

PLANNING BOARD MEETING

Wednesday, October 6, 2021

6:00 PM

Council Chambers

300 West Crowell Street

Monroe, NC

- Item 1. Call to Order – Roll Call**
- Item 2. Approval of Minutes – Meeting of September 1, 2021**
- Item 3. Zoning Map and Text Amendment request for a Conditional District "Jonhaven Townhomes - Amendment 1" further identified by Tax Parcel ID #s 09-342-117, 09-342-117A and 09-342-117D**
- Item 4. Zoning Map and Text Amendment request for the properties located along Charlotte Highway further identified as tax parcels #09-301-059, 09-301-059A, 09-301-060A, 09-301-045 and 09-301-047 from R-20 (Residential Single-Family) and GB (General Business) to Conditional District “Regent Pines”**
- Item 5. Annexation request of 340.514 acres located along Marion Lee Road, US Highway 601 and White Store Road and further identified with Tax Parcel #s 09-125-132 and 09-128-001**
- Item 6. Zoning Map and Text Amendment request for a Conditional District "The Greenway at Lake Lee" and further identified as Tax Parcel #s 09-125-132 and 09-128-001**
- Item 7. Other**
- Item 8. Next Meeting: November 3, 2021**
- Item 9. Adjournment**

ATTENTION BOARD MEMBERS: Please contact Maryann Brown at 704.282.4527 or Lisa Stiwinter at 704.282.4569 to confirm your attendance. Thank you.

cc: Planning Staff
 Ashley Duncan
 Mujeeb Shah-Khan

PLANNING BOARD MEETING

September 1, 2021 @ 6:00 PM

City Hall – Council Chambers

300 W. Crowell Street, Monroe, NC

To Sheri Laney on September 2, 2021

Scheduled for adoption at the October 2021 meeting

Item 1. Call to Order/Roll Call

Chair MaryAnn Rasberry called the September 1, 2021 meeting to order at 6:00 p.m. Maryann Brown called the roll. Chair noted that a quorum was present.

Members Present: MaryAnn Rasberry, Richard Yercheck, Richard Ali, Renee Hartis, Jennifer Smith, Patrick Furr (ETJ member), Margaret Desio, Ken Deal and Archie Morgan (Alternate, who was filling in for a vacancy)

Members Absent: None

Staff Present: Doug Britt, Senior Planner; Keri Mendler, Planner; Ashley Britt, Assistant City Attorney; William Nance, Planning Intern and Maryann Brown, Administrative Assistant

Guests: See Attached Attendance List

Item 2. Approval of Minutes of Meetings

Motion: Renee Hartis made a motion to approve the minutes of the August 4, 2021 meeting and the August 10, 2021 Special Joint meeting.

Second: Jennifer Smith

Action: The motion to approve the minutes passed unanimously with the following votes:

AYES: MaryAnn Rasberry, Richard Yercheck, Richard Ali, Renee Hartis, Jennifer Smith, Patrick Furr, Margaret Desio, Ken Deal and Archie Morgan

NAYS: None

Item 3. *WITHDRAWAL* Zoning Map and Text Amendment request for property located along Wesley Hill Trail, located off of Lancaster Avenue, further identified with Parcel ID #09-327-001 from Conditional District (CD) "Fieldstone Phase II" to Conditional District "Fieldstone Phase II Amendment 1"

Item 4. Zoning Map and Text Amendment request for properties located along N. Rocky River Road, further identified with parcel ID #s09-342-117, 09-342-117A and 09-342-117D, from Conditional District "Jonhaven Townhomes" and R-20 (Residential Single-Family) to Conditional District "Jonhaven Townhomes - Amendment 1" and R-20 (Residential Single-Family)

Keri Mendler, Planner, introduced this item and said tonight she was presenting a Zoning Map and Text Amendment request. She said the applicant is requesting the rezoning in order to develop 54 townhomes and rezone a portion of Parcel 09-342-117 back to the R-20 residential zoning district. She said the total area of the project is 18.51 acres and the total area encompassing the townhomes is 16.62 acres, with the remaining 1.89 acres being requested to be rezoned back to the R-20 zoning district.

Keri said there are three (3) parcels that currently encompass the project. She said the original Conditional District, Jonhaven Townhomes, which was approved in August 2020, included two (2) parcels totaling 13.39 acres with an overall density of 2.84 units per acre and 7.49 acres or 56% of open space. She said the proposal before you tonight is including the parcel to the North.

Keri said the subject property is currently zoned Conditional District “Jonhaven Townhomes” and R-20 (Residential Low Density). She said the adjoining zoning is R-10-SU, which is the Colonial Village subdivision to the rear of the project, R-20 to the North and South, and G-I (General Industrial) to the West of the project.

Keri said the applicant is requesting a Conditional District in order to develop 54 townhomes and the density of the project is 3.24 units per acre. She said the project is required to provide at least 50% open space, which would equal 8.31 acres. She said the total area of open space that they have provided is 11.96 acres or 72%. She said the open space includes recreational areas with playgrounds and two (2) fenced-in dog parks. She said the open space and the density calculations that she has provided do not include the 1.89 acres that is set aside to be rezoned to R-20.

Keri said the applicant will be required to provide stormwater management to treat the stormwater runoff for the project. She said the stormwater will be evaluated and reviewed, if the project is approved by City Council, at the building permit stage of the process. She said all the blue line streams on the site have been provided with a 50’ stream buffer on both sides.

Keri said that the Ordinance requires that multi-family projects provide a 50’ landscape buffer around the perimeter of the site. She said the applicant is proposing the 50’ buffer along the northern, southern and western property line with a 25’ buffer along the eastern property line. She said that the applicant is also proposing to install a wooden fence along that property line. She said the Ordinance does allow a 10’ foot reduction in the required buffer if the fence is installed, making the required buffer along this property line 40’. She said the applicant is requesting a deviation of 15’ as part of this rezoning only on the rear of the site.

Keri said street trees will be provided at a rate of one (1) tree per 50’ and each set of townhomes will also have at least two (2) trees outside of the right-of-way. She said landscaping will also be provided along the perimeter of the site, along the front and the sides, as well as the rear.

Keri said the townhomes will have two (2)-car garages. She said all front-load garages will have carriage-style trim and/or hardware that mimics carriage-style doors. She said the driveways will be able to accommodate at least two (2) vehicles.

Keri said five (5)-foot wide sidewalks will be provided along the both sides of the interior roads throughout the development. She said an eight (8)-foot wide sidewalk will be provided along N. Rocky River Road.

Keri said due to the number of lots, the North Carolina Department of Transportation did not require a Traffic Impact Analysis (TIA) for this project. She said the City's Engineering Department did not require a Traffic Impact Analysis (TIA) either. She said with that said, the development will have one (1) full access entrance. She said they will have a left turn lane that is constructed on N. Rocky River Road in order to access this development.

Keri said the developer is proposing the townhomes will be a minimum of 1,974 heated square feet. She said the proposed exterior building materials will include fiber cement with a minimum of 25% brick or stone on the front façade. She said vinyl will be used for trim work only.

Keri said this development falls within the Rocky River Elementary, Monroe Middle and Monroe High School for the 2021-2022 school year.

Keri said the applicant did hold a neighborhood meeting on site of this project on August 23, 2021. She said there were no individuals that attended this meeting. She said she does not recall receiving any phone calls from the letter that was sent out either.

Keri said the rezoning notification sign will be posted ten (10) days prior to the public hearing, as well as the official rezoning notification letter.

Keri said the Land Development Plan indicates this is in the Suburban Character Area. She said a mix of housing types and lot sizes is preferred in the Suburban locations. She said attached, multi-family housing is suitable in mixed-housing neighborhoods and activity centers. She said the density for the Suburban residential is 2 – 4 units per acre and the proposed project is consistent with the future land use plan.

Keri said staff recommends approval of the rezoning. She said she would be happy to answer any questions and the applicant is here if you have any questions for him.

Chair had questions about existing houses on the property. Keri said these houses would be demolished as part of the development.

Archie Morgan said he read that this proposed development would not adversely affect school enrollment. He asked Keri how concerning was the 91% capacity in Monroe Middle School. Keri said staff takes this information straight from the school system. She said she cannot provide any other information on the school's response.

Ken Deal asked Keri if we were taking it for granted that the school has already considered possible student counts from projects that have already been approved that have yet to be built. Keri said the school system does keep track of all the projects in the County. She said they send us the response that they are aware of other projects that are either in the process or approved. Chair said they are giving us what the current population is in the schools. Vice Chair said it is current capacity. He said by the time these projects build out, that 91% could be higher or lower. He said the issue that we run into as it relates to what we do vs. the school system in the County is we cannot stop or slow down what we are doing in anticipation of growth. He said if that school hits capacity, they will go to trailer or learning cottages, and at that point the County and school system will get together and decide whether or not to build a new school or expand the existing school.

Vice Chair asked Keri if the triangle was part of the original piece and we are just parceling that out. Keri said they originally were going to have some townhomes on that portion. She said that Conditional District was approved so if for some reason this was to be denied, the developer would still have the ability to develop as originally approved last August with the 38 townhomes.

Patrick Furr said we received an update on the amount of projects we have proposed. He asked Keri if she knew how many townhouses we have on the books to be built at this point. Keri said she did not have the number for townhomes. Doug said he did not know. Patrick Furr said he thinks it was around 2,500. Keri said the applicant initially had approval for 38 townhomes so essentially you would be adding 16 to the current approved number of townhomes.

Renee Hartis asked Keri on the approved Conditional District, was the applicant going to do the fence. Keri said yes. She said the proposed layout and landscaping is pretty much identical to the approved Conditional District. She said it is a slightly different layout because they are going a bit north and have added a few townhomes.

Chair asked if this was wetland. Keri said there are some wetlands on the site. She said that is why they also have the buffer. She said there is also the jurisdictional stream so that is why that area is left as greenspace and not developed.

Ken Deal said regarding the fence, he asked Keri if the developer would be reducing the buffer by ten (10) feet by adding the fence and was asking for an additional ten (10) feet on top of that. Keri said it would be a deviation of 15 feet based on what the Ordinance would permit. She said it was the same deviation that was approved with the original Conditional District.

Chair asked if there were any further questions. There were none. She asked for the applicant to come forward.

Mr. Scott Swierski came forward and said he is with Edge 5 Realty. He said he owns the property and the reason he chose to ask for this expansion is because he was able to acquire 1512 N. Rocky River Road. He said there is just one (1) home on it now. He said he actually wanted to do this originally but because he did not have that piece of property, he could not put an entrance on that side. He would have had to go further down toward Industrial Way. He said he would then have to cross wetlands. He said Planning Board and City Council had approved this, but he said this is actually a better layout. He said he does not have to cross over the wetlands. He said they can leave the little carve out for a nice house or two. He said it will be a cul-de-sac road with a private entrance.

Mr. Swierski said the reason he is asking for the deviation because of the wetlands and the detention pond. He said if for some reason this was not approved, he would lose townhome 33 through 54. He said he thinks it is a good use of the property. He said it is good for the tax base. He said he has been in real estate for 25 years, and the absorption rate is very high for townhomes. He said the community that was there on the corner sold out in less than 18 months. He said he thinks this will be an enhancement to Monroe. He said Union Power just did a nice upgrade to their facility and this will compliment that facility. He said it fits in better than a couple of old homes on the property.

Margaret Desio asked Mr. Swierski if he had any actual pictures of where these homes have been built before. Mr. Swierski said not really because he looked at some existing designs in the area that some other townhome developers did and mimicked what they were doing. He said he had them designed, and with the help from the Monroe planning department, they wanted to see certain things like the carriage-style doors, a little bit of stone or brick on the front, and fiber cement. He said he agreed to do all of those

things because he wants the townhomes very attractive. He said he does not want to build something vinyl that will not look very good long-term. Ms. Desio said the reason she is asking is that we see renderings and when they actually get built, we wonder if they are the same as the renderings. She said if this particular project has been built anywhere else we would like to see actual pictures.

Chair said she thinks the elevations are ugly and said we see the same thing that comes before us whether it is a house, a townhome, or apartment. She said she would like to see a little more variety and personality.

Mr. Swierski said to the Chair that he respects everything that she is saying, and he said he does not think a black and white does it justice. He said forgive him for not having a color rendering available but he thinks they will be a little nicer than what is on the black and white photo with the stone, architectural-type shingle, etc.

Jennifer Smith asked where the stone would be. Mr. Swierski said it can also be moved around on the buildings as they are being built so every townhome is not exactly alike.

Jennifer Smith asked Mr. Swierski what the price point would be. Mr. Swierski said about \$270,000, starting.

Patrick Furr asked Mr. Swierski if he was going to have interior street lighting. Mr. Swierski said he would think something like that would be controlled by Code so you would have to have some interior lighting. Mr. Furr asked if the landscaping would be irrigated. Mr. Swierski said you may irrigate the entrance but he did not think you would irrigate along the front of the townhomes. Mr. Furr said a lot of places are.

Patrick Furr said what we have been looking at lately has been irrigated with a landscape plan to look at what we are going to see. He asked if this could be brought to us again so that we could see this plan.

Mr. Swierski said he is a little surprised at that because that particular townhouse was approved. He said the layout has changed slightly but it is a better layout than it was before that. Patrick Furr asked when this was approved. Mr. Swierski said August of last year.

Chair said things have changed a lot since then.

Chair asked if there were any other questions. There were none.

Chair asked if there was anyone else who would like to speak in favor of this project. There was no one.

Chair asked if there was anyone who would like to speak in opposition. There was no one.

Chair asked for a motion.

Vice Chair asked Mr. Swierski if he had another 30-60 days would you be able to put together or have somebody draw some renderings for us in color and bring it back to us so that we can get a better idea of what your plan is. He asked Mr. Swierski if that is something you would commit some dollars to. Mr. Swierski said he does have a rendering but he would have to look for it. He said he does not take anything for granted but the townhome plan was approved last year.

Motion: Richard Yercheck made a motion to table this request 30 days to the October 6, 2021 Planning Board Meeting so that Mr. Swierski can come back and present color renderings.

Second: Richard Ali

Action: The motion to table this item passed unanimously with the following votes:

AYES: Mary Ann Rasberry, Richard Yercheck, Richard Ali, Renee Hartis, Jennifer Smith, Patrick Furr, Margaret Desio, Ken Deal and Archie Morgan

NAYS: None

Margaret Desio said the Planning Board looked at an apartment complex in front of Helms Park at the last meeting and it was denied. She said the minutes show that it was approved. She said this is on page 12 of 22 of the minutes. Ashley said the minutes said the Planning Board recommended adoption of the Resolution to Deny the Land Development Plan. She said it was approved as a denial, and then the motion to recommend denial of the amendment was also approved.

Item 5. Zoning Map and Text Amendment request for property located at 1657 Pageland Highway, further identified with parcel ID # 09-158-028, from R-10 (Residential Single-Family) to Conditional District “Ground 40 – Pageland Highway”

Doug Britt, Senior Planner, introduced this item and said tonight he is presenting a Zoning Map and Text Amendment request by Aaron Maye for the property located at 1657 Pageland Highway. He said the applicant is requesting to rezone the property from R-10 (Residential Single-Family) to Conditional District “Ground 40 – Pageland Highway”.

Doug said as stated, the property is zoned R-10 (Residential Single-Family). He said adjoining properties are to the north are zoned GB (General Business) and to the west, south and east are zoned R-20 (Residential Single-Family).

Doug said the applicant has requested a Conditional District in order to utilize an existing single-family home located at 1657 Pageland Highway to house clients of Ground 40 Ministries. He said the existing home is approximately 4,200 square feet.

Doug said the Land Development Plan does indicate this area as Suburban. He said Suburban does allow residential uses at a density of 2 - 4 units per acre. He said they will not be adding additional structures and just using the existing house “as is”.

Doug said the request is consistent with the Land Development Plan and if the Planning Board does choose to recommend approval, the only condition staff would recommend adding is that Ground 40 shall obtain all permits and complete all required renovations prior to the structure being occupied. He said obviously the property was last used for single-family residential and if there are to be more than five (5) people living in the house, they will have to bring it to the commercial building code. He said he is not a commercial building inspector but it would be along the lines of a sprinkler system, etc.

Doug said a representative from Ground 40 is here to answer any questions and he will be able to answer any questions as well.

Margaret Desio asked Doug how much land is there. Doug said a little over 14 acres.

Patrick Furr said before he came on board, they had petitioned for something else along Roosevelt Blvd. behind the Food Lion. He asked what that was regarding. Doug said Ground 40 did two (2) different projects at the same time. He said one (1) was on Dale Street, located behind the Food Lion off W. Franklin Street. He said there was an existing house on the property and a couple of sheds and they asked to add twelve separate small pod units for housing of clients. He said this was approved but they have not gone through with this because of the lack of water and sewer on the site. He said also on Old Charlotte Highway near Open Book Baptist Church, Ground 40 rezoned three (3) contiguous houses for halfway houses to occupy not more than five (5) occupants each. He said if it was less than five (5) occupants it would be deemed residential but more than five (5) occupants is deemed commercial. He said they wanted to do three (3) houses in a row as halfway houses for their clients to transition out of the program. He said this was also approved and those houses are now occupied.

Chair asked Doug what rezoning to commercial standards would entail. She said adding ADA...Doug said this would be part of the building code such as adding a sprinkler system. He said he asked Tom Brown about how many people can occupy a 4,200 square foot house and he said probably around 20 – 23 people at the most. He said this is for commercial living quarters. Chair asked about residential living quarters. Doug said they will be using it for residential purposes but from a building code standpoint since there are more than five (5) people in the building it will be looked as commercial.

Chair asked if there was anyone who would like to speak in favor of this project.

Mr. Aaron Maye came forward and said he was employed by Bobby Taylor to sell the house. He said Ground 40 came and wanted to utilize the house. He said Mr. Taylor bought the house in 1972 and built a big extension to the house. He said Wes from Ground 40 is here. He said Ground 40 already knew that they were going to install a sprinkler system. He said the house is located in the middle of the property with a pond in the back. He said there will not be more buildings built on the property. He said they want to utilize the current house for a second stage of residence. He said Ground 40 has an intake program where people from the Dale Street property come and have a place to stay and motivation to stay in the program. He said after a 60-day program they transition into this house. He said they are planning to get all building permits to bring the house up to commercial standards.

Mr. Wesley Keziah, Executive Director of Ground 40, came forward and said what they do and provide is a place of residence for men who come out of prison, out of addiction and out of homelessness. He said they are not a bunch of 40-year-old bikers. He said they have 18 year old, 19 year old and 20 year old kids who have left high school. He said they are not here to defend criminals; we are here to get men back into a place of position where they can be beneficial to this community. He said we have been pretty successful and a lot of companies hire our men from State Utility, Griffin Motors to the plastic company in Midland. He said the men thrive.

Wes said it has become exhausting. He said they are not just attentive to the men in our program but to the men who don't make it into our program. He said we are requested to do their funerals and administer to their families and there are a lot of questions as to why we could not help their kid or why could not make a bed for them. He said sometimes our hands are tied.

Wes said with this added resource for our ministry we can house up to 20 people. He said they would fluctuate from the age of 18 to about 35. He said there are fathers, sons, who are desperately looking to get back the property on Dale Street and shrink back to what is acceptable for what we have according to the water flow. He said we are on a well there and the price to get sewer was astronomical. He said we are a free program and we are trying to put people back in our community. He said he believes that with this property (on Pageland Highway) it will be a second phase since these men already went through a

rigorous test at the farm. He said the men come for 40 days with no community interaction at all and very limited interaction from the public. He said after they complete that step of the program and they are vetted well, then they will go to this part where we do community service, we take care of the widows and orphans, and we take a lot of pressure off of the elderly because nobody else seems to care. He said we do service and we do it by donation only.

Vice Chair asked Wes if he could walk us through the process for some of our new members.

Wes said right now someone would go six (6) months to their farm. He said it is 100% free. He said after two (2) months of being at the farm, they go out and do community service. He said this trains the men to go back into the work force without overloading them with a lot of stress. He said they go through the process of getting their license back, getting a vehicle, getting their insurance taken care of, providing a way to make a budget, with a lot of accountability added to them. He said we do random drug tests.

Wes said then they go to the transitional houses where we have house leaders who have agreed to do one (1) year or more. He said these are people who have been vetted through our farm and they spend an extra four (4) months at the farm to show us they are committed to the ministry and committed to holding these men accountable. He said for 24 hours a day there will be somebody at these houses and there are cameras at those houses. He said the three (3) houses that they have on Old Charlotte Highway were opposed by a few community members and those members have actually gotten involved since we moved into those houses. He said they started donating to us, helping the ministry on Dale Street that has provided the men that go to these transitional houses. He said the property (at the houses) look good. He said we have a landscaping crew and they look nice.

Wes said after that, the men graduate our program and sign a contract where at any point in time their families can call us and ask for a random drug test, check on somebody, etc. He said we are constantly involved with these men and their families.

Vice Chair asked Wes how he got started. Wes said ten (10) years ago he was getting out of prison. He said he got out of prison by doing a bunch of secular rehab and recovery programs that were part of his judgment plea. He said three (3) months after he was out of prison he relapsed and ended up going back to jail. He said there was a life skills program that was provided in the jail through Eddie Cathey and Safer Communities. He said they did something a little different. He said he was told he didn't have to be the same person he was when he came in because that is what the Bible says. He said he did that program and got out of jail in 2015, started a halfway house and fell on his face. He said after that, he saw that these men needed more counsel, more intentional friendships, etc. He said that is what we provided with the six (6) month program.

Patrick Furr said he lives right down from Ground 40 and he has gone through this process with his brother. He said the only way he survived was because of this type of situation. He said he has to be a devil's advocate here because he has to watch out for the City as well. He asked about the project behind Food Lion. He asked Wes if he could encompass everything he wants in one (1) spot instead of being in many different areas.

Wes said it is going to be about \$150,000 to run water to Dale Street. He said we are a free program and he is not doing this to make a lot of money. Mr. Furr asked Wes if water was just the problem. Wes said there are a lot of different issues. He said they do not own the property on Dale Street. Mr. Furr asked Wes if it was his intention to move the whole project. Wes said he would like to keep the farm where it is at; it is very community local. He said these men are actually coming back to our community either way.

Patrick Furr said this is right across from the Country Club. He said he thinks there is a project going to the Commission (City Council?) that is right around the corner. He said it is going to be a big project before it is all through. He said it is a big 340-acre project. He said your property is in prime real estate whether you own it or whatever the case may be, for development to go in there. He said to Wes that he knows what he (Wes) is doing and that he is thin on money. He asked Wes that even if we could get water and sewer up to you, would that help you. Wes said a little bit but he does not think many people understand. He said he goes to tent cities and all these places. He said he does not just sit at the farm all day. He said with six (6) acres we would be bombarded with the amount of men and it would break that property there. He said having these multiple locations would provide for us places to put these people. He said these people are already here and in our community now.

Chair said she thinks it is a beautiful place and the location and amount of space you have for gardening, the dog run, and the pond, it is just beautiful. She said it is isolated because it is surrounded by trees. She said she didn't even know the house was there.

Aaron Maye said they will be purchasing this property as a Ground 40 organization and it will not be a lease.

Renee Hartis said to Patrick that when they first came before us last year, she had many concerns. She said it was near a church and a school and none of her concerns have proven to happen. She said the pastor at the church she goes to is very supportive of this ministry. She said he is very solidly behind it.

Patrick Furr said to Renee Hartis that he (your pastor) did not have a million dollar home, no offense to Wes. He said you do not want this right beside your house. He also said they are the greatest neighbors that he could ask for. He said they keep the place cleaned up. He said if Monroe kept our Downtown and outlying properties as nice as Wes' guys do, then great. He said he is not in total opposition to this by any means. His point is that he does not want a bunch of satellites all over the place because what happens if Wes decides he is going to do drugs again and walks off.

Chair said she did not think that would happen. She said the other thing is you do not want those new people that are just coming in and still at risk intermingling with the people who are ready for the halfway house and they are placed together. She said they come as a group and are together.

Archie Morgan said he has been familiar with Ground 40 for a number of years now. He said not a week goes by that someone doesn't personally call him and tell me that they (Ground 40) came out and put a fence up for them, put in a wheelchair ramp, whatever. He said he has seen what this program can do for men. He said these men, as Wes said, are already in our community. He said them living beside him or living down the street, they are here now. He said if Covid has taught us anything, the amount of drug abuse has gone through the roof since the pandemic started and continues to be. He said we need people like Wes who runs an exemplary program to help these men rehabilitate themselves. He said to him, the way he explains it where they go from here and there until they graduate the program, they are not mingling with people fresh out of prison. He said Wes is just running a great program and we need it bad in Monroe.

Margaret Desio said she thinks it is a great spot for it.

Aaron Maye said you will have City for neighbors. He said there are wetlands in the back part and it is all commercial. He said we were trying to find a place that made sense and is not besides million dollar homes.

Chair asked Wes how many people he would have. Wes said he is going to try for 20 at that house. Chair asked Wes if he had to do ADA (handicap). Wes said he believes we will have to do some handicap on doors. He said we do not have to do it throughout the house only for the appropriate doors.

Chair asked for a motion.

Motion: Richard Yercheck made a motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance with the condition that Ground 40 gets all the permits that are required and get everything done before everyone moves into the house.

Second: Renee Hartis

Action: The motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance passed unanimously with the following votes:

AYES: Mary Ann Rasberry, Richard Yercheck, Richard Ali, Renee Hartis, Jennifer Smith, Patrick Furr, Margaret Desio, Ken Deal and Archie Morgan

NAYS: None

Motion: Richard Yercheck made a motion to recommend the adoption of the Ordinance amending Section 156.98 - Conditional Districts Established and Section 156.106 - Official Zoning Map.

Second: Renee Hartis

Margaret Desio reminded Chair that we did not ask if there was anyone against this project.

Chair asked if there was anyone else here who would like to speak in favor of this project. There was no one.

Chair asked if there was anyone here who would like to speak in opposition to this project. There was no one.

Action: The motion to recommend adoption of the Ordinance amending Section 156.98 – Conditional Districts Established and Section 156.106 – Official Zoning Map passed with the following votes:

AYES: Mary Ann Rasberry, Richard Yercheck, Richard Ali, Renee Hartis, Jennifer Smith, Patrick Furr, Margaret Desio, Ken Deal and Archie Morgan

NAYS: None

Item 6. Zoning Map and Text Amendment request for property located along W. Highway 74 and further identified with parcel ID #09-298-068-A, from GB (General Business) to Conditional District “Secrest Price Road Site”

Doug Britt, Senior Planner, introduced this item and said this is a Zoning Map and Text Amendment request by Taylor Morrison for the property located along W. Highway 74 near the intersection of Secrest Price Road. He said the applicant is requesting a Conditional District in order to develop a market-rate apartment complex. He said the total area of the project is 24.89 acres. He said it is 11.06 acres of open space.

Doug said the Conditional District rezoning process is a voluntary process or mutually agreed upon conditions by the applicant and the City. He said the Conditional District rezoning is a site-specific rezoning that creates its own requirements.

Doug showed the property in question on a map. He said along W. Highway 74 to the bottom would be Fowler Secrest Road and back behind it to the north would be the Redwood Apartments, which was approved in 2018 or 2019. He said to the west is the skilled nursing facility, Pruitt Health Care. He said across the street is vacant property.

Doug said this property is a remnant of an old Conditional District called "Secrest Place". He said "Secrest Place" was a 2004/2005 Conditional District which was to have a Home Depot, Kohl's, and Dick's. He said Pruitt Health Care was part of that Conditional District and Redwood was also a part. He said the subject property is the last remaining remnant of that Conditional District that was done back in 2004/2005.

Doug said to the east of the property is GB (General Business) and to the south across Highway 74 is GB as well. He said he provided the Board with a larger size site plan and elevations.

Doug said the applicant is proposing a Conditional District in order to develop a 156-unit multi-family one-story apartment complex. He said the project is comprised of 92 two (2)-bedroom units and 64 one (1)-bedroom units. He said the overall density of the project is 6.27 units per acre.

Doug said there will be access off Highway 74. He said there are no streets in the development. He said they are drive aisles, like those at Food Lion or Harris Teeter. He said there are covered garages that provide for some of the clients.

Doug said the open space required for the project requires at least 50% but as part of the Conditional District, the applicant has requested a deviation. He said 50% of the project will be 12.29 acres and the applicant is requesting to provide 11.06 acres which is 45%.

Doug said the applicant is providing an amenity package that includes a pavilion/shelter with benches, picnic tables, workout room, gathering room, pool and dog park.

Doug said the Ordinance requires that multi-family projects provide a 50-foot buffer in order to screen the project from adjoining land uses. He said the project does have a 50-foot buffer that encompasses the whole entire site. Additionally, he said the applicant has provided landscaping trees throughout the site which is required for the parking lot. He said it is a glorified parking lot now that is going to have apartments and garages within it.

Doug said there is a stream located on the site and the applicant has provided a 50-foot buffer that is required per the Ordinance.

Doug said the applicant will be required to provide stormwater management for treating stormwater runoff for the project based on water quantity and quality and that will be done at the building permit stage if the project is approved by City Council.

Doug said the Ordinance requires one (1) parking space per bedroom plus ½ space per unit which would equate to 326 parking spaces. He said the applicant is providing 274 surface parking spaces and 52 garage spaces for a total of 326.

Doug said as far as transportation, there is a right-in, right-out off Highway 74. He said you cannot turn left onto Highway 74 because of the median. He said in the back of the property is the Redwood project. He said Redwood was denied by Council the first time and then was reconsidered by Council. He said Redwood has an access easement through the subject property that will allow two-way traffic to navigate between W. Highway 74 and the Redwood project. He said neither the proposed project nor the Redwood project would be able to travel east on Secrest Price Road beyond the roundabout located at the entrance of the Redwood project. He said when residents want to leave the apartment site; they can only leave by going out onto Highway 74. He said residents can go into the apartment site by going on Fowler Secrest Road and turn onto Secrest Price Road.

Archie Morgan asked Doug if the apartment residents, plus Redwood residents, will all be trying to get out onto Highway 74. Doug said yes, that is the only way they can get out. Mr. Morgan asked how many parking spaces are in this project. Doug said 326. Mr. Morgan said that is a lot of vehicles.

Discussion was held on getting in and out of this project.

Doug said a Traffic Impact Analysis (TIA) was not required for this project based on the number of units and the projected trip generation. He said a TIA was not required by the City Engineering Department as well.

Chair asked Doug if there will be a decel lane. Doug said yes. Chair asked about stacking. Doug said with a right decel lane there is nothing that is backing traffic up so you do not typically have a lot of stacking.

Archie Morgan asked Doug why a TIA was not required. Doug said that decision is made by the State Department of Transportation. He said based on the number of units, it was not required. He said a traffic study is only required to mitigate the impact they will have off the project. He said this project only has access off Highway 74 and there is not a median where they can turn left. He said the only access they have is on Highway 74 so they will only be able to turn right-in and right-out.

Doug said there was a traffic study done on the Riverstone project and it had off-site improvements required based on the number of trips they were generating.

Margaret Desio asked Doug if there was any possible future expansion of Highway 74. Doug said yes, it is supposed to be expanded to three (3) lanes on both sides. He said he could not say when this would happen.

Richard Ali said it might be a State policy not to do a traffic study on this project which is not large enough to qualify for one, but he cannot think of any better example of a project this size that needs a traffic impact study. He said this seems like a nightmare waiting to happen. Doug said it is not the cumulative effect on all the traffic in the area, the traffic study is done to mitigate the impact these 156 units will have on the area.

Doug said the developer will provide an eight (8)-foot sidewalks along Highway 74.

Doug said the project falls within the Porter Ridge Elementary School, Piedmont Middle School and Piedmont High School attendance areas.

Archie Morgan said that Piedmont Middle School is not accepting transfers. Doug said it is not a transfer if you move into the Piedmont area. He said that transfer refers to the programs they offer. He said if

Piedmont Middle offers a program that your child would like to attend, your child would not be able to transfer to Piedmont Middle. He said if you move from out-of-state or another part of the county to the Piedmont area, you will be able to go to the school. Vice Chair said if they cap capacity, your child would have to attend Sun Valley.

Doug said for elevations, the developer is proposing exterior building materials to include fiber cement, stone and/or brick. He said at least 25% of the front elevation shall consist of brick or stone. He said vinyl will only be used for eaves, soffits and windows. He said the minimum square footage of the units will be as follows:

One (1)-bedroom unit	742 heated square feet
Two (2)-bedroom unit	1,052 heated square feet

Doug showed elevations of the units.

Doug said the project does fall in the Community Corridor of the Land Use Plan for the City of Monroe. He said the Community Corridor allows density up to 4 - 10 units per acre. He said it promotes commercial, multi-family residential, and high-density residential along Highway 74. He said this project is consistent with the Land Development Plan at 6.27 units per acre.

Doug said the applicant held a neighborhood meeting on July 26, 2021 via zoom. He said there was no one in attendance at that meeting.

Doug said as always, we will notify the adjoining property owners, as well as post a sign, at least ten (10) days prior to the City Council meeting.

Doug said staff does recommend approval of the project and he will be glad to answer any questions. He said the applicant is here to make a presentation as well.

Chair asked if there were any questions for Doug.

Patrick Furr asked Doug when Redwood was approved. Doug said 2018. Mr. Furr asked if they have started yet. Doug said they have and it would be 119 units. Mr. Furr said they will be coming out the same road. Doug said yes, it is the only way for them to come out.

Archie Morgan asked how many parking spaces were there between the two (2) developments. Doug said it would be one parking space per bedroom plus ½ space per unit. He said Redwood has all single-car garages with their units. He said Redwood looks like a residential house. He said they are attached but each house or unit has a garage and driveway but they are still apartments.

Jennifer Smith asked if Redwood was in the same school district as this project. Doug said yes.

Chair asked the applicant to come forward and speak in favor of this project.

Ms. Brittany Lins with the law firm of Alexander Ricks came forward and said Mr. Britt did a great job of running you through the site orientation. She said she would try to be brief with your time. She said with her tonight are Megan Ledbetter representing Taylor Morrison and Matt Mandle of ESP Associates. She said we are all here to answer your questions.

Ms. Lins said that Mr. Britt oriented you to the site already off Highway 74 and Secrest Price Road on the eastern side. She showed the developmental plan of the site which is no longer relevant but would have had over 600,000 square feet of retail, which is a significant traffic contributor. She said what we are proposing is significantly less traffic than what was originally approved.

Ms. Lins said the area plan is supportive of residential use. She said the area plan recommends between 4 – 10 units per acre and we are within that range. She said this will be a residential community of one (1)-story units, sort of like cottages. She said there will be some duplexes and some single home-style cottages. She said there will be 156 units which is about 6.27 units per acre. She said this is in-between that 4 – 10 unit range that is recommended for the area plan. She said we also are programming amenity areas and over 11 acres of open space. She said the amenities include a pool, dog park, etc. She said she has pictures to show of these.

Ms. Lins showed an aerial map of the site. She said it was already discussed how Secrest Price Road interacts with this site and how there is the access easement for the Redwood development to the north to access Highway 74 so that these two (2) developments interact with each other.

Ms. Lins showed the elevations that Mr. Britt previously presented just to reiterate that we are showing that at least 25% of the front elevation will have brick or stone. She said we are not including any vinyl as a building material except for soffits, windows, and eaves. She said one (1)-bedroom units are 742 square feet of heated space and two (2)-bedroom units are 1,052 square feet of heated spaced. She said she would be happy to answer any questions about the elevations.

Ms. Lins presented some of the example renderings of some of the other projects that Taylor Morrison has done with this concept in mind. She turned this presentation over to Megan who will talk about the broader vision of how this community interacts.

Ms. Megan Ledbetter with Taylor Morrison came forward and said she runs their Christopher Todd Communities brand which we are rolling out in the Charlotte market. She said they are currently in Arizona, which is home base for Taylor Morrison and Christopher Todd Communities, Texas, and these are the renderings that are most representative of what we will be doing in the Carolinas. She said Arizona vernacular, as it relates to architecture, probably is not something that she visually would want to see in Charlotte. She said she will not be providing those to you this evening. She said we are also in Florida and expanding through all of Taylor Morrison's flagship markets.

Ms. Ledbetter presented a rendering of what they call a Ramada Pool, which is kind of a zero entry pool. She said we have our workout facility, yoga room, community-gathering space, leasing office located where you enter into the site off the roundabout. She said throughout our communities we have green spaces vista opportunities with landscaping that is irrigated, professionally managed through our property management team, Greystar, which is a national company. She said you will see that integrated in our site plan through the walkway trails. She presented a vista view of the Texas Amenity Gathering Space that will be similar to this project. She said parking is at 45-degree angles. She said every one of their units has a dedicated backyard, so not only are they single rental units, but everyone gets a backyard with a doggie door depending on where it is placed on site, whether it is a one (1)-bedroom or two (2)-bedroom unit, depending on how large the backyard is. She said it is all professionally managed.

Ms. Ledbetter presented a bird's eye view of a community that is currently under construction in the Dallas market. She said this is the most representative option that we have available this evening. She also presented interior unit floor plans and how they lay out. She said there are ten (10) foot ceilings,

granite countertops, LVT flooring as it relates to what the community feels like. She said it is very open and spacious for our renters.

Ms. Ledbetter said as it relates to her demographic base, 45% of our residents are boomers, so they are not traveling during the peak hour times. She said if you would like to go over our travel analysis, they would be happy to do that. She said they are not traveling at that a.m. or p.m. peak hour.

Ms. Ledbetter said 55% of our residents are the young, millennial population. She said they are the young professionals that want a one (1)-bedroom unit but they are tired of renting a vertical apartment with neighbors above and below. She said they still want to have a sense of community, a safe place to live, they want to have their own yard and they are not quite ready for home ownership.

Ms. Ledbetter said we have a 5% outlier which is typically single women. She said our communities are not geared to families with children, based on the size and our rent roll. She said the majority of our communities do not have children. She said we don't have the amenities, we don't provide playgrounds, it is more of an adult living opportunity.

Richard Ali said to Ms. Ledbetter that he did not understand what she said about the demographics. He asked why is it that your targeted demographic does not travel during those hours. Ms. Ledbetter said the boomer demographic, retirees, typically do not leave their home at the 7:00 am to 9:00 am peak to travel to work and they are not traveling home in that 4:00 pm to 6:00 pm peak. She said based on ITE traffic generation standards.

Renee Hartis asked Ms. Ledbetter why is the commercial component not being done. She asked why did it get changed from commercial. Ms. Ledbetter said we would be happy to talk about the Kimley-Horn study with you.

Vice Chair asked Ms. Ledbetter what the price point would be. Ms. Ledbetter said for the one (1)-bedroom unit it is \$1,300 and \$1,650 for the two (2)-bedroom units.

Patrick Furr asked if he heard that there will be a yoga room. Ms. Ledbetter said yes.

Ms. Ledbetter said to address the question about commercial, this site was 600,000 square feet of retail. She said this brings a lot of trips to the site. She said it connects back to the surrounding neighborhood, Woodland Creek is a Taylor Morrison community. She said when this site was approved, it was a Conditional District with specific conditions for this commercial development. She said what happened was it never occurred. She said the site plan expires after five (5) years. She said your zoning is vested from a CD perspective. She said the property owner listed the property for sale and then Pruitt Health decided to bring a CD district in for just a small portion of the property. She said then Redwood came in and did their own CD district. She said what was left is the remnant piece. She said as part of that Redwood condition in terms of access, it makes it somewhat difficult to design a site here based on providing that easement.

