, Final Plat and Exempt Plat</i> ). Should be an [A] here.	Agreed	Staff recommends making the recommended changes per the Town Attorney.
5.1.2	5-4	Bob Hagemann	Town's Attorney	10/6/2023	( <i>PB, Major Subdivision</i> ). Similar to comment above, I've experienced difficulties (including litigation) with an appointed board feel political pressure in the context of an administrative decision.	to review major subdivisions as a legislative review recognizing that the review is not subjective. It is based on the LMO criteria.	No changes recommended at this time.
5.1.2	5-4	Bob Hagemann	Town's Attorney	10/6/2023	( <i>BOA, Minor Subdivision</i> ). Should be an [A] here.	Agreed	Staff recommends making the recommended changes per the Town Attorney.
5.1.2	5-4	Bob Hagemann	Town's Attorney	10/6/2023	( <i>BOA, Site Plan</i> ). I am not a fan of having elected officials sit in a quasi-judicial manner.	The BOA is appointed and not elected. They would be reviewing the appeal of a site plan that is not approved by staff/TRC.	No recommended changes.
5.1.2	5-4	Bob Hagemann	Town's Attorney	10/6/2023	( <i>TC, Transportation Impact Studies</i> ). Not sure why there are both types of decisions.	Transportation Impact Studies might be submitted for both quasi-judicial and legislative decisions. That is the reason why both types of decisions were listed.	No recommended changes.
1.10.4.B	1-12 to 1-13	Planning Board (PB) with Town Council (TC) support		10/18/2023	BOA and PB number of members should be the same - the current way it reads is confusing. The term limits don't match for BOA and PB. It was suggested that the term limit for BOA be removed.	Agreed - the wording is very difficult to understand. Staff will work on rewording this section prior to the public hearing. And yes, term limits will also match one another.	Staff will work on revising this language to make it more user-friendly. Term limits will also match. Staff is recommending three 3-year term limits.
3.1.3 (table)		PB		10/18/2023	PDD references footnote 3 in the table, it should be footnote 2.	Agreed	Staff will revise to reference correct footnote.
3.5	3-57	TC		10/18/2023	Is there a minimum size for PDD? Like a min number of lots or min acreage? - Consultants stated there is not currently a minimum size. Staff will make a recommendation for minimum lot size for PDD	PDD's vary in size across the state. Staff recommends a minimum size of 5 acres, which will be consistent with the overly districts.	Staff recommends a minimum size of 5 acres for a Planned Dev. District.
4	4-8	TC		10/18/2023	Design Standards in downtown district - currently drive-through's are not allowed, the LMO allows some drive-through's. Clarify what drive-through's are allowed and if there should be drive-through's allowed in downtown	The LMO clearly differentiates what type of drive-throughs are allowed and in which districts they are allowed.	No recommended changes.



