

PLANNING BOARD MEETING

Wednesday, March 2, 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 February 2, 2022**
- Item 3. Annexation of 85.94 acres located along Old Pageland Monroe Road and further identified with Tax Parcel # Portion of 09-087-013, 09-087-014 & 09-121-011-A**
- Item 4. Zoning Map Amendment and text amendment request for Conditional District “Cottage Green II” (Parcel ID #'s: 09-087-013, 09-087-014 & 09-121-011-A)**
- Item 5. Zoning Map and Text Amendment request for Conditional District “Sutton Place Townhomes” (Parcel ID #: 09-156-002 & 09-156-002- E)**
- Item 6. Next Meeting: March 17, 2022**
- Item 7. Adjournment**

ATTENTION BOARD MEMBERS: Please contact Ashlyn Penegar 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

February 2, 2022 @ 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC

*To Sheri Laney on February 3, 2022
Scheduled for adoption at the March 2022 meeting*

Item 1. Call to Order/Roll Call

Chair called the February 2, 2022 meeting to order at 6:00 p.m. William Nance called the roll. Chair noted that a quorum was present.

Members Present: Richard Yercheck (Chair), Jennifer Smith (Vice Chair) (arrived 6:05), Richard Ali, Renee Hartis, Patrick Furr, Margaret Desio (arrived 6:05), Kenneth Deal, David Dotson and Archie Morgan

Members Absent:

Staff Present: Doug Britt, Senior Planner; William Nance, Planning Technician; Ashley Britt, Assistant City Attorney

Guests: Brice Dimitrik, Eagle Engineering
Matthew Kirchner, Eagle Engineering
Joe Musca, Ryan Homes
Bob Yanacsek
Angelia James, Councilmember

Item 2. Approval of Minutes of Meetings

Chair stated they were moving onto approval of the minutes from the January 5, 2022 meeting. Renee Hartis made a motion to approve the minutes, however, Richard Ali said he had a comment. Chair responded by saying he needed a second to the motion. Archie Morgan seconded. Chair then asked for any discussion or changes that would like to be made to the minutes. He asked if Mr. Ali found something that was bothering him. Mr. Ali stated that he did. Mr. Ali then stated that he knew Renee wasn't here the last meeting, but was shown to have voted. Mr. Ali stated that the incorrect motion was on page 10, showing that Renee voted in favor of the motion. Ms. Hartis said that she missed that and that it does need to be removed. Doug stated that it will be taken care of. Ashley Britt responded by saying it would be fine to approve the minutes subject to that change, and it will be fixed. Chair asked Mr. Ali if he was fine to approve the minutes subject to the change. Mr. Ali responded that he was.

Motion: Renee Hartis made a motion to approve the minutes of the January 5, 2022 meeting subject to the change.

Second: Archie Morgan

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

AYES: Richard Yercheck, Richard Ali, Renee Hartis, Patrick Furr,
Kenneth Deal, David Dotson and Archie Morgan

NAYS: None

Item 3. Annexation of 67.376 acres located along Waxhaw Highway and further identified with Tax Parcel 09-321-003

Item 4. Zoning Map and Text Amendment request for the property located along Waxhaw Highway to annex and rezone the property from RA-20 and RA-40 (Union County Residential Low Density) to Conditional District (CD) "Waxhaw Landing Phase 3" and further identified as Tax Parcel 09-321-003

Doug Britt, Senior Planner, introduced these items together. He said this is an Annexation and Zoning Map and Text Amendment request for properties located along Waxhaw Highway. He said the applicant is requesting an Annexation and Conditional District rezoning in order to develop a 190-lot single-family detached residential subdivision. He said the total area of the project is 67.376 acres, and the area being annexed is 67.376 acres.

Doug said the subject property is zoned Union County RA-20 and RA-40. Doug said the property to the west is zoned Conditional District "Waxhaw Landing"; the property to the east is zoned Union County RA-20; the property to the north is also zoned Union County RA-20, and the property to the south is Union County RA-40.

Doug explained this was a second phase of the already approved "Waxhaw Landing Phase 1".

Doug went over the site plan and stated the developer is proposing all lots to be 51-feet wide. Doug said the developer is proposing a front setback of 20 feet, a side setback of 5 feet, a corner setback of 10 feet, and a rear setback of 20 feet. He said the applicant is proposing to install a five (5)-foot wide sidewalk on both sides of interior streets, as well as an eight (8)-foot wide sidewalk along Waxhaw Highway.

Doug said the project is required to provide at least 12.5% of open space for the land area. He said this project is providing 36% or 24.37 acres. He said the amenity area will include two gathering areas, a playground, and residents will be able to access all amenities within "Waxhaw Landing Phase 1". These amenities include walking paths, benches, exercise equipment, a playground, clubhouse, pool, and pocket parks.

Doug stated that street trees will be provided throughout the development, and each home will have at least two (2) yard trees. He stated that streams throughout the project will have a 50-foot stream buffer as required.

Doug described where the development will tie into the original "Waxhaw Landing Phase 1".

Doug said a Traffic Impact Study was required for this project as well as the first phase. He said four items were mentioned in the staff report and site plan. Doug then described the four items. He said at the intersection of NC 75 and S. Rocky River Road "Do Not Stop On Tracks" signs at the Southbound approaches before the railroad tracks will be added; at the intersection of NC 75 and Fletcher Broome Road "Do Not Stop On Tracks" signs at the Southbound approaches before the railroad tracks will be added; at the intersection of NC 75 and NC 84, a right-hand turn lane will be added; at the intersection of NC 84 and NC 200, a right turn lane will be added.

Doug said the only requirements for this project will be a left turn lane off of Waxhaw Highway, as well as a right turn lane into the site. Doug stated that regardless of the motion made on the item, staff would clarify the transportation requirements.

Doug showed the proposed elevations which were in the packet. He said as stated before, the minimum heated square footage as proposed for the homes will be 1,600 square feet, an increase from "Waxhaw Landing Phase

1". Doug said the elevation materials for the project consist of brick, fiber cement, stone and stucco. He said the developer is proposing the front façades of all homes to be at least 25% brick or stone.

Doug said all homes will be required to have two (2)-car garages with parking space in the driveway enough to accommodate two (2) additional cars.

Doug showed a Land Development Plan map, which is a future Land Use map that shows that the area is within the Suburban classification. He said the Suburban classification allows a density of 2-4 units per acre. He said the proposed project is consistent with the Land Development Plan since it is at 2.83 units per acre. He said lot sizes range from approximately 6,000 square feet to slightly under 8,000 square feet.

Doug said the applicant did hold a virtual neighborhood meeting on September 29, 2021. He said there was one household that attended this meeting.

Doug stated that as always, prior going to City Council, staff will be responsible for notifying adjacent property owners as well as posting the property.

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

Archie Morgan said he had been out that way and asked Doug how many houses do we want that are side by side and from the 300s. Mr. Morgan stated there was not much land left in the vicinity and asked how many houses had already been approved in the area. Doug said he gathered information regarding the number of approved houses in the area. Doug stated that "Waxhaw Landing Phase 1" had been approved at 500 lots. Margaret Desio then asked if "Waxhaw Landing Phase 1" had been approved. Doug informed her that it had been approved, and the first phase is ready to begin construction. Doug then mentioned the other surrounding developments that have been approved. He stated Alexander Commons was approved for 77 lots and Lexington Commons was approved for 234 lots. Doug then detailed the Southwinds Townhomes and Patio Homes which were approved at a density of 4.6 and 5 units per acre. He stated Secrest Commons was approved at 472 units, but has reduced its lot count to around 372 units. Patrick Furr then asked what the total count would be. Margaret Desio then confirmed the count to be close to 1,500.

Patrick Furr then asked Doug if 1,700 starter homes would be added around the national historical homes. Doug then informed Mr. Furr that this decision is up to City Council, not planning staff.

Vice-Chair then asked Doug if the tract to the right of Browning's Greenhouse would be townhomes. Patrick Furr added that they were already grading on this property. Doug replied and said this was not a location for townhomes. Doug confirmed that the tract Vice-Chair was discussing was "Waxhaw Landing Phase 1", which was approved for single-family detached ranch homes. Vice-Chair asked how many homes were approved. Doug replied that there were 500 approved. Mr. Furr referred back to his comment and asked if this was the tract in which the grading was occurring. Doug confirmed this is the parcel that is currently being graded. Mr. Furr asked when the project was approved. Doug informed him that it was approved in 2020 and clarified the parcel.

Archie Morgan asked if roughly 1500 have been approved already. Doug confirmed this to be true.

Margaret Desio asked Doug who the builder was. Doug stated he was unsure if there was a builder yet, but the developer could answer that question during their presentation.

Margaret Desio stated that she was confused about the different phases of the project. Ms. Desio pointed out a parcel of land on the map where grading is occurring, and Doug informed her it was the approved "Waxhaw Landing Phase 1". Ms. Desio then pointed to a different property, which Doug clarified was phase two (2) of the

project. He stated that staff is still processing this portion of the development, but has not gone before the Planning Board yet. Ms. Desio asked if this was the last phase. Doug stated that he is only aware of three (3) phases.

David Dotson asked if the parcel with the greenhouse is planned for development. Doug informed him that he does not know of anything at the moment. Mr. Matthew Kirchner with Eagle Engineering said that he would be able to answer the questions. Doug said that he cannot predict when people will call in regards to new development on certain parcels.

David Dotson asked Doug if all three phases of the project were in the pipeline when the first phase was approved. Doug stated that this was Keri Mendler's project, however, he was not aware of the additional phases until shortly after "Waxhaw Landing Phase 1" was approved. He stated this was a fairly common occurrence.

Archie Morgan asked if Planning Board has seen phase two (2) of the project yet. Doug said that Planning Board has not seen phase two (2) yet. Mr. Morgan then asked how many lots this phase would be. Kenneth Deal stated this phase would be 91 lots. Doug stated this project had not gotten to Planning Board yet, and 91 lots is the current count. Doug said that the reason the project had not gotten to the Planning Board yet was because of a problem in the annexation portion.

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

Chair asked if Matthew Kirchner would like to come up to give his presentation.

Mr. Matthew Kirchner from Eagle Engineering came forward to give a presentation on the project. He said that Jim Murray of the City of Monroe Engineering Department had comments on the annexation plat for phase two (2) of the project.

Mr. Kirchner stated the developer, builder, and applicant for this phase of the project are totally different from the originally approved phase. Mr. Kirchner said that he was not involved in the first phase of the project. He stated that the first phase was by Frank Howey for 500 homes and was done through the Monroe Township LLC. He clarified that this project is with BRD Holdings.

Mr. Kirchner said that the projects were all grouped as "Waxhaw Landing" because DOT preferred these phases.

Mr. Kirchner highlighted phases one and three of the development. He then discussed Alexander Commons, pointing out that these were small entry-level homes with vinyl siding.

Mr. Kirchner said he would go through the elevations that he had, stating these will be seen in all of the phases.

Mr. Kirchner showed a colored rendering and stated that they had worked with the City to connect the phases of the project. He stated this was to allow the phases to share open space, trails, and amenities.

Mr. Kirchner then pointed to two parcels and explained that the seller of the subject property was related to the neighboring property owner. He stated this is the parcel in question from earlier. He said this family member had no interest in selling.

Mr. Kirchner said that because the property owner had no interest in selling, water was not extended to their property. He stated that the water main that will run to the subject property is currently under construction for phase one of the project. He said that they are currently working with the City to extend the water main from New Town to the first phase. Patrick Furr then asked Matt where the water main was extending from. Mr. Furr asked if it was from Martin Luther King. Mr. Kirchner informed him that it is from New Town, coming down across

and running across the front side of it. Mr. Kirchner said that there was water at Alexander Commons, however, it was the City's lower pressure system. He stated that this was as far as that specific water line could come. Mr. Kirchner then stated that they have a 12-inch water main that is extending down to Waxhaw Landing. He said that even though the water main is extending down to Waxhaw Landing, the system could only support these projects. He stated that no one else on either side will be able to obtain access due to limited capacity. He stated that even if folks wanted to come on, it is not a loop system, therefore no one else could. He said that no one would be able to develop in this area because there is no water anymore.

Mr. Kirchner continued his presentation, discussing the one community member that attended the meeting. He stated that this person was located to the south of the property. Mr. Kirchner said that the gentleman was nice on everything they discussed. He said that this gentleman is leasing property for farming. He said that the only change to the site was shifting a pond forward. He pointed to a location on the map that he indicated was a shared access that the gentleman had with the current owner of the property. He said that this shared access was in the form of a gravel path that was used to get farm equipment in and out. Mr. Kirchner said that they reached an agreement with the gentleman and they will not be using the back portion of this property at all.

Margaret Desio asked who owned a property. Mr. Kirchner responded by saying that his company did, but the gentleman uses the gravel path located on the property to access his farm fields. Matthew clarified this was the reason they decided not to touch this portion of the property.

Mr. Kirchner then showed a photo of the monument sign. He said that the signs for all these phases were similar so that they will tie together. He said the signs would be brick and stone, along with metal to draw people into the area.

Mr. Kirchner highlighted on the map the layout of the proposed development. He stated that there was a single road that comes in, working from a less dense area in the front, to a more dense area in the back. He said they were leaving more open space around the front, which would be seen from Highway 75.

Mr. Kirchner again highlighted the portion of the property on the southern border that will house the detention ponds. He emphasized the area that was being altered, saying the pond was being shifted upwards. He said this will allow for access into the fields for the gentleman who farms.

Mr. Kirchner showed street views and elevations for the proposed development. He said it was a mix between ranch-style and two-story homes. He went through some of the typical homes. He stated these homes are not like what you see in Alexander Commons, which includes a 30' product with vinyl siding. He said that this development will range from \$375,000 to \$500,000. He said that Mattamy was the builder for the first phase and will more than likely take over this phase as well.

Margaret Desio asked about exterior materials. Mr. Kirchner emphasized that no vinyl siding will be used.

Archie Morgan asked about the square footage of the homes. Mr. Kirchner said the minimum square footage will be 1,600 square feet, which is higher than that of the first phase. He said he does not know why they did 1,400 square feet as the minimum on the first phase. He said that they did not have a floor plan less than 2,000 square feet that is being offered on the first phase. Mr. Kirchner said that he did not have an elevation here that is less than 2,000 square feet.

Mr. Kirchner presented examples of the proposed homes. He stated that these examples were real houses that were currently being used as model homes. He stated that these are not renderings but they are real-life options to be shown. David Dotson asked for clarification on the elevations, as he said he did not understand. Mr. Dotson asked if these were the elevations that were in the packet. Mr. Kirchner explained that these were not the elevations in

the packets. He said that staff needs the renderings so early in the process to prepare the packets, but the elevation will be updated in the Council packets. Mr. Kirchner said this was the minimum piece, almost like the DOT portion of things.

David Dotson asked if Mattamy Homes was the builder. Mr. Kirchner responded that Mattamy Homes is the builder for phase one (1), but has not committed to phase two (2). Mr. Kirchner said although they have not committed, they have allowed them to use the elevations that are being presented, and are committed to those elevations.

Margaret Desio asked who the builder is for phase three (3). Mr. Kirchner informed her that no one will sign a contract until things are approved. He said that right now, Mattamy owns phase one (1). Mr. Kirchner said they will more than likely take over phase three (3), but cannot say they are committed to it as they have not signed any contract. He said that more than likely because they are building the first 500 houses, they will take over the additional phases as well.

Mr. Kirchner pointed out the clubhouse that is being proposed. He said as part of the phase one (1) rezoning, they agreed to put this structure up first. He said that even before the parcel is subdivided they are pulling the vertical building permit for the building underneath the overall parcel. He said this will occur before the first house even goes up.

Patrick Furr asked where the proposed clubhouse is located on the plan. Margaret Desio then replied that they want all the houses built like that. Vice-Chair concurred saying she agreed that all houses needed to be built like the clubhouse. Patrick Furr then asked again where the clubhouse will be located on the parcel.

David Dotson stated that the clubhouse is located in the middle of phase one (1). Mr. Kirchner agreed.

Mr. Kirchner asked to turn the lights off so the location could be seen easier. He then clarified which phase was being discussed tonight, where the clubhouse location was, and where the phases will tie together.

David Dotson asked Doug if he could display the color map. Doug displayed the color version.

Mr. Kirchner stated that the phase one (1) pool is being upgraded and is being built first to be able to have it sooner. He stated that phase three (3) also now has an increased amenity count.

Patrick Furr asked out of all three phases how many homes are anticipated. Mr. Kirchner said that there are 781 houses proposed.

Discussion followed. Some of the conversations were inaudible.

Archie Morgan said, "that is a lot of people sharing a pool". Mr. Kirchner said that they upgraded the pool and added more amenities.

Mr. Kirchner said he wished he would've brought out the proposed amenities for phase one (1) so the upgrades could be seen. Mr. Kirchner said just know this is a huge upgrade from what they were proposing for the first 500 lots in the original rezoning.

Margaret Desio stated that 500 lots is just scary. Patrick Furr responded by saying it is 781 total. Mr. Kirchner said that the 500 lots were already approved, construction plans were approved, and is being constructed as we speak.

Mr. Kirchner then referred back to the presentation, calling out the clubhouse. He showed where the pool area and gathering areas were. He said the things that they are adding to the phase 3 area, which is being voted on tonight, are a kids tot lot, another gathering area with a fireplace, a covered area, and trails that will all be connected.

David Dotson asked Mr. Kirchner to show him where the trails are. Mr. Dotson asked Mr. Kirchner if he could go back to the color rendering. Mr. Dotson asked him to show on the color rendering, where the trails are in phase one (1) and where they are going to connect in phase two (2). Mr. Kirchner said that he could not show him on the color but could show it on the black and white. Mr. Dotson said he could not see it, but he would try. Mr. Kirchner then came back to a color rendering, to which he stated that the trails are not shown. Mr. Kirchner said that on the black and white they have to call out. Mr. Kirchner said that wherever you see the open areas, they have another mile of trails to wrap into phase three (3).

Vice-Chair pointed to a line on the site plan and said the trails were there. David Dotson replied that what she was looking at was a utility buffer. Mr. Kirchner explained that this was the sewer line.

David Dotson clarified that he was just looking for the location of the trails.

Mr. Kirchner said that they will have fountains in all the ponds.

Richard Ali said that he had a question for Matt. Mr. Ali asked what they were looking at, and he said he was getting more and more confused as they went on. Mr. Ali stated they were talking about phase three (3), but seemed like they were hearing more about the other phases. He stated that this was causing things to get very muddled for him. Mr. Ali asked why they were not just talking about what they were looking at and what they are to approve tonight. Mr. Kirchner responded that he is proposing 189 lots. Mr. Ali asked what the pool had to do with it because it was already approved. Mr. Kirchner stated that the pool has been upgraded from what has been approved. Mr. Kirchner said that instead of having a normal, basic small pool, they had upscaled it all the way through. He stated that they had added a kitchen and gathering area to accommodate additional lots. Mr. Kirchner stated that this was done instead of having two pool areas, they delivered an extremely nice pool area at this location. He stated that the option was to do two low-end pools or one high-end pool, therefore they took the budget for a pool, and put it all towards a high-end pool. He stated this would make it more of a high-end subdivision. Mr. Kirchner then said they took the extra areas and added a kid's park as well as a gathering area with a fireplace.

Richard Ali then stated that he wanted to go back to the houses for a second. Mr. Ali said that they were not really seeing the elevations for phase three (3) tonight. Mr. Kirchner responded by showing him the phase three (3) elevations. Mr. Kirchner stated that the elevations are what they are proposing for phase three (3) and that they will be recorded if it gets approved as part of phase three (3). He stated that the only differences that can't be seen are the upgrades to the clubhouse. He stated that in the next one he will bring what they have and what they are proposing.

Richard Ali asked Matt again if these are the actual elevations. Mr. Kirchner said that these were the actual elevations for phase three (3).

Patrick Furr asked Matt to go back to the entrance. Mr. Furr then asked Matt if he built the little project that is right beside it. Mr. Kirchner asked him if he was referring to Alexander Commons. Mr. Furr confirmed that Alexander Commons was the one he was inquiring about. Mr. Kirchner told him that he did not build that one. Mr. Furr asked Matt if he saw the entrance to that. He stated that it was horrible. Mr. Kirchner referred to the image of the entrance he had presented and told him that this will be recorded. Mr. Kirchner stated that he took notes from previous meetings on entrances and that was why he added it into his presentation. Mr. Kirchner stated this will have to be done if approved. He stated that this locks it into place, and will have to be done as shown or better.

Margaret Desio asked Matt if Mattamy Homes had done this anywhere before. Mr. Kirchner said that Mattamy Homes builds all over the place. Ms. Desio asked if Matt could give her a place that she can go look, that Mattamy has already built, that is going to be like this. Mr. Kirchner stated that Indian Trail had some developments such as Braeburn that she could look at. Mr. Kirchner said that this would show her the house sizes and houses. He stated that they have two in Indian Trail, as well as one in Mint Hill. He said that he could send her a link, or do Mattamy Charlotte. Mr. Kirchner said that they did Bonterra.

Margaret Desio said that she knew they had to vote tonight, but they could be in touch with City Council. Mr. Kirchner stated that they also have phase two (2) that is coming up. Ms. Desio said that they get a lot of pretty pictures but it is helpful to be able to see what is actually going in. Mr. Kirchner responded that these are real photos, not renderings. He stated that this photo was of the model home which is why there is no driveway, but it is a built house. He said he could also send the location of where they pull the houses from. Ms. Desio said that would be great.

Archie Morgan said with all due respect to the expanded amenities, there are close to 800 homes going in there. Mr. Morgan stated that they would need at least three Olympic-size pools. Mr. Morgan said that it was a lot of people. Mr. Morgan said it was 800 homes with kids. Mr. Morgan said that he doesn't know what all has been done to the amenities, but he feels sure that it was not enough. Mr. Kirchner said that Mr. Morgan was talking about phase one (1), but he was proposing 190 homes. Mr. Kirchner stated that the 500 homes was something totally different. Mr. Morgan said that he understood that he had already been approved for the 500 homes. Mr. Kirchner clarified that he has not been approved for 500, that was a totally different person. Mr. Kirchner stated it was a Frank Howey, and a different rezoning, different person. Mr. Kirchner said this was from BRD, which is a totally separate project by itself.

Kenneth Deal said that he was going to challenge the assertion that it is a totally separate project, and the reason is that the proposal is too large to have a single entrance. Mr. Deal said that they were flowing two roads into phase one (1) to get around having an additional entrance and exit out of the development. Mr. Deal said that this adds traffic flow. Mr. Deal said that they're talking thousands and thousands of vehicles floating in the inner roads and coming out. Mr. Deal said that the people in the back are going to cut through phase one (1) to get out rather than zig-zagging all the way up to get out of their own entrance. Mr. Deal said that even though phase one (1) has been approved, it will have to be changed. Mr. Kirchner said that in working with the City, one of the things they look at is interconnectivity. Mr. Kirchner clarified that the stub-outs are already being constructed as part of phase one (1). He stated that even if phase three (3) does not go in, the stub-outs will stay.

