PLANNING BOARD MEETING

Wednesday, November 3, 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 October 6, 2021**

Item 3. **Zoning Map Amendment for the property located at the intersection of E. East Avenue and Stafford Street Extension and 2026 Skyway Drive further identified as Tax Parcels 09-180-004-90, 09-180-004-G, 09-180-004-H-80, and 09-180-004-H-90**

Item 4. **Zoning Map Amendment request for the property located at 430 Crow Street and further identified as Tax Parcel 09-231-035A from GB (General Business) to GI (General Industrial)**

Item 5. **Zoning Map and Text Amendment request for property located along E. Roosevelt Blvd further identified as Tax Parcel #09-122-002 from GI (General Industrial) to Conditional District "Camp Sutton Nursery"**

Item 6. **Other**

Item 7. **Next Meeting: December 1, 2021**

Item 8. **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

October 6, 2021 @ 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC

To Sheri Laney on October 7, 2021
Scheduled for adoption at the November 2021 meeting

Item 1. Call to Order/Roll Call

Chair MaryAnn Rasberry called the October 6, 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 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 September 1, 2021 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. 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) ***Tabled from September 1, 2021 meeting***

Keri Mendler, Planner, introduced this item. She said tonight she will be presenting a zoning text and map amendment request. She said, as a reminder, this item was tabled at the September 1, 2021 meeting in order to allow the applicant to prepare colorized renderings.

Keri briefly went over what the applicant is requesting. She said the applicant is requesting a rezoning in order to develop 54 townhomes and rezone a portion of the parcel back to R-20. She said the total area of the project is 18.51 acres, the area encompassing the townhomes is 16.62 acres, and the remaining 1.89 acres is requested to be rezoned back to the R-20 zoning. She said it encompasses three (3) total parcels.

Keri said the applicant has requested a Conditional District to develop 54 townhomes. She said the density is 3.24 units per acre. She said the proposed project is required to provide at least 50% open space, which would equal 8.31 acres and the total area of open space that they are providing, is 11.96 acres or 72%. She said the open space will also include playgrounds and two (2) fenced-in dog parks. She said the open space and density calculations do not include the 1.89 acres that will be set aside. She said it is just the portion for the townhomes that was calculated.

Keri said there will be street trees at the rate of one (1) per 50 feet and each set of townhomes will also have two (2) trees outside the right-of-way. She said landscaping will also be provided along the perimeter buffer with trees and shrubs along the front, sides and rear.

Keri said the development will have one (1) full access entrance on N. Rocky River Road. She said they will have a left turn lane that will be constructed on N. Rocky River Road to access the development.

Keri presented the proposed elevations. She said the minimum house size is 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 only be utilized for the trim work. She showed a picture of the front elevations and said all townhomes will have two (2)-car garages. She also showed the rear elevations of the townhomes.

Keri said the development does fall within the Rocky River Elementary, Monroe Middle and Monroe High Schools for the 2021/2022 school year.

Keri said the applicant did hold a neighborhood meeting at the project site on August 23, 2021. She said there were no individuals that attended this meeting. She said rezoning notifications signs will be posted ten (10) days prior to the public hearing and the official rezoning letter will be sent to adjacent property owners ten (10) days prior to the public hearing.

Keri said the Land Development Plan indicates this area is Suburban and a mix of housing types and lot sizes is preferred. She said attached and multi-family housing is suitable in the mixed-housing neighborhoods and activity centers. She said the density for Suburban Residential is 2 – 4 units per acre. She said the proposed project is consistent with the Plan and staff is recommending approval of the request.

Keri said she would be happy to answer any questions you may have.

Richard Ali asked Keri what else has been approved in this general area to date. Keri said there has not been any residential in this area but north of Hwy 74 with townhomes and single-family detached. She said there is a project south of Goldmine that is going to City Council next week. She said this had townhomes and single-family as well.

Vice Chair asked Keri what is across the street from this project. Keri said there is Union Power, which is a big complex, and some other industrial warehouse-type uses. She said there is also automotive and some other smaller warehouse-type uses. She said there is a single-family neighborhood to the back of the townhomes. Vice Chair said this would be a buffer between the residential neighborhood and the industrial. Keri said yes and staff felt this would be a reasonable use because it would act as a transition between industrial and the single-family detached homes.

Margaret Desio said 1,900 square feet is a good size townhome. Keri said it is larger than what we usually get for townhomes.

Archie Morgan asked Keri when Phase I was approved. Keri said it is not really a Phase. She said the original Conditional District just included the two (2) parcels and it was approved in August of 2020. She said this was for 38 townhomes and if this project were to be denied the applicant still has the ability to develop that portion. She said this amendment is for an additional 16 townhomes with an additional acre, and some of that is being converted back to single-family.

Margaret Desio said to Keri that she is intrigued with the triangle portion of land that is R-20. Keri said there is a stream on the property. She said it is her understanding that instead of trying to develop that area, it will just be zoned back for single-family purposes. She said based off the acreage, the applicant can potentially subdivide the property.

Chair asked Keri to put up the picture of the back of the townhomes. Several comments were that this was attractive.

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

Mr. Scott Swierski, the owner of the property, came forward and said this is his project. He said he would be happy to answer any questions. He said he is hoping the Board is happy with the renderings. He said he will build a very beautiful project there. He said it is not something that he is doing to just develop the land and make money. He said this is in honor of his son. He said his son was shot and killed in Matthews two (2) years ago. He said he and his son first came in to see Keri back in 2018 when he bought the property. He said Jonathan sat with him at the meeting. He said they looked at the best use of the property and Jonathan suggested he build townhomes. He said this is a project we were going to work on together. He said this means something to him. He said he is building the townhomes. He said there is going to be a plaque honoring him. He said he is not building some cheap junk to put there and that is why they are 1,974 square feet. He said this means something to him.

Jennifer Smith asked Mr. Swierski for the price point of the townhomes. Mr. Swierski said the starting price will be about $274,000 but it will be determined a little later as we get closer to building, depending what the comps are. He said units will be a little higher because they have a side access out to the side. He said some people will do upgrades but the standards will include hardwood floors, granite, stainless steel appliances, gas fireplace, etc.

Jennifer Smith said the only thing she does not like about it are the garages that jut right out in the front and then the little side piece for the entrance. She said you do not really see the beauty of the townhome. She asked Mr. Swierski if he could do less homes that have the garage in the front. Mr. Swierski said he does think that is the best use for the property and it allows a two (2)-car garage. He said it is pulled forward so it does not take away the square feet of inside the house. Ms. Smith said a majority of people will probably use the garage as added living space and then park on the sides of the street. She said the streets will then be backed-up with cars.

Patrick Furr asked Mr. Swierski if there would be street lighting. Mr. Swierski said yes. Mr. Furr asked Mr. Swierski what was his idea for the front entrances so that Monroe starts a pattern of enhancing the front entrances of these new projects. Mr. Swierski said they do plan to landscape along the front and sidewalk. He said there will be plenty of landscaping along the front with trees, shrubs. He said he does want to do monuments on each side. He said the logo for the community will actually be a bird that his son drew when he was young. He said he does plan on doing something substantial there. Mr. Furr asked if it was going to be irrigated. Mr. Swierski said yes.

Archie Morgan asked if there were any amenities. Mr. Swierski said there will not be a clubhouse or pool but there will be two (2) recreational parks with playground equipment and benches, etc. He said there will also be two (2) fenced-in dog parks. He said he did not want to add too many amenities because that increases the HOA dues.

Margaret Desio asked what the HOA dues would be. Mr. Swierski said he does not know yet. He said the HOA will maintain the common area and open space so hopefully the dues will not be very much.

Patrick Furr asked Mr. Swierski why would somebody pick your project with no amenities with almost the same price point as one of the other townhome properties that offer everything. He asked what happens if the townhomes do not sell and turn into apartments. Mr. Swierski said it is hard for him to answer that because you do not go into something thinking that it won't happen. He said he tries to think positive about what he is attempting to do. He said he is approved for 38 townhomes now and he has a list of people who want a townhome. He said he had looked at the comparables and the closest townhome community, about five (5) miles away, sold out in less than 24 months. He said he thinks he has a very strong likelihood of selling the townhomes the way they are. He said he thinks what people will appreciate will be the lower HOA dues, even if there is no pool. Jennifer Smith said the size of the townhomes will also help.

Chair asked about the driveways. Mr. Swierski said the driveways will be stamped concrete.

Patrick Furr asked how wide the roads would be going into the townhomes. Mr. Swierski said they are 50 feet with curb, both sides of sidewalk.

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

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

Chair asked for a motion.

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

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

NAYS: **None**

DRAFT

Chair asked for a motion on the Ordinance amending Section 156.98 – Conditional Districts Established and Section 156.106 – Official Zoning Map.

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
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: MaryAnn Rasberry, Richard Yercheck, Richard Ali, Renee Hartis, Jennifer Smith, Patrick Furr, Margaret Desio, Ken Deal and Archie Morgan
NAYS: None

Margaret Desio said to Mr. Swierski that this is the kind of development we are looking for. Mr. Swierski said he did not say what he said just to get approval. He said he means it. He wants something that is going to last.

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"**

Keri Mendler, Planner, introduced this item. She said tonight she is here to present a Zoning Map and Text amendment request for the property located along Old Charlotte Highway. She said it is located between Arnold Drive and Roland Drive and diagonal from the Shining Light church and school. She said the applicant is requesting a Conditional District in order to develop a 173 attached single-family homes, also known as townhomes. She said the total area of the project is 30.03 acres with 17.55 acres of open space.

Keri said the site is currently zoned a mixture of General Business and R-20 (Residential Single-Family). She said the property to the north is zoned Residential and is occupied by a school and a church. She said the property to the east is zoned Multi-Family and is occupied by the Nottingham Apartments. She said the property to the south is zoned General Business and Residential and it is also occupied by residential houses and office/warehouse. She said the property to the west is zoned General Business and is currently occupied by office/warehouse as well.

Keri said the applicant is requesting a Conditional District in order to develop 173 attached townhomes. Again, she said the total area of the project is 30.03 acres with 17.55 acres or 54.8% of that as open space. She said the density of this project is 5.76 units per acre. She said the minimum lot size is 1,890 square feet. She said the Ordinance does require a 50-foot landscape buffer for this project as it is considered multi-family and that landscape buffer will be provided along all of the property lines. She said street trees will also be provided at a rate of one (1) tree for every two (2) units. She said trees will also be planted behind the units as well.

Keri said the project is required to provide at least 50% open space that would equal 15.05 acres. She said the applicant is providing 17.55 acres, which is 58.4% of the total site. She said the open space will also include an amenity area with a cabana and pool. She said there will also be some overflow parking there as well as the cluster mailboxes. She said the construction of the amenity center will begin no later than 50% of the Certificate of Occupancy being issued.

Keri said the applicant will also be required to provide stormwater on this site and that will be reviewed and approved at the construction phase, if this is approved by City Council. She said there is a stream on this property that is located towards the rear so they do have the 50-foot buffer around the stream as well.

Keri said five (5)-foot wide sidewalks will be provided along all of the interior streets. Additionally, she said a ten (10)-foot wide multi-use path will be installed along the frontage of the project along Old Charlotte Highway.

Keri said this project is located off Old Charlotte Highway between Roland Drive and Arnold Drive. She said the project will be accessed by one (1) entrance off of Old Charlotte Highway. She said there will also be an entrance off of Roland Drive. She said the North Carolina Department of Transportation and the City of Monroe did not require a Traffic Impact Analysis (TIA) for this project. However, she said the project is required to provide and construct a right deceleration lane along Old Charlotte Highway in order to turn right into the development, as well as a left turn lane along Old Charlotte Highway to turn left into the development.

Keri said the developer is proposing exterior building materials to include fiber cement, stone, stucco or brick. She said vinyl or EIFS, which is like a stucco material, will only be utilized for trim, eaves, soffits and windows. She said the minimum heated floor area of the townhomes is 1,400 square feet. Keri passed around some new elevations she received after the packets were sent out. She said the pictures show vinyl siding but the applicant is proposing no vinyl except for trim and soffits. She also distributed rear elevations to show what the townhmes would look like after being constructed. She said each end unit will have two (2)-car garages and interior units will have the one (1)-car garage.

Keri said again that the applicant is proposing all the units will have at least a one (1)-car garage for the interior units and all end units will have a two (2)-car garage. She said all front load garages will have carriage-style trim and/or hardware that mimics carriage-style doors. She said each driveway will also be able to accommodate at least two (2) vehicles. She said the Ordinance does require that these projects provide parking at the rate of one (1) space per bedroom plus an additional half-space per unit. She said assuming that each townhome will have two (2) bedrooms, this project would require 433 parking spaces. She said the applicant is proposing 634 parking spaces. She said this does include the end units which has a total of four (4) spaces [two (2) in the driveway and two (2) in the garage], as well as the interior units having three (3) spaces [two (2) in the driveway and one (1) in the garage] and approximately 49 spaces at the amenity area. She said there are over 200 parking spaces over the requirement of the Ordinance.

Keri said this development falls within Rocky River Elementary, Monroe Middle and Monroe High School. She said according to Don Ogram of the school system, the proposed development is not expected to adversely affect the school enrollment vs. capacity.

Keri provided a drawing of the transportation improvements along Old Charlotte Highway. She showed the right turn-in lane and left turn-in lane. Archie Morgan asked what the storage capacity is on these lanes. Keri said she is not sure. She said it would have to meet whatever NCDOT requires.

Keri said the applicant did hold a neighborhood meeting on September 9, 2021 at the adjacent church and there were approximately six (6) attendees at this meeting. She said, additionally, a rezoning notification sign will be posted on the property ten (10) days prior to the public hearing as well as the official rezoning notification letter that will also be sent ten (10) days prior to the public hearing.

Keri said the Land Development Plan indicates that this area is Suburban. She said residential uses typically take the form of neighborhoods with uniform housing types and densities. She said, however, a mix of housing types and lot sizes is preferred in these locations. She said the density for Suburban residential is 2-4 units per acre, and multi-family residential is listed as a priority use in this character area. She said while townhomes are listed as a

priority use in this character area, the density for this area is limited to 2-4 units per acre. She said, therefore, this project is not consistent with the Future Land Use Plan. She said again, their density is 5.76 units per acre. She said staff is of the opinion that the proposed project is a reasonable use and in the public interest because it is adjacent to multi-family residential and it is in a heavy traffic corridor which is no longer suitable for single-family residential.