		TC		10/18/2023	Is building height defined? Will that lead to flat roofs? Suggestions include change the code to measure at the end of the building, before the roof? Or change the requirements to the number of stories (fire uses feet, should stay consistent with them)? Or different criteria for pitched roof and flat roofs?	Staff recommends measuring building height by stories as it is currently measured in the LDO.	Staff recommends changing the manner in which building height is measured and going back to stories as it is currently measured in the LDO. Staff feels that by measuring buildings by stories, this might also discourage the use of flat roof buildings.
		TC		10/18/2023	Check if steeples are included under the building height restriction, flag poles, chimneys?	Building Height is defined as the tallest point of the building. Signs specifically exclude flag poles. Religious institutions don't address steeples.	Staff recommends adding an exemption to the building height definition for steeples, flagpoles, domes, chimneys, etc.
3		TC		10/18/2023	UNV district - why does it have a 50' parking setback? Is that in other districts? 50' seems really far, suggestions include maybe make it 25', drop this requirement. (University agrees with reducing this standard, no other district has a standard like this).	Staff feels that a 25' setback for parking in the UNV would be sufficient to allow for landscaping.	Staff recommends changing the parking setback in the UNV district from 50' to 25.'
3		TC		10/18/2023	UNV district - dwelling unit is not defined, what is a dwelling unit? Should it be defined? Why do dorms have a dwelling unit density requirement? Can we readdress the density requirement for a dorm	Staff recommends adding a definition for dwelling unit and also clearly stating that dormitories are exempt from being considered dwelling units.	Staff recommends adding a definition for dwelling unit and also clearly stating that dormitories are exempt from being considered dwelling units.
4.2.1	4-8	TC		10/18/2023	Duplexes - can it only be allowed with rezoning as a planned development? Maybe take duplexes, triplexes, etc. out of SBR? And NBR? Only allow duplexes in NBR with -1- (which requires rezoning to NBR)	See recommended modifications in the next column.	Staff recommends removing duplexes, triplexes/ quadplexes and multi-family from SBR. <b>STAFF IS SEEKING GUIDANCE FROM THE PLANNING BOARD &amp; TOWN COUNCIL ON HOW YOU WOULD LIKE TO REGULATE THIS USE.</b>
4.5.4	4-62	TC		10/18/2023	Accessory Dwelling Units (ADUs) - should they be regulated with special use permits? Can there be more restrictive setbacks, like the same building setbacks? Maybe remove them from SBR? Both boards agreed to add setbacks and/or other restrictions on ADUs.	Staff agrees that additional setbacks should be required for ADU's.	Staff recommends adding a supplemental regulation stating that ADU's must meet a side and rear yard setback of 20.' <b>STAFF IS SEEKING GUIDANCE FROM THE PLANNING BOARD &amp; TOWN COUNCIL ON HOW YOU WOULD LIKE TO REGULATE THIS USE.</b>
4.2.1	4-8	TC		10/18/2023	Short term rentals - can it be regulated? Can it be removed from SBR and NBR? (TC wants short term rentals removed from SBR, PB wants it to stay).	Short term rentals can be regulated via zoning district.	<b>STAFF IS SEEKING GUIDANCE FROM THE PLANNING BOARD &amp; TOWN COUNCIL ON HOW YOU WOULD LIKE TO REGULATE THIS USE.</b>

4.5.5.A.8	4-63	Lori Oakley	Planning Director	10/18/2023	Take out 4.5.5.A.8 - DADU may be served by separate or shared taps?	Per the town's water/sewer regulations, each dwelling unit needs to have a separate tap.	Staff recommends revising the language to state that the water and sewer shall be separately metered.
4.5.5.A.4	4-63	Jenna Peterson	Town Planner	10/18/2023	4.5.5.A.4 - can we require DADU to have the same address or is it a county decision?	ADU's should have a separate address and mailbox.	Staff recommends revising the language.
5.2.1		TC		10/18/2023	Concern with staff having 10% allowance or deviation for setbacks. Should it be a feet setback instead of a percentage? Is this something staff can do?	There are not a lot of areas where the administrative adjustment could be applied.	Staff recommends reducing the administrative adjustment amount to 5%.
7.2	7-6	TC		10/18/2023	Look at parking regulations, space requirements - how to avoid paring in yards or on streets?	Parking is prohibited in the yard. On-street parking is allowed unless expressly prohibited.	No recommended changes at this time.
7.2.2.B	7-12	TC		10/18/2023	There's no parking requirement downtown - can we waive this or add feed in lieu of downtown parking?	Staff is not sure. We can revisit the fee-in-lieu in the future.	Staff recommends revisiting the fee-in-lieu requirement for downtown parking in the future.
7.4.7.F	7-30	TC		10/18/2023	Electronic signs - is this something we want to allow? It ruins the village environment	They are only proposed to be allowed in certain districts with additional standards that must be met.	Staff proposes no changes to this section.
8		Rich Roedner	Town Manager	10/18/2023	Floodplain Standards - should they change?	No, the floodplain regulations are controlled by the state and FEMA. Any changes would have to be approved by those agencies prior to being placed in the LMO.	Staff is proposing to remove all of the proposed floodplain language and reference our current freestanding flood ordinance.