Mr. Deal said they are using the pool from phase one (1) as an amenity to get phase three (3) approved, so they are going to ask questions about that. Mr. Kirchner said he understood. Mr. Deal said it has also been two years and so many other projects have been approved. Mr. Deal said that they have to look at the whole piece of the pie, not just a little sliver. Mr. Deal asked Mr. Kirchner to bear with them as they try to analyze how his piece of pie fits into the pizza. Mr. Kirchner said he agreed, to take their time, and he would answer any questions.

Mr. Kirchner said if you are in that area and you are looking at the ones that have just been built that we are talking about, those 1700 lots, they are low-end housing. Mr. Kirchner said he is not asking for any more low-end housing. He stated that this is a high-end subdivision he is proposing.

Mr. Kirchner said if you go out to this area and are comparing this to the other 1500 lots, not phase one (1), but Alexander Commons, those are low-end, small, vinyl-sided houses. Mr. Kirchner stated that he is proposing high-end big houses. Kenneth Deal replied that he was giving him that and that wasn't something he was debating. Mr. Deal said that he still had to consider the traffic that was coming from that and the traffic that he was pouring out.

Margaret Desio asked if they could run through one more time how many 50-foot, 60-foot lots there were. Mr. Kirchner stated that they were all 50-foot lots. Mr. Kirchner said that he took the same product from phase one (1) so the house size would be similar.

Patrick Furr asked if they were all front-loading and what the starting price-point would be. Mr. Kirchner said he was told from \$400,000 to \$500,000. Mr. Kirchner said they will all be front-loading. Mr. Kirchner stated that you really need a 75-foot lot to do a side-load.

Chair asked if there were any more questions for Matt. David Dotson said he had just one more question, but he wasn't trying to drag it out. Mr. Dotson asked if he was correct that they are upgrading the amenities in phase one (1). Mr. Kirchner clarified that it was the pool that was being upgraded. Mr. Kirchner stated there were a ton of amenities in phase one (1). Mr. Dotson asked if Planning had seen it and if everything was good. Mr. Kirchner said the rezoning for phase one (1) is a recorded piece. Doug Britt stated that what they are upgrading for phase one (1) is not going to go back. Mr. Dotson asked if it needed to be permitted differently or what. Mr. Britt said that it would not need to be permitted differently from a zoning standpoint. Mr. Britt stated that Planning would look at what was approved at a minimum and if they wanted to do more, they could. Mr. Britt said that what is being looked at is phase three (3), therefore, they cannot go back and put a condition on phase one (1). Mr. Britt said that because it was not advertised and is not under consideration tonight, we cannot hold them to that. Ashley Britt concurred. Mr. Dotson said that they have no way of holding anyone to anything for phase one (1). Mr. Kirchner stated he could probably put a budget in black and white that they will put over to this.

David Dotson said that he was still stuck on the trails, and asked Mr. Kirchner to show them to him for phase three (3). Mr. Kirchner said that he did not have them tonight, but could get them to him. Mr. Dotson said that they did not have the trails, they did not have the right elevations, and they did not have a builder for certain. Mr. Dotson said he did not know what he could do to look at the presentation and see what the final product is. Mr. Dotson said that he cannot hold him to anything but what is shown. Mr. Kirchner said that he could make recommendations. Mr. Dotson said that he was saying that his recommendation is based on what he can see. He said that City Council can only base theirs on what is approved. Mr. Dotson said his point was that there was not anything for them to see. Doug Britt said that staff provided the elevations that they had at the time. Mr. Dotson said he was not saying it was staff.

Doug Britt said that yes and no phase three (3) was linked to phase one (1). Mr. Britt said that yes it does make a connection, but even if it was called "Subdivision A", Planning Staff would want the connection. Mr. Britt stated that even if the development had two entrances on Waxhaw Highway, they would still want the interconnectivity. Mr. Britt said that obviously, this is not the most popular decision, especially with Council. Mr. Britt stated that this case is different, as this project has not been built yet, and no one is living there. Mr. Britt said that no condition could be put on phase one (1) after phase one (1) has already been done, and phase three (3) is what is up for discussion. Mr. Kirchner stated that although they cannot hold phase one (1) to anything, they could hold phase three (3). Mr. Kirchner said that they could put the condition on phase three (3) to upgrade stuff on phase one (1). Mr. Britt said that he did not think this was possible.

David Dotson stated that they have nothing to look at. Mr. Dotson pointed out how the trails were not shown, the elevations were different, and there was no confirmed builder. Mr. Kirchner responded by saying that he could show the trails, but he did not have them with him. Mr. Kirchner said that he had the elevations in front of him.

Chair said they were going in a circle.

Richard Ali asked the Chair if there were any more questions. Archie Morgan said that he had one but for Mr. Ali to go ahead. Mr. Ali then stated that the proposal seemed to be incomplete. Mr. Ali made a motion that the proposal be tabled for 30 days until it comes back with everything.

Mr. Kirchner requested to know what was incomplete about the proposal. Richard Ali responded that people had brought up questions regarding trails. Mr. Kirchner then said pretend there are no trails. Mr. Ali said it is whatever he wants to do, he is only making a motion. Mr. Ali said that maybe no one will second, but he is making a motion for the proposal to be tabled.

Mr. Kirchner said that he is very confused as to what they want these days and it is making the process very hard.

Archie Morgan asked when phase one (1) was approved. Multiple members of the board responded that it was March 2020. Doug Britt confirmed this to be true.

Archie Morgan asked if the item is tabled what will it be tabled for. Mr. Morgan asked what more they want other than the trails. Mr. Morgan asked what is incomplete.

Chair asked if there was a second to the table motion. Chair stated there were none, therefore, the motion failed.

Patrick Furr stated the Chair talked so fast. Mr. Furr stated he would like to table the proposal. Mr. Furr said that they had gone to quite an expense to do this, and to throw it down the toilet, he would like to table instead.

Chair asked Patrick Furr if he was making a motion. Mr. Furr stated that he was making a motion to table.

Chair said there was now a second motion to table. Chair asked if there was a second to the motion. Richard Ali said that he seconded the motion.

Chair stated there was a second from Rich Ali to table.

Archie Morgan mentioned discussion. Mr. Morgan stated that he was not opposed to tabling it, but asked what information is wanted from the man next month that is not being heard. Vice Chair said trails and elevations. Mr. Morgan asked what other than trails. Mr. Morgan said the man has the elevations. Kenneth Deal said he showed us the elevations. Mr. Morgan concurred.

Chair said that the only thing that will be seen are the trails. Mr. Kirchner said only trails on paper.

Kenneth Deal said that if it is being tabled they would be like to see the rest of the amenities if they are coming back.

Patrick Furr said that he thinks everyone would like to see what was approved in phase one (1). Mr. Furr stated that this was a whole new board and they have not seen it.

Mr. Kirchner said that he wished the owner was here but the contract is at its time frame. Mr. Kirchner said that it took forever to get through Jim Murray on the annexation, so if it is tabled it won't be seen again.

Mr. Kirchner said that the board has to make their decision where it is.

Richard Ali asked if they table it will they see it again.

Mr. Kirchner said that based on what the client was telling him, if it is tabled, the contract is pretty much done.

Mr. Kirchner said that with the property owner they have used every extension possible.

Chair said there was a motion to table.

Doug Britt said that as far as mentioning the amenities in phase one (1), he has already told them what the amenities are. Patrick Furr said that they have not seen them. Mr. Furr said that Mr. Britt has told them, but unfortunately, this is a brand new board. Chair said that phase one (1) does not matter. Mr. Furr said they would like to see because it is right beside phase two (2) and phase three (3). Chair said that he understood, but tonight they must vote on what is before them. Chair said they cannot focus on phase one (1), and because it was brought up, they said they were doing some other things. Chair stated the information was ancillary to the decision to be made this evening. Chair stated the decision this evening was the annexation and the text amendment.

Doug Britt said that he wanted to make clear that the promises for phase one (1) amenities are great, and if they want to do more than they were originally required that is good. Mr. Britt emphasized again that the only thing being voted on is phase three (3). Mr. Britt said there could not be a condition added to phase one (1) via phase three (3). Mr. Britt said that if the board wishes to table it that is fine, but if it comes back in 30 days, they can show anything for phase one (1), but the voting will only be for phase three (3).

Chair stated that because they were still in discussion, he is not in favor of tabling this. Vice Chair stated that she agreed.

Chair said if you like it, vote yes, if you do not like it, vote no.

Patrick Furr stated that both he and Richard Ali were both withdrawing their motions and seconds.

Chair stated there were no motions on the floor.

Chair asked Doug Britt if he had anything to add. Mr. Britt said that he did not have anything else to add.

Chair asked if any of the board members had anything else to add or any questions before they accepted other motions.

Ashley Britt reminded the Chairman that he should ask if anyone would like to speak in favor or against the project before entertaining a substantive motion. Chair apologized and said he had gotten slightly out of whack.

Chair asked if anyone would like to speak in favor of the project. No one came forward to speak in favor.

Chair asked if anyone would like to speak against this project.

Mr. Bob Yanacsek came forward and said he lives at 513 Everette Street. He said that he agrees with most of the members. He said that if you are not bringing a complete packet, why should the members be expected to vote on the proposal. He said that he understood that the first phase has nothing to do with this phase, but if it does not, why bring up the amenities. He requested a big picture of projects that have been approved, in the form of a city-wide map or at least broken down into areas. He said that would eliminate confusion on what has been approved, and what has not been approved, what has started construction. He said it would make the board's job much easier to look at the whole picture of the pie to know that a field is not empty anymore, but it is 500 homes. He said it does impact the City, which he is a part of. He said that the City has some water issues and traffic, so he would say vote no until they bring a full packet back.

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

Chair stated that he will entertain a motion.

Chair stated that the first motion will relate to the annexation of 67.376 acres located along Waxhaw Highway, further identified with tax parcel 09-321-003.

Chair said that if you are making a motion to recommend or deny, please follow the rules.

Motion: David Dotson made a motion to recommend denial of the Annexation of 67.376 acres located along Waxhaw Highway and further identified with Parcel ID #09-321-003.
Second: Jennifer Smith
Action: The motion to recommend denial of the Annexation passed unanimously with the following votes:

AYES: Richard Yercheck, Jennifer Smith, Richard Ali, Renee Hartis, Patrick Furr, Margaret Desio, Kenneth Deal, David Dotson and Archie Morgan
NAYS: None

Motion: Richard Ali made a motion to recommend adoption of the Resolution Denying the Land Development Plan Compliance.
Second: Archie Morgan
Action: The motion to recommend adoption of the Resolution Denying the Land Development Plan Compliance passed unanimously with the following votes:

AYES: Richard Yercheck, Jennifer Smith, Richard Ali, Renee Hartis, Patrick Furr, Margaret Desio, Kenneth Deal, David Dotson and Archie Morgan
NAYS: None

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

AYES: Richard Yercheck, Jennifer Smith, Richard Ali, Renee Hartis, Patrick Furr, Margaret Desio, Kenneth Deal, David Dotson and Archie Morgan
NAYS: None

Item 5. Other

Doug Britt came forward and said that they were going into contract with the Centralina Council of Governments to do a training session.

He stated that they do not have a date picked out yet. Mr. Britt said that they did not want to do it if they could only get four or five people there, they wanted to do it when they could get as many people as possible. Mr. Britt said that it is hard to do these training sessions on nights of regular meetings, therefore they want to do a special meeting. He said if a special meeting is called they would have two weeks to plan for the meeting. He asked if the special meeting could be held at 4:00 PM. He said that the training session would last a maximum of an hour and a half, or no more than two hours factoring in chatting.

Doug Britt asked if the members were in agreeance with 4 o'clock. The board agreed they would be fine with the time given a two-week notice.

Chair said that depending on the date they would need to juggle schedules.

Doug Britt said they had been back and forth with Centralina but had not nailed down a date. He said staff would be in contact.

Chair said that as a new board, the training would be helpful to carry out their duties.

Item 6. **Next Meeting – March 2, 2022**

Item 7. **Adjournment**

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

Motion: Archie Morgan made a motion to adjourn the meeting.

Second: Renee Hartis

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

AYES: **Richard Yercheck, Jennifer Smith, Richard Ali, Renee Hartis, Patrick Furr, Margaret Desio, Kenneth Deal, David Dotson and Archie Morgan**

NAYS: **None**

The meeting was adjourned at 7:04 p.m.

Respectfully Submitted,

Richard Yercheck, Chair
Planning Board

Secretary to the Board



STAFF REPORT

TO: Planning Board Members

DATE: March 2, 2022

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Annexation of 85.94 acres located along Old Pageland Monroe Road and further identified with parcel ID numbers 09-087-013 portion, 09-087-014 & 09-121-011-A

SUMMARY STATEMENT

Planning Board is requested to consider the annexation of 85.94 acres located along Old Pageland Monroe Road and further identified with parcel ID numbers portion of 09-087-013, 09-087-014 & 09-121-011-A.

REVIEW

NVR, Inc. is requesting annexation of 85.94 acres located along Old Pageland Monroe Road and further identified with parcel ID numbers portion of 09-087-013, 09-087-014 & 09-121-011-A. The annexation is being requested in order to develop a 259 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 Cottage Green Phase II

Legend

-  Centerlines
-  Parcels
-  City Limits
-  ETJ
-  streams

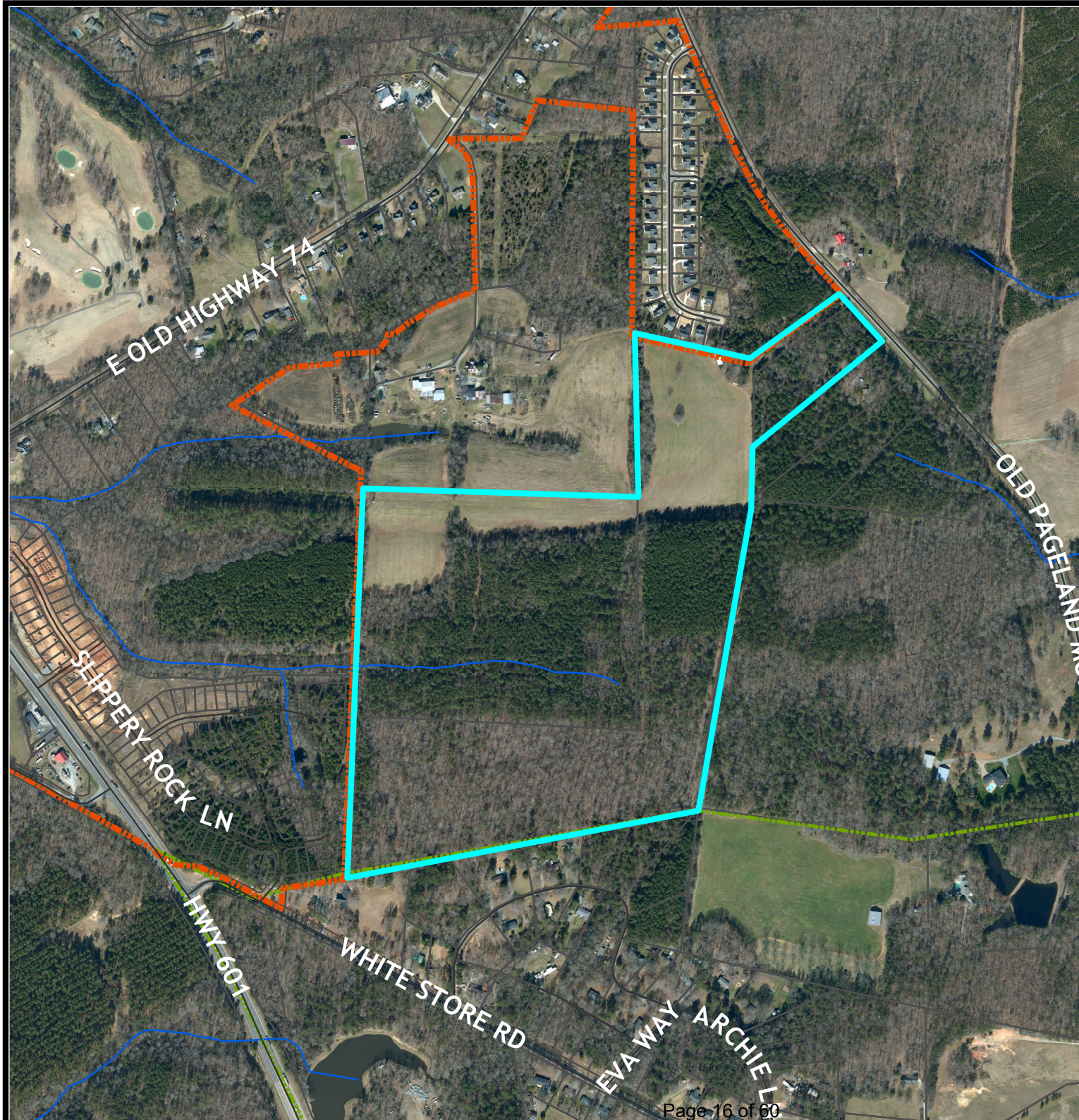
Existing: R-20
(Residential- Low Density)

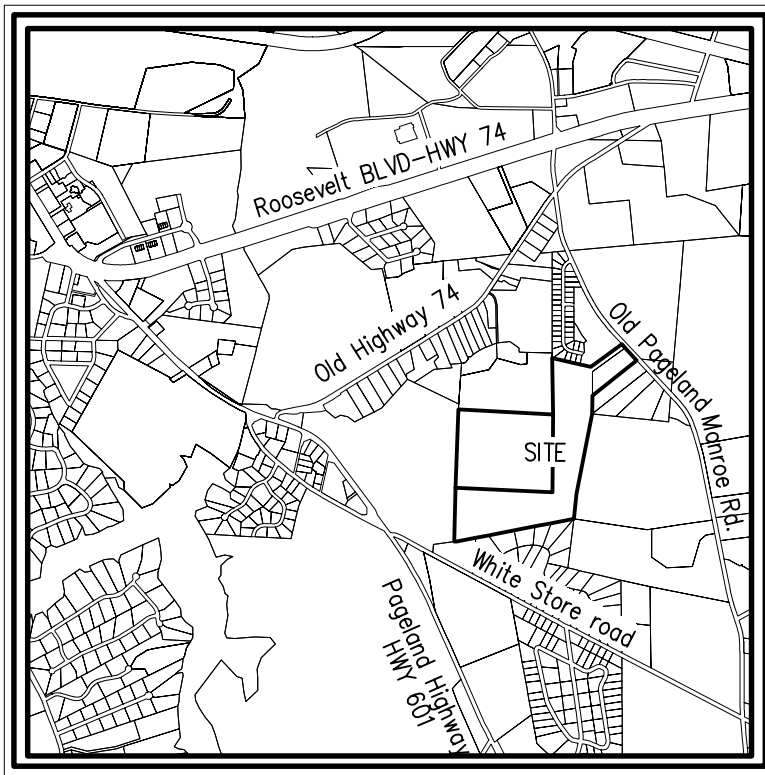
**Owner: 1602 Roosevelt LLC,
Fotina Kaltsounis, & Spiro
Kaltsounis**

Acres: 85.94



0 580 1,160
Feet



Vicinity Map

STATE OF NORTH CAROLINA
COUNTY OF UNION
_____, Review Officer of Union County, certify that the map or plat to which this certificate is affixed meets all statutory requirements for recording.

DATE _____ REVIEW OFFICER _____

STATE OF NORTH CAROLINA
COUNTY OF UNION
_____, City Clerk of the City Of Monroe, North Carolina, hereby certify that on the _____ Day Of _____, 20____, The City Council Approved this plat for Annexation and Recording.

DATE _____ CITY CLERK _____

PID 09-125-134
HWY 601 Development, LLC
Deed Ref: 7050-793

Zoning-City of Monroe ETJ
PID 09-121-011A
1602 Roosevelt, LLC
Deed Ref: 6106-117
35.47 Acres

Zoning-City of Monroe ETJ
PID 09-087-014
**Spiro E. Kaltsounis and wife,
Fontina Kaltsounis**
Deed Ref: 6150-761
Lot 1 - Wade Hinson Estate
P.C. F, File 163
4.518 Acres

Property Owner
1602 Roosevelt LLC
1602 Roosevelt Blvd
Monroe, N.C. 28112
Spiro E. Kaltsounis and wife, Fontina Kaltsounis
314 Abellia Drive
Waxhaw N.C. 28143

PID 09-090-001A
East Coast 2021, LLC
Deed Ref: 8167-739

Zoning-City of Monroe ETJ
PID 09-087-013
**Spiro E. Kaltsounis and wife,
Fontina Kaltsounis**
Deed Ref: 6150-761
Tract 2
45.96 Acres

Flood Certification
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710544400J & 3710545400J, dated 10/16/2008, and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Certificate of Survey and Accuracy
State of North Carolina, Union County
I, **Clinton D. Lawrence**, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book **As, Page Shown**); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended.
That the survey is of another category, such as a recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision.

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, registration number and seal this the _____ A.D., 20____.

DRAFT

Clinton D. Lawrence, NCPLS L-5056

- NOTES**
1. Areas computed using coordinate geometry.
 2. This map was prepared without the benefit of a title search. Survey subject to full title search.
 3. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
 4. All distances shown are horizontal ground distances.
 5. Rebar set at all corners unless otherwise noted.
 6. Broken lines indicate property lines not surveyed.
 7. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
 8. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
 9. Other underground utilities may exist but their locations are not known.
 10. Grid Coordinates established using the N.C. GNSS Real Time Network utilizing NTRIP/CORS protocol, a Trimble R10 receiver, and RTK field procedure.

Parcel ID	Address
09087013	303 Old Pageland Monroe Road
09121011A	Old 74
09087014	Old Pageland Monroe Road

LAWRENCE ASSOCIATES
106 W. Jefferson St.
Monroe, North Carolina 28112
P 704-289-1013
F 704-283-9035
www.lawrencesurveying.com

Annexation Boundary For The City Of Monroe
Property of: 1602 Roosevelt, LLC
Property of: Spiro Kaltsounis & Fotina Kaltsounis

Monroe Township, Union County, NC

Orig. scale: 1" = 200' Date: September 14, 2021 Drawn By: MCM

Job No. 4505 Cottage Drawing file: Annexation Boundary.dwg Drawing no. 21/166

Line Table		
Line #	Length	Direction
L2	11.06	N76°13'16"W
L3	163.74	N77°07'55"W
L4	88.71	N77°04'47"W
L5	75.14	N77°03'43"W
L6	75.40	N77°09'08"W
L7	165.22	S77°07'13"E
L8	6.32	N53°08'13"E
L9	23.97	N53°32'29"E
L10	60.39	S42°43'30"E
L11	7.04	S06°27'22"W
L12	30.16	N49°27'49"E
L13	21.72	S53°21'07"W
L14	27.48	S89°01'43"E
L15	250.23	S42°55'44"E
L16	258.46	S04°52'07"W
L17	239.54	S04°56'48"W



STAFF REPORT

TO: Planning Board Members

DATE: March 2, 2022

FROM: Lisa Stiwinter, Director of Planning & Development

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map Amendment and text amendment request for Conditional District “Cottage Green II” (Parcel ID #'s: 09-087-013 portion, 09-087-014 & 09-121-011-A)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment for the properties located along Old Pageland Monroe Road and further identified as tax parcel #'s portion of 09-087-013, 09-087-014 & 09-121-011-A. The request is to annex and rezone the properties from R-20 City of Monroe to Conditional District (CD) “Cottage Green II”.

