

PLANNING BOARD MEETING

Wednesday, January 5, 2022

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 December 1, 2021**
- Item 3. Zoning Map and Text Amendment request for the property located off Oakland Drive to rezone the property from Conditional District (CD) “Sun Oaks” to Conditional District (CD) “Sun Oaks Amendment 1” and further identified as Tax Parcel #09-198-008**
- Item 4. Annexation of 113.754 acres located along Deese Road and further identified with Tax Parcel #s 09-177-023, 09-177-023-B, 09-177-023-D, 09-177-024-E, 09-177-024-F and 09-177-024-G**
- Item 5. Zoning Map and Text Amendment request for the properties located along Deese Road to annex and rezone the properties from R-40 (City of Monroe) and RA-40 (Union County Residential Low Density) to Conditional District (CD) “Wellington” and further identified as Tax Parcel #s 09-177-023, 09-177-023-B, 09-177-023-C, 09-177-023-D, 09-177-024-E, 09-177-024-F, 09-177-024-G, & 09-177-030-B)**
- Item 6. Other**
- Item 7. Next Meeting: February 2, 2022**
- 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

December 1, 2021 @ 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC

*To Sheri Laney on December 2, 2021
Scheduled for adoption at the January 2022 meeting*

Item 1. Call to Order/Roll Call

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

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

Members Absent: Patrick Furr

Staff Present: Doug Britt, Senior Planner; Keri Mendler, Senior Planner; William Nance, Planning Technician; 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 November 3, 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, Margaret Desio, Ken Deal, David Dotson and Archie Morgan

NAYS: None

Item 3. Zoning Map and Text Amendment request from the Humane Society of Union County for the property located at 1404 E. Franklin Street from Office Transitional (OT) to Conditional District (CD) “1404 E. Franklin Street” further identified as Tax Parcel #09-194-018)

Keri Mendler, Senior Planner, introduced this item and said tonight she is here to present a Zoning Map and Text Amendment request by the Humane Society of Union County. She said this is for the property located at 1404 E. Franklin Street and the request is to rezone the property in order to allow a spay and neuter veterinary clinic and retain all of the Office Transitional (OT) uses.

Keri said the subject property is currently zoned OT which allows office medical uses. She said adjoining zoning to the north is zoned Conditional District "CMC Union" (the hospital property). She said property to the east and south is zoned OT. She said property to the west is zoned Conditional District "Monroe High School".

Keri said the property currently has an existing 7,284 square foot building and a paved parking area with approximately 50 parking spaces. She said the request is to rezone the property in order to allow the spay and neuter veterinary clinic and retain all the OT uses. She said no changes to the site or building are proposed as part of this rezoning. She said the site has existing trees near the building and around the perimeter of the site as well. She said there are some power lines on the site and that is one reason why they are not proposing any additional trees. She said there is limited space between E. Franklin Street and the existing parking lot and some additional overhead power lines. She said they are not proposing additional landscaping.

Keri said the Land Development Plan indicates that this area is the Traditional Development Character Area that surrounds the downtown core and is anchored by the City's most historic neighborhoods. She said the dense transportation network offers easy access to downtown and the design and scale of neighborhoods encourages active living and affords residents the ability to work, live, shop and play within a walkable community. She said office and medical uses are listed as a priority use in this Character Area. She said the proposed use is consistent with the Land Development Plan.

Keri said staff is of the opinion that it is reasonable and in the public interest and we do recommend approval.

Keri said the applicant is here to answer any questions and she can also answer any questions you may have.

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

Chair asked anyone who would like to speak in favor of this request to come forward and state your name.

Mr. Mike Como came forward and said he serves on the Board of Directors as a volunteer of the Humane Society. He said he has been asked to represent the Humane Society in this case. He said he will answer any questions the Board may have.

Jennifer Smith asked Mr. Como if this is a nonprofit. Mr. Como said yes. Ms. Smith asked if there is any possible room that this business could change down the line to turn into a veterinary clinic other than what it is proposed for right now. She said it could have dog runs or anything outside. Mr. Como said we will primarily use the space for spaying and neutering. He said the space we have now we currently spay and neuter several animals a day. He said one (1) day a week we do not do spaying and neutering. He said we use that for a wellness day where people come in for low costs and have their animals checked out by a vet. He said we are not a full service vet but we do a wellness day for things like basic vaccinations, bordatella, etc.

Vice Chair asked Mr. Como if they were planning to board. Mr. Como said we contacted all the neighboring properties and we told them specifically that animals will not be kept overnight. He said they have drop off in the mornings and pick up in the afternoons. He said usually by 4:00 pm all the animals are gone, unless there is a special case.

Vice Chair asked Mr. Como to explain the difference between a vet clinic and a vet hospital. Mr. Como said he is not a vet himself; he just serves on the Board of Directors. He said we primarily are a spay and neuter and with the additional space we are hoping to not only do the spay and neuters double the amount we are currently doing, but also do wellness checks for animals on a daily basis.

Vice Chair said to Mr. Como if there is a surgery that goes poorly, does the animal stay there overnight or does the animal get sent somewhere else. Mr. Como said if we get animals that require more care we have a backup that we go to. He said there will not be any overnight stays at this facility.

Vice Chair said the difference between a vet clinic and vet hospital is the 24-hour stay. Mr. Como said correct. He said we will have an area where there will be kennels inside the building. He said cats are dropped off between 7:30 am and 8:00 am and dogs are dropped off between 8:00 am and 8:30 am. He said most of the animals will have their surgery, be out of anesthesia, and then be picked up by their owners between 3:30 pm and 4:00 pm.

Vice Chair asked Mr. Como, in a normal non-Covid year, how many spays and neuters do you routinely do. Mr. Como said 2,500 per year. He said the problem they are having with their existing space is when anybody calls to have their dog or cat spayed or neutered, we are out 5 – 6 weeks before we can get them in. He said the new space can reduce that down to one (1) maybe two (2) weeks at most. He said we will be able to double the amount of animals in Union County.

Chair asked Mr. Como if all the spays and neuters are done at one (1) site. Mr. Como said yes. He said the current site is at Waxhaw Highway heading out of Monroe toward Waxhaw. He said it is a very small building that we have outgrown a year or two ago.

Margaret Desio asked Mr. Como if they were going to keep that site open. Mr. Como said they are going to keep that site and it will end up being an adoption center for animals. He said all surgeries will be transferred to the new location.

Chair asked Mr. Como how many animals per day will you be able to do at the new site. Mr. Como said the existing site has about 28 spays and neuters per day. He said with the new space they will be able to have two (2) operating rooms instead of one (1), plus do wellness checks throughout the day. He said they are hoping to double what they are doing now.

Jennifer Smith asked Mr. Como if one (1) vet does this surgery all day long. Mr. Como said they have additional vets on staff once we have the extra space. He said the problem they have now is that their space is so small and they only have room for one (1) vet.

Chair asked Mr. Como if this is five (5) days per week. Mr. Como said typically five (5) days per week. He said they have been trying to open a few Saturdays a month just to catch up with the backlog.

Vice Chair asked Mr. Como where the funding came from. Mr. Como said they are not State funded. He said most funds come through donations. He said the profits from the spay and neuter clinic keep the Humane Society alive. He said last year they did almost 500 adoptions for Union County.

Margaret Desio said to Mr. Como that there is a grassy area to the left of the building that she would like to see fenced in in case a dog needed to go outside. Mr. Como said they typically do walk the dogs after they come out of anesthesia. He said they will be walked in the grassy area, but they do not have plans to permanently fence off the area. Laura Sur, the President of the Humane Society [in the audience] said they did talk about one (1) small area for that purpose.

Chair asked Mr. Como if they are still going to do some wellness checks. Mr. Como said our hope is that with the new building that instead of doing wellness checks one (1) day per week, we will be able to do spays and neuters five (5) days a week plus do wellness checks on top of that with the extra space that they will have.

Mr. Paul Winchester [in the audience] said he was here to help Mr. Como.

Richard Ali said to Mr. Como that since he moved to Monroe about 7-8 years ago, he and his wife have used the clinic on Waxhaw Road many times to spay or neuter strays that they were able to then place with someone. He said you do a great job.

Mr. Como said they not only do the spays and neuters but they do a Spay it Forward Program where if someone comes in and can afford to pay a few dollars extra and then someone comes in a few weeks later who cannot afford it, we go ahead and spay or neuter the animal.

Chair asked if anyone else had any questions. There were none.

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

Chair asked for a motion.

Motion: Richard Ali 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, Jennifer Smith, Margaret Desio, Ken Deal, David Dotson and Archie Morgan

NAYS: None

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

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

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

NAYS: None

Item 4. Zoning Map and Text Amendment request for the property located along Fowler Secret Road from R-40 (Residential Low-Density) to Conditional District (CD) “Blair Place” further identified as Tax ID #09-298-080

Keri Mendler, Senior Planner, introduced this item and said tonight she is presenting a Zoning Map and Text Amendment request. She said the applicant is requesting a Conditional District in order to develop an age-restricted 100-lot subdivision.

Keri said the site is located east of Fowler Secrest Road and north of the Fox Hunt subdivision. She said the subject property is currently zoned R-40 (Residential Single-Family). She said the R-40 zoning district allows for residential single-family and has a minimum lot size of 40,000 square feet. She said property to the north is also zoned R-40, property to the east is zoned Conditional District "Hilton Meadows", and property to the south is zoned Conditional District "Fox Hunt Phase 5" as well as R-40. She said the property to the west is R-20, which is also residential.

Keri said the applicant is requesting a Conditional District in order to develop an age-restricted 100-lot subdivision. She said the total area of the project is 51.8 acres with 21.3 acres or 41.12% of that left as common open space. She said the density of this project is 1.93 units per acre and the minimum lot size is 9,100 square feet with 12,046 square feet as the average lot size. She said the proposed setbacks are 25 feet for the front, 10 feet for the rear and 5 feet for the sides.

Keri said as she stated, the applicant is proposing this to be an age-restricted project. She said age-restricted means that it will meet the Housing and Urban Development (HUD) definition for age-restricted or "housing for older persons". She said the applicant has provided the following notes on the site plan regarding the requirement of being age-restricted:

1. Developer agrees that the lots in Blair Place will be age restricted per HUD definitions, which includes and permits that at least 80% of the units be occupied by at least one permanent occupant who is at least 55 years or older. The remaining 20% may be unrestricted due to death, legal separation, or removal by reason of incapacitation where the spouse and remaining members of the household may continue to occupy the home.
2. Developer agrees to provide a copy of the restrictive covenants for the development prior to any lots being recorded indicating the age restricted requirement is in the documents.
3. The subdivision HOA will provide a census in July of each year showing the age of all residents residing in the development per lot.

Keri said these notes are provided on the site plan and in your packet as well.

Keri said the project is required to provide at least 12.5% open space, which would equal 6.47 acres. She said the total area of open space provided is 21.3 acres or 41.12%. She said the open space also includes a walking trail and gazebo with benches.

Keri said a 20-foot [should be 25-foot] landscaping buffer will be provided along the perimeter of the site, as well as along Fowler Secrest Road. She said street trees will also be provided at a rate of one (1) tree per 50 linear feet and each lot will also have two (2) front-yard trees.

Keri said a five (5) foot wide sidewalk will be provided along all interior streets on both sides, as well as an eight (8) foot sidewalk provided along the road frontage of Fowler Secrest.

Keri said the developer will be required to provide stormwater management to treat stormwater runoff for the project. She said the stormwater will be evaluated and reviewed if the project is approved by City Council at the building permit stage of the process. She said the applicant does currently show the proposed location of the stormwater based on site topography. She said, however, that will have to be reviewed and approved by the Engineering Department if the rezoning is approved.

Keri said this development is proposed to be accessed by one (1) entrance off Fowler Secrest Road. She said the entrance currently lines up with the existing entrance of the Woodridge Senior Living Community across Fowler Secrest Road.

Keri said a Traffic Impact Analysis (TIA) was not required by the City Engineering Department.

Keri said the developers are proposing the homes will be a minimum of 1,400 heated square feet. She said primary building materials on all sides will consist of stone or brick. She said secondary materials may consist of fiber cement materials, in the eaves or gables. She said brick veneer will be used on all the foundations, and vinyl will not be permitted as a building material.

Keri said each home will have a minimum of a two (2)-car attached garage. She said all front-load garages will have carriage-style trim and/or hardware that mimics carriage-style doors. She said driveways will be able to accommodate at least four (4) vehicles.

Keri said the development falls within the Porter Ridge Elementary School, Piedmont Middle School and Piedmont High School District. She said according to Don Ogram of the school system, the proposed development is not expected to adversely affect school enrollment vs. capacity.

Keri said the applicant did hold three (3) neighborhood meetings on April 21, June 22, and September 8. She said the meetings were a combination of virtual and in-person.

Keri said a rezoning notification sign will be posted ten (10) days prior to the public hearing. She said an official rezoning notification letter will be sent to the adjacent property owners located within at least 150 feet of the subject property, ten (10) days prior to the public hearing.

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

Keri said the proposed project is not consistent with the Future Land Use Plan because the density for the Suburban Character Area is 2-4 units per acre and this project is at 1.93 units per acre. She said, however, staff believes the project is a reasonable use and in the public interest because it will provide a mix of lot sizes in this area. She said additionally, this project is age-restricted which fits in with the assisted living community across Fowler Secrest Road, Woodridge.

Keri said she would be happy to answer any questions you may have and the applicant is here to answer any questions.

Renee Hartis asked Keri how the community meetings went. Keri said there were a number of concerns regarding the number of lots. She said the original submittal was 122 lots and they were originally proposing a connection to Fox Hunt Drive. She said part of what came out of those neighborhood meetings was reducing the lots to 100, which would only require one (1) entrance point. She said there was also concern about water runoff with some streams that are nearby that may currently flood and what this development would potentially do to the existing conditions regarding that. She said there were concerns about traffic with Fowler Secrest Road already being a heavily trafficked corridor and what problems the additional number of lots would cause.

Archie Morgan asked Keri if the water runoff problem was addressed. Keri said water runoff will be addressed through stormwater so if the rezoning is approved, then they would have to go through the Engineering phase and make sure what they are proposing meets the standards in place.

Jennifer Smith asked Keri if the entrance was right by the big curve that is on Fowler Secrest Road. Keri said it is before the curve. She said the entrance does line up with the current Woodridge entrance and the curve is just a little bit further up the road.

Chair said to Keri that it looks like it is a right in/right out. She asked if there was a left lane. Keri said there are no transportation improvements so it will be a full access entrance just like Woodridge and Fox Hunt. She said you can turn left or right, in and out of the development.

Margaret Desio asked Keri if DOT did any traffic studies on Fowler Secrest. Keri said Fowler Secrest is a City-maintained road, so she does not know anything that DOT would have done. She said she knows that the City Engineering Department does normal traffic counts, but as far as any kind of formal study, that she is not sure.

David Dotson said the City has performed a traffic study from April 26, 2021 through May 1, 2021. He said he did not know if this was random or they were just anticipating some developments in that area. He said there was a maximum of 124 cars per hour with the bulk occurring during the daytime, especially during rush hours. He said at one time 269 vehicles travelled through the counters between 4:00 and 5:00 pm on April 29, 2021. He said this was during the Covid lockdown. He said this did not even account for what was approved on Secrest Price. He said whatever is going to go in that intersection from Secrest Price was not counted.

Vice Chair said this is great data but he does not have a point of reference to gauge that against what is high, low or normal. David Dotson said if you have ever been through the intersection of Fowler Secrest and Hwy 74 any time after noon, that is pretty much the data that he uses. He said he does live in that area.

Chair asked Keri what the HUD definitions mean. Keri said HUD is Housing and Urban Development. She said they have a definition for age-restricted or what they call housing for older persons. Keri said for fair housing there is an exemption if it is 55 years or older. She said HUD sets those definitions on what can be considered an age-restricted project. Chair asked if it affected the price at all. Keri said not that she is aware of. She said it is just a definition. She said HUD is not involved with the project or anything; she said it is just a federal definition from a federal agency. She said you need an exemption if you are housing for age-restricted projects.

David Dotson asked Keri if HUD certifies that it meets the standards of HUD. Keri said HUD is not involved with the project; they just have a federal definition on age-restricted or housing for older persons and what you have to do to meet that definition and exemption. Mr. Dotson asked Keri if a development decides two (2) years later to no longer be a HUD development, are there any ramifications. Keri said they could decide to do that but a Conditional District rezoning from the City standpoint is a second backup enforcement tool.

David Dotson said to Keri if it is written into the covenants and we are using the site plan notes as a basis of what can or cannot be sold, how does the City enforce that. Keri said that is why we need to see the restrictive covenants before they sell lots and the HOA would have to provide a census in July showing that they have complied with the requirements of the restrictive covenants. She said as far as enforcement, if they were not complying with that, then it would have to be enforced through the Zoning Ordinance.

David Dotson asked Keri if this has ever been used before as it has been written into the site plan that it would be 80/20 and there would be a survey in July. Keri said the 8/20 she does not think but we actually had a project a number of years ago that was age-restricted. She said when we were doing some research on that we reached out

to an attorney who had sent us the restrictive covenants for another HOA or another age-restricted community. She said she took some of the language they had in those to make sure that we had it on our site plan.

Jennifer Smith asked Keri that if this is recorded in the covenants, would there be anything that could be changed down the line. Keri said she was looking at this earlier and it sounds like if anything were to change they would have to do an HOA vote and 80% or more would have to agree to the change. She said she does not know a lot about restrictive covenants. She said she knows that most of the time if you want to make changes, renew a restrictive covenant or get rid of them altogether, you would have to have a vote of your full neighborhood and a certain percentage. She said usually that it is written in the covenants.

Chair said if they sell all these units, will it be 100% age 55 and older. Keri said that this is her understanding. Chair asked if there is anything on rental property in the HOA. Keri said she cannot speak on the HOA but from a City standpoint and a rezoning standpoint, we cannot dictate whether it is owner-occupied or rental. She said they can do that with the restrictive covenants or HOA deed restrictions. She said the City cannot do this at a zoning level. She said this can be deferred to the applicant to see if they are planning on doing that.

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

Matthew Kirchner with Eagle Engineering came forward and said he is representing the developer tonight. He said Keri did a great job tonight. He answered the question on owner-occupied or rental. He said when the lots are sold to the homeowners, in part of their contract to buy a house they will have to agree to not have them as rentals. He said if you are age 55 and older and you buy from the owner, in their contract it states that you will not be able to buy and use as a rental. Jennifer Smith asked even if the homeowner died. Mr. Kirchner explained the 20% rule. He said 100% of the homes are age-restricted, age 55 and older. He said the 80/20 rule is in there just for accidentals. He said, for example, a husband is 55 and the wife is 45. He said if the husband passes away, the wife will not get kicked out of the house. He said you cannot go in and buy a house unless you are age 55 and older. He said 100% of people buying the houses have to be age 55 and older.