# APPENDIX A – TREE & SHRUB LIST

The following lists constitute preferred plants for meeting the landscaping requirements of the Land Management Ordinance. Please note that many species may have cultivars and varieties that are considered “dwarf” and may not reach the expected mature sizes listed.

## Recommended Large Trees for Shade, Parking Lots, Street Trees (may also be used for buffers and screening if appropriately interplanted with evergreen species)

Scientific Name	Common Name	Mature Size (height/spread)	Deciduous/Evergreen
<i>Acer platanoides</i>	Norway Maple	40-50'/30-50'	Deciduous
<i>Acer rubrum</i>	Red Maple	40-70' /30-50'	Deciduous
<i>Acer saccharum</i>	Sugar Maple	60-75'/40-50'	Deciduous
<i>Carpinus betulus</i>	European Hornbeam	40-60'/40'	Deciduous
<i>Fagus grandifolia</i>	American Beech	50-80'/40-80'	Deciduous
<i>Fraxinus americana</i>	White Ash	60-80'/50-75'	Deciduous
<i>Ginkgo biloba</i>	Ginkgo	40-80'/30'+	Deciduous
<i>Gleditsia triacanthos</i>	Thornless Honeylocust	50-70'/25'+	Deciduous
<i>Liquidambar styraciflua</i>	Sweet Gum (seedless)	60-100'/50'+	Deciduous
<i>Liriodendron tulipifera</i>	Yellow Poplar	40-100'/30-60'	Deciduous
<i>Platanus acerifolia</i>	Sycamore	60-80'/30'+	Deciduous
<i>Quercus acutissima</i>	Sawtooth Oak	40-60'/30-50'	Deciduous
<i>Quercus alba</i>	White Oak	60-100'/50-80'	Deciduous
<i>Quercus coccinea</i>	Scarlet Oak	50-80'/40-60'	Deciduous
<i>Quercus falcata</i>	Southern Red Oak	70-90'/50-60'	Deciduous
<i>Quercus laurifolia</i>	Laurel Oak	40-60'/40-60'	Deciduous
<i>Quercus lyrata</i>	Overcup Oak	40-60'/40-60'	Deciduous
<i>Quercus nigra</i>	Water Oak	50-80'/50-70'	Deciduous
<i>Quercus nuttallii</i>	Nuttall Oak	40-80'/30-60'	Deciduous
<i>Quercus palustris</i>	Pin Oak	50-70'/40-60'	Deciduous
<i>Quercus phellos</i>	Willow Oak	40-75'/25-50'	Deciduous
<i>Quercus rubra</i>	Red Oak	50-75'/50-75'	Deciduous
<i>Quercus shumardii</i>	Shumard Oak	40-60'/30-40'	Deciduous
<i>Quercus stellata</i>	Post Oak	40-50'/35-50'	Deciduous
<i>Quercus virginiana</i>	Live Oak	40-80'/40-100'	Evergreen
<i>Tilia americana</i>	American Linden	60-80'/30-60'	Deciduous
<i>Tilia cordata</i>	Littleleaf Linden	30-50'/30-50'	Deciduous
<i>Ulmus americana</i> 'Valley Forge'	American Elm (disease-resistant)	60-80'/50-75'	Deciduous
<i>Ulmus parvifolia</i>	Lacebark Elm	40-50'/40-60'	Deciduous
<i>Zelkova serrata</i>	Zelkova	50-80'/50-80'	Deciduous

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### Recommended Large Trees for Buffers and Screening