REVIEW

The applicant, NVR, Inc. is requesting a conditional district rezoning in order to develop a 259 lot residential subdivision. The total area of the project is 85.94 acres with 31.5% or 27.0 acres of open space. The density of this project is 3.01 units per acre.

Cottage Green I was approved as a conditional district rezoning in 2017 as a 218 lot age targeted single family residential subdivision. The total area of the project was 73.36 acres, with 39% or 29.65 acres of common open space. The density of the project was 2.97 units per acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Single-Family Residential & Vacant	R-20 and R-10 SU (Single Family Residential)
East	Vacant	R-20 (Single Family Residential)

South	Single-Family Residential & Vacant	RA-20 Union County (Single Family Residential)
West	Single-Family Residential	Conditional District “Cottage Green I” (Single Family Residential)

Proposal

The applicant is requesting a conditional district rezoning in order to develop a 259 lot age targeted residential subdivision that will consist of single-family detached homes with approximately 31.5% or 27.0 acres of open space. The minimum lot size for the project will be 6,250 square feet with a range up to approximately 27,000 square feet. The developer is providing a mixture of lot types that will include 50 and 60 foot wide lots. The minimum heated square footage of the homes will be 1,425 square feet excluding the garage.

Age targeted communities target adults age 55 or older but they are not explicitly age-restricted. Residents lead an independent, active lifestyle where amenities may include a clubhouse, golf course, walking trails, and other recreational spaces. The communities do not provide health care or health-related services. Outdoor maintenance is typically included in a monthly homeowner’s association fee.

Lot Type	Number of Lots
50- foot wide lot, single family home with two (2)-car garage	208
60- foot wide lot, single family home with two (2)-car garage	51
Total	259

REQUIREMENTS

Density & Dimensional Standards

The density of the project is 3.01 units per acre.

Setbacks

Front: 20 ft.

Side: 5 ft.

Corner: 10 ft.

Rear: 30 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 1,425 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 one (1) yard tree at the time of the certificate of occupancy. Street trees will be provided at a rate of one (1) tree per lot throughout the development. The street tree layout and planting schedule will be finalized during the construction plan review. The developer is proposing a 50 foot undisturbed buffer around the project with the exception of the western property line, which is adjacent to Cottage Green I.

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 10.74 acres. The applicant is providing 31.5% or 27.0 acres of open space. The amenity area will include the following features: swimming pool with restrooms, pavilion area with picnic tables and fire pits and/or grilling area.

Parking

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

Schools

The proposed 259 single family lot subdivision will be within the following school attendance areas for the current school year:

Rock Rest Elementary	Currently at 85% rated capacity
East Union Middle	Currently at 62% rated capacity
Forest Hills High	Currently at 59% 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 an eight (8) ft. wide sidewalk along the property frontage of Old Pageland Monroe 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

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 project is proposed to be accessed by one entrance off of Old Pageland Monroe Road as well as two internal connections to Cottage Green I. 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:

Old Pageland Monroe Road at Project Entrance:

- Construct an exclusive southbound right-turn lane with storage
- Construct an exclusive northbound left-turn lane with storage

US 74 AND US 601

- Channelize the existing eastbound right turn lane to allow the eastbound right turn movement to operate free flow conditions.

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 continues similar residential uses between the original Cottage Green project

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 14th to discuss the project. The meeting was held virtually via Zoom.

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 “Cottage Green II”.

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
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 Section 156.106
Attachment 10-O-2022-XX Section 156.98

Ortho Map

Proposed: Conditional District Cottage Green Phase II

Legend

-  Centerlines
-  Parcels
-  City Limits
-  ETJ
-  streams

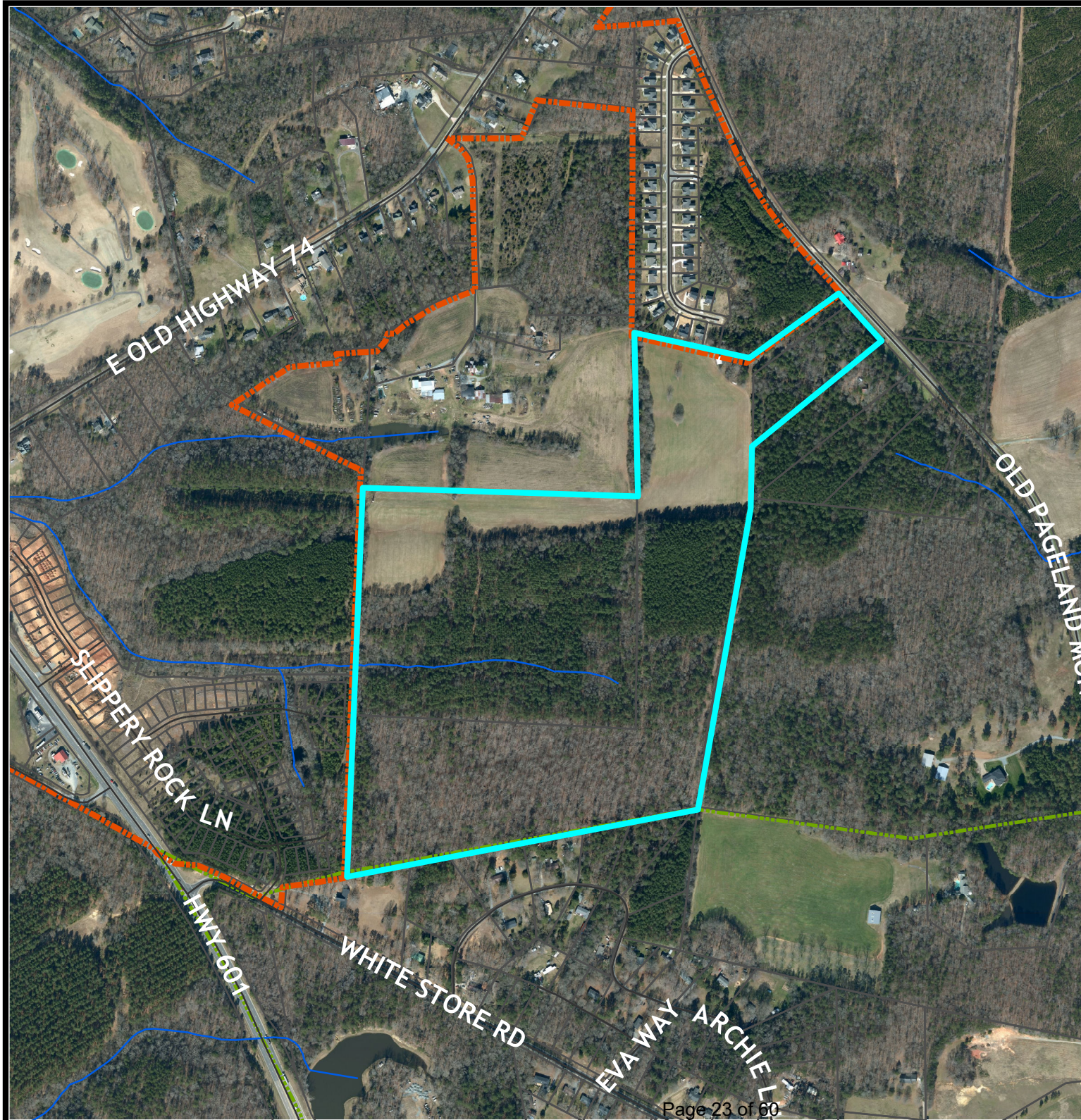
Existing: R-20
(Residential- Low Density)

**Owner: 1602 Roosevelt LLC,
Fotina Kaltsounis, & Spiro
Kaltsounis**

Acres: 85.94



0 580 1,160
Feet

Zoning Map

Proposed: Conditional District Cottage Green Phase II

Legend

-  Centerlines
-  Parcels
-  City Limits
-  ETJ

Zoning Districts

Code

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

ZONE

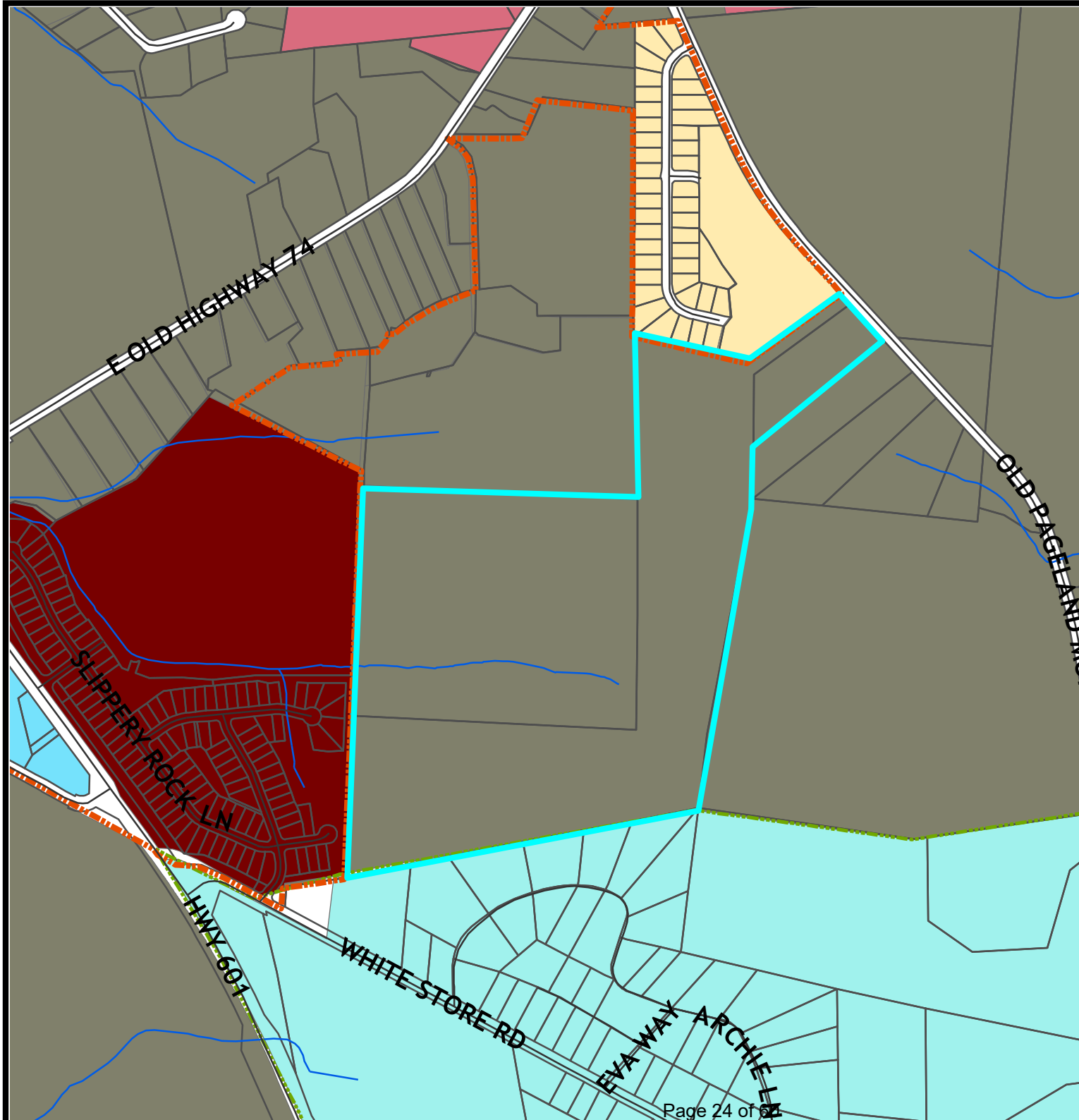
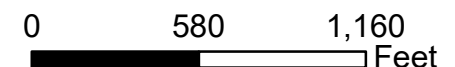
-  RA-20

Existing: R-20
(Residential- Low Density)

**Owner: 1602 Roosevelt LLC,
Fotina Kaltsounis, & Spiro
Kaltsounis**



Acres: 85.94



DEVELOPMENT DATA:

TAX PARCEL NOS.: PID 09-121-11A, PID 09-087-013, PID 09-087-014
EXISTING ZONING CLASSIFICATION: R-20
THE PROJECT SITE IS CURRENTLY LOCATED OUTSIDE THE CITY OF MONROE
PROPOSED ZONING JURISDICTION: CITY OF MONROE
SITE ACREAGE: 85.95± ACRES
NO. OF SINGLE FAMILY LOTS PROPOSED: 259
DENSITY PROPOSED: 3.01 DU/ACRE
PERIMETER AND UNDISTURBED BUFFERS: 8.94± AC.
BMP AREAS: 12.5± AC.
AMENITY AREA: 2.19± AC.
OPEN SPACE: 3.46± AC. (DOES NOT INCLUDE BUFFERS OR BMP AREAS)

PROPOSED DETACHED LOT DATA:

MINIMUM LOT SIZE = 6,250 SF
MINIMUM LOT WIDTH = 50'
(MEASURED AT FRONT SETBACK)
MINIMUM FRONT SETBACK = 20'
MINIMUM SIDE SETBACK = 5' (3' FOR ACCESSORY STRUCTURE)
MINIMUM REAR SETBACK = 30' (5' FOR ACCESSORY STRUCTURE)
ACCESSORY STRUCTURES CANNOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME

LEGEND

- PROPOSED PUBLIC ROADWAYS WITH 50' PUBLIC RIGHT OF WAY
- PROPOSED STORMWATER BMP DETENTION POND
- PROPOSED OPEN SPACE SUCH AS CLUBHOUSE, POOL, AMENITY, MAIL KIOSK
- PROPOSED 50' WIDE PERIMETER BUFFERYARD ALONG OLD PAGELAND MONROE ROAD
- PROPOSED 50' WIDE NATURAL UNDISTURBED BUFFERYARD
- PROPOSED 50' WIDE NATURAL UNDISTURBED STREAM BUFFERYARD (SUBJECT TO CORPS VERIFICATION)

SITE DATA:
NEW LOTS: 259
SITE AREA = 85.95 AC.
DENSITY = 3.01
LOT SIZE: 50'x125'
LOT SIZE: 60'x125'
NEW ROAD: 9,790 L.F.

MINIMUM LOT SIZE WILL BE 50' x 125' (6,250 SF)
AVERAGE LOT SIZE WILL BE APPROX. 8,100 SF
60' WIDE LOTS (23-48, 76-100) = 51 LOTS (20%)

MINIMUM LOT SIZE WILL BE 50' x 125' (6,250 SF)
AVERAGE LOT SIZE WILL BE APPROX. 8,100 SF

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

PETITIONER SIGNATURE DATE



GENERAL SITE PLAN NOTES

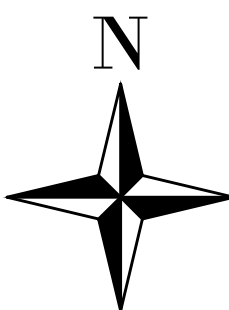
- THIS IS AN AGE TARGETED DEVELOPMENT.
- ALL ROADS WITHIN THE DEVELOPMENT WILL BE PUBLIC RIGHT-OF-WAY.
- EACH DWELLING SHALL HAVE A TWO (2) CAR GARAGE (20'x20'). GARAGES SHALL BE FRONT LOADED OR COURTYARD STYLE.
- ALL DRIVEWAYS SHALL BE CONCRETE FROM STREET TO THE GARAGE CAPABLE OF ACCOMMODATING TWO (2) VEHICLES OFF THE ROAD.
- ALL FRONT LOADED AND COURTYARD STYLE GARAGES SHALL USE CARRIAGE STYLE DOORS. THE CARRIAGE DOOR DESIGN MUST BE SUBMITTED AS PART OF THE ELEVATION PACKAGE FOR THE CONDITIONAL DISTRICT REVIEW.
- ANY HOME BUILT ON A MONOLITHIC SLAB FOUNDATION SHOULD HAVE A MINIMUM OF TWO COURSE BRICK MASONRY VENEER SKIRT (OF STANDARD BRICK SIZE) EXTENDING UP THE FACE OF THE SLAB.
- ALL EXPOSED CHIMNEYS SHALL BE STUCCO OR BRICK VENEERED CONSISTENT WITH THE ARCHITECTURE OF THE HOME.
- EXTERIOR BUILDING MATERIALS TO BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO AND/OR BRICK MATERIALS.
- THE FRONT ELEVATION OF EACH HOME SHALL BE A MINIMUM 25% BRICK OR STONE.
- THE FRONT WALL OF ALL THE HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24 LINEAL FEET.
- THE MAJORITY OF ALL ROOF AREAS SHALL HAVE A 6/12 PITCH.
- THE ROOFS OF ALL THE HOMES SHALL BE FINISHED WITH ARCHITECTURAL SHINGLES.
- THE MINIMUM HEATED SQUARE FOOTAGE OF EACH HOUSE WILL BE 1,425 SQUARE FEET.
- 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 BOARD DIRECTOR OR THEIR DESIGNEE.
- ALL HOMES TO HAVE SODDED FRONT YARDS PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- EACH HOME SHALL HAVE AT LEAST ONE (1) FRONT YARD TREE, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE A MINIMUM CALIPER SIZE OF 1 1/2" MEASURED 6 INCHES ABOVE GRADE.
- STREET TREES SHALL BE PROVIDED AT A RATE OF ONE (1) PER LOT WITH A MINIMUM CALIPER SIZE OF 1 1/2" MEASURED 6 INCHES ABOVE GRADE.
- ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
- WATER AND SEWER WILL BE PROVIDED BY THE CITY OF MONROE THROUGH THE EXTENSION OF EXISTING UTILITIES.
- SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
- INTERIOR SIDEWALKS FIVE (5) FEET WIDE TO BE PROVIDED ON BOTH SIDES OF THE PROPOSED SUBDIVISION STREETS THROUGHOUT THE DEVELOPMENT.
- EXTERIOR SIDEWALK EIGHT (8) FEET WIDE TO BE PROVIDED ALONG THE ENTIRE FRONTAGE OF OLD PAGELAND MONROE ROAD.
- AMENITY AREA TO CONSIST OF A POOL AND BATHHOUSE WITH RESTROOMS, POOL EQUIPMENT BUILDING AND EITHER A PAVILION, PICNIC TABLES, FIRE PITS OR GRILLING AREA.
- COMMENCEMENT OF THE AMENITY AREA TO BE BEGIN NO LATER THAN 50% OF THE CO'S BEING ISSUED.
- THE PROPOSED SUBDIVISION STREETS WILL BE PUBLIC AND BE WITHIN A 50 FOOT WIDE CITY ROAD RIGHT-OF-WAY AND WILL BE MAINTAINED BY THE CITY OF MONROE.
- NO PORTION OF THE DRIVEWAY BEHIND THE SIDEWALK SHALL BE LOCATED WITHIN THE SIGHT TRIANGLE.
- ACCESSORY STRUCTURES CANNOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME.
- HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS AND BMP AREAS.
- TREES WITHIN THE DEVELOPMENT THAT ARE 75 FEET OR GREATER IN DIAMETER AT BREAST HEIGHT MUST BE PRESERVED AND SHALL NOT BE REMOVED. TREES WITHIN THE DEVELOPMENT THAT ARE 25 FEET OR GREATER IN DIAMETER AT BREAST HEIGHT MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD OR DRIVEWAY AREA.
- ALL BUILDINGS, STRUCTURES AND APPURTENANCES SHALL COMPLY WITH THE APPLICABLE NORTH CAROLINA BUILDING CODES ADMINISTERED AT THE TIME OF PERMITTING.

TRAFFIC IMPACT ASSESSMENT
RECOMMENDED IMPROVEMENTS

- A TRAFFIC IMPACT ASSESSMENT WAS COMPLETED BY KIMLEY HORN & ASSOCIATES, INC. AND HAS BEEN SUBMITTED TO AHJ FOR REVIEW AND APPROVAL. ALL OFF-SITE ROAD IMPROVEMENTS SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS AND ARE SUBJECT TO NCDOT REVIEW AND APPROVAL.
- CONSTRUCT A SOUTHBOUND RIGHT TURN LANE ALONG OLD PAGELAND MONROE ROAD WITH 100 FEET OF STORAGE AND THE APPROPRIATE TAPER.
- CONSTRUCT A NORTHBOUND LEFT TURN LANE ALONG OLD PAGELAND MONROE ROAD WITH 100 FOOT OF STORAGE AND THE APPROPRIATE TAPER.
- CONSTRUCT ACCESS TO INCLUDE A SINGLE INGRESS AND A SINGLE EGRESS LANE WITH A 100 FOOT INTERNAL PROTECTED STEM AND STOP CONTROL.
- US 74 AND US HWY 601. CHANNELIZE THE EXISTING EASTBOUND RIGHT TURN LANE TO ALLOW THE EASTBOUND RIGHT TURN MOVEMENT TO OPERATE UNDER FREE FLOW CONDITIONS.
- PER THE CITY OF MONROE, A MAXIMUM OF 50 LOTS WILL BE ALLOWED TO BE PLATTED PRIOR TO OFF-SITE ROAD IMPROVEMENTS BEING INSTALLED.

WETLAND/STREAM NOTES

- DELINEATION OF WETLANDS AND WATERS OF THE US REPORT WAS COMPLETED ON MAY 3, 2021 AND SUBMITTED TO AHJ FOR REVIEW AND APPROVAL.
- THE WETLAND DELINEATION MAP WAS UPDATED ON JULY 26, 2021, AND THE CORPS SUBMITTED ITS APPROVAL FOR THE JURISDICTIONAL DETERMINATION OF THE MAP ON AUGUST 3, 2021.
- THE STREAM BUFFERS SHOWN REFLECT THE VERIFIED STREAM ON THE SUBJECT PROPERTY.