Chair said, for example, she buys a house, and she is well over age 55, and she gives it to her daughter and family. She said she stays in the house a month or two then she moves to be closer to her son. She asked Mr. Kirchner what happens then. Mr. Kirchner said you would not be able to do that. He said to the Chair that she is saying that she would spend \$500,000 on a house and then give it to a child. He said that is somewhat odd. Chair asked if these houses are going to go for \$500,000. He said these houses will be full brick and stone houses. Archie Morgan said this would be for 1,400 square feet. Mr. Kirchner said 1,400 square feet is the minimum and the average square footage is about 2,000 square feet. He said for a very basic, smaller house you would be looking at around \$400,000. He said the majority of the floor plans they have would be 2,000 square feet or above. He said they would be all ranch-style, one-story houses. He said there may be a bonus room upstairs but you will not see any two-story houses. He said these are age-restricted type houses. He said it is almost like what you see across the street but they are duplexes.

Jennifer Smith asked Mr. Kirchner that to add that square footage that you are talking about from 1,400 square feet to 2,000 square feet would it be added to the back of the house. Mr. Kirchner said the 1,400 square feet would just be the minimum. He said they are minimum requirements. He said a buyer cannot build anything less than 1,400 square feet. He said if you go into this subdivision to buy a house, all the plans to build are available.

David Dotson said to Mr. Kirchner that you and I have had many discussions about this development. He said we discussed the entrances and all the details of this development. Mr. Kirchner said yes. Mr. Dotson said he is a little confused since this is age-restricted and wondered what amenities you are going to offer on that site plan to encourage senior living. Mr. Kirchner said we have benches, a nice fireplace, and a covered area. He said we will be offering more than what is offered at Woodridge.

Mr. Dotson said to Mr. Kirchner that he mentioned Sonata. He said Sonata has a community center, community pool and some other amenities. Mr. Kirchner said Sonata has many more lots than this one which would justify more amenities. He said we have taken all of the concerns from the neighbors into consideration. He said we reduced lots, got a new builder, we went down to one (1) driveway, we have a 25-foot landscape buffer that the citizens required. He said the closest area to a backyard is 80 feet. He said the majority of these are 200 feet from the property line. He said every concern that the community had, about traffic and everything else. He said we had three (3) community meetings for everyone to come out and speak about their concerns. He said if you look at the changes and what we are offering, you cannot say that we did not meet 99% of the concerns. He said you can still say that you do not like the project. He said he can understand that but any other project you have seen that has come before the City at this point will not be anything close to what this is.

Jennifer Smith said to Mr. Kirchner that there is one (1) driveway for four (4) cars. Mr. Kirchner said it is a double driveway and a two (2)-car garage. He said there can be two (2) cars in the garage and two (2) can be in the driveway.

Archie Morgan said to Mr. Kirchner that the minimum is 1,400 square feet. Mr. Kirchner said yes. Mr. Morgan said they will start at \$400,000. He said all the costs will be market-driven. He said the market costs may fluctuate between now and the homes being built. Chair asked if a buyer comes in and chooses the 1,400 square foot house will that be what is built. Mr. Kirchner said the developer that they have on board hasn't bought the project yet, so when Mattamy comes in to build it, they will not offer 1,400 products. He said now you will see only 1,600 square feet.

Vice Chair asked Mr. Kirchner what is the question about 1,400 square feet for \$400,000. Several people spoke [could not hear]. Mr. Kirchner said per the conditional rezoning...several people spoke [could not hear]. He said Mattamy only has products for 1,600 square feet but we are asking them to allow 1,400 square feet. He said if worse things come to worse, and Mattamy is not the builder, all the restrictions that we have on there are the minimum guidelines so if another builder came in, the minimum guidelines would be required.

David Dotson asked Mr. Kirchner what is the largest lot you have out of the 100 lots. Mr. Kirchner said 12,000 is the average. Mr. Dotson said 64 of the 100 lots are less than 10,000 square feet, correct? Mr. Kirchner said no. He said most of the lots are more than that. He said he can make these bigger. He said what he did is put a buffer in so you cannot put a shed in there. He said he restricted how close a building can be to the neighboring properties. He said he can make these lots bigger and extend them to the property line, but at all the community meetings residents stated they did not want to look out back. He said he restricted the lot so they can build structures.

Chair asked Mr. Kirchner how many feet between the units. Mr. Kirchner said there are 70-foot lots and the widest product is about 45 feet. He said you are probably talking 30 feet between houses. David Dotson asked what is the side setback. Mr. Kirchner said the minimum side setback is five (5) feet. He said between the property line and the house it is five (5) feet.

Several people talking [could not hear]. Vice Chair asked Mr. Kirchner [could not hear] because right now they are thinking that they can be five (5) feet apart. Mr. Kirchner said that is because if you want to build a shed you can put it in the corner of the lot...Vice Chair said to Mr. Kirchner that he is getting too complicated. He said to Mr. Kirchner that he said the houses were 30 feet apart. He said if you put a shed in the middle, it will be less than 30 feet from the house to the shed. Mr. Kirchner said exactly, 30 feet from the houses.

Chair said it says that the side setback is five (5) feet. Mr. Kirchner said the side setback is for any structure, not just the house. He said if you build a shed on the property, it would have to be outside the five (5) feet. Chair said most people don't put sheds on the sides of their houses. Mr. Kirchner said most sheds are put in the back corner. He said you can see the shed that was pushed to the side of his property from the back of your house.

David Dotson asked Keri for the current side setback in the UDO for R-40. Keri said it is ten (10) feet. She said typically what you see with rezonings in a Conditional District is five (5) feet. She said what they are proposing is not different from what you have seen with any other rezoning but the side setback in the UDO is ten (10) feet.

David Dotson asked Keri what is the lot width for R-40. Keri said the lot width is 100 feet and the minimum lot size is 40,000 square feet, which is just under one (1) acre.

David Dotson asked Mr. Kirchner what he is proposing for the width. Mr. Kirchner said 70 feet wide lots. Mr. Dotson said 70 feet wide and your average is 12,000 feet. Mr. Kirchner said if you look at Keri's map, even Fox Hunt has a conditional rezoning. He said subdivisions to the south that have conditional zonings have even smaller lots. He said all the properties around this site do not meet the 40,000 square foot minimum.

Mr. Kirchner finished his presentation to the Board. He said we all agree that the current standards for stormwater is to contain a ten (10) year storm. He said we are going to up that to a 25-year containment. He said we will be going over and beyond the City's requirement so that we can help lessen it [stormwater?]. Vice Chair said to Mr. Kirchner that you are required to do a ten (10) year. He asked what a ten (10) year storm meant. Mr. Kirchner said it is a storm that comes an average of every ten (10) years. He said once it would occur, we hold that water on site and it would be slowly released. Vice Chair said then all the water that would run off in the neighborhood is going to go in the retention pond. Mr. Kirchner said yes and we are going to up this to a 25-year storm. Vice Chair asked how this is done. Mr. Kirchner said we would make the pond bigger. David Dotson asked Mr. Kirchner if this was for the direct connect impervious area. Mr. Kirchner said it is for the impervious areas on the site. Mr. Dotson asked how the impervious area itself, not the direct connect, will drain. Mr. Kirchner said anything that is not a common area, will go into our storm system. Mr. Dotson said the roofs, the gutters, all will be direct connect and go into this pond, correct? Mr. Kirchner said it would be direct connect to the pond.

Jennifer Smith asked where the retention pond was located. Mr. Kirchner pointed to the site plan and said this location was another update that was made. He said this gets you closer to the main stream away from Fox Hunt. Discussion was held on the retention pond and its location.

Chair asked Mr. Kirchner if the property was going to be leveled. Mr. Kirchner said it will be graded.

Margaret Desio said we have investors that are coming in buying up everything that we have in Monroe. She said if an investor comes to you [Mr. Kirchner] and/or wants to buy one of these homes, is it in the contract that the house has to be owner-occupied. Mr. Kirchner said yes.

Chair asked if there were any more 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 said she would appreciate it if you have something to say and it was already stated by someone else, just say you agree or something to that effect so that we are not listening to the same thing over and over. She also asked to limit your speaking to three (3) minutes because sometimes we are here very late. She said she knows that you all feel very strongly about this and we really appreciate your coming here to share how you feel about this project.

The following people came forward and spoke against the project:

Property Owners	Address
Bob Yanacsek	513 Everette Street, Monroe
Mary Blythe Chapman	2116 Fox Hunt Drive, Monroe
William Mckimming	2502 Saddlebred Way, Monroe
Judith Roche	2502 Saddlebred Way, Monroe
Fred Paul	2807 Fox Den Drive, Monroe
Heidi Petterson	3125 Creekwood Drive, Monroe
Debbie DeLoreto	3014 Hunt Club Avenue, Monroe
Vince Deloreto	3014 Hunt Club Avenue, Monroe
John McCoy	2508 Saddlebred Way, Monroe

Main Concerns

- Plan different than what was presented previously at community meetings
- Changes to plan before going to City Council
- Flooding in area/drainage/stormwater pond/Stewarts Creek
- Increased traffic/74 intersection/not safe for driving
- 55+ age-restricted enforcement
- Keeping property R-40 zoning/density
- Trash dump on property

Citizen came forward and said he did not think projects denied by the Planning Board should be allowed to go forward to City Council and then get approved. Margaret Desio explained why a project goes forward to City Council when it was denied by the Planning Board. She said if a developer fixes the reason Planning Board denied the project, it can go to City Council and City Council can approve or deny the project. She said the project does not go back to the Planning Board after something is fixed because we have so many projects in the pipeline that it would bottleneck everybody. She said it could be another 2 – 3 months before Planning Board hears the project again. She said the project tonight was changed several times before this meeting because staff asked them to fix certain things in the project. She said we are trying to get many developments through, either approved or denied. She said City Council knows the reason why Planning Board denies a project. She said the developer....Vice Chair said we are an Advisory Board; we just advise.

Archie Morgan said we advise City Council and when we have a problem with the project, the developer knows this; they fix the problem and then take it to City Council. He said the reason Planning Board denied the project is a non-issue because the developer fixed the problem.

Citizen said he is of the understanding that Planning Board should approve a project before it goes to City Council.

Keri said to further clarify this, Planning Board is an advisory board and it makes a recommendation to City Council. She said Planning Board can table items, they can recommend approval or denial, or they can forward the project to City Council without a recommendation. She said these are the actions the Planning Board can take as a recommendation body but ultimately the Zoning Ordinance and the State Statutes give the final decision authority to City Council, the elected body, because it is a legislative process.

Chair asked if there were any more questions.

Margaret Desio said that Matt and Eagle Development needs to come back to us with a firm plan. She asked where the retention pond would be located. She said it is up in the air. She said she wants to know what she is voting on. Vice Chair asked Ms. Desio if she was making a motion to table this project. Ms. Desio said yes.

Chair said she would like them to come back with less density.

Archie Morgan said he did not think that anything to do with that pond, moving it around, is going to fix the problem of these people. He said they have a serious issue with traffic (Margaret Desio said also with water). He said what can they come back to us with. He said they went from 122 homes to 100 but it is still too much traffic dumping out on Hwy 74. Margaret Desio said she agrees that traffic and water are problems.

Keri said just as a reminder, the Conditional District process is a site specific rezoning that lays out the general standards and minimum standards. She said it is not required to be fully engineered. She said while it has to meet the requirements, there are things that could shift, such as the stormwater, but it still has to meet the requirements. She said obviously you cannot make the water go uphill, it has to go downhill. She said there has to be a general location and thought put into it. She said that is what we tell people when they submit their site plans. She said it does not have to be fully engineered because they don't even know if the zoning is going to be approved. She said the amount of engineering costs and months of work that it takes to do a full-engineered plan is not feasible for a rezoning. Therefore, she said they get it as close as they can but there are things that shift and the Ordinance does allow minor modifications to be approved by staff. She said, for example, if the road needs to shift a couple of feet here and there or they reduce lots (she said we do not allow them to increase lots) or if the stormwater pond needs to move because of the topography. She said as far as coming back with a firm engineered plan, it would take a lot of money and months of work. She said it sometimes takes a year and a half for them to get through their construction plans to get fully approved if the rezoning is approved.

Jennifer Smith asked Mr. Kirchner about the dumpsite on the property and how he would address that. He said if the pond site is in that area, we will drill that area. He said as part of the design for a stormwater pond, we have to find a water table. He said if there is trash or tires, etc. in that area, it would be removed.

Citizen in the audience asked about the retention pond and the topography. She asked if that would change Creekwood and Fox Hunt Estates and make them a flood zone now. Mr. Kirchner said this project would actually reduce the flooding that is there. He said if you currently are in a flood zone, you will still be in a flood zone. He said this project will only help the flooding on your property. He said anything that is coming toward the northern piece of this project will be contained in their system. He said water going towards Fox Hunt would no longer reach Fox Hunt; it will be discharged behind Fox Hunt. He said anything coming from the Bob Mayberry site will still flow that way.

Citizen asked about the debris that is on the site and would there be potential fuel involved. Chair said Mr. Kirchner already talked about the debris and they will remove it. Citizen asked what about any fuel leakage. Chair said they would have to take care of it.

Chair asked for a motion.

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

Second: Renee Hartis

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

AYES: MaryAnn Rasberry, Richard Ali, Renee Hartis, Jennifer Smith, Margaret Desio, Ken Deal, David Dotson and Archie Morgan

NAYS: None

ABSTAINED: Richard Yercheck

Motion: Archie Morgan made a motion to recommend denial of the Zoning Map Amendment.
Second: Richard Ali
Action: The motion to recommend denial of the Zoning Map Amendment passed with the following votes:

AYES: MaryAnn Rasberry, Richard Ali, Renee Hartis, Jennifer Smith, Margaret Desio, Ken Deal, David Dotson and Archie Morgan
NAYS: None
ABSTAINED: Richard Yercheck

Keri said this recommendation of denial by the Planning Board would be forwarded to City Council at its meeting of January 11, 2022. She said if you have any questions, you can reach out to her.

Item 6. **Other**

Doug said tonight is MaryAnn's last meeting. He said she has been with this Board over 20 years. He said he wanted to thank MaryAnn for the years that she gave to the City. He told MaryAnn that she could be off for a year and then apply to become a member again.

Item 7. **Next Meeting – January 5, 2022**

Item 8. **Adjournment**

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

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

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

The meeting was adjourned at 7:49 p.m.

Respectfully Submitted,

MaryAnn Rasberry, Chair
Planning Board

Maryann Brown
Secretary to the Board



STAFF REPORT

TO: Planning Board Members

DATE: January 5, 2021

FROM: Lisa Stiwinter, Director of Planning & Development

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map and text Amendment request for Conditional District “Sun Oaks Amendment 1” (Parcel ID #: 09-198-008)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment for the property located off Oakland Drive and further identified as tax parcel # 09-198-008. The request is to rezone the property from Conditional District (CD) “Sun Oaks” to Conditional District (CD) “Sun Oaks Amendment 1”.

REVIEW

The applicant, BRD Land & Investment 1, LP is requesting a conditional district rezoning in order to develop a 154 lot residential subdivision. The total area of the project is 78.5 acres with 29.9% or 23.4 acres of common open space. The density of this project is 1.97 units per acre.

Conditional District “Sun Oaks” authorized the development of 171 lots and was originally approved by City Council in 2006 and was modified in 2007 to 154 lots. The project was divided into four sections with varying lot sizes and house sizes. The exterior materials were limited to brick, stone, stucco, and fiber cement.

	Number of Lots	Minimum Lot Size	House Size
Phase 1	45 empty nester lots	10,000 square feet	1,300 heated square feet with one-car garage
Phases 2 & 3	40 estate lots	20,000 square feet	2,500 heated square feet with two-car garage

Phase 4	69 empty nester lots	10,000 square feet	1,500 heated square feet with two-car garage
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AREA CHARACTERISTICS

The subject property is currently zoned Conditional District (CD) “Sun Oaks”.

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Institution (Church), Single Family Attached Townhomes, and Apartments	R-20 (Residential-Low Density) & R-MF (Residential Multi-Family)
East	Vacant	R-20 (Residential-Low Density)
South	Single-Family Residential and Vacant	R-20 (Residential-Low Density)
West	Vacant	R-20 (Residential-Low Density)

Proposal

The applicant is requesting a conditional district rezoning in order to develop a 154 lot residential subdivision that will include 29.9% or 23.4 acres of common open space. The lot sizes for the development will range from approximately 9,375 square feet to 43,000 square feet with an average of 12,000 square feet. The developer is proposing the minimum lot width to be 75-feet wide for all lots. The minimum heated square footage of the homes will be 1,600 square feet excluding the garage.

REQUIREMENTS

Density & Dimensional Standards

The density of the total project is 1.97 units per acre.

Setbacks

Single Family Lots

Front: 20 ft.

Corner: 5 ft.

Side: 5 ft.

Rear: 10 ft.

Elevations

The exterior building materials for the proposed project will consist of brick, fiber cement, stone and stucco. The developer is proposing the front façades of all residential homes to consist of at least twenty-five (25%) brick or stone. Vinyl and stucco will only be used for eaves, soffits, trim and windows. The minimum heated square footage as proposed for the homes will be 1,600 square feet excluding the garage. The homes constructed on slab foundations shall have a minimum of four courses of brick of standard size extending up the face of the slab.

Landscaping

All single family homes will have sodded front yards prior to the issuance of the certificate of occupancy. Street trees will be provided at a rate of one (1) per fifty (50) linear feet. Each lot will

have at least two (2) front yard trees. A 25-foot landscape buffer is also being provided along the perimeter of the site.

Open Space and Amenities

The project is required to provide at least 12.5% open space which would equal 9.81 acres. The applicant is providing 29.9% or 23.4 acres of common open space. The amenities being offered for the project include: walking trails, gazebo with benches, and a playground area.

Parking

All homes will be provided with a two (2) car garage. All front load garages will have carriage style trim and/or hardware that mimics carriage style doors. Driveways will be able to accommodate at least four (4) vehicles.

Schools

The proposed 154 single family lot subdivision will be within the following school attendance areas for the current school year:

East Elementary	Currently at 73% rated capacity
Monroe Middle	Currently at 88% rated capacity
Monroe High	Currently at 71% rated capacity

Although the above schools are the current assignments for this area, the Union County Public Schools Board of Education has the obligation and reserves the right to modify assignments in order to optimize facility utilization and efficiency. It is not expected that this development will adversely affect enrollments at the above schools.

Sidewalk

The developer is proposing to install five (5) ft. wide sidewalks on both sides of the interior streets as well as a five (5) ft. wide sidewalk along Oakland Drive to Sunset Drive to provide connectivity to Monroe Middle School.

Stormwater

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

Stream Buffer/Flood Plain

All streams located on the site have been provided with a 50 ft. undisturbed stream buffer on both sides as required by the ordinance.

Transportation

The developer is proposing for all streets to be constructed to the City of Monroe street standards and maintained by the City of Monroe. A traffic impact study was completed for this project and was reviewed by both the City of Monroe Engineering Department and the North Carolina Department of Transportation (NCDOT). The required transportation improvement will be the installation of an east bound right turn lane on Sunset Drive to Oakland Drive.

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

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

The proposed project is not consistent with the Future Land Use Plan because the density for the Suburban character area is 2-4 units per acre and this project is at 1.97 units per acre; however, the project is a reasonable use and in the public interest because it will provide a mix of lot sizes as well as providing connectivity between neighborhoods as called for in the land use plan.