Scientific Name	Common Name	Mature Size (height/spread)	Deciduous/Evergreen
<i>Carya illinoensis</i>	Pecan	70-100'/40-75'	Deciduous
<i>Cedrus atlantica</i> 'Glauca'	Blue Atlas Cedar	60-80'/30-40'	Evergreen
<i>Cedrus deodara</i>	Deodar Cedar	40-70'/30-50'	Evergreen
<i>Chamaecyparis obtusa</i>	Hinoki Falsecypress	50-70'/10-25'	Evergreen
<i>Cryptomeria japonica</i>	Cryptomeria	50-60'/20-30'	Evergreen
<i>Ilex opaca</i>	American Holly	40-60'/10-20'	Evergreen
<i>Juniperus virginiana</i>	Eastern Redcedar	30-40'/10-20'	Evergreen
<i>Magnolia grandiflora</i>	Southern Magnolia	40-80'/20-40'	Evergreen
<i>Metasequoia glyptostroboides</i>	Dawn Redwood	50-90'/25'+	Evergreen
<i>Nyssa sylvatica</i>	Black Gum	40-60'/20-30'	Deciduous
<i>Picea abies</i>	Norway Spruce	40-60'/25-30'	Evergreen
<i>Pinus echinata</i>	Shortleaf Pine	80-100'/20-35'	Evergreen
<i>Pinus nigra</i>	Austrian Black Pine	40-60'/20-40'	Evergreen
<i>Pinus palustris</i>	Longleaf Pine	60-120'/30-40'	Evergreen
<i>Pinus sylvestris</i>	Scotch Pine	30-60'/30-40'	Evergreen
<i>Pinus taeda</i>	Loblolly Pine	60-90'3/20-40''	Evergreen
<i>Pinus thunbergiana</i>	Japanese Black Pine	20-60'/12=20'	Evergreen
<i>Pinus virginiana</i>	Virginia Pine	40-80'/10-30'	Evergreen
<i>Taxodium ascendens</i>	Pond Cypress	30-70'/15-20'	Deciduous
<i>Taxodium distichum</i>	Baldcypress	50-70'/20-30'	Deciduous
<i>Thuja occidentalis</i>	American Arborvitae	40-60'/10-15'	Evergreen
<i>Thuja plicata</i>	Giant Arborvitae	50-70'/15-25'	Evergreen
<i>Thuja</i> x 'Green Giant'	Green Giant Arborvitae	40-60'/12-18'	Evergreen
<i>Tsuga canadensis</i>	Canadian Hemlock	40-70'/25-35'	Evergreen
<i>Tsuga caroliniana</i>	Carolina Hemlock	30-70'/20-25'	Evergreen

### Recommended Small/Medium Trees for Buffers and Screening

Scientific Name	Common Name	Mature Size (height/spread)	Deciduous/Evergreen
<i>Acer buergerianum</i>	Trident Maple	25-35'/20-30'	Deciduous
<i>Acer campestre</i>	Hedge Maple	25-35'/25-35'	Deciduous
<i>Acer ginnala</i>	Amur Maple	15-20'/15-20'	Deciduous
<i>Acer griseum</i>	Paperbark Maple	20-30'/15-25'	Deciduous
<i>Acer palmatum</i>	Japanese Maple	varies	Deciduous
<i>Aesculus glabra</i>	Ohio Buckeye	20-40'/25-40'	Deciduous
<i>Aesculus sylvatica</i>	Painted Buckeye	10-20'/6-15'	Deciduous
<i>Alnus japonica</i>	Japanese Alder	12-25'/8-12'	Deciduous
<i>Amelanchier alnifolia</i>	Serviceberry	10-25'/6-10'	Deciduous
<i>Amelanchier arborea</i>	Downy Serviceberry	15-25'/10-15'	Deciduous
<i>Carpinus caroliniana</i>	Ironwood	20-30'/20-35'	Deciduous