NO.	DATE	BY	REVISION
A	08-19-21	DJG	ISSUED TO CITY OF MONROE FOR RE-ZONING / ANNEA
B	09-28-21	DJG	ISSUED TO CITY OF MONROE FOR RE-ZONING / ANNEA
C	10-29-21	DJG	ISSUED TO CITY OF MONROE FOR RE-ZONING / ANNEA
D	12-10-21	DJG	ISSUED TO CITY OF MONROE FOR RE-ZONING / ANNEA
E	01-12-22	DJG	ISSUED TO CITY OF MONROE FOR RE-ZONING / ANNEA

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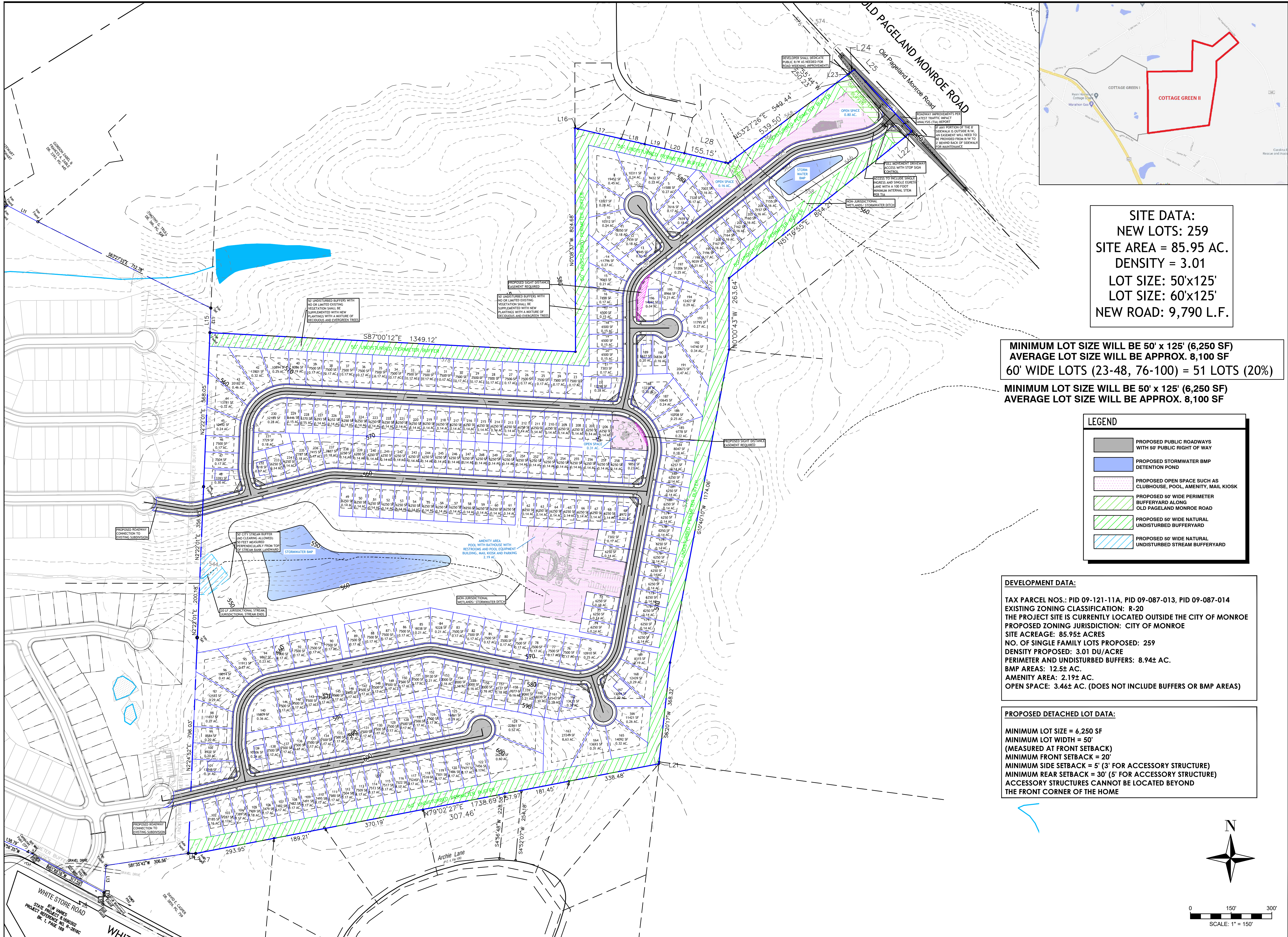
SC CO.# 040860 NC CO.# 040860 - GA CO.# PH01941 - TN CO.# 040819



OVERALL CONCEPT SITE PLAN
**CONDITIONAL DISTRICT
COTTAGE GREEN II
SUBDIVISION**
OLD PAGELAND MONROE ROAD
CITY OF MONROE, SC

PROJECT MANAGER: DJG
DRAWN BY: CJR
PROJECT DATE: 11/25/20
SCALE: 1"=200'
JOB No.: 2020XXX
PLOT DATE: 1/12/22

SHEET
CV-1



SITE DATA:
NEW LOTS: 259
SITE AREA = 85.95 AC.
DENSITY = 3.01
LOT SIZE: 50'x125'
LOT SIZE: 60'x125'
NEW ROAD: 9,790 L.F.

MINIMUM LOT SIZE WILL BE 50' x 125' (6,250 SF)
AVERAGE LOT SIZE WILL BE APPROX. 8,100 SF
60' WIDE LOTS (23-48, 76-100) = 51 LOTS (20%)

MINIMUM LOT SIZE WILL BE 50' x 125' (6,250 SF)
AVERAGE LOT SIZE WILL BE APPROX. 8,100 SF

LEGEND

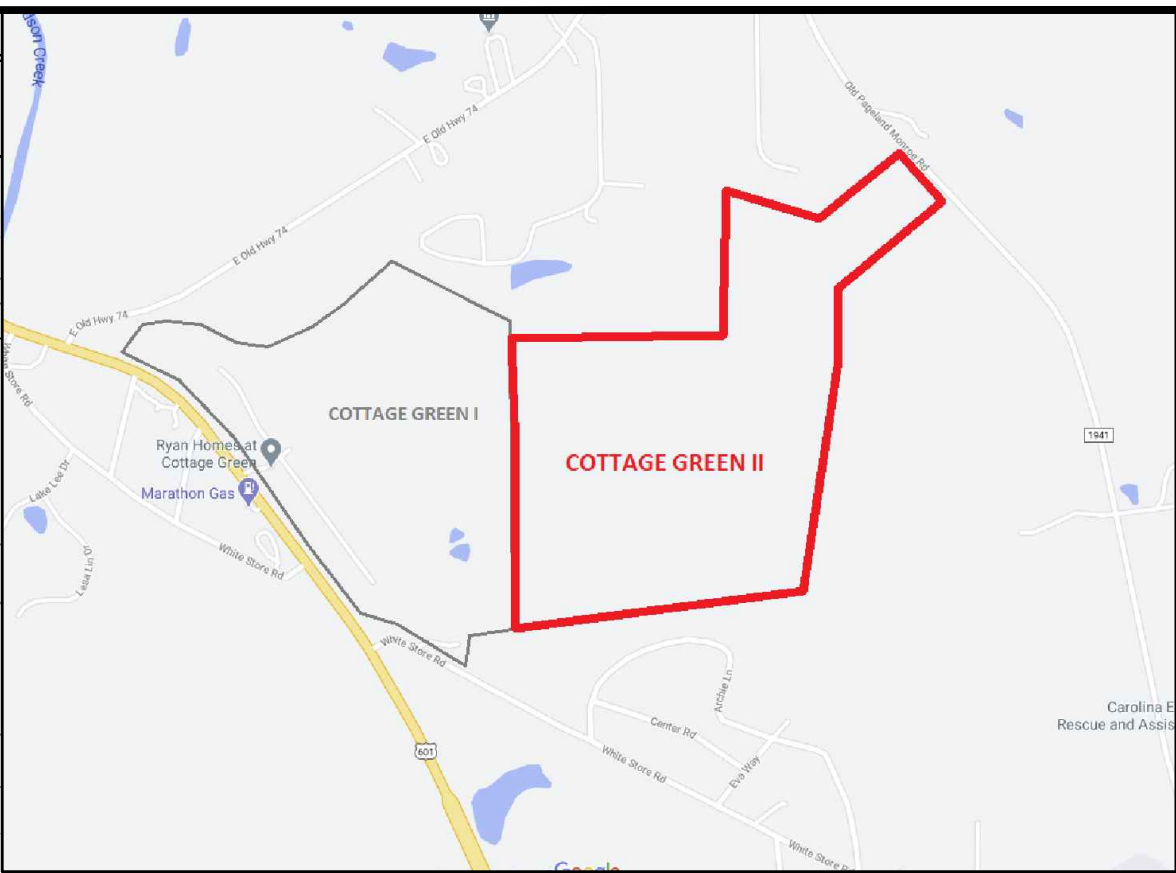
- PROPOSED PUBLIC ROADWAYS WITH 50' PUBLIC RIGHT OF WAY
- PROPOSED STORMWATER BMP DETENTION POND
- PROPOSED OPEN SPACE SUCH AS CLUBHOUSE, POOL, AMENITY, MAIL KIOSK
- PROPOSED 50' WIDE PERIMETER BUFFERYARD ALONG OLD PAGELAND MONROE ROAD
- PROPOSED 50' WIDE NATURAL UNDISTURBED BUFFERYARD
- PROPOSED 50' WIDE NATURAL UNDISTURBED STREAM BUFFERYARD

DEVELOPMENT DATA:

TAX PARCEL NOS.: PID 09-121-11A, PID 09-087-013, PID 09-087-014
EXISTING ZONING CLASSIFICATION: R-20
THE PROJECT SITE IS CURRENTLY LOCATED OUTSIDE THE CITY OF MONROE
PROPOSED ZONING JURISDICTION: CITY OF MONROE
SITE ACREAGE: 85.95± ACRES
NO. OF SINGLE FAMILY LOTS PROPOSED: 259
DENSITY PROPOSED: 3.01 DU/ACRE
PERIMETER AND UNDISTURBED BUFFERS: 8.94± AC.
BMP AREAS: 12.5± AC.
AMENITY AREA: 2.19± AC.
OPEN SPACE: 3.46± AC. (DOES NOT INCLUDE BUFFERS OR BMP AREAS)

PROPOSED DETACHED LOT DATA:

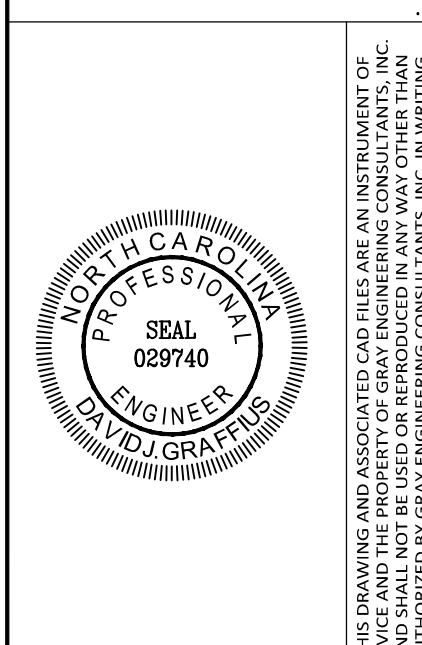
MINIMUM LOT SIZE = 6,250 SF
MINIMUM LOT WIDTH = 50'
(MEASURED AT FRONT SETBACK)
MINIMUM FRONT SETBACK = 20'
MINIMUM SIDE SETBACK = 5' (3' FOR ACCESSORY STRUCTURE)
MINIMUM REAR SETBACK = 30' (5' FOR ACCESSORY STRUCTURE)
ACCESSORY STRUCTURES CANNOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME



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NC COA# C-1217 - GA COA# PH001941 - TN COA# 0410819



OVERALL CONCEPT SITE PLAN
CONDITIONAL DISTRICT COTTAGE GREEN II SUBDIVISION
OLD PAGELAND MONROE ROAD
CITY OF MONROE, SC

PROJECT MANAGER: DJG
DRAWN BY: CJR
PROJECT DATE: 11/25/20
SCALE: 1"=150'
JOB No.: 2020XXX
PLOT DATE: 1/12/22
SHEET
CV-1A

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\$156.217 PERIMETER BUFFERS.

BASED ON CODE OF ORDINANCES FOR CITY OF MONRCE, NORTH CAROLINA O-2020-28 TITLE XV:
LAND USE, CHAPTER 156: ZONING CODE

CERTAIN TYPES OF USES SHALL REQUIRE A PERIMETER BUFFER AROUND ALL SIDES OF THE PROPERTY OR PROJECT BOUNDARY. THE FOLLOWING USES SHALL REQUIRE A PERIMETER BUFFER, ALL OF WHICH MUST MEET THE DESIGN AND SIZE SPECIFICATIONS OF THIS SUBCHAPTER:

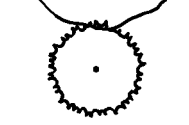
(A) DUPLEX AND MULTI-FAMILY DEVELOPMENTS: A FIFTY (50) FOOT PERIMETER BUFFER IS REQUIRED, WHICH SHALL CONTAIN THE FOLLOWING ITEMS:

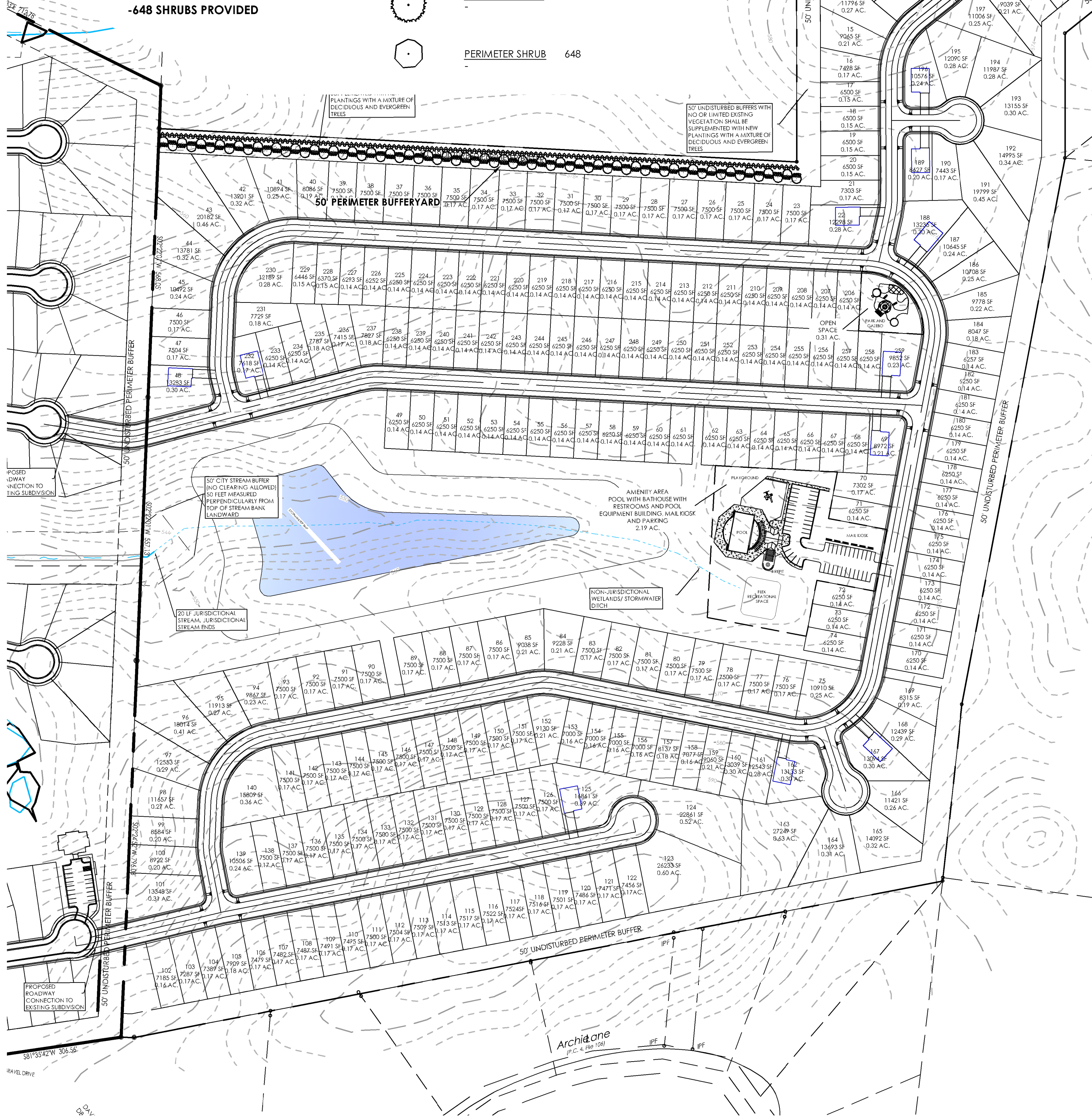
- (1) BERM;
- (2) FIVE (5) DECIDUOUS/CANOPY TREES PER 100 LINEAR FEET, PLANTED 20-FEET ON CENTER; OR TEN (10) UNDERSTORY TREES PER 100 LINEAR FEET, PLANTED 10-FEET ON CENTER;
- (3) TWENTY (20) EVERGREEN TREES PER 100 LINEAR FEET, PLANTED 5-FEET ON CENTER;
- (4) FORTY (40) SHRUBS PER 100 LINEAR FEET, SCATTERED EVENLY WITHIN THE BUFFER.

1590 LF OF PERIMETER BUFFER

- BERM REQUIRED
- **-BERM PROVIDED**
- 80 CANOPY TREES REQUIRED
- **-81 CANOPY TREES PROVIDED**
- 318 EVERGREEN TREES REQUIRED
- **-319 EVERGREEN TREES PROVIDED**
- 636 SHRUBS REQUIRED
- **-648 SHRUBS PROVIDED**