Jennifer Smith said to Ms. Ledbetter that there were no provisions for families with children. She asked if it would be advertised that way. Ms. Ledbetter said yes, active adult living.

Archie Morgan asked to see the picture of the development with the sidewalk down the middle. He said it looked like a military base to him. Ms. Ledbetter explained the development layout in more detail. Mr. Morgan asked for the dimensions of the backyard.

Ms. Skylar White of ESP Associates came forward and said the backyards are ten (10) feet in depth and the width is based on the actual building width so it would vary between products. She said you would have at least ten (10) feet. She said this includes a patio for a grill and it is fenced in. She said the linear park is about 20 feet in width.

Margaret Desio asked where was the parking. Vice Chair said parking was at 45 degrees.

Ms. Ledbetter said every amenity package they do is the same for all areas. She showed the pool, yoga room, leasing center, etc.

Discussion was held on the layout of the development. Ms. Ledbetter showed pictures. Archie Morgan asked if you could park in front of your unit. Ms. Ledbetter said it depends on where your unit is.

Jennifer Smith asked if the streets were privately maintained. Ms. Ledbetter said yes. Ms. Smith asked who would keep up the streets. Ms. Ledbetter said there is a property management company that manages our facilities for us. She said it is Greystar, a national property management firm.

Archie Morgan asked Ms. Ledbetter to address the right-in, right-out access. He said it seems like it will be very congestive. Ms. Ledbetter went over the NCDOT public map and study performed by Kimley-Horn in detail. She said for NCDOT, the threshold for a full-blown TIA is 3,000 trips per day. She said for this site, based on our daily totality of trips, is 877 trips per day based on our development. She said senior housing, which is 45% of our target, has a much less trip generation than even single-family dwelling units.

Chair said if this project is not approved, she asked how Redwood would get in and out. Ms. Ledbetter said right now this is private property but the people in Redwood already use this property to get to Highway 74. She said we are working with Redwood and if we get approval, they will dedicate a new easement agreement with a construction and maintenance agreement to make sure that the easement is maintained and built to a standard that the road would last and it will service both communities.

Discussion was held on access for both Redwood and this development.

Vice Chair said we are trying to have less density, fewer rentals and more owners in the City. He said if we do not approve this project, would it be landlocked. Doug said the property will not be single-family residential because it is in the Community Corridor and staff would not support it. Vice Chair asked who would maintain the road going out if this project is not approved. Doug said it is not a road and it would not be maintained by anybody.

Archie Morgan asked if these units would be seen on Highway 74. Ms. Ledbetter said yes, but there is a 50-foot buffer. She said you will see some of the units but not all of them.

Ms. Ledbetter said we would not be impacting your schools and be a less traffic generator than a vertical apartment complex. She said we will be worth \$55,000,000 so that would be added to City of Monroe ad valorem taxes.

Jennifer Smith said once all the units are built but you pull out, then who is responsible for the road. Ms. Ledbetter said we would continue to own the project. She said if Taylor Morrison ever decided to sell the asset, the Christopher Todd Communities brand is required to stay with that asset in perpetuity to make sure that it is maintained to our standards. She said we will always have a professional property management team.

Vice Chair asked Ms. Ledbetter, when you acquired this property, had it been looked at a for sale or purchase property. Ms. Ledbetter said we did not. She said we currently, full disclosure, have it under contract. She said we haven't closed on the property. She said it is contingent on zoning. She said a for sale product they would not want it adjacent to Highway 74. She said it is not where we would want our for sale product. She said it is where we would put our rental product based on what those demographics looked like.

Chair asked if anyone else would like to speak in favor of this request. There was no one.

Chair asked if there was anyone who would like to speak in opposition.

Mr. David Dotson came forward and said he lives 600 yards from Fowler Secrest Road on Fox Hunt Drive. He said if that product is on Highway 74 and it is not good enough for a for sale product, why are we putting this here just because we are in Monroe. He said if you don't think you can make money off of residences there, and he lives in a residence 600 yards from there, why are they putting this in Monroe. He said it is not good enough land to put a house on, yet they are going to put rows and rows of apartments, 600 yards from his home. He said he is offended.

Mr. Dotson said the road itself is .31 miles long. He said it is used as a cut-thru for Highway 74. He said currently there are 114 residences on Secrest Price Road with 119 apartments being built. He said that would be added together. He said if this Secrest Price development is built, adding 156 townhomes, there would be a total of 383 residences attached to a .31 mile road.

Mr. Dotson said he loves Monroe. He said he has lived here for over a decade. He said he loves his community. He said his runoffs (copies) are not as good as what they have shown up here. He said he wanted to show you that none of these developments are an island. He said what you see looks like an island. He showed the Board some drawings or pictures he had of this area showing current developments and proposed developments.

Mr. Dotson said this is not Florida or Texas or Arizona. He said they may have 45% of boomers living there in this kind of community, but he said he does not think you can legally say what age a person has to be to rent your property. He said they cannot tell you it is going to be 45%.

Mr. Dotson provided a document from the North Carolina Flood Risk Information System that is maintained by the State of North Carolina. He said the document showed the flood plain for Stewart's Creek. He said the document showed the proposed development you are looking at and above that are the apartments being built. He said the current proposal has two (2) wetlands marked on their property. He said it drains into Stewart's Creek. He said on the .31 mile, there will be 382 residences dumping into this [Stewart's Creek?]. He said this system doesn't take into account what is being built or what is going to be built. He showed that there is a 95% probability that it is going to flood according to that same system. He said there is water running through the front of Fox Hunt Estates.

Mr. Dotson showed the area where the developers expect people to go up to and make a U-turn to come back to their 25-foot long deceleration lane. He said he has a traffic study. He said his traffic study was done by the City of Monroe and was done on 4-26 to 5-1 and was over a 120 hour study. He said on average, there are 124 cars going through the counters every hour, 24 hours a day. He said we are putting stress on our already existing neighborhoods.

Mr. Dotson read the Mission Statement for the Planning Department for Monroe, NC. He said the first part says, "To build lasting, quality communities". He said he is part of your lasting, quality community. He said he is a public servant, a veteran, and he lives in that community. He said it is not an island.

Chair asked if there was anyone else who would like to speak against this project.

Mr. Bob Yanascek of 513 Everette Street came forward and said the agenda on this item wasn't released until Tuesday morning. He said Mr. Dotson didn't know you guys were having this. He said he wanted to know why these meetings have such a short notice, especially something that is vitally important as to expect someone who is extremely busy with daycare, etc., to drop everything to come to the meeting with one (1) day's notice. He said he was concerned with that and because no one showed up that could be a reason why. He said they did a little survey of the neighbors and most of them did not receive a notice from the developer. He said he knows that there is a minimum requirement of 150 feet, but it seems that there were not a whole lot of people that even knew about the Zoom meeting. He said hopefully in the future we can try to get the notices before the agenda a little bit faster than the day before.

Ms. Ledbetter asked the Chair if the Board would offer a rebuttal time. Chair said no.

Chair asked if there was a motion.

Motion: Richard Ali made a motion to recommend adoption of the Resolution Denying the Land Development Plan Compliance.

Second: Archie Morgan

Action: The motion to recommend adoption of the Resolution Denying the Land Development Plan Compliance passed with the following votes

AYES: MaryAnn Rasberry, Richard Yercheck, Richard Ali, Renee Hartis, Jennifer Smith, Patrick Furr, Margaret Desio, Ken Deal and Archie Morgan

NAYS: None

Motion: Richard Ali made a motion to recommend denial of the Zoning Map Amendment.

Second: Jennifer Smith

Action: The motion to recommend denial of the Zoning Map Amendment passed with the following votes:

AYES: MaryAnn Rasberry, Richard Yercheck, Richard Ali, Renee Hartis, Jennifer Smith, Patrick Furr, Margaret Desio, Ken Deal and Archie Morgan

NAYS: None

Item 7. **Chair and Vice Chair Appointments**

Chair asked for recommendations for Chair and Vice Chair appointments:

1. Margaret Desio recommended Jennifer Smith as Chair.
2. Renee Hartis recommended Richard Yercheck as Chair and Jennifer Smith as Vice Chair.
3. Richard Ali recommended Patrick Furr as Vice Chair.
4. Jennifer Smith recommended Margaret Desio as Vice Chair.

Chair said when she spoke to Marion Holloway he said that he felt that we would send two (2) names forward for the position and then the Citizens Appointment Committee would work on it from there. She said the new officers will start in January. Ashley said the Citizens Appointment Committee meets in September and they will make a recommendation to City Council in October. She said it would be effective January 2022.

In summary, the following members were recommended:

Chair

Jennifer Smith
Richard Yercheck

Vice Chair

Jennifer Smith
Patrick Furr
Margaret Desio

These recommendations will be forwarded to the Citizen's Appointment Committee.

Item 8. **Other**

There was no other business.

Item 9. **Next Meeting – October 6, 2021**

Item 10. **Adjournment**

Chair said if there were no further questions, she would entertain a motion at this time to adjourn.

Motion: Richard Ali made a motion to adjourn the meeting.

Second: Archie Morgan

Action: The motion to adjourn passed unanimously with the following votes:

AYES: **Mary Ann Rasberry, Richard Yercheck, Renee Hartis,
Jennifer Smith, Patrick Furr, Margaret Desio, Ken Deal, Archie
Morgan, and Richard Ali**

NAYS: **None**

The meeting was adjourned at 8:12 p.m.

Respectfully Submitted,

MaryAnn Rasberry, Chair
Planning Board

Maryann Brown
Secretary to the Board

ATTENDANCE LIST

Planning Board Meeting of September 1, 2021

Name: Wesley Keziah
 Agent For: Ground 40
 Address: 303 Dale Street
 City & State: Monroe NC
 Zip Code: 28112

Name: Michael Metelksi
 Agent For: Fieldstone HCA
 Address: 2024 Stony Point Cir
 City & State: Monroe NC
 Zip Code: 28112

Name: Megan Ledbetter
 Agent For: J Taylor Morrison
 Address: 1120 N. Community House
 City & State: Charlotte, NC
 Zip Code: 28211

Name: William Dotson
 Agent For: Fox Hunt DR
 Address: Monroe
 City & State: Monroe
 Zip Code: 28110

Name: Mike & Cynthia Fleun
 Agent For: =
 Address: 1121 Myrtle Rd
 City & State: Monroe NC
 Zip Code: 28112

Name: Not Mandie (FSP ASSOCIATES)
 Agent For: James Jackson
 Address: 3475 Lakemont Blvd
 City & State: Fort Mill SC
 Zip Code: 29709

Name: _____
 Agent For: _____
 Address: _____
 City & State: _____
 Zip Code: _____

Name: _____
 Agent For: _____
 Address: _____
 City & State: _____
 Zip Code: _____

Name: _____
 Agent For: _____
 Address: _____
 City & State: _____
 Zip Code: _____

Name: Aaron T Maye
 Agent For: Ground 40
 Address: 210 Shafford St East
 City & State: Monroe NC 28110
 Zip Code: 28110

Name: SCOTT SWIGGILL'S
 Agent For: GOREG SINGH
 Address: 1709 7th St
 City & State: CHAR NC
 Zip Code: 28271

Name: BOB YANAGISAWA
 Agent For: _____
 Address: 513 E. R. R. 91
 City & State: Monroe NC
 Zip Code: 28112

Name: Skyler White
 Agent For: ESP ASSOCIATES
 Address: 3475 Lakemont Blvd.
 City & State: Fort Mill, SC
 Zip Code: _____

Name: Emily Long
 Agent For: ESP ASSOCIATES
 Address: 3475 Lakemont Blvd.
 City & State: Fort Mill, SC
 Zip Code: _____

Name: Brittany Lins
 Agent For: Alexander Ricks (Taylor Morrison)
 Address: 1420 E. 7th Street
 City & State: Charlotte NC 28209
 Zip Code: _____

Name: _____
 Agent For: _____
 Address: _____
 City & State: _____
 Zip Code: _____

Name: _____
 Agent For: _____
 Address: _____
 City & State: _____
 Zip Code: _____

Name: _____
 Agent For: _____
 Address: _____
 City & State: _____
 Zip Code: _____



STAFF REPORT

TO: Planning Board Members

DATE: October 6, 2021

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Map Amendment request for Conditional District “Jonhaven Townhomes- Amendment 1” (Parcel ID #'s: 09-342-117, 09-342-117A, and 09-342-117D) *Tabled at the September 1st meeting*

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning text and map amendment for the properties located along N. Rocky River Road further identified with parcel ID numbers 09-342-117, 09-342-117A, and 09-342-117D from Conditional District (CD) “Jonhaven Townhomes and R-20 (Residential-Single Family) to Conditional District (CD) “Jonhaven Townhomes- Amendment 1” and R-20 (Residential-Single Family).

Planning Board tabled this request at the September 1, 2021 meeting in order to allow the applicant time to submit rendered elevations of the proposed townhomes.

REVIEW

The applicant, Scott Swierski on behalf of Edge 5 Realty, Inc., is requesting a conditional district rezoning in order to develop 54 townhomes and rezone a portion of parcel 09-342-117 back to R-20. The total area of the project is 18.51 acres. The total area encompassing the townhomes is 16.62 acres; the remaining 1.89 acres is requested to be rezoned back to R-20. The total amount of common open space is 11.96 acres or 72% of the site. The density of this project is 3.24 units per acre. The open space and density calculations do not include the 1.89 acres set aside to be rezoned to R-20.

The original conditional district, Jonhaven Townhomes, was approved in August 2020. It included two parcels totaling 13.39 acres with an overall density of 2.84 units per acre and 7.49 acres or 56% open space.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Single Family Residential	R-20 (Residential)
East	Colonial Village Subdivision	R-10SU (Special Use District for Residential)
South	Single Family Residential	R-20 (Residential, City)
West	Industrial/Commercial	GI (General Industrial)

Proposal

The applicant, Scott Swierski on behalf of Edge 5 Realty, Inc., is requesting a conditional district rezoning in order to develop 54 townhomes with 11.96 acres of open space as well as rezone a portion of parcel 09-342-117 back to R-20.

REQUIREMENTS

Density & Dimensional Standards

The density of the proposed project is 3.24 units per acre. The minimum lot size for the townhomes is 2,280 sqft. The data below is simply to provide the board with information to compare the proposed density to what is allowed by the zoning ordinance in other residential districts in Monroe.

Zoning District	Maximum Allowable Density
R-MF	6 units per acre
R-10	4 units per acre
R-20	2 units per acre

The proposed minimum setbacks are as follows:

Front: 15 feet

Exterior Side: 5 feet

Interior Side: 0 feet

Rear: 10 feet

The ordinance requires multi-family projects to provide a fifty-foot landscaping buffer around the perimeter of the property. The applicant is proposing a fifty-foot buffer along the northern, southern, and western property line and a twenty-five-foot buffer along the eastern property line. The applicant is proposing to install a wooden fence along the eastern property line. The ordinance does allow a 10-foot reduction in the required buffer if a fence is installed, making the required buffer along this property line 40-feet. The applicant is requesting a deviation of 15-feet as part of this rezoning.

Landscaping

Street trees will be provided at a rate of one (1) per fifty (50)-feet. Each set of units will also have two (2) trees outside of the right-of-way. Landscaping will be provided in the perimeter buffer of the site.

Open Space

The project is required to provide at least 50% open space which would equal 8.31 acres. The total area of open space provided is 11.96 acres or 72%. The open space includes recreation areas with playgrounds and two fenced dog parks.

Elevations

The developer is proposing the townhomes will be a minimum of 1,974 heated square feet. The proposed exterior building materials will include fiber cement with a minimum of 25% brick or stone on the front façade. Vinyl will be utilized for trim work only.

Parking

The townhomes will have two (2) car garages. All front load garages will have carriage style trim and/or hardware that mimics carriage style doors. Driveways will be paved with concrete or asphalt and be able to accommodate at least two (2) vehicles.

Sidewalk

A five-foot (5') wide sidewalk will be provided along both sides of the interior roads throughout the development. An Eight-foot (8') wide sidewalk will be provided along N. Rocky River Road.

Stormwater

The applicant will be required to provide stormwater management to treat the stormwater runoff for the project. The stormwater will be evaluated and reviewed, if the project is approved by City Council, at the building permit stage of the process. The location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and actual site discharge points. At the time of site plan submittal, site will meet stormwater management requirements in accordance with Chapter 159 Stormwater Management Ordinance of the Monroe Code of Ordinances.

Stream Buffer

All blue line streams on the site have been provided with a 50' buffer on both sides as required by the ordinance.

Schools

The following is the information provided by Don Ogram with the school system:

“Jonhaven will be located within the following school attendance areas for the 2021-2022 school year:

Rocky River Elementary	Currently at 77% rated capacity
Monroe Middle	Currently at 91% rated capacity
Monroe High	Currently at 71% rated capacity

PLEASE NOTE: Although the above schools are the current assignments for this area, the Union County Public Schools Board of Education has the obligation and reserves the right to modify assignments in order to optimize facility utilization and efficiency.

The proposed development is not expected to adversely affect school enrollment versus capacity.”

Transportation

Due to the number of proposed lots, the North Carolina Department of Transportation did not require a Traffic Impact Analysis (TIA) for this project; the City’s Engineering Department did not require a TIA for this project either. With that said, the development will have one (1) full access entrance; a left turn lane will be constructed on N. Rocky River Road to access this development.

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this area is Suburban. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Strategic connections to the off-street multi-use trail network are preferred and open space should be preserved in both active and passive forms within neighborhoods. The density for suburban residential is 2-4 units per acre.

The proposed project is consistent with the Future Land Use Plan. Staff believes this use is a reasonable use for the property as it is along a major thoroughfare and provides a transition from industrial uses to single-family uses.

PUBLIC NOTIFICATION

The applicant held a neighborhood meeting on site on August 23, 2021. There were no attendees at this meeting.

A rezoning notification sign will be posted 10 days prior to the public hearing.

An official rezoning notification letter will be sent to the adjacent property owners located within at least 150 feet, 10 days prior to the public hearing.

At the September 1, 2021 regular Planning Board meeting, Planning Board tabled this item to the October 6, 2021 regular Planning Board meeting to allow the applicant time to prepare rendered elevations of the proposed townhomes. The applicant has prepared those elevations and they are included in this packet for consideration.

RECOMMENDATION

Staff recommends approval of Conditional District “Jonhaven Townhomes- Amendment 1” and the rezone of 1.89 acres back to R-20.

Planning Board will need to take action on the following items:

- 1. Motion to recommend adoption of Resolution Approving/Denying Land Development Compliance;*

If the Resolution of Land Development Plan Compliance is recommended for approval, the Planning Board will also need to make the following motion:

- 1. Motion to recommend adoption of the Ordinance amending section 156.98- Conditional Districts Established and section 156.106- Official Zoning Map.*

If the Resolution of Land Development Plan Compliance is recommended for denial, the Planning Board will also need to make the following motions:

- 1. Motion to recommend denial of the zoning map amendment*

Attachments:

1. Ortho Map
2. Zoning Map
3. Site Plan
4. Rendered Elevations
5. FLUM Map
6. FLUM Description
7. Approval Resolution
8. Denial Resolution
9. Ordinance 156.106
10. Ordinance 156.98

Ortho Map

CD "Jonhaven Townhomes - Amend .1"

Legend

-  Centerlines
-  Parcels

Existing: CD "Jonhaven Townhomes" & R-20

Owner: Edge 5 Realty, Inc.

Acres: 18.51



0 200 400
 Feet



Zoning Map

CD "Jonhaven Townhomes - Amend .1"

Legend

Centerlines

Parcels

Zoning Districts

Code

R-20

R-10SU

G-I

GB

CD

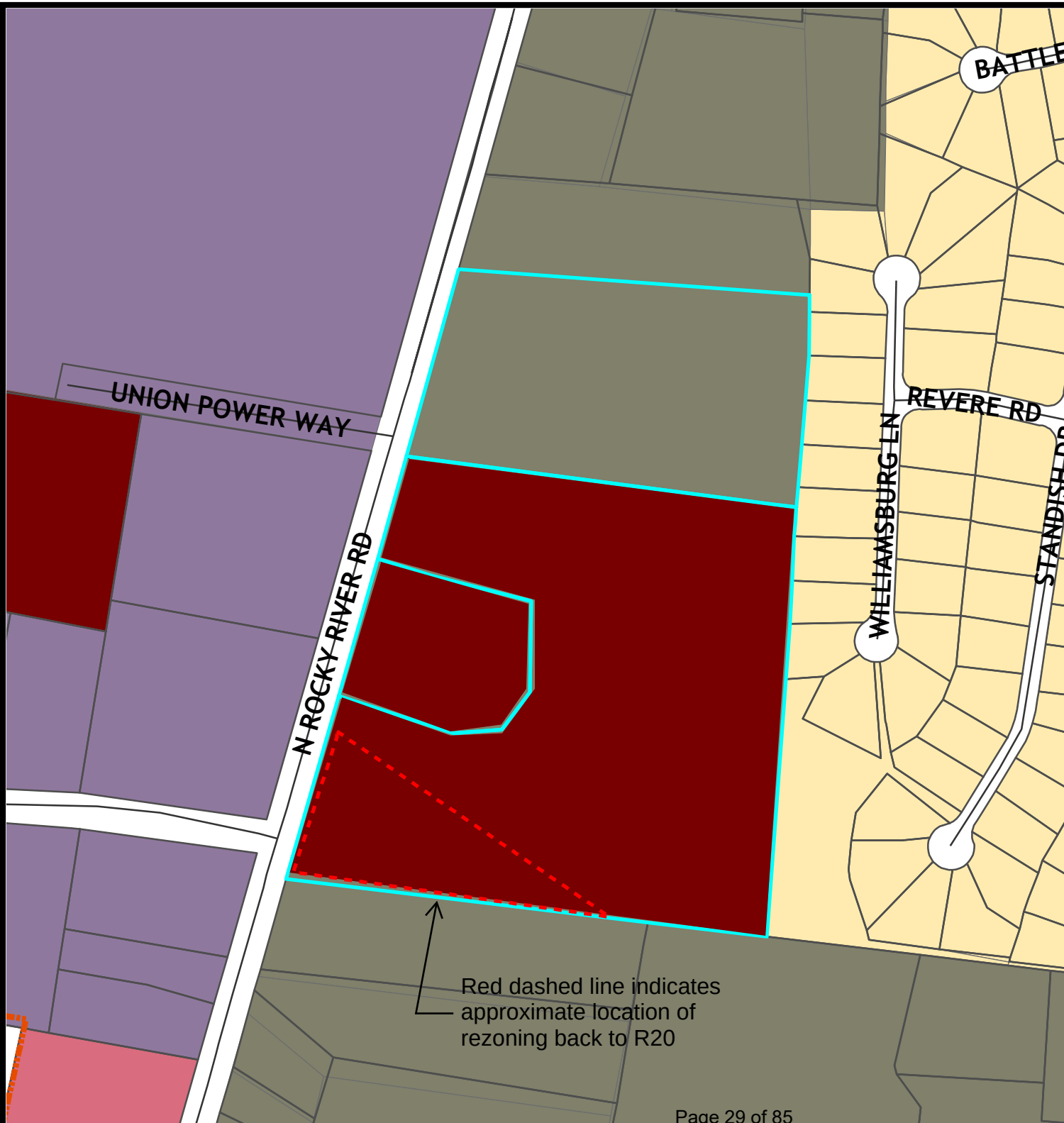
Existing: CD "Jonhaven
Townhomes" & R-20

Owner: Edge 5 Realty, Inc.

Acres: 18.51



0 200 400
Feet



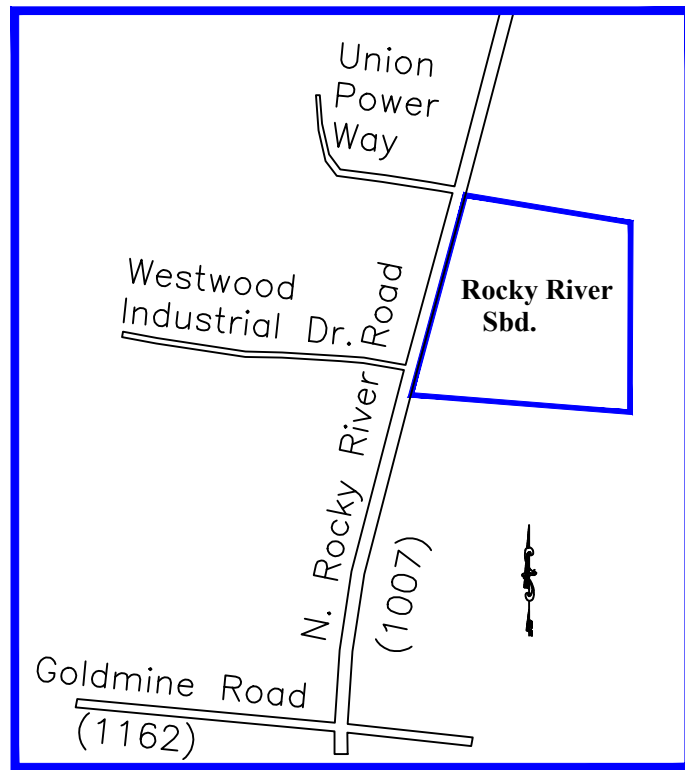
Red dashed line indicates
approximate location of
rezoning back to R20

JONHAVEN SUBDIVISION

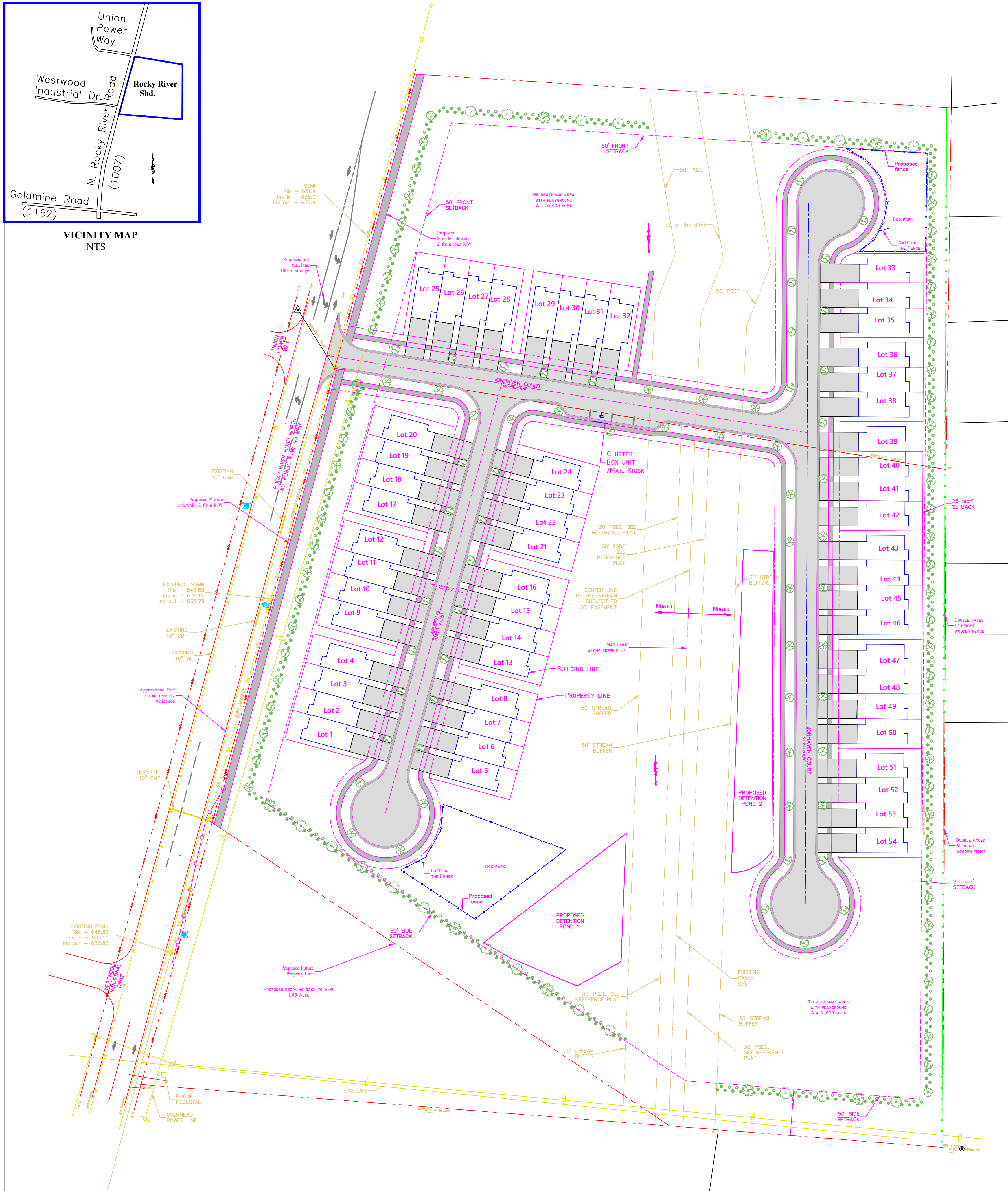
North Rocky River Road

MONROE | UNION COUNTY | NORTH CAROLINA





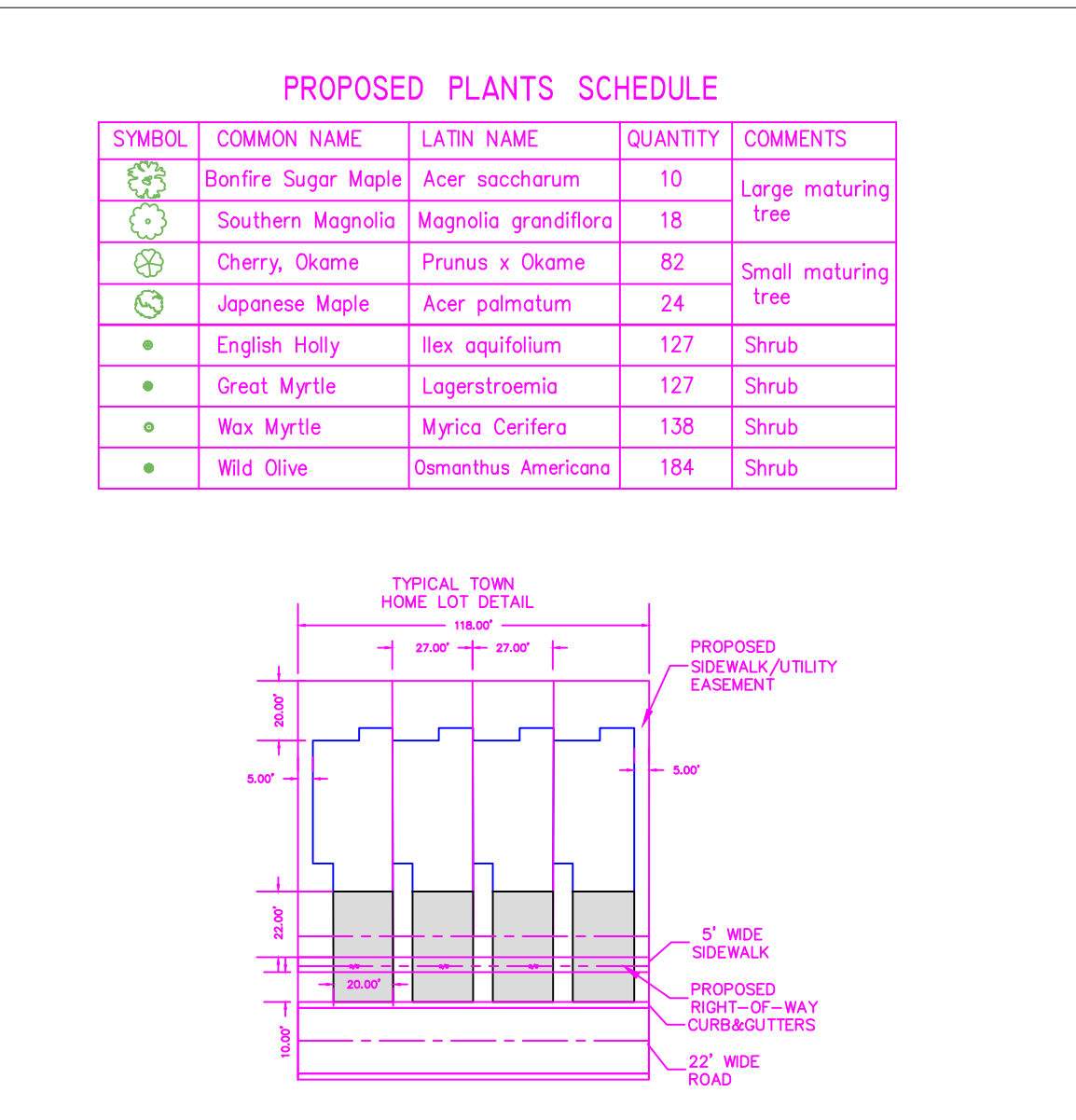
VICINITY MAP
NTS



SITE AND DEVELOPMENT DATA

1. Along Rocky River Road North front setback – 50' Northern side setback – 50' Rear setback – 25' (concrete flume is 4' wide, 21' is enough to plant trees and shrubs) Southern side setback – 50' (landscaping will be provided between gas line and property line)
2. Development consists of 14 buildings (54 units). Total impervious area (buildings, roads, sidewalks – 4.66 Acres = 28% of total 16.62. Acres. Open space is 72% including 1.81 Acre of Recreational area and two Dog parks. It doesn't include possible future separated parcel of 1.89 Acres.
3. 50' buffer along the stream is shown..
4. Each townhome unit utilizes rollout carts.
5. Size of lots are:

Minimum interior lot size	2,280 sqft/0.05 Acres
Minimum exterior lot size	2,690 sqft/0.06 Acres
9. Exterior materials will be fiber cement, the front façade of each unit shall contain a minimum of 25% brick or stone materials. Vinyl will only be used for trim work.
10. Development is planning in two (2) phases – before and after stream crossing on Jonhaven Court.
11. Density of the project is 54 units/16.62 Acres = 3.24 units/Acre
12. There are 54 of 3–bedrooms units
13. Parking requirements
Required Parking (1 space per BR plus 0.5 space per unit 54*3+0.5*54 = 189 spaces.
Provided Parking: (2 spaces in driveway, 2 spaces in garage) for each of 54 units = 216 spaces.

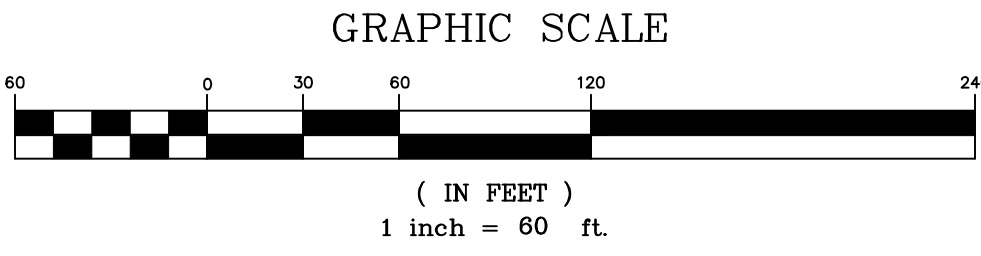
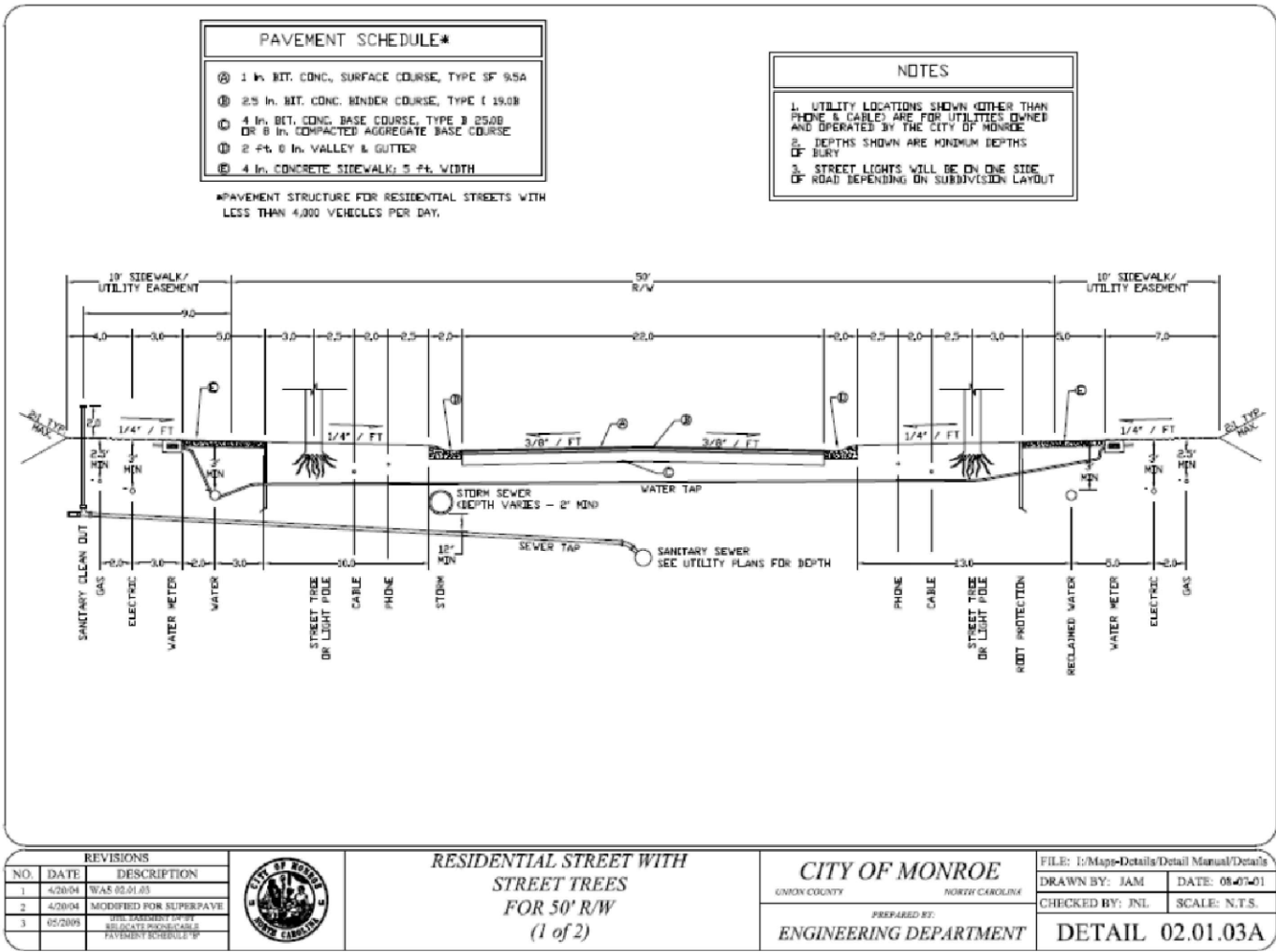


NOTES

1. Proposed rezoning from R-20 to Conditional District "Jonhaven"
 2. Streets will be maintained by the City of Monroe.
 3. Minimum lot size – 0.05 Acres.
 4. Minimum heating area of the unit – 1,974 sqft.
 5. Street trees shall be provided at a rate of 1 tree every 50–feet with a caliper of 1½ inches measured 6 inches above grade. Street trees should be a variety of species.
 6. Each set of townhomes shall have at least two (2) front yard trees, suitable for healthy growth in our climate. Each tree shall have minimum caliper of 1 ½ inch measure 6 inches above grade.
 7. All driveways shall be paved with concrete or asphalt from the road to the garage and shall be able to accommodate at least two (2) vehicles.
 8. All townhome units shall have a standard two car attached garage.
 9. Houses built on slab foundations shall have a minimum four course brick, of standard size, extending up the face of the slab.
 10. The front wall of all houses shall not run unbroken (unarticulated) for a distance of more than 24 linear feet. All wall offsets shall be a minimum of one (1) foot in depth
 11. The majority of all roof areas on any unit shall have a minimum 6/12 pitch roof.
 12. All exposed chimneys shall be stucco or brick veneered consistent with the architecture of the home.
 13. All front lawns shall be sodded prior to issuance of a Certificate of Occupancy.
 14. All front load garages shall have carriage style doors or hardware that mimics carriage style doors.
 15. Proposed setbacks for townhouse are:
Front – 15'; Rear – 20'; 0' between the units and 5' Side setback for exterior units.
 16. Five (5) foot wide sidewalks will be required on both sides of the street throughout the development.
 17. Eight (8) foot wide sidewalks will be required on the exterior road along the property frontage.
 18. Sign regulations for this property shall adhere to the Residential sign requirements.
 19. Homeowner's Association will be responsible for the ownership and maintenance of open space, common areas, BMP areas, etc.
 20. All landscaping shall be kept in a thriving condition.
 21. All elevations, packets, or other supplemental material submitted to staff, planning board, and or city council in reference and support of any conditional district shall be regarded as an integral element of the approved site plan; minor deviations from submitted material shall be allowed at the discretion of the planning director or his designee.
 22. Trees within the development that are 75" or greater in circumference must be preserved and shall not be removed.
 23. Trees within the development that are 25" or greater in circumference may only be removed if they are located within an approved street cross section, building pod, or driveway area.
 24. Commencement of the amenity area shall begin no later than 50% of the Certificate of Occupancy's issued.
 25. No more than 27 lots will be allowed to be platted prior to the off–site improvements being installed.
- Petitioner agrees to all conditions listed on this site plan and understands the effective date is after approval by City Council and after petitioner signs below.