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<i>Cercis canadensis</i>	Eastern Redbud	20-30'/25-35'	Deciduous
<i>Chionanthus retusus</i>	Chinese Fringetree	10-30'/10-30'	Deciduous
<i>Chionanthus virginicus</i>	Fringe Tree/Old Man's Beard	15-30'/15-20'	Deciduous
<i>Cladastris kentuckea</i>	Yellowwood	30-50'/40-55'	Deciduous
<i>Cornus florida</i>	Flowering Dogwood	15-25'/15-30'	Deciduous
<i>Cornus kousa</i>	Kousa Dogwood	20-30'/15-30'	Deciduous
<i>Cotinus coggygria</i>	Smoketree	10-15'/10-15'	Deciduous
<i>Cotinus obovatus</i>	American Smoketree	20-30'/20-30'	Deciduous
<i>Crataegus laevigata</i>	English Hawthorn	15-20'/15-20'	Deciduous
<i>Crataegus phaenopyrum</i>	Washington Hawthorn	25-30'/20-25'	Deciduous
<i>Cupressus arizonica</i>	Arizona Cypress	30-40'/15-20'	Evergreen
<i>Cupressus sempervirens</i>	Italian Cypress	30-50'/3-6'	Evergreen
<i>Halesia carolina</i>	Carolina Silverbell	20-40'/25-35'	Deciduous
<i>Halesia monticola</i>	Mountain Silverbell	30-50'/15-35''	Deciduous
<i>Ilex cassine</i>	Dahoon Holly	20-30'/10-15'	Evergreen
<i>Ilex vomitoria</i> 'Pendula'	Weeping Yaupon Holly	15-25'/6-12'	Evergreen
<i>Ilex</i> x 'Nellie R. Stevens'	Nellie Stevens Holly	15-30'/8-25'	Evergreen
<i>Ilex</i> x 'Carolina Sentinel'	Carolina Sentinel Holly	8-20'/4-6'	Evergreen
<i>Ilex</i> x <i>attenuata</i> 'Savannah'	Savannah Holly	10-20'/8-15'	Evergreen
<i>Koelreuteria bipinnata</i>	Southern Goldenraintree	20-30'/15-20'	Deciduous
<i>Koelreuteria paniculata</i>	Goldenraintree	30-40'/30-40'	Deciduous
<i>Lagerstroemia indica</i>	Crape Myrtle	Varies w/variety	Deciduous
<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	15-20''/4-6'	Evergreen
<i>Magnolia stellata</i>	Star Magnolia	15-20'/10-15'	Deciduous
<i>Magnolia virginiana</i>	Sweetbay Magnolia	10-35'/10-35'	Deciduous
<i>Magnolia</i> x <i>soulangiana</i>	Saucer Magnolia	15-30'/15-25'	Deciduous
<i>Oxydendrum arboretum</i>	Sourwood	20-30'/10-15'	Deciduous
<i>Pinus bungeana</i>	Lacebark Pine	30-50'/20-25'	Evergreen
<i>Pinus koraiensis</i>	Koren Pine	30-40'/15-20'	Evergreen
<i>Pinus mugo</i>	Mugo Pine	20-25'/25-30'	Evergreen
<i>Pistacia chinensis</i>	Chinese Pistache	30-5'/20-30'	Deciduous
<i>Prunus cerasifera</i>	Purple Leaf Plum	15-30'/15/25'	Deciduous
<i>Prunus sargentii</i>	Sargent Cherry	20-40'/20-40'	Deciduous
<i>Prunus serrulata</i>	Japanese Cherry	15-25'/15-25'	Deciduous
<i>Prunus subhirtella</i>	Higan Cherry	20-40'/15-25'	Deciduous
<i>Prunus</i> 'Okame'	Okame Cherry	15-30'/20-30'	Deciduous
<i>Prunus</i> x <i>yedoensis</i>	Yoshino Cherry	30-40'/20-50'	Deciduous
<i>Robinia pseudoacacia</i>	Black Locust	30-50'/20-35'	Deciduous
<i>Salix babylonica</i>	Weeping Willow	30-50'/30-40'	Deciduous
<i>Stewartia pseudocamellia</i>	Common Stewartia	15-40'/8-25'	Deciduous
<i>Styrax japonicus</i>	Japanese Snowbell	20-30'/20-30'	Deciduous
<i>Ulmus alata</i>	Winged Elm	30-40'/20-40'	Deciduous
<i>Vitex agnus-castus</i>	Chaste Tree	15-20'/10-20'	Deciduous