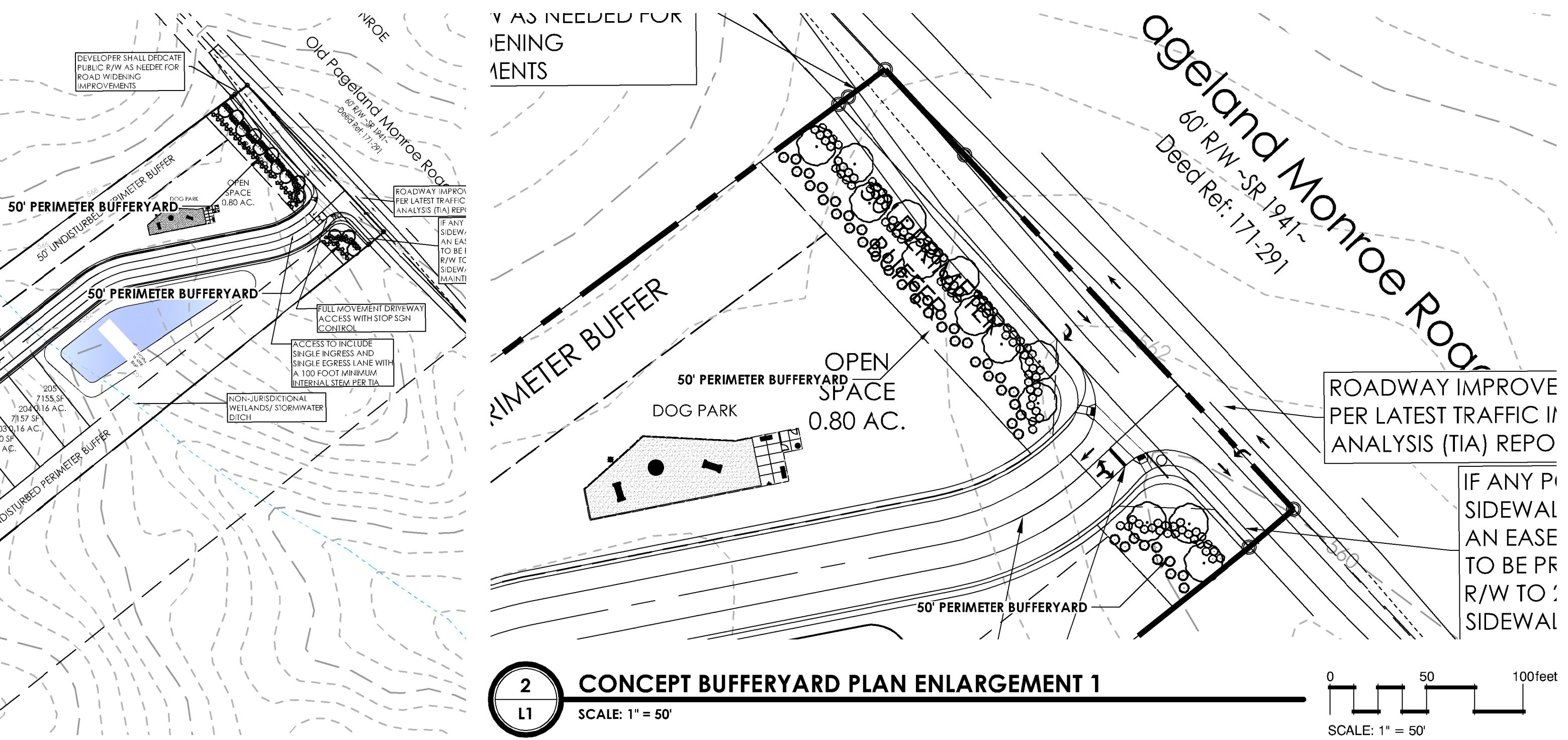
CONCEPT PLANT SCHEDULE BUFFER YARD

	CANOPY TREE	81
	EVERGREEN TREE	319
	PERIMETER SHRUB	648

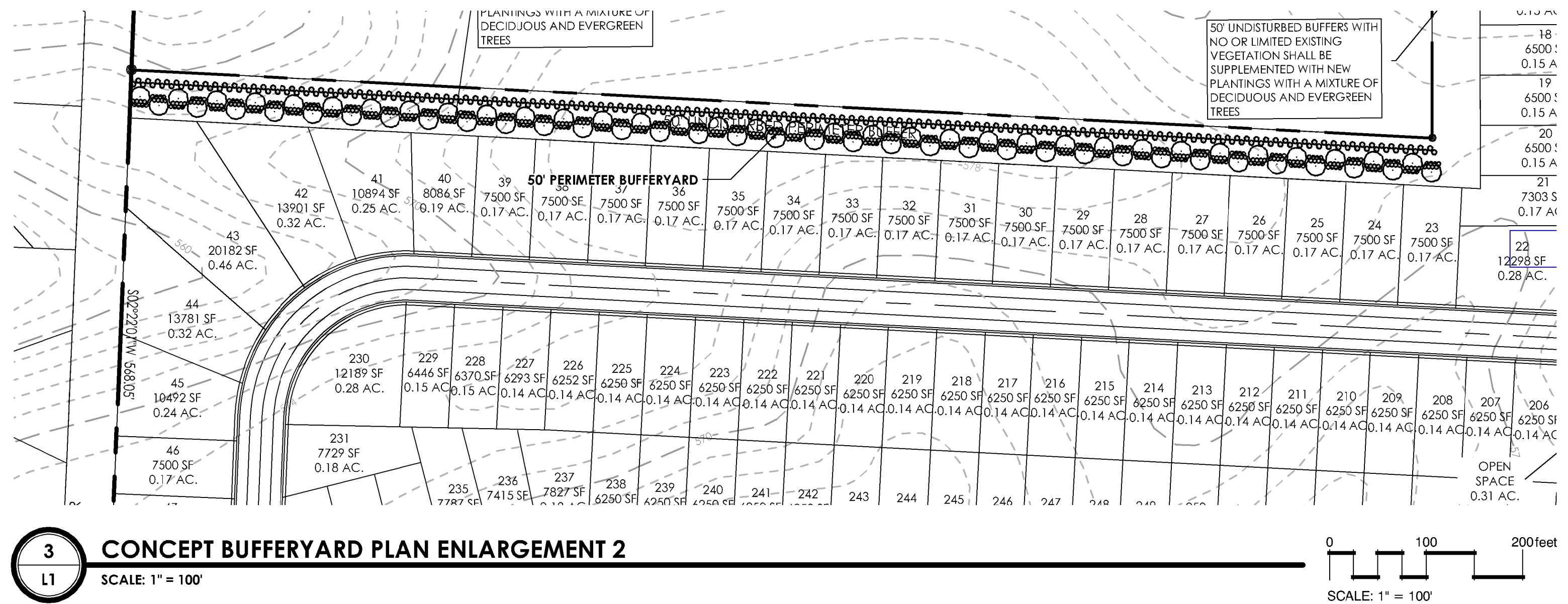


1 OVERALL CONCEPT BUFFERYARD PLAN
SCALE: 1" = 150'

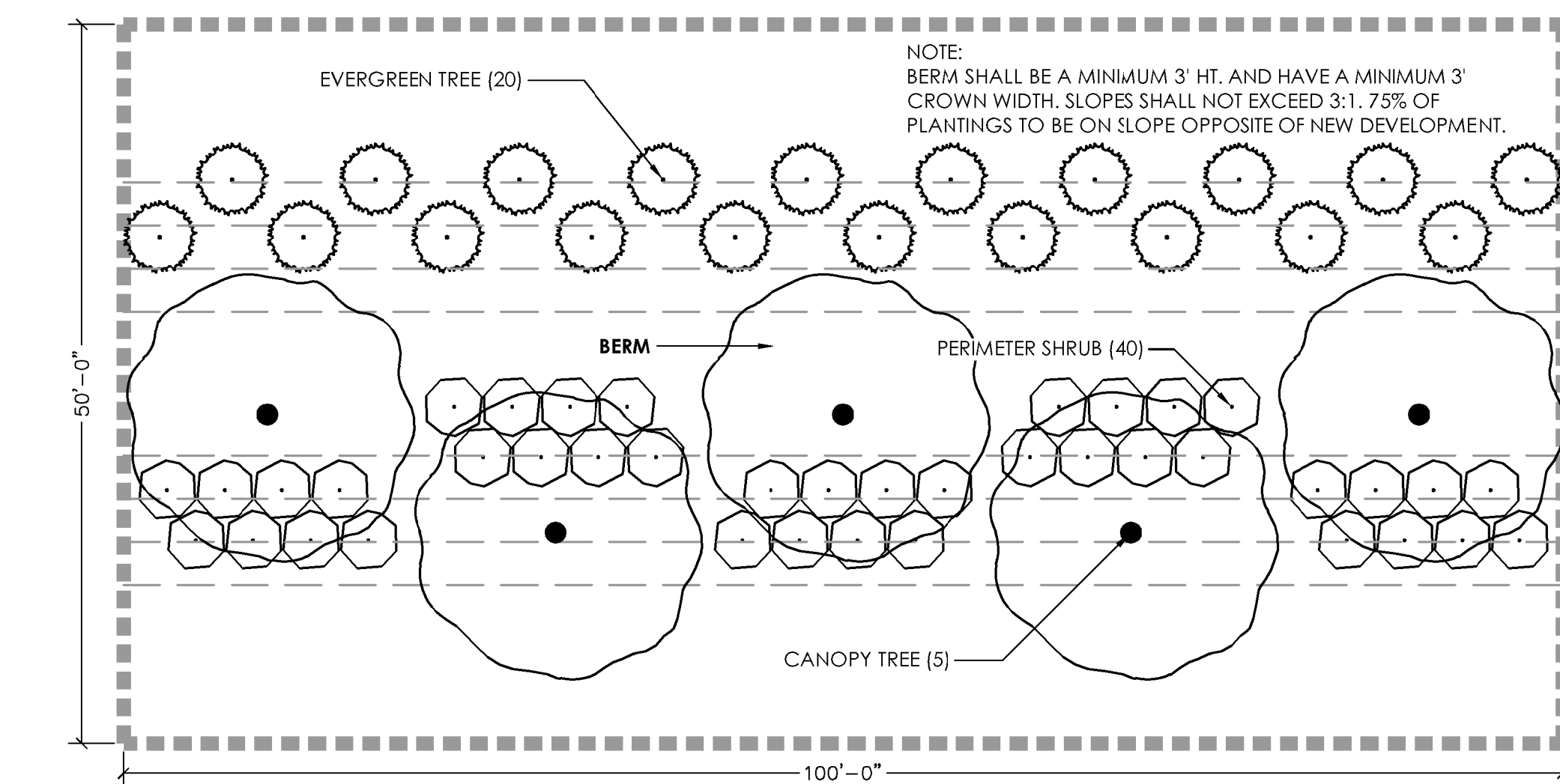
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2 CONCEPT BUFFERYARD PLAN ENLARGEMENT 1
SCALE: 1" = 50'

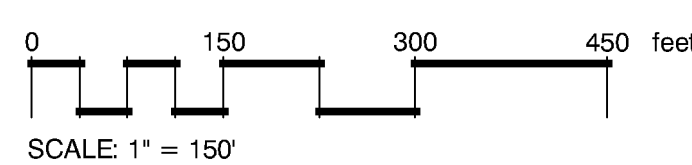


3 CONCEPT BUFFERYARD PLAN ENLARGEMENT 2
SCALE: 1" = 100'



4 CONCEPT BUFFERYARD DETAIL
SCALE: 1" = 10'

NOTE:
THE BASE INFORMATION FOR THIS DRAWING HAS BEEN COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES AND AS SUCH IS INTENDED TO BE USED ONLY AS A CONCEPTUAL GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND DESCRIPTIONS ARE FOR GRAPHIC PURPOSES ONLY. AS AN AID TO SITE LOCATION AND POSSIBLE POTENTIAL LAND USE. ANY PERSON DESIRING TO DETERMINE ACTUAL COMMITMENTS SHOULD EXAMINE THE APPROPRIATE PLATS, DEED RESTRICTIONS, COVENANTS, AND PLANNING AND ZONING REGULATIONS APPLICABLE TO SPECIFIC PORTIONS OF THE PROPERTY.



CONCEPT BUFFERYARD PLAN

PROJECT INFORMATION:

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Greenville, SC 29607
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David J. Graffius
dgraaffius@grayengineering.com

LANDSCAPE ARCHITECT

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Spartanburg, SC 29302
Phone: (864) 585-7500
Fax: (864) 585-3808

Tipton Pitts, ASLA
tip@landartdesigngroup.com

Craig Letson
craig@landartdesigngroup.com

REVISIONS:
1
2
3
4
5
6

SHEET TITLE:
CONCEPT
BUFFERYARD PLAN

JOB #:
18071-00
DATE:
12/13/21
DRAWN:
CL/BB
APPROVED:
TP

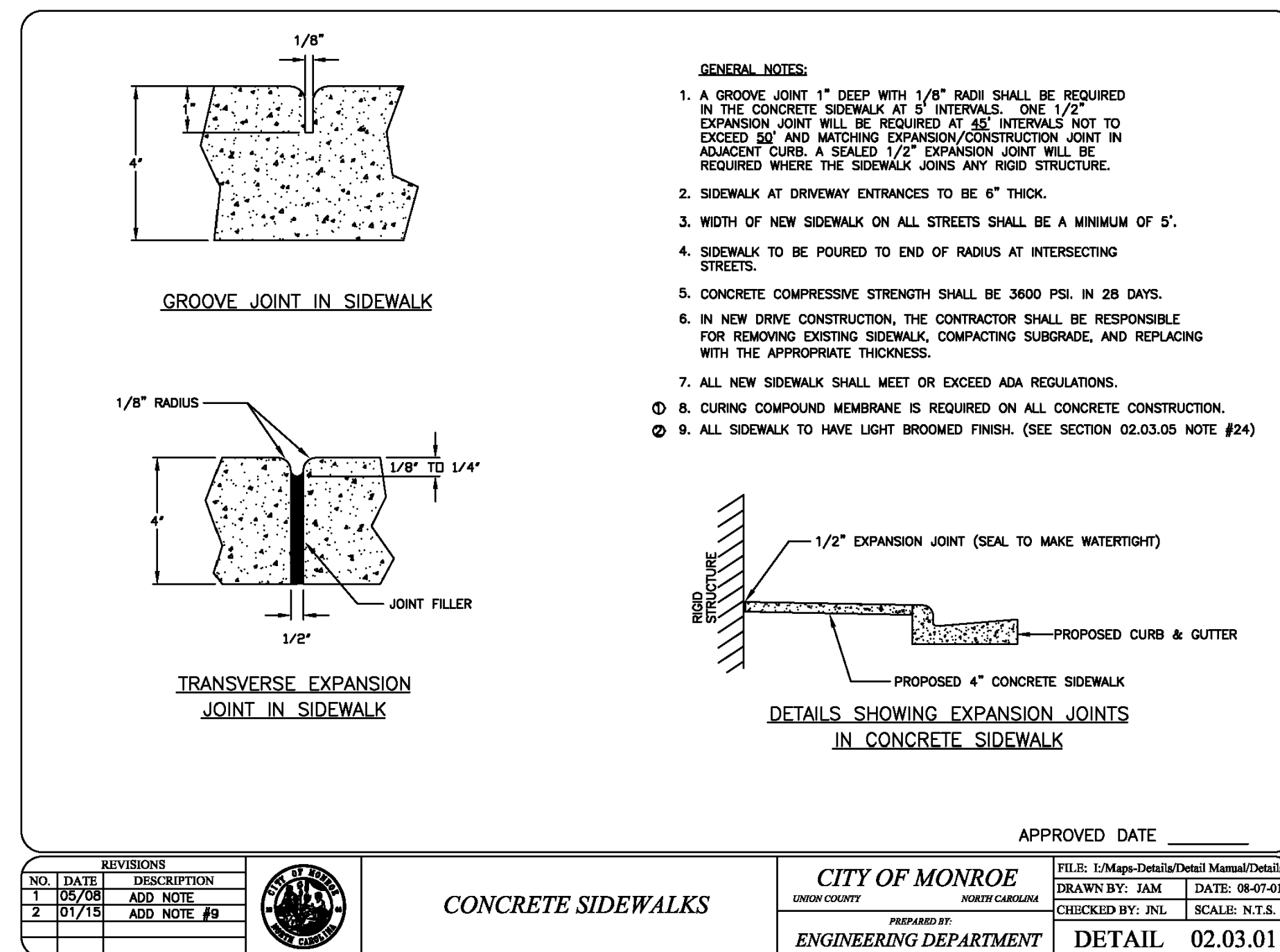
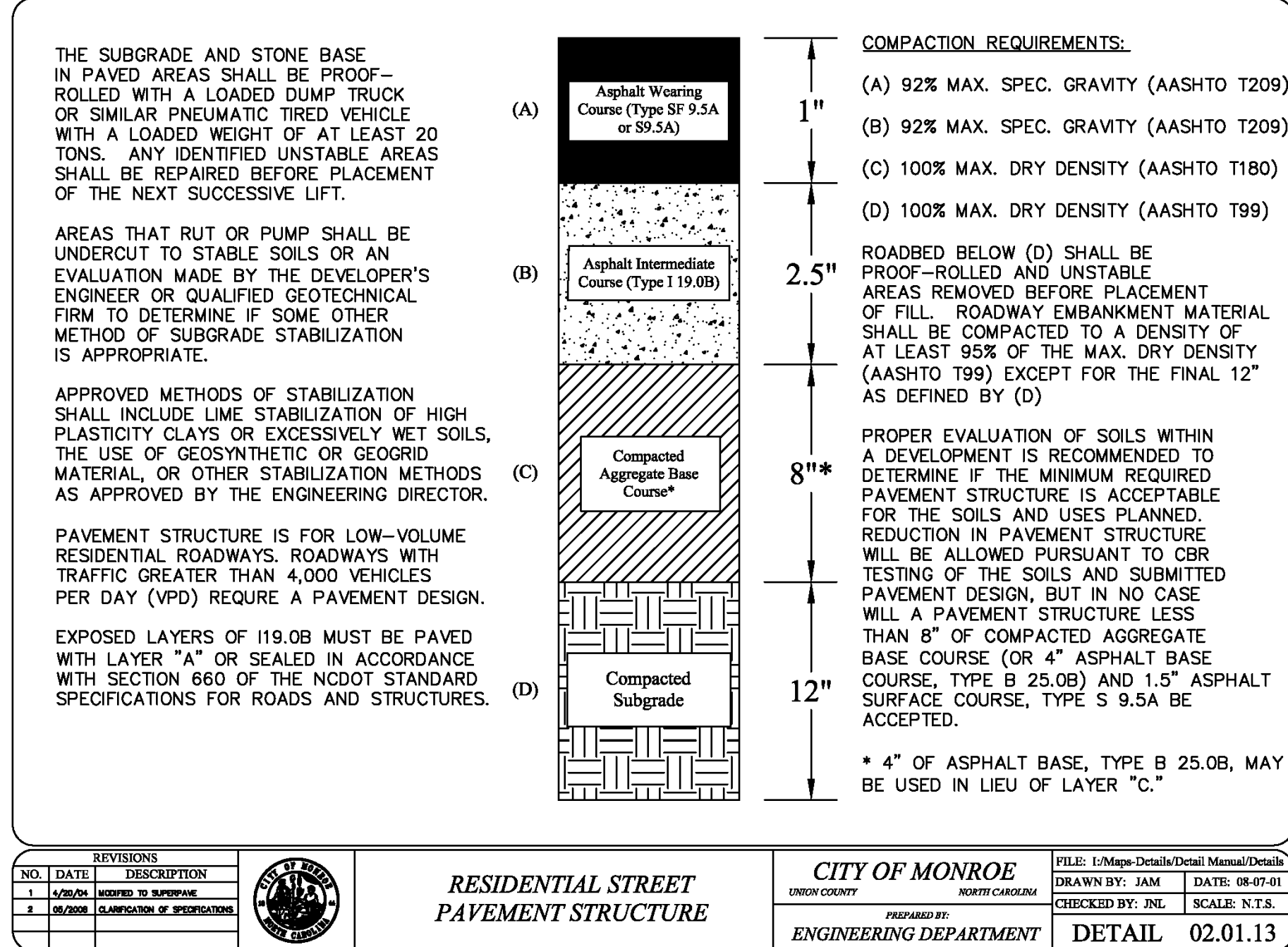
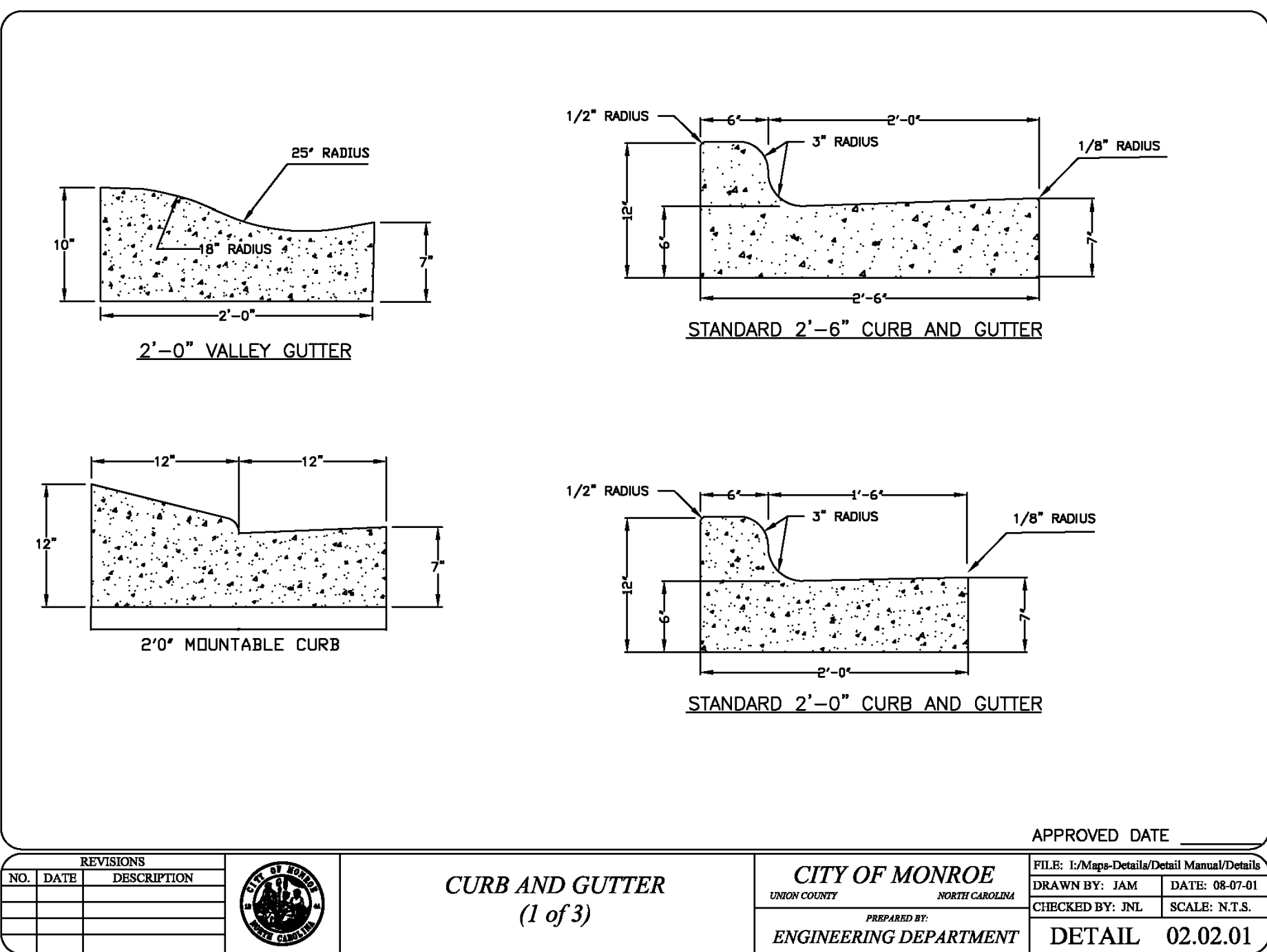
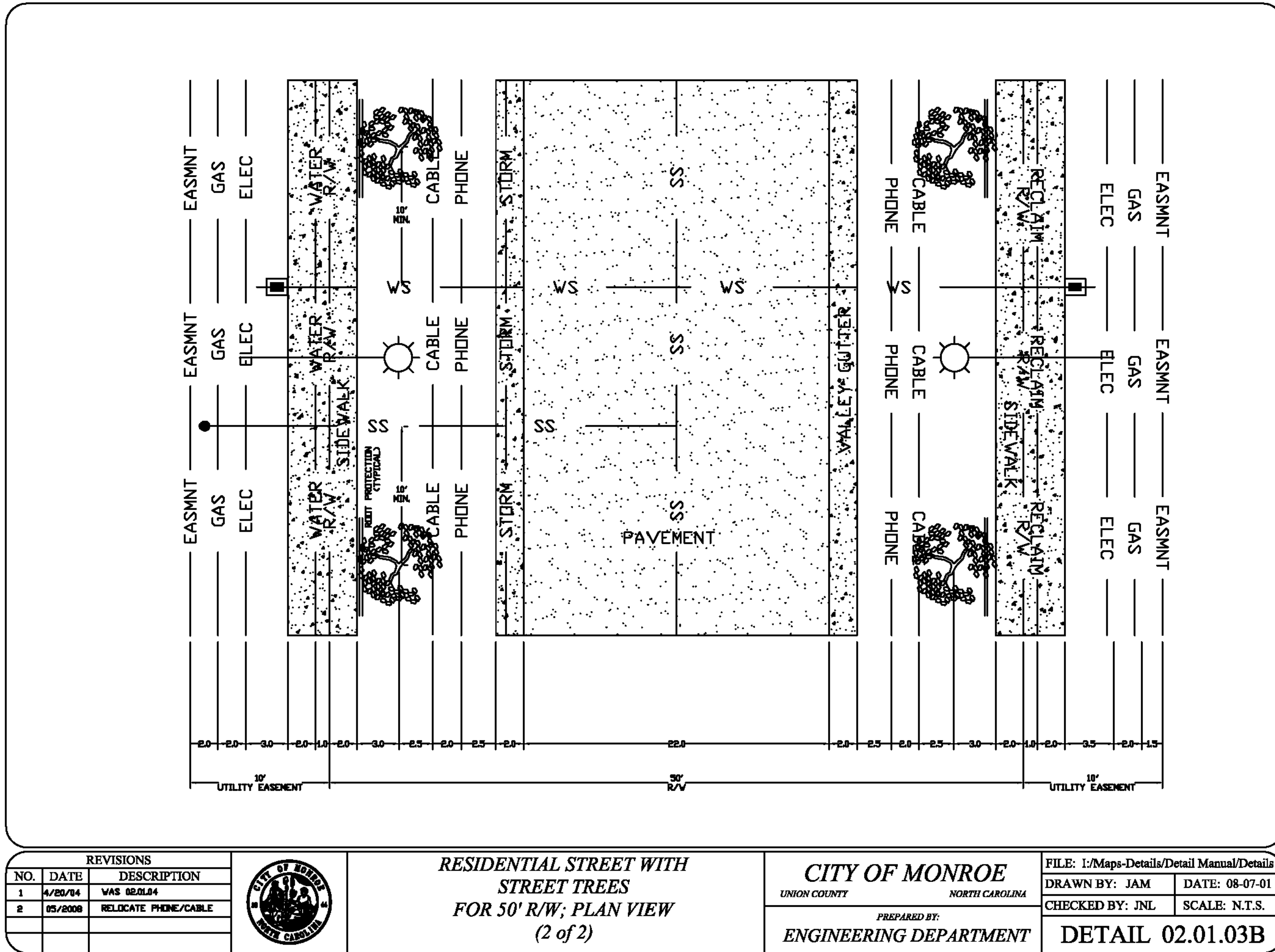
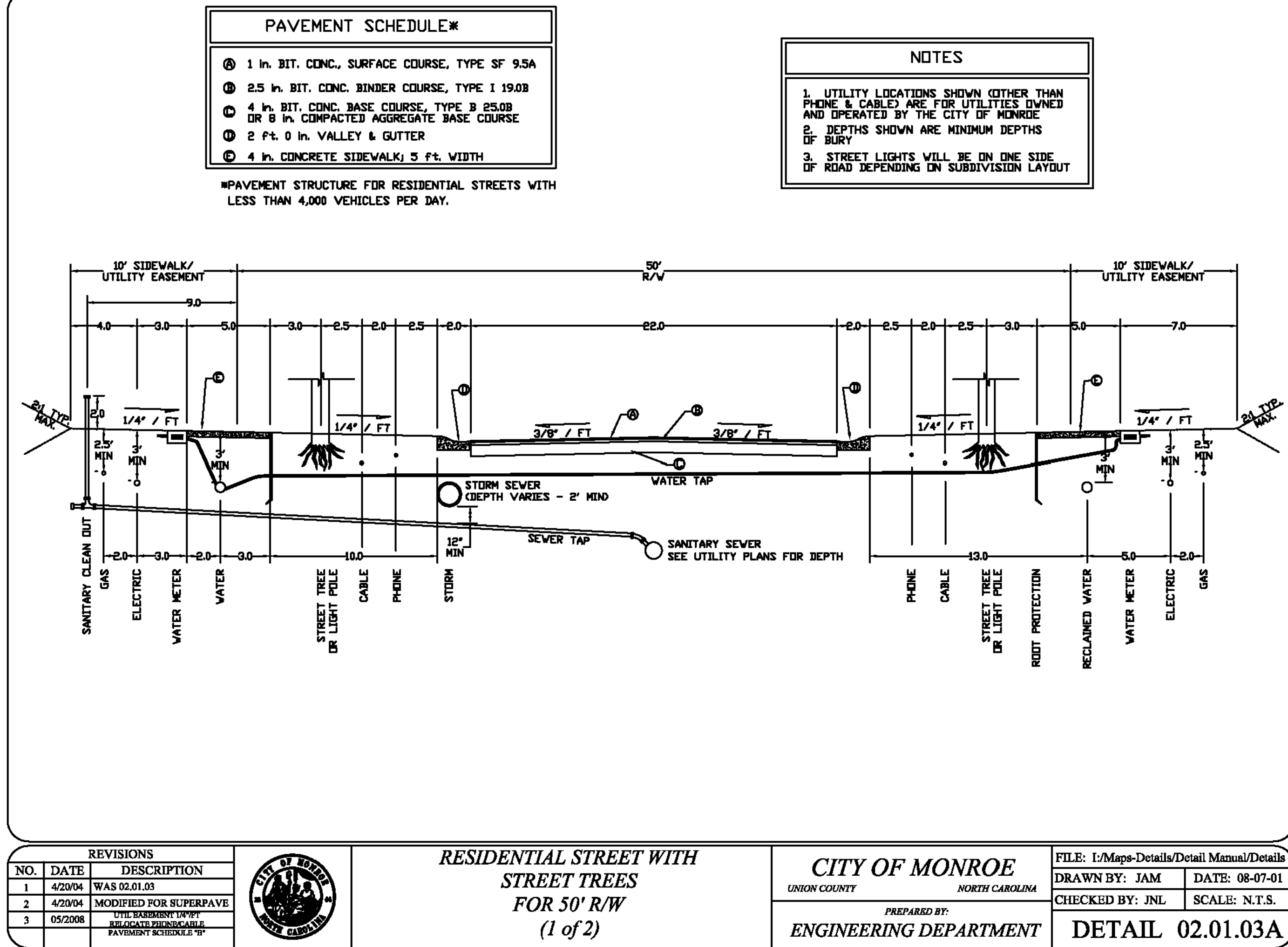
SHEET