PUBLIC NOTIFICATION

1. The applicant held a neighborhood meeting on Tuesday, October 19, 2021 at Eagle Engineering Offices. The meeting also had a virtual attendance option through Zoom. Approximately 5 individuals attended this meeting.
2. A rezoning notification sign will be posted 10 days prior to the public hearing.
3. An official rezoning notification letter will be sent to the adjacent property owners located within at least 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Staff recommends approval of Conditional District “Sun Oaks Amendment 1”.

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

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

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

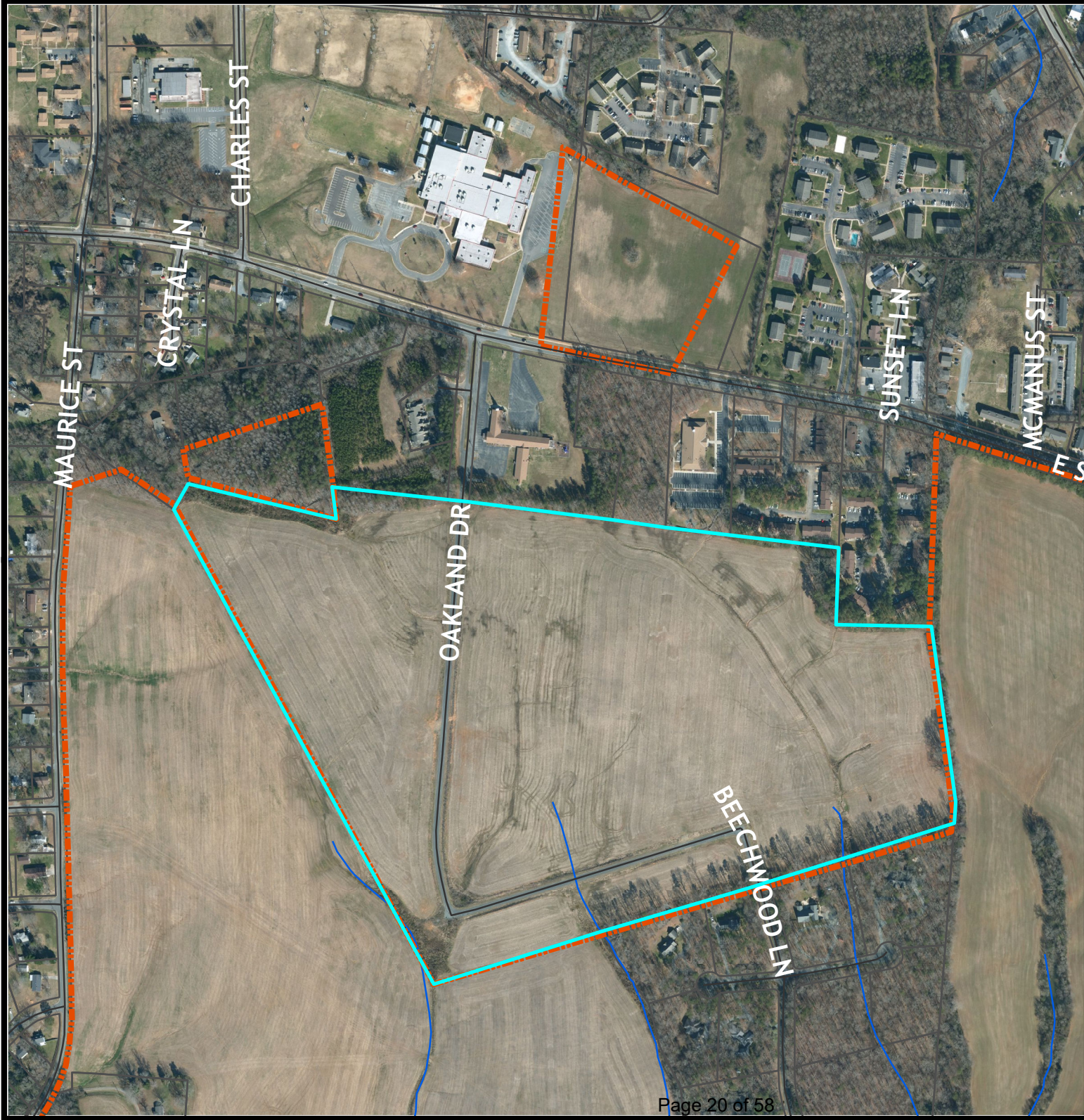
1. *Motion to recommend adoption of the Ordinance amending section 156.98- Conditional Districts Established and section 156.106- Official Zoning Map.*

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

1. Motion to recommend denial of the zoning map amendment

Attachments:

Attachment 1-Ortho Map
Attachment 2-Zoning Map
Attachment 3-Proposed Site Plan
Attachment 4-Elevations
Attachment 5-Future Land Use Map
Attachment 6-FLUM Description
Attachment 7-R-2022-XX Approval
Attachment 8-R-2022-XX Denial
Attachment 9-O-2022-XX 156.106
Attachment 10-O-2022-XX 156.98



Ortho Map

Proposed: Conditional District Sun Oaks Amendment-1

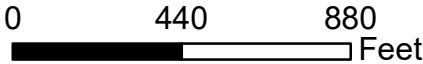
Legend

- Centerlines
- Parcels
- streams

Existing: Conditional District Sun Oaks

Owner: Monroe Township Farms, LLC

Acres: 78.5



Zoning Map

Proposed: Conditional District Sun Oaks Amendment-1

Legend

-  Centerlines
-  Parcels
-  streams

Zoning Districts

Code

-  R-20
-  R-10
-  R-MF
-  OT
-  CD

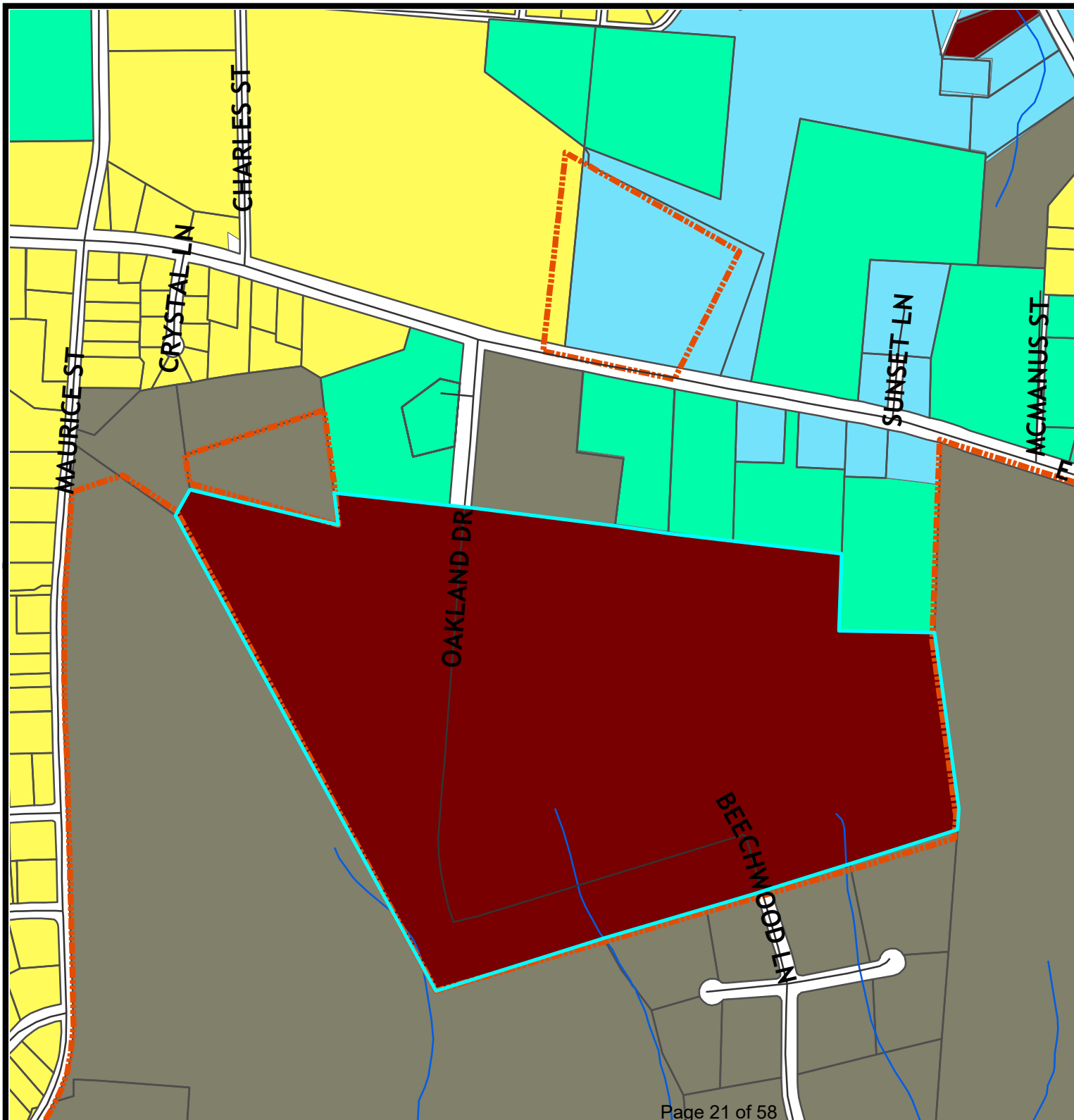
**Existing: Conditional District
Sun Oaks**

**Owner: Monroe Township
Farms, LLC**

Acres: 78.5

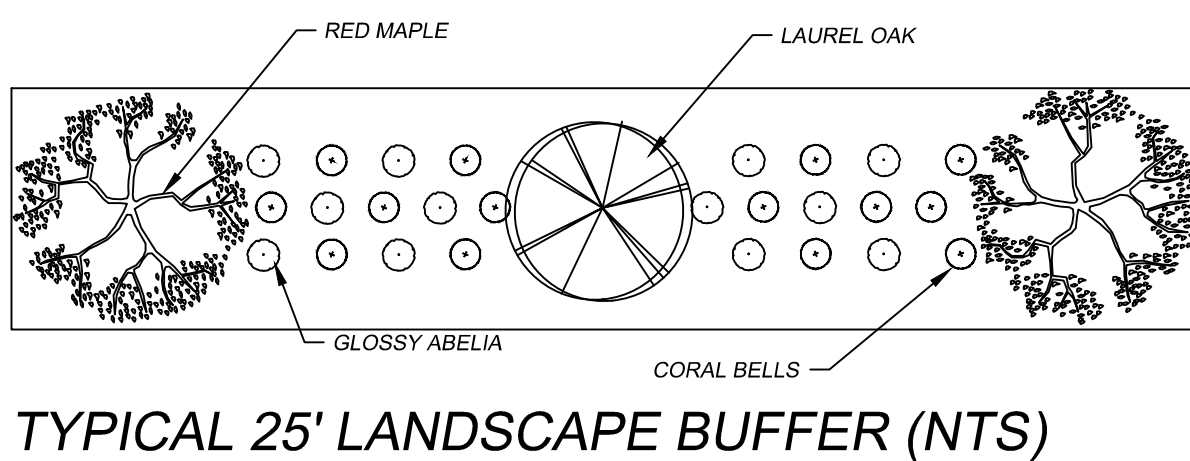


0 440 880
Feet



PLANT SCHEDULE		
COMMON NAME	BOTANICAL NAME	HT
TREES (CANOPY)		
RED MAPLE	ACER RUBRUM	40'-60'
LAUREL OAK	QUERCUS LAURIFOLIA	40'-60'
TREES (EVERGREEN)		
CALIFORNIA INCENSECEDAR	CALOCEDRUS DECURRENS	40'-50'
SHRUBS		
GLOSSY ABELIA	ABELIA x GRANDIFLORA KALEIDOSCOPE	24" MIN
CORAL BELLS	HEUCHERA x 'GEORGIA PEACH'	12"



SITE AND DEVELOPMENT DATA	
JURISDICTION	CITY OF MONROE
TAX PARCEL(S)	09198008
DEED BOOK AND PAGE	B 7279, PG 602
SITE ADDRESS	0 SUNSET DR
CURRENT ZONING	CONDITIONAL DISTRICT 'SUN OAKS'
PROPOSED ZONING	CONDITIONAL DISTRICT 'SUN OAKS AMENDMENT 1'
TOTAL AREA	+/- 78.5 ACRES
TOTAL LOTS	154 LOTS
DENSITY	1.97 UNITS/ ACRE
AREA IN LOTS	42.9 ACRES (54.6%)
OPEN SPACE	23.4 ACRES (29.9%)
ROW	12.2 ACRES (15.5%)
SETBACKS IN CONDITIONAL DISTRICT	
MINIMUM FRONT SETBACK	20'
MINIMUM CORNER/SIDE SETBACK	5'
MINIMUM REAR SETBACK	10'
MINIMUM LOT SIZE	9,375 SQ. FT.
MINIMUM LOT WIDTH	75'

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

PETITIONER SIGNATURE _____ DATE _____

- SITE DEVELOPMENT NOTES**
- PROPOSED REZONING FROM CONDITIONAL DISTRICT 'SUN OAKS' TO CONDITIONAL DISTRICT 'SUN OAKS AMENDMENT 1'.
 - ROADS WILL BE PUBLIC STREETS CONSTRUCTED IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
 - SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
 - ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
 - ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND/OR CITY COUNCIL, IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN. MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS DESIGNEE.
 - TREES WITHIN THE DEVELOPMENT THAT ARE 75' OR GREATER IN CIRCUMFERENCE WILL BE PRESERVED AND WILL NOT BE REMOVED TO THE EXTENT PRACTICAL.
 - TREES WITHIN THE DEVELOPMENT THAT ARE 25' OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, DRIVEWAY AREA, STORM WATER MANAGEMENT FEATURE, OR STORM OR UTILITY EASEMENT.
 - DEVELOPER RESERVES THE RIGHT TO REMOVE SICK OR DAMAGED TREES AT THE DISCRETION OF A CERTIFIED ARBORIST.
 - SETBACK MEASUREMENTS SHALL BE MADE FROM THE EXTERIOR WALL DIMENSION AT THE FOUNDATION. ARCHITECTURAL FEATURES (INCLUDING BUT NOT LIMITED TO OVERHANGS, STOPS, EAVES, AND SOFFITS) AND MECHANICAL UNITS MAY PROJECT INTO SETBACKS.
 - LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
 - HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BAP AREAS, ETC.
 - FIVE (5) FOOT WIDE SIDEWALKS WILL BE REQUIRED ON BOTH SIDES OF THE INTERIOR STREETS THROUGHOUT THE DEVELOPMENT.
 - COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 30% OF THE CERTIFICATE OF OCCUPANCY ISSUED.
 - THE MINIMUM LOT SIZE IS 9,375 SF. THE AVERAGE LOT SIZE IS 12,089 SF. LOT SIZES ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PHASE. ALL LOTS WILL MAINTAIN THE MINIMUM LOT SIZE OF 9,375 SF SHOWN ON THIS PLAN WHEN PROJECT IS PLATED.
 - EXTERIOR BUILDING MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO AND/OR BRICK. BRICK VENEER WILL BE USED ON THE FOUNDATIONS. HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM FOUR COURSE BRICK, OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB.
 - HOUSE FRONTAGE CLADDING SHALL HAVE A MINIMUM OF 25% ARCHITECTURAL ELEMENTS OF EITHER STONE OR BRICK MATERIAL WITH THE REMAINING CLADDING FRONTAGE TO BE FIBER CEMENT. VINYL WILL BE USED FOR TRIM WORK ONLY.
 - MINIMUM HOUSE SIZE SHALL BE 1,800 SF.
 - STREET TREES SHALL BE PROVIDED AT A RATE OF 1 PER 50 LINEAR FT. A CALIPER OF 1 1/2 INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES.
 - EACH LOT SHALL HAVE AT LEAST 2 FRONT YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE MINIMUM CALIPER OF 1 1/2 INCHES MEASURED 6 INCHES ABOVE GRADE.
 - ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE. EACH DRIVEWAY SHALL BE ABLE TO ACCOMMODATE AT LEAST FOUR (4) VEHICLES.
 - THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNINTERRUPTED) FOR A DISTANCE OF MORE THAN 10 LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
 - THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
 - ALL EXPOSED CHIMNEYS SHALL BE STUCCO OR BRICK VENEER CONSISTENT WITH THE ARCHITECTURE.
 - FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SOODED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - ALL HOMES SHALL HAVE A MINIMUM OF A TWO (2) CAR ATTACHED GARAGE.
 - ALL FRONT LOAD GARAGES SHALL HAVE CARRIAGE STYLE TRIM AND/OR HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.
 - ACCESSORY STRUCTURES SHALL NOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME AND SHALL MAINTAIN A FIVE-FOOT (5') SETBACK FROM ALL PROPERTY LINES. ACCESSORY STRUCTURES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS.
- OFF-ROAD IMPROVEMENTS:**
- AN EASTBOUND RIGHT TURN LANE ON SUNSET DRIVE TO OAKLAND ROAD WITH THE APPROPRIATE STORAGE AND TAPER WILL BE REQUIRED.
 - A FIVE-FOOT WIDE SIDEWALK SHALL BE EXTENDED ALONG OAKLAND DRIVE TO EAST SUNSET DRIVE TO PROVIDE CONNECTIVITY TO MONROE MIDDLE SCHOOL.
- GENERAL PROVISIONS:**
- DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS CONDITIONAL ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE (UDC).
 - 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.
 - EAGLE ENGINEERING IS NOT A LICENSED ARCHITECTURAL LANDSCAPE FIRM. ALL FINAL PLANT AND TREE SELECTION SHALL BE COORDINATED WITH THE DEVELOPER AND THE CITY OF MONROE PRIOR TO INSTALLATION. FINAL SELECTION OF SPECIES IS SUBJECT TO CITY OF MONROE APPROVAL AND ANY SPECIAL INSTALLATION REQUIRED SHALL BE BY OTHERS.
 - ZONING IS TO BE CHANGED FROM CONDITIONAL DISTRICT 'SUN OAKS' TO CONDITIONAL DISTRICT 'SUN OAKS AMENDMENT 1'.