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### Recommended Shrubs

<i>Abelia x grandifolia</i>	Glossy Abelia	3-6'	Semi-evergreen
<i>Aesculus parviflora</i>	Bottlebrush Buckeye	8-12'	Deciduous
<i>Aucuba japonica</i>	Japanese Aucuba	6-10'	Evergreen
<i>Berberis julianae</i>	Wintergreen Barberry	6-8'	Evergreen
<i>Berberis thunbergia</i>	Japanese Barberry	3-6'	Deciduous
<i>Buddleia davidii</i>	Butterfly Bush	4-6'	Deciduous
<i>Buxus sempervirens</i>	Common Boxwood	15-20'	Evergreen
<i>Buxus sinica</i> var. <i>Japonica</i>	Japanese Boxwood	3-6'	Evergreen
<i>Callicarpa americana</i>	American Beautyberry	3-8'	Deciduous
<i>Callicarpa dichotoma</i>	Purple Beautyberry	3-4'	Deciduous
<i>Camellia japonica</i>	Common Camellia	10-13'	Evergreen
<i>Camellia sasanqua</i>	Sasanqua Camellia	6-10'	Evergreen
<i>Camellia sinensis</i>	Tea Camellia	6-15'	Evergreen
<i>Cotoneaster salicifolia</i>	Willowleaf Cotoneaster	10-15'	Evergreen
<i>Cystisus scoparius</i>	Scotch Broom	5-6'	Deciduous
<i>Deutzia gracilis</i>	Slender Deutzia	3-4'	Deciduous
<i>Exochorda racemose</i>	Common Pearlbush	10-15'	Deciduous
<i>Euonymus japonicus</i>	Japanese Euonymus	8-10'	Evergreen
<i>Fontanesia fortune</i>	Fortune's Fontanesia	10-15'	Deciduous
<i>Forsythia x intermedia</i>	Border Forsythia	8-10'	Deciduous
<i>Fothergilla major</i>	Large Fothergilla	6-10'	Deciduous
<i>Gardenia augusta</i> (G. <i>jasminoides</i> )	Gardenia	4-6'	Evergreen
<i>Hamamelis mollis</i>	Chinese Witchhazel	10-15'	Deciduous
<i>Hamamelis vernalis</i>	Vernal Witchhaazel	6-10'	Deciduous
<i>Hydrangea macrophylla</i>	Bigleaf Hydrangea	3-6'	Deciduous
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	4-6'	Deciduous
<i>Ilex 'China Boy', 'China Girl'</i>	China Holly	8-10'	Evergreen
<i>Ilex cornuta</i>	Various cultivars	2-15'	Evergreen
<i>Ilex glabra</i>	Inkberry	6-8'	Evergreen
<i>Ilex latifolia</i>	Lusterleaf Holly	20-25'	Evergreen
<i>Ilex vomitoria</i>	Yaupon Holly	15-20'	Evergreen
<i>Ilex x 'Emily Bruner'</i>	Emily Bruner Holly	15-20'	Evergreen
<i>Illicium parviflorum</i>	Anise	10-15'	Evergreen
<i>Itea virginica</i>	Virginia Sweetspire	3-5'	Deciduous
<i>Juniperus chinensis</i>	Various cultivars	12-40'	Evergreen
<i>Juniperus chinensis</i> (dwarf cultivars)	Various cultivars	3-12'	Evergreen
<i>Kalmia latifolia</i>	Mountain Laurel	4-8'	Evergreen
<i>Lantana camara</i>	Lantana	1.5-5'	Deciduous
<i>Loropetalum chinensis</i>	Loropetalum	6-12'	Evergreen
<i>Myrica cerifera</i>	Wax Myrtle	10-15'	Evergreen
<i>Nandina domestica</i>	Nandina	6-8'	Evergreen