Keri said staff does recommend approval of this rezoning and she would be happy to answer any questions.

Margaret Desio said to Keri that in the first third area of this development there are two (2) houses. Keri said these houses are included in the rezoning so if it is approved, at some point, however their contract determines it, the houses will be purchased by the applicant.

Richard Ali asked Keri to clarify the density issue. He said density is at 5.76 units per acre but yet you are working around that. He asked why. Keri said it is not consistent with the Land Use Plan because it is over the 4 units. She said, however, with it being along Charlotte Highway, it is more suitable for townhomes than single-family, as far as single-family detached. She said this is why staff felt it is a reasonable use of the property.

Chair asked Keri why is it suited more for townhomes than single-family homes. Keri said it is just staff's opinion that along a heavily traffic corridor, townhomes would make more sense than single-family detached. Chair said it seems to her that you would get less homes than you would with townhomes and then have less traffic.

Patrick Furr asked Keri if there was a fireblock wall between each townhome. Keri said she would leave this up to the developer to answer but they would have to meet building code requirements for townhomes.

Chair asked if there were any more questions for Keri. There were none.

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

Mr. Jonathan Murdock with RJ Harris and Associates came forward and said to answer a couple of the questions that were asked, yes, there will be firewalls because that is a requirement of the building code. He said to elaborate on the question that was asked about why this was more suited for townhomes, he said we feel we are putting density where it should be rather than developing an outparcel on the outskirts of town. He said we are putting the density where you will have the means to serve it with your utilities, road systems, and things of that nature.

Mr. Murdock provided a handout to the Board Members which was a letter from Rev. Hastings of the First Assembly of God Church. He said the church is directly across from the property. He said the letter showed support for the project.

Renee Hartis asked Mr. Murdock how the community meeting went. She asked if there was anyone opposed to the project. Mr. Todd Akers came forward and said he is one of the developers for the project. He said there were four (4) people who actually spoke at the meeting. He said one of them was a gentleman that owned property off of Arnold Drive. He said there will actually be undisturbed trees behind his property. He said the gentleman was concerned that construction was going to be about eight (8) feet from his property line. He said we explained to him that his property is up against an undisturbed area by the creek. He said another gentleman lived next to a small strip on the property. He said the gentleman did not know if this was going to be the street or not. He said it is only about 20-feet wide and acts as a private entrance to the houses in the back. He said once we explained to him that this strip was going to stay there as a natural path, he was fine with that.

Mr. Akers said that two (2) of the other folks that had questions, Mr. Laney and his next door neighbor, spoke up and said that existing traffic in the area was a concern to them. He said what we had said to them was that we

would reach out to NCDOT the next day. He said they had asked if a stop light could be requested. He said NCDOT had said that this does not meet the requirements to have a stop light. He said yesterday he followed up with Mr. Laney. He said Mr. Laney had asked how things were going and he told Mr. Laney that we had Planning Board meeting tonight. He said Mr. Laney said great, and that he hopes the project moves forward. He said Mr. Laney said that he thought it would be an improvement to the neighborhood. He said Mr. Laney then reiterated that his only concern he had was just traffic and that [traffic] is all over town.

Jennifer Smith asked if there was just one (1) access in and out. Mr. Murdock said there are two (2). He said one off Charlotte Highway and the other off of Roland Drive.

Mr. Akers said one of the reasons the church and its board was in support of this was because they have a lot of children at the school there and there are a lot of homeless people in the woods. He said they had safety concerns. He said they were encouraged by the development since we have been meeting with them and showing them the plans. He said the church said they were excited about the project as well.

Archie Morgan asked for the traffic to be addressed. He said he is familiar with the area. He said if you come out on Williams Road or Roland Drive it can be a bear trying to get on Old Charlotte Highway. He said you will have 634 parking spaces which is the potential for a lot of vehicles trying to get out onto Charlotte Highway. He said he is concerned about that number of vehicles trying to get out onto an already pretty congested Old Charlotte Highway.

Mr. Murdoch said the 634 parking spaces is a little bit above and beyond what is required for the number of units that they have. Keri said she is not a traffic expert but the project was sent to the City Engineering Department and NCDOT for their comments. She said they did not require a Traffic Impact Analysis but did require the turn lanes to alleviate some of that traffic. She said obviously, they are townhomes, and there will be some people working but not everyone leaves at the same time. She said there is the potential but it is not always the case.

Jennifer Smith said if you are on Old Charlotte Highway at 5:00 p.m. at the Stallings stop light, it is backed up two (2) miles down through there. She said that and Rocky River Road are horrible.

Chair said she lives behind Chik Fil A and she travels Roland Drive to get to Old Charlotte to get to her daughter's house at the Providence Country Club. She said within the last five (5) years it has become almost impossible. She said it used to take her 30 minutes now it takes her 40 minutes.

Chair asked if there were any further questions. There wer none.

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

Richard Ali asked Chair if he could make a motion on this request.

Motion: Richard Ali made a motion to recommend adoption of the Resolution Denying the Land Development Plan Compliance.
Second: Patrick Furr
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, Ken Deal and Archie Morgan**
NAYS: **Margaret Desio**

Motion: Richard Ali made a motion to recommend denial of the Zoning Map Amendment.
Second: Patrick Furr
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, Ken Deal and Archie Morgan
NAYS: Margaret Desio

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**

Doug Britt, Senior Planner, introduced both of these items together as one (1) presentation. He said this is an Annexation and Zoning Map and Text Amendment request by Stratford Land for the properties located along US Highway 601, White Store Road and Marion Lee Road. He said the applicant has requested an Annexation and 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.

Doug presented a zoning map of the property. He said the City limit line runs along the lake. He said the area outside the City limits is the Extra Territorial Jurisdiction (ETJ), which means that area has City zoning but the people in the area don't pay taxes nor do they vote. He said to the north is R-20, OT and the Conditional Districts Oakton and Cottage Green. He said the area to the south is not within our planning area but it is part of the request. He said to the west is R-20 and to the east is R-20 and RA-40 (Union County).

Renee Hartis asked Doug what is being developed across Hwy 601. Doug said it is the Cottage Green subdivision that is being developed. He said it was approved around 2016/2017 and is currently under construction. Ms. Hartis said she was traveling down Medlin Road and there is something else being developed. Doug said it is called Medlin Forest and it was approved around 2018/2019.

Doug presented the site plan for the project. He said the applicant is requesting a Conditional District to develop a 689 lot residential subdivision consisting of single-family attached and detached homes, with approximately 45.57% or 154.04 acres of open space. He said the minimum lot size for the townhomes [a total of 100 townhomes] is 2,225 square feet. He said the lot sizes for the 589 single-family detached lots would range from 6,875 square to over 31,000 square feet for an average of 9,300 square feet.

Doug said 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

Doug said the minimum heated square footage for the single-family attached townhomes will be 1,360 square feet, excluding the garage. He said the single-family detached homes will be 1,600 square feet with a range up to 3,200+ square feet, excluding the garage. He said the density for the project is 2.12 units per acre.

Doug said the setbacks for the townhomes will be:
Front: 20 feet
Interior: 0 feet
Side (end): 15 feet
Rear: 0 feet

Doug said the setbacks for the 55-foot wide and 65-foot wide lots will be:
Front: 20 feet
Corner lots: 12 feet
Side: Minimum of 7 feet from each side yard so there will be a minimum of 14 feet between homes
Rear: 30 feet

Doug said the setbacks for the 100-foot wide lots will be:
Front: 20 feet
Corner lots: 15 feet
Side: 15 feet
Rear: 30 feet

Doug said the lakefront lots will have 30-feet between each home.

Renee Hartis said that since the larger homes have close proximity to the lake, she asked Doug if there was an environmental impact study required. Doug said he does not know but he will check into this.

Doug showed a document which had the phasing of the development.

Doug said the developer is proposing to install five (5)-foot sidewalks on both sides of the interior streets, as well as an eight (8)-foot sidewalk along the entire Hwy 601 road frontage, Marion Lee Road and White Store Road.

Margaret Desio asked Doug if there was an anticipated build-out time. Doug said the applicant can better answer this question.

Doug said the Ordinance requires a 50-foot buffer along the lake and the applicant is proposing a 100-foot buffer along the lake from the top of the bank. He said the 100-foot buffer would be all encompassing the open space and would be including the lots. He said the blue line streams also require a 50-foot buffer from either side that would be undisturbed. He said there are five (5) stream crossings that bisect the property at different points.

Renee Hartis said there is a lot of concern from the neighbors regarding the water source. She said that will be a lot of building going on right beside the lake. She said this is why she was curious as to whether they did an impact study to see if this would affect the water quality. Doug said this is just the zoning process. He said this is not a full set of construction plans. He said this is a conceptual layout. He said if this project were to be approved, then they will go through everything. He said there have been concerns raised about the bald eagle. He said at one point in time, it was said that there were three (3) bald eagle nests on the property. He said somene from Fish and Wildlife did come down and check this out. He said there are no bald eagle nests on the property. He said as far as water quality, he did talk to Water Resources over the last few days and the Department of Environmental Quality does a water assessment of all water bodies in the State every three (3) years. He said all three (3) City lakes were put on a 303 list. He said the City's bodies of water have too many nutrients in them. He said this is because nitrous phosphate comes off of people's yards or farmlands that surround our lakes. He said, obviously, this requires different measures from Water Resources to treat the water and make it drinkable.

Doug said there will be six (6) different amenity areas. He said four (4) areas are proposed to be active and two (2) will be passive areas. He said the passive areas will include features such as an arbor sitting area, bike racks, fitness stations and landscaping. He said the active areas will include features such as benches, bike racks, 1,400 square foot cabana with bathrooms, as well as children's playground equipment, fitness stations on the walking trail, general purpose field, landscaping and a swimming pool. He provided a layout of the amenity areas on the site. He said on the previous project that was denied, the amenity area was located more down toward the lake and there were concerns from residents about having this area close to the lake so it was moved back up to the middle of the project.

Doug said the applicant will be required to provide stormwater management to treat the stormwater runoff for the project, if the project is approved by City Council, at the building permit stage of the process.

Doug said this project falls within Rock Rest Elementary, East Union Middle and Forest Hills High School. He said Rock Rest has a current capacity of 79%; East Union has a capacity of 65% and Forest Hills High has a capacity of 62%. He said it is not expected that this development will have an adverse impact on the schools as stated by the Union County Public Schools Board of Education.

Doug said NCDOT and the City of Monroe Engineering Department did require a traffic impact study for this project. He said the traffic study is not supposed to fix the existing traffic problems in the area but to mitigate the impact the proposed project will have on the area. He said the required transportation improvements are:

US 74 AND US 601 (Hilltop Restaurant, Jack in the Box)

-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.

Doug said he had spoken with NCDOT on more than one occasion and we think it is geometrically feasible, but it ultimately will be up to NCDOT when they submit their construction plans and have their survey to figure out if there is enough room to add the left turn lane.

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
-Left turn lane to turn left off of White Store Road to get onto US 601 to go toward Pageland
-Stop light required at this location as well

Ken Deal asked Doug if there was any consideration to deconflicting and putting the entrance in a different spot than creating a massive intersection there. He said people going down that road will have to deal with increased traffic and a traffic light slowing them down coming in and out of their neighborhood, and they are totally disassociated from this neighborhood. Doug said he knows from NCDOT's perspective they would rather have the intersection intersect perpendicular. He said if you get far enough away it doesn't conflict. He said based on the traffic study, by lining up like that it warrants a traffic signal to assist with the other subdivisions in the area.

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.

Doug provided the elevations of the townhomes, the 55-foot wide, 65-foot wide and 100-foot wide homes. He said the end units of the townhomes will have two (2)-car garages whereas the interior units will have one (1)-car garages. He said the 55-foot and 65-foot ranch style homes will have exterior materials to be brick, fiber cement, stone and stucco. He said they are proposing the front façade of all homes to consist of at least twenty-five percent (25%) brick or stone. He said vinyl will only be used for eaves, soffits and trim work. He said the minimum heated square feet of the townhomes will be 1,360 square feet, excluding garages, and the detached homes will be 1,600 square feet with a range up to 3,200+ square feet, excluding garages. He said the homes constructed on slab foundations will be provided with a brick or stone water table. He said all the 26 100-foot wide lake front lots will have side loaded garages. He said at least 50% of the 65-foot wide lots will have side loaded garages as well.

Doug provided examples of the side loaded garages. Chair said to Doug that it looks like the side load garage goes in front of the front door. Doug said it can be either/or. He said if it is a side load it basically is not a front load. He said it would be more of a courtyard-style and then there is the traditional side load as well. He said if it is not facing the road, we would consider it a side load. Chair said it is when you are driving up the highway. She said you can see the garage door.

Doug said all the detached homes will have two (2)-car garages and they will have driveways that are large enough to accommodate two (2) vehicles in each driveway. He said for the townhomes, the end units will have two (2)-car garages and the interior units will have one (1)-car garages. He said all the townhome driveways will accommodate two (2) vehicles as well.

Doug said this project does fall within the Suburban Land Use classification. He said Suburban encourages a mix of lot types as well as a mix of housing types. He said it has an allowable density of 2-4 units per acre.

Doug said staff does believe this project is consistent at 2.12 units per acre and is consistent with the Land Development Plan.

Doug said the applicant did send out a neighborhood notification letter on August 6, 2021 informing the residents of the project. He said the applicant did not hold a neighborhood meeting based on a previous meeting and the amount of feedback they had received from the public.

Doug said staff does recommend approval of the request. He said if you have any questions, he would be glad to answer them. He said the engineer is here to answer any questions as well.

Chair asked if there were any questions.