EAGLE ENGINEERING

FIRM LICENSE # C-0873
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NO.	DATE	BY	ISSUE
1	9/20/2021	MMH	REVISED PER CITY OF MONROE COMMENTS
2	11/8/2021	MMH	REVISED PER CITY OF MONROE COMMENTS

**REZONING
SITE PLAN**

DESIGNED BY	BLD	CHECKED BY	BLD
AS SHOWN	Scale	JTH	7565
		DATE	07/28/2021

Sheet

RZP-1





Future Land Use Map

Proposed: Conditional District Sun Oaks Amendment-1

Legend

Centerlines

Parcels

FLUM

Suburban

Traditional Development

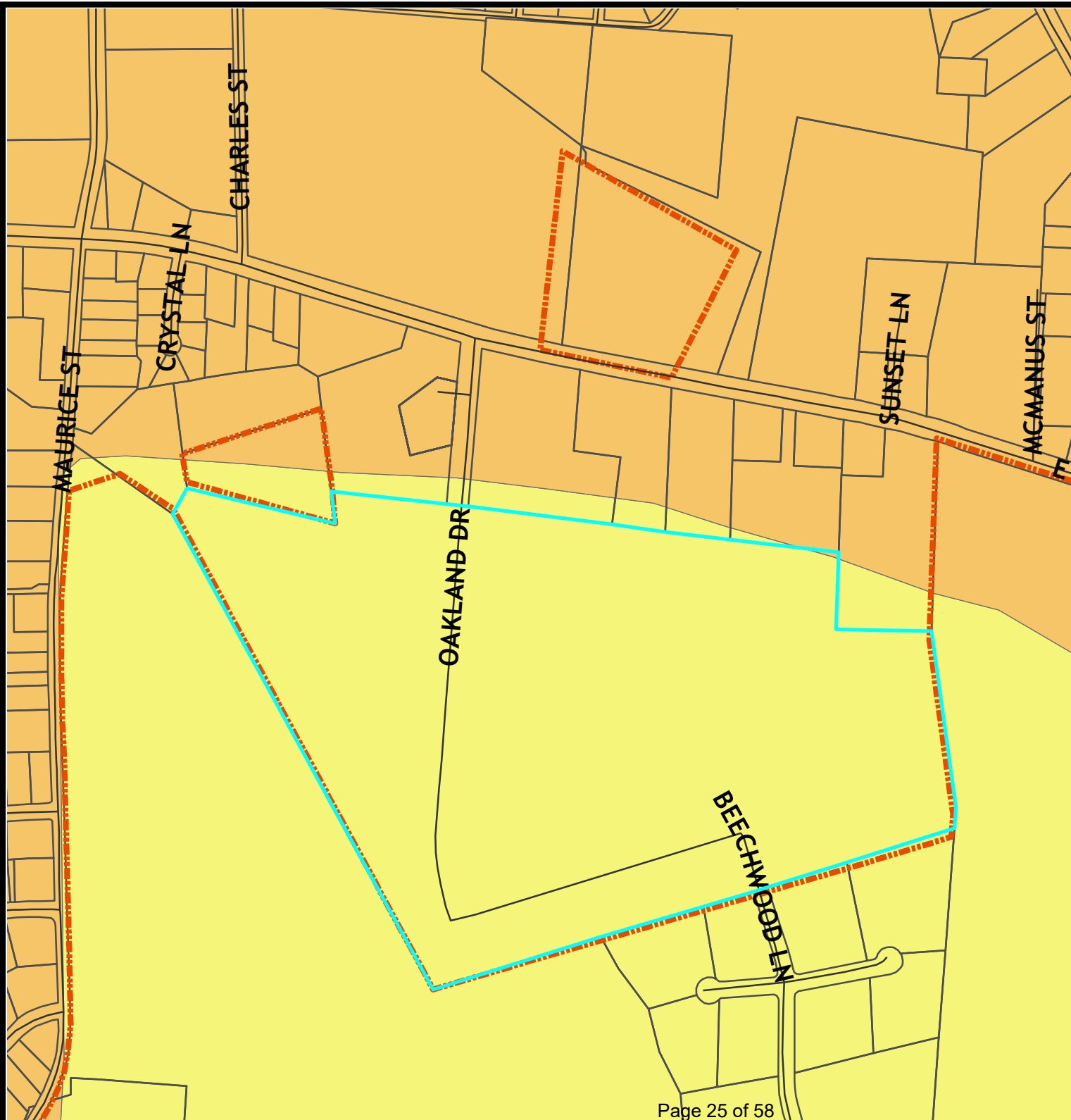
Existing: Conditional District Sun Oaks

Owner: Monroe Township Farms, LLC

Acres: 78.5



0 440 880 Feet



Future Land Use Plan

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

The proposed project is not consistent with the Future Land Use Plan because the density for the Suburban character area is 2-4 units per acre and this project is at 1.97 units per acre; however, the project is a reasonable use and in the public interest because it will provide a mix of lot sizes in this area.

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “SUN OAKS AMENDMENT 1”
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 “*SUN OAKS AMENDMENT 1*” further described below property is not consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The proposed project is not consistent with the Future Land Use Plan because the density for the Suburban character area is 2-4 units per acre and this project is at 1.97 units per acre; however, the project is a reasonable use and in the public interest because it promotes open space preservation by providing more than 23 acres of open space. Additionally, this project will provide a mix of lot sizes ranging from approximately 9,375 square feet to 43,000 square feet with an average of 12,000 square feet, as well as provide connectivity between neighborhoods as called for in the land use plan. Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for approval, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-198-008.

Adopted this 5th day of January, 2022.

Richard Yercheck, Chair

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “SUN OAKS AMENDMENT 1”
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 “*SUN OAKS AMENDMENT 1*” further described below property is not consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The proposed project is not consistent with the Future Land Use Plan because the density for the Suburban character area is 2-4 units per acre and this project is at 1.97 units per acre. The proposed project is not a reasonable use or in the public interest because the majority of the surrounding lots are substantially larger than what’s being proposed and because of the potential traffic that will be generated by the project in an area that is already congested by Monroe Middle School.

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): 09-198-008.

Adopted this 5th day of January, 2022.

Richard Yercheck, 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 §156.98 **CONDITIONAL DISTRICTS ESTABLISHED** as follows:

Conditional District (CD) “Sun Oaks Amendment 1”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 8th day of February, 2022

Attest:

Marion L. Holloway, Jr., 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 §156.106 OFFICIAL ZONING MAP as follows:

Rezone the property located along Oakland Drive further identified with parcel ID number 09-198-008 from Conditional District (CD) “Sun Oaks” to Conditional District (CD) “Sun Oaks Amendment 1”.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 8th day of February, 2022

Attest:

Marion L. Holloway, Jr., Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: January 5, 2022

FROM: Doug Britt, Senior Planner

PREPARED BY: Lisa Stiwinter, Planning and Development Director

SUBJECT: Annexation of 113.754 acres located along Deese Road and further identified with parcel ID numbers 09-177-023, 09-177-023-B, 09-177-023-D, 09-177-024-E, 09-177-024-F, & 09-177-024-G

SUMMARY STATEMENT

Planning Board is requested to consider the annexation of 113.754 acres located along Deese Road and further identified with parcel ID numbers 09-177-023, 09-177-023-B, 09-177-023-D, 09-177-024-E, 09-177-024-F, & 09-177-024-G.

REVIEW

Provident Bayard, LLC is requesting annexation of 113.754 acres located along Deese Road and further identified with parcel ID numbers 09-177-023, 09-177-023-B, 09-177-023-D, 09-177-024-E, 09-177-024-F, & 09-177-024-G. The annexation is being requested in order to develop a 256 lot single family residential subdivision.

RECOMMENDATION

Staff recommends approval of the annexation.

Attachments:

Attachment 1- Ortho Map
Attachment 2- Annexation Plat

Ortho Map

Proposed: Conditional District Wellington

Legend

-  City Limits
-  Centerlines
-  Parcels
-  streams
-  MONROE.FEMA_Year2014

**Existing: R40
(Residential- Low Density)
City of Monroe and
Union County**

**Owner: Dennis Nance, Dawn
Stegall, Laura Martin, Gus
Billingsley, Gail Howard, &
Robet Brooks**

Acres: 119.71



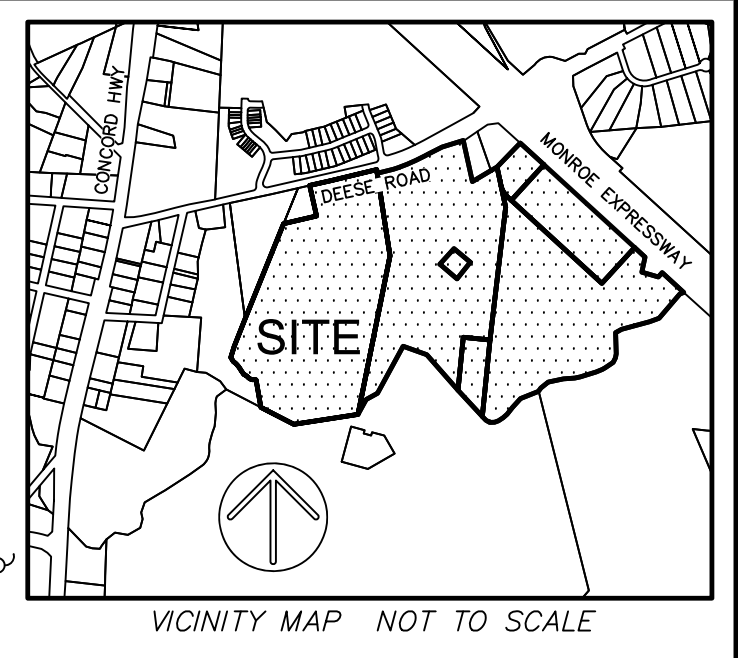
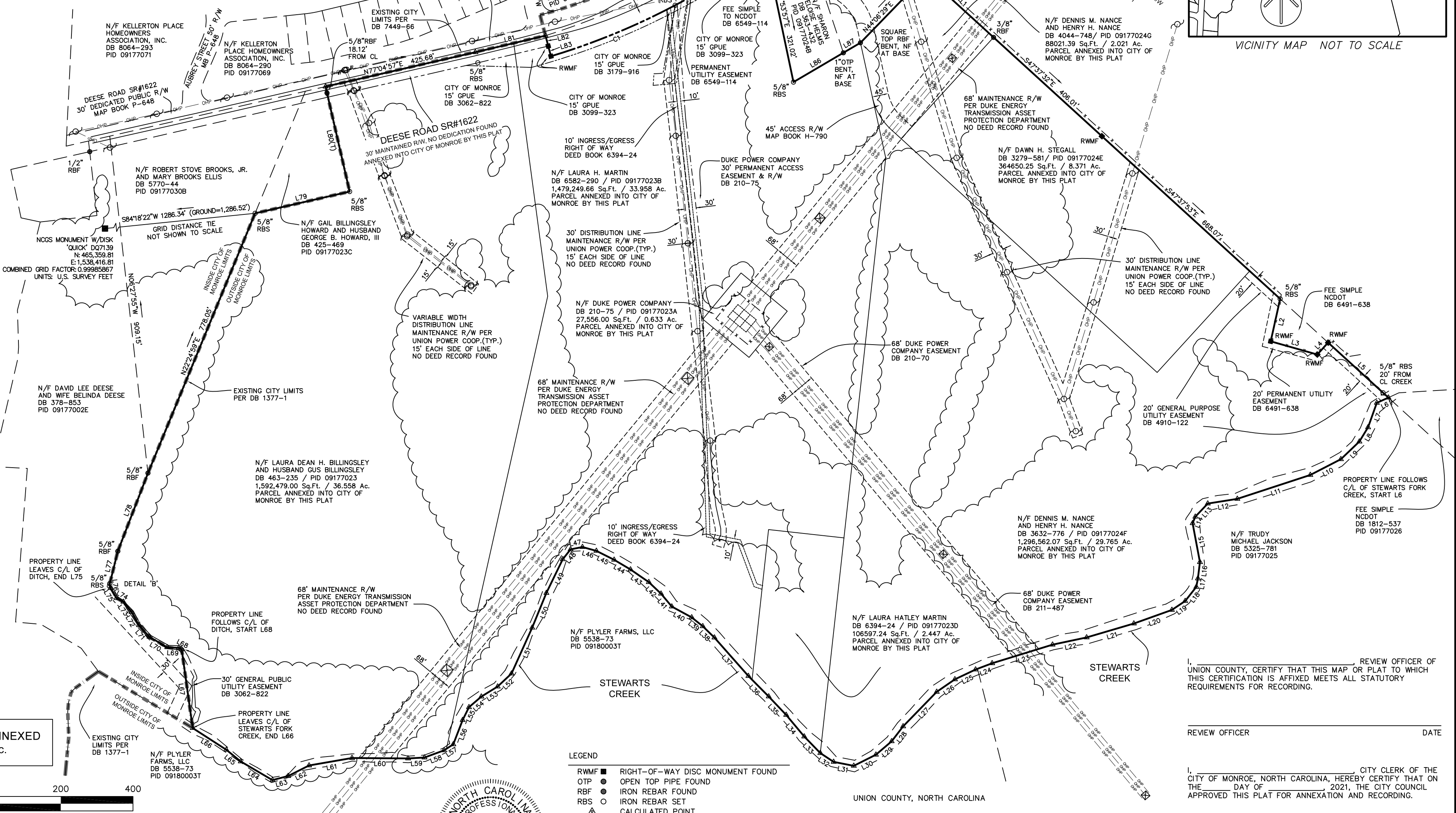
0 580 1,160
Feet

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S47°38'54"E	254.45
L2	S12°31'05"W	120.54
L3	S74°11'48"E	134.11
L4	N42°21'11"E	48.57
L5	S47°37'53"E	225.84
L6	S65°28'18"W	35.22
L7	S19°43'44"W	71.76
L8	S31°19'21"W	46.36
L9	S46°26'11"W	70.67
L10	S62°42'20"W	95.25
L11	S71°51'57"W	212.65
L12	S70°18'09"W	111.86
L13	S49°15'44"W	50.22
L14	S22°59'46"W	19.27
L15	S10°40'01"E	109.81
L16	S07°04'41"W	45.57
L17	S10°55'41"W	23.81
L18	S38°15'56"W	49.64
L19	S56°02'28"W	44.29
L20	S70°18'09"W	111.86
L21	S71°51'57"W	212.65
L22	S72°52'34"W	174.96
L23	S69°23'52"W	49.06
L24	S64°32'01"W	61.00
L25	S55°32'53"W	61.00
L26	S44°16'04"W	133.41
L27	S37°22'18"W	52.12
L28	S32°21'11"E	48.57
L29	S27°21'11"E	48.57
L30	S22°21'11"E	48.57
L31	S17°21'11"E	48.57
L32	S12°21'11"E	48.57
L33	S07°21'11"E	48.57
L34	S02°21'11"E	48.57
L35	S07°21'11"E	48.57
L36	S12°21'11"E	48.57
L37	S17°21'11"E	48.57
L38	S22°21'11"E	48.57
L39	S27°21'11"E	48.57
L40	S32°21'11"E	48.57
L41	S37°21'11"E	48.57
L42	S42°21'11"E	48.57
L43	S47°21'11"E	48.57
L44	S52°21'11"E	48.57
L45	S57°21'11"E	48.57
L46	S62°21'11"E	48.57
L47	S67°21'11"E	48.57
L48	S72°21'11"E	48.57
L49	S77°21'11"E	48.57
L50	S82°21'11"E	48.57
L51	S87°21'11"E	48.57
L52	S92°21'11"E	48.57
L53	S97°21'11"E	48.57
L54	S02°21'11"E	48.57
L55	S07°21'11"E	48.57
L56	S12°21'11"E	48.57
L57	S17°21'11"E	48.57
L58	S22°21'11"E	48.57
L59	S27°21'11"E	48.57
L60	S32°21'11"E	48.57
L61	S37°21'11"E	48.57
L62	S42°21'11"E	48.57
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L87	S67°21'11"E	48.57
L88	S72°21'11"E	48.57
L89	S77°21'11"E	48.57
L90	S82°21'11"E	48.57
L91	S87°21'11"E	48.57

CURVE TABLE			
LABEL	RADIUS	ARC LENGTH	CHORD BEARING DELTA
C1	1910.00	372.32	371.73 N67°41'07"E 111°10'08"

- NOTES
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X AND AE. FIRM MAP 3710542800, EFFECTIVE DATE 10/16/2008. FLOOD LINES SHOWN ARE SCALED FROM REFERENCE MAP.
 - THIS SURVEY IS SUBJECT TO ALL RECORDED OR UNRECORDED EASEMENTS, RIGHTS OF WAY AND ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
 - THE PURPOSE OF THIS PLAT IS TO ANNEX THESE PARCELS INTO THE CITY OF MONROE, WITH NO GAPS OR OVERLAPS BETWEEN EXISTING ANNEXATION LIMITS.
 - ALL CORNERS SET WITH 5/8" REBAR UNLESS OTHERWISE NOTED.
 - ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.

I ALSO CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:
CLASS OF SURVEY: AA
POSITIONAL ACCURACY: H=0.03'
GPS PROCEDURE: REAL-TIME KINEMATIC
DATE OF SURVEY: 05-04-2021
DATUM/EPOCH: NAD83/2011
PUBLISHED/FIXED CONTROL USE: 'QUICK' DQ7139
GEOD MODEL: 12A
COMBINED GRID FACTOR: 0.99985867
UNITS: US SURVEY FEET



I, _____, REVIEW OFFICER OF THE CITY OF MONROE, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

I, _____, CITY CLERK OF THE CITY OF MONROE, NORTH CAROLINA, HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2021, THE CITY COUNCIL APPROVED THIS PLAT FOR ANNEXATION AND RECORDING.

CITY CLERK _____ DATE _____

- LEGEND
- RWMF ■ RIGHT-OF-WAY DISC MONUMENT FOUND
 - OTP ● OPEN TOP PIPE FOUND
 - RBF ● IRON REBAR FOUND
 - RBS ○ IRON REBAR SET
 - ▲ CALCULATED POINT
 - PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - APPROXIMATE CITY LIMITS
 - OVERHEAD POWER LINE
 - POWER POLE
 - N/F NOW OR FORMERLY
 - NCDOT DEPARTMENT OF TRANSPORTATION, AN AGENCY OF THE STATE OF NORTH CAROLINA

- REFERENCES
- DB 6402-816
 - DB 3279-574
 - DB 3278-581
 - DB 1805-32
 - DB 5770-44
 - DB 6402-816
 - DB 6582-290
 - DB 7772-137
 - MB 0-789-MB P-648
 - MB H-790
 - MB H-628-633
 - DB 1723-95
 - DB 4044-748
 - DB 6549-114
 - DB 6491-638
 - DB 6585-626
 - DB 6586-629
 - NCDOT ROAD PLANS, PROJECT No. R-3329/R-2559, SHEET 45-46, 102

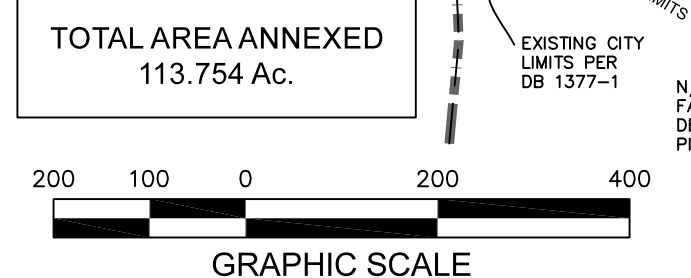
UNION COUNTY, NORTH CAROLINA

I, _____, A NOTARY PUBLIC OF UNION COUNTY, NORTH CAROLINA, CERTIFY THAT KEITH BURNS, A PROFESSIONAL LAND SURVEYOR PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

STAMP OR SEAL _____



ATLAS
SURVEYING, INC.