Scott Swierski

Date



REVISION

Mr. Scott Swierski
Edge 5 Realty Inc
PO Box 78914
Charlotte, NC 28271
(o): 980/221-0900
email: scott@edge5realty.com

Jonhaven Subdivision
North Rocky River Road
Monroe, Union County, NC
PID: 09342117, 09342117A, 09342117D
PRESENTATION PLAN

DATE: July 2021
SHEET: 1 of 1

Dmitry Shklovsky, PE
4 Dartmoor Dr., Mandaplan, NJ 07726
E-mail: davshtk@gmail.com
(m): 704/497-0081







1
A-6
FRONT ELEV.
SCALE: 1/4" = 1'-0"
0 5' 10'
GRAPHIC SCALE



2
A-6
REAR ELEV.
SCALE: 1/4" = 1'-0"
0 5' 10'
GRAPHIC SCALE

PROPOSED TOWNHOUSES
N ROCKY RIVER RD
MONROE, NC 28110

PREPARED FOR: SCOTT T. SWIERSKI



DRAWN BY: SAID IDY
7047805473
Tanjoa1973@gmail.com
Date: 12/02/19 Scale: 1/4"

NO.	REVISIONS DESCRIPTIONS	DATE	SHEET#

A6

Future Land Use Map

CD "Jonhaven Townhomes- Amend. 1"

Legend

— Centerlines

□ Parcels

Future Land Use Character Area

■ Industrial

■ Suburban

Existing: CD "Jonahaven
Townhomes" & R-20

Owner: Edge 5 Realty, Inc.

Acres: 18.51



0 180 360
Feet



Future Land Use Plan

The Land Development Plan indicates this area is Suburban. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Multimodal connectivity between neighborhoods and to nearby centers also should be emphasized. Strategic connections to the off-street multi-use trail network are preferred and open space should be preserved in both active and passive forms within neighborhoods. The density for suburban residential is 2-4 units per acre.

The proposed project is consistent with the Future Land Use Plan.

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “JONHAVEN TOWNHOMES- AMENDMENT 1”
R-2021-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “JONHAVEN TOWNHOMES- AMENDMENT 1” and the portion of parcel 09-342-117 rezoning back to R-20 and further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the density is 2-4 units per acre. This development is 3.24 units per acre; therefore, it is consistent. The proposed development is a reasonable use and in the public interest because it will provide a transition between the industrial uses on the west side of N. Rocky River Road and the single-family detached subdivision behind this property.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-342-117, 09-342-117A, and 09-342-117D.

Adopted this 6th day of October, 2021.

MaryAnn Rasberry, Planning Board Chair

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “JONHAVEN TOWNHOMES- AMENDMENT 1”
R-2021-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “JONHAVEN TOWNHOMES- AMENDMENT 1” and the portion of parcel 09-342-117 rezoning back to R-20 further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the density is 2-4 units per acre. This development is 3.24 units per acre; therefore, it is consistent. However, the surrounding parcels in this area are larger residential lots; the proposed project is not a reasonable use or in the public interest because of the multi-family nature of the proposed development. Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for denial, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-342-117, 09-342-117A, and 09-342-117D.

Adopted this 6th day of October, 2021.

MaryAnn Rasberry, Planning Board Chair

Attest:

Maryann Brown, Secretary to Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2021-XX

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.106 OFFICIAL ZONING MAP as follows:

Rezone the properties located along N. Rocky River Road further identified with parcel ID numbers 09-342-117, 09-342-117A, and 09-342-117D from R-20 (Residential-Low Density) and Conditional District (CD) “Jonhaven Townhomes” to R-20 (Residential- Low Density) and Conditional District (CD) “Jonhaven Townhomes- Amendment 1”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 9th day of November 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2021-XX

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.98 **CONDITIONAL DISTRICTS ESTABLISHED** as follows:

Conditional District (CD) “Jonhaven Townhomes- Amendment 1”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 9th day of November 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: October 6, 2021

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Map and Text Amendment request for Conditional District
“Regent Pines”

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment for the properties located along Charlotte Highway further identified as tax parcels: 09-301-059, 09-301-059A, 09-301-060A, 09-301-045, and 09-301-047. The request is to rezone the properties from R-20 (Residential Single-Family) and General Business (GB) to Conditional District “Regent Pines”.

REVIEW

The applicant, Charlotte Land Group, is requesting a Conditional District rezoning in order to develop 173 attached single-family homes (townhomes). The total area of the project is 30.03 acres with 17.55 acres (58.4%) of open space. The site is currently zoned a mixture of General Business (GB) and R-20 (Residential Single Family). The properties can currently be developed for commercial uses on the front portion and single-family uses on the rear portion.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Residential & Church/School	R-20 (Residential Single-Family)
East	Nottingham Apartments	R-MF (Residential Multi-Family)
South	Residential & Office/Warehouse	R-20 (Residential Singly-Family) & GB (General Business)

West	Office/Warehouse (General Contractor)	GB (General Business)
-------------	---------------------------------------	-----------------------

REQUIREMENTS

Proposal

The applicant is requesting a Conditional District rezoning in order to develop 173 attached single-family homes (townhomes). The total area of the project is 30.03 acres with 17.55 acres (58.4%) of open space.

Density & Dimensional Standards

The density of this project is 5.76 units per acre. The minimum lot size for the townhomes is 1,890 square feet. The lot width for the townhomes will be 21-feet wide. The data below is simply to provide the board with information to compare the proposed density to what is allowed by the zoning ordinance in other residential districts in Monroe.

Zoning District	Maximum Allowable Density
R-40	1 unit per acre
R-20	2 units per acre
R-10	4 units per acre
R-MF	6 units per acre

The proposed minimum setbacks are as follows:

Front: 20 feet

Corner Side: 35 feet

Interior Side: 0 feet

Rear: 10 feet

Landscaping

The ordinance requires a 50-foot landscaped buffer for this project. A 50-foot landscaped buffer is provided along all property lines. Street trees will be provided at a rate of one tree for every two units. Trees will also be planted behind the units.

Open Space

This project is required to provide at least 50% open space, which would equal 15.05 acres. The applicant has provided 17.55 acres, which is 58.4% of the total site. The open space will also include an amenity area with a cabana and pool. The construction of the amenity center will begin no later than 50% of the certificates of occupancy being issued.

Elevations

The developer is proposing the exterior building materials to include fiber cement, stone, stucco, or brick. Vinyl and EFIS will only be utilized for trim, eaves, soffits, and windows. The minimum heated floor area of the townhomes is 1,400 square feet.

Parking

The applicant is proposing that all units will have at least a one car attached garage for the interior units and all end units will have a two-car garage. All front load garages will have carriage style trim and/or hardware to mimic carriage style doors. Each driveway will be able to accommodate at least two (2) vehicles.

The ordinance requires multi-family projects provide parking at a rate of one (1) space per bedroom plus an additional ½ space per unit. Assuming each unit has two (2) bedrooms, this project would require 433 parking spaces. Currently they are proposing 634 parking spaces. This includes the end units having four spaces total (two in the driveway and a two-car garage), the interior units having three spaces total (two in the driveway and a one-car garage), and approximately 49 spaces at the amenity area.

Sidewalk

Five-foot wide sidewalks will be provided along both sides of all interior streets. Additionally, a ten-foot wide multi-use path will be installed along Charlotte Highway

Stormwater

The applicant will be required to provide stormwater management to treat the stormwater runoff for the project. The stormwater will be evaluated and reviewed, if the project is approved by City Council, at the building permit stage of the process. The location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and actual site discharge points. At the time of site plan submittal, site will meet stormwater management requirements in accordance with Chapter 159 Stormwater Management Ordinance of the Monroe Code of Ordinances.

Stream Buffer

All blue line streams on the site have been provided with a 50-foot buffer on both sides as required by the ordinances.

Transportation

The project is located along Charlotte Highway, between Roland Drive and Arnold Drive. The project will be accessed by one entrance on Charlotte Highway and one entrance on Roland Drive. The North Carolina Department of Transportation and the City of Monroe did not require a traffic impact analysis for this project; however, the project is required to construct a right deceleration lane and a left turn lane into this development from Charlotte Highway.

Schools

The proposed 173-lot townhome development will be within the following school attendance areas for the current school year:

Rocky River Elementary	Currently at 76% rated capacity
Monroe Middle	Currently at 91% rated capacity
Monroe High	Currently at 73% rated capacity

Although the above schools are the current assignments for this area, the Union County Public Schools Board of Education has the obligation and reserves the right to modify assignments in order to optimize facility utilization and efficiency. The proposed development is not expected to adversely affect school enrollment vs. capacity.

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this area is Suburban. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods. Multimodal connectivity between neighborhoods and to nearby center also should be emphasized. Strategic connections to the off-street multi-use trail network are preferred and open space should be preserved in both active and passive forms within neighborhoods. The density for suburban residential is 2-4 units per acre. Multi-family residential is listed as a priority use in this character area.

While townhomes are listed as a priority use in this character area, the density for the area is limited to 2-4 units per acre; therefore, the proposed project is not consistent with the Future Land Use Plan. Staff is of the opinion that the proposed project is a reasonable use and in the public interest because this project is adjacent to multi-family residential and is along a heavily traveled corridor which is no longer suitable for single-family residential lots.

PUBLIC NOTIFICATION

1. The applicant held a neighborhood meeting on September 9, 2021. There were approximately six attendees at this meeting.
2. A rezoning notification sign will be posted 10 days prior to the public hearing.
3. An official rezoning notification letter will be sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Staff recommends approval of the rezoning “Regent Pines”.

Planning Board will need to take action on the following items:

1. *Motion to recommend adoption of Resolution Approving **OR** Denying Land Development Compliance;*

If the Resolution of Land Development Plan Compliance is recommended for approval, the Planning Board will also need to make the following motion:

1. *Motion to recommend adoption of the Ordinance amending section 156.98- Conditional Districts Established and section 156.106- Official Zoning Map.*

If the Resolution of Land Development Plan Compliance is recommended for denial, the Planning Board will also need to make the following motions:

1. *Motion to recommend denial of the zoning map amendment*

Attachments:

1. Ortho Map
2. Zoning Map
3. Site Plan
4. Elevations
5. Future Land Use Map
6. Future Land Use Description
7. Approval Resolution
8. Denial Resolution
9. Ordinance 156.106
10. Ordinance 156.98



Ortho Map

CD "Regent Pines"

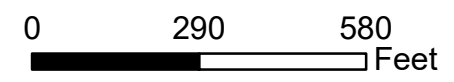
Legend

- Centerlines
- Parcels

Existing: GB (General Business) & R-20 (Residential- Single Family)

Owner: Love Rentals, LLC

Acres: 30.03



Zoning Map

CD "Regent Pines"

Legend

Centerlines

Parcels

Zoning Districts

Code

R-20

R-MF

GB

CD

Existing: GB (General Business) &
R-20 (Residential- Single Family)

Owner: Love Rentals, LLC

Acres: 30.03



0 290 580
Feet



DEVELOPER & PROPERTY OWNER INFORMATION:

DEVELOPER: CHARLOTTE LAND GROUP, LLC
11535 CARMEL COMMONS BLVD #101
CHARLOTTE, NORTH CAROLINA 28226
ATTN: SHAWN SANTEE

PROPERTY OWNER: LOVE RENTALS, LLC
2675 OLD CHARLOTTE HIGHWAY
MONROE, NORTH CAROLINA 28110

TAX PARCELS: 09301059, 09301059A, 09301060A, 09301047
09301045

SITE ACREAGE: 30.03 ACRES±
DENSITY: 5.76 UNITS/ACRE (173 UNITS/30.03 AC.)
CURRENT ZONING: GB & R-20
PROP. ZONING: CONDITIONAL DISTRICT "REGENT PINES"



VICINITY MAP - N.T.S.

CITY OF MONROE STANDARD NOTES & CONDITIONS

- 1.0 PROPOSED REZONING FROM GB/R-20 TO CONDITIONAL DISTRICT "REGENT PINES".
- 2.0 SETBACKS AND YARDS SHALL BE AS FOLLOWS:
ATTACHED SINGLE FAMILY LOTS: FRONT/ROADS-20 FT, INTERIOR SIDES-0 FT, REAR-10 FT, BUILDING SEPARATION-15 FT
AMENITY LOTS: FRONT/ROADS-10 FT, ALL OTHER SIDES-5 FT
- 3.0 SETBACKS FOR ACCESSORY STRUCTURES SHALL BE MIN. OF FIVE (5) FEET FROM ALL PROPERTY LINES AND CANNOT BE LOCATED BEYOND THE FRONT MOST CORNER OF THE PRIMARY STRUCTURE (HOME).
- 4.0 ALL ROADS WILL BE PUBLIC STREETS AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MONROE STANDARDS.
- 5.0 PROPOSED ROADS WILL BE PUBLIC, SUBJECT TO CITY OF MONROE'S ACCEPTANCE POLICIES AND PROCEDURES.
- 6.0 FIVE (5) FOOT WIDE SIDEWALKS WILL BE REQUIRED ON BOTH SIDES OF ALL INTERIOR DEVELOPMENT STREETS.
- 7.0 STREET SIDEWALKS SHALL BE CONSTRUCTED WITH EACH HOME ALONG ALL STREET FRONTAGES (FRONT & CORNER YARDS).
- 8.0 ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE AND SHALL ACCOMMODATE A MINIMUM OF TWO (2) VEHICLES OUTSIDE OF THE GARAGE FOR EACH DWELLING UNIT. DRIVEWAYS SHALL BE MIN. 16- FEET WIDE.
- 9.0 NO PORTION OF A DRIVEWAY MAY BE LOCATED WITHIN A SIGHT TRIANGLE EASEMENT.
- 10.0 STREET TREES (IN DESIGNATED PLANTING STRIP - SEE STREET CROSS SECTION DETAILS) SHALL BE PLANTED AT A RATE OF ONE (1) PER TWO (2) ATTACHED DWELLING UNITS, BUT IN NO CASE BE SPACED MORE THAN AN AVERAGE OF 50 FEET APART, INCLUDING COMMON FRONTAGE AREAS WHERE NO UNITS ARE PRESENT.
THERE SHALL BE NO TREES WITHIN 35 FEET OF INTERSECTIONS FOR SIGHT/SAFETY PURPOSES.
STREET TREES SHALL BE MINIMUM OF 1.5-INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GRADE AND SHOULD BE A VARIETY OF SPECIES. STREET TREES ADJACENT TO LOTS TO BE PLANTED DURING HOME CONSTRUCTION.
- 11.0 TREES SHALL BE SUITABLE FOR HEALTHY GROWTH FOR THE AREA CLIMATE AND SHALL BE MINIMUM OF 1-1/2 INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GRADE.
- 12.0 ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
- 13.0 HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMPs, ETC.
- 14.0 SIGN REGULATIONS FOR THIS DEVELOPMENT SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
- 15.0 ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND/OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN; MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR CITY DESIGNEE.
- 16.0 EXISTING TREES WITHIN THE DEVELOPMENT THAT ARE SEVENTY-FIVE (75) INCHES OR GREATER IN CIRCUMFERENCE MUST BE PRESERVED AND SHALL NOT BE REMOVED. QUALIFYING TREES SHALL BE LOCATED AND SHOWN ON THE CONSTRUCTION DRAWINGS. GRAND TREES MAY BE REMOVED FOR PUBLIC INFRASTRUCTURE CONSTRUCTION (ROADS, WATER SEWER), BUT MUST BE MITIGATED AT A RATE OF 4-3" TREES PER TREE REMOVED.
- 17.0 EXISTING TREES WITHIN THE DEVELOPMENT THAT ARE TWENTY-FIVE (25) INCHES OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, DRIVEWAY AREA, UTILITY CONSTRUCTION, OR OTHER APPROVED CONSTRUCTION LIMITS.
- 18.0 PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS CONDITIONAL DISTRICT PLAN AND SUPPORTING DOCUMENTS.

PETITIONER AFFIRMATION AND SIGNATURE:

PETITIONER SIGNATURE

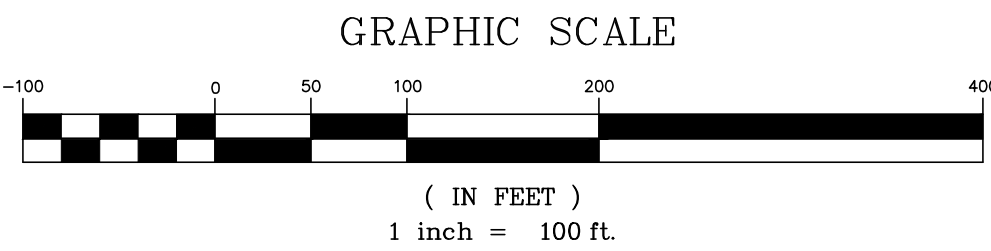
DATE

COMMUNITY ARCHITECTURAL STANDARDS - RESIDENTIAL STANDARDS

- 1.0 MINIMUM LOT SIZE FOR ATTACHED SINGLE FAMILY UNITS WILL BE 1,890 SQ.FT. (AVERAGE LOT SIZE = 2,021 SQ.FT.±).
- 2.0 MINIMUM HEATED SQUARE FOOTAGE FOR ATTACHED SINGLE FAMILY UNITS = 1,400 SQ.FT.
- 3.0 EXTERIOR BUILDING MATERIALS MAY INCLUDE BRICK, STONE, FIBER CEMENT (HARDIE BOARD OR EQUIVALENT), AND STUCCO. VINYL AND EIFS WILL ONLY BE PERMITTED AS TRIM, EAVES, SOFFITS, AND WINDOWS.
- 4.0 FOR HOUSES BUILT ON SLAB FOUNDATIONS, THE FRONT AND SIDES OF EACH DWELLING UNIT SHALL BE PROVIDED WITH A BRICK OR STONE WATER TABLE THAT EXTENDS AT LEAST EIGHTEEN (18) INCHES ABOVE GRADE.
EXPOSED FOUNDATION WALLS SHALL BE TREATED WITH NO BARE/RAW CONCRETE EXPOSED. TREATMENTS MAY INCLUDE BRICK, STONE OR COLORED PARGING. VENEERS MAY BE USED IN LIEU OF STANDARD BRICK OR STONE.
- 5.0 ALL EXPOSED (EXTERIOR OF HOME) CHIMNEYS SHALL BE STUCCO OR BRICK VENEERED CONSISTENT WITH THE ARCHITECTURE OF THE HOME.
- 6.0 FRONT ELEVATION OF ALL RESIDENTIAL UNITS SHALL CONSIST OF A MINIMUM OF 25% BRICK, STONE, OR LIKE MATERIAL.
- 7.0 THE FRONT WALL OF OF EACH BUILDING SHALL BE BROKEN A MINIMUM OF ONE (1) FOOT IN DEPTH EVERY TWO DWELLING UNITS.
- 8.0 THE MAJORITY OF ALL ROOF AREAS ON ANY HOME SHALL HAVE A MINIMUM OF 6/12 ROOF PITCH.
- 9.0 ALL FRONT LOAD GARAGES SHALL HAVE CARRIAGE STYLE DOORS OR HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.
- 10.0 ALL ATTACHED SINGLE FAMILY HOMES SHALL HAVE A ONE (1) CAR GARAGE FOR INTERIOR UNITS AND A TWO (2) CAR GARAGE FOR END UNITS.
- 11.0 FRONT LAWNS OF ALL DWELLING UNITS SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. COMMON AREAS MAY BE SEEDED.
- 12.0 AMENITY CONSTRUCTION SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATES OF OCCUPANCY BEING ISSUED.

LANDSCAPED BUFFERS MAY BE DISTURBED AND REPLANTED WITH A MIXTURE OF EVERGREEN AND DECIDUOUS TREES. BUFFERS DESIGNATED AS UNDISTURBED SHALL BE LEFT NATURAL.

SEE SHEET RZ-3 FOR SAMPLE HOUSING ELEVATIONS



OPEN SPACE CALCULATIONS:

50' PERIMETER BUFFER	- 5.14 ACRES
50' STREAM BUFFER	- 1.48 ACRES
CENTRAL AMENITY	- 1.21 ACRES
COMMON AREAS	- 9.72 ACRES
TOTAL OPEN SPACE	- 17.55 ACRES (58.4%)

LOT DIMENSIONAL STANDARDS:

MIN. LOT WIDTH	- 21 FT. AT FRONT SETBACK
MIN. LOT SIZE	- 1,890 SQ.FT.
FRONT SETBACK	- 20 FT.
CORNER SIDE YARD	- 35 FT. (CLEAR OF SIGHT TRIANGLES)
INTERIOR SIDE YARD	- 0 FT.
REAR YARD	- 10 FT.
LOT SIZE RANGES	- 1,890 SF - 2,420 SF

DATE	ISSUED FOR	REV
7/16/21	Submission to City	0
8/13/21	Revisions per City Comments	1
9/22/21	Revisions per City Comments	2



Engineer:



R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning
Landscape Architecture • Management

1186 Stonewall Boulevard, Fort Mill, S.C. 29708 P: (803) 802-1799

www.rjoe-harris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal Engineer's Seal

REZONING DOCUMENT
NOT FOR CONSTRUCTION

Project Manager	Drawn
-	B. Pridemore
Department Manager	Checked
-	-

Print/Plot Date

September 22, 2021

Client

CHARLOTTE LAND GROUP, LLC
11535 Carmel Commons Boulevard
Suite #101
Charlotte, North Carolina 28226
P: 704-400-4282

Project:

Conditional District
"REGENT PINES"

Drawing Title:

REZONING PLAN
Master Overall Plan

Project No.

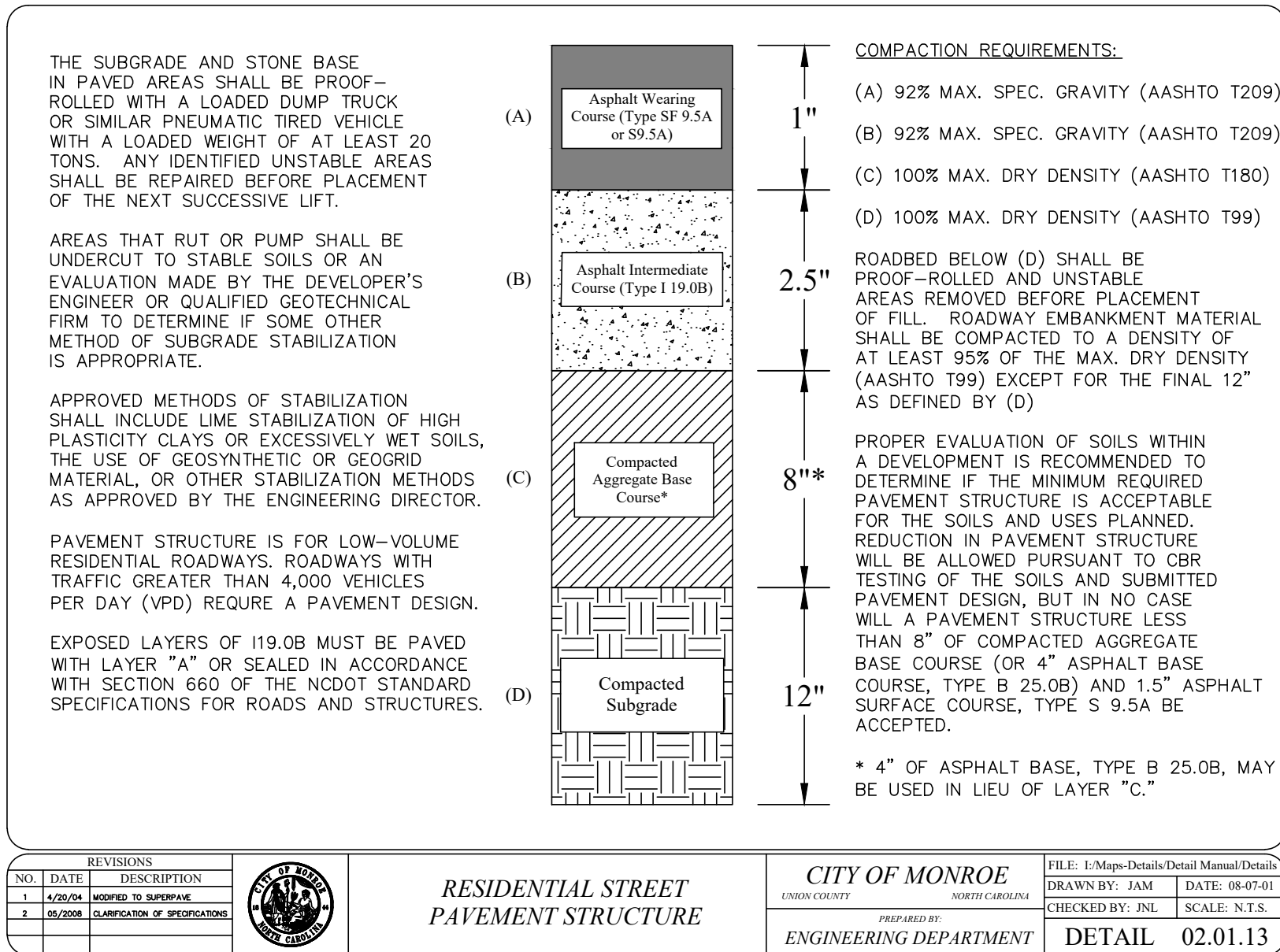
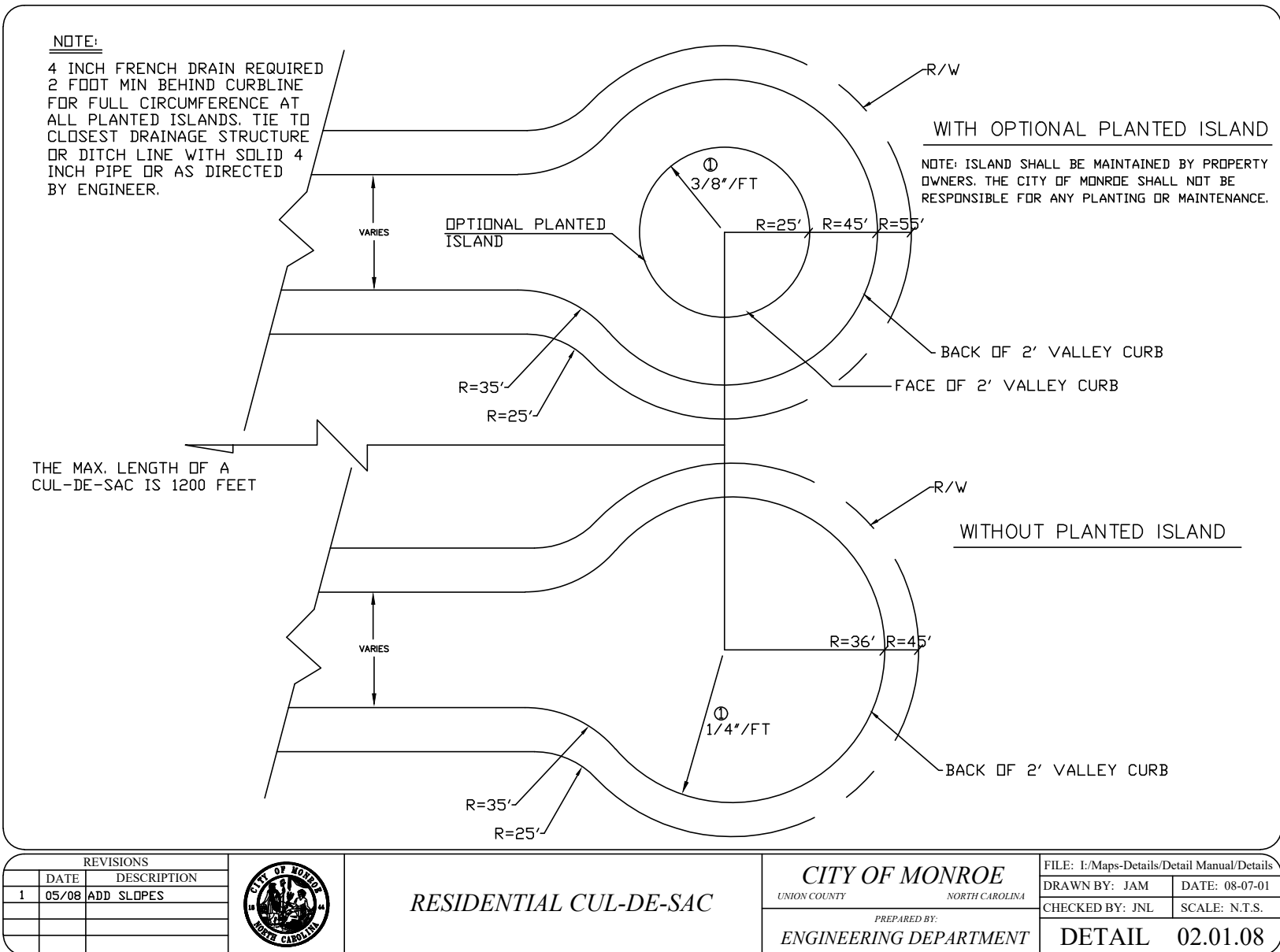
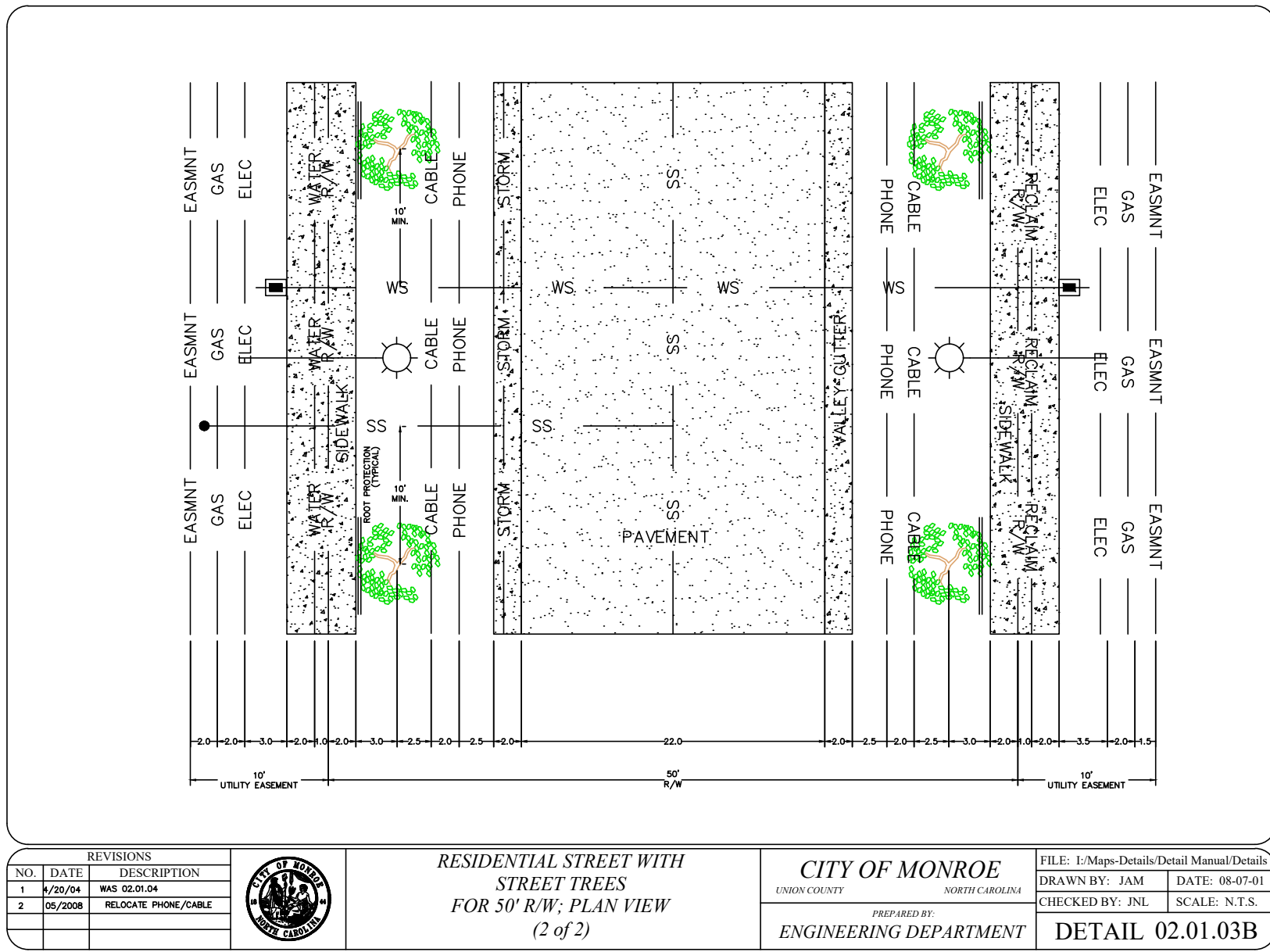
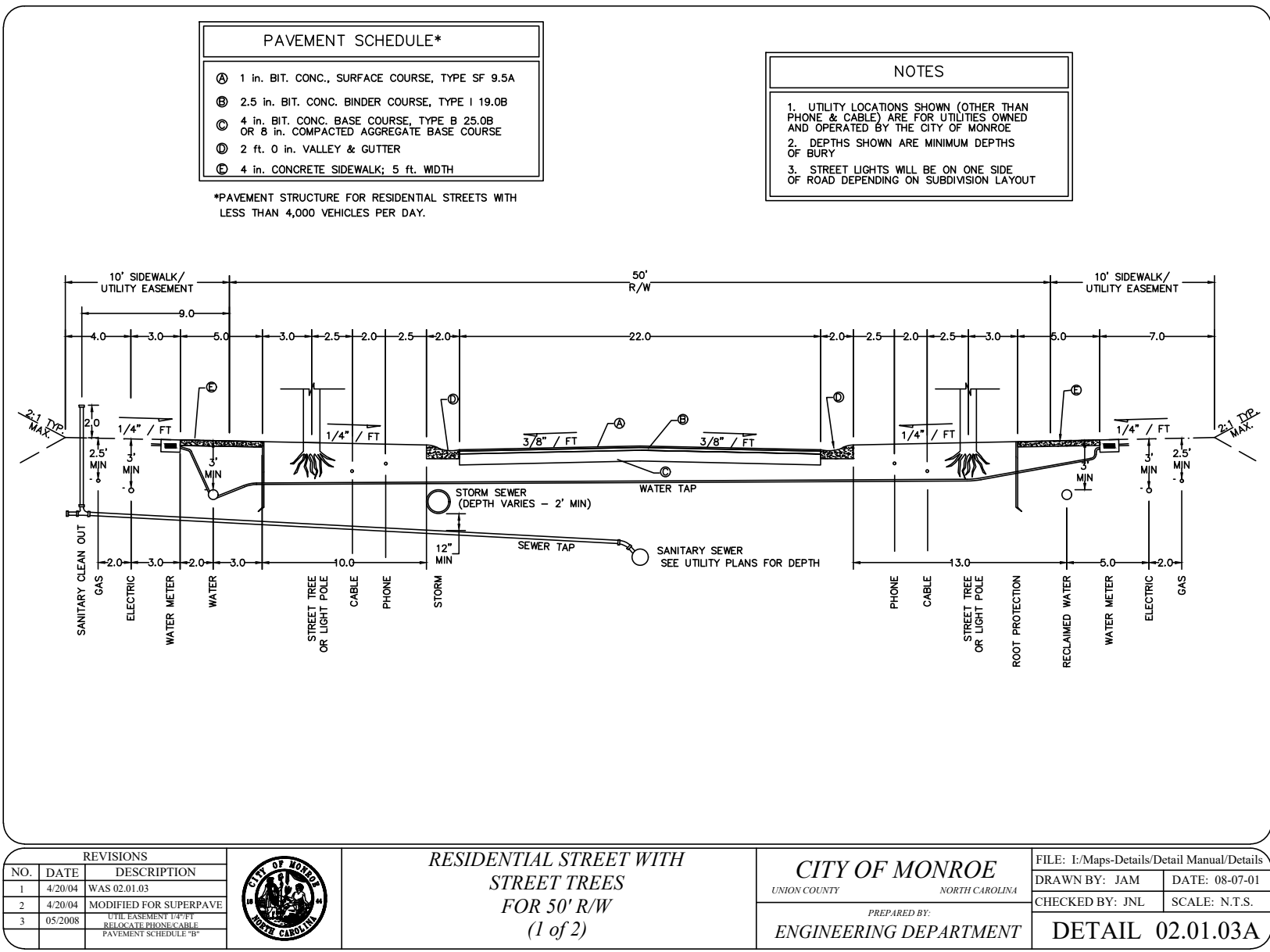
4654

DWG File Name:

4654-Love Rentals Rezoning

Drawing No.