Vice Chair asked Doug if this doesn't get approved as a really big project, how many neighborhoods do you anticipate will be coming back to us at some point in time down the road. Doug said there are 340 acres so it can be carved up a hundred of different ways. He said this is different from what we usually process. He said most times the project is contingent upon the zoning being approved because the property hasn't been purchased yet. He said these developers have owned the property for years. He said he came to the City in 2008, he said there was a proposed project submitted in 2009. He said it went to a Committee for review but never went any further. He said that proposal had over 100 different housing types and was a little over 1,000 lots. He said they had duplexes, townhomes, etc. He said it was vastly different than what you have seen tonight. He said it was vastly different than the previous project you had seen earlier this year. He said it is currently zoned R-20. He said they can split it up many ways for other people to develop. He said with 340 acres, no matter how you slice it, whether they did straight R-20, 20,000 square foot lots, it is a lot of lots at the end of the day no matter what.

Vice Chair asked Doug if staff expected this to be developed at some point in time. Doug said he would think so. He said it is basically a mile from the intersection of Hwy 74.

Jennifer Smith asked Doug would they be expanding the road that goes back with existing homes on the right hand side [if you turn off Hwy 601, White Store Road]. Doug said whenever they do the turn lanes, they will have to do paving because there is not sufficient paving there.

Chair asked for the people coming out of Marion Lee Road, would have to turn right then do a U-turn. Doug said no, it won't change. He said there is no traffic improvements there.

Vice Chair asked Doug if there was possibility that the County, if we do not annex that property, would use the property. Doug said there are two (2) parcels---one big and one small. He said the bigger parcel is under our zoning jurisdiction so if something would be proposed, it would have to go through the City. He said the portion south of Marion Lee Road is not in our ETJ so the County can use this property.

Ken said excuse him for using sailor analogies but the math on these things always drive him crazy. He said we just went through a three (3) year study for a new UDO. He said it said that there should be R-20 construction in this area. He said it seems like the more developments he sees, they add a little property to kind of water down the liquor to get it under the legal limit in order to get the density. He said this project is so big it has more components than just a normal development. He said it has the townhouse component, the small single-family home component, getting into the medium to larger home components. He said we are taking an R-20 density area and on that first phase…he asked Doug what was the density on the first phase. Doug said from a zoning standpoint, when you are doing a project you take the gross acreage of the project. He said the gross acreage is 340. He said from a zoning standpoint, you hear about sprawl and also about smart growth, where you cluster and make a lot smaller to increase open space. He said can the applicant develop a straight R-20 subdivision. He said sure. He said it would probably be close to 600 lots. He said the downside of that is there may be larger lots but the City does not have the ability to regulate any type of house size or materials. He said the only way we can regulate this is through this process. He said amenities would also be taken away.

Doug said Lisa, Keri and I meet with people to go over proposals that are turned into the City. He said what you are seeing now is not what was presented to us at the beginning. He said it is give or take. He said there are pros and cons according to what side of the table you are sitting on as to whether you like it like this or whether you like just the half-acre lots, no square footage requirements, no exterior material requirements, and no amenities whatsoever.

Ken Deal said on the flip side of that if people are building on larger lots and more quality style homes, they tend to add better materials anyway. He said the City provides a lot of under-utilized parks and recreation facilities to our citizens now. He said with a big project like this he could see where you would want some amenities. He said down the line, if you go in here and develop it like all the other homes in any direction that you can see, you are getting into nice residential areas and open farming land. He said he sees an attempt to blame commercial down Hwy 601 where currently it doesn't exist on this part of Hwy 601. He said he's talking about the other half of Hwy 601 on the other end of the City. He said he gets out and about and he is hearing that people in neighborhoods around here are upset that this massive mini-city within a city will impact their neighborhood. Doug said that is why they are going through the process again and it could be denied by Council again. He said this Board can make a recommendation one way or another.

Ken Deal said he has been studying this thing since he got it and said you are losing too much of the shine off of the apple when you bit into it like this. He said it's watering down the liquor to create something and put it in a place that we paid outside contractors to come in and tell us that this is what we need to put there.

Doug said that density is consistent with what is going there and what has been proposed. He said if you take the 157 acres out of open space, the net density is 4.02 units per acre. He said the Suburban land use characteristic area promotes densities anywhere from 2-4 units per acre. He said so even if you take the open space out, you still are hovering at 4 units per acre. Ken Deal said a lot of this space is because of the streams and things…Doug said there are streams but there is open space as well that is not within a stream area.

Chair said taking the size of this subdivision and considering the number of the other units already on the books to be developed and built, are there about 7,000 units now. Doug said we are processing 5,300 now and the total includes this subdivision.

Margaret Desio asked Doug how would this compare with Lake Park. Doug said to her it does not compare with Lake Park but he has not been there in some time. He said they have the commercial component on the main drag and nice townhomes right across the street. He said they have different types of single-family detached homes. Jennifer Smith said they have a little downtown that has commercial buildings, food, everything. Chair said they have a big variety.

Vice Chair said this reminds him of a couple of projects in Cornelius where they built a planned community but they have more commercial built into some of their projects. He said they will start with apartments, townhomes, and then some of the big houses will have access to the lake.

Margaret Desio said what she likes about this project, but not the massiveness of it, is that it gets development into the eastern part of the county or city, not Secrest Short Cut or up that way.

Doug said everything we have done is either to the west or the north, other than Cottage Green.

Archie Morgan asked how many homes has Cottage Green been approved for. Doug said it was approved for 218 lots at a density of 2.97 units per acre. He said it is more dense that this subdivision.

Chair said her concern is that of the 689 homes, 563 of them are in the 55-foot wide and 65-foot wide lot size, whereas 126 are not in those two (2) areas. She said 100 of those are townhomes and only 26 are the good-sized houses that we keep asking for. She said she knows the density has been reduced, which we asked for, but she would have liked to see it more balanced between the lot sizes. She said we are always told that you cannot sell the larger sized homes but you can because people are buying them. She said they are buying preowned houses and paying more for them than what they have been advertised for.

Vice Chair said his concern is if this gets denied, this developer is going to sell to tract housing and we are going to end up with four (4) different neighborhoods of houses that all look exactly alike. Chair said we will not approve them.

Archie Morgan said turning lane aside, that is a lot of traffic trying to get up on Hwy 74. He said it is all backed-up there now.

Chair asked if there was anyone who would like to speak in favor of the request.

Mr. Jonathan Murdock of RJ Harris and Associates came forward and said he has a few of the developers on the line in a conference call. He said he had two (2) handouts to go over with the members. Ken Deal said the developers should be present at this meeting and not on a speakerphone. Archie Morgan said it is a big enough project where they should be here.

Ashley Britt said the developers are allowed to speak via a speakerphone. She said the meeting is not a remote meeting and you, the board members, are required to be here in person, but the developer is permitted to speak from a speakerphone, whether they should may be another question, but it is allowed.

Mr. Murdock said the first handout is a side-by-side comparison of the plan presented in February 2021 and this plan. He said the second handout is a comparison of the plan that you have in front of you vs. an R-20 rezoning. He gave an overview of these documents. [both handouts are attached to these minutes]

Renee Hartis asked the developer if there was any reason why you didn't look to develop something along the lines of Bridgewater that is nearby. There was no response as the speakerphone did not work.

Ken Deal said to Mr. Murdock that it was nice that he did this overview for lot sizes and minimum square yards for R-20 vs. Conditional District, as well as minimum requirements. Mr. Murdock said a lot of this comes back to what the average person prefers. He said some people prefer not to have a larger lot. He said we obviously did not do a layout of the R-20 to see what the yield would be. He said he showed the allowable density of what we could get with this tract. He said as you can see, as Doug pointed out, the potential for R-20 is not that dissimilar for what we are proposing here for the number of lots and total number of residences.

Ken Deal said it is very dissimilar. He said 55-foot lots are very different than 100-foot wide lots. He said 65-foot wide lots are very different than 100-foot lots. He said out of the whole R-20 area, you gave us 26 100-foot wide lots. Mr. Murdock said a lot of that is driven by the demand for them as well. Ken Deal said that depends of your interpretation.

Margaret Desio asked Mr. Murdock what is the build-out period. Mr. Murdock said he would anticipate a very aggressive build-out within the four (4) year range. He said more than likely it would probably stretch out to six (6) or eight (8) years. He said while it does appear to be a big plan, he thinks it is important to remember that all the lots are not done at the same time. He said they are spread out over several years.

Jennifer Smith asked Mr. Murdock if the houses do not take off being sold, do the developers have the ability to sell off the rest of the tracts of land. Mr. Murdock said not before coming back before the Planning Board and City Council. Ms. Smith asked if it could be sold to another builder. Mr. Murdock said yes. He said the architectural requirements and the amenity requirements agreed to for this plan would carry over unless they would ask for something different.

Ken Deal said if Phase 1 was completed and then it was decided they did not want to do Phase 2 and Phase 3 and sold it to somebody else who wanted to do something different, would they have to go through all of this again. Mr. Murdock said yes.

Jennifer Smith asked for the price point. Mr. Murdock said he did not have this information in front of him. He said, however, there is a range for the different sizes. He said obviously the townhomes would sell for less than the 100-foot lake front lots. He said a family can move up in the development starting out with a townhome and then moving into a larger lot. He said the other advantage of communities like this is that it allows people within the same family but at different points in life.

Margaret Desio asked Mr. Murdock if this developer has done this before. Mr. Murdock said he is sure the developer has but he does not have personal experience of any other development. Ms. Desio said she wanted to know if there was somewhere they can look at what they have done.

Chair asked if there were any further 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 against this project. She asked everyone to not be repetitive and just say you agree with what was previously said. She also asked everyone to keep their responses to three (3) minutes. She said this is what City Council does and we would appreciate it if you would do the same.

Ms. Pam Duda came forward and said she communicated with everyone in August through an e-mail. She distributed a copy of the e-mail [a copy of the e-mail is attached to these minutes]. She said she represents 75 people across 50 families. She showed the location of her house to the development. She said she has a vested interest in the plan. In addition, she said this is the only development going on a lake. She said they are concerned about the eco-system. She said they are not against development of this property. She said, however, that they would like the City to enforce the R-20 zoning. She said she expected to see 300-340 homes there. She said there are natural waterways and an eco-system. She said this would reduce the noise and the light pollution. She said it is a beautiful piece of property. She said they were actually told it was going to be developed like Bridgewater. She thanked everyone for allowing her to speak on behalf of the other families. She said she has been part of this since the beginning and she is very passionate about it.

Ms. Pam Taylor came forward and said she is a resident of Bridgewater. She said she has four (4) concerns:

1. The City should be concerned about protecting the wildlife of our lakes. She said the extensive removal of trees and vegetation required for the development will destroy the wildlife habitats.

2. The City should do whatever it can to have our lakes comply with the Clean Water Act. She said it was mentioned previously this evening that the three (3) Monroe lakes are on the North Carolina Department of Environment and Natural Resources impaired list. She said it means the lakes are too polluted to meet the clean water standards. She said Lake Lee is one of our drinking water sources and with the 689 homes multiplied by two (2) cars per home, you are talking about 1,400 cars polluting the air and the lake.

She said the City of Monroe can filter water when they send it to us for drinking but wildlife has to drink the water as is. She said the high density will stress the supply of water.

3. The City should be concerned about noise pollution. She said it is very noisy. She said her home is right on the lake at Bridgewater and there is tremendous noise from the Highway 74 traffic. She said she expects the development will increase the noise with all the trees being cut down.

4. She said she knows this is not politically correct but with the small houses, you going to attract lower income families and she said she is concerned about the potential of crime in the area.

Ms. Lynn Kroeger came forward and said she is a resident of Bridgewater. She said she has serious concerns about this project as well. She said this was previously not approved by the Planning Board or City Council within the last several months. She said she is surprised it is up again so quickly because the only change that was made was that they took 50% of the 65-foot wide houses and made side-loaded garages. She mentioned erosion, which has already been pointed out, and the noise and light pollution. She said adding this size development will add to the light pollution in the area that also affects the wildlife. She said in talking about the open space, they dedicated 150 acres of open space. She said this is only because that it is not buildable land. She said the result is over four (4) houses per acre. Again, she said this is such a high-density project and it does not make sense for this area because it affects our drinkable water. She said also, being zoned R-20, if it is not annexed by the City, then they cannot do anything. She said it has to be annexed by the City because the County is fully out of water and sewer. She said this is something the City can hold the developer accountable for in getting more of the development that we want because without the City annexing, they cannot even develop the land. She said to Margaret Desio, it is quality not quantity. She said we need to look at the size of the homes and quality of the homes and making this project more of a gem for the City.

Mr. Robert Supernaw came forward and said he lives directly across from Phase 1 of this project in Bridgewater. He said he wanted to say something positive about this presentation. He said there are two (2) things he really liked. He said one (1) was the 100-foot setback and the other was the 100-foot wide lake front lots. He said unfortunately those were the only two (2) things that he liked about the presentation. He said he would urge you to reject it. He said it is way too dense for all the reasons that have already been stated and quite frankly, he is not sure who the City sent out to monitor the bald eagles but those of us who live on the lake could all pull out our cell phones and show you pictures of the bald eagles that are out there every morning and in the glooming of the evening. He said it is his understanding that there are not only nesting areas but also roosting areas that were to be protected. He said cutting the trees down is not a good idea. He said if we stick to the R-20, there would probably not be any objections. He said he encourages the Board to reject the proposal as it is now.

Mr. Edward Gulka came forward and said he spoke to some of you last year in the middle of Covid when some of you were remote and some of you present. He said we were over in another room and he was the sole person who got invited to speak in the other room. He said he resides off Canterbury that is off Marion Lee. He said he is representing some of his neighbors. He said there are nine (9) homes right now and a tenth is being built. He said he is currently on well and septic. He said the reason why he has two (2) vacant lots on either side of his home is that septic is not approved for the area since it will not perk. He said part of the reason his neighborhood was not enlarged previously is because most of the area won't perk. He said, therefore, special septic systems had to be put in. He said being on a well also, he is also concerned with what is going to happen when additional land is developed. He said he is getting ready to fertilize his area as well for grass and other things but he is also concerned with the project density. He said he had concerns over the increased traffic congestion. He said he agrees with other residents as well.