13331 YORK CENTER DRIVE, SUITE E
CHARLOTTE, NC 28273
PHONE: (980) 949-8475
WEBSITE: WWW.ATLASSURVEYING.COM

I, KEITH BURNS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (LISTED REFERENCES); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN LISTED REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

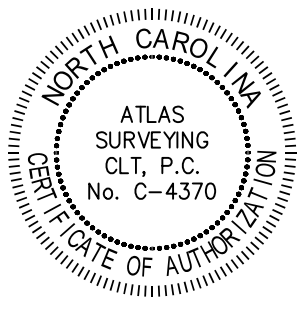
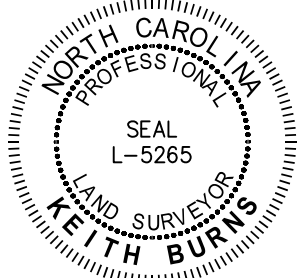
THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.

THIS IS TO CERTIFY THAT THIS SURVEY IS AN ANNEXATION SURVEY, WHICH IS AN EXCEPTION TO THE DEFINITION OF "SUBDIVISION" PURSUANT TO GENERAL STATUTE 47-30F.11D.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 16TH DAY OF DECEMBER, A.D., 2021.

FOR REVIEW ONLY

KEITH BURNS, P.L.S. No. L-5265





STAFF REPORT

TO: Planning Board Members

DATE: January 5, 2021

FROM: Lisa Stiwwinter, Director of Planning & Development

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map Amendment and text amendment request for Conditional District “Wellington” (Parcel ID #'s: 09-177-023, 09-177-023-B, 09-177-023-C, 09-177-023-D, 09-177-024-E, 09-177-024-F, 09-177-024-G, & 09-177-030-B)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment for the properties located along Deese Road and further identified as tax parcel #'s 09-177-023, 09-177-023-B, 09-177-023-C, 09-177-023-D, 09-177-024-E, 09-177-024-F, 09-177-024-G, & 09-177-030-B. The request is to annex and rezone the properties from R-40 City of Monroe and RA-40 (Union County Residential Low Density) to Conditional District (CD) “Wellington”.

REVIEW

The applicant, Provident Bayard, LLC is requesting a conditional district rezoning in order to develop a 256 lot residential subdivision. The total area of the project is 119.71 acres with 42.9% or 51.40 acres of common open space. The density of this project is 2.14 units per acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Single-Family Residential	Conditional District “Kellerton” (Single Family Residential)
East	Monroe Express Way	RA-40 Union County (Single Family Residential)
South	Agriculture	RA-40 Union County (Single Family Residential)
West	Single-Family Residential	R-40 City of Monroe (Single Family Residential)

Proposal

The applicant is requesting a conditional district rezoning in order to develop a 256 lot residential subdivision that will consist of single-family detached homes with approximately 42.9% or 51.40 acres of open space. The minimum lot size for the project will be 6,000 square feet with a range up to 20,000 square feet. The developer is providing a mixture of lot types that will include a 51-foot wide lot, 60-foot wide lot and an 80-foot wide lot. The minimum heated square footage of the homes will be 1,600 square feet excluding the garage.

Lot Type	Number of Lots
Existing home onsite to remain	1
51- foot wide lot, single family home with two (2)-car garage	123
60- foot wide lot, single family home with two (2)-car garage	97
80- foot wide lot, single family home with two (2)-car garage	35
Total	256

REQUIREMENTS

Density & Dimensional Standards

The density of the project is 2.14 units per acre.

Setbacks

Front: 20 ft.

Side: 5 ft.

Corner: 10 ft.

Rear: 20 ft.

Zoning District	Maximum Allowable Density
R-40	1 units per acre
R-20	2 units per acre

Elevations

The exterior building materials for the proposed project will consist of brick, fiber cement, stone and stucco. The developer is proposing the front façade to consist of at least twenty-five (25%) brick or stone. Vinyl will only be used for eaves, soffits, trim, garage doors and windows. The minimum heated square footage as proposed for the project will be 1,600 square feet excluding the garage. Houses built on slab foundations shall have a minimum four course brick, of standard size, extending up the face of the slab on all sides. All garages shall include but not be limited to carriage style hardware.

Landscaping/Buffering

All homes will have sodded front yards prior to the issuance of the certificate of occupancy. Each single family home will be provided with two (2) yard trees at the time of the certificate of occupancy. Street trees will be provided at a rate of one (1) tree per fifty (50) feet throughout the development. The street tree layout and planting schedule will be finalized during the construction plan review. The developer is proposing a 20 foot landscape buffer around the entire project.

Open Space and Amenities

The project is required to provide at least 12.5% open space for the land area of the residential portion of the project, which equals 14.96 acres. The applicant is providing 42.9% or 51.40 acres of open space. The amenity area will include the following features: bike rack, cabana, greenspace/landscaping, miniature soccer field, swimming pool and a tot lot. The open space area does include 13.94 acres of floodplain and 5.40 acres of Duke Power right-of-way.

Parking

All of the single family detached homes will be provided with a two (2)-car garage and a driveway that will accommodate at least two (2) vehicles.

Schools

The proposed 256 unit development is currently within the following school attendance areas:

Unionville Elementary	Currently at 95% rated capacity
Piedmont Middle	Currently at 89% rated capacity
Piedmont High	Currently at 77% rated capacity

Although the above schools are the current assignments for this area, the Union County Public Schools Board of Education has the obligation and reserves the right to modify assignments in order to optimize facility utilization and efficiency. Per Board of Education policy, Unionville ES is no longer accepting transfers due to high enrollment. Additional residential construction contributes to high enrollments, which in turn exacerbate problems such as:

- Additional mobile classrooms
- Inadequate capacity for food service and rest room facilities
- Rationing of access to the Media Center
- Insufficient parking and queuing space for parents to safely deliver or pick up their children
- Inadequate planning/meeting space for additional staff

Sidewalk

The developer is proposing to install five (5) ft. wide sidewalks on both sides of the interior streets as well as an eight (8) ft. wide sidewalk along the property frontage of Deese Road.

Stormwater

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

Stream Buffer/Flood Plain

There is approximately 13.94 acres of flood plain within the project, which is entirely within the common open space. All streams located on the site have been provided with a 50 ft.

undisturbed stream buffer on both sides as required by the ordinance. Additionally, there will be no development within the flood plain.

Transportation

The project is proposed to be accessed by two entrances off Deese Road. The developer is proposing for the project to have publicly maintained streets by the City of Monroe. The streets will be constructed and inspected to the City of Monroe street standards. A traffic impact study was completed for this project and was reviewed by both the City of Monroe Engineering Department and the North Carolina Department of Transportation (NCDOT). The required transportation improvements for the project are as follows:

US 601 (Concord Highway) and Deese Road:

- Install a traffic signal.
- Construct an exclusive southbound left-turn lane with storage
- Construct an exclusive westbound right-turn lane with storage
- Construct an exclusive northbound right-turn lane with storage

Deese Road and Kellerton Access/Site Access A

- Construct an exclusive eastbound left-turn lane with storage
- Construct an exclusive eastbound right-turn lane with storage
- Construct an exclusive westbound left-turn lane with storage

Deese Road and Kellerton Access/Site Access B

- Construct an exclusive eastbound left-turn lane with storage
- Construct an exclusive eastbound right-turn lane with storage
- Construct an exclusive westbound left-turn lane with storage
- Three lane roadway section shall be constructed along Deese Road between the site Access A and site Access B of the proposed subdivision

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

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

The proposed project is consistent with the Future Land Use Plan. The project is a reasonable use and in the public interest because it provides a mix of lot sizes and is consistent with the allowable density.

PUBLIC NOTIFICATION

The applicant sent a notification letter to the property owners within 150 feet of the subject properties and held a neighborhood meeting on Tuesday, October 5th to discuss the project. The meeting was held in person and virtually via Zoom as well.

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 Conditional District “Wellington”.

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

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

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

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

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

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

Attachments:

Attachment 1-Ortho Map
Attachment 2-Zoning Map
Attachment 3-Site Plan & Elevations
Attachment 4-Future Land Use Map
Attachment 5-FLUM Description
Attachment 6-R-2022-xx Approval
Attachment 7-R-2022-xx Denial
Attachment 8-O-2022-XX Section 156.106
Attachment 9-O-2022-XX Section 156.98

Ortho Map

Proposed: Conditional District Wellington

Legend

-  City Limits
-  Centerlines
-  Parcels
-  streams
-  MONROE.FEMA_Year2014

**Existing: R40
(Residential- Low Density)
City of Monroe and
Union County**

**Owner: Dennis Nance, Dawn
Stegall, Laura Martin, Gus
Billingsley, Gail Howard, &
Robet Brooks**

Acres: 119.71



0 580 1,160
Feet

Zoning Map

Proposed: Conditional District Wellington

Legend

- City Limits
- Centerlines
- Parcels

Zoning Districts

Code

- R-40
- G-I
- GB
- CD

UC Zoning Districts

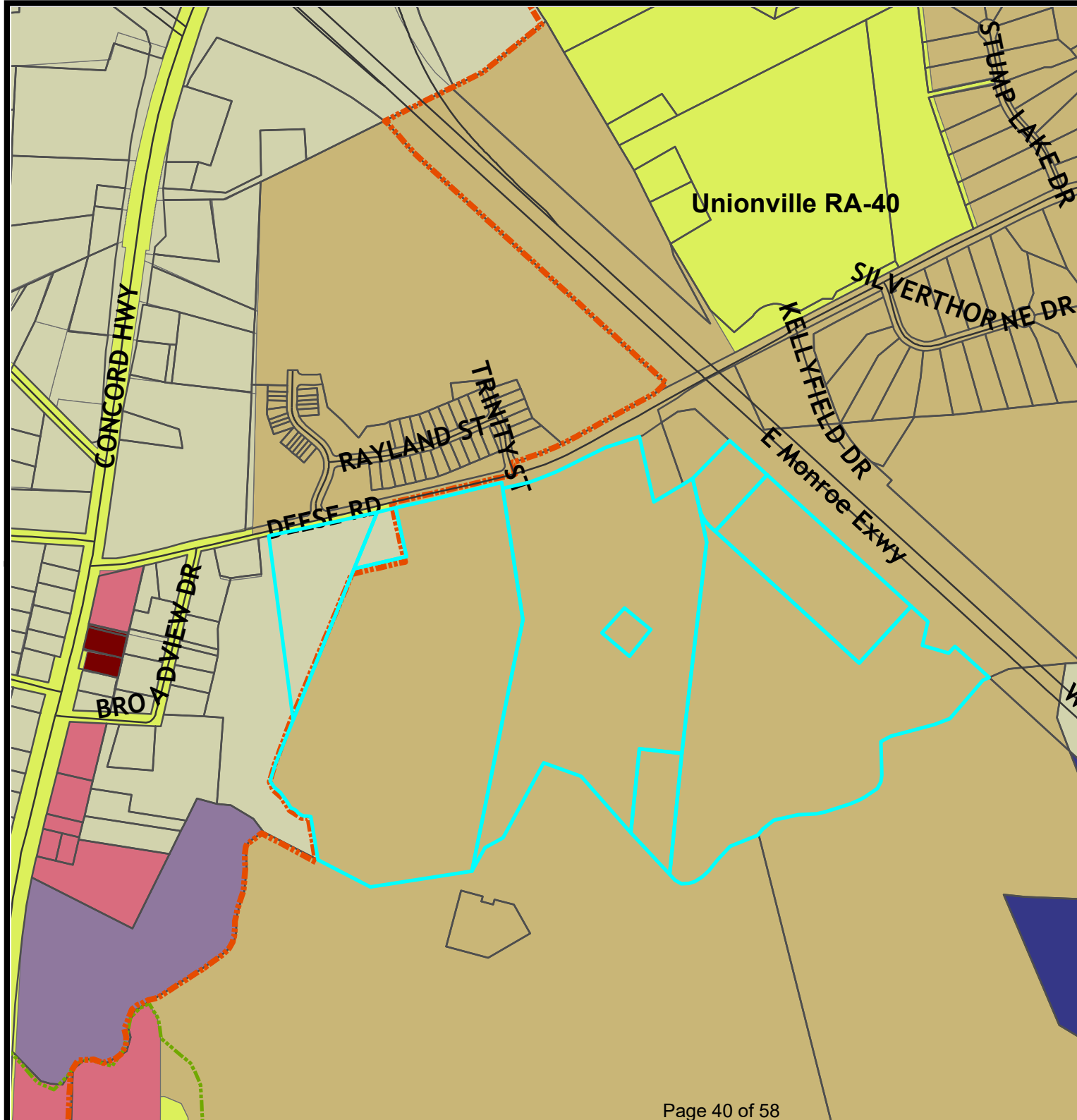
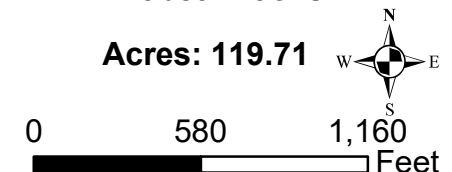
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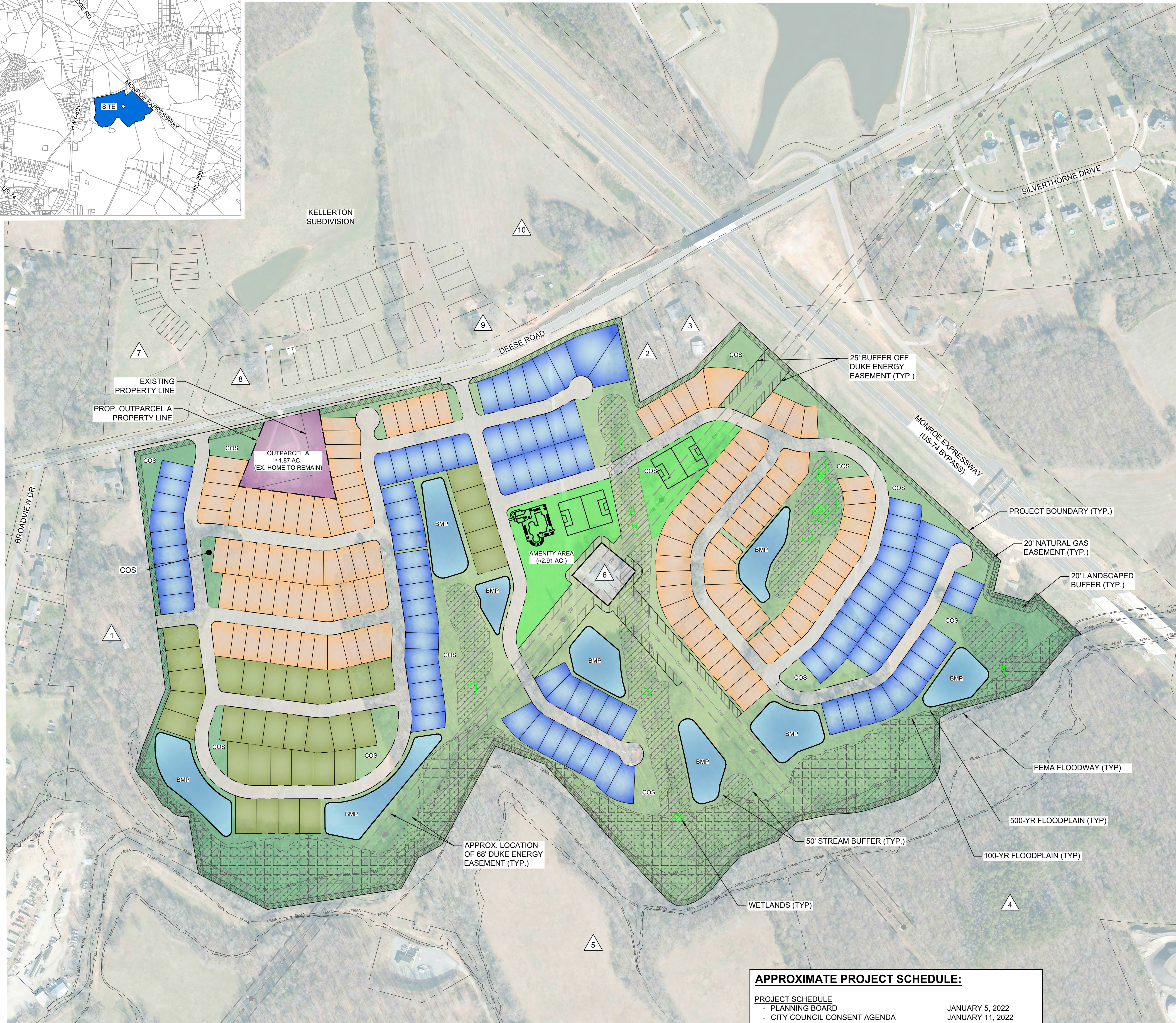
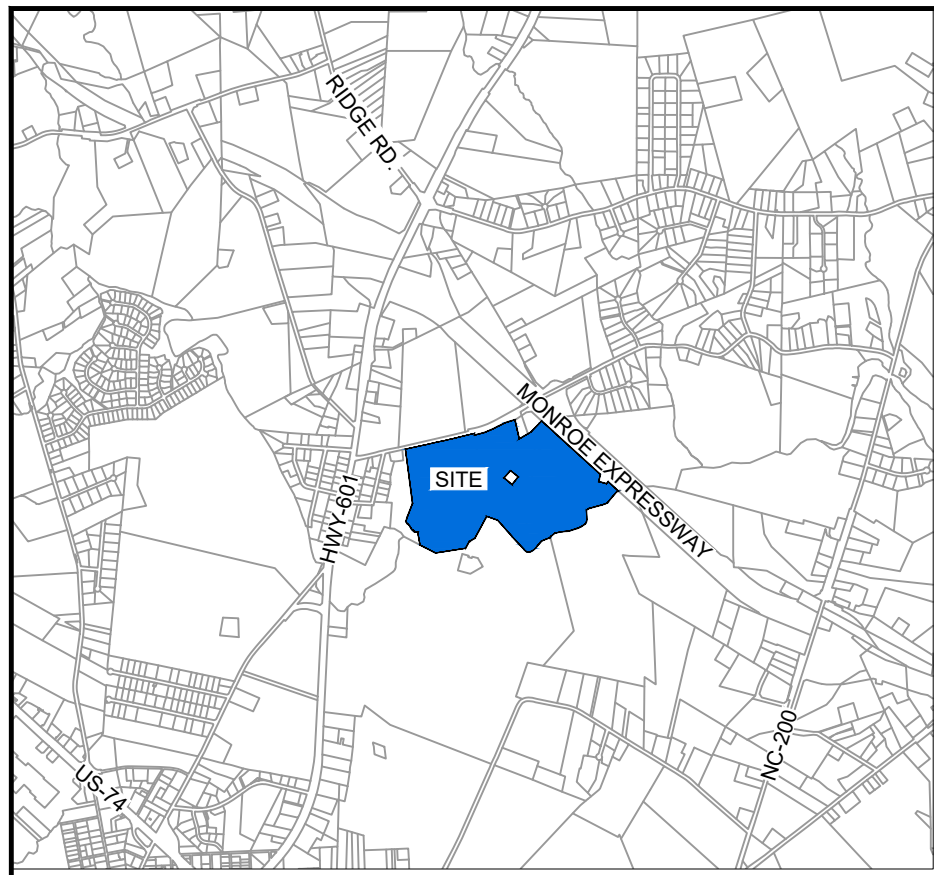
- CITY
- LI
- RA-40