RZ-1



LOT SIZE CHART (NOMINAL LOT SIZE – MIN. REQUIRED LOT WIDTH)											
NO.	WIDTH (FT.)	AREA (SF)	NO.	WIDTH (FT.)	AREA (SF)	NO.	WIDTH (FT.)	AREA (SF)	NO.	WIDTH (FT.)	AREA (SF)
1	24.5	2205	31	24.5	2285	61	21	1890	91	21	1890
2	21	1890	32	21	1907	62	24.5	2205	122	24.5	2321
3	21	1890	33	21	1894	63	24.5	2205	93	24.5	2205
4	24.5	2205	34	24.5	2263	64	21	1890	94	21	1890
5	24.5	2287	35	24.5	2286	65	21	1890	95	21	1890
6	21	1906	36	21	1899	66	21	1890	96	21	1890
7	21	1894	37	21	1899	67	21	1890	97	21	1890
8	24.5	2266	38	24.5	2286	68	24.5	2212	98	24.5	2205
9	24.5	2287	39	24.5	2420	69	24.5	2286	99	24.5	2205
10	21	1899	40	21	1952	70	21	1899	100	21	1890
11	21	1899	41	21	1899	71	21	1899	101	21	1890
12	24.5	2287	42	21	1899	72	24.5	2286	102	24.5	2205
13	24.5	2205	43	21	1952	73	24.5	2321	103	24.5	2205
14	21	1890	44	24.5	2420	74	21	1910	104	21	1890
15	21	1890	45	24.5	2205	75	21	1890	105	21	1890
16	21	1890	46	21	1890	76	24.5	2205	106	24.5	2205
17	21	1890	47	21	1890	77	24.5	2205	107	24.5	2205
18	24.5	2205	48	21	1890	78	21	1890	108	21	1890
19	24.5	2205	49	21	1890	79	21	1890	109	21	1890
20	21	1890	50	24.5	2205	80	21	1890	110	24.5	2205
21	21	1890	51	24.5	2205	81	21	1890	111	24.5	2205
22	21	1890	52	21	1890	82	24.5	2205	112	21	1890
23	21	1890	53	21	1890	83	24.5	2205	113	21	1890
24	24.5	2205	54	21	1890	84	21	1890	114	21	1890
25	24.5	2205	55	21	1890	85	21	1890	115	21	1890
26	21	1890	56	24.5	2205	86	24.5	2205	116	24.5	2205
27	21	1890	57	24.5	2205	87	24.5	2205	117	24.5	2205
28	21	1890	58	21	1890	88	21	1890	118	21	1893
29	21	1890	59	21	1890	89	21	1890	119	21	2258
30	24.5	2205	60	21	1890	90	21	1890	120	21	2266

CONDITIONAL NOTES & STANDARDS

GENERAL CONDITIONS:

1.0 CONDITIONAL DISTRICT "REGENT PINES" IS HEREBY SUBMITTED FOR APPROVAL SUBJECT TO THE SPECIFIC TERMS AND CONDITIONS NOTED HEREON THE REZONING PLAN.

2.0 MAX. ALLOWED DENSITY SHALL BE 173 SINGLE FAMILY ATTACHED DWELLINGS (TOWNHOMES).

3.0 ANY TECHNICAL ISSUES NOT ADDRESSED WITHIN THE REZONING MASTER PLAN SHALL BE SUBJECT TO THE CURRENT CONSTRUCTION DOCUMENT APPROVAL PROCESS IN PLACE AT TIME OF SUBMITTAL AND MUST COMPLY WITH THE CITY'S SUBDIVISION AND LAND DEVELOPMENT STANDARDS (LATEST EDITION).

4.0 FUTURE AMENDMENTS TO THIS REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS AND CONDITIONS) MAY BE APPLIED FOR BY THE OWNER AT THE TIME OF AMENDMENT PETITION (MASTER DEVELOPER).

5.0 UPON APPROVAL OF THIS REZONING PETITION AND CONDITIONAL DISTRICT PLAN, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

6.0 THE SCHEMATIC DEPICTIONS OF THE LOTS, STREETS, SIDEWALKS AND OTHER SITE ELEMENTS SET FORTH IN THE CONDITIONAL DISTRICT REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT (FINAL), LOCATIONS, AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTED DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS AND SUBJECT TO MINOR ADJUSTMENTS THEY MAY BE ALTERED IN ACCORDANCE WITH THE SETBACKS, YARDS AND BUFFER REQUIREMENTS SET FORTH IN THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED ANY SUCH ALTERATIONS AND MODIFICATIONS DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THIS CONDITIONAL DISTRICT REZONING PLAN (PLANNING STAFF MAY GRANT ADMINISTRATIVE APPROVAL OF MINOR CHANGES).

7.0 DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THIS CONDITIONAL DISTRICT REZONING PLAN AND THE DEVELOPMENT STANDARDS ESTABLISHED HEREIN AND COLLECTIVELY REFERRED TO AS THE "REZONING PLAN", AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF MONROE ZONING ORDINANCE (THE "ORDINANCE").

8.0 THE CONDITIONS AND STANDARDS DENOTED ON THIS REZONING PLAN SHALL TAKE PRECEDENT WHEN IN CONFLICT WITH THE CITY'S APPROVED ORDINANCES AND STANDARDS.

PLANNING & ZONING:

1.0 CLUSTER MAILBOXES SHALL PROVIDED AND SUBJECT TO THE LATEST UNITED STATES POSTAL SERVICE (USPS) CLUSTER MAILBOX GUIDELINES. THE LOCATION OF MAILBOX CLUSTER SHALL BE COORDINATED WITH AND APPROVED BY THE USPS POSTMASTER AND CITY OF MONROE ENGINEERING DEPARTMENT.

2.0 LOT LINES SHALL BE SUBJECT TO THE LATEST CITY OF MONROE LAND DEVELOPMENT DESIGN GUIDELINES AND ORDINANCE.

3.0 THE PETITIONER, HEIRS AND ASSIGNS AGREES TO SUBMIT A LANDSCAPE PLAN AND LIGHTING PLAN WITH THE CONSTRUCTION DOCUMENTS. ALL STREET TREES SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) AND/OR HOMEOWNERS ASSOCIATION (HOA), AS APPLICABLE. THE CITY OF MONROE WILL ASSUME NO MAINTENANCE RESPONSIBILITIES FOR TREES THAT ARE PLACED WITHIN THE STREET RIGHTS-OF-WAY.

4.0 SIGNAGE WITHIN THE DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

5.0 NEW HOMES WILL MEET THE THE ARCHITECTURAL STANDARDS SET FORTH IN THIS PETITION. REFER TO THE SPECIFIC ARCHITECTURAL CONDITIONS AND STANDARDS OUTLINED ON SHEET RZ-1.

6.0 DEVELOPMENT MAY BE APPROVED AND CONSTRUCTED IN PHASES AND SHALL BE SPECIFIED WITHIN THE APPROVED CONSTRUCTION DRAWINGS.

FIRE SAFETY:

1.0 THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF MONROE FIRE DEPARTMENT'S FIRE MARSHAL APPROVAL AND THE 2012 NORTH CAROLINA FIRE CODE.

ENGINEERING – ROADWAYS & STORMWATER:

1.0 ALL PROPOSED PUBLIC STREETS WILL BE SUBJECT TO THE CITY OF MONROE'S TYPICAL RESIDENTIAL STREET STANDARDS. SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF ALL INTERNAL STREETS AND MAY BE CONSTRUCTED WITH EACH HOME.

2.0 STREET LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL SITE LAYOUTS AND DEVELOPMENT PLANS WITHIN THE DEVELOPMENT AREA BOUNDARIES TO THE EXTENT PERMITTED BY THE ORDINANCE.

3.0 SIGHT TRIANGLES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF MONROE STANDARD SPECIFICATIONS AND DETAIL MANUAL (DETAIL 02.01.10) AND NO PORTION OF A DRIVEWAY CAN BE LOCATED WITHIN A SIGHT TRIANGLE.

ENGINEERING – WATER RESOURCES (WATER & SEWER):

1.0 PROPOSED GRAVITY SEWER AND POTABLE WATER MAIN SYSTEMS SHALL BE DEDICATED TO THE CITY OF MONROE FOR OWNERSHIP AND MAINTENANCE UPON COMPLETION AND APPROVAL.

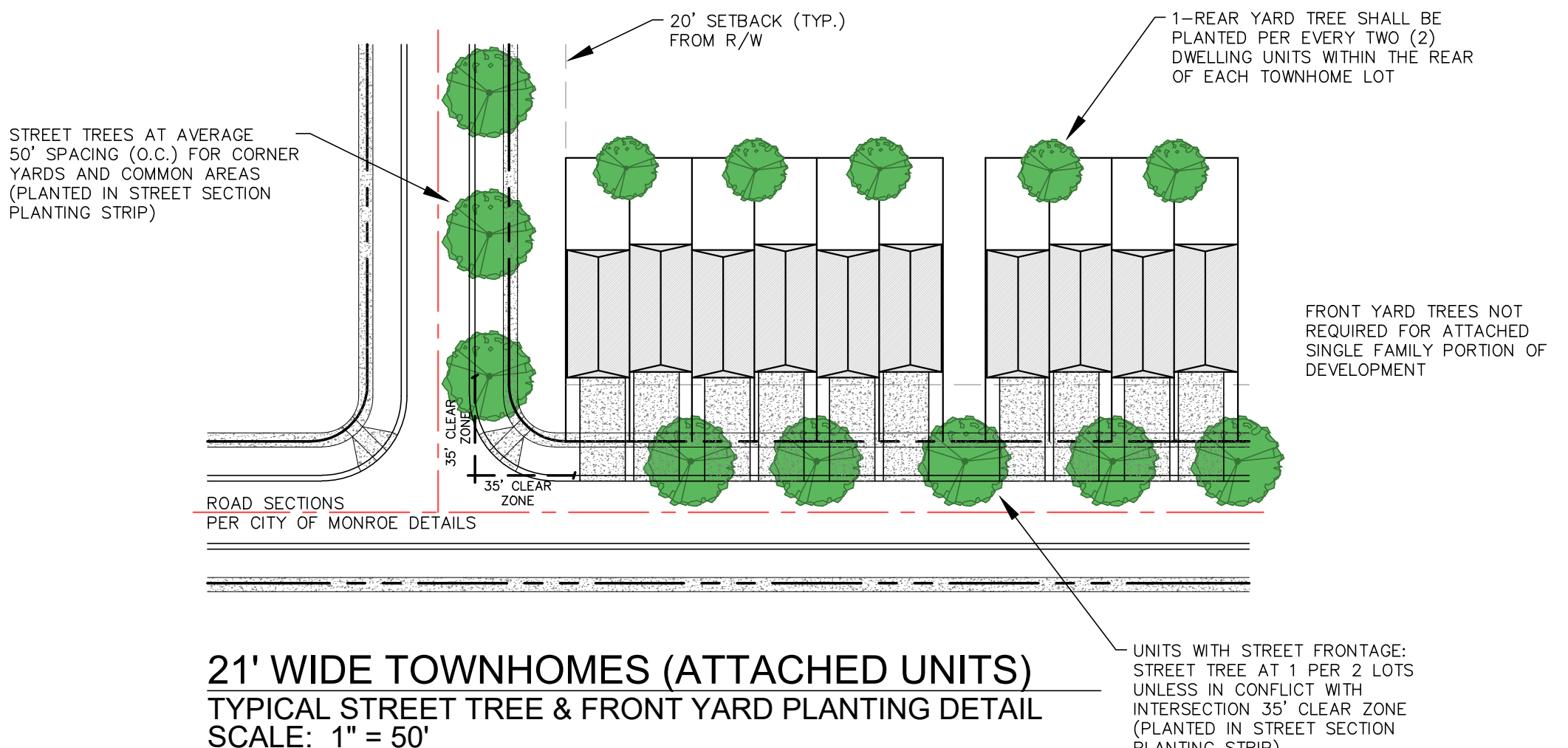
ENVIRONMENTAL:

1.0 DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY IMPACTS TO JURISDICTIONAL STREAMS AND/OR WETLANDS AND COPIES OF SUCH PERMITS SHALL BE PROVIDED TO THE CITY OF MONROE.

2.0 404/401 CERTIFICATIONS, AS APPLICABLE, MAY BE OBTAINED IN PHASES AS ALLOWED BY THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE) AND NORTH CAROLINA DIVISION OF WATER RESOURCES (NCDWR).

TRANSPORTATION:

1.0 TIA WILL NOT BE REQUIRED PER CONFIRMATION WITH NCDOT AND CITY OF MONROE ENGINEERING DEPARTMENT, BUT LEFT-TURN LANE AND RIGHT-TURN LANE WILL BE REQUIRED ONTO SITE ACCESS ALONG CHARLOTTE HIGHWAY.



DATE ISSUED FOR REV

7/16/21 Submittal to City 0

8/13/21 Revisions per City Comments 1

9/22/21 Revisions per City Comments 2

REZONING DOCUMENT

NOT FOR CONSTRUCTION

Project Manager
-
Department Manager
-
Print/Plot Date
September 22, 2021
Client
CHARLOTTE LAND GROUP, LLC
11535 Carmel Commons Boulevard
Suite #101
Charlotte, North Carolina 28226
P: 704-400-4282

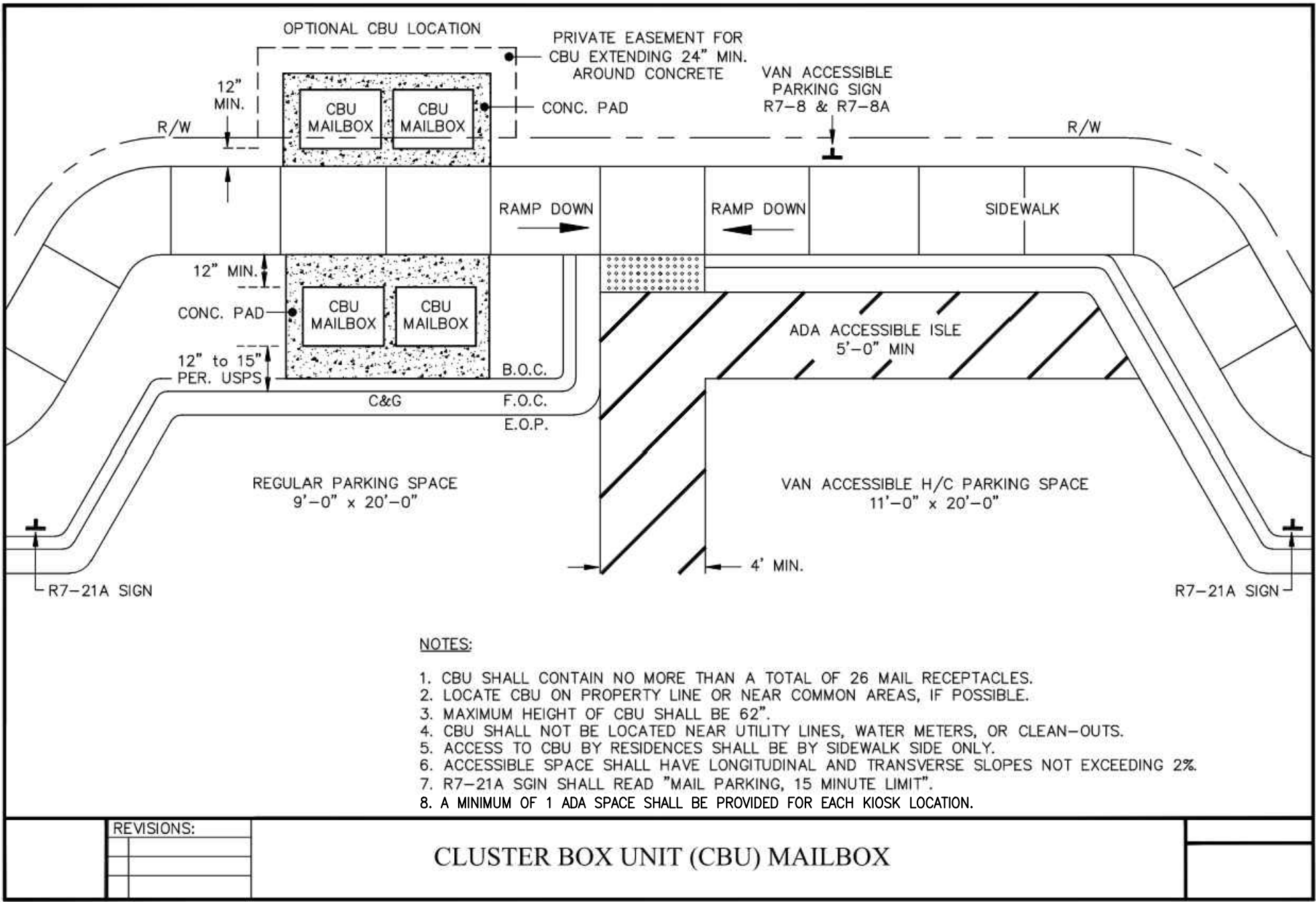
Project:
Conditional District
"REGENT PINES"

Drawing Title:
REZONING PLAN
Additional Notes & Details

Project No.
4654
DWG File Name:
4654-Love Rentals Rezoning

Drawing No.
B. Pridemore
Checked
-

RZ-2



SAMPLE ELEVATIONS ARE PROVIDED FOR
GENERAL REFERENCE ONLY AND BUILT
PRODUCT(S) MAY VARY SO LONG AS THEY
ARE CONSISTENT WITH SAMPLES.

DATE	ISSUED FOR	REV
7/16/21	Submittal to City	0
8/13/21	Revisions per City Comments	1
9/22/21	Revisions per City Comments	2



Engineer:



R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning
Landscape Architecture • Management

1186 Stonewall Boulevard, Fort Mill, S.C. 29708 P: (803) 802-1799

www.rjoe-harris.com

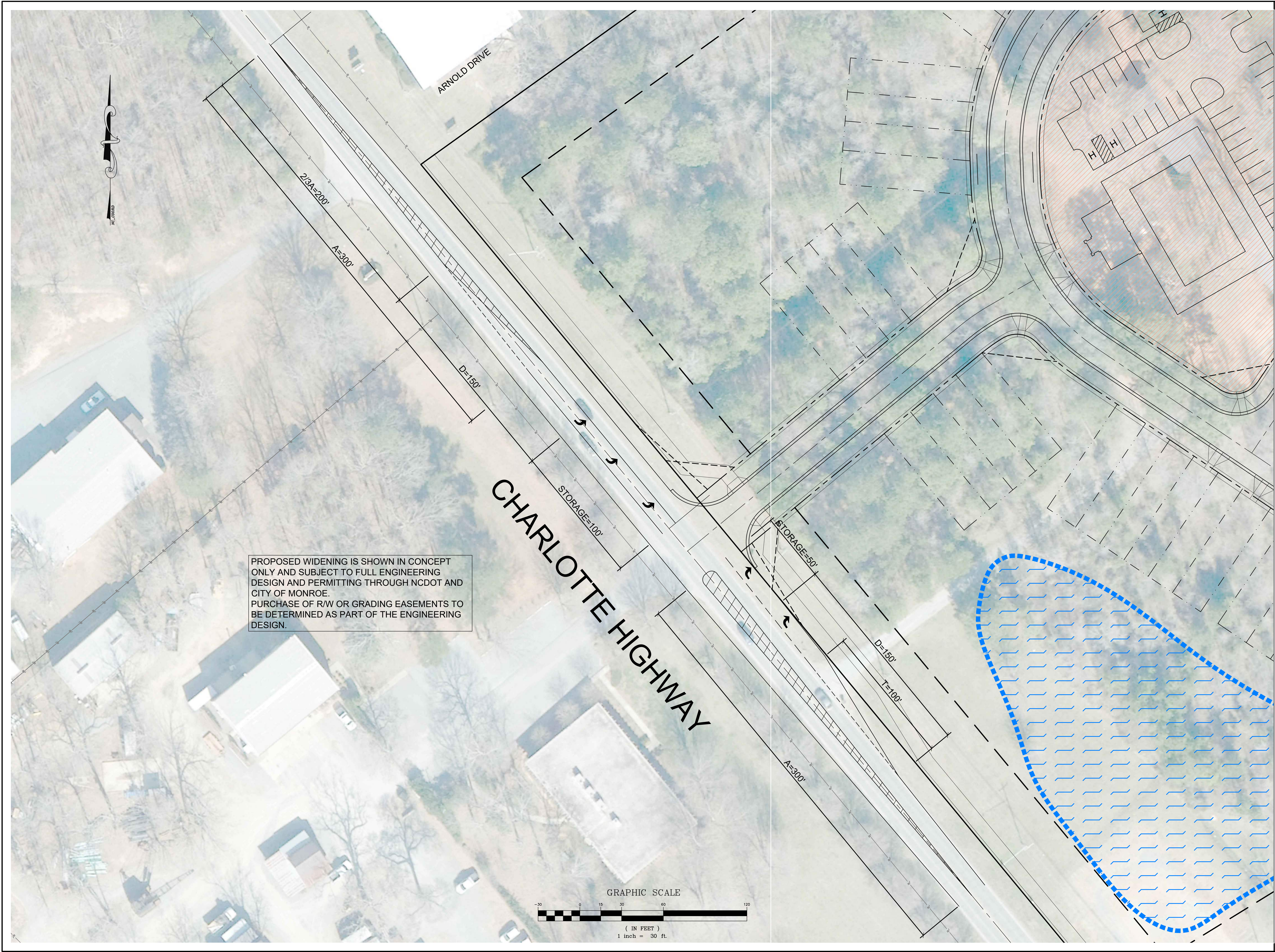
This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal

Engineer's Seal

REZONING DOCUMENT
NOT FOR CONSTRUCTION

Project Manager	Drawn
-	B. Pridemore
Department Manager	Checked
-	-
Print/Plot Date	
September 22, 2021	
Client	
CHARLOTTE LAND GROUP, LLC 11535 Carmel Commons Boulevard Suite #101 Charlotte, North Carolina 28226 P: 704-400-4282	
Project:	
Conditional District "REGENT PINES"	
Drawing Title:	
REZONING PLAN CBU Detail & Sample Elevations	
Project No.	Drawing No.
4654	RZ-3
DWG File Name:	
4654-Love Rentals Rezoning	



DATE	ISSUED FOR	REV
7/16/21	Submission to City	0
8/13/21	Revisions per City Comments	1
9/22/21	Revisions per City Comments	2



Engineer:



R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Landscape Architecture • Management
1186 Stonewall Boulevard, Fort Mill, S.C. 29708 P: (803) 802-1799

www.rjoe Harris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal	Engineer's Seal
----------------	-----------------

REZONING DOCUMENT
NOT FOR CONSTRUCTION

Project Manager	Drawn
-	B. Pridemore
Department Manager	Checked
-	-

Print/Plot Date
September 22, 2021

Client
CHARLOTTE LAND GROUP, LLC
11535 Carmel Commons Boulevard
Suite #101
Charlotte, North Carolina 28226
P: 704-400-4282

Project:
Conditional District "REGENT PINES"

Drawing Title:
**REZONING PLAN
Conceptual Turn Lane
Improvements @ Charlotte
Highway**

Project No. 4654 DWG File Name: 4654-Love Rentals Rezoning	Drawing No. RZ-4
--	----------------------------

Future Land Use Plan

CD "Regent Pines"

Legend



Parcels

Future Land Use Character Area

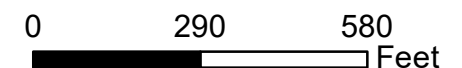


Suburban

Existing: GB (General Business) &
R-20 (Residential- Single Family)

Owner: Love Rentals, LLC

Acres: 30.03



Future Land Use Plan

The Land Development Plan indicates this area is Suburban. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Multimodal connectivity between neighborhoods and to nearby centers also should be emphasized. Strategic connections to the off-street multi-use trail network are preferred and open space should be preserved in both active and passive forms within neighborhoods. The density for suburban residential is 2-4 units per acre.

The proposed project is not consistent with the Future Land Use Plan.

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “REGENT PINES”
R-2021-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “*REGENT PINES*” and further described below property is not consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the density is 2-4 units per acre. This development is 5.76 units per acre; therefore, it is inconsistent. However, the proposed development is a reasonable use and in the public interest because this project is adjacent to multi-family residential and is along a heavily traveled corridor which is no longer suitable for single-family residential lots. Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for approval, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-301-059, 09-301-059A, 09-301-060A, 09-301-045, and 09-301-047.

Adopted this 6th day of October 2021.

MaryAnn Rasberry, Planning Board Chair

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “REGENT PINES”
R-2021-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “*REGENT PINES*” and further described below property is not consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the density is 2-4 units per acre. This development is 5.76 units per acre; therefore, it is inconsistent. The proposed development is not a reasonable use or in the public interest because there are existing, well-established residential neighborhoods in this area that could be adversely affected by the additional higher density residential development and traffic.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-301-059, 09-301-059A, 09-301-060A, 09-301-045, and 09-301-047.

Adopted this 6th day of October 2021

MaryAnn Rasberry, Planning Board Chair

Attest:

Maryann Brown, Secretary to Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2021-XX

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.106 OFFICIAL ZONING MAP as follows:

Rezone the properties located along Charlotte Highway further identified with parcel ID numbers 09-301-059, 09-301-059A, 09-301-060A, 09-301-045, and 09-301-047 from R-20 (Residential Single-Family) and GB (General Business) to Conditional District (CD) “Regent Pines”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 9th day of November 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2021-XX**

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.98 **CONDITIONAL DISTRICTS ESTABLISHED** as follows:

Conditional District (CD) “Regent Pines”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 9th day of November 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: October 6, 2021

FROM: Doug Britt, Senior Planner

PREPARED BY: Lisa Stiwinter, Planning and Development Director

SUBJECT: Annexation of 340.514 acres located along Marion Lee Road, US Highway 601 and White Store Road and further identified with parcel ID numbers 09-125-132 & 09-128-001

SUMMARY STATEMENT

Planning Board is requested to consider the annexation of 340.514 acres located along Marion Lee Road, US Highway 601 and White Store Road and further identified with parcel ID numbers 09-125-132 and 09-128-001.

REVIEW

Stratford Land is requesting annexation of 340.514 acres located along Marion Lee Road, US Highway 601 and White Store Road and further identified with parcel ID numbers 09-125-132 and 09-128-001. The annexation is being requested in order to develop a 689 lot single family residential subdivision.

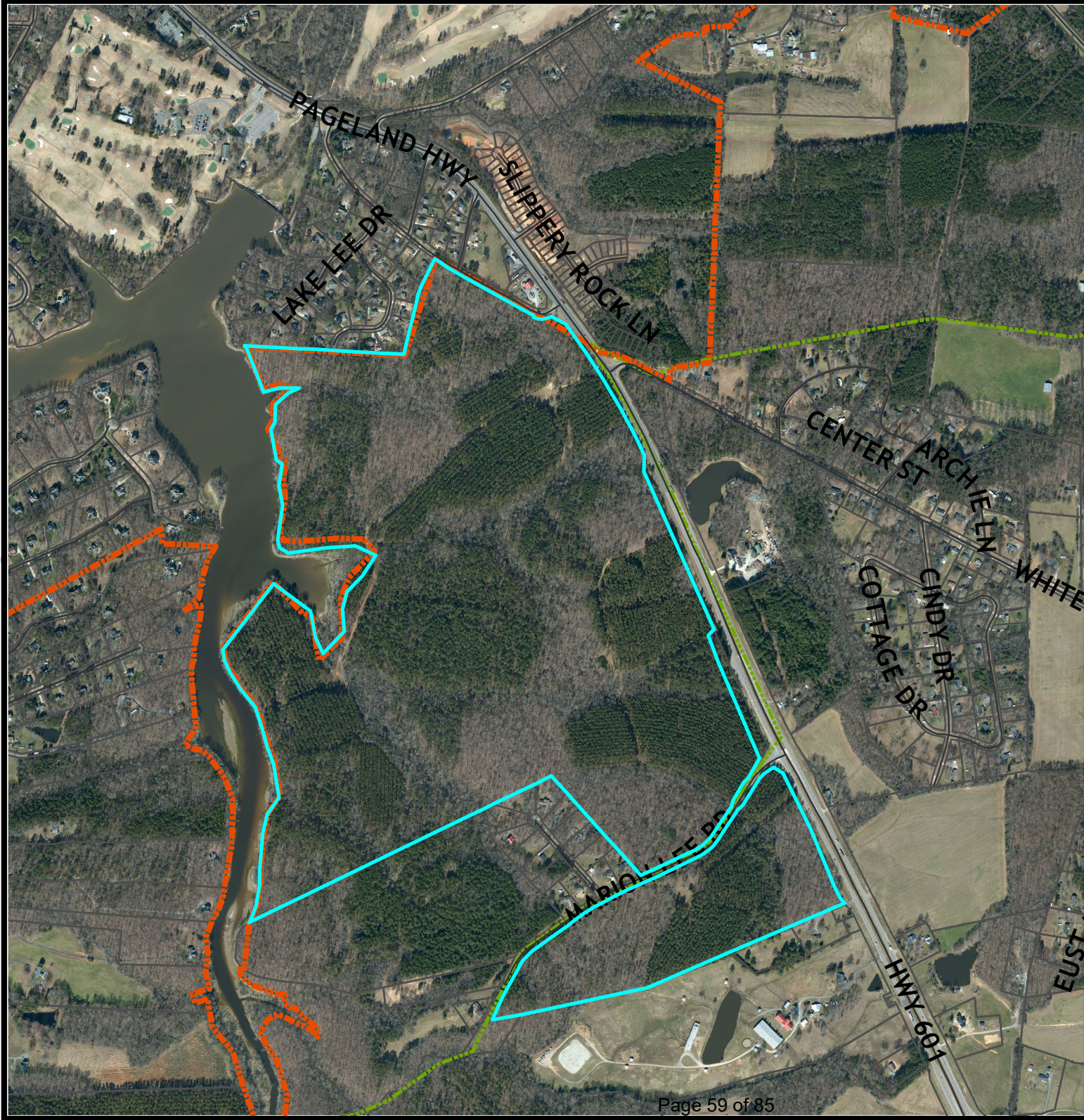
RECOMMENDATION

Staff recommends approval of the annexation.

Planning Board will need to make a motion to recommend approval or denial of the annexation request.

Attachments:

Attachment 1- Ortho Map
Attachment 2- Annexation Plat



Ortho Map

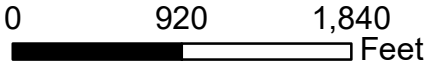
Legend

- Centerlines
- Parcels
- City Limits
- ETJ

Existing: R-20 (City of Monroe)
and Union County RA-40

Owner: SLF II NC
Lake Lee, LLC

Acres: 340.514



- NOTES:
1. ALL DATA BASED ON THE NORTH CAROLINA GRID SYSTEM NAD '83 (2011). ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 2. PROPERTY SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 3. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 4. ZONED RA-40, RA-20, & CITY
 5. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS EITHER RECORDED OR IMPLIED.
 6. #5 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 7. PARCEL ID# 09125132, 09128001
 8. ACREAGE ON THIS PLAT IS 340.514 ACRES.
 9. TOTAL OF 2 SEPARATE ANNEXATION AREAS.
 10. THIS IS TO CERTIFY THAT THIS SURVEY IS AN ANNEXATION SURVEY, WHICH IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION: PURSUANT TO GENERAL STATUTE 47-30f.11d

NCGS MONUMENT
'UN 3'
N.C. GRID COORDS.
N 448,399.67
E 1,545,765.10
NAD'83(2011)
COMBINED GRID FACTOR: 0.99986193

N/F
LAKE LEE ESTATES
SUBDIVISION
CAB C FILE 236

LES A LIN DRIVE
50' PUBLIC R/W
(DB 1629-640)

INSIDE CITY LIMITS
PB B PG 383A
DB 424 PG 858-859

N/F
SLF II NC-LAKE LEE, LLC
PID: 09125132
DB 4347 PG 159

TOTAL ACREAGE
TO BE ANNEXED
340.514

DETAIL "A"
NTS

BRIAN N/F
LAKE LEE FERRY
PID: 09158019A
DB 7376 PG 399

N/F
SLF II NC-LAKE LEE, LLC
PID: 09125132
DB 4347 PG 159
291.582 ACRES ±

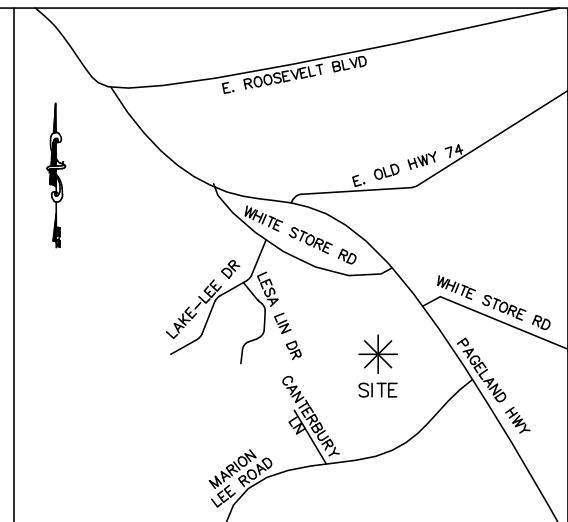
EXISTING ANNEXATION LINE
(RB 7603 PG 370)

N/F
SLF II NC-LAKE LEE, LLC
PID: 09125132
DB 4347 PG 159
291.582 ACRES ±

STATE OF NORTH CAROLINA
COUNTY OF UNION

I, _____ CITY CLERK OF THE CITY OF MONROE, NORTH CAROLINA
HEREBY CERTIFY THAT ON THE _____ DAY OF _____ 20____, THE CITY
COUNCIL APPROVED THIS PLAT FOR ANNEXATION AND RECORDING.

DATE _____ CITY CLERK _____ (SEAL)



VICINITY MAP NOT TO SCALE

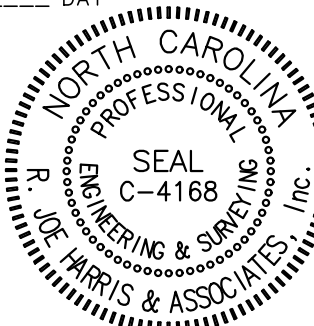
- LEGEND:
- △ - CALCULATED POINT
 - - IRON PIN SET (#5 REBAR)
 - - IRON PIN FOUND, AS NOTED
 - R/W - RIGHT OF WAY
 - RWM - RIGHT OF WAY MARKER
 - - NGS MONUMENT
 - OTP - OPEN TOP PIPE
 - TB - TELEPHONE BOX

LAKE LEE
CITY OF MONROE
DB 67 PG 296

LAKE LEE ANNEXATION
DB 372 PG 533
PB B PG 117B, 118A, 118B

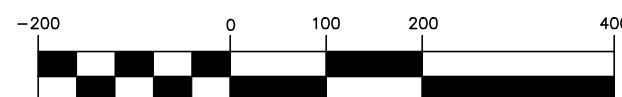
I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR UNION COUNTY, NORTH CAROLINA, COMMUNITY NUMBER 3710544400J & 37105445400J BOTH DATED OCTOBER 16, 2008, AND HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, BRYAN P. LACKEY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4347, PAGE 159); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS $\pm 1:10000$; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____ 2020.



BRYAN P. LACKEY, PLS

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

SEE SHEET 4 FOR LINE
AND CURVE TABLES
AND ADJOINING
PROPERTY CHART

**ANNEXATION BOUNDARY FOR
THE CITY OF MONROE**
THE PROPERTIES OF SLF II NC-LAKE LEE, LLC
CITY OF MONROE, UNION COUNTY, NC
PARCEL ID #09125132, & 09128001

SURVEYED FOR CURRENT OWNER:
SLF II NC-LAKE LEE, LLC
PO BOX 56607
ATLANTA GA, 30343



R. Joe Harris & Associates, Inc
Engineering • Land Surveying • Planning
Management

1186 STONECREST BLVD, TEGA CAY, S.C. 29708

P: (803) 802-1799

DWG: ANNEXATION PLAT	
PROJECT # 3366	
DATE 12/18/2020	
DWG SCALE 1" = 200'	
PREPARED BY DC	
SURVEYED BY B. LACKEY	
SHEET 1	OF 4

LEGEND:
△ - CALCULATED POINT
● - IRON PIN SET (#5 REBAR)
○ - IRON PIN FOUND, AS NOTED
R/W - RIGHT OF WAY
RWM - RIGHT OF WAY MARKER
□ - NGS MONUMENT
OTP - OPEN TOP PIPE
TB - TELEPHONE BOX

LAKE LEE ANNEXATION
DB 372 PG 533
PB B PG 117B, 118A, 118B

STATE OF NORTH CAROLINA
COUNTY OF UNION

I, _____ CITY CLERK OF THE CITY OF MONROE, NORTH CAROLINA
HEREBY CERTIFY THAT ON THE _____ DAY OF _____ 20____, THE CITY
COUNCIL APPROVED THIS PLAT FOR ANNEXATION AND RECORDING.

DATE _____ CITY CLERK _____ (SEAL)

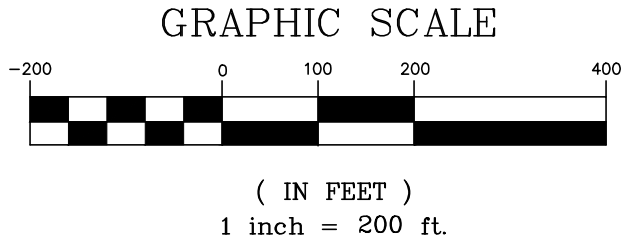
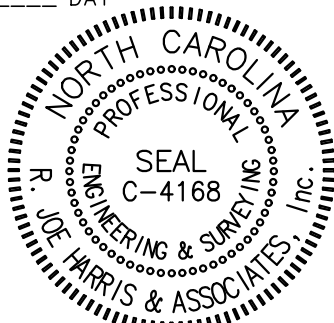
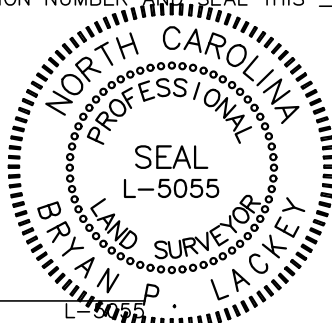


N/F
SLF II NC-LAKE LEE, LLC
PID: 09125132
DB 4347 PG 159
(SEE SHEET 1 FOR TOTAL ACREAGE)

N/F
FAMILY ENTERPRISES INC.
PID: 09125133
DB 396 PG 202

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR UNION
COUNTY, NORTH CAROLINA, COMMUNITY NUMBER 3710544400J &
37105445400J BOTH DATED OCTOBER 16, 2008, AND HEREBY
CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED IN A
SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY.

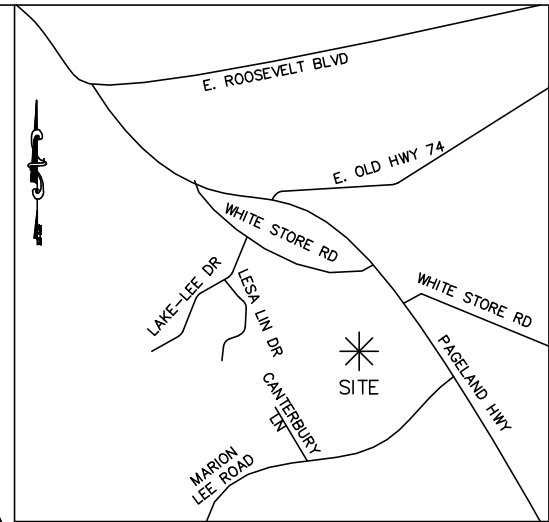
I, BRYAN P. LACKEY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
(DEED DESCRIPTION RECORDED IN BOOK 4347, PAGE 159); THAT THE
BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM
INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF
PRECISION AS CALCULATED IS $\pm 1:10000$; THAT THIS PLAT WAS
PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY
ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY
OF _____, 2020.