Mr. Greg Parsons came forward and said he lives on the same side as the development. He said a lot of talk has been made about the additional right hand turns but nobody mentioned anything about making a left hand turn.

He said tonight, to come to this meeting, he was sitting on White Store Road for about ten (10) minutes just to cross Hwy 601. He said it is a bad idea to build on the Lake Lee watershed. He said they show a picture of just one (1) house on the elevations. He said if you look at the setback they are talking about, you and I are further apart than some of the houses in the development. He said we can't maintain the CDC social distancing in some of the setbacks. He said using the word "greenway" is really misleading. He said there is not going to be any green left when they build this. He said Cottage Green already has the right hand turn lanes cut in there. He said it is totally a mess. He said he appreciated your time and would strongly encourage you to not accept this the way it is written. He said he is not opposed to development---people need houses, people need work and a place to live, but this is not right.

Ms. Linda Jude came forward and said lives on Victorian Lane. She said traffic is a huge concern for her as a CDL driver. She said she had a conversation with someone about the back roads being used and she was just wondering if anybody thought about widening those roads when it comes to this traffic. She said as far as commercial property, we do not even have enough businesses that have decent food in the City of Monroe. She said along Hwy 74 there are a lot of busineses that are closed. She said we do not have any decent shopping here within reason. She said she drives from New York to Los Angeles and has lived in both areas most of her life. She said those areas build four (4)-lane highways for the amount of traffic that you are looking to install here. She said she is concerned that there is not any more road planning pre-development. She said she works in Savannah now and even there they have two (2)-lane highways and it is going to be the biggest seaboard of commerce. She said they are not ready as well. She said she is astounded at the lack of planning of road development here.

Mr. Brad Thomas came forward and said he is a small-time custom home builder. He said he built his residence on Marion Lee Road. He said when he built his house, he spoke to Doug and Doug would not let him build a house over 1,500 square feet. He said Doug would not allow him to build a garage because there were not enough garages in the neighborhood. He said he was wondering how all those houses in the development got approved. He said his house is in the woods; you can't even see it in the neighborhood. He asked why his garage was not approved. He said he was also concerned about some of the building materials being used on the houses.

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

Patrick Furr said he would like to ask the folks something. He said that sooner or later, this land is going to be developed one way or another. He said as he understands it, you are not really opposed to development, it is just how many homes that are crammed in the property. Everyone said yes.

Richard Ali asked Chair if we were done with discussion. Chair said yes. He said he was going to make a motion.

Motion: Richard Ali made a motion to recommend denial of the Annexation 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.

Second: Ken Deal

Action: The motion to recommend denial of the Annexation 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

Motion: Richard Ali made a motion to recommend adoption of the Resolution Denying the Land Development Plan Compliance.
Second: Ken Deal
Action: The motion to recommend adoption of the Resolution Denying the Land Development Plan Compliance 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

Motion: Richard Ali made a motion to recommend denial of the Zoning Map Amendment.
Second: Ken Deal
Action: The motion to recommend denial of the Zoning Map Amendment 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 7. Other

There was no other business.

Item 8. Next Meeting – November 3, 2021

Item 9. Adjournment

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

Motion: Archie Morgan made a motion to adjourn the meeting.
Second: Renee Hartis
Action: The motion to adjourn passed unanimously with the following votes:

AYES: Mary Ann Rasberry, Richard Yercheck, Renee Hartis, Richard Ali, Jennifer Smith, Patrick Furr, Margaret Desio, Ken Deal and Archie Morgan
NAYS: None

The meeting was adjourned at 8:05 p.m.

Respectfully Submitted,

MaryAnn Rasberry, Chair
Planning Board

Maryann Brown
Secretary to the Board

DRAFT

ATTENDANCE LIST
Planning Board Meeting of October 6, 2021

Name: Pam Taylor
Agent For:
Address: 902 Bridgewater Dr
City & State: Monroe NC
Zip Code: 28112

Name: Todd Akers
Agent For:
Address: 1019 Dacavin Dr
City & State: Charlotte NC
Zip Code: 28226

Name: DAVID DOBSON
Agent For: —
Address: MONROE NC
City & State:
Zip Code: —

Name: Shawn Santee
Agent For: Charlotte Land Group
Address: 11535 Carmel Commons Blvd
City & State: Charlotte NC
Zip Code: 28226

Name: Pam and Andy DUDA
Agent For: —
Address: VICTORIAN LANE
City & State: MONROE NC
Zip Code: 28112

Name: LINDA & Loretta JUDE
Agent For: —
Address: 701 VICTORIAN LN
City & State: MONROE
Zip Code: 28112

Name: THOMAS & CRAITHIA POPE
Agent For: —
Address: 3017 HOLLY TREE CIR
City & State: MONROE, NC
Zip Code: 28110

Name: SCOTT Syrcam
Agent For: CITIES LEAGUE
Address:
City & State:
Zip Code:

Name: MATT WILLIAMS
Agent For: Edge Real Estate
Address: 816 N. Trade St. Matthews
City & State: NC
Zip Code: 28105

Name: BOB YANACSEK
Agent For:
Address: 513 EVERETTE LN
City & State: MONROE NC
Zip Code: 28112

Name: Greg & Sheila Parsons
Agent For:
Address: 1747 LESA LANE
City & State: MONROE NC
Zip Code: 28112

Name: Amberleigh & Jonathan
Agent For: BJH
Address:
City & State: Tega Cay
Zip Code:

Name: Phyllis Rikards
Agent For:
Address: Watersmark Dr.
City & State: Monroe, NC
Zip Code: 28112

Name: REBECCA NORWOOD
Agent For:
Address:
City & State:
Zip Code:

Name: Lynn Kroeger
Agent For:
Address: Watersmark DR
City & State: MONROE
Zip Code: 28112

Name: Robert Supernaw
Agent For:
Address: 1705 Watersmark Dr
City & State: Monroe NC
Zip Code: 28112

Name: EDWARD GULLETT
Agent For:
Address: 2214 Canterbury LN
City & State: Monroe NC
Zip Code: 28112

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

First Assembly of God

2500 Arnold Drive

Monroe, NC 28110

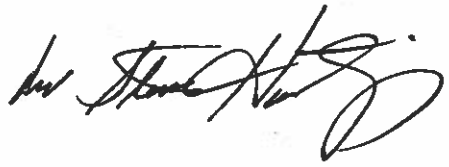
704-283-2739

To whom it may concern,

We the Pastor and Board of First Assembly of God are in favor of the proposed development of the property beside of us into 174 town homes.

We feel this would be the best use of this property and hope that the Union County planning board and Monroe City Council will approve this project.

Sincerely,



Rev Steve Hastings

Pastor/Chairman of the Board

MAJOR CHANGES TO CONDITIONAL REZONING PLAN		
DESCRIPTION	CD REZONING PLAN PRESENTED 2/3/21	CURRENT CD REZONING PLAN
22' Wide Townhomes	100 Units	100 Units
41' Wide SFR Lots	199 Lots	0 Lots
51' Wide SFR Lots	371 Lots	0 Lots
55' Wide SFR Lots	0 Lots	277 Lots
61' Wide SFR Lots	150 Lots	0 Lots
65' Wide SFR Lots	0 Lots	286 Lots
100' Wide SFR Lots	0 Lots	26 Lots
Total Residential Units/Lots	820 Units/Lots	689 Units/Lots
Residential Density (Gross Density)	2.54 Units/Acre	2.12 Units/Acre
SFR Lot Setbacks – Front Yard	20 Ft.	20 Ft.
SFR Lot Setbacks – Corner Yard	10 Ft.	12 Ft. (15 Ft. for 100' Lots)
SFR Lot Setbacks – Side Yard	5 Ft.	7 Ft. (15 Ft. for 100' Lots)
SFR Lot Setbacks – Rear Yard	30 Ft.	30 Ft.
Minimum Single Family Lot Size	5,125 Sq.Ft.	6,875 Sq.Ft.
Average Single Family Lot Size	7,611 Sq.Ft.	9,300 Sq.Ft.
Single Family Lot Size Range	5,300 Sq.Ft. – 17,905 Sq.Ft.	6,875 Sq.Ft. – 31,362 Sq.Ft.
Street Tree Size at Planting	1.5" (City Requirement)	3.0"
Lake Buffer Clarification	Labeled 50' but shown as 100'	100'

LAKE BUFFER AND LAKE LOTS:

1. Lake Lee Buffer has been clarified to be 100', as measured from approx. the full pond elevation
2. Lots that back up to the Lake, irrespective of distance beyond the 100' buffer have been changed to 100' wide lots with 15' side yards
3. The "Lake Lots" also require homes to be side entry garages (front entry for accessory garages permitted under specific conditions, but primary garage must be side entry)
4. Would note that homes will be located further from the lake than many of the adjacent communities as many of those homes are located from 90'-125' from the lake edge (using GIS) – the closest any home for The Greenway at Lake Lee will be at least 130' from the lake edge

TOWNHOMES:

1. There are no requests for additional townhome units other than the original 100 units proposed (no offset of density loss requested)

SINGLE FAMILY LOTS:

1. All 41' and 51' lots have been eliminated and lots are now 55', 65' and 100'
2. Side yard setbacks have been increased from 5' to 7' to provide more "space" between the homes (15' side yards required for 100' lots)
3. Corner yards have been increased from 10' to 12' (15' for 100' lots)
4. Reduced number of 55' lots from 342 lots to 277 lots
5. Increased number of 65' lots from 233 lots to 286 lots
6. Developer has committed that no less than 50% of all homes on the 65' wide lots will be side entry (100' lots will all be side entry)

CANTERBURY LANE:

1. Proposed buffer has been expanded to 50' with a 25' exterior, undisturbed buffer and a 25' interior landscaped buffer (if impacted for construction)
2. Where the 25' interior portion of this buffer has been impacted, will require evergreen trees be planted at 30' o.c.

AMENITY LOCATION:

A request was made by property owner on the far side of Lake Lee to move the amenity away from the lake and after various considerations and supplemental discussions with Planning Staff, Stratford Land agreed to move the amenity away from the lake and amenity has been moved nearer Highway 601 and is still relatively centrally located within the proposed community.

End of Summary

THE GREENWAY AT LAKE LEE – UDO DEVELOPMENT COMPARISONS
(BENEFITS OF CONDITIONAL DISTRICT)
October 1st, 2021

DESCRIPTION	BASE ZONING (R-20 | CITY UDO)	CONDITIONAL DISTRICT (PROPOSED)
PERMITTED DENSITY	681 Residential Units (2 DUA at R-20 Zoning)	689 Residential Units (2.12 DUA)
COMMERCIAL SPACE	N/A (Not Permitted)	15.130 Acres
OPEN SPACE	0% (Not Required)	154.04 Acres (45.6%)
PERIMETER BUFFERS	Not Required	25' & 50' Buffers Provided
LAKE BUFFER	30'-35' Required	50' Required (100' Provided)
STREAM BUFFER	35' Required	50' Required
IMPROVED OPEN SPACES	Not Required	Amenities Provided Throughout Site - 6 dedicated improved amenity locations - 1400sf cabana + 2800sf swimming pool - 4 children's playground locations - fitness stations spread across all locations - varied seating areas/arobors(pergolas) - natural surface trails - general play areas
STORMWATER CONTROLS/WATER QUALITY	Likely develop as low density not requiring structural controls	Stormwater BMPs will be provided for water quality
ARCHITECTURAL CONTROL	Not Required	Developer has agreed to numerous requirements such as: - No vinyl siding - Mix of materials on front elevations - Controls on front facing garages - 50% of 65' lots to be side entry - 100% of 100' lots to be side entry - Required min. house sizes - Exposed foundations to be clad in masonry materials - All homes to be provided with garages - Roof pitches of 6/12
STREET TREES	1.5" caliper at time of planting	3.0" caliper at time of planting
LOT LANDSCAPING	Not Required	Front yard of homes to be sodded 2 front yard trees for SFR Detached Lots

Property Statistics for Residential Areas On and/or Surrounding Lake Lee

- Lake Lee Dr. Neighborhood- Currently consists of residential lots ranging from .5acre – 2+acre with the majority of these lots at approx. 1 acre.
- Canterbury Lane Neighborhood- Currently consists of residential lots ranging from .92 acres – 1.2 acres.
- 4 Additional Residential Lots on Marion Lee Rd, 4 acres, 45 acres, 20 acres, 1acre
- Medlin Rd Residential Lots, approx. 10 range from 5acres – 30acres
- Bridgewater Drive Neighborhood (including Saddlebrook Dr. and Victorian Ln
    - Residential lots ranging from .76acres – 5acres with the vast majority of lots exceeding 1 acre
- Lakeview Drive Neighborhood (including Rosa Dr.) – Residential lots ranging in size from .5acre-3.75acres with the vast majority of the lots at 1+ acres.

-Lake Lee - Lake Front Residential Lots, currently the smallest lake front residential lot on Lake Lee is .8acres. There are 2 lots at this size. All other residential lake front lots exceed 1 acre and exist in sizes up to 25+acres

Residential Areas Surrounding Lake Lee, Lake Twitty, and Lake Monroe
-Lake Monroe- Residential lots all exceed 1acre
-Lake Twitty- Residential lots are all .92 acres – 15+ acres

**Source: Prepared by Nick Waddell 1014 Marion Lee Rd Monroe gathered from the Union County GIS webpage*

August 31, 2021

TO: Mayor Kilgore, Monroe City Council Members, Monroe Planning Board, Monroe Planning Department

FROM: Monroe City, Monroe ETJ and Union County Residents

RE: Opposition to the Greenway at Lake Lee – 689-unit Annexation and Conditional Districting Resubmission

OFFICIAL RESIDENT'S STATEMENT
Opposition Discussion Points Summary

First of all, thank you all for your service! We understand managing a surge in our community development growth and balancing the needs of all parties can be very challenging. The Greenway at Lake Lee plan, in particular, has gained the attention of residents across multiple communities because of the impact it could make to our area(s). The discussion points outlined below have been summarized to share why we still oppose this plan and the resubmission and ask that you vote "NO" to all components of the resubmission.

Disclaimer: All information referred to below has been based on our interpretation of the facts either obtained from Planning Department, Monroe representatives and/or viewing Planning Board/Council Meeting videos and meeting minutes.