L1

OF L1

CONDITIONAL DISTRICT
COTTAGE GREEN II SUBDIVISION
OLD PAGELAND MONROE ROAD, CITY OF MONROE, SOUTH CAROLINA

LANDART
landscape architecture
901 E Main St / Spartanburg, SC 29302
phone: 864.585.7500 / fax: 864.585.3808
LandArtDesignGroup.com / info@landartdesigngroup.com



NO.	DATE	BY	REVISION
A	08-19-21	DJG	ISSUED TO CITY OF MONROE FOR REZONING / ANNEAUX

Gray Engineering

133 PILGRIM ROAD - GREENVILLE, SC 29607
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WWW.GRAYENGINEERING.COM

SC C.O.A.# C00060 - NC C.O.A.# C-1217 - GA C.O.A.# PH001941 - TN C.O.A.# 0410819 -

NORTH CAROLINA PROFESSIONAL ENGINEER
SEAL 029740
DAVID GRAFFIUS

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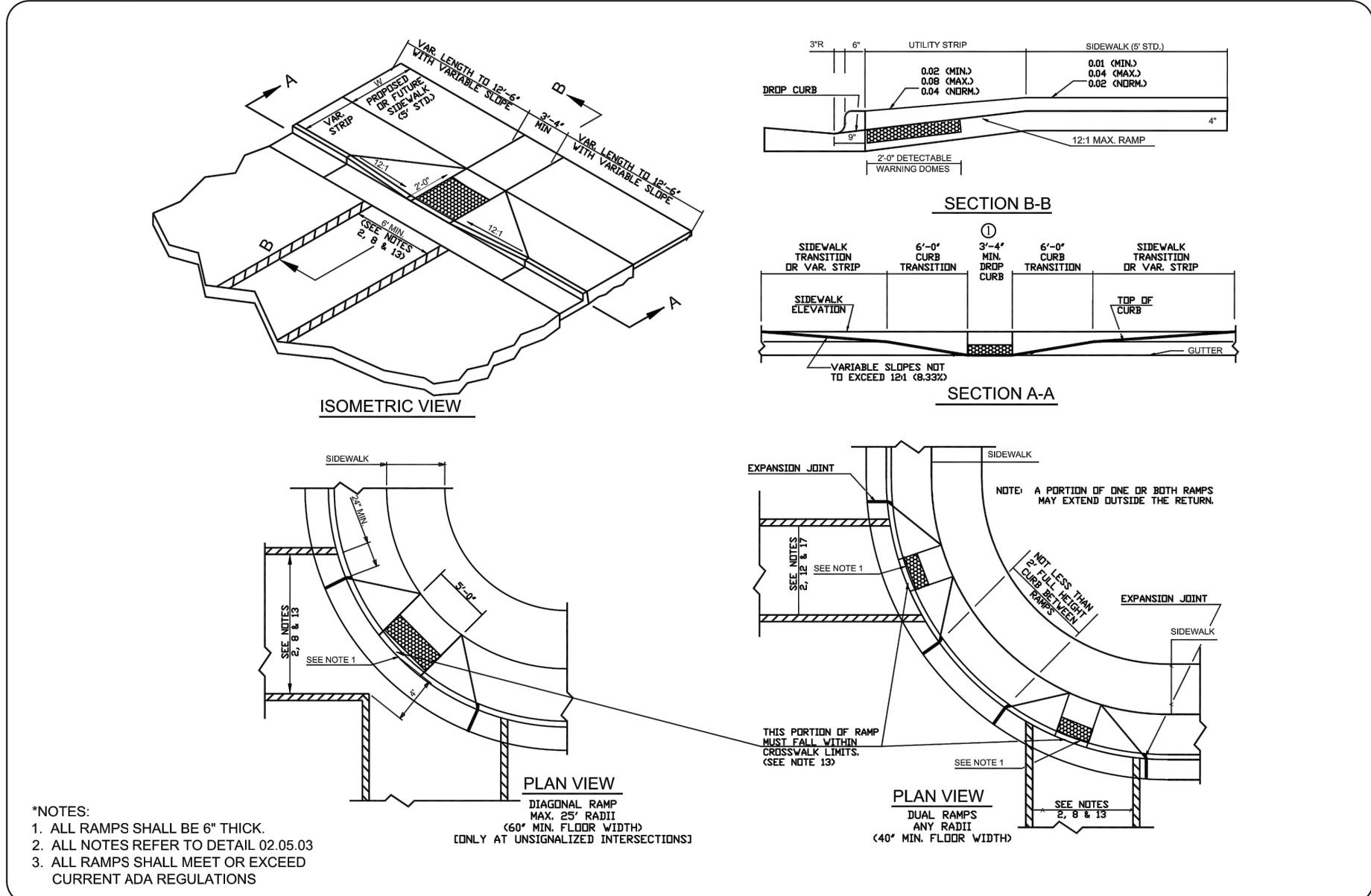
CITY ROAD DETAILS

CONDITIONAL DISTRICT COTTAGE GREEN II SUBDIVISION

OLD PAGELAND MONROE ROAD
CITY OF MONROE, SC

PROJECT MANAGER: DJG
DRAWN BY: CJR
PROJECT DATE: 11/25/20
SCALE: 1"=150'
JOB No.: 2020XXX
PLOT DATE: 1/12/22

SHEET
D-1



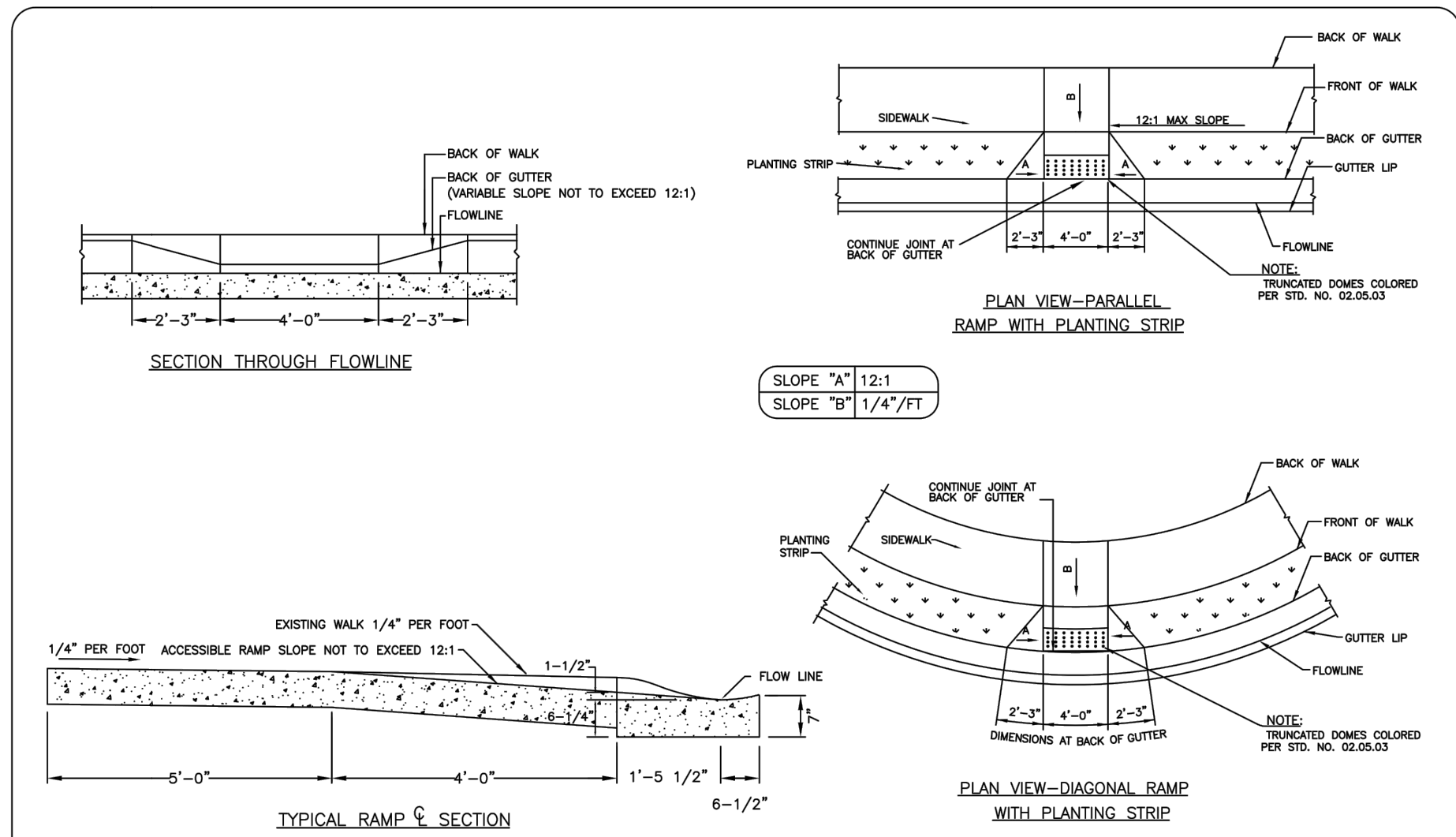
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1	4-20-04	ALLOW DIAGONAL RAMP			DATE: 08-07-01
2	05-08	NEW ADA STANDARDS			CHECKED BY: JNL
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ACCESSIBILITY RAMP
DROP CURB
(1 of 5)

ENGINEERING DEPARTMENT

DETAIL 02.05.01A



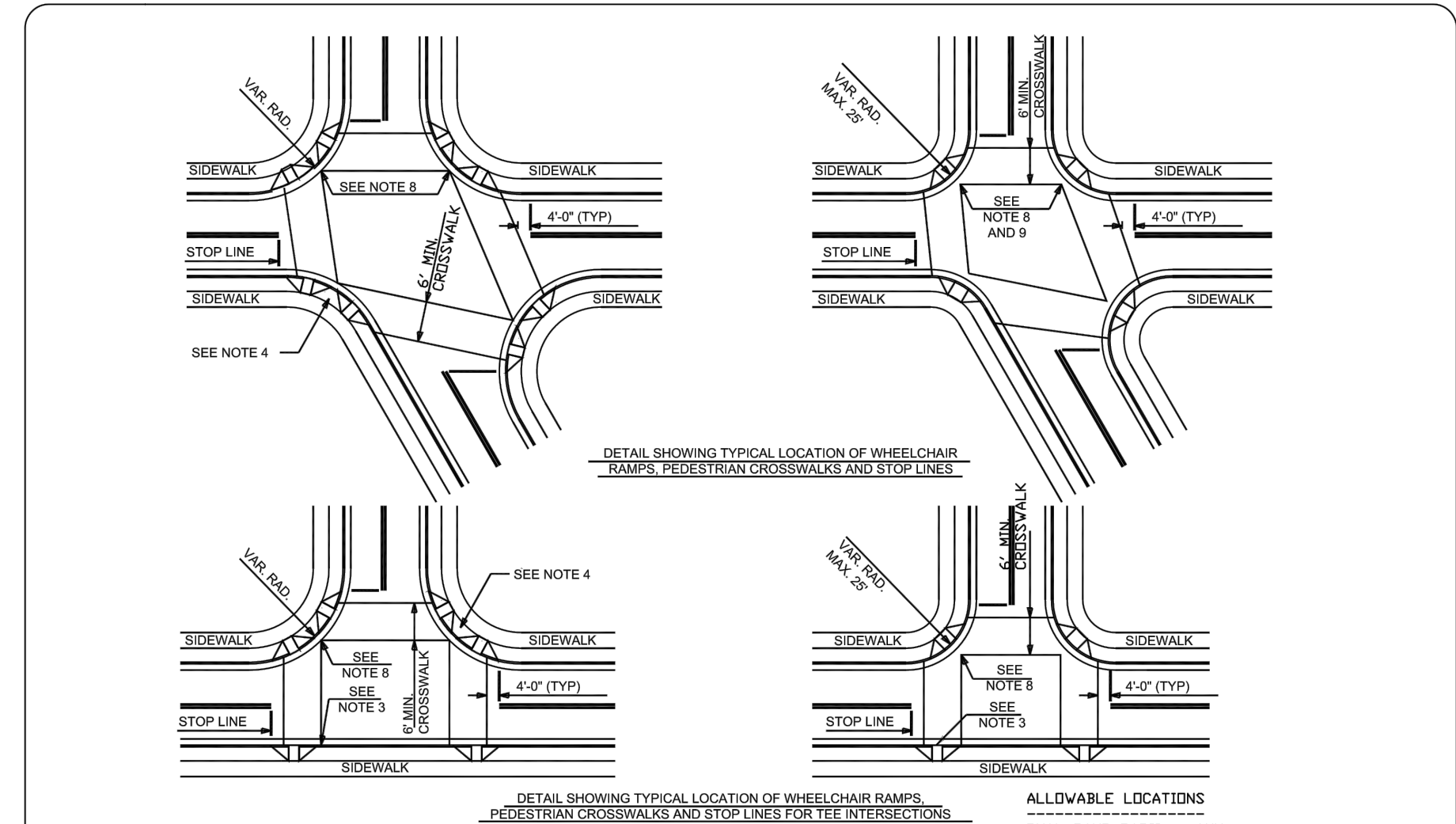
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1	05-08	NEW ADA STANDARDS			DATE: 4-20-04
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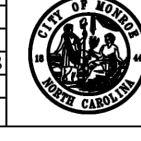
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2'-0" VALLEY GUTTER
(2 of 5)

ENGINEERING DEPARTMENT

DETAIL 02.05.01B



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2	05-08	NEW ADA STANDARDS			CHECKED BY: JNL
					SCALE: N.T.S.



ACCESSIBILITY RAMP
(3 of 5)

ENGINEERING DEPARTMENT

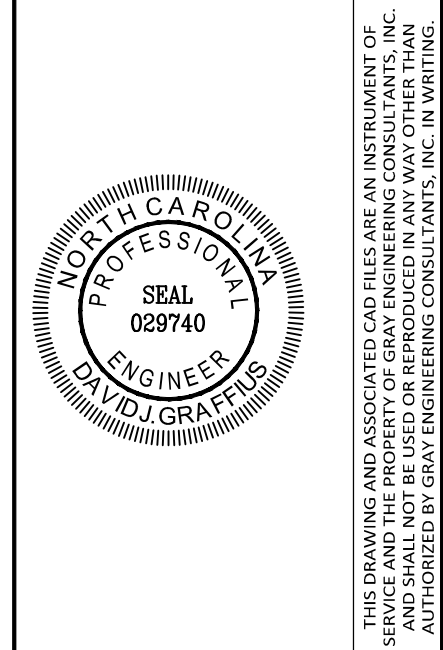
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NO.	DATE	BY	REVISION
A	01-12-22	D.G.	ISSUED TO CITY OF MONROE FOR RE-ZONING / ANNEXATION



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CITY ADA ROAD RAMP DETAILS
CONDITIONAL DISTRICT
COTTAGE GREEN II
SUBDIVISION
OLD PAGELAND MONROE ROAD
CITY OF MONROE, SC

PROJECT MANAGER: DJG
DRAWN BY: CJR
PROJECT DATE: 11/25/20
SCALE: 1"=150'
JOB No.: 2020XXX
PLOT DATE: 1/12/22

SHEET
D-2

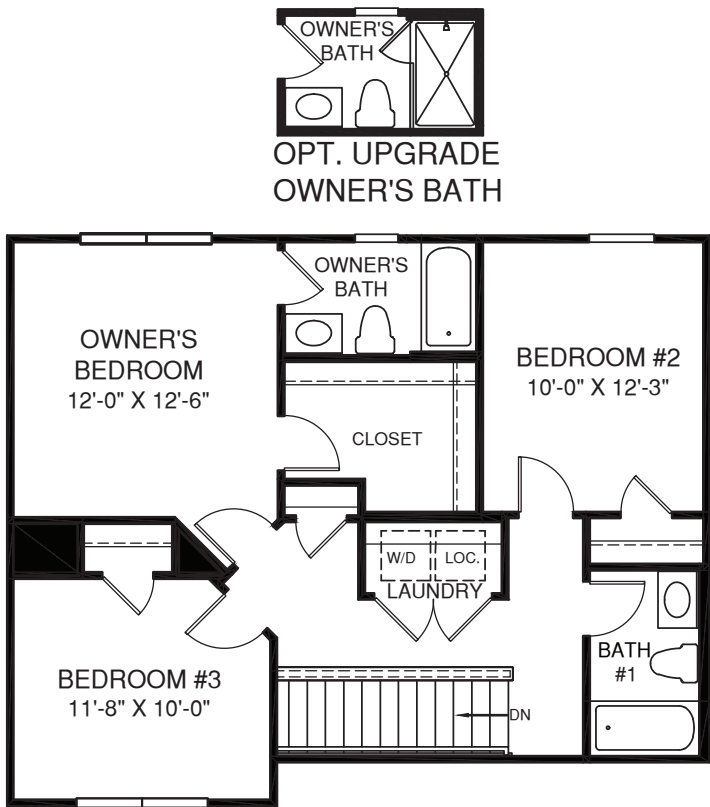
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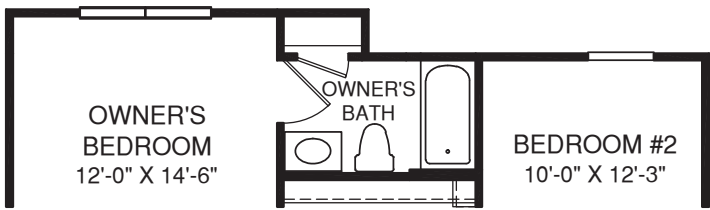
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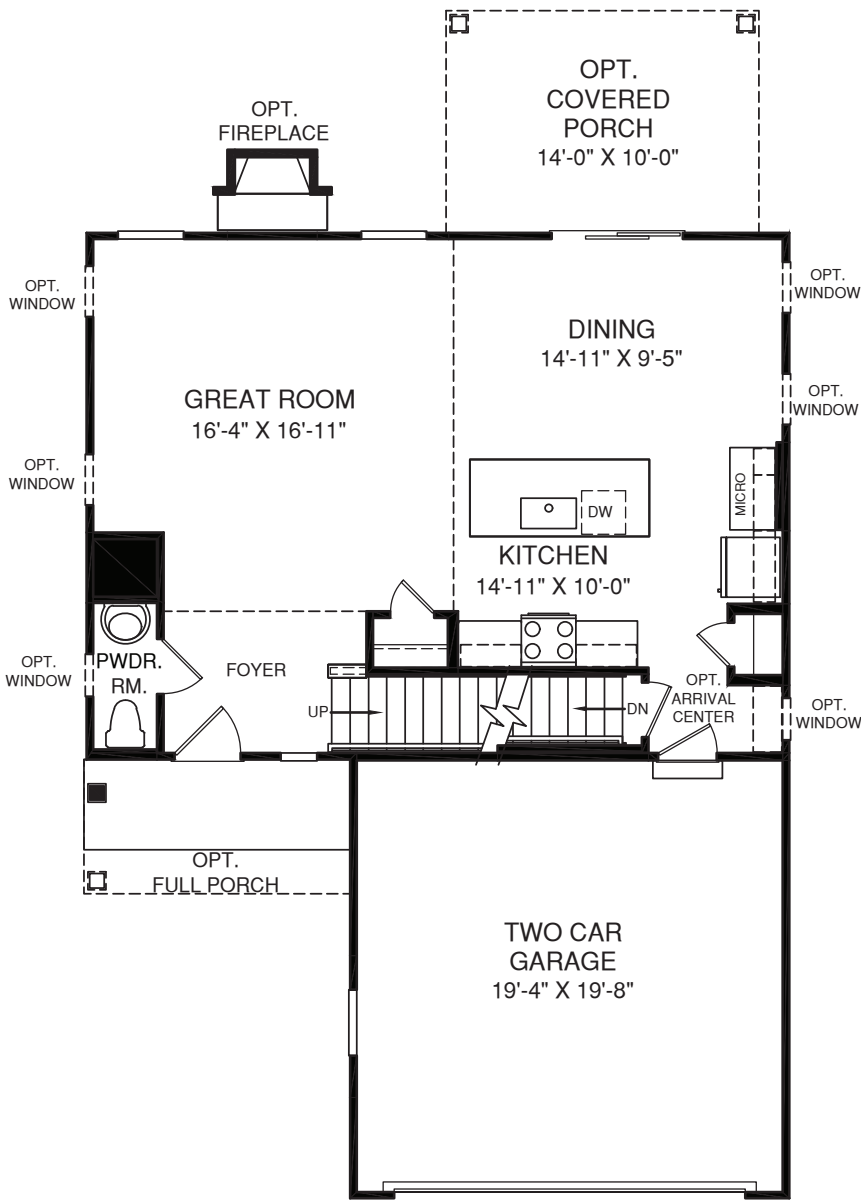
ELEVATION K



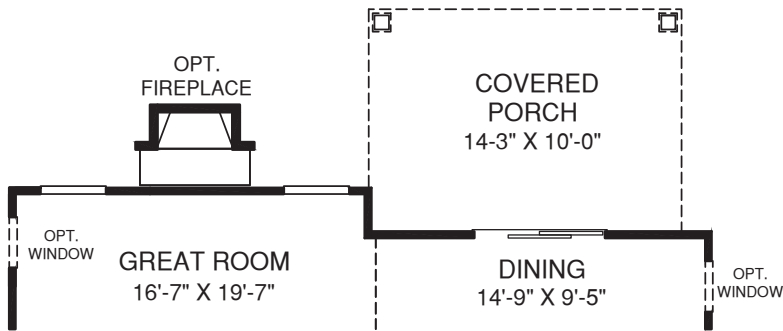
UPPER LEVEL



OPT. 2' EXTENSION TO HOUSE



MAIN LEVEL



OPT. 2' EXTENSION TO HOUSE SHOWN W/
OPT. SIDE WINDOWS AND OPT. COVERED
PORCH

An optional finished basement is available. Please see brochure or online marketing material for details.