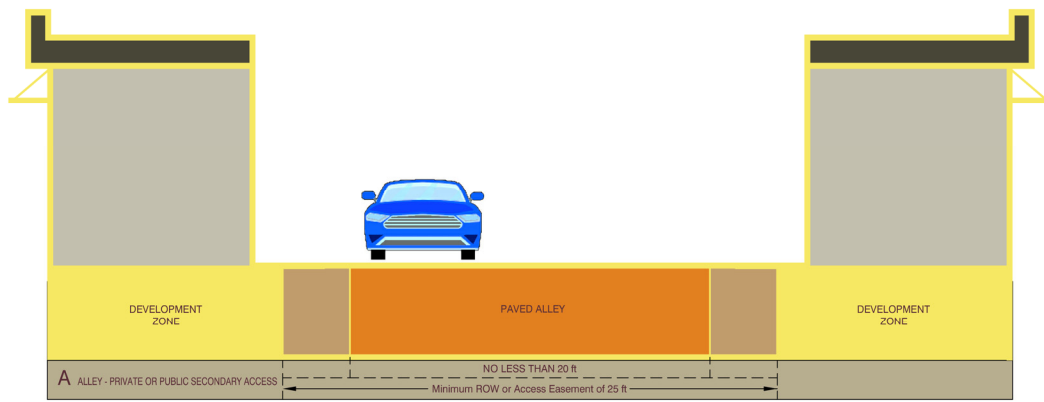
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Nandina domestica (dwarf cultivars)	Various cultivars	2-4'	Evergreen
Osmanthus fortune	Fortune Tea Olive	9-12'	Evergreen
Osmanthus fragans	Fragrant Osmanthus	10-15'	Evergreen
Picea abies (dwarf)	Various cultivars	Varies	Evergreen
Picea glauca (dwarf)	Various cultivars	Varies	Evergreen
Picea pungens (dwarf)	Various cultivars	Varies	Evergreen
Pinus mugo (dwarf)	Various cultivars	Varies	Evergreen
Pittosporum tobira	Japanese Pittosporum	10-12'	Evergreen
Podocarpus macrophyllus	Shrubby Podocarpus	20-30'	Evergreen
Prunus laurocerasus	English Laurel	10-18'	Evergreen
Raphiolepis indica	Indian Hawthorn	4-6'	Evergreen
Rhododendron catawbiense	Rhododendron	6-10'	Evergreen
Rhododendron	Azalea	Varies	Deciduous/Evergreen
Sarcococca confusa	Sweet Box	3-5'	Evergreen
Sarcococca hookeriana	Himalayan Sarcococca	4-6'	Evergreen
Spiraea japonica	Japanese Spiraea	4-5'	Deciduous
Spiraea prunifolia	Bridalwreath Spiraea	4-9'	Deciduous
Spiraea thunbergia	Thunberg Spiraea	3-5'	Deciduous
Spiraea x vanhouttei	Vanhoutte Spiraea	6-8'	Deciduous
Taxus chinensis	Chinese yew	5-10'	Evergreen
Viburnum acerifolium	Maple-leaf Viburnum	4-6'	Deciduous
Viburnum awabuki	Chindo Viburnum	10-15'	Evergreen
Viburnum plicatum var. tomentosum	Doublefile Viburnum	8-10'	Evergreen
Viburnum x pragense	Prague Viburnum	8-10'	Evergreen