1. 2018 North Carolina development growth mandate provided developers/builders more latitude to increase the per unit density/acre while putting communities and local municipalities at a disadvantage by reducing their flexibility to offer a variety of home size/acreage choices. Also, the unit / acre calculation is currently based off the gross acreage less any commercial and/or right of ways. What it does NOT exclude in the calculation though, is any open space for natural waterways/buffers. In the case of Greenway, the proposed Open Space is almost 50% of the entire property! **This is the root cause of the situation and our concerns. If you exclude the open space from the calculation, it results in double the units/acre or 4.09!**

   Below is the summary of the development the owner provided us:

Acreage of Development:	340.95 Total Acres (Includes Areas in Ex. R/W)
Future Commercial Acreage:	5.13 Acres +/-
Proposed Residential Acreage:	322.90 Acres +/-
Proposed Residential Density:	689 Units/Lots: Units/Acre = 2.13 (689 / 322.90 acres)
Proposed Residential Open Space:	154.04 Acres (45.57%)

   If you reduce the 322.90 acres by 154.04 open space acres, total net would be 168.86 **buildable** acres. Units/Acre = 4.09 (689 / 168.86 acres). Even if you eliminated the townhomes of 100 units, Units/Acre = 3.49 (589 / 168.86 acres).

   Special attention and care should be exercised for properties with large % of natural waterways/buffers open space such as this one, when entertaining special use development approvals. Hence, why we request you vote "NO" to the annexation and conditional districting and enforce the Residential Low Density (RLD) aka R20 zoning as it was intended to be for this

land. *Please refer to "Property Statistics" information below for property sizes for areas on and surrounding Lake Lee.*

2. R 40 zoning (1 unit/acre) was eliminated in the rezoning process for this area as a result of Monroe meeting the Unified Development Ordinance mandate and deadlines. This change further reduces the opportunity for Monroe to offer home choices and impedes demographic diversity and inclusion. Some families do want a larger home with more acreage regardless if it doesn't appear to be the best overall "financial" investment for the area. Folks from surrounding areas, such as Wingate and University would be a great addition to our communities, contributing their buying and voting power.

3. To our knowledge, Greenway is the only development to be built on a Lake. Lake Lee, along with Lake Monroe and Lake Twitty, provide the water resources to Monroe City residents. Currently, all lakes have been placed on a watch list related to poor water quality. With that being said, this property poses special needs and considerations beyond the normal retention basins and natural waterway/buffer allotments the developer has outlined. This property also serves as a transitional area from City of Monroe into Union County country/agricultural land. Therefore, how y'all decide to develop this land will set a precedent as to how you value and view retaining some traditional neighborhood/community style homes.

4. At one point, it was expressed this property and development is to represent the Jewel of Monroe. In that case, let's work together to make it just that and create a WIN, WIN, WIN for all of us. Currently, all the other developments being constructed, are offering cracker box houses with limited square footage/acreage options, with the only difference being their location. So our request is for you to vote "NO" to this resubmission and enforce the Residential Low Density (RLD) aka R20 that your zoning regulations outline, with development standards requiring a minimum of 100' lots and 15'-25' land and 50' water setbacks, as well as a maximum density of 2 units per acre. Adhering to these guidelines will still result in a large number of homes, but will allow for more flexibility to create a neighborhood/community comparable to the surrounding areas. The developer will still make his/her millions of $$$, City of Monroe will meet their mandate and residents will be happy.

Thank you for giving us the opportunity to submit this Statement. We are hopeful you will understand our concerns and reject the Greenway at Lake Lee 689-unit resubmission.

Best regards and God Bless

List of Residents in Opposition of Greenway at Lake Lee 689-Unit Development

Daniel & Debbie Baden
1125 Snyders Store Rd Wingate

Joey Blevins
4003 Pumpkin Place Monroe

Lynda & Bobby Cloniger
808 Lake Stone Drive Monroe

George & Rachel Ferrell
813 Victorian Lane Monroe

Susan Houchins
1815 Lakeview Drive Monroe

Linda & Loretta Jude
709 Victorian Lane Monroe

Deanette & Tom Mills
719 Victorian Lane Monroe

Rob Morrison
613 Euclid Street Monroe

Eddie Pearson
719 Saddlebrook Drive Monroe

Sylvia & Al Roldan
810 Victorian Lane Monroe

Gil Rushing
831 Bridgewater Drive Monroe

Robert & Diane Supernaw
1705 Watersmark Drive Monroe

Cecil Thomas
1712 Lake Lee Drive Monroe

Nick Waddell
1014 Marion Lee Rd Monroe

Carolyn & Lorey White
814 Victorian Lane Monroe

Mark Zabinski
707 Bridgewater Drive Monroe

Greg & Lisa Baden
730 Saddlebrook Drive Monroe

Mindy Blum
3612 Out of Bounds Dr. Monroe

Joe & Dana Deal
719 Victorian Lane Monroe

Monica Foerster
3115 Excell Hinson Rd Wingate

Carbit Hough
720 Saddlebrook Drive Monroe

Ken, Lynn & Peter Kroeger
1709 Watersmark Drive Monroe

Terry Moore
Monroe

Becky & Bill Norwood
906 Bridgewater Drive Monroe

Tara Revell
1220 Rosa Drive Monroe

Beth Rushing
508 Rosa Lane Monroe

Pam Sanders
703 Lake Stone Drive Monroe

Fred & Cathy Tart
3021 Excell Hinson Rd Wingate

Ed, Faye & Kurt Varney
1727 Lake Lee Drive Monroe

Michael Watkins
907 Waterview Lane Monroe

Ed White
403 E Old Hwy 74 Monroe

Elisabeth Zeh
826 Bridgewater Drive Monroe

Susan Bales
1766 Lesa Lin Drive Monroe

Annie & David Brooks
1203 Rosa Drive Monroe

Pam & Andy Duda
821 Victorian Lane Monroe

Ed Gulka
2214 Canterbury Lane Monroe

Barbara Joyner
1228 Rosa Drive Monroe

Joan & Dennis Miller
816 Victorian Lane Monroe

Janice Morrison
815 Bridgewater Drive Monroe

Greg Parsons
1747 Lesa Lin Drive Monroe

Phyllis Roberts
1611 Watersmark Drive Monroe

Brenda Rushing
819 Victorian Lane Monroe

Jimmy Stegall
1401 Lakeview Drive Monroe

Pam Taylor
902 Bridgewater Drive Monroe

Susan Bruce
820 Bridgewater Drive Monroe

Warren Welsh
1704 Lakeview Drive Monroe

Heather & Paul Willis
726 Saddlebrook Drive Monroe

Ann & Norbert Perlowski
821 Lake Stone Rd Monroe

STAFF REPORT

TO: Planning Board

DATE: November 3, 2021

FROM: Lisa Stiwinter, Director of Planning and Development

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map Amendment for the property located at the intersection of E. East Avenue and Stafford Street Extension and 2026 Skyway Drive further identified as tax parcels 09-180-004-90, 09-180-004-G, 09-180-004-H-80, and 09-180-004-H-90

SUMMARY STATEMENT

Planning Board is requested to consider a zoning map amendment for the property located at the intersection of E. East Avenue and Stafford Street Extension and 2026 Skyway Drive further identified as tax parcels 09-180-004-90, 09-180-004-G, 09-180-004-H-80, and 09-180-004-H-90 from R-20 (Residential Low Density) to GI (General Industrial).

REVIEW

The City of Monroe has received a request from Sun Cap Property Group to rezone the subject properties from R-20 (Residential Low Density) to GI (General Industrial).

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Vacant	R-20 (Residential - Low Density)
East	Vacant	GI (General Industrial)
South	Single-Family Residential	R-20 (Residential - Low Density)
West	Commercial and Single - Family Residential	R-20 (Residential - Low Density) and GB (General Business)

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area is within the Community Corridor and the Manufacturing, Logistics, and Aerospace designation. The Community Corridor generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, and the spine of the community with critical connections to major employers, Charlotte-Monroe Executive Airport, the hospital, and the Concord Avenue Area. For this reason, the area's design and performance is important to the entire community. The Community Corridor designation encourages a more unified approach to improving the area's physical environment and economic viability. Commercial/office is a priority use in the Community Corridor character area.

The Manufacturing, Logistics, and Aerospace designation includes the city's existing base of industrial centers. These areas support manufacturing and production at a variety of scales, including assembly and processing, warehousing and distribution, bulk storage, and utilities. Manufacturing, Logistics, and Aerospace areas are found near major transportation assets (e.g., highway, rail, and/or air) and generally are buffered from surrounding development. Commercial/office and industrial are priority uses in the Manufacturing, Logistics, and Aerospace designation character area.

Parcels 09-180-004-H-80 and 09-180-004-H-90 are not consistent with the Land Use and Transportation Plan, because this area is projected as Community Corridor, while parcel 09-180-004-G and 09-180-004-90 are consistent with the Land Use and Transportation Plan, because the vast majority of the area is projected for the Manufacturing, Logistics, and Aerospace designation. Staff is of the opinion the proposed use is reasonable and in the public interest.

PUBLIC NOTIFICATION

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

Planning Staff recommends approval of the rezoning.

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

1. *Motion to recommend adoption of Resolution Approving **OR** Denying Land Use and Transportation Plan Compliance;*

If the Resolution of Land Use and Transportation 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 156.106- Zoning Map*

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

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

Attachments:

1. Ortho Map
2. Zoning Map
3. Future Land Use Map
4. Future Land Use Description
5. R-2021-XX Approval
6. R-2021-XX Denial
7. O-2021-XX 156.106

City of Monroe
Where Heartland Meets High Tech

Ortho Map

Case #: PLMA202200064

Legend

Centerlines

Parcels

Existing: R-20 (Residential- Low Density)

Owner: Dorothy Plyler and William Franklin Plyler

Acres: 161.18

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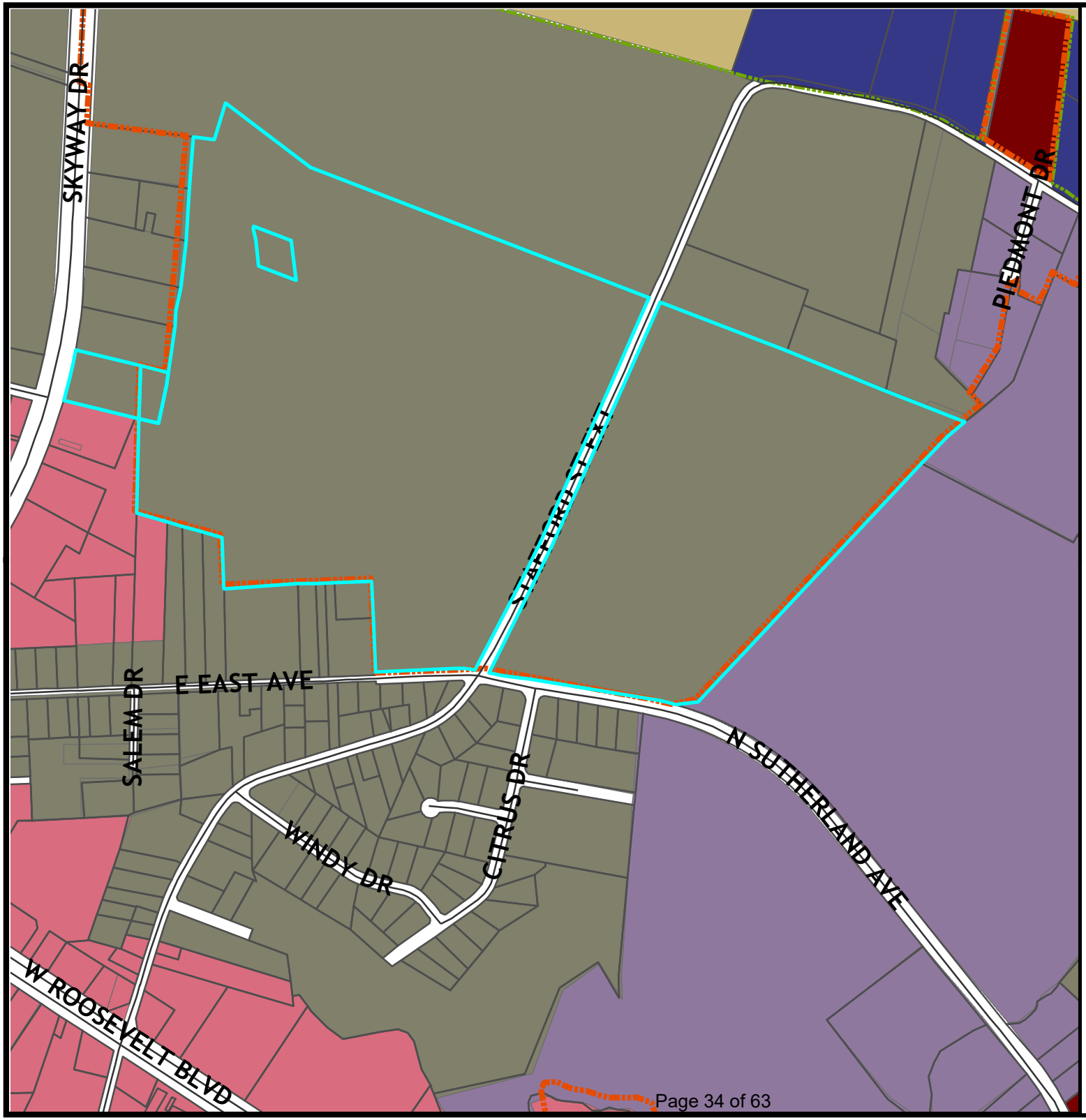

City of Monroe
Where Heartland Meets High Tech

Zoning Map

Case #: PLMA202200064

Legend

- Centerlines
- Parcels

Zoning Districts

Code

- R-20
- G-I
- GB
- CD

UC Zoning Districts

ZONE

- LI
- RA-40

Existing: R-20
(Residential- Low Density)