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information. Elevations shown are artist's concepts. Floorplans may vary per elevation. NVHomes reserves the right to make changes without notice or prior obligation.

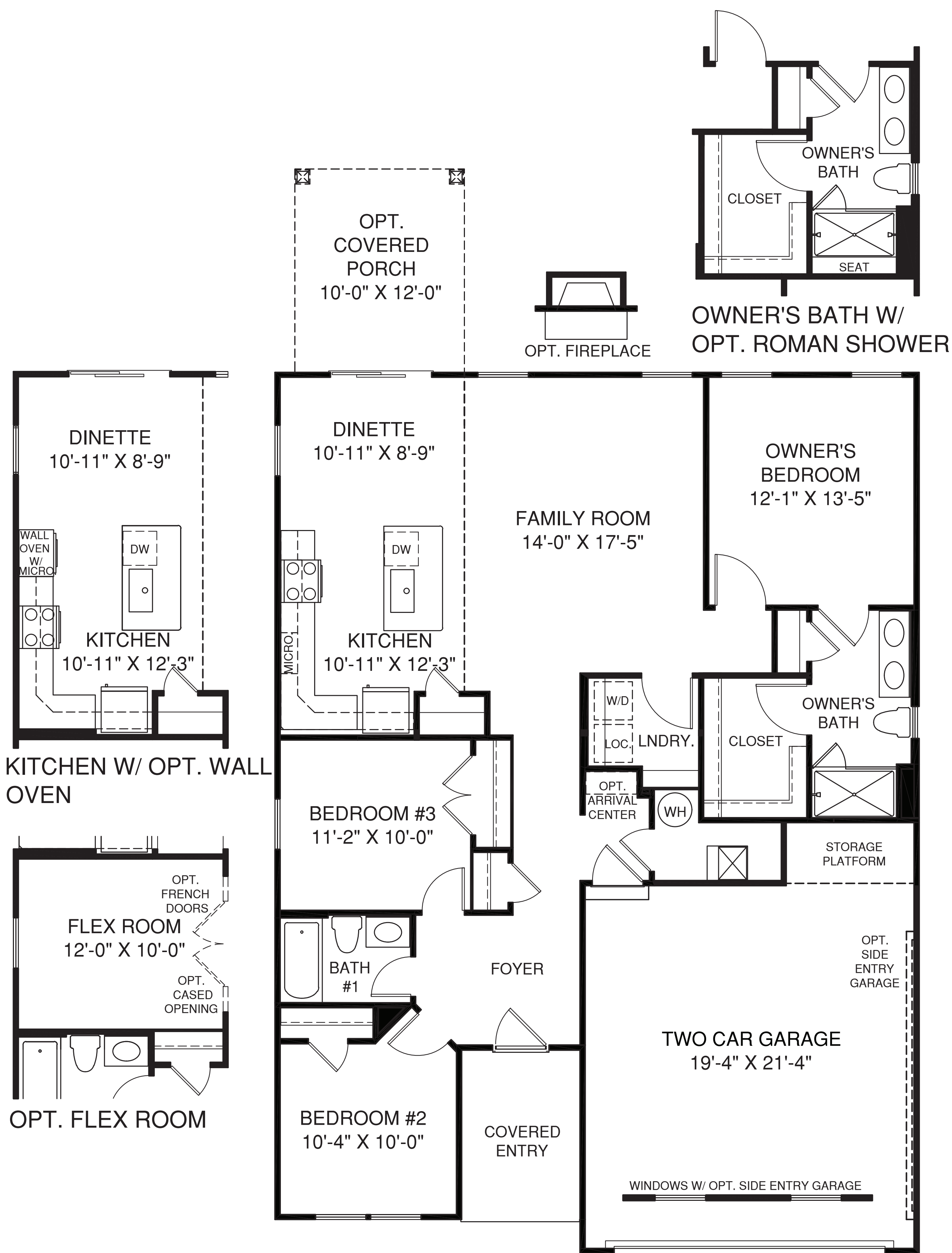




ELEVATION K



ELEVATION L



MAIN LEVEL



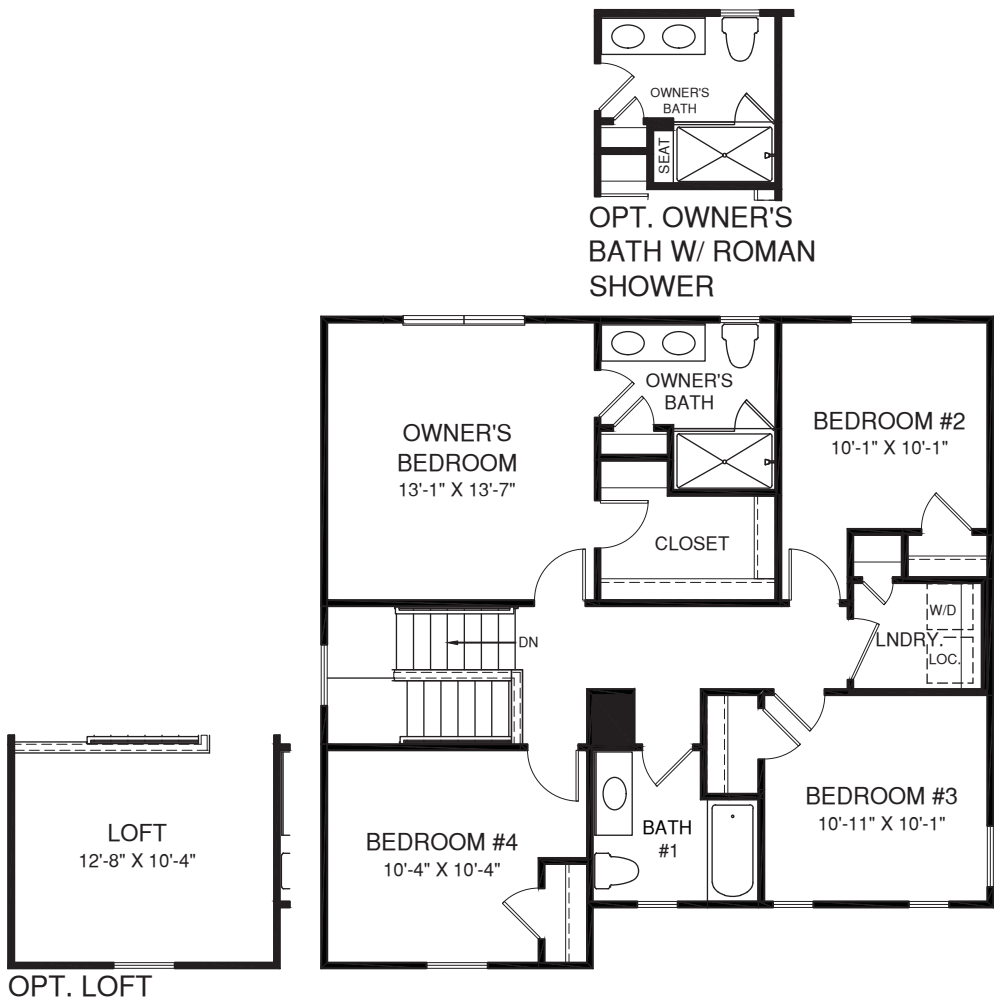
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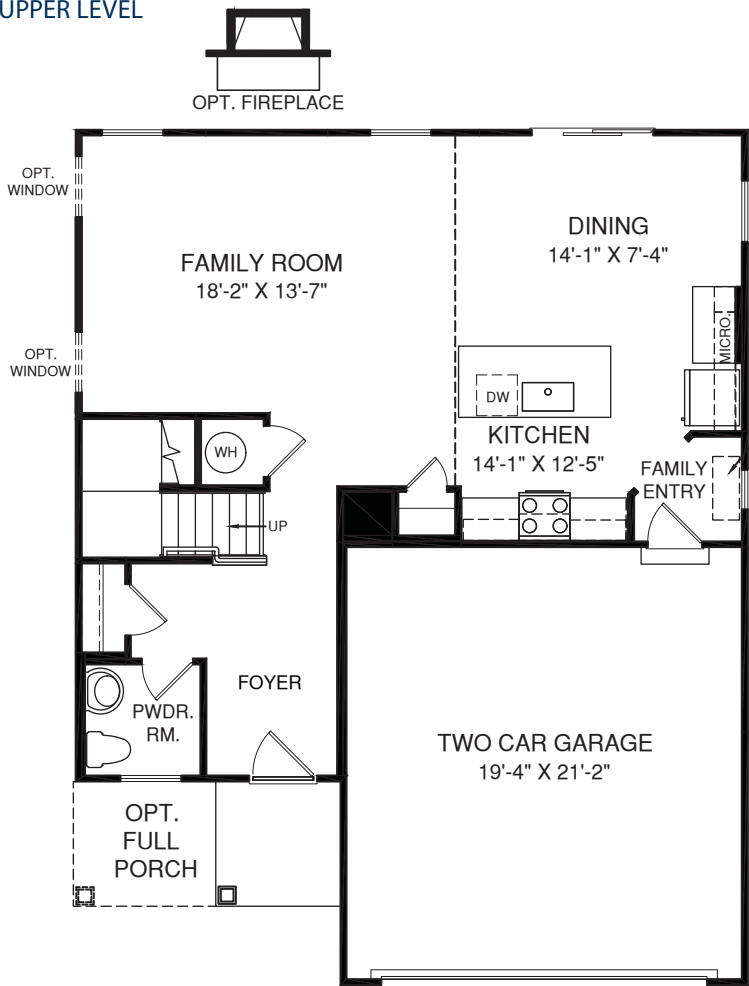
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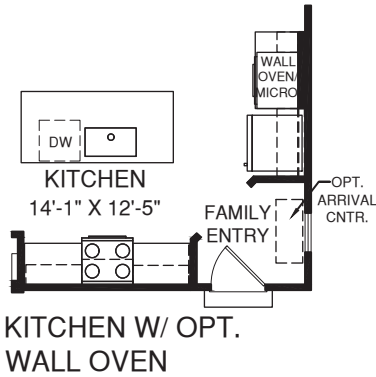
ELEVATION K



UPPER LEVEL



MAIN LEVEL





Future Land Use Map

Proposed: Conditional District Cottage Green Phase II

Legend

-  Centerlines
-  Parcels
-  City Limits
-  ETJ

FLUM

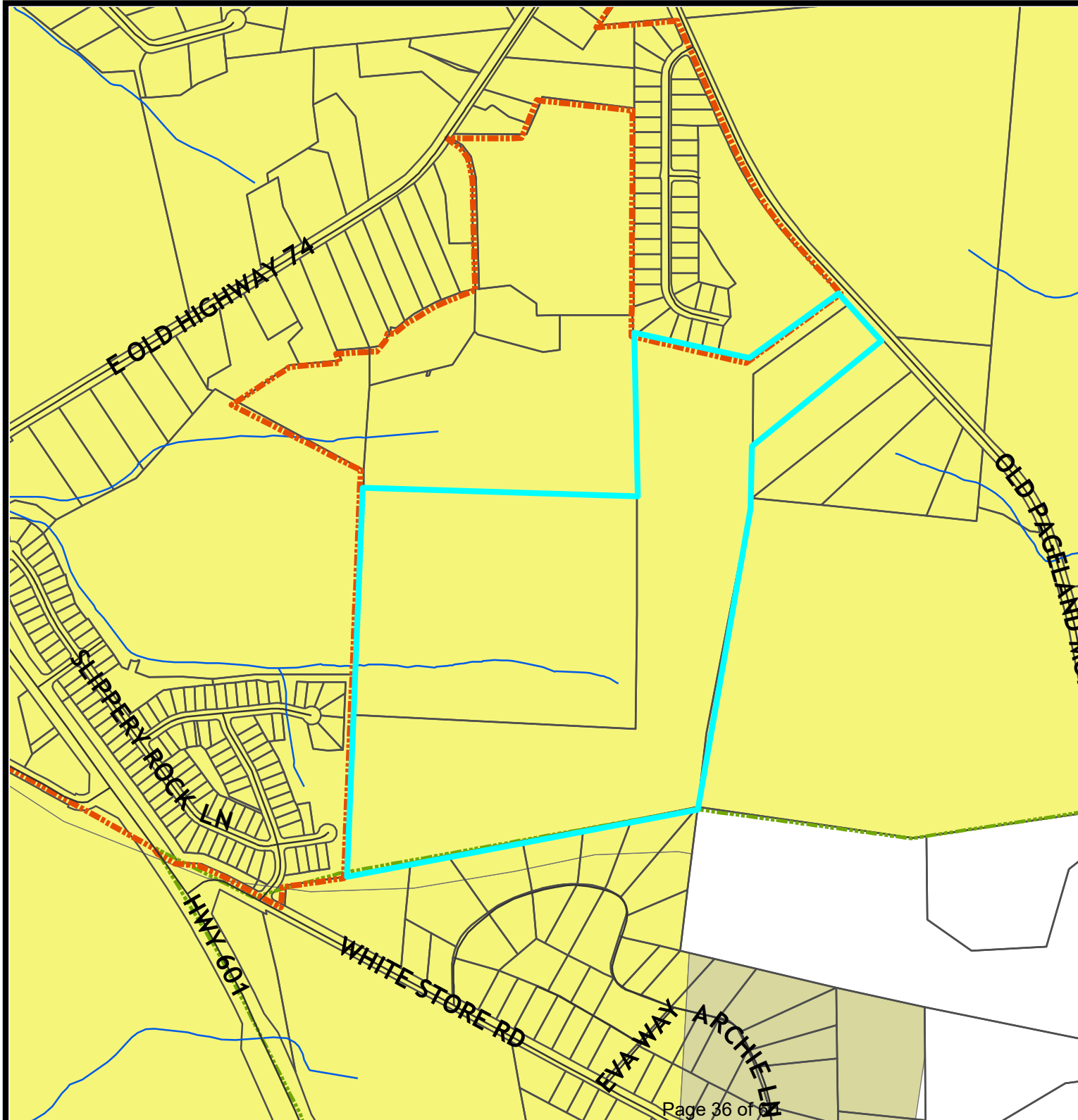
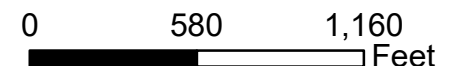
-  Rural
-  Suburban

**Existing: R-20
(Residential- Low Density)**

**Owner: 1602 Roosevelt LLC,
Fotina Kaltsounis, & Spiro
Kaltsounis**



Acres: 85.94



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 “COTTAGE GREEN II”
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 “COTTAGE GREEN II” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. Residential uses are priority uses within this character area and the permitted density is 2-4 units per acre. Furthermore, this character area recommends preserving open space in both active and passive forms within neighborhoods. This proposed residential development is at 3.01 units per acre and promotes open space preservation by providing approximately 27 acres of open space; therefore, it is consistent with the plan. The proposed development is a reasonable use and in the public interest because it continues similar residential uses between the original Cottage Green project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for properties with Union County Tax Parcel Number(s): 09-087-013 portion, 09-087-014 & 09-121-011-A.

Adopted this 2nd day of March, 2022.

Richard Yercheck, Chair

Attest:

Ashlyn Penegar, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “COTTAGE GREEN II”
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 “*COTTAGE GREEN II*” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. Residential uses are priority uses within this character area and the permitted density is 2-4 units per acre. Furthermore, this character area recommends preserving open space in both active and passive forms within neighborhoods. This proposed residential development is at 3.01 units per acre and promotes open space preservation by providing approximately 27 acres of open space; therefore, it is consistent with the plan. However, this area is seeing an increase in development; additional traffic caused by these additional lots could negatively affect the current conditions and current residents in the area, therefore the proposed development 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 properties with Union County Tax Parcel Number(s): 09-087-013 portion, 09-087-014 & 09-121-011-A.

Adopted this 2nd day of March, 2022.

Richard Yercheck, Chair

Attest:

Ashlyn Penegar, 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 Old Pageland-Monroe Road further identified with parcel ID's # 09-087-013 portion, 09-087-014, 09-121-011A from R-20 to Conditional District (CD) "Cottage Green II".

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 12th day of April, 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) “Cottage Green II”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 12th day of April, 2022

Attest:

Marion L. Holloway, Jr., Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: March 2, 2022

FROM: Lisa Stiwinter, Director of Planning & Development

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map and Text Amendment request for Conditional District
“Sutton Place Townhomes” (Parcel ID #: 09-156-002 & 09-156-002-E)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment for the properties located off Sutton Place and further identified as tax parcel #'s 09-156-002 & 09-156-002-E. The request is to rezone the properties from Conditional District (CD) “Aaronfield at Sutton Place” and R-MF (Residential Multi-Family) to Conditional District (CD) “Sutton Place Townhomes”.

REVIEW

The applicant, Seamon Whiteside, is requesting a conditional district rezoning in order to develop an 85 lot single family attached townhome subdivision. The total area of the project is 10.02 acres with 48% or 4.81 acres of common open space. The density of this project is 8.48 units per acre.

Conditional District “Aaronfield at Sutton Place” authorized the development of (60) age restricted residential apartments (55+) and was approved by City Council in 2016. The project consisted of one three-story apartment complex with twenty-four 1-bedroom and thirty-six 2-bedroom units. The exterior materials were limited to a mix of brick and fiber cement.

AREA CHARACTERISTICS

The subject property is currently zoned Conditional District (CD) “Aaronfield at Sutton Place”.

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Industrial	GI (General Industrial)

East	Commercial/Office	M-U SU (Mixed Use Special Use)
South	Commercial/Office	M-U SU (Mixed Use Special Use)
West	Commercial/Retail/Medical Office	R-20 (Residential-Low Density)

Proposal

The applicant is requesting a conditional district rezoning in order to develop an 85 lot single family attached townhome subdivision that will include 48% or 4.81 acres of common open space. The lot sizes for the development will range from approximately 1,540 square feet to 1,925 square feet. The developer is proposing the minimum lot width to be 20-feet wide. The minimum heated square footage of the townhomes will be 1,432 square feet excluding the garage.

REQUIREMENTS

Density & Dimensional Standards

The density of the total project is 8.48 units per acre.

Setbacks

Single Family Lots

Front/Corner: 10 ft.

Interior Units: 0 ft.

Side (end units): 5 ft.

Rear: 20 ft.

Maximum Height: 45 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 homes to consist of at least twenty-five (25%) brick or stone. Vinyl will only be used for eaves, soffits, trim and windows. The minimum heated square footage as proposed for the homes will be 1,432 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 on the front and side elevations.

Landscaping

All single family homes will have sodded front yards prior to the issuance of the certificate of occupancy. Street trees will be provided throughout the development. A 50-foot perimeter is being provide along the northern and eastern property line as required by the ordinance.

Open Space and Amenities

The project is required to provide at least 50% open space which would equal 5.01 acres. The applicant is providing 48% or 4.81 acres of common open space. The amenities being offered for the project include: walking trails, gazebo with benches/picnic table, and a playground area.

Parking

All townhomes will be provided with a one (1) car garage. All front load garages will have carriage style trim and/or hardware that mimics carriage style doors. Driveways for the interior

units will be able to accommodate at least one (1) vehicle and driveways for the exterior units will be able to accommodate at least (2) vehicles.

The ordinance requires multi-family projects provide parking at a rate of one (1) space per bedroom plus an additional ½ space per unit. Assuming each unit has three (3) bedrooms, this project would require 298 parking spaces. Currently they are proposing a minimum of 202 parking spaces which includes the spaces in the driveway/garage.

Schools

The proposed 85 single family attached lot subdivision will be within the following school attendance areas for the current school year:

Rock Rest Elementary	Currently at 83% 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.

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. Due to the number of proposed lots, the City's Engineering Department did not require a TIA for this project. There are no required street improvements for this project.

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Development Plan indicates this area is within the Medical District as well as a Neighborhood Mixed-Use Center. The Medical District area is anchored by Carolinas Healthcare System – Union and includes various uses such as primary care, outpatient surgery, and other specialty services. This area should address the needs of the hospital, including research and development and other medical activities. The inclusion of land uses that support the medical focus of this area such as hotels, service-oriented businesses, child care, assisted living, and long-term care facilities are suitable. Ideally, buildings are oriented in a campus setting, with large buildings connected via walkways, structured parking, or an internal network of streets for circulation. The Medical District is distinguished from the Community Corridor by its emphasis on medical-related land uses and emphasis on a campus-style development pattern, but a campus setting is not a requirement for approval.