Existing: R40
(Residential- Low Density)
City of Monroe and
Union County

Owner: Dennis Nance, Dawn
Stegall, Laura Martin, Gus
Billingsley, Gail Howard, &
Robert Brooks

Acres: 119.71





NUMBER	PROPERTY OWNER (NOW OR FORMERLY)	PIN	DEED		PLAT		ZONING	CURRENT PROPERTY USAGE
			BOOK	PAGE	BOOK	PAGE		
1	DAVID LEE DEESE AND BELINDA DEESE	09177002E					R-40	SINGLE-FAMILY HOME
2	SHARON E. HELMS	09177024B					RA-40 (Union County)	SINGLE-FAMILY HOME
3	SHARON E. HELMS	09177024C	3279	574	H	790	RA-40 (Union County)	SINGLE-FAMILY HOME
4	TRUDY MICHAEL JACKSON	09177025	5325	781			RA-40 (Union County)	VACANT
5	PLYLER FARMS, LLC.	09180003T					RA-40 (Union County)	SINGLE-FAMILY HOME/FARM
6	DUKE ENERGY CORPORATION	09177023A					RA-40 (Union County)	UTILITY STATION
7	M/I HOMES OF CHARLOTTE, LLC.	09177071	7772	133			CITY (Union County)	SINGLE-FAMILY HOME/FARM
8	M/I HOMES OF CHARLOTTE, LLC.	09177069	7772	133			CITY (Union County)	SINGLE-FAMILY HOME/FARM
9	M/I HOMES OF CHARLOTTE, LLC.	09177070	7772	133			CITY (Union County)	SINGLE-FAMILY HOME/FARM
10	M/I HOMES OF CHARLOTTE, LLC.	09177029	7772	133			CITY (Union County)	SINGLE-FAMILY HOME/FARM

APPROXIMATE PROJECT SCHEDULE:

PROJECT SCHEDULE	
- PLANNING BOARD	JANUARY 5, 2022
- CITY COUNCIL CONSENT AGENDA	JANUARY 11, 2022
- CITY COUNCIL DECISION MEETING	FEBRUARY 8, 2022
- CONSTRUCTION DOCUMENT COMPLETION	MARCH 11, 2022
- W&S PERMITS/START OF CONSTRUCTION	AUGUST 1, 2022
- FIRST WATER METER	APRIL 1, 2023

WATER METER RELEASE	
- PHASE 1 (100 LOTS)	APRIL 1, 2023
- PHASE 2 (85 LOTS)	JUNE 1, 2024
- PHASE 3 (71 LOTS)	MAY 1, 2025

LOT TYPE	# OF LOTS	MIN. WIDTH	MIN. AREA	AVG. AREA
80' TRADITIONAL DETACHED	35	80'	9,200 SF	10,000 SF
60' TRADITIONAL DETACHED	97	60'	6,900 SF	8,100 SF
51' TRADITIONAL DETACHED	123	51'	6,000 SF	6,950 SF

DEVELOPMENT SUMMARY

SITE AREA:	+/- 119.71 ACRES
TAX PARCELS:	09177030B, 09177023C, 09177023, 09177023B, 09177023D, 09177024F, 09177024E & 09177024G
DEVELOPER:	PROVIDENT-BAYARD 1108 INDUSTRIAL DRIVE MATTHEWS, NC 281053
DESIGN ENGINEER:	W.K. DICKSON - EDWIN SUDDRETH, PE 1213 W. MOREHEAD STREET, SUITE 300 CHARLOTTE, NC 28208 PHONE NUMBER: (704)-334-5348 ESUDDRETH@WKDICKSON.COM

EXISTING ZONING:	RA-40 (UNION) & R-40 (MONROE)
PROPOSED ZONING:	WELLINGTON CONDITIONAL DISTRICT
TOTAL SITE ACREAGE:	~119.71 AC.
EXISTING USE:	SINGLE FAMILY/VACANT
PROPOSED USE:	SINGLE FAMILY DETACH

TOTAL NUMBER OF LOTS:	256
EX. HOME SITE TO REMAIN:	1
DETACHED 80' LOTS:	35
DETACHED 60' LOTS:	97
DETACHED 51' LOTS:	123

PROPOSED DENSITY:	2.14 D.U.A
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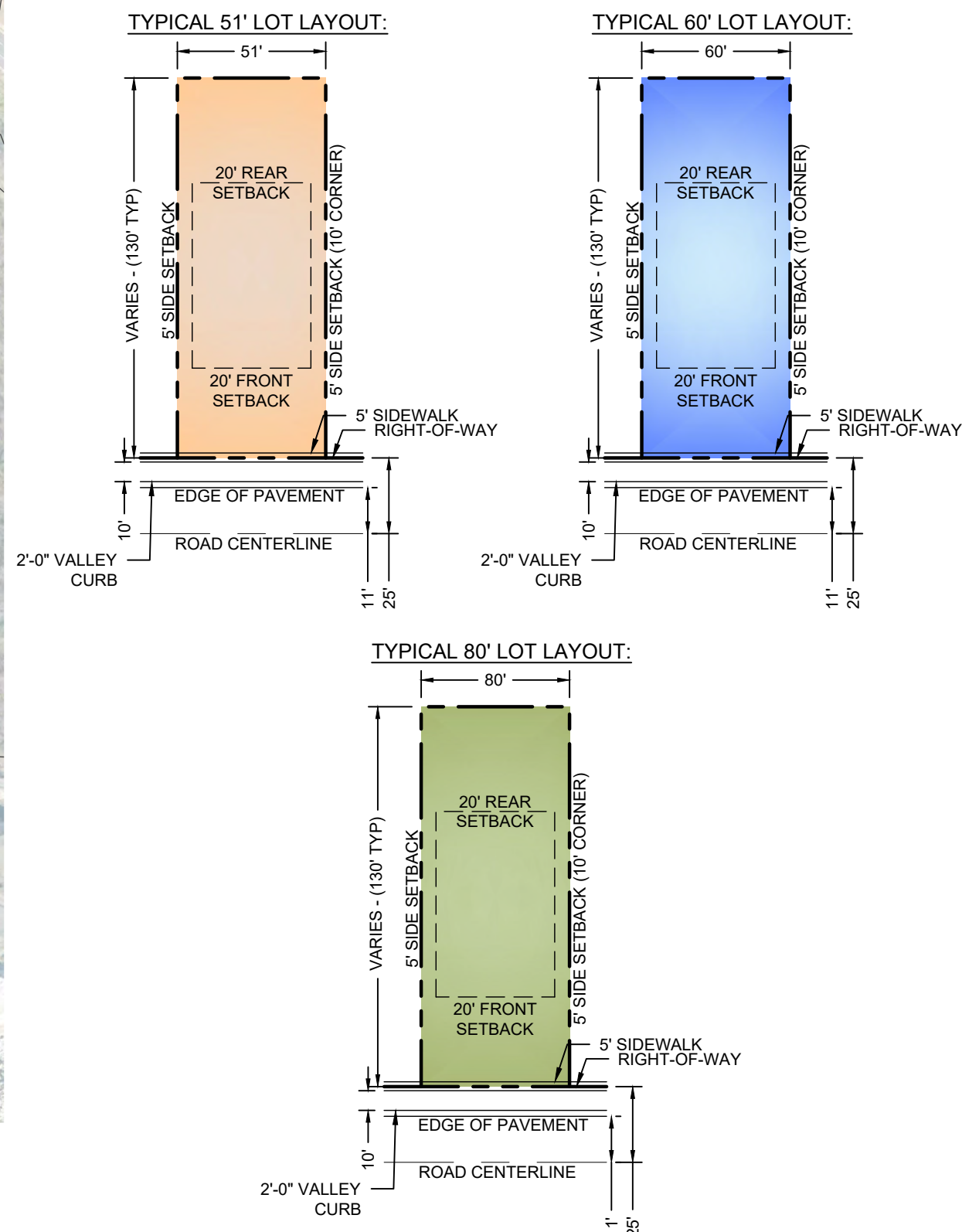
SETBACKS	
FRONT:	20'
SIDE:	5'
CORNER:	10'
REAR:	20'

TREE SAVE/NATURAL AREA:	
OVERALL SITE:	~119.71 AC.
REQUIRED TREE SAVE:	~11.97 AC. (~10.0%)
TREE SAVE PROVIDED:	>11.97 AC. (>10.0%)

OPEN SPACE AREA:	
OVERALL RESIDENTIAL SITE:	~119.71 AC.
REQUIRED OPEN SPACE:	~14.96 AC. (~12.5%)
OPEN SPACE PROVIDED:	~51.40 AC. (~42.9%)
OPEN SPACE IN FLOODPLAIN:	~13.94 AC. (~12.5%)
OPEN SPACE IN DUKE ROW:	~5.40 AC. (~4.5%)

LEGEND:

50' STREAM BUFFER	
TREE SAVE	
20' LANDSCAPED BUFFER	
FEMA FLOODWAY/FLOODPLAIN	
25' DUKE EASEMENT BUFFER	
20' NATURAL GAS EASEMENT	
COMMON OPEN SPACE	
AMENITY	
51' TRADITIONAL SINGLE FAMILY DETACHED	
60' TRADITIONAL SINGLE FAMILY DETACHED	
80' TRADITIONAL SINGLE FAMILY DETACHED	
OUTPARCEL LOT	



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

PETITIONER SIGNATURE

DATE

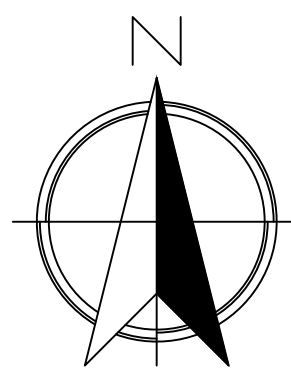


1213 W. MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28208
(704) 334-5348
(704) 334-0078
WWW.WKDICKSON.COM
NC LICENSE NO.F-0374

PROVIDENT
BAYARD, LLC

Wellington
Conditional
District

Site Plan



PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	JULY 2021
DRAWING NUMBER:	

WKD PROJ. NO.:

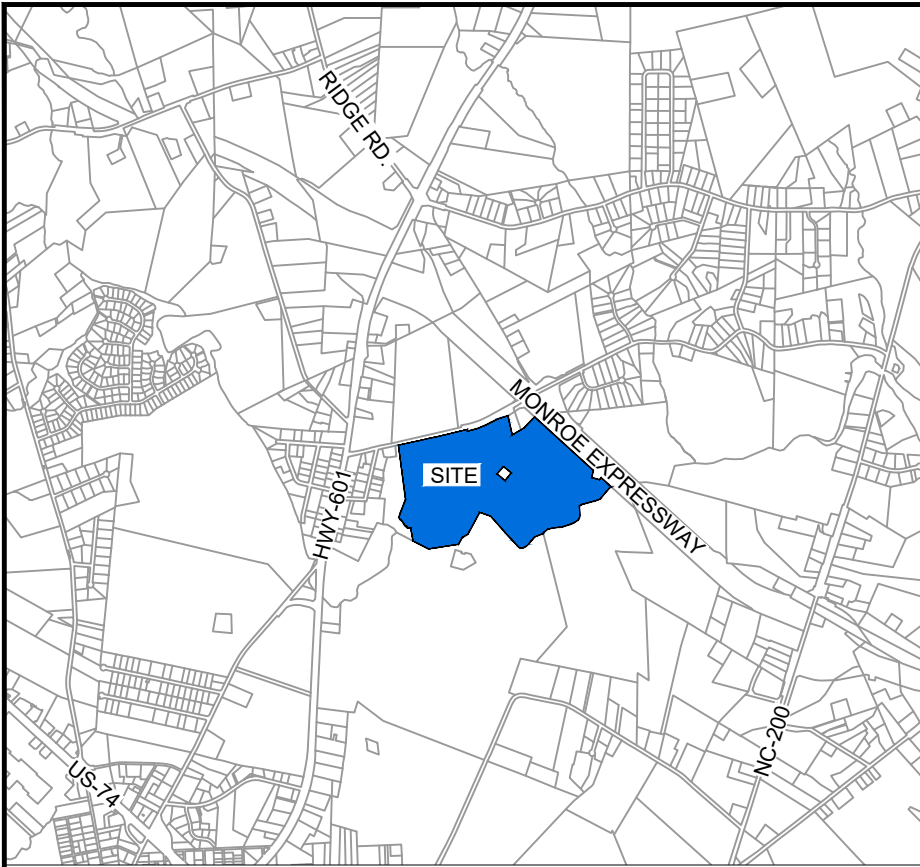
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20200665.00.CL

DATE:	COMMENT:

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PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION



GENERAL NOTE:
SEE SHEET 1.0 FOR DEVELOPMENT SUMMARY

CLIENT:

**PROVIDENT
BAYARD, LLC**

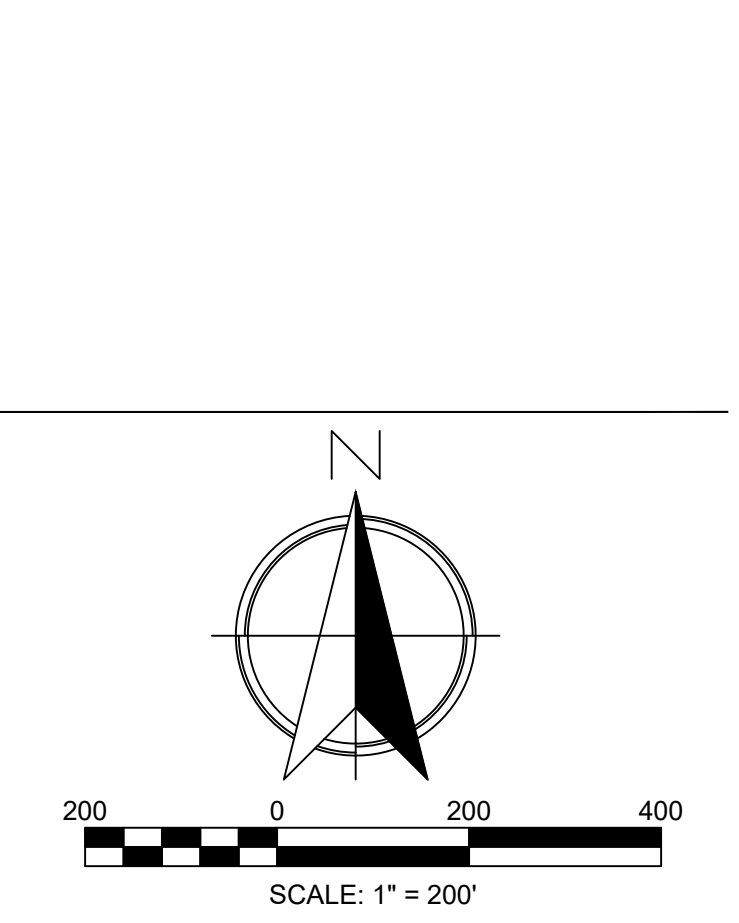
PROJECT:

**Wellington
Conditional
District**

SHEET TITLE:

Engineering Plan

SCALE:



PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	JULY 2021
DRAWING NUMBER:	

1.1

WKD PROJ. NO.:
20200665.00.CL

REVISED:	DATE:	COMMENT:

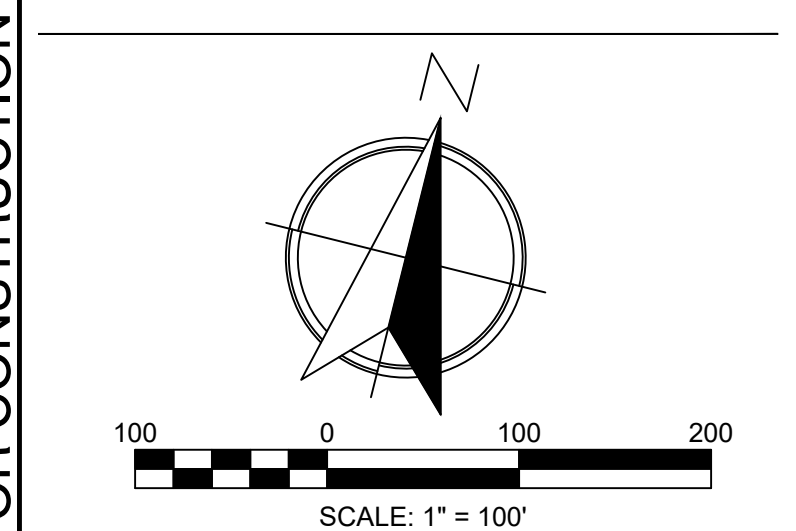
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Engineering Plan

SEAL:



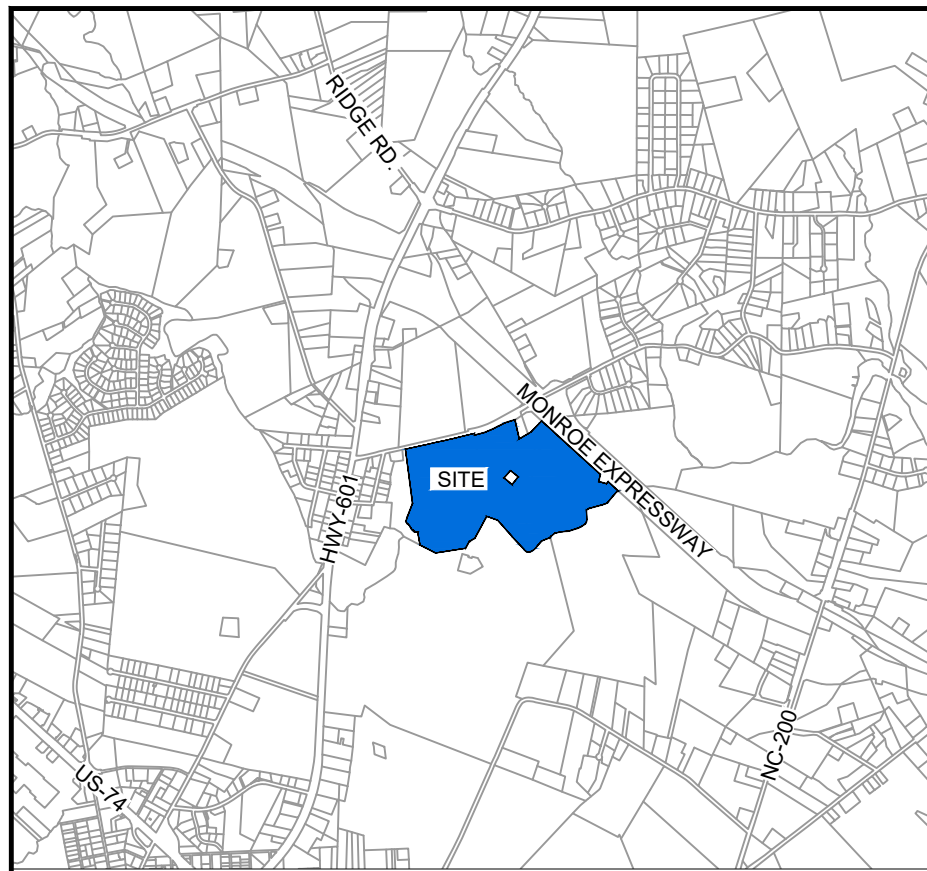
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DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	JULY 2021
DRAWING NUMBER:	