Owner: Dorothy Plyler and William Franklin Plyler

Acres: 161.18

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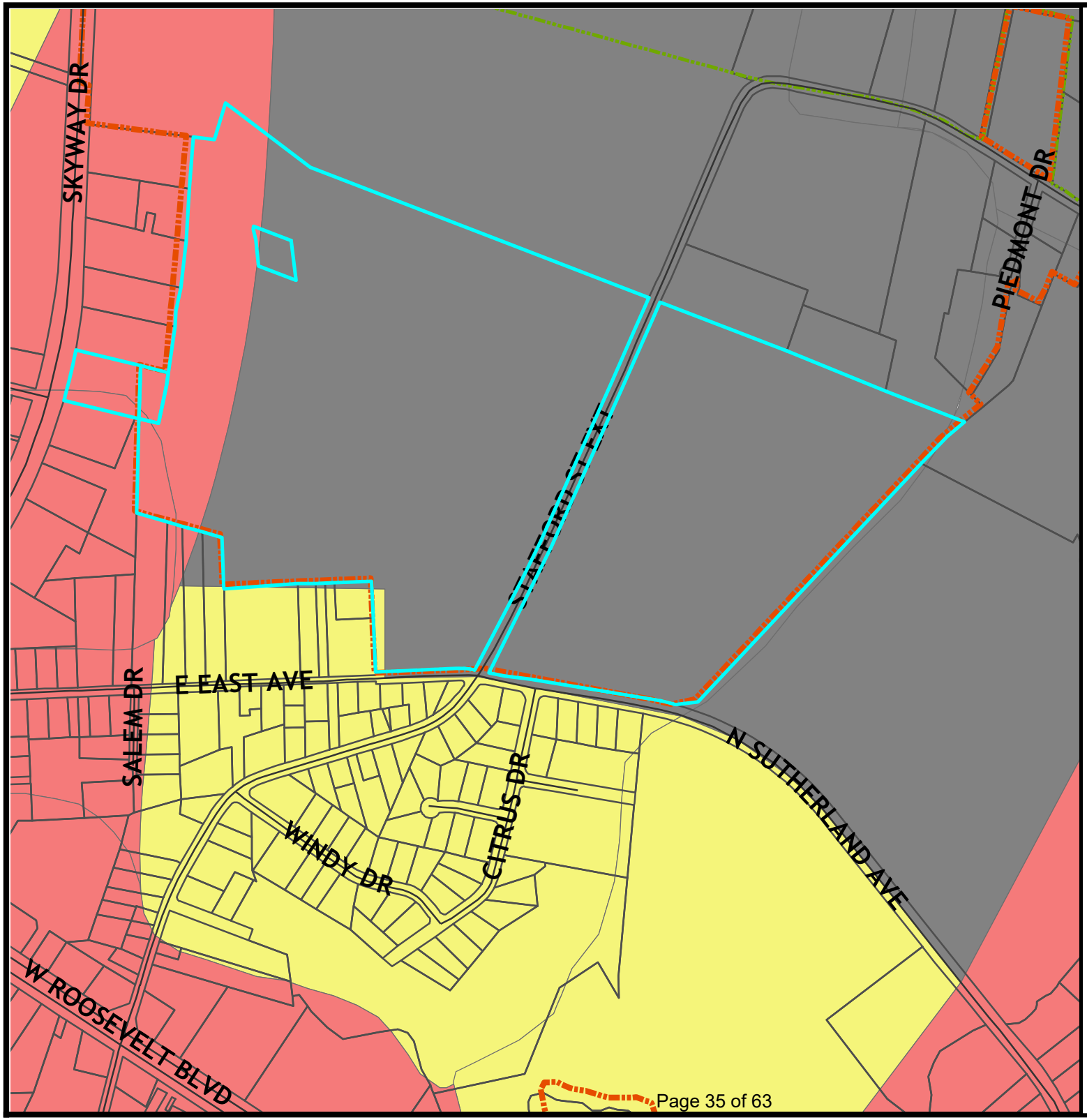

City of Monroe
Where Heartland Meets High Tech

Future Land Use Map

Case #: PLMA202200064

Legend

- Centerlines
- Parcels

FLUM

- Community Corridor
- Industrial
- Suburban

Existing: R-20 (Residential- Low Density)

Owner: Dorothy Plyler and William Franklin Plyler

Acres: 161.18

N W E S

0 580 1,160 Feet

FUTURE LAND USE PLAN

The Land Development Plan indicates this area is within the Community Corridor and the Manufacturing, Logistics, and Aerospace designation. The Community Corridor generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, and the spine of the community with critical connections to major employers, Charlotte-Monroe Executive Airport, the hospital, and the Concord Avenue Area. For this reason, the area's design and performance is important to the entire community. The Community Corridor designation encourages a more unified approach to improving the area's physical environment and economic viability. Commercial/office is a priority use in the Community Corridor character area.

The Manufacturing, Logistics, and Aerospace designation includes the city's existing base of industrial centers. These areas support manufacturing and production at a variety of scales, including assembly and processing, warehousing and distribution, bulk storage, and utilities. Manufacturing, Logistics, and Aerospace areas are found near major transportation assets (e.g., highway, rail, and/or air) and generally are buffered from surrounding development. Commercial/office and industrial are priority uses in the Manufacturing, Logistics, and Aerospace designation character area.

RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
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 from R-20 (Residential Low Density) to GI (General Industrial) for the properties further described below is not consistent with the adopted Land Development Plan. The Land Development Plan identifies a portion of the request as Community Corridor (3.31 acres) and a majority of the request as Manufacturing, Logistics, and Aerospace (157.86 acres) designation. Industrial uses are a priority in the latter designation, but industrial uses are not considered a priority use in the Community Corridor. However, the proposed rezoning is a reasonable use and in the public interest because future development would have access off of Skyway Drive/Concord Highway which is a high volume thoroughfare in the City of Monroe and furthermore the subject property is located within two (2) miles of the Monroe Expressway. 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 properties with Union County Tax Parcel Number(s): 09-180-004-90, 09-180-004-G, 09-180-004-H-80, and 09-180-004-H-90.

Adopted this 3rd day of November, 2021

_____
MaryAnn Rasberry, Chair

Attest:

_____
Maryann Brown, Secretary to Planning Board

RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
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 from R-20 (Residential Low Density) to GI (General Industrial) for the properties further described below is not consistent with the adopted Land Development Plan. The Land Development Plan identifies a portion of the request as Community Corridor (3.31 acres) and a majority of the request as Manufacturing, Logistics, and Aerospace (157.86 acres) designation. Industrial uses are a priority in the latter designation, but industrial uses are not considered a priority use in the Community Corridor. The proposed rezone is not a reasonable use or in the public interest, because the surrounding residential property values could be negatively impacted by an industrial development at this location.

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 properties with Union County Tax Parcel Number(s): 09-180-004-90, 09-180-004-G, 09-180-004-H-80, and 09-180-004-H-90.

Adopted this 3rd day of November, 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 with tax parcel #'s: 09-180-004-90, 09-180-004-G, 09-180-004-H-80, and 09-180-004-H-90 from R-20 (Residential Low Density) to GI (General Industrial).

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 17th day of November, 2021

Attest: Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

City of Monroe
Where Heartland Meets High Tech

STAFF REPORT

TO: Planning Board

DATE: November 3, 2021

FROM: Keri Mendler, Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Map Amendment for the property identified as tax parcel 09-231-035A

SUMMARY STATEMENT

Planning Board is requested to consider a zoning map amendment for the properties identified as tax parcel 09-231-035A from GB (General Business) to GI (General Industrial).

REVIEW

The City of Monroe has received a request from Charles Griffin to rezone the subject property from GB (General Business) to GI (General Industrial). The property currently has a 6,000+/- square foot building on site. As the property is currently zoned it can be utilized for uses allowed within the GB zoning district such as retail sales and service or a restaurant.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Warehouse	GI (General Industrial)
East	Fletcher Oil Company	GI (General Industrial)
South	Forklift Sales & Service	GB (General Business)
West	Forklift Sales & Service	GB (General Business)

LAND DEVELOMENT PLAN CONSISTENCY

The property is located in Office/Employment classification area of the Downtown Master Plan. Staff is of the opinion that the proposed rezoning to General Industrial is consistent with the

Downtown Master Plan and is a reasonable use and in the public interest because office and employment uses are permitted in the General Industrial district.

PUBLIC NOTIFICATION

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

Planning Staff recommends approval of the rezoning.

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 156.106- Zoning Map*

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

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

Attachments:

1. Ortho Map
2. Zoning Map
3. Downtown Master Plan Map
4. Downtown Master Plan Description
5. Approval Resolution
6. Denial Resolution
7. Ordinance 156.106

City of Monroe
Where Heartland Meets High Tech

Ortho Map

430 Crow St.

Legend

Centerlines

Parcels

Existing: GB (General Business)

Owner: Charles Griffin

Acres: .51

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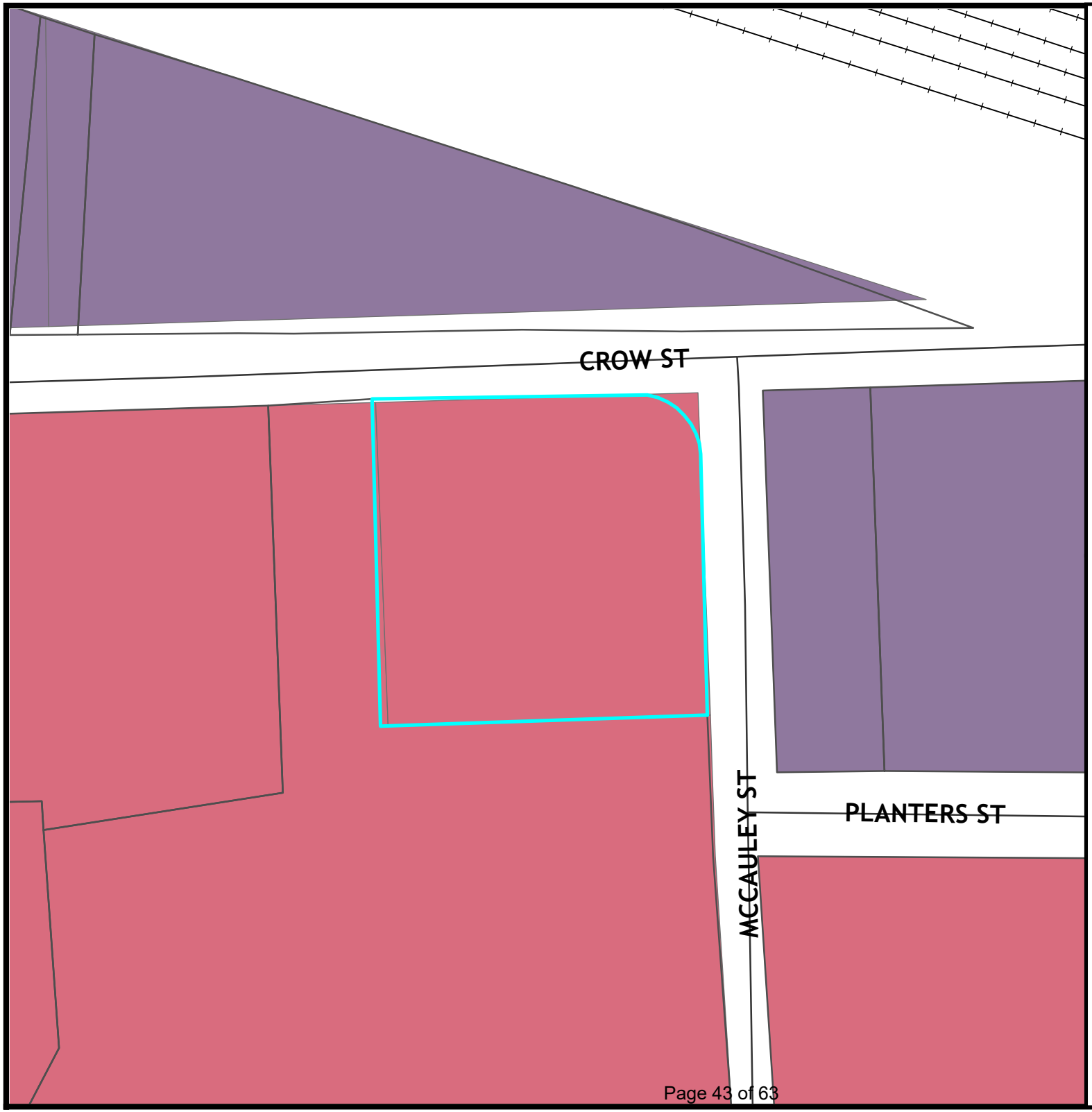
Feet



City of Monroe
Where Heartland Meets High Tech

Zoning Map

430 Crow St.

Legend

- Centerlines
- Parcels
- Rail

Zoning Districts

- G-I
- GB

Existing: GI (General Industrial)