Neighborhood Mixed-Use Centers provide neighborhood retail, professional office, service, and other community-oriented activities and uses for surrounding residential areas. In general, these centers are smaller in scale than Regional Mixed-Use Centers. The center's proximity to residential areas requires design to be integrated with and at a scale compatible with nearby residential development. These centers measure half-a-mile across, representing approximately a 10-minute walking distance. The design transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While commercial uses are likely to be prominent, these centers should emphasize a mixture of uses and residential housing units where possible. Single-family residential should be discouraged but may be used as a transition between land uses or to maintain continuity between the surrounding neighborhoods. For some centers, housing may include upper story residential and office uses. Site designs should minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from surrounding neighborhoods.

The Medical District does not permit multi-family residential; however, the Neighborhood Mixed-Use Center permits multi-family residential with no cap on density allowance. The density of this project is 8.48 units per acre; therefore, the project is consistent with the Future Land Use Plan. The proposed project is a reasonable use and in the public interest because the use of multi-family will provide additional housing opportunities in proximity to large employers, such as the hospital and nearby medical offices with additional services nearby, such as shopping.

PUBLIC NOTIFICATION

1. A rezoning notification sign will be posted 10 days prior to the public hearing.
 2. 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 “Sutton Place Townhomes” with the following conditions.

1. Install a five (5) foot sidewalk along Venus Street and the improved portion of Sutton Place.
2. Install an over flow parking lot of no more than 20 parking spaces.

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 "Sutton Place Townhomes"

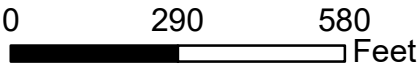
Legend

- Centerlines
- Parcels
- streams

Existing: Conditional District "Aaronfield Apartments"

Owner: Chad & Larry Simpson Trustee

Acres: 10.02



Zoning Map

Proposed: Conditional District "Sutton Place Townhomes"

Legend

-  Centerlines
-  Parcels
-  streams

Zoning Districts

Code

-  R-20
-  R-MF
-  M-U-SU
-  G-I
-  OT
-  GB
-  CD

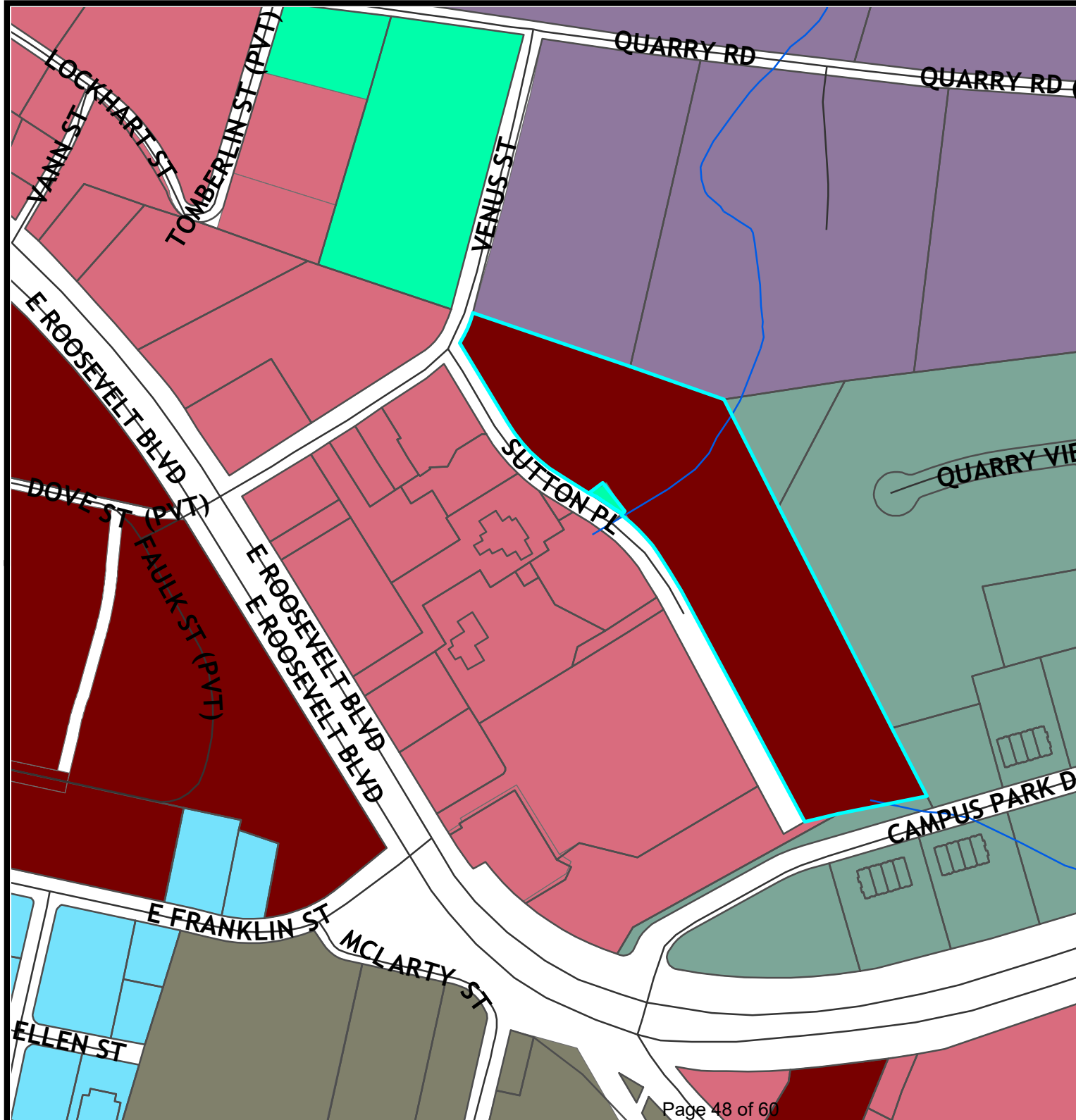
Existing: Conditional District
"Aaronfield Apartments"

Owner: Chad & Larry Simpson
Trustee

Acres: 10.02



0 290 580
Feet



Conditional District Rezoning

Site Plan of

SUTTON PLACE TOWNHOMES

PARCEL # 09156002

City of Monroe, North Carolina

PROJECT CONTACTS

OWNER

CHAD L SIMPSON & LARRY B SIMPSON
4816 CAMPOBELLO DR
MONROE, NC 28110

DEVELOPER

REGIONAL DEVELOPERS
520 EAGLETON DOWNS DRIVE
PINEVILLE, NC 28134
PHONE: (704) 672-0292
CONTACT: WES BAWAB

CIVIL ENGINEER & LANDSCAPE ARCHITECT

SEAMON, WHITESIDE AND ASSOCIATES, INC.
1111 METROPOLITAN AVE., SUITE 1050
CHARLOTTE, NC 28204
PHONE: (980) 312-5450
CONTACT: FRANCES YARBROUGH, PE

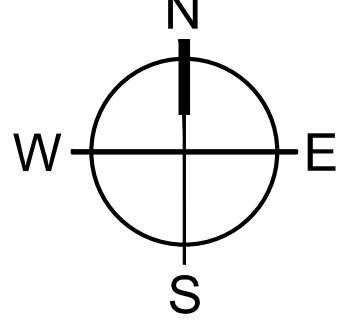
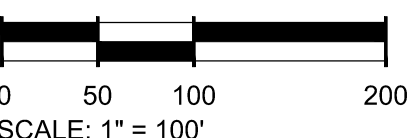
SHEET INDEX

SHEET C1.0 - TITLE SHEET
SHEET C2.0 - SITE PLAN

SUTTON PLACE TOWNHOMES NOTES	
PARCEL # 09156002	<u>EXISTING LAND USE</u> UNDEVELOPED WOODED
<u>PROJECT ACREAGE</u> 10.02 ACRES	<u>ADJACENT LAND USES</u> CENTRAL BUSINESS DISTRICT INDUSTRIAL MIXED USE
<u>ZONING</u> CONDITIONAL DISTRICT "AARONFIELD APARTMENTS" (CITY OF MONROE)	<u>PROPOSED LAND USE</u> MULTI-FAMILY TOWNHOMES 85 UNITS
<u>FLOOD ZONES</u> N/A	

NOTE: PROPOSED REZONING FROM CONDITIONAL DISTRICT "AARONFIELD APARTMENTS" TO CONDITIONAL DISTRICT "SUTTON PLACE TOWNHOMES"

SITE LOCATION MAP (NOT TO SCALE)



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



"SUTTON PLACE TOWNHOMES"
REGIONAL DEVELOPERS
PARCEL # 09156002
CITY OF MONROE, NC

SW+ PROJECT: CL1145
DATE: 06/03/21
DRAWN BY: COF
CHECKED BY: FTY

REVISION HISTORY	
A	8/13/21
B	9/02/21
C	10/29/21

TITLESHEET

C1.0



CONCEPT PLANT SCHEDULE		
	<u>STREET TREES</u>	48
	Acer rubrum 'Autumn Flame' / Autumn Flame Red Maple	1.5" CAL, 8-10', 6'-8", AS SHOWN
	Quercus alba / White Oak	1.5" CAL, 8-10', 6'-8", AS SHOWN
	Ulmus parvifolia 'Allee' TM / Allee Lacebark Elm	1.5" CAL, 8-10', 6'-8", AS SHOWN
	Zelkova serrata / Sawleaf Zelkova	1.5" CAL, 8-10', 6'-8", AS SHOWN
	<u>YARD TREES</u>	32
	Cornus florida / Flowering Dogwood	1.5" CAL, 8-10', 6'-8", AS SHOWN
	Halesia carolina / Silverbell	1.5" CAL, 8-10', 6'-8", AS SHOWN

SUTTON PLACE TOWNHOMES <u>ZONED RESIDENTIAL MULTI-FAMILY (R-MF)</u>		
LOT, YARD AND COVERAGE REQUIREMENTS		
<u>MINIMUM LOT REQUIREMENTS</u>		
LOT WIDTH (FT.)	20	FT
<u>SETBACK REQUIREMENTS</u>		
FRONT YARD	10	FT
SIDE YARD	5	FT
INTERIOR TOWNHOME SIDE YARD	0	FT
REAR YARD	20	FT
<u>MAXIMUM HEIGHT</u>		
VERTICAL MEASURE (FT.)	45	FT
<u>ACCESSORY STRUCTURES</u>		
SIDE YARD	3	FT
REAR YARD	5	FT

PARCEL CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	113.86	445.89	014.6301	N51°33'25"W	113.55
C2	51.36	385.86	007.6271	N42°39'45"W	51.33
C3	86.51	273.54	018.1213	N24°21'07"E	86.15

SUTTON PLACE TOWNHOMES	
<u>SITE DATA SUMMARY</u>	
TOTAL LAND AREA	+/- 10.02 AC
NUMBER OF UNITS	85
DENSITY	8.48 UNITS/ACRE
PARKING REQUIRED	298 (3.5 SPACES/BEDROOM)
PARKING PROVIDED	202 (2.37 SPACES/BEDROOM)
STREET SECTION	50' PUBLIC ROW
TOTAL OPEN SPACE REQUIRED	50%-50.01 AC.
TOTAL OPEN SPACE PROVIDED	48% = 4.81 AC.

TYPICAL LOT INFORMATION
ALL UNITS WILL HAVE 3 BEDROOMS.
TYPICAL INTERIOR UNIT LOT SIZE= 20' X 77' = 1540 SF
TYPICAL END UNIT LOT SIZE= 25' X 77' = 1925 SF
SMALLEST LOTS= LOTS 64, 65, 66, 69, 70, 71, 72, 75, 76 (1539.67 SQ FT)

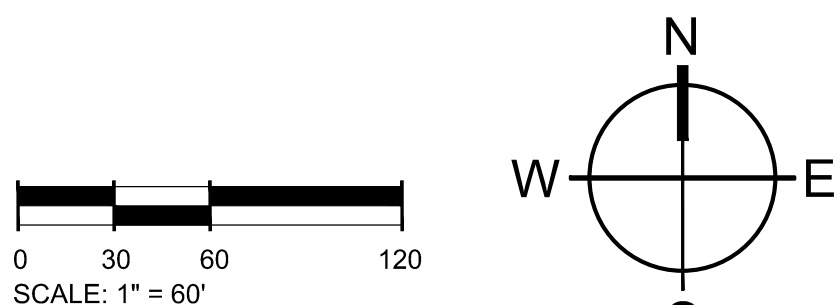
SUTTON PLACE TOWNHOMES
AMENITY OPTIONS

GAZEBO / SHADE STRUCTURE
BENCH
PICNIC TABLE
PLAY EQUIPMENT

3. EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO, AND/OR BRICK MATERIALS AND THE FRONT FACADES SHALL BE PROVIDED WITH AT LEAST 25% BRICK OR STONE.
2. THE MINIMUM HEATING SQUARE FEET OF THE UNITS IS 1432 SF.
3. 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.
4. UNITS BUILT ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM FOUR CORNER BRICK, OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB ON FRONT AND SIDES OF TOWNHOMES.
5. 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 TWO (2) FOOT IN DEPTH.
6. THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
7. ALL EXPOSED CHIMNEYS SHALL BE STUCCO OR BRICK VENEERED CONSISTENT WITH THE ARCHITECTURE OF THE HOME.
8. FIRE LAWS OF ALL HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
9. ALL FRONT LAOD GARAGES SHALL HAVE WINDOWS ALONG THE TOP AND/OR CARRIAGE STYLE DOORS OR HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.
10. FIVE (5) FOOT WIDE SIDEWALKS WILL BE REQUIRED ON BOTH SIDES OF THE STREET THROUGHOUT THE DEVELOPMENT.
11. SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
12. HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
13. COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY ISSUED.
14. ALL LANDSCAPING SHALL BE KEPT IN THRIVING CONDITION.
15. 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.
16. TREES WITHIN THE DEVELOPMENT THAT ARE 75" OR GREATER IN CIRCUMFERENCES MUST BE PRESERVED AND SHALL NOT BE REMOVED AND TREES WITHIN THE DEVELOPMENT THAT ARE 25" OR GREATER IN CIRCUMFERENCES MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, OR DRIVEWAY AREA.
17. FRONT YARD TREES WILL BE PROVIDED WHERE POSSIBLE.
18. TREE SURVEY WILL BE REQUIRED AT THE EROSION CONTROL SUBMITTAL IF APPROVED.
19. STREET TREES SHALL BE PROVIDED WHERE POSSIBLE WITH A CALIPER OF 1 1/2 INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES.
20. ALL TOWNHOME UNITS SHALL HAVE A MINIMUM OF ONE CAR GARAGE.

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

PETITIONER SIGNATURE _____ DATE _____



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM



**ADDITIONAL DISTRICT
I PLACE TOWNHOMES"**
REGIONAL DEVELOPERS
PARCEL # 09156002
CITY OF MONROE, NC

SW+ PROJECT: CL1145
DATE: 06/03/21
DRAWN BY: COF
CHECKED BY: FTY

REVISION HISTORY	
A	8/13/21
B	9/02/21
C	10/29/21

SITE PLAN

C2.0



2

6

3

4

1

5

Approximate Finish
grade to peak 46' 10-11/16"

- 1. Hardie Plank
- 2. Brick
- 3. 25 Year Architectural Shingle
- 4. Standing Seam Metal Roof
- 5. Vertical Hardie Plank
- 6. Shake Shingle







Future Land Use Map

**Proposed: Conditional
District "Sutton Place
Townhomes"**

Legend

-  Centerlines
-  Parcels
-  MONROE.Neighborhood_Centers

FLUM

-  Medical Campus
-  Suburban
-  Traditional Development

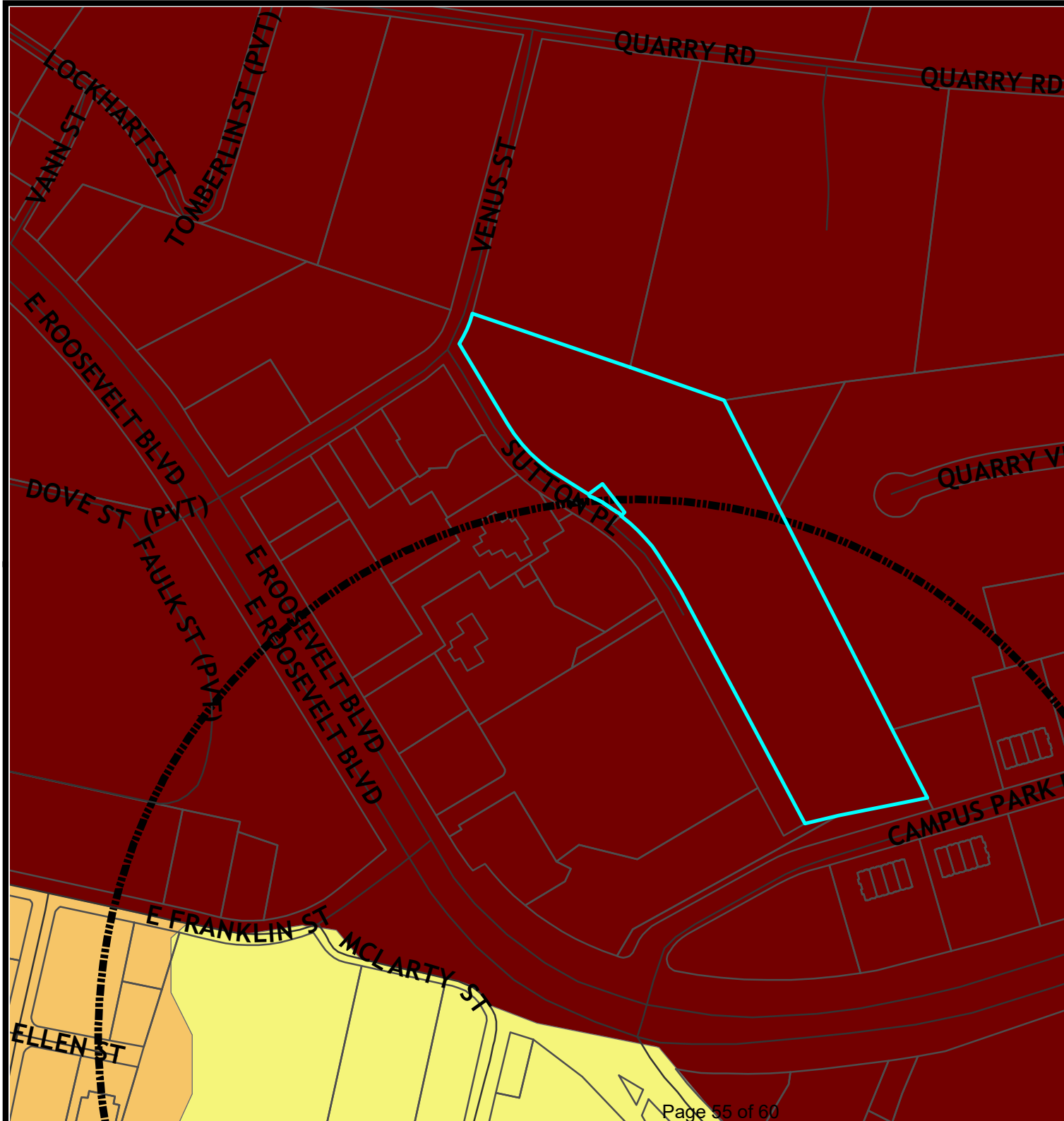
**Existing: Conditional District
"Aaronfield Apartments"**

**Owner: Chad & Larry Simpson
Trustee**

Acres: 10.02



0 290 580
Feet



Future Land Use Plan

The Medical District area is anchored by Carolinas Healthcare System – Union and includes various uses such as primary care, outpatient surgery, and other specialty services. This area should address the needs of the hospital, including research and development and other medical activities. The inclusion of land uses that support the medical focus of this area such as hotels, service-oriented businesses, child care, assisted living, and long-term care facilities are suitable. Ideally, buildings are oriented in a campus setting, with large buildings connected via walkways, structured parking, or an internal network of streets for circulation. The Medical District is distinguished from the Community Corridor by its emphasis on medical-related land uses and emphasis on a campus-style development pattern, but a campus setting is not a requirement for approval.

Neighborhood Mixed-Use Centers provide neighborhood retail, professional office, service, and other community-oriented activities and uses for surrounding residential areas. In general, these centers are smaller in scale than Regional Mixed-Use Centers. The center's proximity to residential areas requires design to be integrated with and at a scale compatible with nearby residential development.

These centers measure half-a-mile across, representing approximately a 10-minute walking distance. The design transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While commercial uses are likely to be prominent, these centers should emphasize a mixture of uses and residential housing units where possible. Single-family residential should be discouraged but may be used as a transition between land uses or to maintain continuity between the surrounding neighborhoods. For some centers, housing may include upper story residential and office uses. Site designs should minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access and circulation away from surrounding neighborhoods.

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “SUTTON PLACE TOWNHOMES”**

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 “Sutton Place Townhomes” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan indicates a portion of this area is located in the Medical District (~4.27 acres) as well as the Neighborhood Mixed- Use Center (~5.75 acres). The Medical District does not permit multi-family residential; however, the Neighborhood Mixed-Use Center permits multi-family residential with no cap on density allowance. The proposed project is multi-family residential with a density of 8.48 units per acre; therefore, the project is consistent with the Future Land Use Plan. The proposed project is a reasonable use and in the public interest because the use of multi-family will provide additional housing opportunities in proximity to large employers, such as the hospital and nearby medical offices with additional services nearby, such as shopping.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance of the zoning map amendment for the portion of the property with Union County Tax Parcel Number(s): 09-156-002 & 09-156-002-E

Adopted this 2nd day of March, 2022

Richard Yercheck, Chair

Attest:

Ashlyn Penegar, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “SUTTON PLACE TOWNHOMES”**

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 “Sutton Place Townhomes” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan indicates a portion of this area is located in the Medical District (~4.27 acres) as well as the Neighborhood Mixed- Use Center (~5.75 acres). The Medical District does not permit multi-family residential; however, the Neighborhood Mixed-Use Center permits multi-family residential with no cap on density allowance. The proposed project is multi-family residential with a density of 8.48 units per acre; therefore, the project is consistent with the Future Land Use Plan. However, the proposed project is not a reasonable use or in the public interest because residential development this close to Roosevelt Boulevard could create a negative impact to adjacent existing and future commercial development. Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for denial, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance of the zoning map amendment for the portion of the property with Union County Tax Parcel Number(s): 09-156-002 & 09-156-002-E

Adopted this 2nd day of March, 2022

Richard Yercheck, Chair

Attest:

Ashlyn Penegar, 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 Sutton Place further identified with parcel ID's # 09-156-002 and 09-156-002-E from Conditional District (CD) "Aaronfield Apartments" to Conditional District (CD) "Sutton Place Townhomes".

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 12th day of April, 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) “Sutton Place Townhomes”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 12th day of April, 2022

Attest:

Marion L. Holloway, Jr., Mayor

Bridgette H. Robinson, City Clerk