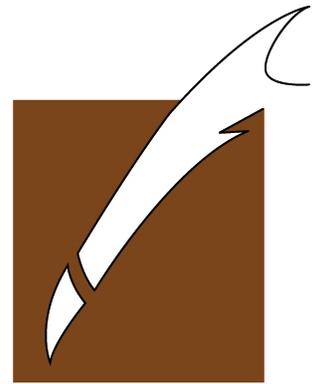


To: Pam Graham, Elon  
From: Chad Meadows, CodeWright  
Date: 6.21.19  
CC: File  
RE: Notes from Task 1: Project Initiation Meetings 4-15-19



## MESSAGE

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### Town Manager Comments

- Make sure the public is well-informed about the project
- Reminded of the headwind the project faces based on the experience with the downtown plan
- Meet with the Board as frequently as needed

### Town Attorney Comments

- Write the regulations so that someone without much technical experience can understand the procedures
- Do what can be done to make it unpleasant for those who choose to be bad neighbors
- Consider: Are we regulating occupancy versus behavior?
- What is the best way for us to deal with properties that are not being occupied the way they need to be?
- We need a very clear and efficient penalty process to make “bad landlording” unprofitable.
- Parking in the downtown is a complex and important issue.

### Planning Board Chair Comments

- The Planning Board also sits as the Board of Adjustment
- The current LDO limits the location of gasoline pumps to the side or rear of the building – it should be amended to allow them in the front.
- There is a minimum lot size of 3,000 sf – too small
- The minimum lot size for lots in a conservation subdivision is too large
- Unclear where, exactly, multi-family development is allowed – in the past, multi-family has had a bad connotation.
- What is multi-family was a way to address the loss of single-family housing stock in neighborhoods?
- What if the university created some kind of program to keep students living on campus?
- The Planning Board’s involvement in the development review process has declined under the current LDO, and it would like more involvement.
- Generally speaking, the current LDO has reduced the number of Board of Adjustment cases (though there has been a minor uptick in 2019).

*CodeWright*

## Notes from Town Reconnaissance

Student housing around campus is a mixed bag. Some is very nice; some is more like what you typically find with student housing.

The plinth at the Cable Crossing Development seemed unfortunate.

The general appearance of development around Elon should be an effective lever for encouraging/requiring high development quality.

Georgetown and Mill Pointe are higher-end neighborhoods with home prices in the \$450,000 range.

Twin Lakes CCCR Community – quite large; non-profit development that is off the tax rolls

Things to do: Protect established neighborhood character; ensure student housing does not negatively impact the Town's appearance and development quality

Consider exploring some strategies with the University to control the presence of/need for students living within existing neighborhoods

There are some areas where minimum housing/housing appearance issues are a problem with student housing

## Department Head Meeting

Richard, Manager  
Josh, Town Engineer  
Dianne, Clerk  
Kelly, Police Chief  
Kathleen, PIO/Downtown/ED  
Phyllis, Parks & Rec  
Pam, Planning  
Misty, Finance

Stream protection overlay is inconsistent with the riparian buffer ordinance. The riparian buffer ordinance handles the stream protection overlay aspects

Consider incorporating stormwater material into new LDO

Recent solar farm; LDO allowed without BoA review but Town has had to deal with ramifications

There is a Town Code recodification underway (by municode)

Police issues:

Animal control  
Nuisance  
Noise complaints  
Student housing  
Handling parking violations



The Town maintains a spreadsheet of rental housing and the University maintains a fraternity house list

The current LDO has very contradictory provisions

The TC-1 designation is not working as intended

We need to address how accessory uses are handled in the downtown

The downtown gas station is nonconforming

Design standards are needed for commercial and mixed use development

Need to allow parking decks downtown

The development community doesn't like the LDO – it is not clear and has unclear procedures

Need to figure out how to get house numbers and commercial street addresses on existing development

Need to review lighting preferences for streetlights

Need to add buffers from residential development

Need to complete the sidewalk networks

Need to require bike lanes, greenways

Need to require useable open space

Need to require underground power

Street cross-sections are inconsistent

The Town needs private street standards