- NOTES:
1. ALL DATA BASED ON THE NORTH CAROLINA GRID SYSTEM
NAD '83 (2011). ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 2. PROPERTY SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 3. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A
NEW STREET OR CHANGE AN EXISTING STREET.
 4. ZONED RA-40, RA-20, & CITY
 5. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS EITHER RECORDED OR IMPLIED.
 6. #5 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 7. PARCEL ID# 09125132, 09128001
 8. ACREAGE ON THIS PLAT IS 340.514 ACRES.
 9. TOTAL OF 2 SEPARATE ANNEXATION AREAS.
 10. THIS IS TO CERTIFY THAT THIS SURVEY IS AN ANNEXATION SURVEY, WHICH IS AN
EXCEPTION TO THE DEFINITION OF SUBDIVISION: PURSUANT TO GENERAL STATUTE
47-30F.11D

BRYAN P. LACKEY, PLS

MATCHLINE SHEET 1



VICINITY MAP NOT TO SCALE

NDOT PROJECT R-2616 L&B, R-2616C
PAGELAND HIGHWAY
(VARIABLE PUBLIC R/W)
GRANTED THROUGH FEE
SMPLE DEED
(DB 184-886)

N/F
JOHN C VICK &
GILES W VICK, III
PID: 9125130
DB 1403 PG 347
02E-595

EX. UNDERGROUND VERIZON
TELEPHONE LINE. WITHIN
MAINTAINED RIGHT OF WAY
OF MARION LEE RD
(UNKNOWN WIDTH AND DEED
BOOK AND PAGE)

SEE SHEET 4 FOR LINE AND CURVE TABLES
AND ADJOINING PROPERTY CHART

**ANNEXATION BOUNDARY FOR
THE CITY OF MONROE**
THE PROPERTIES OF SLF II NC-LAKE LEE, LLC
CITY OF MONROE, UNION COUNTY, NC
PARCEL ID #09125132, & 09128001

SURVEYED FOR CURRENT OWNER:
SLF II NC-LAKE LEE, LLC
PO BOX 56607
ATLANTA GA, 30343



R. Joe Harris & Associates, Inc
Engineering • Land Surveying • Planning
Management

1186 STONECREST BLVD, TEGA CAY, S.C. 29708

P: (803) 802-1799

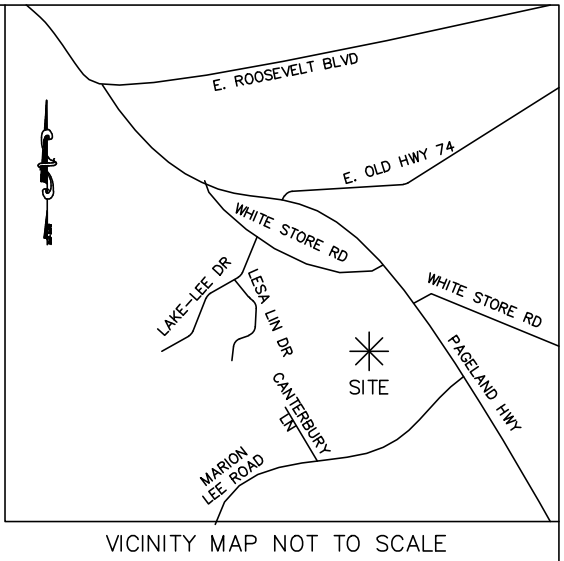
DWG: ANNEXATION PLAT	
PROJECT # 3366	
DATE 12/18/2020	
DWG SCALE 1" = 200'	
PREPARED BY DC	
SURVEYED BY B. LACKEY	
SHEET 2	OF 4

- NOTES:
1. ALL DATA BASED ON THE NORTH CAROLINA GRID SYSTEM
 2. NAD '83 (2011). ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. PROPERTY SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 4. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 5. ZONED RA-40, RA-20, & CITY
 6. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS EITHER RECORDED OR IMPLIED.
 7. #5 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 8. PARCEL ID# 09125132, 09128001
 9. ACREAGE ON THIS PLAT IS 340.514 ACRES.
 10. TOTAL OF 2 SEPARATE ANNEXATION AREAS.
 11. THIS IS TO CERTIFY THAT THIS SURVEY IS AN ANNEXATION SURVEY, WHICH IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION: PURSUANT TO GENERAL STATUTE 47-30F.11D

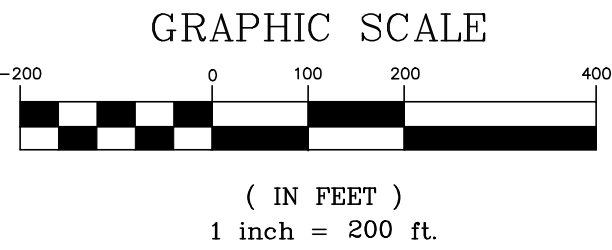
STATE OF NORTH CAROLINA
COUNTY OF UNION

I, _____ CITY CLERK OF THE CITY OF MONROE, NORTH CAROLINA
HEREBY CERTIFY THAT ON THE _____ DAY OF _____ 20____, THE CITY
COUNCIL APPROVED THIS PLAT FOR ANNEXATION AND RECORDING.

DATE _____ CITY CLERK _____ (SEAL)

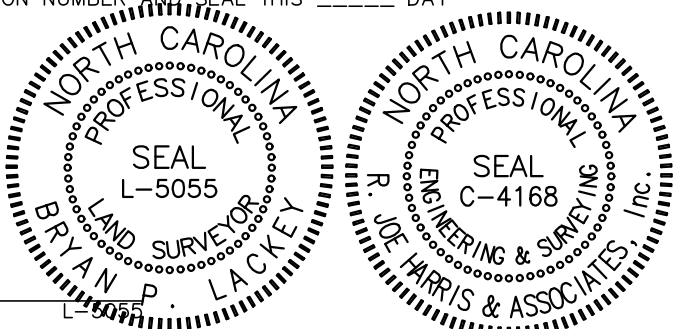


- LEGEND:
- △ - CALCULATED POINT
 - - IRON PIN SET (#5 REBAR)
 - - IRON PIN FOUND, AS NOTED
- R/W - RIGHT OF WAY
RWM - RIGHT OF WAY MARKER
□ - NGS MONUMENT
OTP - OPEN TOP PIPE
TB - TELEPHONE BOX

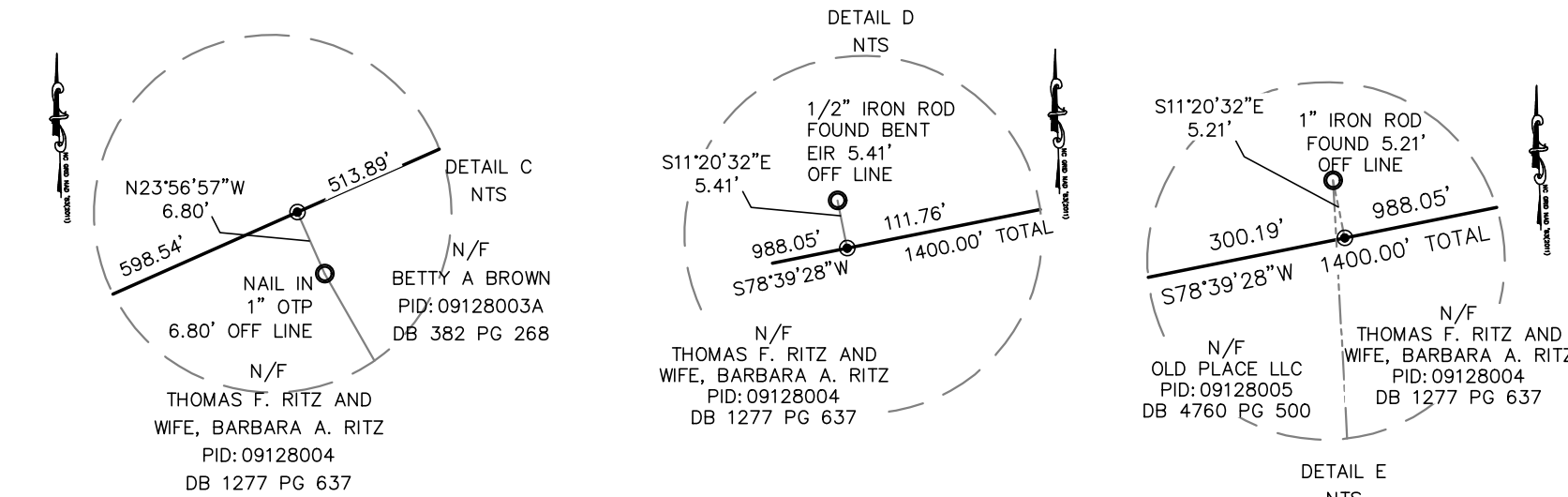


I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR UNION COUNTY, NORTH CAROLINA, COMMUNITY NUMBER 3710544400J & 37105445400J BOTH DATED OCTOBER 16, 2008, AND HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, BRYAN P. LACKEY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4347, PAGE 159); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS $\pm 1:10000$; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER _____ AND SEAL THIS _____ DAY OF _____ 2020.



BRYAN P. LACKEY, PLS



**ANNEXATION BOUNDARY FOR
THE CITY OF MONROE**
THE PROPERTIES OF SLF II NC-LAKE LEE, LLC
CITY OF MONROE, UNION COUNTY, NC
PARCEL ID #09125132, & 09128001

SURVEYED FOR CURRENT OWNER:
SLF II NC-LAKE LEE, LLC
PO BOX 56607
ATLANTA GA, 30343



R. Joe Harris & Associates, Inc
Engineering • Land Surveying • Planning
Management

1186 STONECREST BLVD, TEGA CAY, S.C. 29708

P: (803) 802-1799

DWG:	ANNEXATION PLAT
PROJECT #	3366
DATE	12/18/2020
DWG SCALE	1" = 200'
PREPARED BY	DC
SURVEYED BY	B. LACKEY
SHEET	OF
3	4

- NOTES:
1. ALL DATA BASED ON THE NORTH CAROLINA GRID SYSTEM
 2. NAD '83 (2011). ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. PROPERTY SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 4. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 5. ZONED RA-40, RA-20, & CITY
 6. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS EITHER RECORDED OR IMPLIED.
 7. #5 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 8. PARCEL ID# 09125132, 09128001
 9. ACREAGE ON THIS PLAT IS 340.514 ACRES.
 10. TOTAL OF 2 SEPARATE ANNEXATION AREAS.
 11. THIS IS TO CERTIFY THAT THIS SURVEY IS AN ANNEXATION SURVEY, WHICH IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION: PURSUANT TO GENERAL STATUTE 47-30F.11D

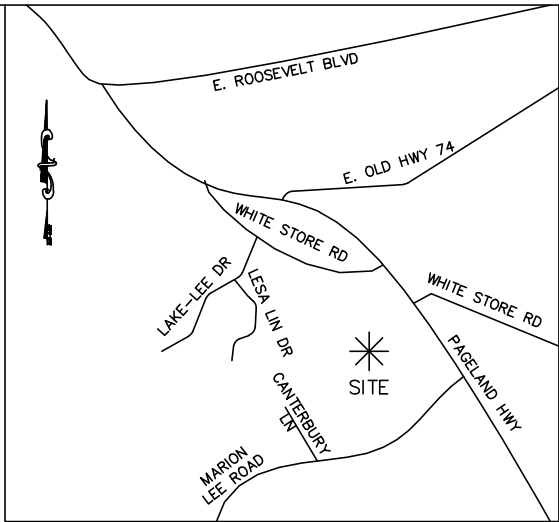
STATE OF NORTH CAROLINA
COUNTY OF UNION

I, _____ CITY CLERK OF THE CITY OF MONROE, NORTH CAROLINA
HEREBY CERTIFY THAT ON THE _____ DAY OF _____ 20____, THE CITY
COUNCIL APPROVED THIS PLAT FOR ANNEXATION AND RECORDING.

DATE

CITY CLERK

(SEAL)



VICINITY MAP NOT TO SCALE

- A. N/F
PID: 09125138
TYLER E HEFNER
DB 7421 PG 350
- B. N/F
PID: 09125140
TERRY L MOORE & WIFE,
ELLEN A MOORE
DB 1368 PG 261
- C. N/F
PID: 09125141
TERRY L MOORE & WIFE,
ELLEN A MOORE
DB 398 PG 616
- D. N/F
PID: 09125142
TERRY L MOORE & WIFE,
ELLEN A MOORE
DB 398 PG 616
- E. N/F
PID: 09125143
LLOYD TIMOTHY MCCLAIN
DB 5872 PG 732
- F. N/F
PID: 09125144
DANNY NEAL HINSON
& ELLEN LOUISE
HINSON, TRUSTEES
DB 7530 PG 318
- G. N/F
PID: 09125145
PETER TOWNSEND OCHS
& SUSAN CARRIE OCHS
DB 6845 PG 90
- H. N/F
PID: 09125146
PETER TOWNSEND OCHS
& SUSAN CARRIE OCHS
DB 6845 PG 92
- I. N/F
PID: 09161055
RODNEY J PURSER
DB 498 PG 775
- J. N/F
PID: 09161054
MARY A NASH
DB 1579 PG 728
- K. N/F
PID: 09161053
ANA LAURA
HERNANDEZ
CABALLERO
DB 5389 PG 65
- L. N/F
PID: 09161042
AUDREY D BALES
& SUSAN E BALES
DB 1635 PG 237
- M. N/F
PID: 09161041
CALVIN D MILLER & WIFE,
JANET W MILLER
DB 484 PG 44
- Q. N/F
PID: 09161037
2018-2 IH BORROWER LP
DB 7152 PG 556
- R. N/F
PID: 09161036
SHELLY STITELER
DB 6586 PG 870
- N. N/F
PID: 09161040
ALLAN M. LEGETTE &
WIFE, VIVAN LEGETTE
DB 4234 PG 317
- O. N/F
PID: 09161039
JONATHAN PURSER &
WIFE, JENNIFER PURSER
DB 3955 PG 395
- P. N/F
PID: 09161038
SHERRY BARE
DB 5880 PG 298

Line Table		
Line #	Length	Direction
L1	134.07	S86°37'27"E
L2	350.21	S86°54'37"E
L3	84.75	N13°24'53"E
L4	190.15	N13°25'24"E
L5	130.05	N13°26'14"E
L6	88.69	N13°33'08"E
L7	56.94	N24°21'49"E
L8	240.49	N25°40'20"E
L9	64.28	S53°44'46"E
L10	275.93	S59°25'23"E
L11	394.67	S61°40'16"E
L12	16.68	S28°34'25"W
L13	79.99	S64°18'33"E
L14	123.91	S2°51'51"W
L15	215.43	S23°58'17"E
L16	63.45	S42°33'20"W
L17	221.09	S20°11'03"E
L18	103.12	S40°00'10"W
L19	111.77	S31°51'27"W
L20	23.93	S58°05'53"E

Line Table		
Line #	Length	Direction
L21	35.99	S58°05'50"E
L22	111.92	N31°55'59"E
L23	105.98	N47°19'52"E
L24	70.82	N87°50'39"E
L25	435.79	S26°59'48"E
L26	274.56	N30°32'53"E
L27	32.02	N41°58'44"W
L28	311.99	N41°57'00"W
L29	134.14	N41°57'00"W
L30	268.04	N42°03'05"W
L31	308.60	N41°57'28"W
L32	139.77	S63°58'53"W
L33	59.55	S64°04'40"W
L34	138.94	N21°46'32"E
L35	166.00	N9°38'32"E
L36	108.00	N0°20'32"E
L37	148.87	N12°48'36"E
L38	155.70	N34°57'32"E
L39	261.60	N8°46'28"W
L40	139.20	N20°16'28"W

Line Table		
Line #	Length	Direction
L41	165.00	N15°52'28"W
L42	157.00	N18°28'28"W
L43	170.20	N39°00'28"W
L44	160.30	N32°24'28"W
L45	103.50	N25°07'28"W
L46	82.69	N9°22'36"W
L47	312.00	S53°12'28"E
L48	42.70	S54°42'28"E
L49	210.00	S10°57'28"E
L50	135.10	S25°47'28"E
L51	235.40	N43°20'32"E
L52	175.00	N4°27'28"W
L53	135.20	N15°32'32"E
L54	171.00	N43°32'32"E
L55	188.00	N32°52'32"E
L56	172.00	N64°57'28"W
L57	219.50	S86°42'32"W
L58	75.00	N64°57'28"W
L59	71.20	N13°47'28"W
L60	268.30	N8°12'32"E

Line Table		
Line #	Length	Direction
L61	158.50	N10°07'28"W
L62	168.10	N8°19'32"E
L63	54.60	N55°39'28"W
L64	101.90	N11°28'28"W
L65	138.40	N8°27'28"W
L66	62.50	N32°00'32"E
L67	137.80	N0°49'32"E
L68	133.20	N48°47'32"E
L69	91.20	N64°52'32"E
L70	155.50	N89°47'28"W
L71	125.11	S75°05'26"W
L72	87.00	N22°49'14"W
L73	274.00	N20°36'28"W
L74	27.70	N33°19'28"W
L75	36.82	S86°52'43"E
L76	81.50	S86°52'53"E
L77	63.39	S86°58'04"E
L78	250.92	S86°56'30"E
L79	148.18	S61°25'35"E
L80	10.00	S28°34'25"W

Line Table		
Line #	Length	Direction
L81	165.44	S61°32'40"E

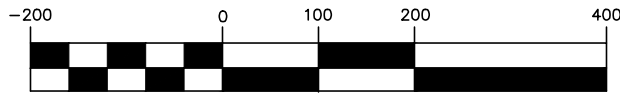
Curve Table					
Curve #	Length	Radius	Chord	Bearing	Delta
C1	1094.90	5669.58	1093.20	S30°36'48"E	11°03'54"
C2	88.70	140.00	87.22	S79°34'41"E	36°18'00"

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR UNION
COUNTY, NORTH CAROLINA, COMMUNITY NUMBER 3710544400J &
37105445400J BOTH DATED OCTOBER 16, 2008, AND HEREBY
CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED IN A
SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY.

I, BRYAN P. LACKEY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
(DEED DESCRIPTION RECORDED IN BOOK 4347, PAGE 159); THAT THE
BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM
INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF
PRECISION AS CALCULATED IS $\pm 1:10000$; THAT THIS PLAT WAS
PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY
ORIGINAL SIGNATURE, REGISTRATION NUMBER _____ AND SEAL THIS _____ DAY
OF _____ 2020.



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

**ANNEXATION BOUNDARY FOR
THE CITY OF MONROE**
THE PROPERTIES OF SLF II NC-LAKE LEE, LLC
CITY OF MONROE, UNION COUNTY, NC
PARCEL ID #09125132, & 09128001

SURVEYED FOR CURRENT OWNER:
SLF II NC-LAKE LEE, LLC
PO BOX 56607
ATLANTA GA, 30343



R. Joe Harris & Associates, Inc
Engineering • Land Surveying • Planning
Management

1186 STONECREST BLVD, TEGA CAY, S.C. 29708

P: (803) 802-1799

DWG: ANNEXATION PLAT	
PROJECT # 3366	
DATE 12/18/2020	
DWG SCALE 1" = 200'	
PREPARED BY DC	
SURVEYED BY B. LACKEY	
SHEET 4	OF 4



STAFF REPORT

TO: Planning Board Members

DATE: October 6, 2021

FROM: Lisa Stiwinter, Planning and Developmental Director

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map and Text Amendment request for Conditional District “The Greenway at Lake Lee” (Parcel ID #'s: 09-125-132 & 09-128-001)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment for the properties located along Marion Lee Road, US Highway 601 and White Store Road and further identified as tax parcel #'s 09-125-132 & 09-128-001. The request is to annex and rezone the properties from R-20 City of Monroe and RA-40 (Union County Residential Low Density) to Conditional District (CD) “The Greenway at Lake Lee”.

REVIEW

The applicant, Stratford Land, is requesting a conditional district rezoning in order to develop a 689 lot residential subdivision that will consist of both single-family attached and detached homes as well as a commercial area that is identified for future development. The area requested to be annexed is 340.514 acres, which includes 15.13 acres identified for future commercial development. The proposed residential portion of the project totals 325.411 acres. The common open space provided for this project is 45.57% or 154.04 acres. The area identified as commercial will be required to be processed as an amendment to the conditional district if the project is approved.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Commercial & Single-Family Residential	R-20, Office Transitional (OT) & Conditional District "Oakton/Cottage Green" City of Monroe
East	Commercial, Single-Family Residential and Vacant	RA-20 & RA-40 Union County
South	Single-Family Residential and Vacant	R-20 City of Monroe & RA-40 Union County (Single Family Residential)
West	Single-Family Residential and Lake Lee	R-20 City of Monroe

Proposal

The applicant is requesting a conditional district rezoning in order to develop a 689 lot residential subdivision that will consist of both single-family attached and detached homes with approximately 45.57% or 154.04 acres of open space. The minimum lot size for the single family attached townhome lots will be 2,200 square feet with an average of 2,225 square feet. The lot sizes for the single family detached lots will range from approximately 6,875 square feet to 31,000 square feet with an average of 9,300 square feet. The minimum heated square footage of the single family attached townhomes will be 1,360 square feet excluding the garage and the single family detached homes will be 1,600 square feet excluding the garage.

The project will offer the following lot options:

Townhomes-100 lots

55-foot wide lots-277

65-foot wide lots-286

100-foot wide lots-26

REQUIREMENTS

Density & Dimensional Standards

The density of the total project is 2.12 units per acre.

Setbacks

Single Family Attached Townhome Units

Front/Corner: 20 ft.

Interior Units: 0 ft.

Side (end units): 15 ft.

Rear: 0 ft.

Single Family Detached Units

Front: 20 ft.

Corner: 12 ft. (15 ft. for 100 ft. wide lots)

Side: 7 ft. (15 ft. for 100 ft. wide lots)

Rear: 30 ft.

Elevations

The exterior building materials for the proposed project will consist of brick, fiber cement, stone and stucco. The developer is proposing the front façades of all residential homes to consist of at least twenty-five (25%) brick or stone. Vinyl and stucco will only be used for eaves, soffits, trim

and windows. The minimum heated square footage as proposed for the single family attached townhomes will be 1,360 square feet excluding the garage and the minimum square footage for the single family detached homes will be 1,600 square feet with a range up to 3,200+ square feet excluding the garage. The homes constructed on slab foundations will be provided with a brick or stone water table that extends at least 18 inches above the finished floor on the front and side facades. All of the 100 foot wide lots and at least 50% (143) of the 65 foot wide lots will be provided with side entry garages. All garages will be furnished with carriage style hardware and/or windows along the top with the exception of side load garages.

Landscaping

All single family homes will have sodded front yards prior to the issuance of the certificate of occupancy. The applicant has committed to two (2) front yard trees for all of the single family detached home lots at the time of the certificate of occupancy.

Street trees will be provided at a rate of one (1) tree per two (2) single family attached townhome buildings, but in no case shall the trees be spaced more than fifty (50) feet apart on average throughout the development. The street tree layout and planting schedule will be finalized during the construction plan review.

Street trees will be provided at a rate of one (1) tree per single family detached home lot but in no case shall the trees be spaced more than 50 feet apart on average throughout the development. The street tree layout and planting schedule will be finalized during the construction plan review.

Additionally, the ordinance requires multi-family projects provide a fifty-foot (50) landscape buffer around the perimeter of the townhome portion of the project. The developer is proposing a 25 foot undisturbed buffer and common open space adjacent to the townhomes to satisfy the buffer requirement.

Open Space and Amenities

The project is required to provide at least 12.5% open space for the land area of the residential portion of the project which would equal 40.3 acres. The applicant is providing 45.57% or 154.04 acres of open space. The developer is proposing six (6) amenity areas for the project. Four (4) areas are proposed as active areas and two (2) areas are proposed as passive. The passive amenity areas will include the following features: arbor/sitting areas, bike racks, fitness stations, and landscaping. The active areas will include the following features: benches, bike racks, 1,400 square foot cabana with bathrooms, children's playground equipment, fitness stations, general purpose field, landscaping, and a swimming pool. Additionally, a trail system will be established throughout the development.

Parking

The interior units of the single family attached townhomes will be provided with a one (1) car garage while the end units will have two (2) car garages. All single family detached homes will be provided with a two (2) car garage. All driveways of both the single family attached townhomes and detached homes will have driveways that can accommodate at least two (2) vehicles. All garages will be furnished with carriage style hardware and/or windows along the top with the exception of any side load garages.

The ordinance requires multi-family projects provide parking at a rate of one (1) space per bedroom plus an additional ½ space per unit. Based on fifty (50) two-bedroom townhome units and fifty (50) three-bedroom townhome units there would be a total of three hundred (300) parking spaces required for the single family attached townhome portion of the project. The applicant is proposing for each interior townhome unit to have a one (1) car garage and each end townhome unit to be provided with a two (2) car garage as well as a paved driveway for both types of units that will accommodate at least two (2) vehicles for a total of three hundred forty-two (342) parking spaces based on the proposed site plan. Additionally, the developer is proposing a visitor parking lot with twenty-six (26) parking spaces for an overall total of three hundred sixty-eight (368) parking spaces for the townhome portion of the project.

Schools

The proposed 689 single family lot subdivision (100 single family attached townhomes and 589 detached homes) will be within the following school attendance areas for the current school year:

Rock Rest Elementary	Currently at 79% rated capacity
East Union Middle	Currently at 65% rated capacity
Forest Hills High	Currently at 62% rated capacity

Although the above schools are the current assignments for this area, the Union County Public Schools Board of Education has the obligation and reserves the right to modify assignments in order to optimize facility utilization and efficiency. The only other major development in the Forest Hills cluster is Cottage Green, nearly across the street, with 218 additional units. It is not expected that this development will adversely affect enrollments at the above schools.

Sidewalk

The developer is proposing to install five (5) ft. wide sidewalks on both sides of the interior streets as well as an eight (8) ft. wide sidewalk along the property frontage of Marion Lee Road, White Store Road and US Highway 601.

Stormwater

The applicant will be required to provide stormwater management to treat the stormwater runoff for the project. The stormwater will be evaluated and reviewed, if the project is approved by City Council, at the building permit stage of the process. The location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and actual site discharge points. At the time of site plan submittal, site will meet stormwater management requirements in accordance with Chapter 159 Stormwater Management Ordinance of the Monroe Code of Ordinances.

Stream Buffer/Flood Plain

There is a minimal amount of flood plain (less than an acre) within the project that the developer is reserving as open space. All streams located on the site have been provided with a 50 ft. undisturbed stream buffer on both sides as required by the ordinance. Additionally, there will be no development within the flood plain.

Transportation

The developer is proposing for all streets to be constructed to the City of Monroe street standards and maintained by the City of Monroe. A traffic impact study was completed for this project and was reviewed by both the City of Monroe Engineering Department and the North Carolina Department of Transportation (NCDOT). The required transportation improvements for the project are as follows:

US 74 AND US 601

- Eastbound right-turn lane along US 74 with 325' of storage
- Westbound left-turn lane along US 74 with 175' of storage
- Restriping of the island/two-way left-turn lane along US 601 to create a third northbound left-turn lane along US 601 will be pursued if geometrically feasible. Conceptually, this appears to be feasible as a restriping of the existing pavement.

US 601 AND WHITE STORE ROAD NORTH

- Southbound right-turn lane along US 601 at White Store Road North with 100' of storage
- Eastbound right-turn lane along White Store Road North at US 601 with 100' of storage

WHITE STORE ROAD NORTH AND ACCESS 6

- Single ingress and egress lane along Access 6 with a 275-foot internal protected stem

US 601 AND WHITE STORE ROAD/ACCESS 1

- Northbound left-turn lane along US 601 with 125' of storage
- Southbound left-turn lane along US 601 with 325' of storage
- Westbound left-turn lane along White Store Road with 50' of storage
- Westbound right-turn lane along White Store Road with 100' of storage
- Eastbound left-turn lane along Access 1 (continuous)
- Eastbound through/right lane along Access 1 with 125' of storage
- 375-foot IPS along Access 1 in order to achieve a 375-foot IPS,
- Traffic signal installed at this intersection per NCDOT approval

MARION LEE ROAD AND ACCESS 2/ACCESS 3

- Single ingress and egress lane along Accesses 2/3 with a 100-foot internal protected stem

MARION LEE ROAD/ACCESS 4/ACCESS 5

- Single ingress and egress lane along Accesses 4/5 with a 100-foot internal protected stem.

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this area is located in the Suburban Land Use category. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Single family attached and detached is suitable in the suburban land use category. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic

volumes and near prominent intersections. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods. Multimodal connectivity between neighborhoods and to nearby centers also should be emphasized. Strategic connections to the off-street multi-use trail network are preferred and open space should be preserved in both active and passive forms within neighborhoods. The density for suburban residential is 2-4 units per acre.

Planning staff is of the opinion the development pattern of single family residential at this location is consistent with the Land Development Plan at 2.12 units per acre and is a reasonable use due to the project being located within a mile of a neighborhood mixed use center located at the intersection of E. Roosevelt Boulevard and Highway 601.

PUBLIC NOTIFICATION

The applicant sent notification letters about the project to the property owners within 150 feet of the subject property to inform them of the project on Friday, August 6th. A rezoning notification sign will be posted 10 days prior to the public hearing. An official rezoning notification letter will be sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Staff recommends approval of Conditional District “Greenway at Lake Lee”.

Planning Board will need to take action on the following items:

1. *Motion to recommend adoption of Resolution Approving/Denying Land Development Compliance;*

If the Resolution of Land Development Plan Compliance is recommended for approval, the Planning Board will also need to make the following motion:

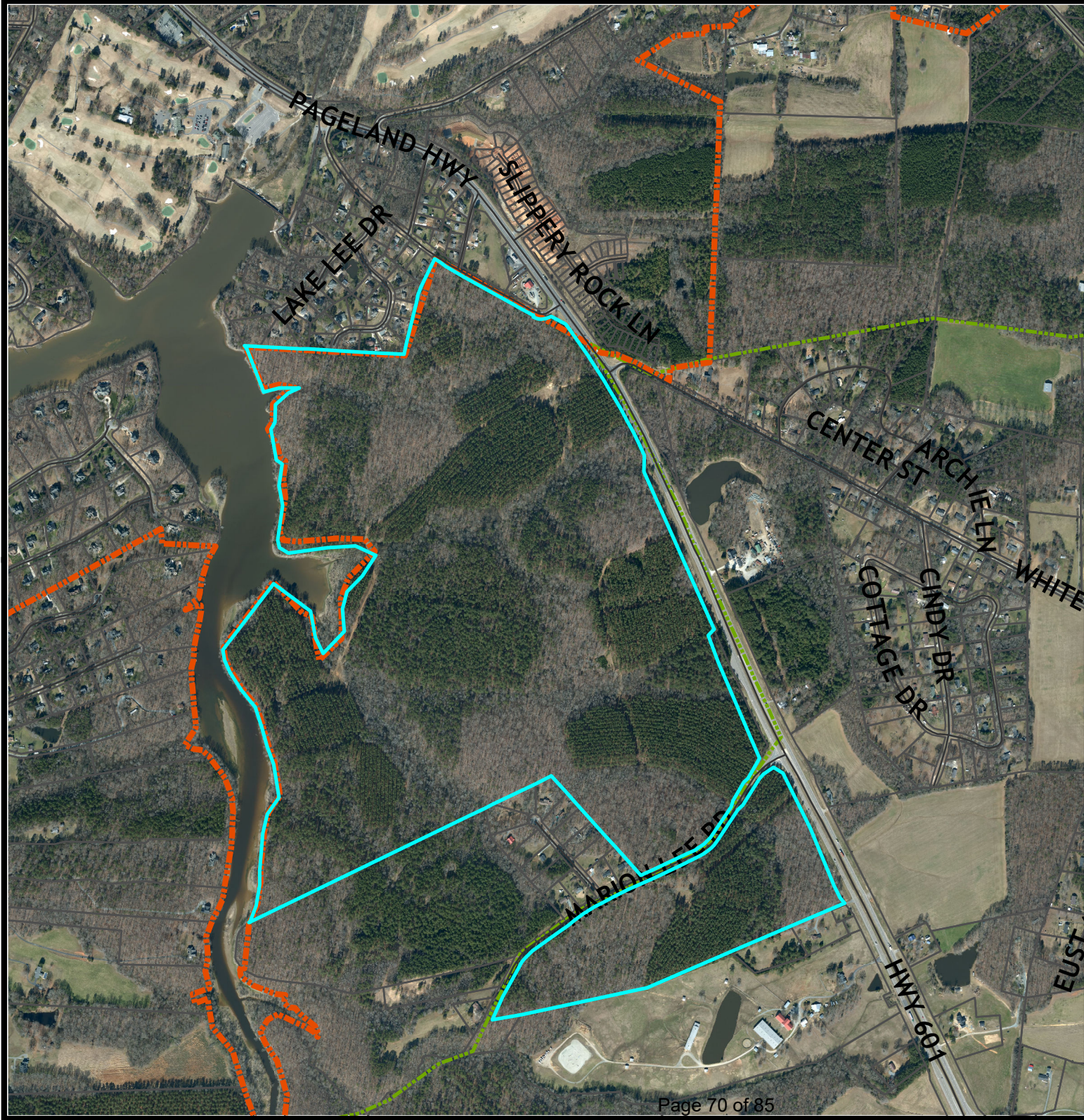
1. *Motion to recommend adoption of the Ordinance amending section 156.98- Conditional Districts Established and section 156.106- Official Zoning Map.*

If the Resolution of Land Development Plan Compliance is recommended for denial, the Planning Board will also need to make the following motion:

1. *Motion to recommend denial of the zoning map amendment*

Attachments:

Attachment 1-Ortho Map
Attachment 2-Zoning Map
Attachment 3-Site Plan & Elevations
Attachment 4-Future Land Use Map
Attachment 5-FLUM Description
Attachment 6-R-2021-XX Approval
Attachment 7-R-2021-XX Denial
Attachment 8-O-2021-XX 156.106
Attachment 9-O-2021-XX 156.98



Ortho Map

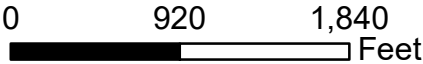
Legend

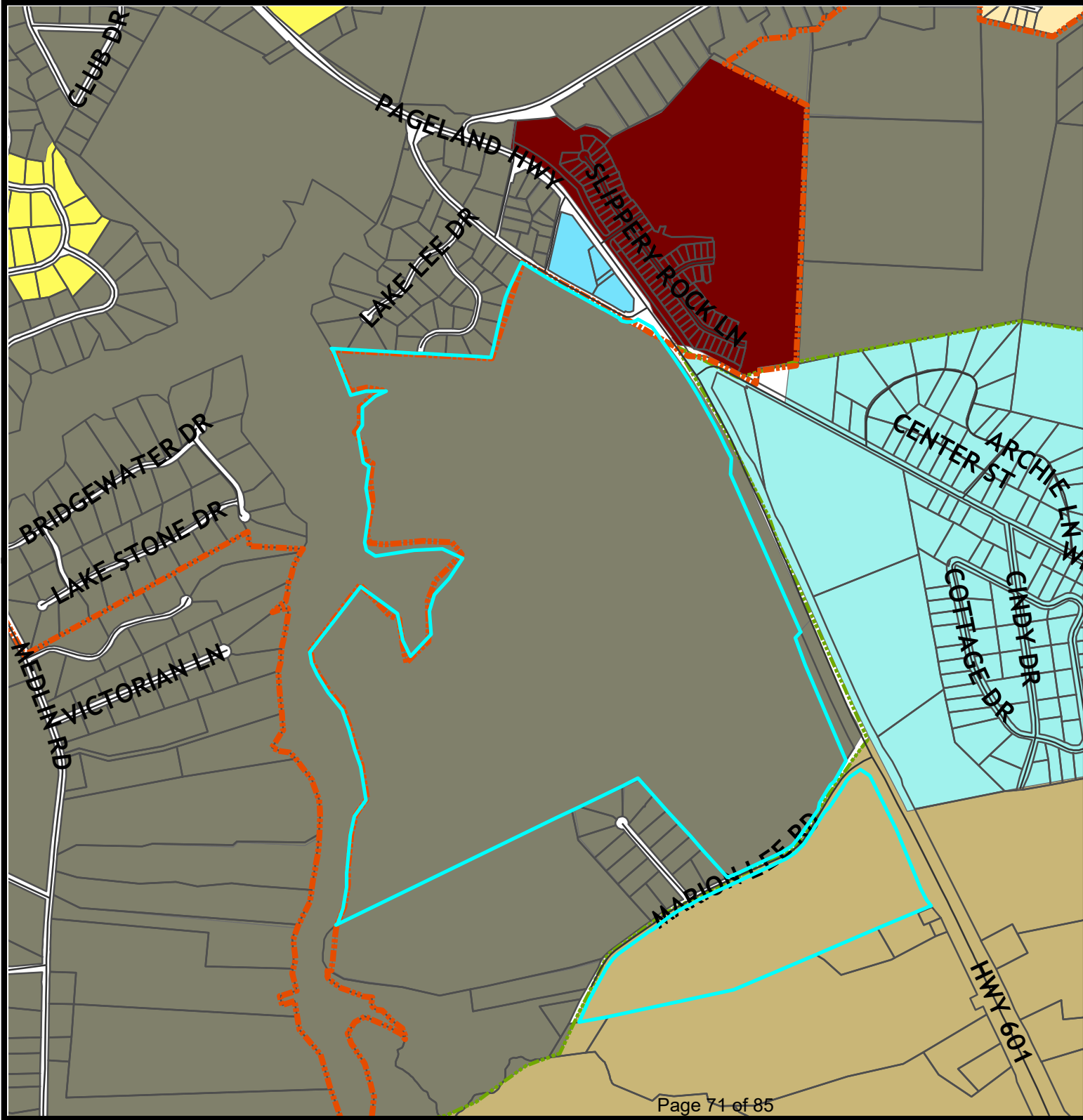
- Centerlines
- Parcels
- City Limits
- ETJ

**Existing: R-20 (City of Monroe)
and Union County RA-40**

**Owner: SLF II NC
Lake Lee, LLC**

Acres: 340.514





Zoning Map

CD Greenway at Lake Lee

Legend

- Centerlines
- Parcels
- City Limits
- ETJ

Zoning Districts

Code

- R-20
- R-10
- R-10SU
- OT
- GB
- CD

UC Zoning Districts

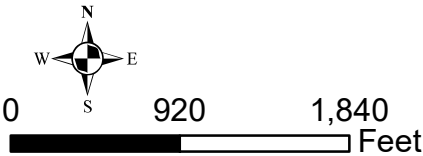
ZONE

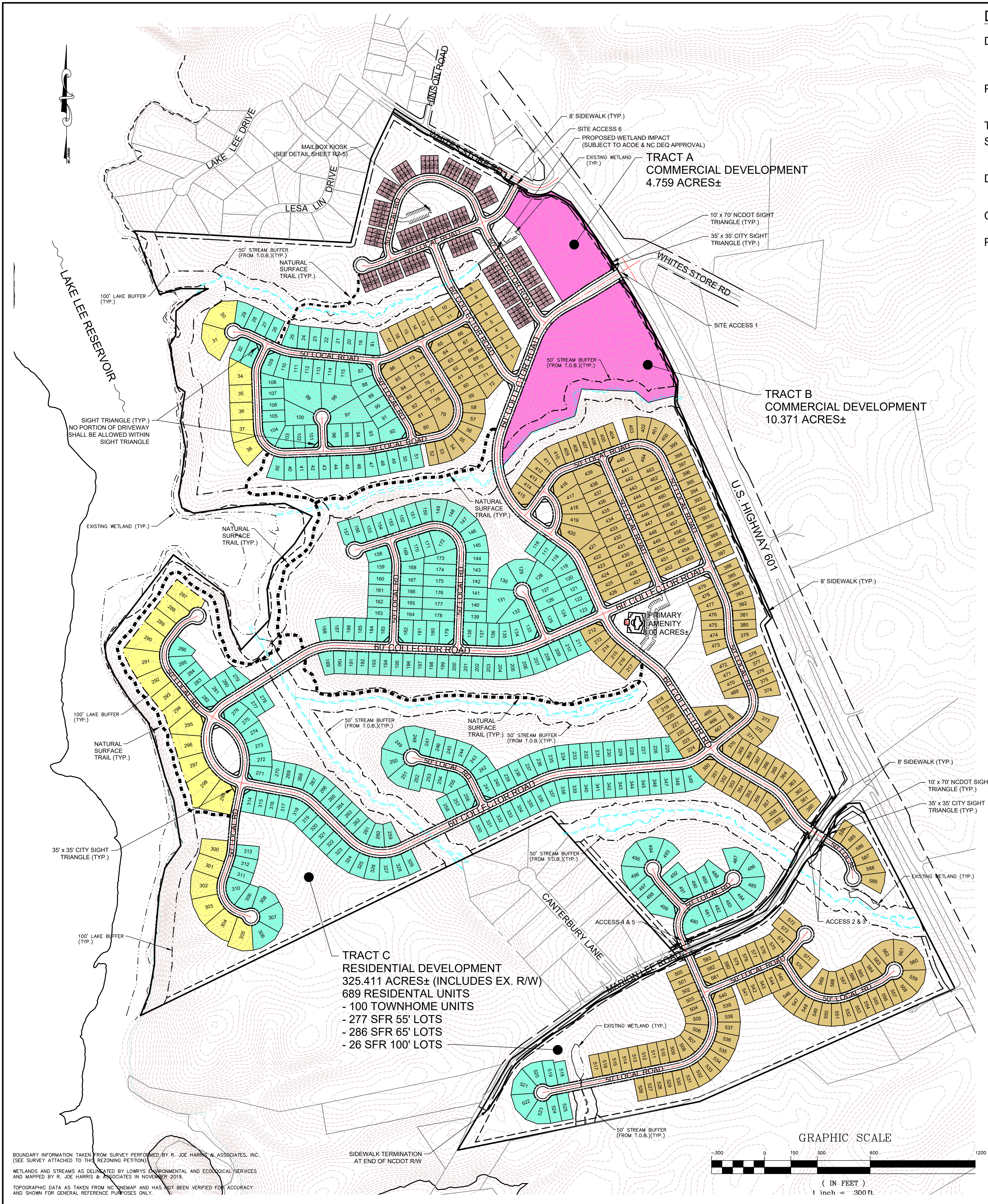
- RA-20
- RA-40

Existing: R-20 City of Monroe
and Union County RA-40

Owner: SLF II NC
Lake Lee, LLC

Acres: 340.514





DEVELOPER & PROPERTY OWNER INFORMATION:

DEVELOPER: STRATFORD LAND
3400 PEACHTREE ROAD, SUITE 650
ATLANTA, GEORGIA 30326
ATTN: DAVIS WIGGINS

PROPERTY OWNER: SLF II NC LAKE LEE, LLC
P.O. BOX 56607
ATLANTA, GEORGIA 30343

TAX PARCELS: 09125132, 09128001

SITE ACREAGE: 09125132 - 291.494 ACRES±
09128001 - 49.047 ACRES±
TOTAL ACRES = 340.541 ACRES±

DENSITY: COMMERCIAL ACREAGE = 15.130 ACRES
RESIDENTIAL ACREAGE = 325.411 ACRES
DENSITY = 689 UNITS / 325.411 ACRES = 2.12 UNITS/AC.