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WKD PROJ. NO.: 20200665 00 CI

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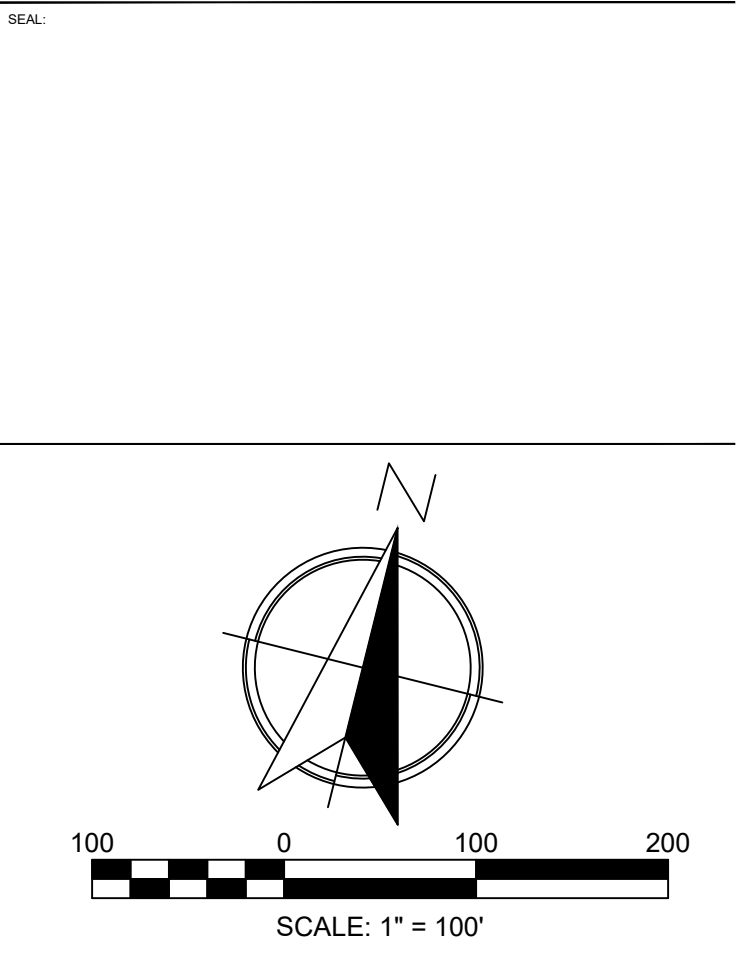


GENERAL NOTE:
SEE SHEET 1.0 FOR DEVELOPMENT SUMMARY

CLIENT:
**PROVIDENT
BAYARD, LLC**

PROJECT:
**Wellington
Conditional
District**

SHEET TITLE:
Engineering Plan



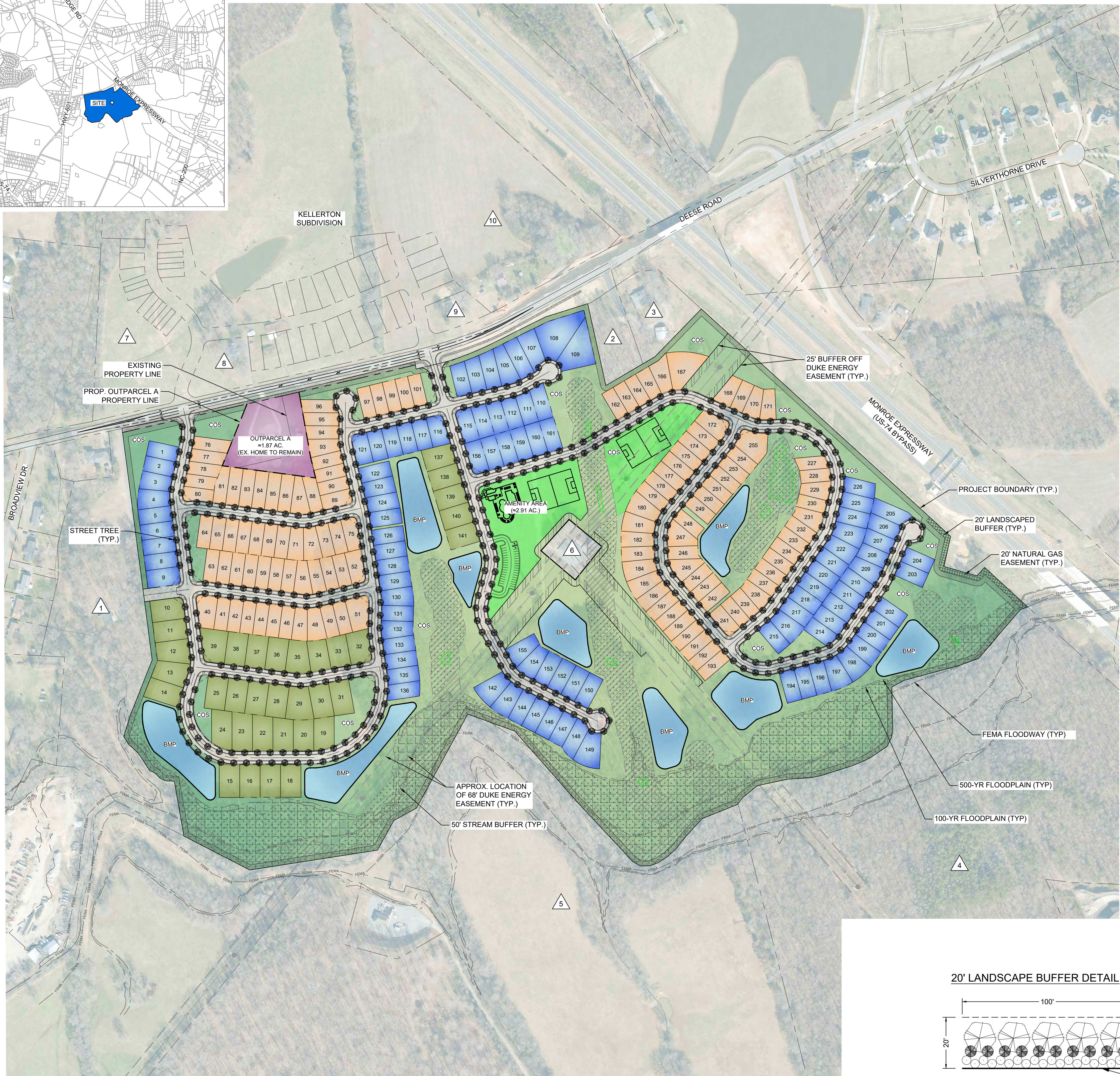
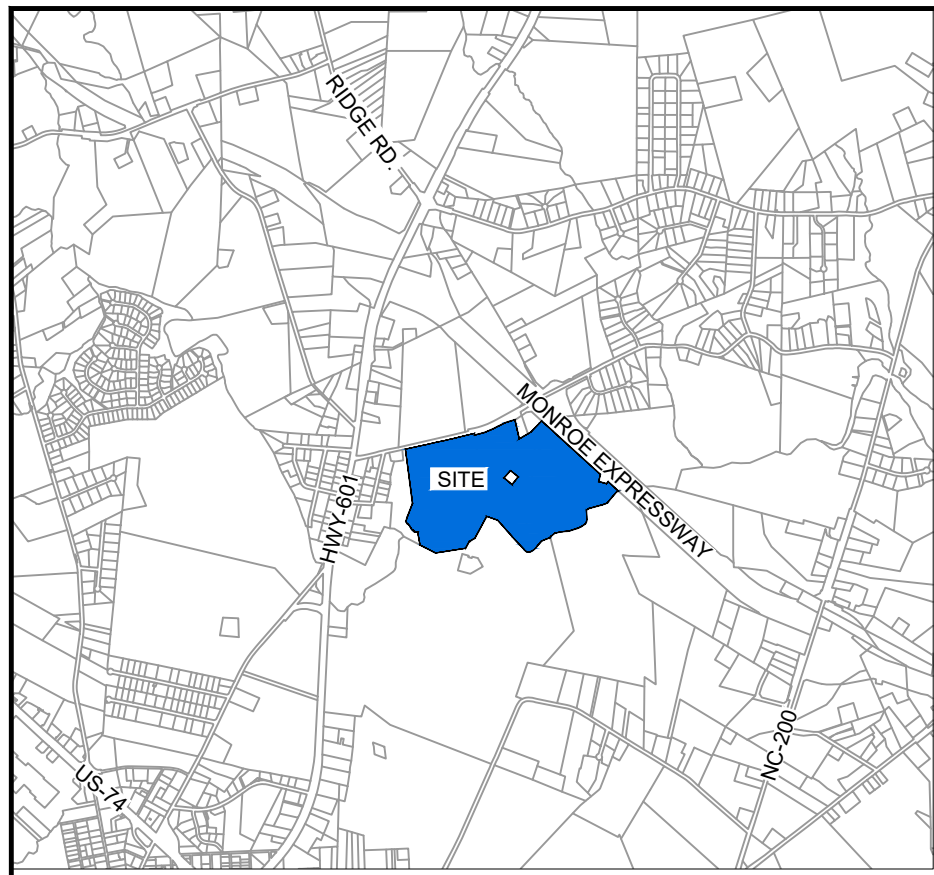
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DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	JULY 2021
DRAWING NUMBER:	

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WKD PROJ. NO.:
20200665.00.CL

REVISED:	DATE:	COMMENT:

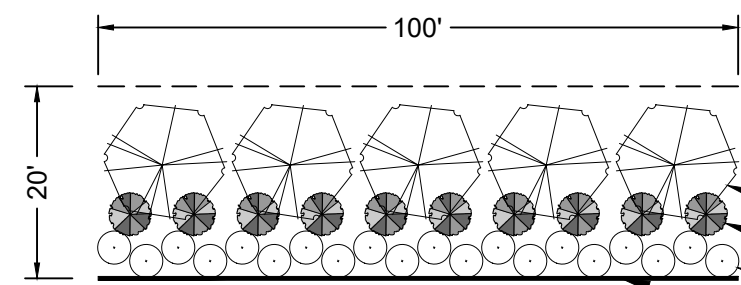
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PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION



GENERAL NOTE:
SEE SHEET 1.0 FOR DEVELOPMENT SUMMARY

20' LANDSCAPE BUFFER DETAIL

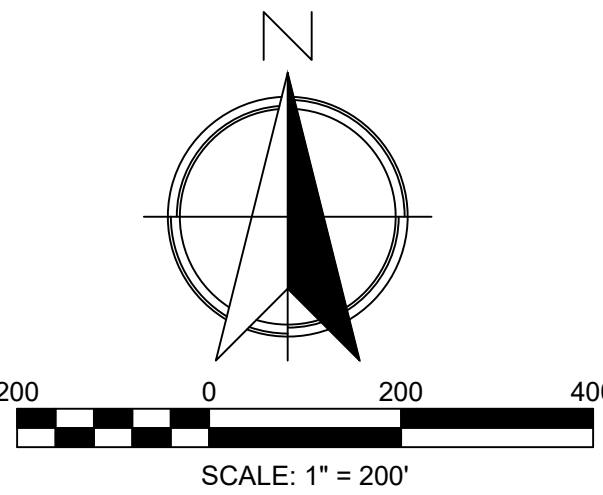


20' LANDSCAPE BUFFER NOTE:
NO PLANTINGS (TREES AND SHRUBS) ARE REQUIRED IF EXISTING VEGETATION IS PRESENT WITHIN THE BUFFER AFTER CONSTRUCTION.

**PROVIDENT
BAYARD, LLC**

**Wellington
Conditional
District**

Landscape Plan



PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	JULY 2021
DRAWING NUMBER:	

1.5
WKD PROJ. NO.:
20200665.00.CL

DATE:	COMMENT:

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PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

DEVELOPMENT DATA TABLE:

SITE AREA:	+/- 119.71 ACRES
TAX PARCELS:	09177030B, 09177023C, 09177023, 09177023B, 09177023D, 09177024F, 09177024E & 09177024G
EXISTING ZONING:	RA-40 (UNION) & R-40 (MONROE)
PROPOSED ZONING:	WELLINGTON CONDITIONAL DISTRICT
EXISTING USE:	SINGLE FAMILY/VACANT
PROPOSED USES:	UP TO 271 SINGLE-FAMILY DETACHED DWELLING UNITS 1 EXISTING DWELLING TO REMAIN

I. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL REZONING PLAN ASSOCIATED WITH THE CONDITIONAL REZONING PETITION. THE PETITION FILED BY PROVIDENT BAYARD, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A SINGLE-FAMILY DEVELOPMENT ON AN APPROXIMATELY 119.71 ACRE SITE LOCATED WITH FRONTAGE ALONG DEESE ROAD, DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS FURTHER DESCRIBED AS A COMBINATION OF TAX PARCEL NUMBERS 09177030B, 09177023C, 09177023, 09177023B, 09177023D, 09177024F, 09177024E & 09177024G.
- DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE CONDITIONAL REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE - UDO. (THE "ORDINANCE").

II. PERMITTED USES

- THE SITE SHALL BE DEVOTED TO A SINGLE-FAMILY DEVELOPMENT CONTAINING +/- 271 SINGLE-FAMILY DETACHED RESIDENTIAL DWELLINGS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN RESIDENTIAL ZONING DISTRICT(S). "OUTPARCEL A" AS GENERALLY DEPICTED ON SHEET 1.0 IS TO REMAIN A SINGLE DETACHED DWELLING WITH ANY INCIDENTAL AND ACCESSORY USES.
- GRADING AND LOCATION OF RETAINING WALLS SHALL BE PROVIDED DURING THE CONSTRUCTION DOCUMENTATION PHASE AS NEEDED

III. TRANSPORTATION

- VEHICULAR ACCESS TO THE PROPERTY SHALL BE AS GENERALLY DEPICTED ON THE CONDITIONAL REZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE CONDITIONAL REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS ALONG WITH ANY ADJUSTMENTS REQUIRED BY THE CITY AND/OR NCDOT FOR APPROVAL..
- AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC STREETS, AND MINOR ADJUSTMENTS TO THE LOCATIONS OF THESE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS. INTERNAL PUBLIC STREETS SHALL BE MAINTAINED BY THE CITY OF MONROE.
- THE PETITIONER SHALL CONSTRUCT INTERNAL STREETS TO MEET CITY OF MONROE PUBLIC ROADWAY STANDARDS.
- A MAXIMUM OF TWO (2) ACCESS POINTS SHALL BE PROVIDED ALONG DEESE ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- PETITIONER SHALL PROVIDE, OR ALLOW TO BE PROVIDED, TWENTY-FIVE (25) MILES PER HOUR (MPH) SPEED LIMIT SIGNS ON ALL NEWLY CONSTRUCTED STREETS WITHIN THE SITE.
- RECOMMENDED IMPROVEMENTS UNDER 2027 BUILD CONDITIONS
 - US 601 (CONCORD HIGHWAY) AND DEESE ROAD:
 - INSTALL A TRAFFIC SIGNAL.
 - CONSTRUCT AN EXCLUSIVE SOUTHBOUND LEFT-TURN LANE WITH AT LEAST 400 FEET OF STORAGE AND APPROPRIATE DECELERATION AND TAPER LENGTH.
 - CONSTRUCT AN EXCLUSIVE WESTBOUND RIGHT-TURN LANE WITH AT LEAST 175 FEET OF STORAGE AND APPROPRIATE DECELERATION AND TAPER LENGTH.
 - CONSTRUCT AN EXCLUSIVE NORTHBOUND RIGHT-TURN LANE WITH AT LEAST 100 FEET OF STORAGE AND APPROPRIATE DECELERATION AND TAPER LENGTH.
 - DEESE ROAD AND KELLERTON ACCESS A / SITE ACCESS A
 - CONSTRUCT AN EXCLUSIVE EASTBOUND LEFT-TURN LANE WITH AT LEAST 100 FEET OF STORAGE AND APPROPRIATE DECELERATION AND TAPER LENGTH.
 - CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT-TURN LANE WITH AT LEAST 100 FEET OF STORAGE AND APPROPRIATE DECELERATION AND TAPER LENGTH.
 - CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE WITH AT LEAST 100 FEET OF STORAGE AND APPROPRIATE DECELERATION AND TAPER LENGTH.
 - PROVIDE 100 FEET OF INTERNAL PROTECTED STEM.
 - DEESE ROAD AND KELLERTON ACCESS B / SITE ACCESS B
 - CONSTRUCT AN EXCLUSIVE EASTBOUND LEFT-TURN LANE WITH AT LEAST 100 FEET OF STORAGE AND APPROPRIATE DECELERATION AND TAPER LENGTH.
 - CONSTRUCT AN EXCLUSIVE EASTBOUND RIGHT-TURN LANE WITH AT LEAST 100 FEET OF STORAGE AND APPROPRIATE DECELERATION AND TAPER LENGTH.
 - CONSTRUCT AN EXCLUSIVE WESTBOUND LEFT-TURN LANE WITH AT LEAST 100 FEET OF STORAGE AND APPROPRIATE DECELERATION AND TAPER LENGTH.
 - PROVIDE 100 FEET OF INTERNAL PROTECTED STEM.
 - A THREE LANE ROADWAY SECTION SHALL BE CONSTRUCTED ALONG DEESE ROAD BETWEEN THE SITE ACCESS A AND SITE ACCESS B LOCATIONS.
 - FINAL PLATTING: PETITIONER SHALL BE PERMITTED TO PLAT UP TO FIFTY (50) RESIDENTIAL LOTS PRIOR TO THE COMPLETION OF THE HWY 601 & DEESE ROAD INTERSECTION TURN LANES AS OUTLINES HEREIN. PETITIONER SHALL BE PERMITTED TO PLAT UP TO ONE HUNDRED (100) ADDITIONAL LOTS AFTER THE THE HWY 601 & DEESE ROAD INTERSECTION TURN LANES ARE COMPLETE FOR A TOTAL OF ONE HUNDRED & FIFTY (150) LOTS PRIOR TO THE COMPLETION OF THE DEESE ROAD TURN LANES AT ACCESS A & B AS OUTLINES HEREIN.