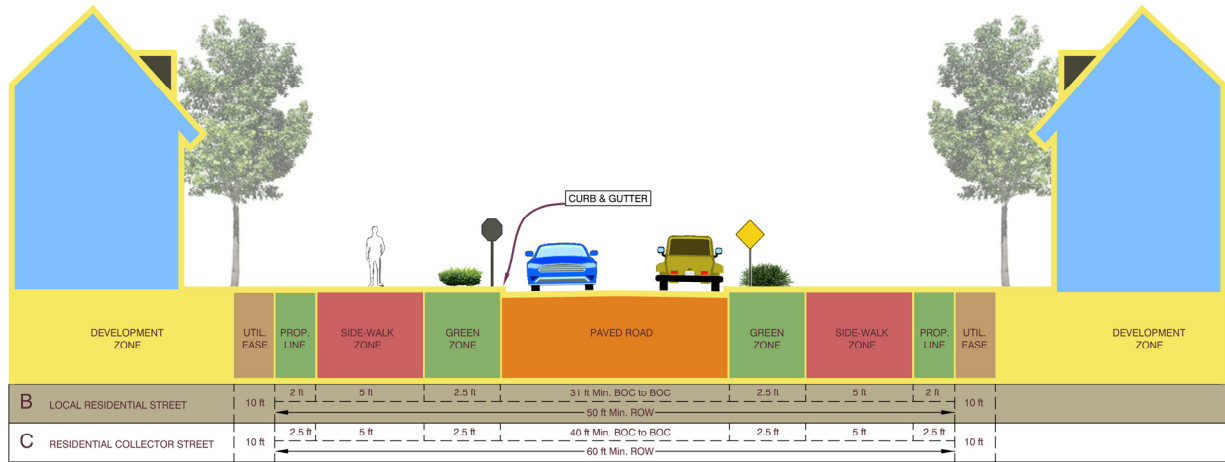
# APPENDIX B - STREETSCAPES

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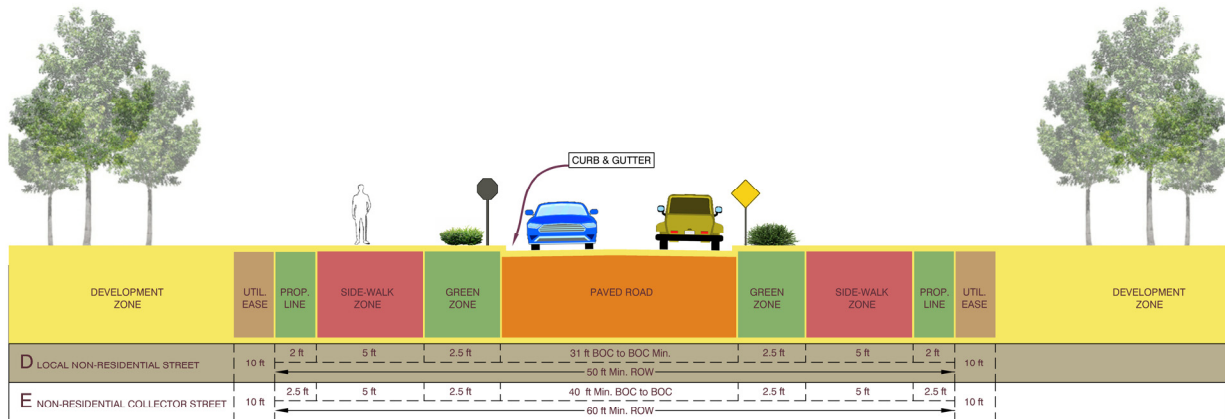




ALLEYWAYS

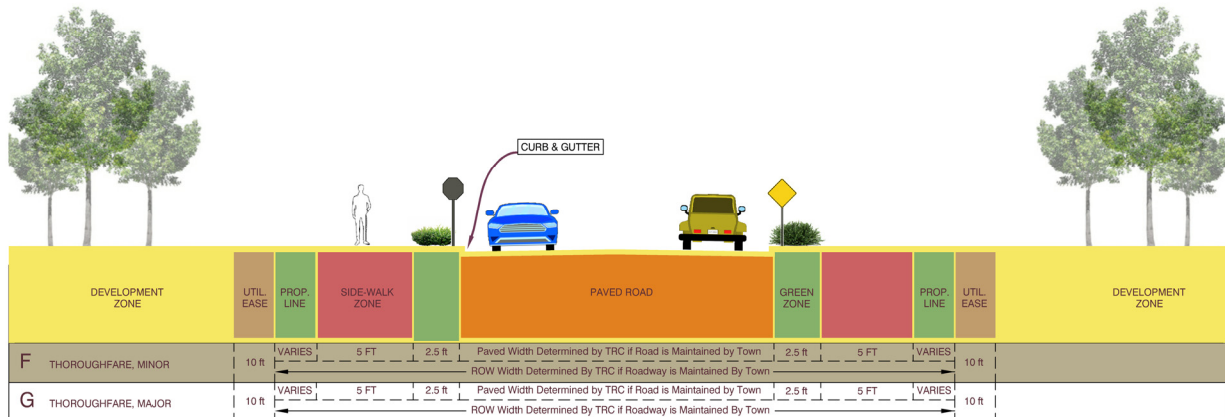


RESIDENTIAL STREETS



LOCAL STREETS

\* BIKE LANES TO BE PROVIDED AS REQUIRED & IN COORDINATION WITH ON STREET PARKING



THOROUGHFARE ROADWAYS