CURRENT ZONING: 09125132 | R-20 (MONROE ETJ)
09128001 | RA-40 (UNION COUNTY)

PROP. ZONING: CONDITIONAL DISTRICT "THE GREENWAY AT LAKE LEE"



VICINITY MAP - N.T.S.

- FUTURE DEVELOPMENT (COMMERCIAL)
- ATTACHED SFR UNITS (TOWNHOMES) - 100 UNITS (14.5%)
- DETACHED SFR - 55' WIDE LOTS - 277 UNITS (40.2%)
- DETACHED SFR - 65' WIDE LOTS - 286 UNITS (41.5%)
- DETACHED SFR - 100' WIDE LOTS - 26 UNITS (3.8%)

SEE SHEET RZ-2 FOR THE FOLLOWING INFORMATION:

- MASTER PHASING
- LOT DEVELOPMENT STANDARDS
- ADJACENT PARCEL INFORMATION

SEE SHEET RZ-4 FOR CITY OF MONROE GENERAL CONDITIONS COMMUNITY ARCHITECTURAL STANDARDS

SEE ANNEXATION PLAT FOR BOUNDARY INFORMATION (BEARING & DISTANCES) - NOT SHOW ON RZ-1 FOR CLARITY PURPOSES

CITY OF MONROE STANDARD NOTES & CONDITIONS

- PROPOSED REZONING FROM R-20/RA-40 TO CONDITIONAL DISTRICT "THE GREENWAY AT LAKE LEE".
- PROPOSED ROADS WILL BE PUBLIC, SUBJECT TO CITY OF MONROE ACCEPTANCE POLICIES AND PROCEDURES.
- MINIMUM LOT SIZE FOR ATTACHED SINGLE FAMILY UNITS (TOWNHOMES) WILL BE 2,200 SQ.FT. (AVERAGE LOT SIZE = 2,225 SQ.FT.±). MINIMUM LOT SIZE FOR DETACHED SINGLE FAMILY UNITS WILL BE 6,875 SQ.FT. (AVERAGE LOT SIZE = 9,300 SQ.FT.±).
- EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO, AND/OR BRICK MATERIALS.
- MINIMUM HEATED SQUARE FOOTAGE FOR ATTACHED SINGLE FAMILY UNITS = 1,360 SQ.FT. MINIMUM HEATED SQUARE FOOTAGE FOR DETACHED SINGLE FAMILY UNITS = 1,600 SQ.FT.
- STREET TREES (IN DESIGNATED PLANTING STRIP - SEE STREET CROSS SECTION DETAILS) SHALL BE PLANTED AT A RATE OF ONE (1) PER DETACHED SINGLE FAMILY LOT BUT IN NO CASE BE SPACED 50 FEET APART (AVERAGE) WHEN ADJACENT TO COMMON FRONTAGE AREAS. THERE SHALL BE NO TREES WITHIN 35 FEET OF INTERSECTIONS FOR SIGHT/SAFETY PURPOSES.
STREET TREES (IN DESIGNATED PLANTING STRIP - SEE STREET CROSS SECTION DETAILS) SHALL BE PLANTED AT A RATE OF ONE (1) PER TWO (2) ATTACHED BUILDING UNITS, BUT IN NO CASE BE SPACED FURTHER THAN 50 FEET APART (AVERAGE), INCLUDING COMMON FRONTAGE AREAS WHERE NO UNITS ARE PRESENT.
STREET TREES SHALL BE MINIMUM OF 3-INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GRADE AND SHOULD BE A VARIETY OF SPECIES. STREET TREES ADJACENT TO LOTS TO BE PLANTED DURING HOME CONSTRUCTION.
- FRONT YARD TREES SHALL BE PROVIDED FOR DETACHED RESIDENTIAL LOTS AS FOLLOWS (IN ADDITION TO STREET TREES):
- 55 FEET & 65 FEET WIDE SINGLE FAMILY DETACHED LOTS SHALL PLANT TWO (2) TREES
- 100 FEET WIDE SINGLE FAMILY DETACHED LOTS SHALL PLANT TWO (2) TREES
TREES SHALL BE SUITABLE FOR HEALTHY GROWTH FOR THE AREA CLIMATE AND SHALL BE MINIMUM OF 1-1/2 INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GRADE.
- ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE, ASPHALT, OR BRICK PAVERS FROM THE ROAD TO THE GARAGE AND SHALL ACCOMMODATE A MINIMUM OF TWO (2) VEHICLES OUTSIDE OF THE GARAGE FOR SINGLE FAMILY ATTACHED AND DETACHED HOMES.
- ALL DETACHED SINGLE FAMILY HOMES SHALL HAVE A TWO (2) CAR ATTACHED GARAGE.
ALL ATTACHED SINGLE FAMILY HOMES SHALL HAVE A ONE (1) CAR GARAGE FOR INTERIOR UNITS AND A TWO (2) CAR GARAGE FOR END UNITS.
- FOR HOUSES BUILT ON SLAB FOUNDATIONS, THE FRONT AND SIDES OF EACH DWELLING UNIT SHALL BE PROVIDED WITH A BRICK OR STONE WATER TABLE THAT EXTENDS AT LEAST EIGHTEEN (18) INCHES ABOVE GRADE.
EXPOSED FOUNDATION WALLS (REAR) SHALL BE TREATED WITH NO BARE/RAW CONCRETE EXPOSED. TREATMENTS MAY INCLUDE BRICK, STONE OR COLORED PARGING. VENEERS MAY BE USED IN LIEU OF STANDARD BRICK OR STONE.
- THE FRONT WALL OF ALL HOMES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN TWENTY-FOUR (24) LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
GARAGE FACES WILL BE EXCLUDED FROM THIS MEASUREMENT IF HOME IS PROVIDED WITH PORCH OR RECESSED STOOP.
- THE MAJORITY OF ALL ROOF AREAS ON ANY HOME SHALL HAVE A MINIMUM OF 6/12 ROOF PITCH.
- ALL EXPOSED (EXTERIOR OF HOME) CHIMNEYS SHALL BE STUCCO OR BRICK VENEERED CONSISTENT WITH THE ARCHITECTURE OF THE HOME.
- FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- GARAGES SHALL BE EQUIPPED WITH WINDOWS AND/OR CARRIAGE STYLE HARDWARE WHEN PROPOSING A SINGLE DOOR OR BE SEPARATED INTO TWO (2), 1-BAY GARAGE DOORS.
- SETBACKS AND YARDS SHALL BE AS FOLLOWS FOR DWELLING UNIT TYPES:
DETACHED SINGLE FAMILY LOTS: FRONT-20 FT, CORNER-12 FT/15 FT (100' LOTS), SIDE-7 FT/15 FT (100' LOTS), REAR-30 FT
ATTACHED SINGLE FAMILY LOTS: FRONT/ROADS-20 FT, INTERIOR SIDES-0 FT, REAR-0 FT
ATTACHED SINGLE FAMILY LOTS: 15 FT MIN. SEPARATION BETWEEN BUILDINGS
- SETBACKS FOR ACCESSORY STRUCTURES SHALL BE MIN. OF FIVE (5) FEET FROM ALL PROPERTY LINES AND CANNOT BE LOCATED BEYOND THE FRONT MOST CORNER OF THE PRIMARY STRUCTURE (HOME).
- FIVE (5) FOOT WIDE SIDEWALKS WILL BE REQUIRED ON BOTH SIDES OF ALL INTERIOR DEVELOPMENT STREETS.
- EIGHT (8) FOOT WIDE SIDEWALKS WILL BE REQUIRED ALONG ALL EXTERIOR ROADS (ALONG THE PROPERTY FRONTAGE).
- SIGN REGULATIONS FOR THIS DEVELOPMENT (EXCLUDING FUTURE COMMERCIAL AREA) SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
- HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMPs, ETC.
- COMMENCEMENT OF THE AMENITY AREA (PRIMARY COMMUNITY AMENITY) SHALL BEGIN NO LATER THAN FIFTY (50) PERCENT OF THE CERTIFICATES OF OCCUPANCIES ISSUED.
- ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
- ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND/OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN. MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR DESIGNER.
- EXISTING TREES WITHIN THE DEVELOPMENT THAT ARE SEVENTY-FIVE (75) INCHES OR GREATER IN CIRCUMFERENCE MUST BE PRESERVED AND SHALL NOT BE REMOVED. QUALIFYING TREES SHALL BE LOCATED AND SHOWN ON THE CONSTRUCTION DRAWINGS. GRAND TREES MAY BE REMOVED FOR PUBLIC INFRASTRUCTURE CONSTRUCTION (ROADS, WATER SEWER), BUT MUST BE MITIGATED AT A RATE OF 4-3" TREES PER TREE REMOVED.
- EXISTING TREES WITHIN THE DEVELOPMENT THAT ARE TWENTY-FIVE (25) INCHES OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, DRIVEWAY AREA, UTILITY CONSTRUCTION, OR OTHER APPROVED CONSTRUCTION LIMITS.
- PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS CONDITIONAL DISTRICT PLAN AND SUPPORTING DOCUMENTS.

PETITIONER AFFIRMATION AND SIGNATURE:

PETITIONER SIGNATURE

DATE

ADDITIONAL CONDITIONS AND REQUIREMENTS ARE SPECIFIED THROUGHOUT THIS CONDITIONAL REZONING PLAN (SHEET RZ-1 THRU RZ-8)

DATE	ISSUED FOR	REV
7/16/21	Submission to City	0
8/27/21	Address City Comments Issued 8/20/21	1



Engineer:



R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

1186 Stonemont Boulevard, Fort Mill, S.C. 29708 P: (803) 802-1799

www.rjoharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal Engineer's Seal

REZONING DOCUMENT
NOT FOR CONSTRUCTION

Project Manager	Drawn
-	B. Pridemore
Department Manager	Checked
-	-

Print/Plot Date

August 27, 2021

Client

STRATFORD LAND

3400 PEACHTREE ROAD, SUITE 650
ATLANTA, GEORGIA 30326
P: 404-924-8400

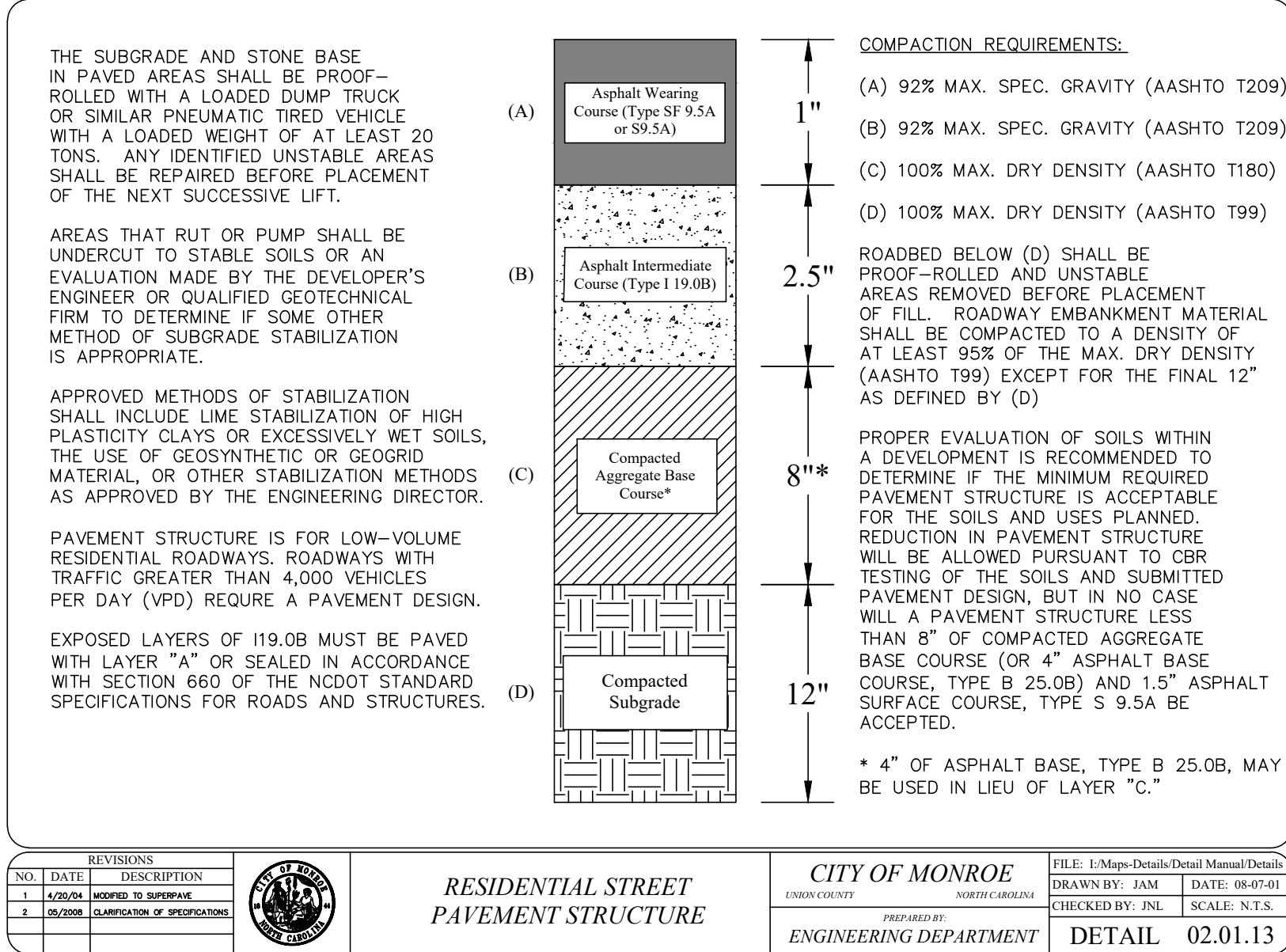
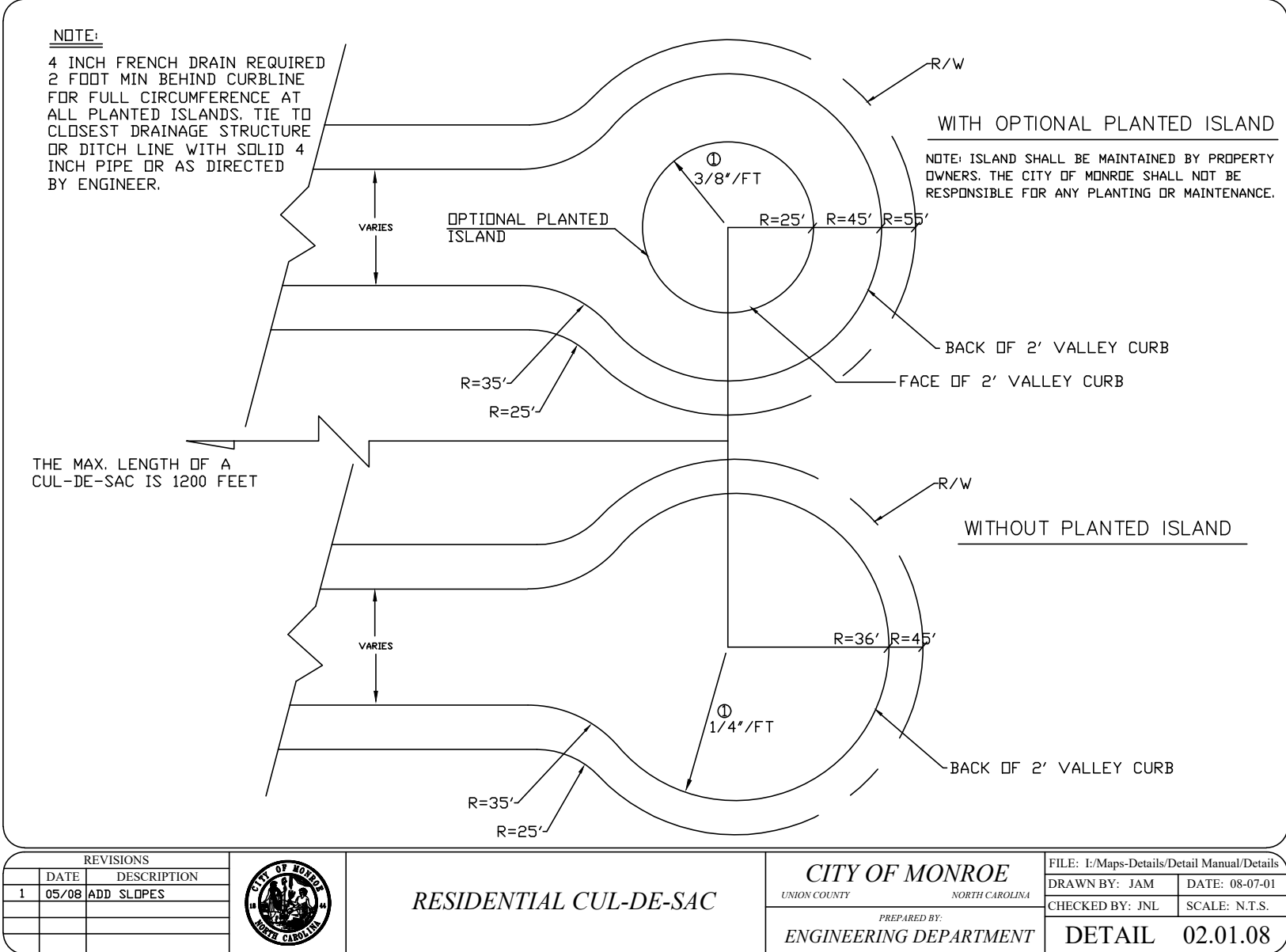
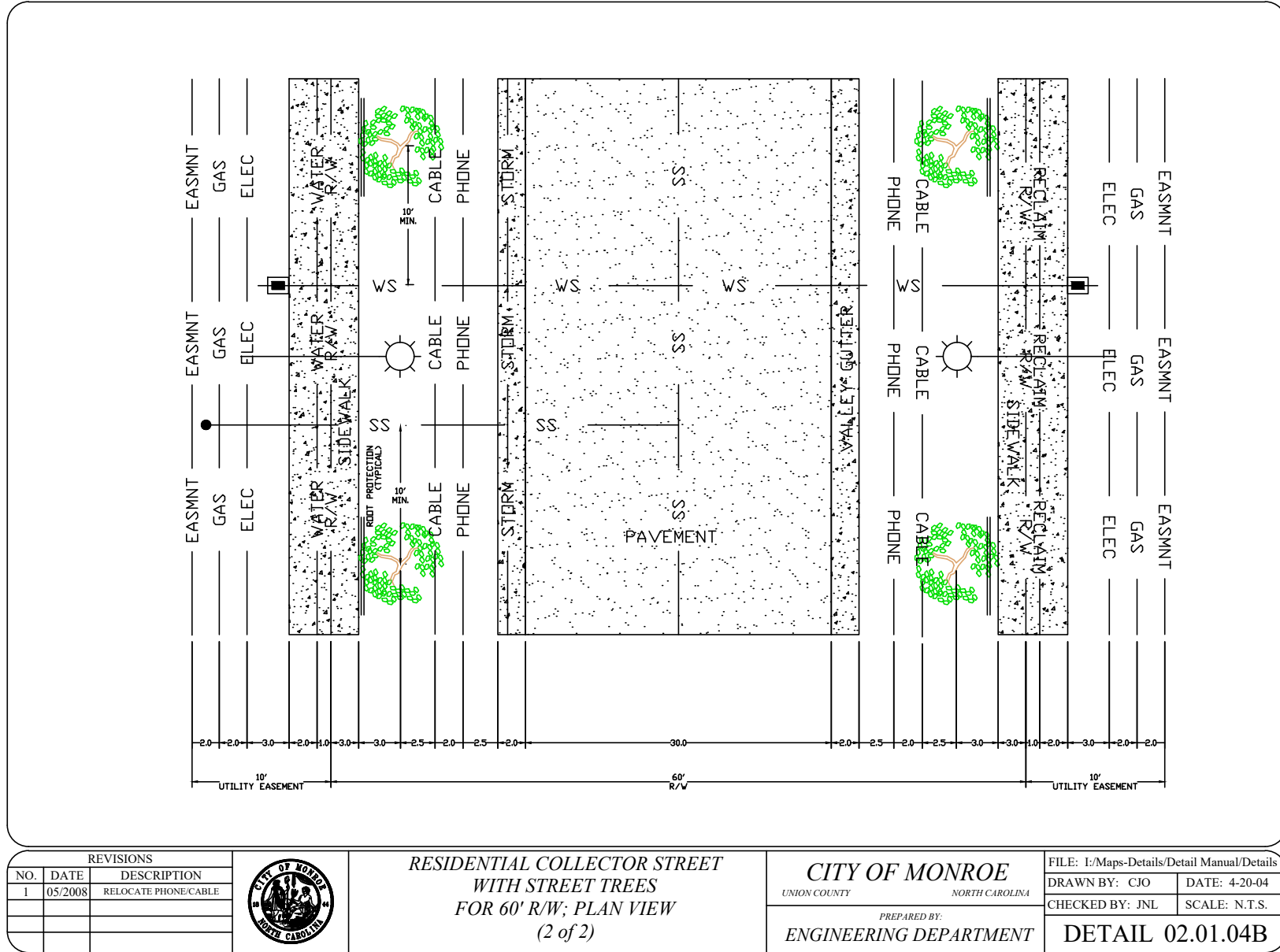
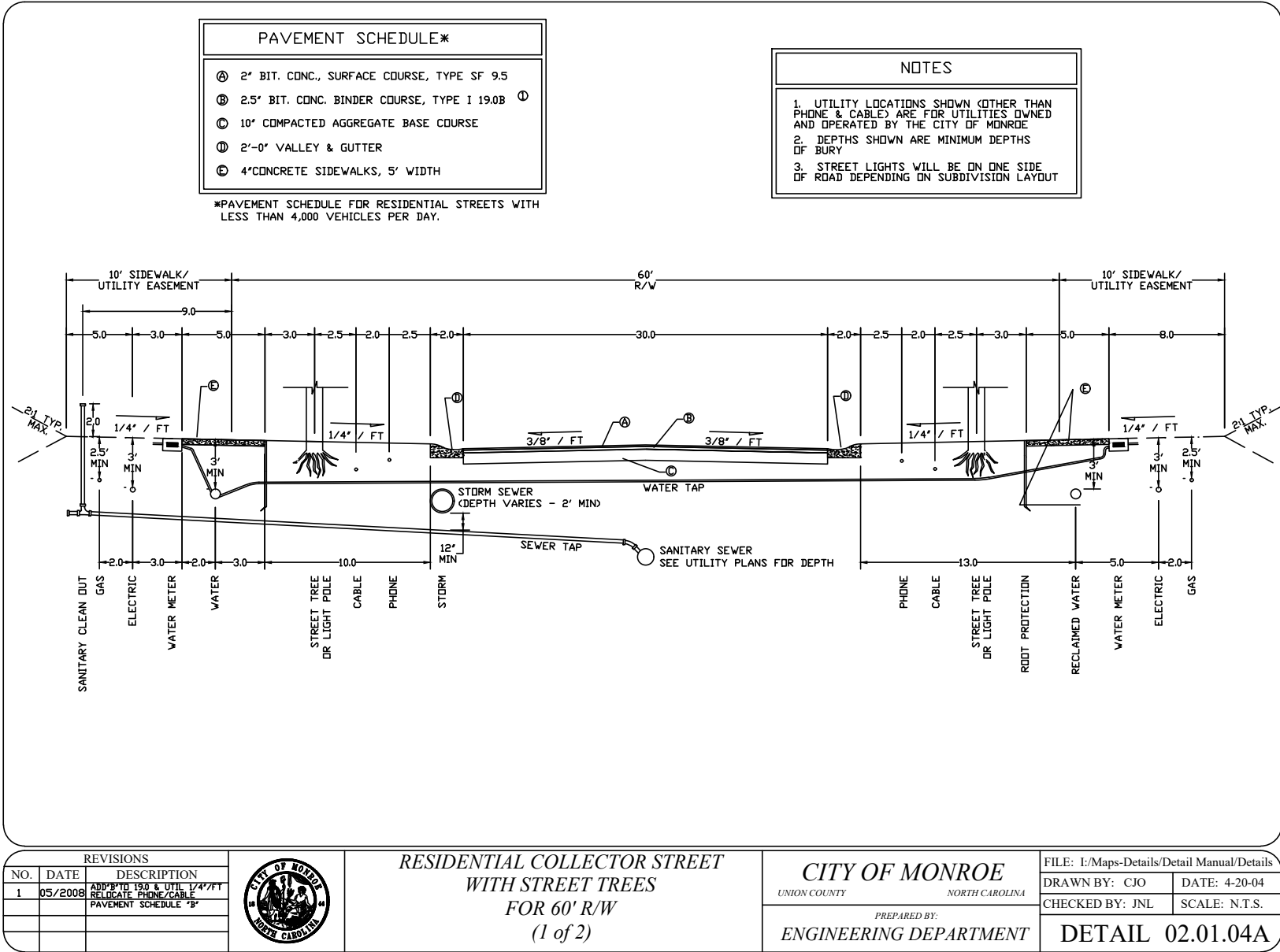
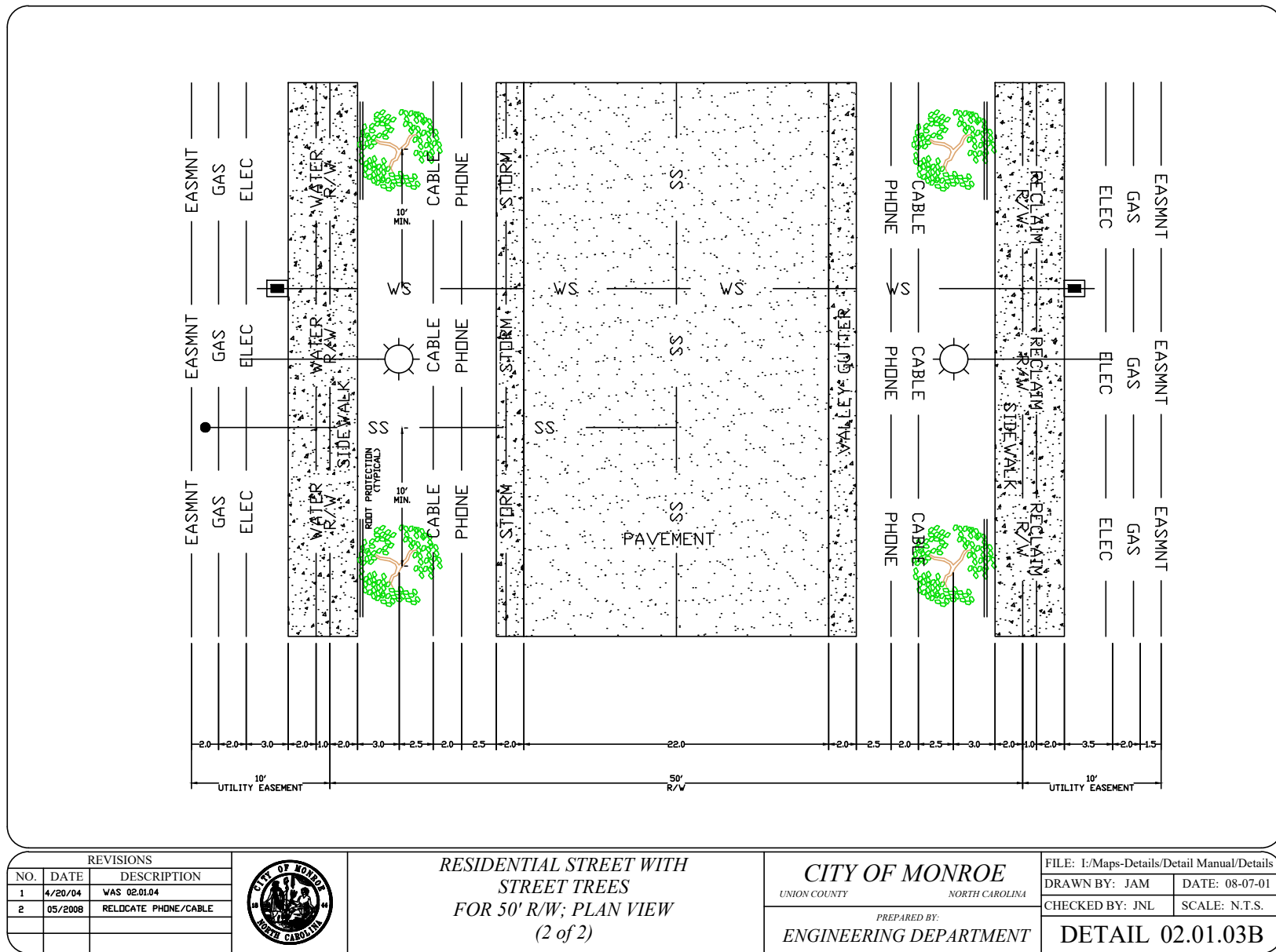
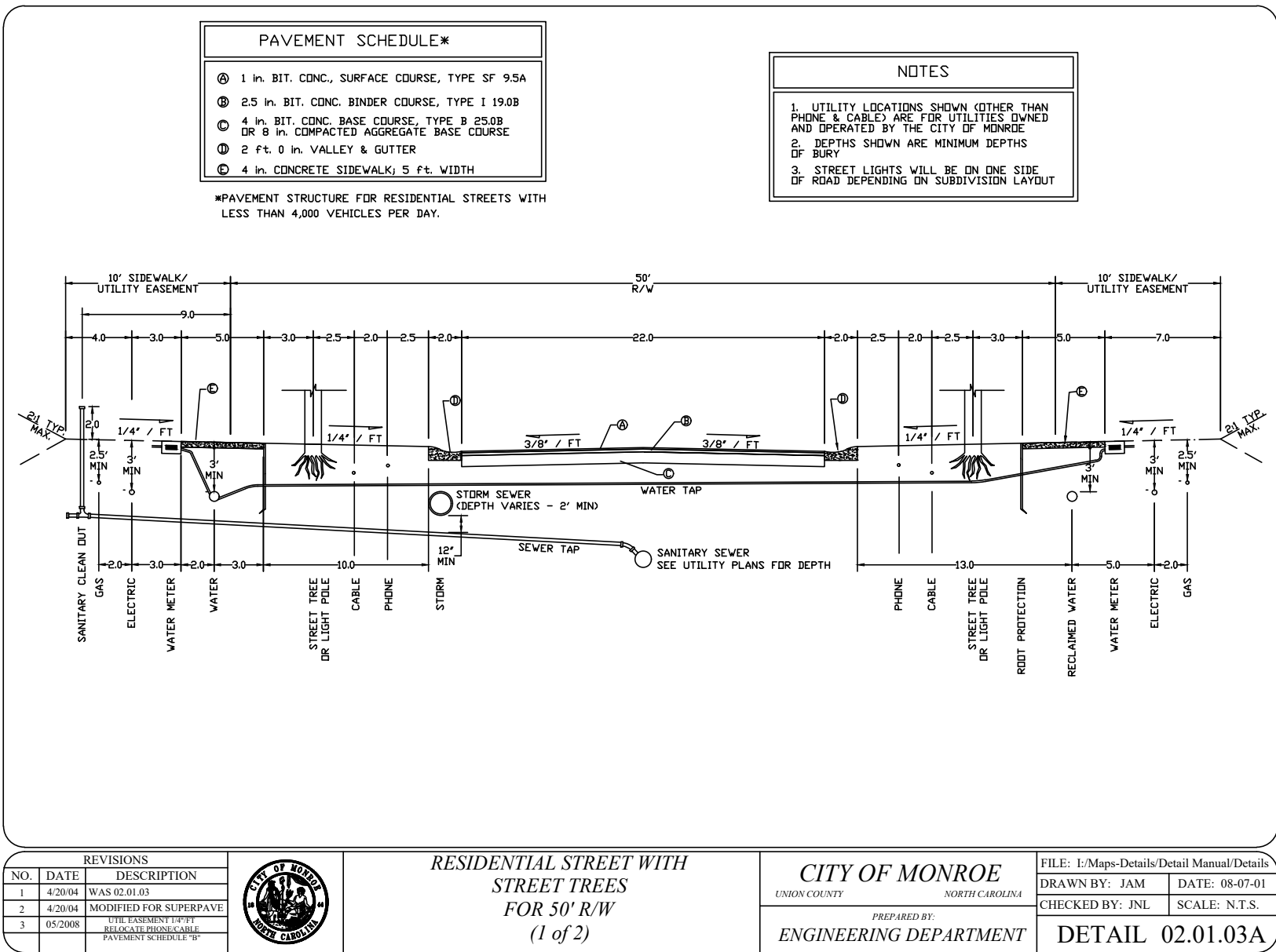
Project:

THE GREENWAY AT
LAKE LEE
CONDITIONAL DISTRICT

Drawing Title:

REZONING PLAN
Master Overall Plan

Project No.	Drawing No.
3366-Rezoning Plan	
DWG File Name:	
3366-Lake Lee CD Rezoning	RZ-1



CONDITIONAL NOTES & STANDARDS

GENERAL CONDITIONS:

- 1.0 CONDITIONAL DISTRICT "THE GREENWAY AT LAKE LEE" IS HEREBY SUBMITTED FOR APPROVAL SUBJECT TO THE SPECIFIC TERMS AND CONDITIONS NOTED HEREON THE REZONING PLAN.
- 2.0 FOR THE RESIDENTIAL PORTIONS OF THE SITE, THERE SHALL BE NO MORE THAN 689 COMBINED RESIDENTIAL DWELLING UNITS PERMITTED FOR THE PROJECT (ATTACHED AND DETACHED DWELLING UNITS).
- 3.0 ATTACHED RESIDENTIAL DWELLING UNITS (TOWNHOMES) MAY NOT COMPRISE MORE THAN 100 OF THE TOTAL DWELLING UNITS.
- 4.0 THE CONDITIONAL DISTRICT MASTER PLAN MUST BE AMENDED AND SUBMITTED FOR APPROVAL BY THE CITY OF MONROE UPON DEVELOPMENT OF THE "FUTURE" COMMERCIAL PARCELS AND THE COMMERCIAL ACREAGE SHALL BE NO LESS THAN 15.1 ACRES (NET OF EXISTING EXTERNAL RIGHTS-OF-WAY AND INTERNAL PROPOSED RIGHTS-OF-WAY) AS DEPICTED ON THIS MASTER PLAN.
- 5.0 ANY TECHNICAL ISSUES NOT ADDRESSED WITHIN THE REZONING MASTER PLAN SHALL BE SUBJECT TO THE CURRENT CONSTRUCTION DOCUMENT APPROVAL PROCESS IN PLACE AT TIME OF SUBMITTAL AND MUST COMPLY WITH THE CITY'S SUBDIVISION AND LAND DEVELOPMENT STANDARDS (LATEST EDITION).
- 6.0 FUTURE AMENDMENTS TO THIS REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS AND CONDITIONS) MAY BE APPLIED FOR BY THE OWNER AT THE TIME OF AMENDMENT PETITION (MASTER DEVELOPER) OR BY PARCEL SPECIFIC OWNERS FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.
- 7.0 UPON APPROVAL OF THIS REZONING PETITION AND CONDITIONAL DISTRICT PLAN, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.
- 8.0 THE SCHEMATIC DEPICTIONS OF THE LOTS, STREETS, SIDEWALKS AND OTHER SITE ELEMENTS SET FORTH IN THE CONDITIONAL DISTRICT REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT (FINAL), LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS AND SUBJECT TO MINOR ADJUSTMENTS. THEY MAY BE ALTERED IN ACCORDANCE WITH THE SETBACKS, YARDS AND BUFFER REQUIREMENTS SET FORTH IN THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED ANY SUCH ALTERATIONS AND MODIFICATIONS DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THIS CONDITIONAL DISTRICT REZONING PLAN (PLANNING STAFF MAY GRANT ADMINISTRATIVE APPROVAL OF MINOR CHANGES).
- 9.0 DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THIS CONDITIONAL DISTRICT REZONING PLAN AND THE DEVELOPMENT STANDARDS ESTABLISHED HEREIN AND COLLECTIVELY REFERRED TO AS THE "REZONING PLAN", AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF MONROE ZONING ORDINANCE (THE "ORDINANCE").
- 10.0 THE CONDITIONS AND STANDARDS DENOTED ON THIS REZONING PLAN SHALL TAKE PRECEDENT WHEN IN CONFLICT WITH THE CITY'S APPROVED ORDINANCES AND STANDARDS.