IV. STREETSCAPE, LANDSCAPING & UTILITIES

- STREET LIGHTING, STREET SIGNAGE AND MAIL KIOSKS WITHIN THE PROPOSED DEVELOPMENT SHALL ADHERE TO THE CITY OF MONROE UDO. RECOMMENDED SCALING OF STREET LIGHTS IS SUBJECT TO APPROVAL OF THE ENGINEERING DEPARTMENT. THE CITY OF MONROE SHALL BECOME RESPONSIBLE FOR MONTHLY COSTS ONCE THE ROADWAYS ARE ACCEPTED FOR MAINTENANCE.
- LANDSCAPING TO MEET MINIMUM ORDINANCE REQUIREMENTS.
- 5' SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF INTERNAL STREETS. SIDEWALKS SHALL MEET ADA REQUIREMENTS AND INCLUDE CURB RAMPS, LANDING, FLARES, AND TRUNCATED DOMES. DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE.
- STREET SIGNS SHALL BE CONSISTENT WITH CITY OF MONROE STANDARD DETAIL OR APPROVED EQUIVALENT. DECORATIVE STREET SIGNS MAY BE INSTALLED (IF DESIRED) AS LONG AS THEY MEET OR EXCEED THE MINIMUM SPECIFICATION ESTABLISHED BY CITY OF MONROE. DETAILS SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE. DECORATIVE STREET SIGNS SHALL REQUIRE APPROVAL BY CITY ENGINEERING FOR PLACEMENT IN THE STREET RIGHT-OF-WAY.
 - TRAFFIC SIGNS AND TRAFFIC CONTROL DEVICES PLACED ON THE MUNICIPAL STREET SYSTEM MUST CONFORM TO THE APPEARANCE CRITERIA OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. (GEN. STATUE 136-30).
- THE DECORATIVE POSTS SHOULD BE OF A SUITABLE BREAKAWAY OR YIELDING DESIGN.
- A PLAN SHALL BE PREPARED AND SUBMITTED SHOWING LOCATIONS, SIGN DESIGN, LETTERING, INSTALLATION DETAILS, ETC. FOR APPROVAL BY THE ENGINEERING DEPARTMENT.
- INSTALLATION OF THE DECORATIVE SIGNS (IF DESIRED) SHALL BE THE RESPONSIBILITY OF THE PETITIONER AND COORDINATED WITH THE CITY'S CONSTRUCTION INSPECTOR.
- IF THE DECORATIVE POSTS SHOULD BECOME DAMAGED OR BECOME IN NEED OF REPAIR/MAINTENANCE, IT SHALL BE THE HOMEOWNER'S ASSOCIATION'S RESPONSIBILITY TO CORRECT AT THEIR COST. THE CITY RESERVES THE RIGHT TO RE-INSTALL ANY SIGN WITH A GALVANIZED POST UNTIL REPLACEMENT DECORATIVE POST(S) CAN BE INSTALLED BY THE HOMEOWNER'S ASSOCIATION.
- PROJECT SHALL FOLLOW SIGN REGULATIONS FOR RESIDENTIAL ZONING DISTRICTS.
- ENTRY MONUMENTATION SHALL BE PERMITTED SEPARATELY.

IV. STREETSCAPE, LANDSCAPING & UTILITIES (CONTINUED)

- FIRE HYDRANTS SHALL BE SPACED AN AVERAGE OF 500 FEET, PER TABLE C105.1 IN APPENDIX C OF THE NORTH CAROLINA STATE BUILDING CODE: FIRE PREVENTION CODE. FIRE HYDRANTS SHALL MEET NORTH CAROLINA FIRE CODE AT TIME OF CONSTRUCTION.
- WATER AND SEWER CONNECTIONS TO BE COORDINATED WITH CITY OF MONROE WATER RESOURCES DEPARTMENT.
- SIDEWALK AND UTILITY PLACEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MONROE'S STANDARD SPECIFICATION AND DETAILS MANUAL.
- STREET TREES SHALL BE PROVIDED BY BUILDER ON BOTH SIDES OF PUBLIC STREETS AT A RATE OF ONE (1) PER FIFTY (50) LINEAR FEET WITH A CALIPER OF 1.5 INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES AND LOCATED IN ACCORDANCE WITH THE CITY OF MONROE'S STANDARD SPECIFICATION AND DETAILS MANUAL. STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH DETAIL 02.01.03A RESIDENTIAL STREET WITH STREET TREES FOR 50' RIGHT-OF-WAY.
- PRESERVATION OF EXISTING TREES IN OPEN SPACE AREAS AND REQUIRED BUFFERS SHALL BE DELINEATED AND FINALIZED DURING CONSTRUCTION DOCUMENTATION.
- EACH SINGLE FAMILY DETACHED HOME CONSTRUCTED BY BUILDER SHALL HAVE AT LEAST TWO (2) FRONT YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE A MINIMUM CALIPER OF 1 1/2 INCHES MEASURED 6 INCHES ABOVE GRADE. DEVELOPMENT SHALL COMPLY WITH PARAGRAPH 156.221 OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE. TREES THAT ARE 75" OR GREATER IN DIAMETER SHALL BE EVALUATED FOR HEALTH BY A CERTIFIED ARBORIST AND THEIR EXACT LOCATION SHOWN ON CONSTRUCTION PLANS FOR PRESERVATION PURPOSES. TREES THAT ARE 25" OR GREATER IN DIAMETER MAY ONLY BE REMOVED IF THEY FALL WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, OR DRIVEWAY AREA.
- FRONT YARDS SHALL BE SODDED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
- A TREE SURVEY SHALL BE REQUIRED WITH CONSTRUCTION PLAN SUBMITTAL.
- EIGHT (8) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON NEAR SIDE OF DEESE ROAD FRONTING THE PROPERTY AS DEPICTED.

V. OPEN SPACE

- THE PETITIONER SHALL PROVIDE COMMON OPEN SPACE AREAS AS GENERALLY DEPICTED ON THE CONDITIONAL REZONING PLAN.
- COMMON OPEN SPACE SHALL BE RECORDED AND DEEDED TO THE HOMEOWNERS ASSOCIATION FOR THE WELLINGTON COMMUNITY.
- SPECIFIC DESIGN DETAILS OF THE AMENITY AREA ARE TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE. COMMUNITY MAIL KIOSKS SHALL BE COORDINATED WITH THE USPS FOR APPROVED LOCATION(S).
- COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY'S HAVE BEEN ISSUED.

VI. ENVIRONMENTAL FEATURES

- THE PETITIONER SHALL COMPLY WITH THE CITY OF MONROE'S ADOPTED STORMWATER MANAGEMENT ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE CONDITIONAL 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 STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
- FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM PANEL 3710543600J & 3710544600J. EFFECTIVE DATE OF STUDY 10/16/2008.
- STREAM/WETLAND INFORMATION BASED ON PRELIMINARY INFORMATION PROVIDED TO WK. DICKSON BY WEPG DATED 4/28/2021.

VII. LIGHTING

- PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURES SHALL BE INSTALLED THROUGHOUT THE SITE ALONG ALL INTERNAL ROADS. LIGHTING FIXTURES SHALL BE UNIFORM IN DESIGN. SPACING OF STREET LIGHTS TO BE COORDINATED WITH CITY OF MONROE ENGINEERING DEPARTMENT. CITY OF MONROE SHALL BE RESPONSIBLE FOR MONTHLY COSTS WHEN ROADWAYS ARE ACCEPTED FOR MAINTENANCE.
- THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED TWENTY-FIVE (25) FEET.

VIII.HOUSING

- HOME BUILDING ELEVATION MATERIALS SHALL BE COMPRISED OF FIBER CEMENT BOARD (I.E.: HARDIPLANK OR SIMILAR MATERIAL), AND/OR CONCRETE FIBER CEMENT BOARD WITH SHAKE ACCENTS. THE FRONT FAÇADE OF THE HOMES, ON A PER FRONT ELEVATION BASIS, MAY BE COMPRISED OF FIBER CEMENT BOARD (I.E.: HARDIPLANK OR SIMILAR MATERIAL) OR ALTERNATIVELY, CONTAIN A COMBINATION OF EITHER BRICK OR STONE, OR STUCCO IN CONJUNCTION WITH FIBER CEMENT BOARD (I.E.: HARDIPLANK OR SIMILAR MATERIAL) AS THE PREDOMINANT BUILDING ELEVATION MATERIAL. AT LEAST 25% OF THE FRONT ELEVATION SHALL CONSIST OF BRICK OR STONE. SIDE AND REAR ELEVATIONS SHALL CONSIST OF CONCRETE FIBER CEMENT BOARD (I.E.: HARDIPLANK OR SIMILAR TYPE MATERIAL), VINYL OR METAL (ALUMINUM) BUILDING MATERIAL PRODUCTS MAY BE UTILIZED AS AN EXTERIOR BUILDING MATERIAL ON WINDOWS, CASINGS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND/OR RAILINGS. GARAGE DOORS SHALL CONTAIN, BUT NOT BE LIMITED TO CARRIAGE HARDWARE.
- IN ADDITION, EACH DETACHED HOME SHALL HAVE:
 - A MINIMUM OF 5,400 SF OF LOT AREA
 - A MINIMUM OF 1,600 SF OF HEATED FLOOR AREA
 - A TWO (2) CAR GARAGE
 - A PAVED DRIVEWAY.
 - ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE AND SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES.
- THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24 LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
- ALL EXPOSED CHIMNEYS SHALL BE HARDIPLANK, STUCCO OR BRICK VENEERED CONSISTENT WITH THE ARCHITECTURE OF THE HOMES. THIS SHALL NOT APPLY TO VENTS.
- THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
- ACCESSORY STRUCTURES SHALL HAVE A SETBACK OF 3' FROM LOT LINE.
- ACCESSORY STRUCTURES CANNOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME.
- ALL SIDES ON A SLAB FOUNDATION SHALL HAVE A MINIMUM OF FOUR (4) COURSES OF BRICK OF STANDARD SIZE EXTENDING UP THE FACE OF THE SLAB.
- SETBACK MEASUREMENTS SHALL BE MADE FROM THE EXTERIOR WALL DIMENSION AT THE FOUNDATION. ARCHITECTURAL FEATURES (INCLUDING BUT NOT LIMITED TO OVERHANGS, STOOPS, EAVES, AND SOFFITS) AND MECHANICAL UNITS MAY PROJECT INTO SETBACKS.
- ALL BUILDINGS, STRUCTURES, AND APPURTENANCES INCLUDING RETAINING WALLS SHALL COMPLY WITH THE APPLICABLE NORTH CAROLINA BUILDING CODES ADMINISTERED AT THE TIME OF PERMITTING.

IX. PHASING

- THE SITE SHALL BE CONSTRUCTED IN A SERIES OF PHASES WHICH COULD INVOLVE UP TO 6 OR 7 PHASE COMPONENTS. THE PHASING AND CONSTRUCTION SCHEDULE MAY BE MODIFIED AND SHALL BE DETERMINED BY THE DEVELOPER AS NECESSARY DURING THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL COMMUNITY.

X. AMENDMENTS TO REZONING PLAN

- FUTURE AMENDMENTS TO THE CONDITIONAL REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS IN THE ORDINANCE.

XI. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- IF THIS CONDITIONAL REZONING PETITION IS APPROVED, CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIALS SUBMITTED TO STAFF, PLANNING BOARD, AND 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 H IS DESIGNEE.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVEISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

XII. AMENITY DESCRIPTION

- AMENITY CENTER:
 - POOL
 - CABANA
 - MINIATURE SOCCER FIELD
 - ON-SITE PARKING LOT
 - USPS MAILBOX KIOSK
 - ONE (1) BIKE RACK
 - ONE (1) TOT LOT
- DECORATIVE STREETLIGHTS

WK

DICKSON

community infrastructure consultants

1213 W. MOREHEAD STREET

SUITE 300

CHARLOTTE, NC 28208

(1)(704) 334-5348

(1)(704) 334-0078

WWW.WKDICKSON.COM

NC LICENSE NO.F-0374

PROVIDENT BAYARD, LLC

Wellington Conditional District

Notes

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	JULY 2021
DRAWING NUMBER:	
1.6	
WKD PROJ. NO.:	
20200665.00.CL	
REVISED:	
DATE:	COMMENT:

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Page 47 of 58

The plan view shows a 50-foot wide residential street. On the left side, there is a 10-foot utility easement containing a water main, gas line, and electric line. A storm drain is located adjacent to the easement. The street is paved with a 10-foot wide storm drain on the left side. The right side of the street features a 10-foot utility easement with a water main, gas line, and electric line. A storm drain is also located on the right side. The street is labeled 'RESIDENTIAL STREET' and 'PAVEMENT'. The drawing includes a north arrow and a scale bar.



**WK
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WWW.WKDICKSON.COM
NC LICENSE NO. F-0374

Wellington Conditional District

Details

PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	JULY 2021
DRAWING NUMBER:	
1.7	
WKD PROJ. NO.:	
20200665.00.CL	
REVISED:	
DATE:	COMMENT:
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CLIENT:

**PROVIDENT
BAYARD, LLC**

PROJECT:

**Wellington
Conditional
District**

SHEET TITLE:

Elevations

SEAL:

**ELEVATIONS ARE
REPRESENTATIONAL ONLY
AND ARE NOT FINAL
DESIGNS. FINAL HOME
ELEVATION DESIGNS ARE
SUBJECT TO CHANGE.**

PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	ESL
PROJ. DATE:	JULY 2021

DRAWING NUMBER:

1.8
WKD PROJ. NO.:
20200665.00.CL

REVISED:	DATE:	COMMENT:

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PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION



WELLINGTON SINGLE FAMILY HOMES – 51' HOMESITES



WELLINGTON SINGLE FAMILY HOMES – 60' HOMESITES



WELLINGTON SINGLE FAMILY HOMES – 80' HOMESITES

Future Land Use Map

Proposed: Conditional District Wellington Legend

-  City Limits
-  Centerlines
-  Parcels

FLUM

-  Industrial
-  Rural
-  Suburban

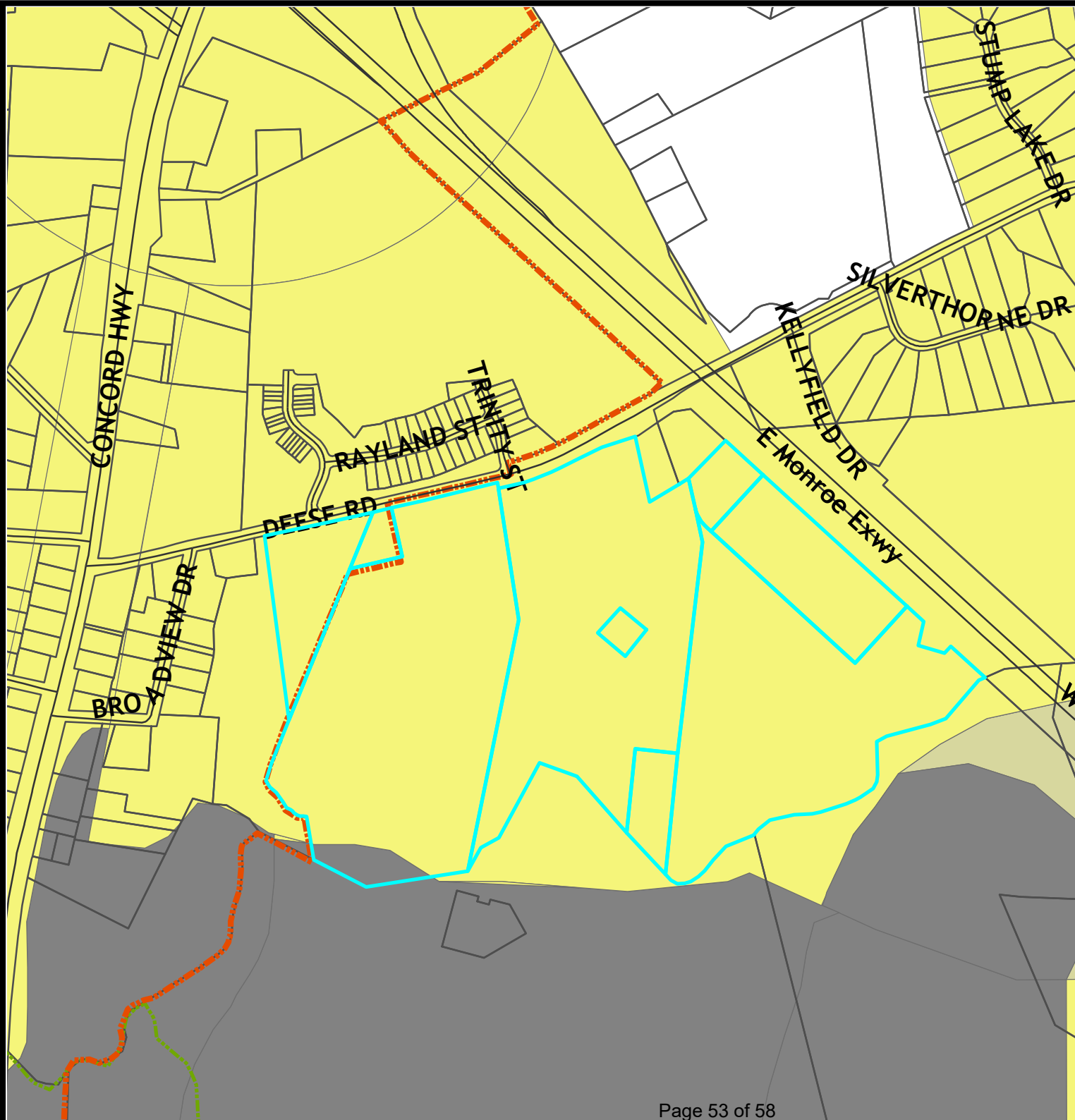
**Existing: R40
(Residential- Low Density)
City of Monroe and
Union County**

**Owner: Dennis Nance, Dawn
Stegall, Laura Martin, Gus
Billingsley, Gail Howard, &
Robert Brooks**

Acres: 119.71



0 580 1,160
 Feet



Future Land Use Plan

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

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

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “WELLINGTON”
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 “Wellington” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the allowable residential density is 2-4 units per acre. This development is 2.14 units per acre; therefore, it is consistent. The proposed development is a reasonable use and in the public interest because the suburban character area recommends a mix of lots sizes which this development will supply for the area as the lots in this development range in size from 6,000 square feet to approximately 20,000 square feet.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-177-023, 09-177-023-B, 09-177-023-C, 09-177-023-D, 09-177-024-E, 09-177-024-F, 09-177-024-G, and 09-177-030-B.

Adopted this 5th day of January, 2022.

Richard Yercheck, Chair

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “WELLINGTON”
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 “Wellington” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the allowable residential density is 2-4 units per acre. This development is 2.14 units per acre; therefore, it is consistent. However, adding smaller lots in an area made up of predominately larger lots could have a negative impact on the surrounding area; therefore, the proposed project is not a reasonable use or in the public interest. Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for denial, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-177-023, 09-177-023-B, 09-177-023-C, 09-177-023-D, 09-177-024-E, 09-177-024-F, 09-177-024-G, and 09-177-030-B.

Adopted this 5th day of January, 2022.

Richard Yercheck, 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 properties located along Deese Road further identified with parcel ID #'s 09-177-023, 09-177-023-B, 09-177-023-C, 09-177-023-D, 09-177-024-E, 09-177-024-F, 09-177-024-G, and 09-177-030-B from City of Monroe R-40 and Union County RA-40 to Conditional District (CD) "Wellington".

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 8th day of February, 2022

Attest:

Marion L. Holloway, Jr., 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) “Wellington”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 8th day of February, 2022

Attest:

Marion L. Holloway, Jr., Mayor

Bridgette H. Robinson, City Clerk