Owner: Charles Griffin

Acres: .51

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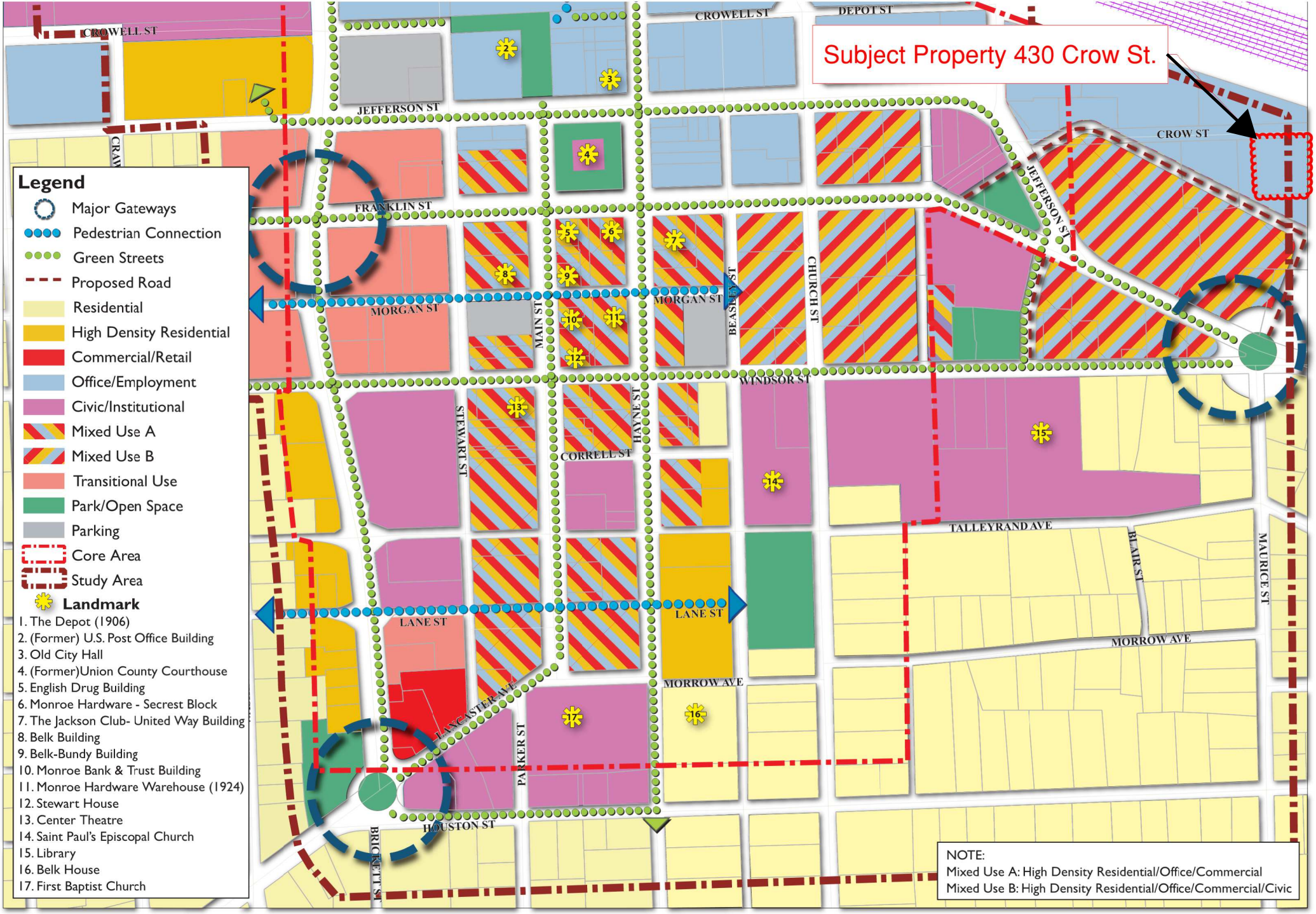
W E
S

0 50 100 Feet



LandDesign
223, North Graham St
Charlotte, NC 28202
Phone: 704.333.0325
Phone: 704.376.7777
Fax: 704.332.3246
Fax: 704.376.8235

WARREN & ASSOCIATES
REAL ESTATE MARKET STRATEGIES

GLATTING JACKSON

FUTURE LAND USE MAP (Figure 14)

Downtown Master Plan

Monroe, North Carolina

January, 2008 | LDI # 1007019

0 100 200 400 Feet

Sources:
North Carolina Dept. of Environmental and Natural Resources http://www.nconemap.com/data.html,
North Carolina Dept. of Transporation www.NCDOT.org,
Union Co. GIS http://maps.co.union.nc.us/,
City of Monroe http://www.monroenc.org.

Future Land Use Description

This property is located on the edge of the Downtown Master Plan. The Downtown Master Plan calls for this area to be employment and office uses. The office and employment area is primarily in the norther portion of downtown where most office/employment uses currently exist.

RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
R-2022-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 from General Business to General Industrial for the property further described below is consistent with the adopted Downtown Master Plan. The Downtown Master Plan identifies this area as Office/Employment; uses allowed in the General Industrial district would support this area designation. The proposed rezoning is a reasonable use and in the public interest because it will allow the properties to be developed into projects allowed by the Downtown Master Plan, furthermore, this area is predominately industrial in nature so the rezoning will allow other more conducive uses as well.

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): 09-231-035A

Adopted this 3rd day of November, 2021

_____
MaryAnn Rasberry, Chair

Attest:

_____
Maryann Brown, Secretary to Planning Board

RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
R-2022-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 from General Business to General Industrial for the property further described below is consistent with the adopted Downtown Master Plan. The Downtown Master Plan identifies this area as Office/Employment; uses allowed in the General Industrial district would support this area designation. However, the proposed rezoning is not a reasonable use and in the public interest because other uses such as manufacturing are also allowed in the General Industrial zoning district which may cause adverse impacts to the downtown area. 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): 09-231-035A

Adopted this 3rd day of November, 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-2022-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 property with tax parcel: 09-231-035A from GB (General Business) to GI (General Industrial).

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 11th day of January, 2022

Attest: , Mayor

Bridgette H. Robinson, City Clerk

STAFF REPORT

TO: Planning Board Members

DATE: November 3, 2021

FROM: Keri Mendler, Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Text and Map Amendment request for properties located along E. Roosevelt Blvd. Tax Parcel 09-155-001B and a portion of 09-122-002

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment for properties located along E. Roosevelt Blvd. to rezone the properties from GI (General Industrial) to CD "Camp Sutton Nursery."

REVIEW

The applicant is requesting a conditional district in order to utilize the property for a commercial greenhouse with onsite retail and wholesale sales, specifically plants and other landscaping needs such as rock, soil, mulch, etc. The site will also have outdoor storage including shrubs and plants. The property is currently zoned GI (General Industrial), commercial greenhouses require a Conditional District rezoning.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	**Zoning District**
North	Vacant & Industrial/Manufacturing	GI (General Industrial)
East	Vacant	GI (General Industrial)
South	Residential Neighborhood	R-20 (Residential-single family)
West	Medical	M-U-SU

Proposal
The applicant is requesting a conditional district rezoning in order to utilize the property for a commercial greenhouse with onsite retail and wholesale sales, specifically plants and other landscaping needs such as rock, soil, mulch, etc. The site will also have outdoor storage including shrubs and plants.

Density & Dimensional Standards
The proposed structures will maintain a minimum of a 50-foot setback from E. Roosevelt Blvd. and at least 10-foot setbacks from all other property lines.

Landscaping
The development will have a 50-foot landscaped buffer along E. Roosevelt Blvd. and a 25-foot landscape buffer along the eastern property line. Parking lot landscaping will also be provided as indicated on the site plan.

Elevations
The property will have greenhouses constructed on site as well as a retail building and a storage shed. Metal buildings be will be allowed; the industrial zoning district does not have building design standards.

Parking
The site is proposing a minimum of 30 paved parking spaces. There are no minimum parking requirements for commercial or industrial uses.

Sidewalk
Eight foot (8') wide sidewalk will be provided along E. Roosevelt Blvd.

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 ordinance.

Transportation
The site will be accessed by one entrance on E. Roosevelt Blvd. A traffic impact analysis was not required for this site.

Electric Provider
The City of Monroe Electric Department will serve this site.

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this area is located in the Manufacturing, Logistics, and Aerospace character area with a small portion in the Medical character area, which is also located in the floodplain and is not being constructed on. The Manufacturing, Logistics, and Aerospace designation includes the city's existing base of industrial centers. These areas support manufacturing and production at a variety of scales, including assembly and processing, warehousing and distribution, bulk storage, and utilities. Manufacturing, Logistics, and Aerospace areas are found near major transportation assets (e.g., highway, rail, and/or air) and generally are buffered from surrounding development. Clusters of uses that support or serve similar industrial uses typically locate nearby.

The proposed rezoning is consistent with the land development plan as commercial uses are listed as a priority use. Staff is of the opinion the proposed project is a reasonable use and in the public interest because it is located along a main corridor where sales oriented businesses would typically locate. Additionally, this use could act as a buffer between E. Roosevelt Blvd. and industrial uses to the north.

PUBLIC NOTIFICATION

The applicant held a neighborhood meeting on October 21, 2021. There were not individuals who attended this meeting nor did anyone reach out to the applicant or staff after the letters for the meeting were mailed.

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

Planning staff recommends approval of the rezoning with the following condition:

1. The applicant will complete a lot line revision prior to the occupancy of this site.

PLANNING BOARD ACTION

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 motion:

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

Attachment(s):

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

Prepared: 10-21-21 KM

City of Monroe
Where Heartland Meets High Tech

Ortho Map

CD "Camp Sutton Nursery"

Legend

Centerlines

Parcels

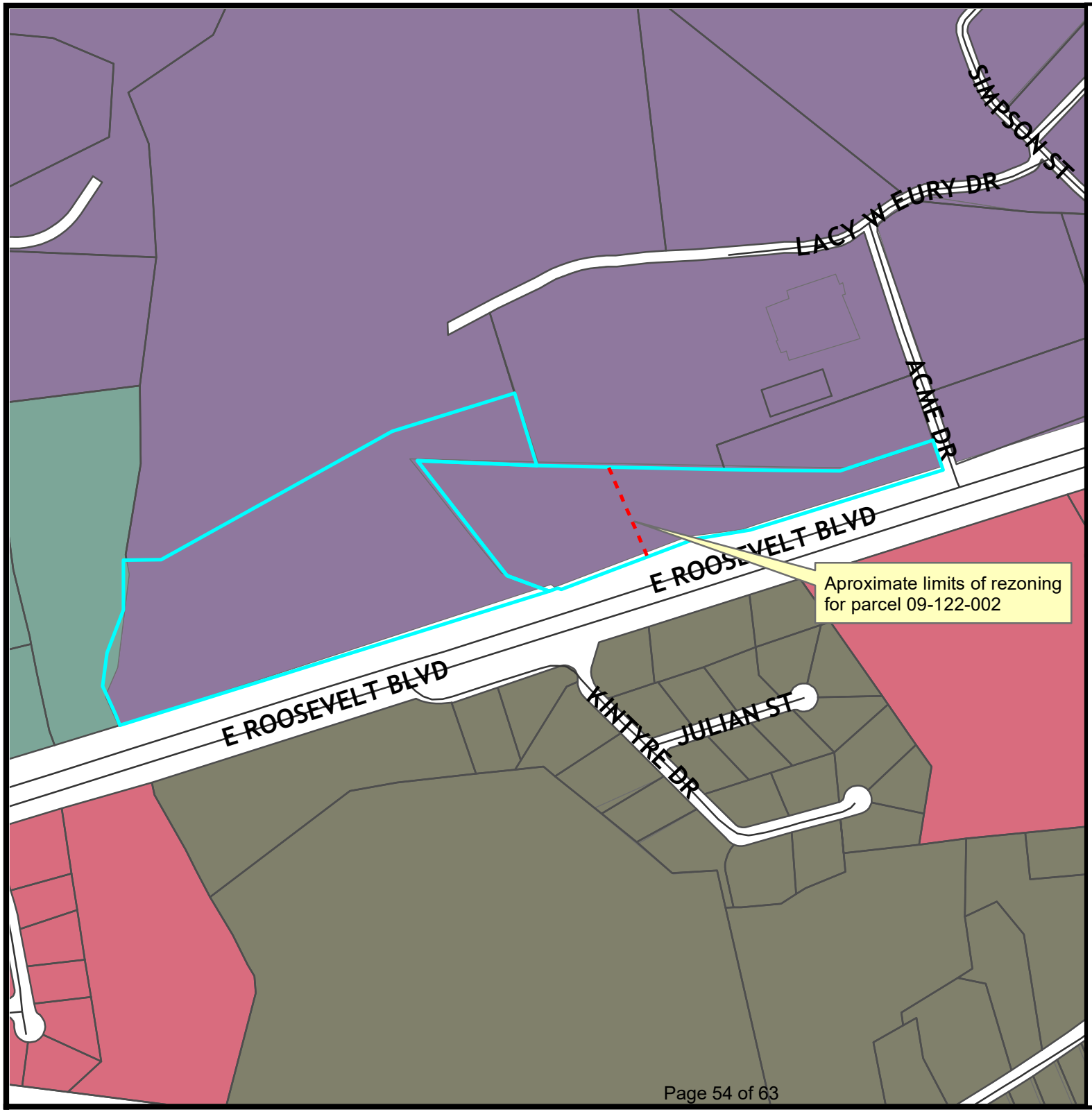
Existing: GI (General Industrial)

Owner: UC QOZB I, LLC

Acres: 34

N
W E
S

0 410 820 Feet



City of Monroe
Where Heartland Meets High Tech

Zoning Map

CD "Camp Sutton Nursery"

Legend

Centerlines

Parcels

Zoning Districts

Code

- R-20
- M-U-SU
- G-I
- GB

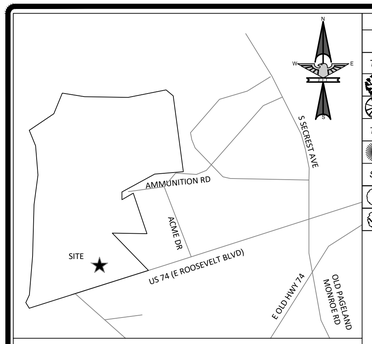
Existing: GI (General Industrial)

Owner: UC QOZB I, LLC

Acres: 34

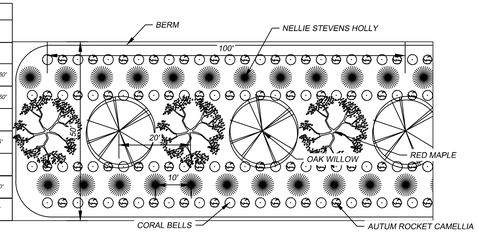
N
W E
S

0 410 820
Feet

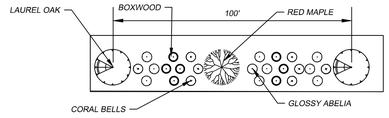


VICINITY MAP
(N.T.S.)

PLANT SCHEDULE			
	COMMON NAME	BOTANICAL NAME	HT.
TREES			
	RED MAPLE	ACER RUBRUM	40'-60'
	OAK WILLOW	QUERCUS PHELLOS	40'-60'
TREES (EVERGREEN)			
	NELLIE STEVENS HOLLY	ILLEX X 'NELLIE R STEVENS'	15'-25'
SHRUBS			
	AUTUMN ROCKET CAMELLIA	CAMELLIA SASANQUA 'AUTUMN ROCKET'	8'-10'
	CORAL BELLS	HEUCHERA x 'GEORGIA PEACH'	1'-3'



TYPICAL 100 FT SECTION OF 50 FT BUFFER (NTS)



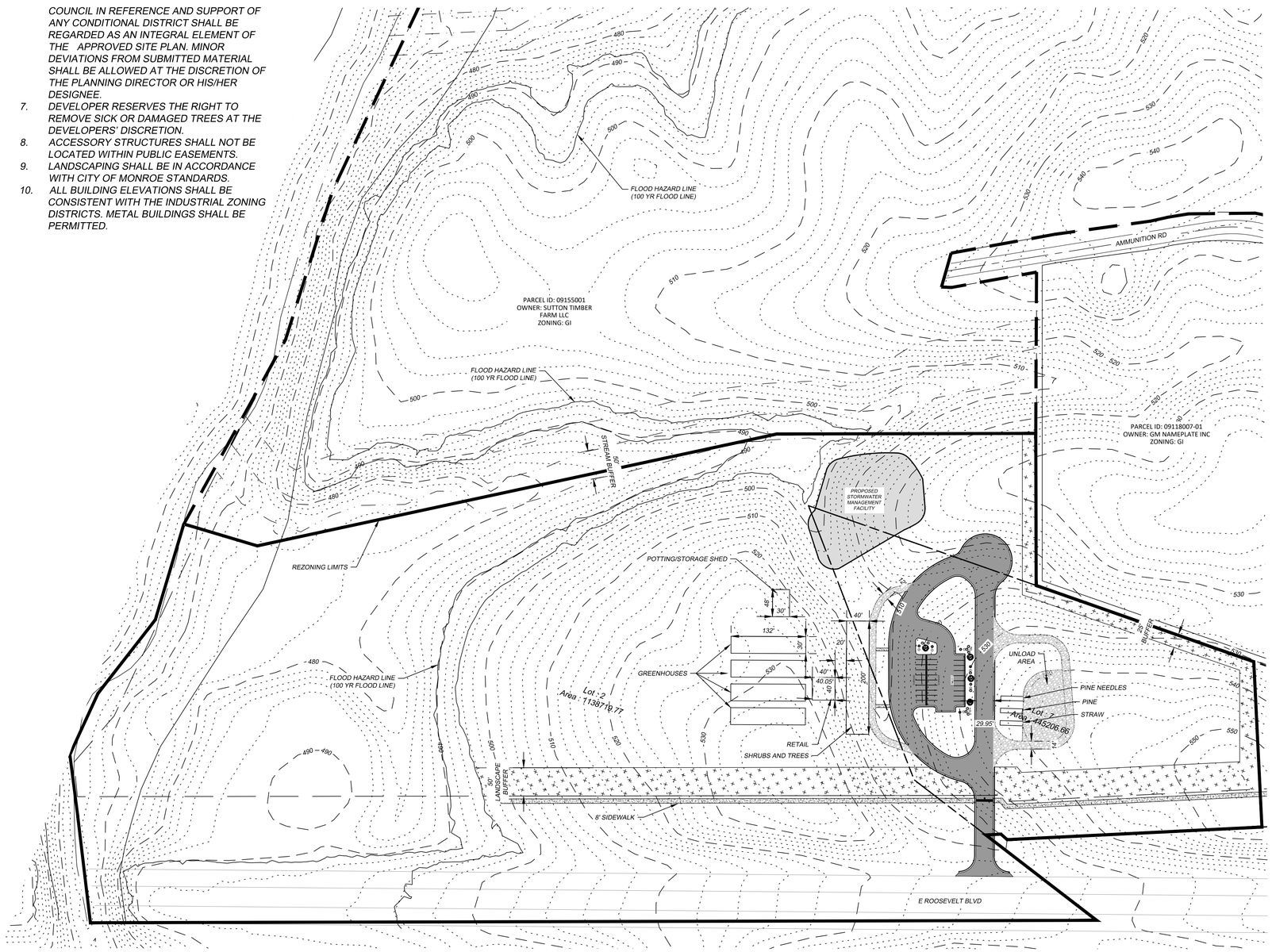
TYPICAL 25' LANDSCAPE BUFFER (NTS)

SITE AND DEVELOPMENT DATA

JURISDICTION	CITY OF MONROE
TAX PARCEL(S):	09155001B, 09122002
SITE ADDRESS:	0 W HWY 74
ZONING	GI
PROPOSED ZONING	CONDITIONAL DISTRICT "CAMP SUTTON NURSERY"
USE CLASSIFICATION	COMMERCIAL
TOTAL AREA	+/- 83 AC
AREA TO BE REZONED	+/- 34 AC
MINIMUM FRONT SETBACK	50'
MINIMUM CORNER/SIDE SETBACK	10'
MINIMUM REAR SETBACK	10'

SITE DEVELOPMENT NOTES:

1. PROPOSED REZONING FROM GI (CITY OF MONROE)TO CONDITIONAL DISTRICT "CAMP SUTTON NURSERY".
2. NURSERY WILL BE USED FOR RETAIL & WHOLESALE. GI USES WILL BE ALLOWED ALONG WITH THE SALES OF LANDSCAPING MATERIAL WHICH INCLUDES ROCK, STONE, MULCH, SOIL, PLANTS, AND TREES.
3. ROADS WILL ALL BE PRIVATE ACCESS AISLES.
4. DRIVEWAY/AISLES, PARKING, AND VEHICLE CIRCULATION WILL BE PAVED WITH ASPHALT.
5. ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
6. 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/HER DESIGNEE.
7. DEVELOPER RESERVES THE RIGHT TO REMOVE SICK OR DAMAGED TREES AT THE DEVELOPERS' DISCRETION.
8. ACCESSORY STRUCTURES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS.
9. LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
10. ALL BUILDING ELEVATIONS SHALL BE CONSISTENT WITH THE INDUSTRIAL ZONING DISTRICTS. METAL BUILDINGS SHALL BE PERMITTED.



ROADWAY MATERIALS LEGEND

DESCRIPTION OF MEASURE	SYMBOL ON PLANS
ASPHALT	
STONE	

PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS SITE PLAN.

PETITIONER SIGNATURE _____ DATE _____

GRAPHIC SCALE
0 100' 200'
(IN FEET)
1 inch = 100 ft.

GENERAL PROVISIONS:

1. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS CONDITIONAL ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE (UDO).
2. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR.
3. EAGLE ENGINEERING IS NOT A LICENSED ARCHITECTURAL LANDSCAPE FIRM. ALL FINAL PLANT AND TREE SELECTION SHALL BE COORDINATED WITH THE DEVELOPER AND CITY OF MONROE PRIOR TO INSTALLATION. FINAL SELECTION OF SPECIES IS SUBJECT CITY OF MONROE APPROVAL AND ANY SPECIAL INSTALLATION REQUIRED SHALL BE BY OTHERS.
4. ZONING IS TO BE CHANGED FROM GI TO CONDITIONAL DISTRICT "CAMP SUTTON NURSERY"

EAGLE ENGINEERING
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	BY	ISSUE
01	8/10/2021	MMH	PER CITY OF MONROE COMMENTS

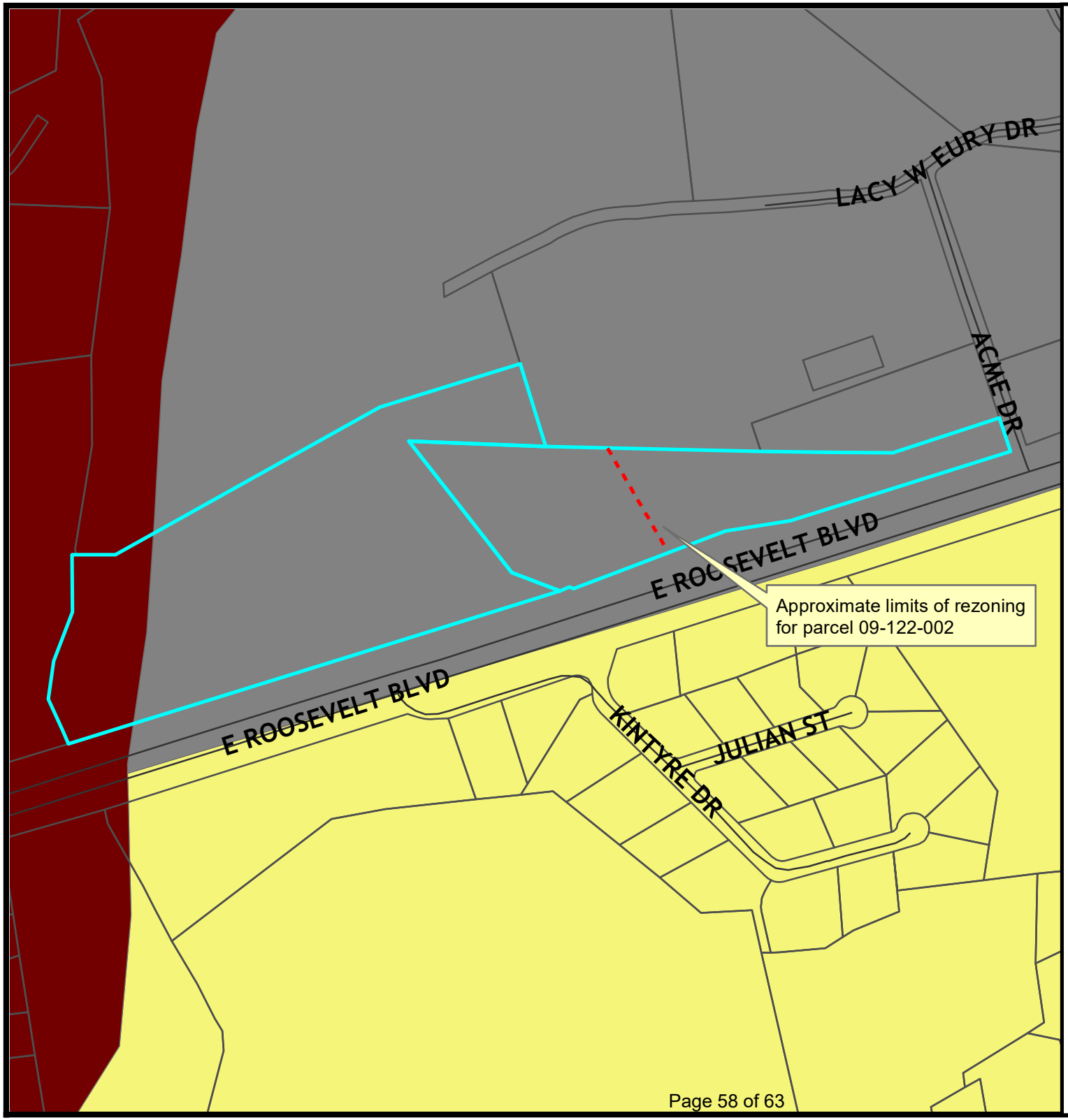
CAMP SUTTON NURSERY
MONROE, UNION CO., N.C.

THE MOSER GROUP, INC.
231 POST OFFICE ROAD
INDIAN TRAIL, NC 28079

REZONING SITE PLAN

DESIGNED BY	DAM	DRAWN BY	KCB
Scale	AS SHOWN	DATE	06/03/2021
		CHECKED BY	BLD
		JOB NUMBER	7521

Sheet
RZP-1



City of Monroe
Where Heartland Meets High Tech

Future Land Use Map

CD "Camp Sutton Nursery"

Legend

- Centerlines
- Parcels

Future Land Use Character Area

- Industrial
- Medical Campus
- Suburban

Existing: GI (General Industrial)

Owner: UC QOZB I, LLC

Acres: 34

N
W E
S

0 360 720 Feet

Land Development Plan Consistency

The Manufacturing, Logistics, and Aerospace designation includes the city's existing base of industrial centers. These areas support manufacturing and production at a variety of scales, including assembly and processing, warehousing and distribution, bulk storage, and utilities. Manufacturing, Logistics, and Aerospace areas are found near major transportation assets (e.g., highway, rail, and/or air) and generally are buffered from surrounding development. Clusters of uses that support or serve similar industrial uses typically locate nearby.

RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE CONDITIONAL DISTRICT "CAMP SUTTON NURSERY"

R-2022-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 "Camp Sutton Nursery" further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as the Manufacturing, Logistics, and Aerospace designation, which is predominately for manufacturing and production, though commercial uses are also listed as a priority use in this character area and the proposed use of sales is a commercial use. The proposed project is a reasonable use and in the public interest because it is located along a main corridor where sales oriented businesses would typically locate. Additionally, this use could act as a buffer between E. Roosevelt Blvd. and industrial uses to the north.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance of the zoning map amendment for the portion of the property with Union County Tax Parcel Number: 09-155-001B and a portion of 09-122-002

Adopted this 3rd day of November, 2021

_____

MaryAnn Rasberry, Chair

Attest:

_____

Maryann Brown, Secretary to Planning Board

RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE CONDITIONAL DISTRICT "CAMP SUTTON NURSERY"

R-2022-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 "Camp Sutton Nursery" further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as the Manufacturing, Logistics, and Aerospace designation, which is predominately for manufacturing and production, though commercial uses are also listed as a priority use in this character area and the proposed use of sales is a commercial use. However, the proposed use is not reasonable or in the public interest because it may be adversely impacted by adjoining industrial uses. 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 of the zoning map amendment for the portion of the property with Union County Tax Parcel Number: 09-155-001B and a portion of 09-122-002

Adopted this 3rd day of November, 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-2022-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 property along E. Roosevelt Blvd. further identified with tax parcel ID number 09-155-001B and a portion of 09-122-002 from GI (General Industrial) to Conditional District "Camp Sutton Nursery".

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 11th day of January, 2022.

Attest: , Mayor

Bridgette H. Robinson, City Clerk

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2022-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) "Camp Sutton Nursery".

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 11th day of January, 2022.

Attest: , Mayor

Bridgette H. Robinson, City Clerk