PLANNING & ZONING:

- 1.0 CLUSTER MAILBOXES SHALL PROVIDED AND SUBJECT TO THE LATEST UNITED STATES POSTAL SERVICE (USPS) CLUSTER MAILBOX GUIDELINES. THE LOCATION OF MAILBOX CLUSTER SHALL BE COORDINATED WITH AND APPROVED BY THE USPS POSTMASTER AND CITY OF MONROE ENGINEERING DEPARTMENT.
- 2.0 LOT LINES SHALL BE SUBJECT TO THE LATEST CITY OF MONROE LAND DEVELOPMENT DESIGN GUIDELINES AND ORDINANCE.
- 3.0 THE PETITIONER, HEIRS AND ASSIGNS AGREES TO SUBMIT A LANDSCAPE PLAN AND LIGHTING PLAN WITH THE CONSTRUCTION DOCUMENTS. ALL STREET TREES SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA) AND/OR HOMEOWNERS ASSOCIATION (HOA), AS APPLICABLE. THE CITY OF MONROE WILL ASSUME NO MAINTENANCE RESPONSIBILITIES FOR TREES THAT ARE PLACED WITHIN THE STREET RIGHTS-OF-WAY.
- 4.0 SIGNAGE WITHIN THE DEVELOPMENT SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.
- 5.0 NEW HOMES (ATTACHED AND DETACHED) WILL MEET THE THE ARCHITECTURAL STANDARDS SET FORTH IN THIS PETITION. REFER TO THE SPECIFIC ARCHITECTURAL CONDITIONS AND STANDARDS OUTLINED ON SHEET RZ-5
- 6.0 DEVELOPMENT MAY BE APPROVED AND CONSTRUCTED IN PHASES AND MASTER PHASING SHOWN HEREIN MAY BE ADJUSTED AS NEEDED. SUB-PHASING OF MASTER DEVELOPMENT PHASES WILL BE PERMITTED.

FIRE SAFETY:

- 1.0 THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF MONROE FIRE DEPARTMENT'S FIRE MARSHAL APPROVAL AND THE 2012 NORTH CAROLINA FIRE CODE.

ENGINEERING - ROADWAYS & STORMWATER:

- 1.0 ALL PROPOSED PUBLIC STREETS WILL BE SUBJECT TO THE CITY OF MONROE'S TYPICAL RESIDENTIAL STREET STANDARDS. SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF ALL INTERNAL STREETS AND MAY BE CONSTRUCTED WITH EACH HOME.
- 2.0 STREET LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL SITE LAYOUTS AND DEVELOPMENT PLANS WITHIN THE DEVELOPMENT AREA BOUNDARIES TO THE EXTENT PERMITTED BY THE ORDINANCE.
- 3.0 DEVELOPMENT SITE IS WHOLLY LOCATED WITHIN THE RICHARDSON CREEK WS-IV WATERSHED OVERLAY (CRITICAL AND PROTECTED AREAS) AND BUILT UPON IMPERVIOUS LIMITS SHALL NOT EXCEED 36% FOR THE ENTIRE DEVELOPMENT AREA AS A WHOLE. CALCULATION SHALL BE BASED ON THOSE PORTIONS OF THE DEVELOPMENT CONTAINED WITHIN THE PROJECT BOUNDARIES AND EXCLUSIVE OF THOSE AREAS CONTAINED WITHIN EXISTING NORTH CAROLINA DEPARTMENT OF TRANSPORTATION RIGHTS-OF-WAYS.
- 4.0 WATER QUALITY PROVISIONS MUST BE PROVIDED (LOW OR HIGH DENSITY STANDARDS), BUT STORMWATER DETENTION IS NOT REQUIRED WHEN EXCESS SURFACE RUNOFF DISCHARGES DIRECTLY TO REGULATED FLOODPLAINS (AS IDENTIFIED ON LATEST FEMA FLOODPLAIN MAPS). NOTE THAT WATER QUALITY AND STORMWATER DETENTION ARE TWO DIFFERENT PROVISIONS OF THE CITY'S ORDINANCE AND STANDARDS AND NOT SINGULAR IN THEIR REQUIREMENTS.

ENGINEERING - WATER RESOURCES (WATER & SEWER):

- 1.0 PROPOSED PUMP STATION(S), FORCEMAIN(S), GRAVITY SEWER AND POTABLE WATER MAIN SYSTEMS SHALL BE DEDICATED TO THE CITY OF MONROE FOR OWNERSHIP AND MAINTENANCE UPON COMPLETION AND APPROVAL.

ENVIRONMENTAL:

- 1.0 DEVELOPER WILL BE SOLELY RESPONSIBLE FOR ANY IMPACTS TO JURISDICTIONAL STREAMS AND/OR WETLANDS AND COPIES OF SUCH PERMITS SHALL BE PROVIDED TO THE CITY OF MONROE.
- 2.0 404/401 CERTIFICATIONS, AS APPLICABLE, MAY BE OBTAINED IN PHASES AS ALLOWED BY THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE) AND NORTH CAROLINA DIVISION OF WATER RESOURCES (NCDWR).

TRANSPORTATION:

- 1.0 DEVELOPMENT IS SUBJECT TO RESULTS OF THE APPROVED TRAFFIC IMPACT STUDY AS PERFORMED BY KIMLEY-HORN DATED JULY 29, 2020. SEE BELOW FOR DETAILED LIST OF IMPROVEMENTS FROM TIA.
- 2.0 SEE ALSO PROPOSED IMPROVEMENT SCHEMATICS SHOWN WITHIN THE REZONING PLAN. SCHEMATICS ARE SUBJECT TO FINAL ENGINEERING AND SHOWN FOR REFERENCE PURPOSED ONLY.

US 74 AND US 601

- EASTBOUND RIGHT-TURN LANE ALONG US 74 WITH 325' OF STORAGE
- WESTBOUND LEFT-TURN LANE ALONG US 74 WITH 175' OF STORAGE
- RESTRIPING OF THE ISLAND/TWO-WAY LEFT-TURN LANE ALONG US 601 TO CREATE A THIRD NORTHBOUND LEFT-TURN LANE ALONG US 601 SHOULD BE PURSUED IF GEOMETRICALLY FEASIBLE

US 601 AND WHITE STORE ROAD NORTH

- SOUTHBOUND RIGHT-TURN LANE ALONG US 601 AT WHITE STORE ROAD NORTH WITH 100' OF STORAGE
- EASTBOUND RIGHT-TURN LANE ALONG WHITE STORE ROAD NORTH AT US 601 WITH 100' OF STORAGE

WHITE STORE ROAD NORTH AND ACCESS 6

- SINGLE INGRESS AND EGRESS LANE ALONG ACCESS 6 WITH A 275-FOOT INTERNAL PROTECTED STEM

US 601 AND WHITE STORE ROAD/ACCESS 1

- NORTHBOUND LEFT-TURN LANE ALONG US 601 WITH 125' OF STORAGE
- SOUTHBOUND LEFT-TURN LANE ALONG US 601 WITH 325' OF STORAGE
- WESTBOUND LEFT-TURN LANE ALONG WHITE STORE ROAD WITH 50' OF STORAGE
- WESTBOUND RIGHT-TURN LANE ALONG WHITE STORE ROAD WITH 100' OF STORAGE
- EASTBOUND LEFT-TURN LANE ALONG ACCESS 1 (CONTINUOUS)
- EASTBOUND THROUGH/RIGHT LANE ALONG ACCESS 1 WITH 125' OF STORAGE
- 375-FOOT IPS ALONG ACCESS
- TRAFFIC SIGNAL WILL BE INSTALLED PRIOR TO THE 251ST BUILDING PERMIT BEING ISSUED FOR THE PROJECT AND SUBJECT TO NCDOT APPROVAL

MARION LEE ROAD AND ACCESS 2/ACCESS 3

- SINGLE INGRESS AND EGRESS LANE ALONG ACCESSES 2/3 WITH A 100-FOOT INTERNAL PROTECTED STEM

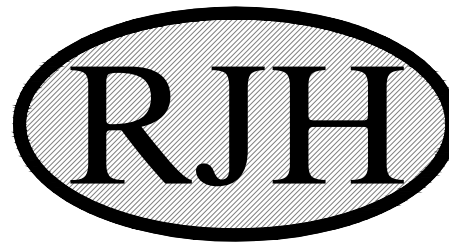
MARION LEE ROAD/ACCESS 4/ACCESS 5

- SINGLE INGRESS AND EGRESS LANE ALONG ACCESSES 4/5 WITH A 100-FOOT INTERNAL PROTECTED STEM

DATE	ISSUED FOR	REV
7/16/21	Submission to City	0
8/27/21	Address City Comments Issued 8/20/21	1



Engineer:



R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management
1186 Stonemont Boulevard, Fort Mill, S.C. 29708 P: (803) 802-1799

www.rjoharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal Engineer's Seal

**REZONING DOCUMENT
NOT FOR CONSTRUCTION**

Project Manager	Drawn
-	B. Pridemore
Department Manager	Checked
-	-

Print/Plot Date

August 27, 2021

Client

STRATFORD LAND

3400 PEACHTREE ROAD, SUITE 650
ATLANTA, GEORGIA 30326
P: 404-924-8400

Project:

**THE GREENWAY AT
LAKE LEE
CONDITIONAL DISTRICT**

Drawing Title:

**REZONING PLAN
Additional Notes &
Site Details**

Project No.

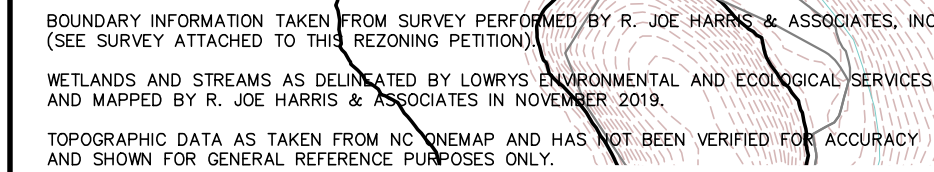
3366-Rezoning Plan

DWG File Name:

3366-Lake Lee CD Rezoning

Drawing No.

RZ-2



ACREAGES ARE APPROXIMATE AND SUBJECT TO ROUNDING ERRORS.

- * PHASE 2A & 2B MAY BE DEVELOPED TOGETHER (ONLY SHOWN SEPARATELY DUE TO GEOGRAPHIC SEPARATION OF AREAS)
- * PHASE 4A & 4B MAY BE DEVELOPED TOGETHER (ONLY SHOWN SEPARATELY DUE TO GEOGRAPHIC SEPARATION OF AREAS)
- * TOWNHOMES TO CONSIST OF 50 2-BEDROOM UNITS AND 50-3 BEDROOM UNIT
- * DENSITY OF 65' & 100' SFR LOTS ARE PERMITTED TO BE INCREASED, BUT IN NO CASE SHALL THE NUMBER OF TOWNHOMES AND 55' SFR LOTS BE INCREASED. MAXIMUM PERMITTED RESIDENTIAL UNITS ALLOWED UNDER THIS REZONING PLAN = 689 TOTAL UNITS

CONDITIONAL DISTRICT REZONING PLAN MUST BE AMENDED AND OBTAIN LEGISLATIVE APPROVAL PRIOR TO DEVELOPMENT (REQUIRES PUBLIC HEARINGS AND PUBLIC VOTE).
FUTURE COMMERCIAL DEVELOPMENT TRACTS ARE NOT PART OF THIS PLAN APPROVAL.

SETBACKS & YARDS: FRONT - 20 FT. CORNER - 12 FT. (15' FOR 100' WIDE LOTS) SIDE - 7 FT. (15' FOR 100' WIDE LOTS) REAR - 30 FT.	LEGEND	FUTURE DEVELOPMENT (COMMERCIAL)
ACCESSORY STRUCTURES MUST BE LOCATED 5' FROM ALL PROPERTY LINES AND CANNOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME/PRIMARY FACADE		ATTACHED SFR UNITS (TOWNHOMES) - 100 UNITS
		DETACHED SFR - 55' WIDE LOTS - 277 UNITS DETACHED SFR - 65' WIDE LOTS - 286 UNITS DETACHED SFR - 100' WIDE LOTS - 26 UNITS

67	09125138	TYLER E HEFNER	902 MARION LEE ROAD, MONROE, NC 28112	R-20	RESIDENTIAL
----	----------	----------------	---------------------------------------	------	-------------

7/16/21	Submittal to City	0
8/27/21	Address City Comments Issued 8/20/21	1



Engineer: _____



Engineering • Land Surveying • Planning
Management

1186 Stonecrest Boulevard, Fort Mill, S.C. 29708 P: (803) 802-1799

[illegible]

www.rjoe Harris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal	Engineer's Seal
----------------	-----------------

Corporate Seal _____ Engineer's Seal _____

REZONING DOCUMENT
NOT FOR CONSTRUCTION

Project Manager	Drawn
-	B. Pridemore
Department Manager	Checked
-	-

Print/Plot Date

August 27, 2021

Client _____

STRATFORD LAND
3400 PEACHTREE ROAD, SUITE 650
ATLANTA, GEORGIA 30326
P: 404-924-8400

Project:

THE GREENWAY AT
LAKE LEE
CONDITIONAL DISTRICT

Drawing Title:

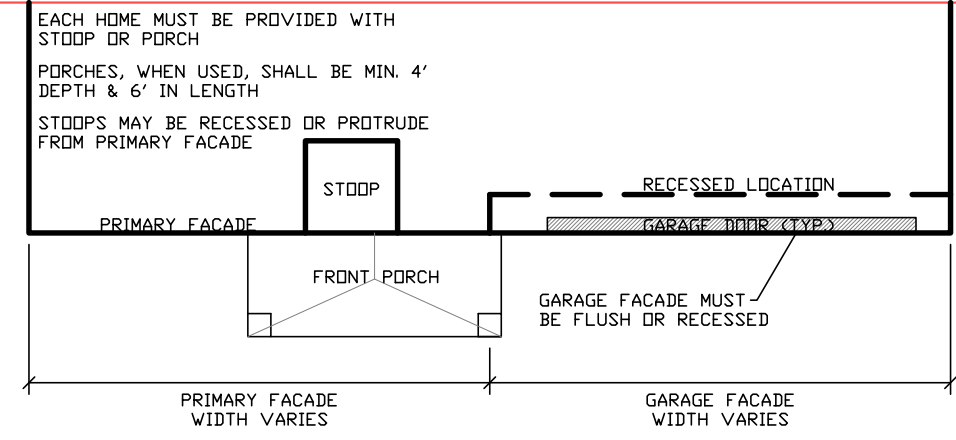
REZONING PLAN
Phasing & Lot Standards

Project No.	Drawing No.
3366-Rezoning Plan	
DWG File Name:	
3366-Lake Lee CD Rezon	RZ-3

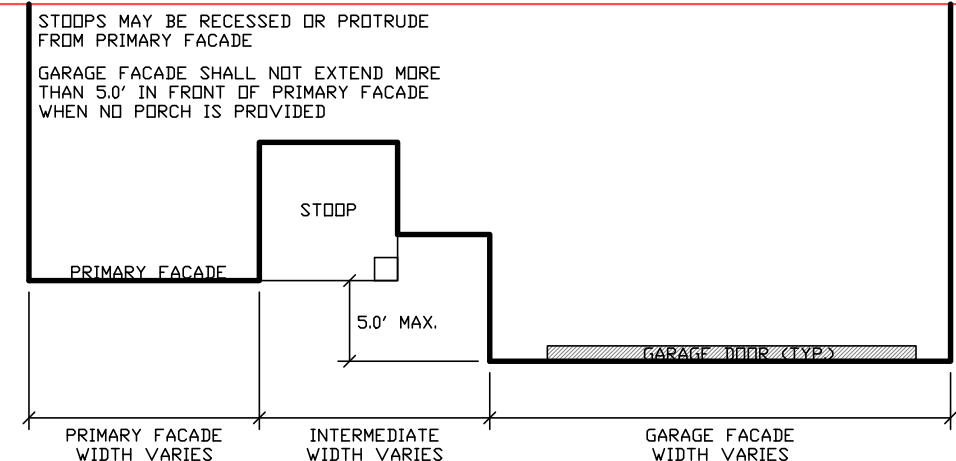
SINGLE FAMILY LOT SIZE CHART (NOMINAL LOT SIZE – NOT EXACT WIDTH)																							
NO.	WIDTH (FT.)	AREA (SF)	NO.	WIDTH (FT.)	AREA (SF)	NO.	WIDTH (FT.)	AREA (SF)	NO.	WIDTH (FT.)	AREA (SF)	NO.	WIDTH (FT.)	AREA (SF)	NO.	WIDTH (FT.)	AREA (SF)	NO.	WIDTH (FT.)	AREA (SF)	NO.	WIDTH (FT.)	AREA (SF)
1	55	8860	76	55	7150	151	65	8450	226	65	8840	301	100	15000	376	55	7150	451	55	7150	526	55	7150
2	55	6875	77	55	7150	152	65	8450	227	65	8840	302	100	19662	377	55	7150	452	55	7150	527	55	7150
3	55	6875	78	55	7150	153	65	8450	228	65	8450	303	100	19380	378	55	7150	453	55	7150	528	55	7150
4	55	6875	79	55	15151	154	65	8450	229	65	8450	304	100	19452	379	55	8152	454	55	7150	529	55	7150
5	55	6875	80	55	10632	155	65	8450	230	65	8450	305	100	19054	380	55	7150	455	55	7150	530	55	7442
6	55	6875	81	55	8411	156	65	9490	231	65	8450	306	65	15526	381	55	7451	456	55	7150	531	55	8152
7	55	6875	82	55	7800	157	65	8672	232	65	8450	307	65	15296	382	55	8152	457	55	7150	532	55	8152
8	55	6875	83	55	7800	158	65	9294	233	65	8450	308	65	12952	383	55	7859	458	55	7150	533	55	8152
9	55	6875	84	55	7800	159	65	9179	234	65	9057	309	65	10851	384	55	7150	459	55	7150	534	55	8152
10	55	6875	85	55	7800	160	65	8775	235	65	9081	310	65	12410	385	55	7150	460	55	7150	535	55	8152
11	55	7574	86	55	9908	161	65	8450	236	65	9081	311	65	8450	386	55	7150	461	55	7150	536	55	8586
12	55	7385	87	65	10925	162	65	8450	237	65	8613	312	65	9184	387	55	7150	462	55	7150	537	55	8586
13	55	7150	88	65	10035	163	65	8450	238	65	8450	313	65	8965	388	55	7150	463	55	7150	538	55	8152
14	55	7150	89	65	9100	164	65	8450	239	65	8450	314	65	9164	389	55	7150	464	55	12709	539	55	8152
15	55	7150	90	65	9100	165	65	8450	240	65	8450	315	65	8450	390	55	7150	465	55	8919	540	55	7870
16	55	7150	91	65	9750	166	65	8450	241	65	9014	316	65	8450	391	55	7150	466	55	7150	541	55	7150
17	55	7188	92	65	15242	167	65	8450	242	65	9971	317	65	8983	392	55	7150	467	55	7949	542	55	7150
18	65	9310	93	65	10233	168	65	10112	243	65	10114	318	65	10411	393	55	7150	468	55	8180	543	55	7150
19	65	8450	94	65	8674	169	65	8810	244	65	9720	319	65	7150	394	55	7150	469	55	8017	544	55	7150
20	65	8450	95	65	8450	170	65	8568	245	65	8450	320	65	8450	395	55	7150	470	55	7150	545	55	8671
21	65	8450	96	65	10279	171	65	8794	246	65	8450	321	65	8450	396	55	7150	471	55	7150	546	55	9449
22	65	8450	97	65	23446	172	65	13381	247	65	9775	322	65	8450	397	55	7150	472	55	7150	547	55	8152
23	65	8450	98	65	24478	173	65	11662	248	65	11425	323	65	8918	398	55	7481	473	55	8152	548	55	8152
24	65	8450	99	65	31362	174	65	12090	249	65	14321	324	65	9575	399	55	8627	474	55	7906	549	55	8152
25	65	9533	100	65	17550	175	65	12090	250	65	14321	325	65	9575	400	55	8627	475	55	7150	550	55	8152
26	65	8450	101	65	9629	176	65	12090	251	65	11881	326	65	9575	401	55	8627	476	55	7613	551	55	8152
27	65	8450	102	65	8450	177	65	12090	252	65	9681	327	65	9575	402	55	8627	477	55	7736	552	55	8152
28	65	8561	103	65	10118	178	65	12090	253	65	8450	328	65	9575	403	55	8627	478	55	7150	553	55	7469
29	65	10436	104	65	12548	179	65	10704	254	65	8450	329	65	8767	404	55	7150	479	55	7150	554	55	7150
30	100	21346	105	65	8450	180	65	9750	255	65	11320	330	65	8450	405	55	7150	480	65	14334	555	55	7150
31	100	21208	106	65	8450	181	65	9750	256	65	9014	331	65	8450	406	55	7150	481	65	8450	556	55	7162
32	65	8900	107	65	8450	182	65	10704	257	65	8450	332	65	8450	407	55	7150	482	65	8448	557	55	7534
33	65	9850	108	65	8722	183	65	9014	258	65	8450	333	65	8450	408	55	7150	483	65	9953	558	55	9562
34	100	16157	109	65	9957	184	65	8450	259	65	9578	334	65	8450	409	55	7150	484	65	11291	559	55	11421
35	100	13000	110	65	9437	185	65	8450	260	65	9875	335	65	8450	410	55	8174	485	65	12304	560	55	11421
36	100	13000	111	65	8749	186	65	8450	261	65	9538	336	65	8479	411	55	8627	486	65	13347	561	55	11421
37	100	14556	112	65	8450	187	65	8972	262	65	8450	337	65	8946	412	55	7842	487	65	13347	562	55	11284
38	100	16197	113	65	8450	188	65	9658	263	65	8450	338	65	8946	413	55	7150	488	65	10333	563	55	7962
39	65	10114	114	65	8450	189	65	9262	264	65	8450	339	65	8533	414	55	7150	489	65	8981	564	55	8393
40	65	8708	115	65	10845	190	65	8662	265	65	8450	340	65	8450	415	55	9272	490	65	8450	565	55	7150
41	65	8450	116	65	8450	191	65	8450	266	65	9251	341	65	8450	416	55	12615	491	65	10723	566	55	7150
42	65	8450	117	65	8450	192	65	8450	267	65	9575	342	65	8450	417	55	9829	492	65	9987	567	55	7732
43	65	8450	118	65	8986	193	65	8450	268	65	9575	343	65	8450	418	55	10776	493	65	11242	568	55	8734
44	65	8450	119	65	9869	194	65	8450	269	65	8468	344	65	8450	419	55	14902	494	65	13347	569	55	8734
45	65	8450	120	65	8450	195	65	8450	270	65	8816	345	65	8450	420	55	18710	495	65	13347	570	55	9264
46	65	8657	121	65	8450	196	65	8450	271	65	10567	346	65	8450	421	55	9530	496	65	12811	571	55	7317
47	65	9071	122	65	8450	197	65	8450	272	65	9593	347	65	8450	422	55	8288	497	65	8701	572	55	7617
48	65	8450	123	65	9014	198	65	8450	273	65	10306	348	65	8871	423	55	7700	498	65	8453	573	55	8723
49	65	8450	124	65	11050	199	65	8450	274	65	10306	349	65	11460	424	55	7700	499	65	15295	574	55	7719
50	65	8450	125	65	10964	200	65	8450	275	65	9593	350	55	9273	425	55	7700	500	55	7150	575	55	7965
51	65	8450	126	65	11050	201	65	8450	276	65	11188	351	55	7776	426	55	7700	501	55	7150	576	55	7150
52	55	7150	127	65	10952	202	65	8450	277	65	9345	352	55	7150	427	55	8800	502	55	7150	577	55	7150
53	55	8153	128	65	15509	203	65	8450	278	65	8450	353	55	7150	428	55	8800	503	55	7150	578	55	7150
54	55	8626	129	65	14680	204	65	8992	279	65	9568	354	55	7150	429	55	8800	504	55	7364	579	55	7150
55	55	8626	130	65	14680	205	65	9081	280	65	8450	355	55	7150	430	55	8800	505	55	8271	580	55	7150
56	55	8626	131	65	23525	206	65	9081	281	65	9275	356	55	7150	431	55	8800	506	55	8271	581	55	7714
57	55	8626	132	65	14496	207	65	9081	282	65	9877	357	55	8239	432	55	8800	507	55	8271	582	55	7150
58	55	8626	133	65	9930	208	65	8450	283	65	8542	358	55	7298	433	55	8800	508	55	8271	583	55	7150
59	55	9341	134	65	8946	209	65	8450	284	65	8450	359	55	7150	434	55	8800	509	55	7472	584	55	7341
60	55	7764	135	65	8946	210	65	8450	285	65	10605	360	55	7889	435	55	8800	510	55	7150	585	55	8794
61	55	7475	136	65	8525	211	65	9201	286	65	11044	361	55	7150	436	55	8800	511	55	7150	586	55</	

THE GREENWAY AT LAKE LEE CONDITIONAL DISTRICT
GARAGE DISPOSITION STANDARDS
(FRONT ENTRY GARAGES)

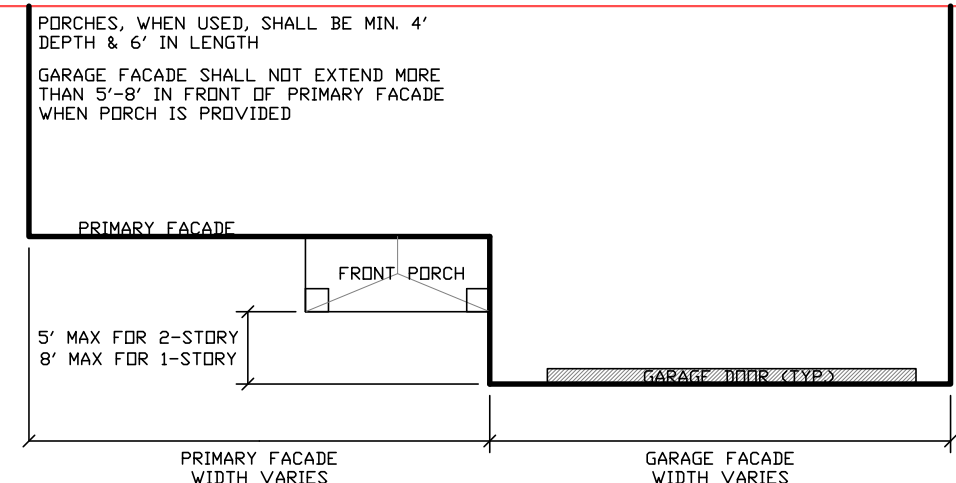
GARAGE FLUSH W/PRIMARY FACADE
(MIN. 20% OF ALL HOMES)



GARAGE EXT. 5.0' IN FRONT OF PRIMARY FACADE
(FOR HOMES WITHOUT PORCHES)



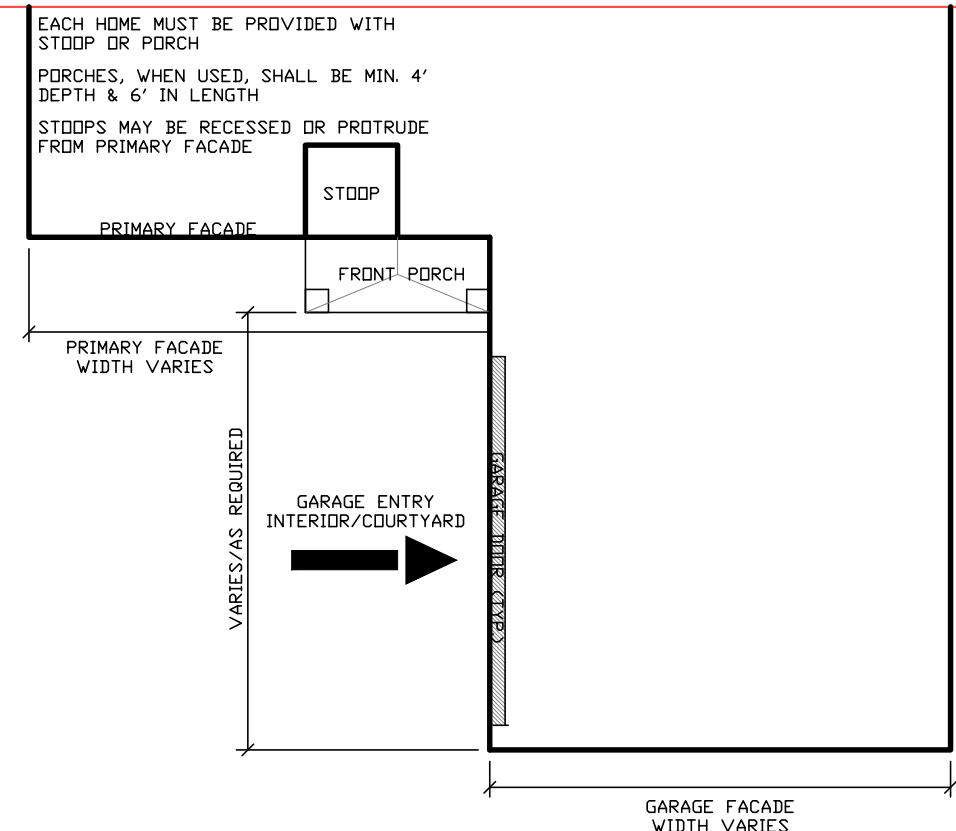
GARAGE EXT. 5' IN FRONT OF PRIMARY FACADE
(FOR HOMES WITH PORCHES)



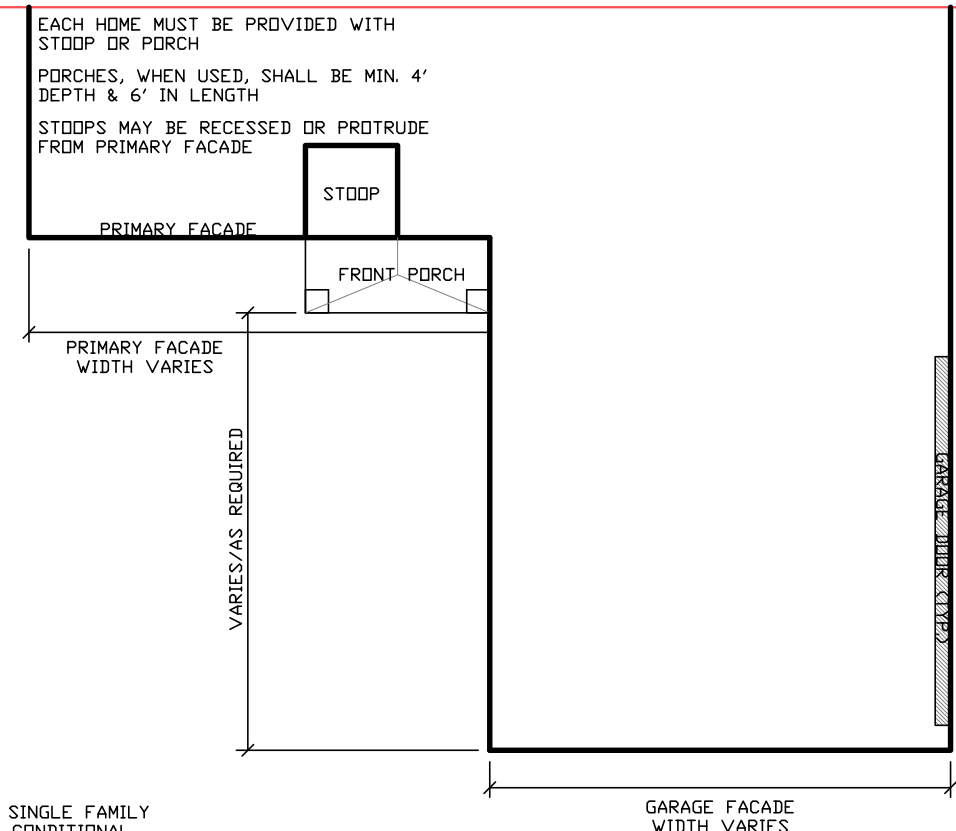
NOTE: 100' WIDE SFR LOTS MUST BE SIDE ENTRY (SEE STANDARD NOTES THIS PAGE FOR COMMUNITY ARCHITECTURAL STANDARDS)
FOR 65' WIDE SFR LOTS, NO LESS THAN 50% OF ALL HOMES SHALL BE PROVIDED WITH SIDE ENTRY GARAGES AND WHEN PROVIDED WITH SIDE ENTRY GARAGE, WILL NOT COUNT TOWARD OR AGAINST THE FRONT ENTRY GARAGE DISPOSITION STANDARDS SPECIFIED ON THIS PAGE (EXCLUDED FROM RATIO REQUIREMENTS)

THE GREENWAY AT LAKE LEE CONDITIONAL DISTRICT
EXTERIOR AND INTERIOR SIDE ENTRY OPTIONS
100' AND 65' LOTS ONLY

SIDE ENTR GARAGE - INTERIOR/COURTYARD
(HOMES WITH PORCH OR STOOP)



SIDE ENTRY GARAGE - EXTERIOR/TRADITIONAL
(HOMES WITH PORCH OR STOOP)



THESE STANDARDS APPLY TO SINGLE FAMILY DETACHED HOMES ONLY. SEE CONDITIONAL NOTES (THIS PAGE) FOR TOWNHOME STANDARDS

COMMUNITY ARCHITECTURAL STANDARDS - RESIDENTIAL STANDARDS

GENERAL CONDITIONS:

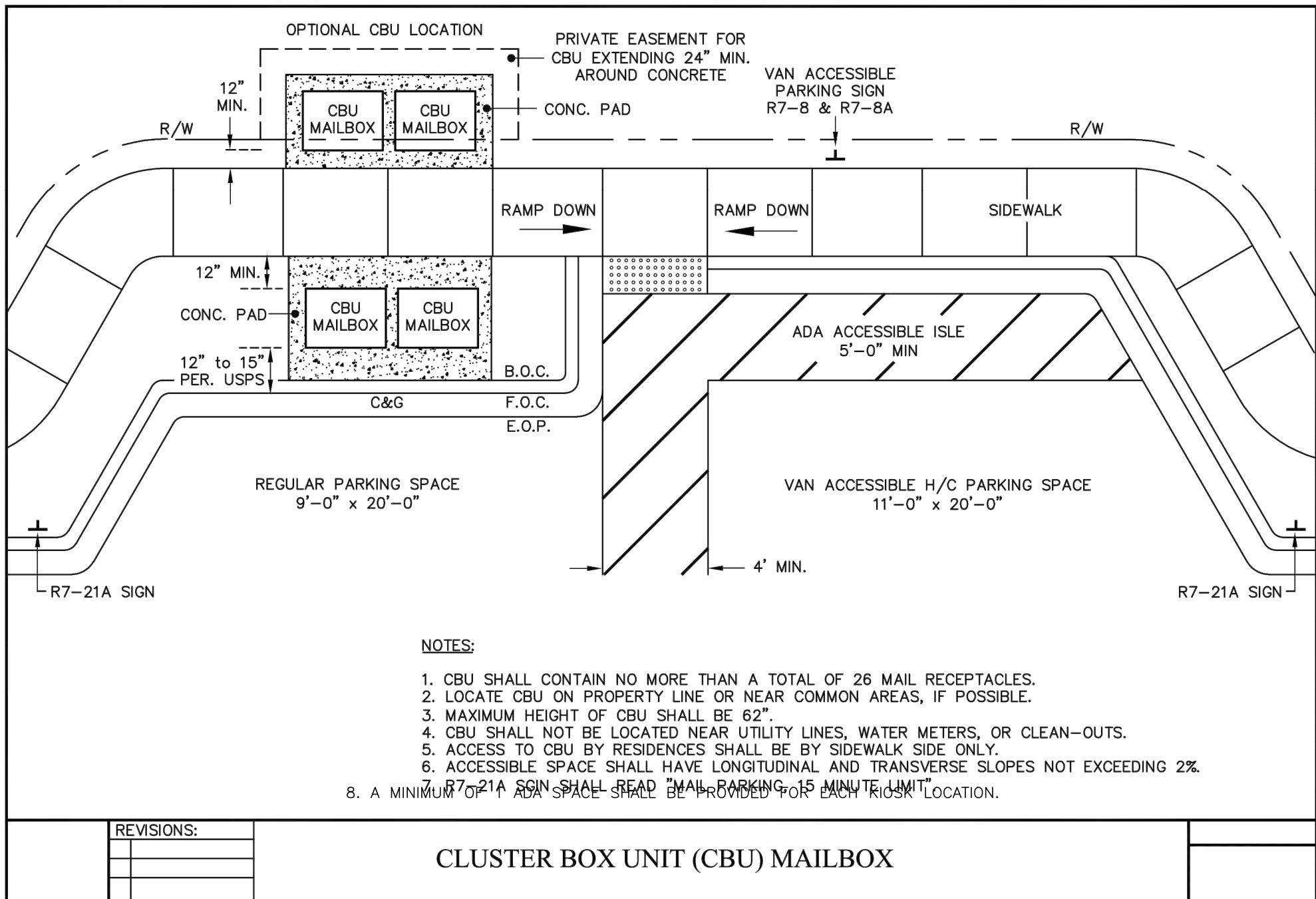
- 1.0 ALL ROADS WILL BE PUBLIC STREETS AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MONROE STANDARDS.
- 2.0 STREET TREES SHALL BE PROVIDED AS SPECIFIED UNDER CITY OF MONROE STANDARD NOTES AND CONDITIONS ON SHEET RZ-1 AND REQUIREMENTS ARE SEPARATE FROM THE FRONT YARD TREE REQUIREMENTS.
- 3.0 STREET TREES SHALL BE MIN. CALIPER OF 3 INCHES (3.0") MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHALL BE OF DIFFERENT VARIETY PER STREET AND BE A LARGE MATURING TREE.
- 4.0 EACH DETACHED RESIDENTIAL DWELLING UNIT/LOT SHALL PROVIDE AT LEAST TWO (2) FRONT YARD TREE LOCATED WITHIN THE FRONT SETBACK OF EACH LOT AND MAY BE EITHER LARGE OR SMALL MATURING TREE. TREE MUST BE MIN. CALIPER OF 1-1/2 INCHES (1.5") MEASURED 6 INCHES ABOVE GRADE. SEE SHEET RZ-1 FOR MORE SPECIFIC REQUIREMENTS.
- 5.0 STREET SIDEWALKS SHALL BE CONSTRUCTED WITH EACH HOME ALONG ALL STREET FRONTAGES (FRONT & CORNER YARDS).
- 6.0 ALL RESIDENTIAL DWELLING UNITS SHALL HAVE A TWO (2) CAR GARAGE AND MINIMUM 16' WIDE DRIVEWAY. DRIVEWAY SHALL EXTEND FROM FACE OF GARAGE TO BACK OF CURB AND CAPABLE OF HOLDING 2 VEHICLES.
- 7.0 ALL DRIVEWAYS/PARKING PADS MUST BE SURFACED WITH CONCRETE, ASPHALT, OR BRICK PAVERS.
- 8.0 GARAGES SHALL BE EQUIPPED WITH WINDOWS AND/OR CARRIAGE STYLE HARDWARE WHEN PROPOSING A SINGLE DOOR OR BE SEPARATED INTO TWO (2), 1-BAY GARAGE DOORS.
- 9.0 SIDE LOAD GARAGES (TRADITIONAL SIDE ENTRY OR COURTYARD ENTRY STYLE) ARE NOT SUBJECT TO GENERAL CONDITIONS NOTE #8 (DO NOT HAVE TO PROVIDE CARRIAGE STYLE HARDWARE OR BE BROKEN INTO TWO SEPARATE BAYS).
- 10.0 EXTERIOR BUILDING MATERIALS MAY INCLUDE BRICK, STONE, FIBER CEMENT (HARDIE BOARD OR EQUIVALENT), AND STUCCO. VINYL AND EIFS WILL ONLY BE PERMITTED AS TRIM, EAVES, SOFFITS, AND WINDOWS.
- 11.0 THE FRONT AND SIDE FACADES OF EACH RESIDENTIAL DWELLING UNIT SHALL BE PROVIDED WITH A BRICK OR STONE WATER TABLE THAT EXTENDS AT LEAST 18-INCHES ABOVE FINISHED FLOOR.
- 12.0 MAJORITY OF ALL ROOF AREAS ON ANY RESIDENTIAL DWELLING UNIT SHALL HAVE A MINIMUM 6/12 PITCH.
- 13.0 ALL ELEVATIONS, SUPPLEMENTAL DOCUMENTS, AND OTHER MATERIALS SUBMITTED TO PLANNING STAFF, PLANNING BOARD AND/OR CITY COUNCIL IN REFERENCE AND SUPPORT OF THE REZONING PETITION SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED REZONING PLAN AND FULLY ENFORCEABLE. MINOR DEVIATIONS FROM SUBMITTED MATERIALS SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING COORDINATOR OR CITY ASSIGNED DESIGNEE.
- 14.0 ALL FRONT YARDS OF RESIDENTIAL LOTS/UNITS SHALL BE SODDED PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY (C.O.).
- 15.0 ALL REQUIRED LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
- 16.0 FRONT ELEVATION OF ALL RESIDENTIAL UNITS SHALL CONSIST OF A MINIMUM OF 25% BRICK OR STONE.

ATTACHED DWELLING UNITS:

- 1.0 THE MINIMUM LOT WIDTH PER UNIT SHALL BE 22 FEET, MEASURED AT THE FRONT SETBACK.
- 2.0 THE MINIMUM LOT SIZE PER UNIT SHALL BE 2,200 SQ.FT.
- 3.0 THE MINIMUM HEATED FLOOR SPACE SHALL BE 1,360 SQ.FT. (EXCLUDES GARAGE).
- 4.0 EACH ATTACHED UNIT SHALL BE OFFSET NO LESS THAN TWELVE (12) INCHES BETWEEN FRONT FACADES AND NO SINGULAR FRONT FACADE SHALL EXTEND MORE THAN TWENTY-FOUR (24) FEET WITHOUT A WALL BREAK OF AT LEAST TWELVE (12) INCHES.
- 5.0 GARAGE FACES SHALL NOT EXTEND MORE THAN 8 FEET IN FRONT OF THE PRIMARY FACADE (FRONT MOST LIVING SPACE) OF THE HOME OR NO MORE THAN 6 FEET IN FRONT OF A COVERED PORCH OR STOOP - WHICHEVER IS LEAST RESTRICTIVE.

DETACHED DWELLING UNITS:

- 1.0 THE MINIMUM LOT WIDTH PER UNIT SHALL BE 55 FEET, MEASURED AT THE FRONT SETBACK (55, 65 & 100 FOOT LOTS PROVIDED).
- 2.0 THE MINIMUM LOT SIZE PER UNIT SHALL BE 6,875 SQ.FT. (RANGES FROM 6,875 - 31,362 SQ.FT.).
- 3.0 THE MINIMUM HEATED FLOOR SPACE SHALL BE 1,600 SQ.FT. (EXCLUDES GARAGE)(RANGES FROM 1,600 - 3,200+ SQ.FT.).
- 4.0 NO SINGULAR FRONT FACADE SHALL EXTEND MORE THAN TWENTY-FOUR (24) FEET WITHOUT A WALL BREAK OF AT LEAST TWELVE (12) INCHES (GARAGE FACES EXCLUDED IF PROVIDED WITH PORCH OR RECESSED STOOP).
- 5.0 PORCHES, STOOPS OR OTHER VARIATIONS TO BE PROVIDED THROUGHOUT THE COMMUNITY. WHEN PORCH IS PROVIDED, IT SHALL A MINIMUM DEPTH OF FOUR (4) FEET AND MINIMUM LENGTH OF SIX (6) FEET.
- 6.0 AT A MINIMUM, AT LEAST 20% OF ALL FRONT FACING GARAGES WITHIN THE COMMUNITY SHALL BE FLUSH WITH PRIMARY FACADE OF THE HOME OR RECESSED. THE REMAINING 80% OF GARAGES/HOMES SHALL MEET THE FOLLOWING:
 - WHEN PROVIDED WITH A STOOP, SHALL NOT EXTEND MORE THAN FIVE (5) FEET IN FRONT OF THE PRIMARY FACADE OF HOME
 - WHEN PROVIDED WITH A FRONT PORCH, SHALL NOT EXTEND MORE THAN FIVE (5) FEET IN FRONT OF THE PORCH FOR 2-STORY HOME AND EIGHT (8) FEET FOR 1-STORY HOME
 - HOMES WITH SIDE ENTRY GARAGES ARE EXCLUDED FROM THIS REQUIREMENT AND NOT INCLUDED WITHIN THE SPECIFIED RATIOS.
- 7.0 ALL 100-FT WIDE LOTS SHALL BE PROVIDED WITH SIDE ENTRY GARAGES (PRIMARY GARAGE). SECONDARY/ACCESSORY GARAGES MAY BE FRONT FACING SO LONG AS GARAGE FACE IS BEHIND PRIMARY, SIDE ENTRY GARAGE.
- 8.0 NO LESS THAN FIFTY PERCENT (50%) OF HOMES ON THE 65-FT WIDE LOTS SHALL BE SIDE ENTRY. SEE STANDARDS THIS PAGE AND SHEET RZ-6.



DATE	ISSUED FOR	REV
7/16/21	Submittal to City	0
8/27/21	Address City Comments Issued 8/20/21	1



Engineer:



R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning
Management

1186 Stonemont Boulevard, Fort Mill, S.C. 29708 P: (803) 802-1799

www.rjoe Harris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal Engineer's Seal

REZONING DOCUMENT
NOT FOR CONSTRUCTION

Project Manager	Drawn
-	B. Pridemore
Department Manager	Checked
-	-

Print/Plot Date

August 27, 2021

Client

STRATFORD LAND
3400 PEACHTREE ROAD, SUITE 650
ATLANTA, GEORGIA 30326
P: 404-924-8400

Project:

THE GREENWAY AT
LAKE LEE
CONDITIONAL DISTRICT

Drawing Title:

REZONING PLAN
Site Details &
Architectural Standards

Project No.	Drawing No.
3366-Rezoning Plan	
DWG File Name:	
3366-Lake Lee CD Rezoning	RZ-5

THIS PAGE IS FOR SAMPLE ILLUSTRATIVE PURPOSES AND GENERAL GUIDANCE FOR REQUIREMENTS. SEE SHEET RZ-1 AND SHEET RZ-5 FOR SPECIFIC REQUIREMENTS (CONDITIONS NOTED ON THOSE PLAN SHEETS SHALL GOVERN)

FOR 100' WIDE LOTS, ALL GARAGES MUST BE SIDE ENTRY AND MEET ALL OTHER ARCHITECTURAL CONDITIONS SPECIFIED WITHIN THIS REZONING PLAN

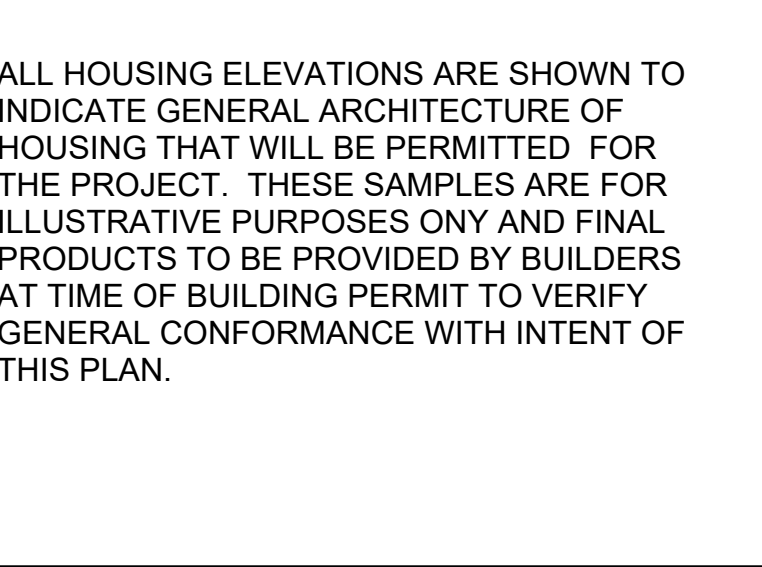
FOR 65' WIDE LOTS, NO LESS THAN FIFTY PERCENT (50%) OF ALL HOMES SHALL BE PROVIDED WITH EITHER INTERIOR (COURTYARD) SIDE ENTRY OR EXTERIOR SIDE ENTRY GARAGES. WHEN SIDE ENTRY GARAGES ARE PROVIDED FOR 65' WIDE LOTS, GARAGES MAY EXTEND IN FRONT OF THE PRIMARY FACADE OF THE HOME AS NEEDED SUBJECT TO:

- MEETING ALL OTHER APPLICABLE STANDARD SPECIFIED WITHIN THE APPROVED REZONING PLAN
- GARAGE WALL FACING STREET MUST CONTAIN WINDOWS OR OTHER ARCHITECTURAL FEATURES TO BREAK UP EXPANSE OF WALL

ARCHITECTURAL ELEMENTS

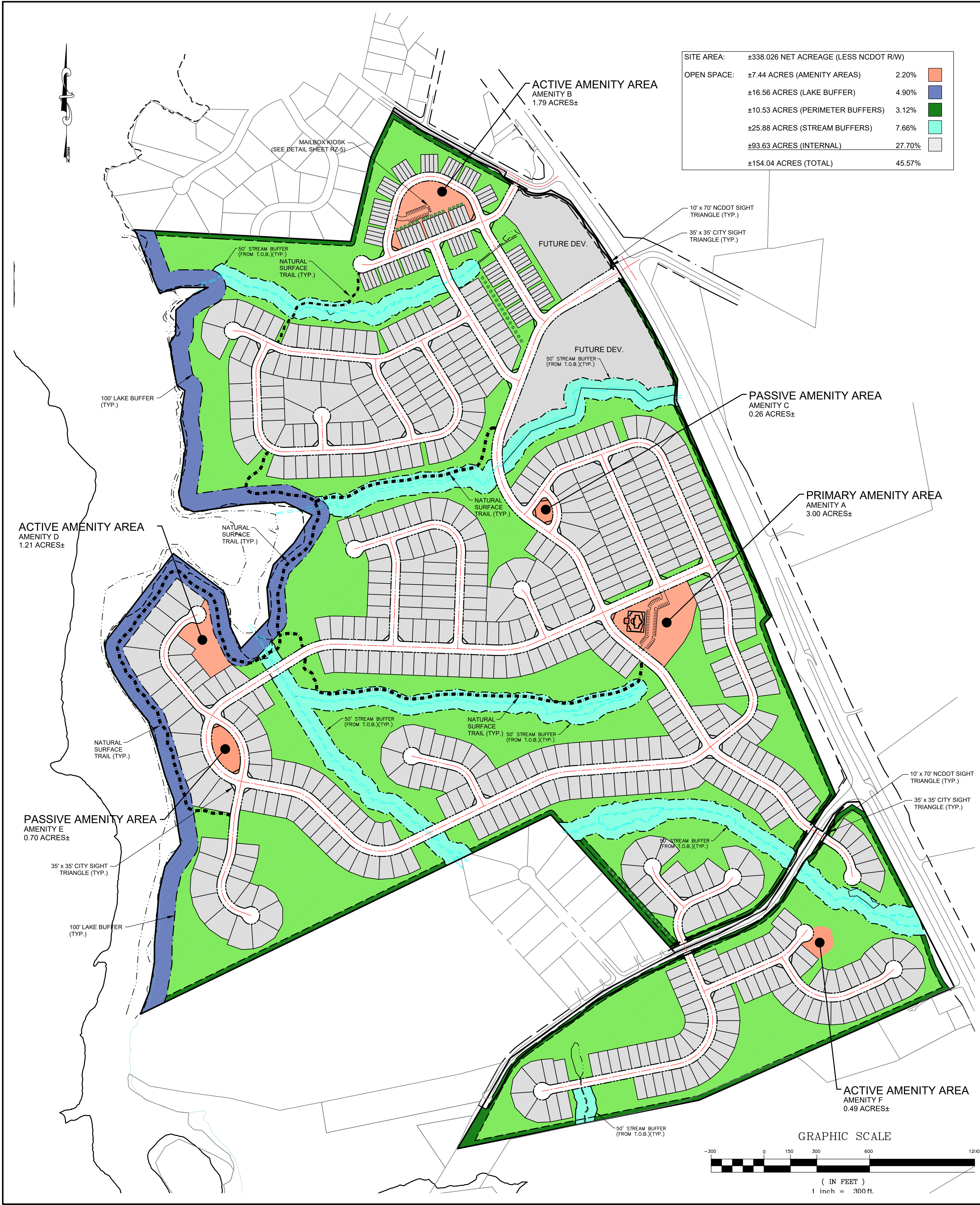
GARAGE DISPOSITION PLACEMENT (NOTE - 100' WIDE LOTS MUST BE SIDE ENTRY)				
NO - NOT PERMITTED		YES - PERMITTED		
				
GARAGE GREATER THAN 5' OR 8' IN FRONT OF PORCH (8' ALLOWED FOR RANCH STYLE HOMES)		GARAGE RECESSED BEHIND PRIMARY FACADE	GARAGE FLUSH W/PRIMARY FACADE	GARAGE LESS THAN 5' IN FRONT OF PORCH
NO - NOT PERMITTED		YES - PERMITTED		
THIS SPOT VACANT				
	TEXTURED — NO CARRIAGE STYLE HARDWARE	DOOR W/CARRIAGE STYLE HARDWARE	DOOR W/CARRIAGE STYLE HARDWARE & WINDOWS	TWO BAY (SINGLE CAR) DOORS
GARAGE DOORS STYLES				
NO - NOT PERMITTED		YES - PERMITTED		
		THIS SPOT VACANT		
NO BRICK/STONE WATER TABLE	LIMITED WATER TABLE ON FRONT FACADE		STONE WATER TABLE	BRICK WATER TABLE
HOME FOUNDATIONS TREATMENTS FOR EXPOSED FOUNDATIONS				
NO - NOT PERMITTED		YES - PERMITTED		
				
BARE EXPOSED CONCRETE	BARE EXPOSED CONCRETE	BRICK VENEER FOUNDATION	COLORED PARGING OF FOUNDATION	STONE VENEER FOUNDATION

REPRESENTATIVE ARCHITECTURAL ELEVATIONS

TOWNHOMES		55' & 65' LOTS				100' LOTS	
INTERIOR UNIT EXAMPLE							
							
							
END UNIT EXAMPLE		ALL HOUSING ELEVATIONS ARE SHOWN TO INDICATE GENERAL ARCHITECTURE OF HOUSING THAT WILL BE PERMITTED FOR THE PROJECT. THESE SAMPLES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND FINAL PRODUCTS TO BE PROVIDED BY BUILDERS AT TIME OF BUILDING PERMIT TO VERIFY GENERAL CONFORMANCE WITH INTENT OF THIS PLAN.					

DATE	ISSUED FOR	REV
7/16/21	Submittal to City	0
8/27/21	Address City Comments Issued 8/20/21	1
 NORTH CAROLINA 811 <i>North Carolina One-Call Center</i>  Know what's below. Call before you dig.		
Engineer:		
 R. Joe Harris & Associates, Inc. Engineering • Land Surveying • Planning Management 1186 Stonemont Boulevard, Fort Mill, S.C. 29708 P: (803) 802-1799 www.rjoe Harris.com		
This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.		
Corporate Seal	Engineer's Seal	
REZONING DOCUMENT NOT FOR CONSTRUCTION		

Project Manager	Drawn
-	B. Pridmore
Department Manager	Checked
-	-
Print/Plot Date	
August 27, 2021	
Client	
STRATFORD LAND	
3400 PEACHTREE ROAD, SUITE 650	
ATLANTA, GEORGIA 30326	
P: 404-924-8400	
Project:	
THE GREENWAY AT LAKE LEE	
CONDITIONAL DISTRICT	
Drawing Title:	
REZONING PLAN	
Architectural Standards	
Examples/Samples	
Project No.	Drawing No.
3366-Resoning Plan	RZ-6
DWG File Name:	
3366-Lake Lee CD Rezor	



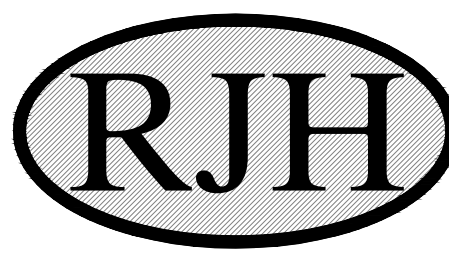
FEATURED AMENITIES PROGRAMMING			
ID	DESC.	TYPE	MIN. PROJECTED FEATURES/COMMITMENTS
A	PRIMARY	ACTIVE	1,400 SF CABANA WITH RESTROOMS, 2800SF SWIMMING POOL, PARKING, CHILDREN'S PLAYGROUND, BIKE RACK, FITNESS STATION
B	SECONDARY	ACTIVE	PARKING, BENCHES, CHILDREN'S PLAYGROUND, GENERAL PURPOSE FIELD, BIKE RACK, FITNESS STATION
C	SECONDARY	PASSIVE	SMALL ARBOR/SEATING AREA, LANDSCAPING, MAINTAINED LAWN, BIKE RACK, FITNESS STATION
D	SECONDARY	ACTIVE	BENCHES, CHILDREN'S PLAYGROUND, MAINTAINED LAWN, BIKE RACK, FITNESS STATION
E	SECONDARY	PASSIVE	ARBOR/SEATING AREA, LANDSCAPING, MAINTAINED LAWN, BIKE RACK, FITNESS STATION
F	SECONDARY	ACTIVE	BENCHES, CHILDREN'S PLAYGROUND, FITNESS STATION
AMENITIES PROGRAM ARE MINIMUM COMMITMENTS BY THE DEVELOPER/DEVELOPMENT FOR PROVIDING RECREATIONAL OPPORTUNITIES FOR THE RESIDENTS OF THE GREENWAY AT LAKE LEE.			
THE PRIMARY AMENITY (AMENITY A) MUST BEGIN CONSTRUCTION NO LATER THAN BY THE ISSUANCE OF 50 PERCENT (50%) OF THE CERTIFICATES OF OCCUPANCY ISSUED FOR THE DEVELOPMENT (50% OF 689 TOTAL DWELLING UNITS).			
THE OTHER AMENITIES SHALL BE BUILT AND CONSTRUCTED AS PART OF EACH RESPECTIVE PHASE OF DEVELOPMENT (PRIOR TO FINAL PLAT).			

BENCHES & ARBORS	
NATURAL SURFACE TRAILS	
CHILDRENS PLAYGROUND EQUIPMENT	
LAWNS & LANDSCAPED AREAS	
BIKE RACKS (MIN. 1 RACK PER IMPROVED AMENITY LOCATION)	
FITNESS STATIONS (MIN. 1 STATION PER IMPROVE AMENITY LOCATION)	
POOL & CABANA	ARCHITECTURE, THEME AND SIZE TO BE DETERMINED

DATE	ISSUED FOR	REV
7/16/21	Submission to City	0
8/27/21	Address City Comments Issued 8/20/21	1



Engineer:



R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1186 Stonemont Boulevard, Fort Mill, S.C. 29708 P: (803) 802-1799

www.rjoharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal	Engineer's Seal
----------------	-----------------

**REZONING DOCUMENT
NOT FOR CONSTRUCTION**

Project Manager	Drawn
-	B. Pridemore
Department Manager	Checked
-	-

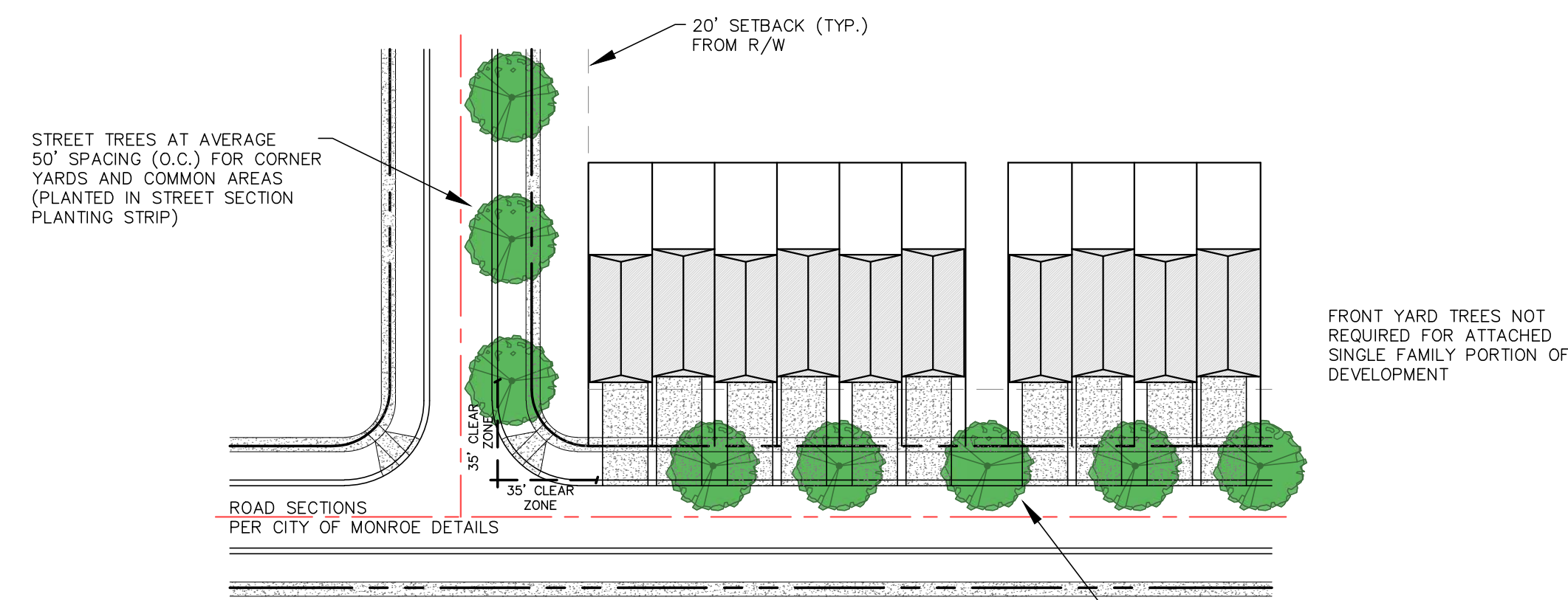
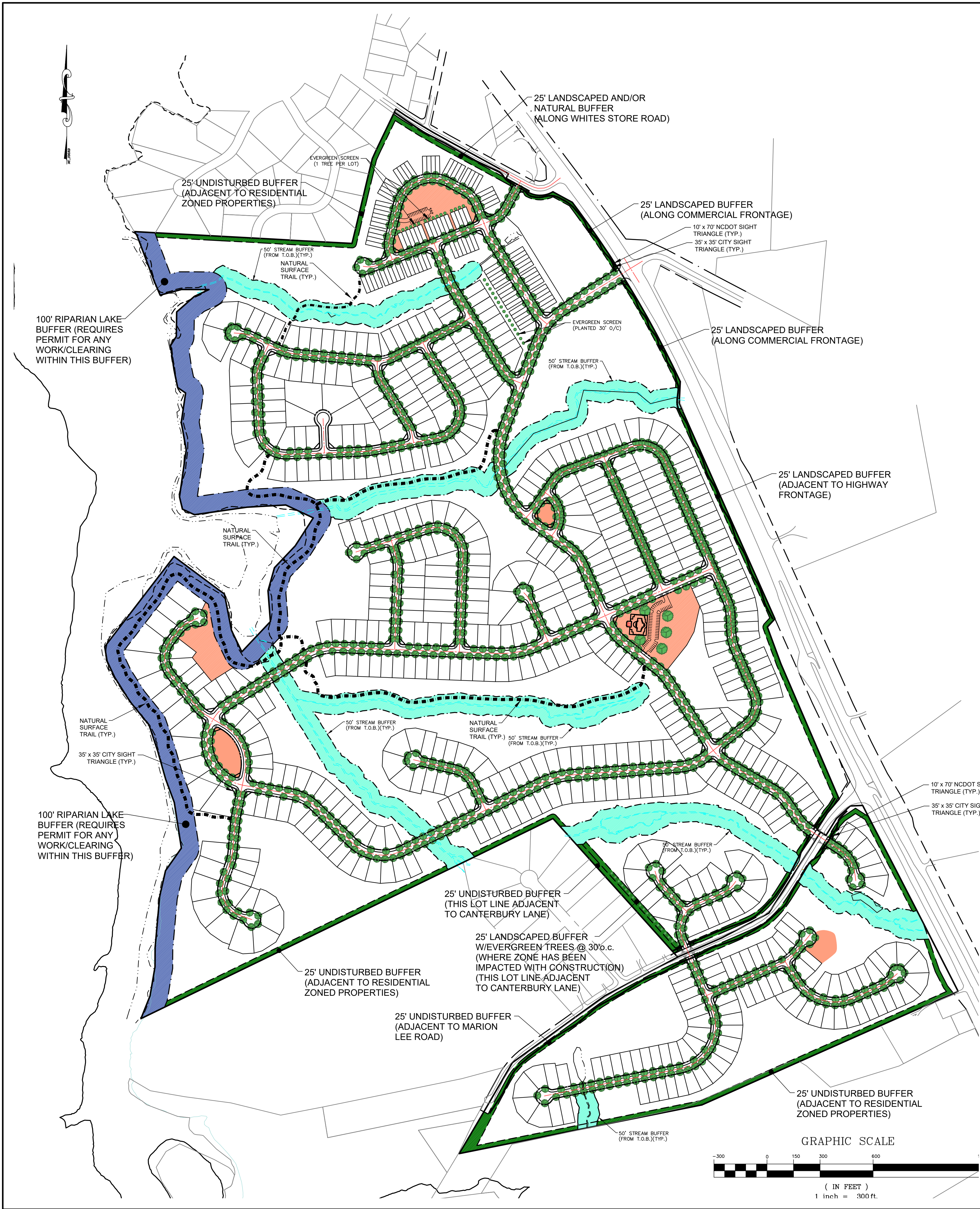
Print/Plot Date
August 27, 2021

Client
STRATFORD LAND
3400 PEACHTREE ROAD, SUITE 650
ATLANTA, GEORGIA 30326
P: 404-924-8400

Project:
**THE GREENWAY AT LAKE LEE
CONDITIONAL DISTRICT**

Drawing Title:
**REZONING PLAN
Open Space Plan**

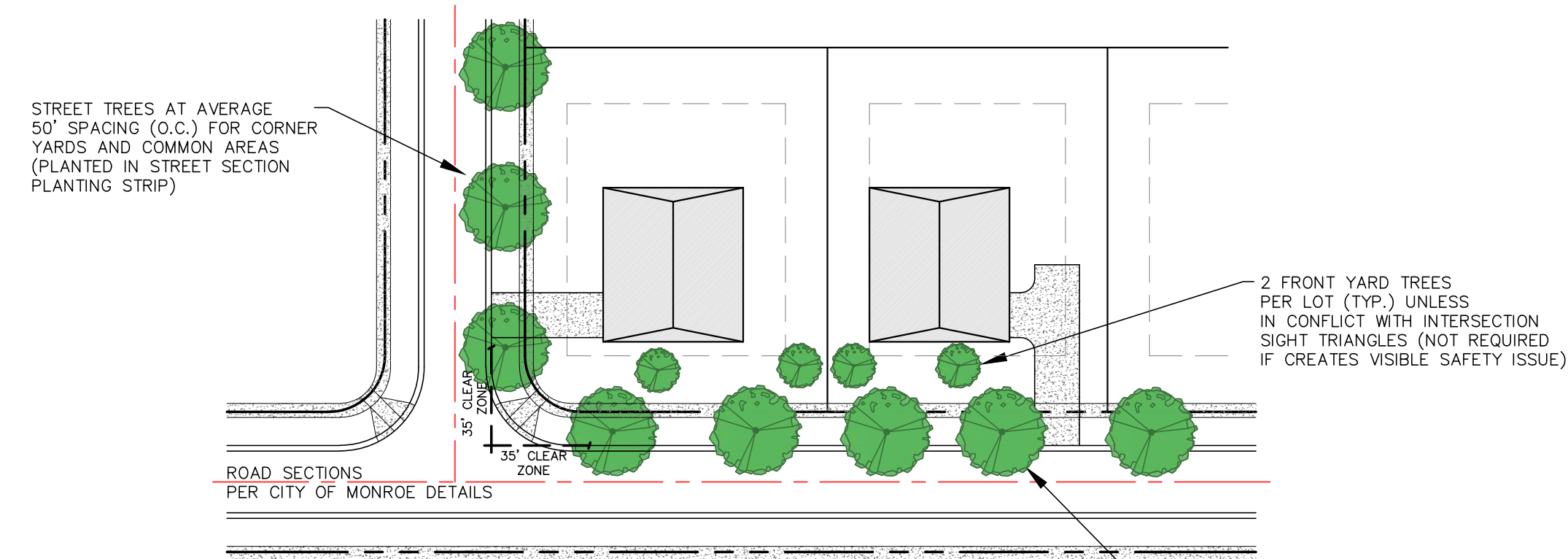
Project No. 3366-Rezoning Plan DWG File Name: 3366-Lake Lee CD Rezoning	Drawing No. RZ-7
--	----------------------------



22' WIDE TOWNHOMES (ATTACHED UNITS)
TYPICAL STREET TREE & FRONT YARD PLANTING DETAIL
SCALE: 1" = 50'



55' & 65' WIDE DETACHED SINGLE FAMILY LOTS
TYPICAL STREET TREE & FRONT YARD PLANTING DETAIL
SCALE: 1" = 50'



100' WIDE DETACHED SINGLE FAMILY LOTS
TYPICAL STREET TREE & FRONT YARD PLANTING DETAIL
SCALE: 1" = 50'

LANDSCAPED BUFFERS MAY BE DISTURBED AND REPLANTED WITH A MIXTURE OF EVERGREEN AND DECIDUOUS TREES. BUFFERS DESIGNATED AS UNDISTURBED SHALL BE LEFT NATURAL.

DATE	ISSUED FOR	REV
7/16/21	Submittal to City	0
8/27/21	Address City Comments Issued 8/20/21	1



Engineer:



R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1186 Stonemont Boulevard, Fort Mill, S.C. 29708 P: (803) 802-1799

www.rjoe Harris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Project Manager	Drawn
-	B. Pridemore
Department Manager	Checked
-	-

Print/Plot Date
August 27, 2021

Client
STRATFORD LAND
3400 PEACHTREE ROAD, SUITE 650
ATLANTA, GEORGIA 30326
P: 404-924-8400

Project:
**THE GREENWAY AT LAKE LEE
CONDITIONAL DISTRICT**

Drawing Title:
**REZONING PLAN
Landscaping Plan**

Project No.	Drawing No.
3366-Resizing Plan	RZ-8
DWG File Name:	
3366-Lake Lee CD Rezoning	

Future Lane Use Map

CD Greenway at Lake Lee

Legend

-  Centerlines
-  Parcels
-  City Limits
-  ETJ

FLUM

-  Rural
-  Suburban

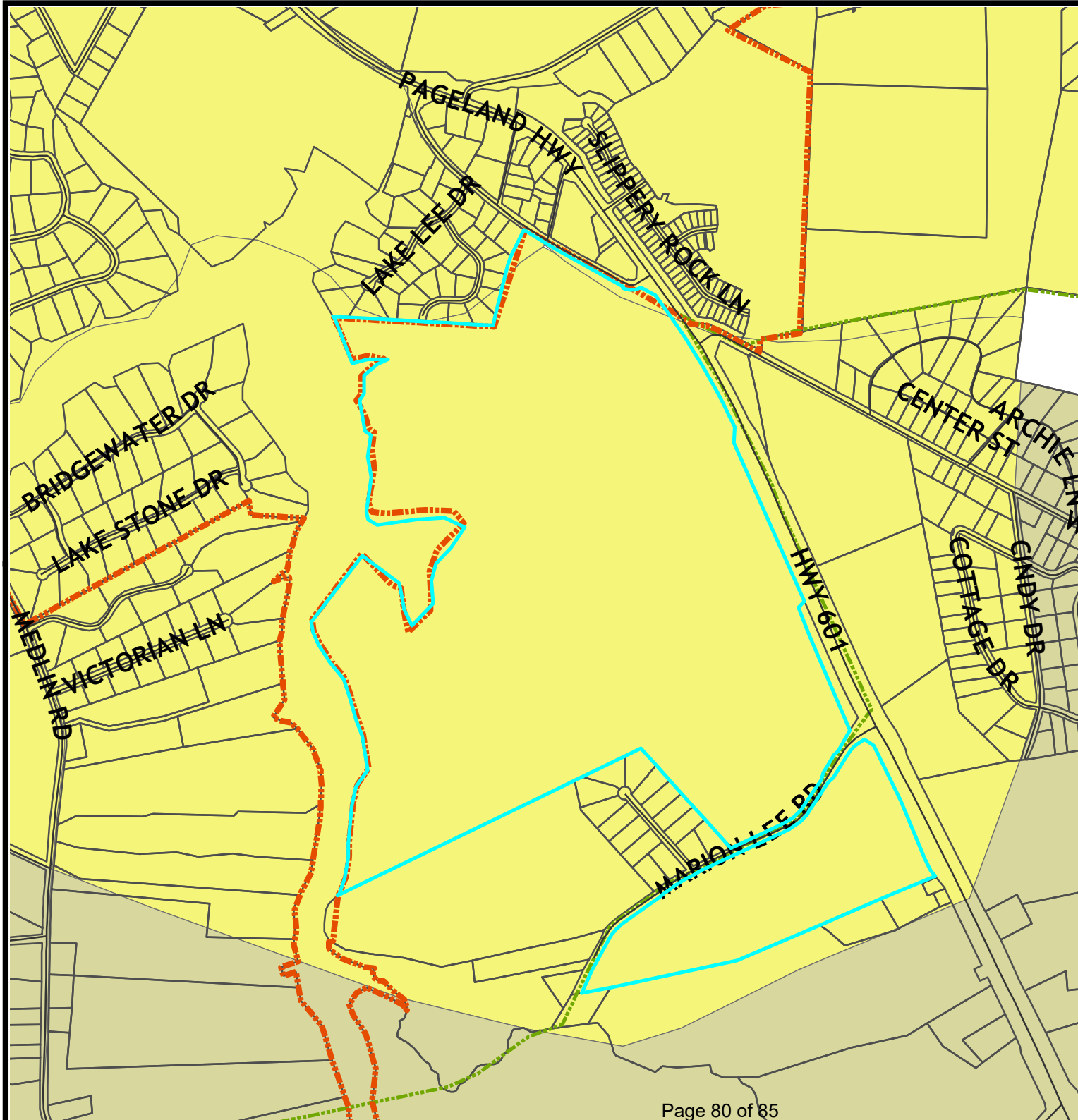
Existing: R-20 City of Monroe
and Union County RA-40

Owner: SLF II NC
Lake Lee, LLC

Acres: 340.514



0 920 1,840
Feet

Future Land Use Plan

The Land Development Plan indicates this area is Suburban. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Multimodal connectivity between neighborhoods and to nearby centers also should be emphasized. Strategic connections to the off-street multi-use trail network are preferred and open space should be preserved in both active and passive forms within neighborhoods. The density for suburban residential is 2-4 units per acre.

The proposed project is consistent with the Future Land Use Plan. Staff is of the opinion that this project is a reasonable use and in the public interest.

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “THE GREENWAY AT LAKE LEE”
R-2021-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “THE GREENWAY AT LAKE LEE” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the allowable residential density is 2-4 units per acre. The development is proposed at 2.12 units per acre and additionally it promotes open space preservation by providing more than one hundred fifty (150) acres of open space, and therefore is considered consistent with the plan. The proposed development is a reasonable use and in the public interest, because the suburban character area recommends a mix of housing types and lots sizes that this development will offer by providing single family attached townhomes and detached homes with lot sizes ranging from approximately 2,200 square feet to 31,000 square feet.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-125-132 & 09-128-001.

Adopted this 6th day of October, 2021.

MaryAnn Rasberry, Chair

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “THE GREENWAY AT LAKE LEE”
R-2021-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “*THE GREENWAY AT LAKE LEE*” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the allowable residential density is 2-4 units per acre. The development is proposed at 2.12 units per acre and additionally it promotes open space preservation by providing more than one hundred fifty (150) acres of open space, and therefore is considered consistent with the plan. However, the proposed lot sizes for this development are significantly smaller than the existing surrounding lots and these additional lots on an already congested corridor could have a negative impact on the surrounding area; therefore, the proposed project is not a reasonable use or in the public interest. Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for denial, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-125-132 & 09-128-001.

Adopted this 6th day of October, 2021.

MaryAnn Rasberry, Chair

Attest:

Maryann Brown, Secretary to Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2021-xx

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.106 **OFFICIAL ZONING MAP** as follows:

Rezone the properties located along Marion Lee Road, US Highway 601 and White Store Road and further identified as tax parcel #'s 09-125-132 and 09-128-001. The request is to rezone the properties from City of Monroe R-20 and Union County RA-40 to Conditional District (CD) "The Greenway at Lake Lee".

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 9th day of November, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2021-xx

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.98 **CONDITIONAL DISTRICTS ESTABLISHED** as follows:

Conditional District (CD) “The Greenway at Lake Lee”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 9th day of November, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk