

PLANNING BOARD MEETING

Wednesday, April 6, 2022

6:00 PM

Council Chambers

300 West Crowell Street

Monroe, NC

- Item 1. Call to Order – Roll Call**
- Item 2. Approval of Minutes – February 2, 2022, March 2, 2022 & March 16, 2022**
- Item 3. Zoning Map and Text Amendment request for the properties located along Sutton Place to rezone the properties from Conditional District "Aaronfield at Sutton Place" and R-MF (Residential Multi-Family) to Conditional District "Sutton Place Townhomes" (Parcel ID #: 09-156-002 & 09-156-002- E)**
- Item 4. Annexation request of 17.00 acres located off of M.L. King Jr. Boulevard and further identified with Tax Parcel # 09-316-005-B**
- Item 5. Annexation request of 29.206 acres located along Waxhaw Highway further identified with Tax Parcel # 09-351-015.**
- Item 6. Zoning Map and Text Amendment request for the properties located along Waxhaw Highway to rezone the property from RA-20 and RA-40 (Union County Residential Low Density) to Conditional District (CD) "Waxhaw Landing Phase 2" and further identified as Tax Parcel # 09-351-015.**
- Item 7. Annexation request of 81.578 acres located along ML King Jr. Blvd. further identified with Tax Parcel # 09-316-014A**
- Item 8. Zoning Map and Text Amendment request for the properties located along ML King Jr. Blvd. to rezone the property from R-20 to Conditional District (CD) "Cedar Meadows" and further identified as Tax Parcel # 09-316-014A.**
- Item 9. Next Meeting: May 4, 2022**
- Item 10. 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

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

Emailed to S. Laney on 3.17.22

Item 1. Call to Order/Roll Call

Chair called the March 2, 2022 meeting to order at 6:00 p.m. Ashlyn Penegar called the roll. Chair noted there was a quorum was present.

Members Present: Richard Yercheck (Chair), Jennifer Smith (Vice Chair), Richard Ali (left at 7:47), Patrick Furr, Margaret Desio, Kenneth Deal, David Dotson and Archie Morgan

Members Absent: Renee Hartis

Staff Present: Doug Britt, Senior Planner; Ashley Britt, Assistant City Attorney, Ashlyn Penegar, Administrative Assistant

Guests: Sally Debord, Charles Saleh, Taylor Prichard, Wes Bawab, Rick Kosher, Richard Haake and others who did not sign in

Item 2. Approval of Minutes of Meeting- February 2, 2022

Chair said he is making a motion to table the minutes since we haven't had a sufficient amount of time to really go through them to the next meeting. He said we will vote on the old minutes and the new minutes for this meeting all at the same time.

Motion: The Chair made a motion to table the minutes of the February 2, 2022 meeting to the April 6 meeting.

Second: Mr. Dotson

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

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

NAYS: None

Chair said he is going to explain some new, clerical things. He said in front of you, you've got two or three 3x5 or 4x6 index cards. He said I would like to start doing something new before you leave at the end of the evening or the end of the meeting. I would like you to put your name at the top and then if we deny a project, I would like your top 3-5, I don't want you to write a book, I want bullet points and your name. He said those are then going with the minutes, so that we don't have to dig through minutes to see who was for what, who had what question, so if there was something that bothered you about a project that was presented, whatever your gut feeling was, I'd like that in a bullet point, then we will turn those in and then those going forward will be memorialized into our minutes. Chair asked, sound good, everybody ok with that? Board members said yes.

Planning Board Minutes

March 2, 2022 Meeting

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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)

Doug Britt said we are going to talk about both line items 3 and 4 together. One presentation, 2 agenda items like we usually do it.

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. 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.

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”.

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.

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.

The density of the project is 3.01 units per acre with the following setbacks:

Front: 20 ft.

Side: 5 ft.

Corner: 10 ft.

Rear: 30 ft.

When Cottage Green phase I was done, it was 2.97 units per acre. So, the density is very comparable.

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 percent (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 Consistently

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".

Mr. Deal asked, Doug, I know you mentioned it, but what was the density on Cottage Green I?

Doug said 2.97.

Archie Morgan asks Doug if there are any figures on Cottage Green I as far as the number of vehicles.

Doug said no.

Mr. Morgan asks how many units is it and Doug said 218.

Mr. Morgan said, so it's 1 per bedroom plus a half.

Doug said he is not following the question and Mr. Morgan said he thought he was talking about spaces.

Doug said when you say one per bedroom, plus a half per unit, that's in multifamily standards, like what we are looking at for doing townhomes or apartments. For single family, there is no parking requirement for single family.

Mr. Morgan said so if you figure 2 vehicles and Doug said, yes for the average home.

Mr. Morgan said you are looking at 400 and what about Cottage Green II? Doug responds and said that is 259 lots.

Doug said if you are trying to generate numbers, that's why we do the traffic study because they have a professional to do that. Traffic studies do not fix the existing problems on the roadways, what it does is, it addresses the impact the project is having on the roadways. It requires me to have mitigation to lessen the impact and those mitigating parts was the right turn lane on Highway 74 and 601 as well as a left turn lane and a right decel lane on Old Pageland-Monroe Road. He said he doesn't go down that way, but I know 601 backs up down towards the Monroe Country Club at peak times based on the truck traffic. The requirement of the Developer is not to fix that existing problem, the requirement of the Developer is to mitigate the impact that he's going to have and that's why the DOT and the City of Monroe requires them to do a traffic study, to study that information, and that's reviewed by the DOT and our Engineering Department to approve that. Doug said that was done and what came out of that is those few traffic requirements.

Mr. Morgan said it's not getting down there that he is concerned about, it's getting from there back into town. When eating at Spiro's Hilltop, you can't get out of there now without getting on 74 and making a U-turn. You can't get out.

Mr. Ali asks Doug what the side setbacks are.

Doug said the side setback is 5 ft.

Doug said there would be 10 ft. between the homes. We are still doing permits out there and typically a lot of times, when you have a 5 ft. setback, predominately the foundation of the house will be at the 5 ft. mark because the lots are 50 ft. wide, and if you take 50 ft. wide and minus 10 ft. in setbacks, you have a 40 ft. wide product. Of that 40 ft. wide product, it has a 2 car in front garage and the garage is 20 ft., so you have 20 ft. of garage and 20 ft. of house. If it's 60 ft. wide, it has a little more space on it and it's not as tight.

The Chair asks if there are any more questions for Doug. There are none.

Developer of Cottage Green I, Charles Saleh comes up to the podium to present his Cottage Green II video to the Board.

After the video, Mr. Saleh introduces himself and said we are the ones that are working with NVR, which is Ryan Homes on Cottage Green II.

Mr. Saleh said his group wanted to be there and to present their video, because a picture is worth a thousand words. He said he is going to go through his presentation and hopefully it will answer any questions and what we wanted to do is show the Board how they are bringing value to the community and how they are building

value to the homeowners, at the end of the day how we are building value for the City of Monroe as well. Having said this, the biggest issue about this land is that it's a continuation of what we have. One of the things that you will see that isn't in the video is that already the first 2 phases and the first section has already been sold out. We are trying to keep up with what's going on over there (Collage Green I).

Mr. Saleh said the first 2 phases of Cottage I has already been sold out and said this is a continuation of what we have and we wanted to show you first hand with the video the quality of what we are trying to do and how comfortable the people who are living there are and the neighborhood. It's not what you say, it's what you do in life. When we started this project, we were one of the first projects in 18 years that happened at the time. One of the things we started was the catalyst of this project and we invested the time and money and energy to get to this point and here we are. We started this project in 2017 and it's been quite a few years in the making and a lot of energy, time and attention to details to make sure we do what we needed to do. We upgraded the signs, we have upgraded the entrance, we have upgraded the landscaping and made sure we take care of the guys who come in and buy the homes. It's not what we are going to do, we have already done it. One of the things he would like to highlight here is the fact that when you are doing a project like this, there is always speculation on the market when you invest as investors and as business people sometime you want to go spend money and you're not sure how well the investment is going to do. But, no mistake about it, is when the market tells you that you are doing the right thing and the only way it tells you is that if you sold out, that's a good thing. That means people like it and people enjoy what they have and that's what's going on. One of the things I that I remember when we started the project in 2017, one of the goals of the City of Monroe was to expand east and that means towards Pageland. Everything that Monroe had at the time was expanding West towards Charlotte and there was no expansion going East. We took a risk and we didn't know if we were going to go make that investment heading the other direction because there is nothing out there, is that how well we are going to do. The market proved that there is a demand and that's a good thing. We have accomplished a goal by going east. The houses that you saw in there (video presentation) and we are actually going to show you more houses later in this presentation, we are going to show you how they are going to be different sizes, they will range from about 1,600 square foot up to almost 2,400 square foot. Some people are going to need Ranch, Two Story, and we are going to do all that. As Doug mentioned, the lot sizes are going to range a lot. Some will be over 15,000 square foot and up to 25,000 square foot lots and there will be fairly large lots. One of the other things we wanted to do is to make sure that when the residents are living there that they have what they need, which in this case we are putting 5 amenities in there. We are going to have a clubhouse, pool, kids play area, fire pits and dog park. They are going to be distributed all over the sides so that the homeowners can enjoy the neighborhood. One of the things that we have been trying to do like I mentioned, is the price point. As you know there is a lot of marketing that goes on behind the price of the home. These homes are designed to be on the upper end, not high end, but they are not low end. These homes are very comfortable homes and they are very energy efficient and what we have found out the feedback from the market, is that people are very happy If you go see the model home, people just love it and they love the countertops and the fixtures in the bathrooms and things that they have in the homes. Mr. Saleh said you have probably heard everybody that we have talked to, one of the best features of this neighborhood is that the HOA takes care of the landscaping. He asks well why is that important? He said we have age targeting and that is a welcome thing for them and you have heard how welcoming these folks are. The second big piece for the community overall is for the city, you are going to have uniformed look, you aren't going to have one person that is going to be very good at landscaping and the next that isn't going to take care of their yard. It's going to be very uniformed and look beautiful and typically you aren't going to find this in single family areas. The last thing I want to mention to you is about value and asks why it is important. It's important for everybody and this new version of Cottage II is going to add somewhere in the \$105-\$110 million dollars in asset value for the city. That means you are going to be generating that much in taxes and a lot of the input in the utilities because all of these people are going to be paying their utilities to the city. That is 2 streams of income that would come to the city on this one. Another thing about the value, is that it is very close to the downtown and the hospital area, so we are going to be adding more people that can be

going to the shopping area. It's not like they are way out west, this would be an immediate impact to the City of Monroe. Another piece that he would like to highlight if you combine the two, they are going to be somewhere in the 180 to 200 million dollar worth of investments, now why is that value. The value behind that is that all that money is being spent right here in Monroe, it's going to be spent for the GC's, for the people that work here, for the concrete people, for the workers, for everyone else it's going to be spent right here in Monroe. We have a full team here to ask questions to. We have the NVR, Ryan Home guys here, we have Rick Kosher here and we have Ryan and have Joe. These guys are here if you have any questions on the homebuilding side we have David Graffus, Engineer, Eagle Engineering, and he can answer any technical questions for you. We have on the development side, Richard Haake and Wes Bawab. So, we are here to show you and answer any questions, we want you guys to understand that we have thought just about every minute detail and we have been working with the city for about a year, going back and forth with the staff. Doug and his team has done an amazing job, they have taken us back and forth so many times for the benefit of the city and what you see today, is the result in working with the DOT, working with the staff, working with the development, working with the marketing team to get to this point. There has been a lot of things to get to this point and what I want to highlight to you (uses laser pointer and points to the site plan on projector) here is the pool, the playground, the fire pit and the dog park, then you are going to have the clubhouse. Those are the 5 amenities. As Doug mentioned, you are going to have a 50 ft. buffer all the way around, one of the things that it does not show is that we already have a 50 ft. buffer where we started the development, we didn't know that we were going to continue. We already have a 50 ft. buffer that the slide isn't showing, but the buffer is there. Mr. Saleh said one of the other things that I would like to highlight to you which I think is important is that this development is going to have the 3 entrances. So you will have 3 different locations where you can get to, one of the things that we have really spent a lot of energy and time on is, we have been working with the DOT and the entrance on 601 S., we are spending 1 million dollars on that entrance. That was a requirement by the DOT and we have to move the poles and everything, it is going to be a 1 million dollar investment for updating the entrance. The entrance on White Store Rd., has cost us a quarter of a million dollars and it's already done, so that one is in place. Mr. Saleh asks if there are any questions.

Mr. Deal asked, you have already finished one entrance, were your improvements on the entrance included to take on more traffic included on the entrance?

Mr. Saleh said yes, this one includes that because we met with the DOT and the expansions that we are doing today for the 601 S. entrance includes Cottage II.

The Chair said that we have a couple other questions, so Archie and then Richard Ali.

Mr. Ali said he already answered my question.

Mr. Morgan asks what is the minimum square footage of the homes in Cottage II?

Mr. Saleh responds and said 1,600 plus and up to 2,400.

Chair said 1,425 is what is listed in the package and you're telling us 1,600.

Doug steps up and said 1,425 is what they indicated to the city that they wanted to do now, if that want to increase that, they can, but 1,425 is what's on the site plan. Doug said it would be up to them to modify their project if they wanted to, but as indicated and what is presented to the Board, it's 1,425.

Mr. Saleh said if I'm not mistaken, the 1,425 was also in the Cottage I. Doug concurs.

Mr. Saleh asks if Rick can step up and answer this question.

Rick with NVR steps up and explains that this is age targeted and we do have some models that are going to be smaller. He said that because we are transitioning into this next phase, with larger lots, we are going to have a different mix which will go larger than 2,400 square foot. Some of the homes will be 50 ft. wide, some will be 40 ft. wide, but one of the smaller ranch style, true first floor living homes starts at 1,425 and we go up from there.

Mr. Morgan asks if this is for Collage II, and Rick said yes, it is for Cottage II.

Rick said because we have gone back and forth with a lot of the lot sizes, we've introduced some different products. We still have new products that are being created every month at our company and we try to build what the market wants and we offer a variety. So far, everything that we have sold on Cottage Green I, 60% of those homes have been first floor living with the primary bedroom on the first floor. A lot of those homes have a two story look, but they have bedrooms that are secondary, so second and third bedrooms. If a retired couple wants to live there and their family is visiting, they can stay upstairs, they never really have to use the upstairs, so you will see some true ranch homes and you will see two stories. We also have the traditional two story where the owner's bedroom is on the second floor.

Mr. Morgan asks out of the 259 lots, how many will be 1,425?

Rick responds and said he does not know as that is the smallest, we typically sell like 10% of the smallest homes. Rick said by the time we get to this phase, it's going to be a good 24 months, so I couldn't give you the percentage, but somewhere in neighborhood of the smallest product is usually 8-10%.

Mr. Saleh said if the Cottage I is any indication, it's about 10%.

Rick said if that and said we also have homes when you look at the exterior, they are mostly the same width and you wouldn't be able to tell a difference driving down the street if you're looking at a 1,425 house or a 1,900 square foot home, if it was a true ranch home. There will be a variety and the idea is to make them look different and feel different so that we aren't doing cookie cutter designs.

Vice Chair asks what the price point is of the 1,425 and the other.

Rick said right now, everything is starting in the 300's and our average sale price in the last 8 months in this community is \$355,000.

Vice Chair said for the ranch.

Rick said for the average of what we are selling, but everything starts in the \$300's. In the new phase, we are anticipating the average sale prices above \$400,000, so we are trending based on interest rates and material costs. But, we will see prices push into \$500,000's I'm sure. We normally have low \$300's, but right now we are not open for sale.

Vice Chair asks if there are any restrictions or guidelines on how many cars people can have, is it two per driveway. What I'm seeing like in St. Johns Forrest and some of these subdivisions where the houses are so close together and they have teenagers that are getting ready to drive, there are cars backed up on either side of the road and you can't hardly get down the road. They obviously do more than two, since they are parked in the front yard practically.

Mr. Saleh said most of these homes, if not all of these homes have the 2 car garage, but again the best answer is why we were wanting to show the video. If you look at the existing, what we have in Cottage I.

Ms. Smith (Vice Chair) said we have been out to see it.

Mr. Saleh said you don't have that issue.

Ms. Smith said not right yet.

Rick said I don't know if there is a restriction off the top of my head, I will have to get back to you on that. What I will say is that every home, there is a 2 car garage and there is 2 car parking, so it can accommodate 4 spots.

Ms. Smith said as the subdivision ages and gets older, they're parked up and down both sides of the road. It looks like a used car lot.

Rick said yes, especially during the holiday season when folks are coming over and throwing parties and so forth, you are going to see some more traffic and cars in the community. Every home comes with 4 parking spaces, 2 in the garage and 2 in the driveway, at least 2, and some of the driveways are wide enough to allow more vehicles.

Chair asks if there are any more questions?

Ms. Desio asks how many more phases are planned for Cottage Green.

Rick said what we are proposing this evening is the final phase.

Ms. Desio asks what the homeowner's dues are and Rick said the Homeowners Association fees are \$120 per month.

Ms. Smith asks if it's to maintain all these yards and everything?

Mr. Saleh responds and said yes and if you own your home and you want to buy lawn care, for \$100...

Ms. Smith asks so if any landscaping dies out, you guys just automatically replace it?

Mr. Saleh confirms.

Mr. Ali asks is that the total HOA fee and does it include the pool?

Mr. Saleh responds and said yes, it includes everything.

Mr. Furr said he has several questions and asks Mr. Saleh and Rick to stay where they are at the podium. Number one on your parking, phase 1 had concrete driveways and this one you said it's going to be paved and I'm sure you didn't mean to put that in the presentation. Are they going to be pavement or concrete?

Mr. Saleh said concrete.

Mr. Furr said number 2, a lot of people come to us and we're going to landscape and we're going to do this and we're going to do that, and I don't see any, yes, I see your project. But, I sure would like to have a landscape

plan sitting in front of me so we can see what it is that you're proposing to do. Mr. Furr asks do you have a landscape plan with you?

Mr. Saleh said we are going to show you a partial plan.

Mr. Furr says in addition, our ordinances are pretty meek and it would help you with your sales if we can upgrade the size of the trees going in there to 2-2.5 caliper to give us a more mature look in phase II.

Rick says we can look into that for sure, I would have to look at the plan.

Mr. Furr says you did a very good job on the front, but a lot of the developers are trying to hoodoo us, so to speak, and put in little teeny tiny things and get back as little as they can. I would like to see some mature trees in there before I say hey let's pass it on.

Rick says can we agree that we'll do the same or better than what we are currently doing now.

Mr. Furr says I think what the Board is trying to do and what the City of Monroe is trying to do is get a more uniform look throughout all of these projects, where it gives you that visual impact, no matter what the house's curb appeal. In Monroe, they tried to get away with as little as possible. Mr. Saleh says we don't want to do that and says he teaches his kids all the time that you've got to do what you say you're going to do.

Mr. Furr said we would like to see it on a plan. Mr. Saleh said we can put it on the plan, and when I started this, I mentioned it's not what we're going to do, we've already done it, but we're going to improve on it.

Rick said one thing that is really critical, if you guys are concerned about the curb appeal of the communities and it sounds like you are, is that the lawn maintenance that adds a very unique element to maintain.

Mr. Furr said he couldn't agree more. Before I sign off on anything, we would like to see it. Are the front yards irrigated or is it just the entrances?

Mr. Saleh said the entrances are.

Mr. Furr said the street lighting is spaced accordingly and one other thing that I would like to see is and you've got to understand our position, we're going to have parks, show me a plan, where are the pictures.

Mr. Saleh said we are going to show you.

The Chair said that Archie had a statement that he wanted to make.

Mr. Morgan said I was privileged to be the chairman of the Union County 2050 plan. We worked 14 months on it to guide growth to the year 2050 and I can tell you from what we learned in that, this is what people now are looking for. They don't want to spend their weekends working on the yard, they want amenities like pools, clubhouses and dog parks. I'm of the age where I'm looking for a house on an acre or two, but in today's world this is what they're looking for. I'm concerned about all of that traffic that's trying to get on 74 and it's a lot of vehicles and you can't get out of Hilltop as it is now. Mr. Morgan said I'm concerned about that, but other than that, to me this checks all of the boxes of what people are looking for these days.

Mr. Furr said I have one more, the buffer, I'd like to see a plan on that.

Doug Britt said I want to remind you that this is conceptual, they're not going to do the full landscape plan until it's approved at the building permit stage. So what they provided here and what is in your packet shows a landscape plan. Because the area to the south and to the east, is existing, they are proposing to leave it as it is with the 50 ft. buffer. Doug said the part on the top (points to site plan on projector screen), there is an area that is being left as is and one that has a variety of trees and shrubs. When they submit for the project to be approved, it means undisturbed. That's why there is no landscape plan along the south and east because it's existing wooded and the only true landscape plan would be the portion shown on the screen. When I say there is nothing there, there is nothing there.

Mr. Saleh said if you would like more of an explanation regarding this, we can get someone up here.

Mr. Furr said please.

David Graffus, Civil Engineer for Cottage Green I and II, said he just briefly wanted to elaborate on the landscape plan that's in front of you right now, which is kind of a supplemental drawing that we provided Doug in the packet. As Doug showed on the site plan slide, this portion as Doug mentioned has no woods there, and the other property line buffers are existing vegetation which will remain undisturbed and heavily wooded. Mr. Graffus said here is a blow up of the landscaping that we will be supplementing in this area with canopy trees, deciduous trees and a mixture of evergreen trees for further buffering. Along Pageland-Monroe Rd will be proposed landscaping as well.

Mr. Furr said along Pageland-Monroe Rd. that's your curb appeal area to bring them in.

Mr. Graffus said that's right.

Mr. Furr said that's what he's concerned with.

Mr. Graffus said this site plan shows all the street trees in the development as well.

Mr. Saleh said this map in front of you shows the different lots and what we have done here is you have the yellow, which is the 50 ft. lots, you have blue, which is the big lots and they can range up to 25,000-27,000 feet and then the 60 ft. lots. We tried to mix it up for the homeowners because some people would probably like the ranch and some people like the 2 story. We have the different sizes in the project and you can see here in the open space (12 1/2 – 13 acres).

Rick said in terms of the overall open space, it's 29.7 %, which is again 25-26 acres total. Rick said that includes the buffers and the BMP areas and the active amenity spaces.

Mr. Dotson said he has a question and said what you have dedicated to actually be used as open space comes out to about 3.46 acres. I would be curious if you would add more open space and I can give you the lots if you can enlarge that (points to site plan on projector) to add open space that can be utilized by people who are about 30 houses on the other end and down at the bottom of the plan. All of your open space seems to be dedicated towards one side and the dog park is all the way at the entrance. Is there somewhere to put more open space at the bottom of the site plan and to spread the houses out just a little bit?

Mr. Saleh said well you're going to have this big open space here (points to screen on projector) and the big open space where the pool is going to be, then the children's play area and then the dog park and the clubhouse.

Mr. Dotson said if I lived in the middle of the top 2 roads on there, I'm going to have to walk to the dog park there and then the clubhouse here or the pool, correct?

Mr. Saleh said yes.

Mr. Dotson asks is there any way to put some type of walking path through the middle BMP that would lead to the pool, towards the clubhouse and connect some of those areas together?

Mr. Saleh said we're going to be putting in sidewalks on both sides of the street, so if you want to walk, you can walk on the sidewalks. The idea behind distributing this all over the place is because if you're living on one end, you can't put it all in one location. We are distributing this so that people can have access to this across the whole development, versus one area versus the other.

Mr. Dotson said my thought process was if you targeted towards people who don't want to do their own lawn work, it may or may not be targeted towards the more senior part of their life. They aren't going to want to walk to the entrance to go walk their dog, it would be nice if they had some place else dedicated.

Mr. Saleh said sure.

Mr. Dotson said golf carts are nice.

Mr. Saleh said when we finish, I'm going to ask Richard (Haake) to highlight to you what we have done, and I think it's an answer to your question about HOA restrictions. I think it's important for you to know how we can control what goes on in the HOA, which is something that we really take very seriously. So, to answer your question, we were going to put a pool in the clubhouse and we asked the existing people during a meeting and the HOA said no. They wanted a different location, but my point to you, sometimes we think we know what the customer wants and what the neighbors want, but after researching we find out that people want different things. So that's one thing.

Chair said Charles, that's going to be a long way to go for a bathroom, from the pool to the clubhouse.

Mr. Saleh said no, we are going to have bathrooms in the clubhouse and at the pool. So these are some of the looks and you can see different colors (shows pictures of houses on slideshow presentation) and the different looks and porches.

Mr. Dotson said those examples are different than what we have in our packets, is that a fair representation of what you are going to build?

Mr. Saleh said yes.

Mr. Dotson said so not what's in our packets?

Mr. Saleh said this project has been going on for a while.

Mr. Dotson said those (in the presentation) are beautiful.

Rick said we had some feedback and we have been listening to what's been happening in the city and we kind of wanted things to be trending in this direction. Because of the bigger lots, we are bringing in some different product with some unique elevations to really listen to your needs. We have other projects that we have been working on and listening to you.

Mr. Furr said I am seeing brick and stone on the different houses, very good it's about time.

Mr. Saleh said these are some nice homes.

Ms. Smith said so they are sitting further back off because the lots are wider and not up on the curb.

Mr. Saleh said yes.

Board members discuss the houses.

Mr. Saleh said all of these houses can be built on the 60 ft. lots.

Mr. Dotson said once you take out all of the setbacks, you only have about 4,300 square foot to build a house on.

Mr. Saleh said it's what we call the envelope, yes, it's got to fit in the envelope. Here is a picture of the pool. Board members discuss the amenities.

Mr. Saleh said this will be the playground and here is the fire pit.

Mr. Furr said I think what Dave down there was asking, that's a great looking fire pit, if you had something like that on down on the other side as well. You've got those in one or two places.

Mr. Saleh said Richard (Haake) has corrected me, we have two fire pits.

Mr. Dotson said my problem is there is 477 residents and they're all going to come over to use one pool. I don't know what the amenities are in section I. I don't know if there are fire pits, but my idea is, if you put at least some open space towards Cottage Green I, you can have something that can be utilized by all 477 residents versus leaning everything to one side and putting the pool in the middle. You have open space that can be utilized if you use it as passive, walking trails, sitting benches, those kind of things.

Mr. Saleh said we are going to have sitting benches. The idea if you think about it this way, when we started in 2017, a lot of these things were not brought forth into the discussion and as this thing is evolving and we are getting feedback from the customers, that's why you are seeing the new designs of the homes.

Mr. Dotson said I just want people to move in and stay. I don't want people to, in 3 years from now they have outgrown their house and there is nothing for them in the neighborhood and they are just going to move out.

Mr. Saleh said yeah, yeah.

Mr. Dotson said I realize there are some seniors, but you also have a playground, which means you are going to have a certain number of children and you can't just leave out the families.

Chair said thank you and we can continue that, but we are holding up the presentation.

Mr. Saleh said before I leave, I want to give you a two minute version of the HOA.

Ms. Smith asks if this is 55 and older, are they in a separate section or are they all together?

Mr. Saleh said like the lady in the video presentation, she talked about having mentors next to her and people that can help her next door with the kids.

Ms. Smith said ok.

Richard Haake said he is the Acquisition Guide for the development and oversees the deed restrictions and HOA documents/bylaws/restrictions. He said he has been doing this for 40 years in the Charlotte/ Monroe area and when Charles (Saleh) and I talked about this early on, I said Charles, this is a seed development for us. We are in our 60s and we are trying to create something that we can be proud of and so, if you look at our entrance monuments, a lot of thought went into this and the signage we do, and even the stop signs have backers on them, and the posts and the street lights were the nicest street lights James at the utility department could give us.

Mr. Haake said we are not cutting corners. We are proud of the way we develop it, and we want it to look good for years to come, believe you me. I have eliminated certain breeds of dogs that people are scared of, that just is one thing. The fencing, I approve every single fence in there and if you've gone through, it's that wrought iron aluminum fencing that really looks sharp. We aren't allowing people to put up stockade and wood fences that are going to warp and need staining and all of these things. You know we are maintaining all of the yards, the front and the back. We created this enormous berm that really wasn't in the original plan to create it, but we wanted to have some sound deadening from Hwy 601. Then we put shrubbery along it. When you come in, we want you to see that we have thought this out. We want everyone to maintain their house and their yard and they come to me with these ideas about can I put this little fence around this and I say sorry. I want it to look sharp in the back yard. I want it to look sharp in the front yard, and that's the kind of development that we are doing and that we have agreed to do, and I just want you to know that Cottage Green II is going to be an extension of this with even more improvements and maybe even some new and more stricter restrictions as we get feedback from you and other people that are wanting us to do certain things. You know we listened to Doug and his team. I have worried him to death over the last few years coming in, but he will always see me and talk to me about this and about that. It's been great to work with you guys. We love building down here in Monroe, and thank you for your time.

Mr. Morgan said it's a great product and the homes look nice and the buffer and all that looks great. My concern is if we are looking at 3 vehicles per home and it could be more than that, we are looking at 1,500 vehicles. Not many are going to turn left and go to Pageland, they are going to turn right to get on 601. Who can address traffic, because that's my main concern.

Mr. Saleh said that was the TIA (Traffic Impact Analysis) and that's what they did, and we paid a lot of money for that TIA. Mr. Furr said concrete barriers. Believe it or not as well, there is a good portion of the people that live there that go towards Pageland, because from Pageland to here, there is nothing, so that's why they want to be on this side. That was one of the goals of the city, to grow east so they can have traffic that way.

The Chair said Richard (Haake), when do you turn the HOA over to the community and you guys get out of it?

Mr. Haake said well as late as possible so that we can be a positive influence, but we also want them to be self-governed at some point and so we are getting their feedback, and we have had one first meeting and we've heard some concerns that we have tried to address.

The Chair said just wondering when you get 80% sold or if you're waiting until you get 100% sold.

Mr. Haake said yeah, I think it's somewhere around 80% or 100%.

The Chair said that's what I was asking. Mr. Saleh said we wanted to make sure that it stays good.

The Chair said that's fine, that's what I wanted.

Mr. Saleh asks are there any other questions?

Ms. Smith asks the restrictions, are they recorded at the Register of Deeds?

Mr. Saleh said oh yeah, you can't sell the first lot before your HOA restrictions are part of the deed.

Mr. Haake said we've gotten good feedback from the retirees there and part of what we want, we want it to look great. With these park benches, your ideas and things like that, these are things that are in here and all of us are trying to incorporate. These kinds of ideas will make it really a pleasant place.

The Chair and Ms. Smith say thank you.

The Chair asks if there are any other questions for Charles (Haake) or the rest of the team?

Mr. Saleh said we need your support, that's all I can tell you.

The Chair asks do I have anyone that would like to speak in favor of this project, outside of the team that's here that I know is going to speak in favor of the project?

Sally Debord at 1779 Slippery Rock Rd. Monroe, NC 28112 came forward and said she lives in Cottage Green I. I like the development, my major, major concern is the traffic because right now everything is being made so we have to exit from Cottage Green to go north on Pageland Hwy. They have made the exit on White Store Rd. and you have to turn right, which means it has to turn right onto Pageland, so all the traffic has to go north on Pageland Hwy to 74 and that is a real big concern of mine. There is just too much traffic, and I know they said they did the study with the DOT, but to me it's just way, way too much traffic going along there. The subdivision, I'm not against it at all, and I think it will be great. There is no irrigation in these lots at all and I wanted to mention that. The width of the streets, you can barely get two cars down, so if you park on the street at all because there are houses that have four cars that are parked in the driveways and they park on the street and in the yards, that is a big problem with parking and the width of the streets. I'm new to Monroe, so I don't know if that's something to do with the city, but the streets are very, very narrow and like I said, barely 2 cars can get through the streets. To have that exit from Cottage Green to 601, that's very narrow and if you are going to have all that traffic coming out that one street, it's going to be very hard. That is my main concern, just the traffic is going to be absolutely horrible along there on 601 and 74.

Mr. Saleh said one thing I was going to mention is all the entrance issues that were mentioned were designed by the DOT and not by us, so we have nothing to do with how the traffic flows, and that was a result of the DOT. As far as the width of the street, that's by code, so it's by code that we have to do that, and I just wanted to address these two points.

The Chair asks, are they going to do Michigan turn lanes on any of 601 coming into 74 because I know all of 74's getting those intersections.

Doug said not that I recall, I will say one thing too, about the HOA doing all this. I just want to remind you all, the HOA is done by the HOA and not by the City of Monroe. So it can have a longer list of requirements, but in North Carolina municipalities, they do not enforce HOAs. This is not a City of Monroe thing to enforce HOAs, the city does not get involved. The dues, their fences, and their yards, that's strictly a neighborhood thing and for them to figure out as they proceed, and it will eventually be turned over to the neighbors and not by the city.

The Chair says we are taking the maintenance of the roadways, is that correct.

Doug responds and says yes, they will be a publically maintained road.

The Chair says will they be to the city's standards and Doug says yes.

Doug says the driveway width is based on the number of houses on the street. There is a city ordinance that's enforced by the police department and they are required to maintain 16 feet in clearance, but obviously people park on Friday night and Saturday afternoons, I know how that happens.

Mr. Furr asks Doug what was the Fire Department's opinion of this?

Doug says they didn't have any comments and says fire and building standards go back and forth and what happens is if the project is approved by City Council, then they go to a full design. This tonight is conceptual, and when they go to full design, it will look very similar, but it won't look exactly like this. This is not the exact thing, but it's a very, very good indication. When they submit erosion control plans, this will allow them to start running and grading. This is kind of like the tip of the iceberg and from the planning stand point, what we look at when they submit that erosion control plan, we go back to look at the conditions that it was approved with to make sure it's a consistent layout. It should look fairly consistent with what you all will see and what the City Council ultimately approves. Remember this was one presentation for two items.

The Chair asks if there is anyone else that would like to speak for or against the project? There is no one. He said I would entertain a motion if it was in favor that would include the same size or better trees as phase I. The Chair says do I have a motion?

Motion: Richard Ali makes a motion to recommend approval of the annexation

Second: Ms. Smith

Action: The motion to recommend approval of the annexation passed unanimously with the following votes:

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

NAYS: None

The Chair said now we are moving to the resolution and I would need a motion to approve the resolution, and I would like it to include the same or better on the tree size.

Doug asks can we just say 2 inch caliper?

Mr. Furr said 2-2.5 inch caliper if you don't mind, that's standard.

Doug asks what your wishes with the elevation are because the elevations I have are the ones in your packet.

The Chair said the second elevation that he showed us is going to be the new plan, and that's what's going to be submitted to City Council. The Chair said the elevations presented or better.

Doug said to make it clear, I will not be including the elevations which you all gave me in their packet.

Mr. Furr mentions the paved/concrete typo and the Chair said it was just a typo.

Motion: Richard Ali made a motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance with the conditions that the elevations are as shown in the presentation on the screen, and that the calipers of trees on the buffer are 2-2.5 inches.

Second: Margret Desio

Action: The motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance with the conditions that the elevations are as shown in the presentation on the screen, and that the caliper of trees on the buffer are 2-2.5 inches passed unanimously with the following votes:

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

NAYS: None

Motion: Richard Ali made a motion to recommend adoption of the Ordinance amending section 156.98 Conditional Districts Established and section 156.106 Official Zoning Map

Second: Jennifer Smith

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

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

NAYS: None

The Chair took a 7 minute break at 7:20 p.m. and resumed the meeting at 7:27 p.m.

Item 5. **Zoning Map and Text Amendment request for Conditional District “Sutton Place Townhomes” (Parcel ID #: 09-156-002 & 09-156-002- E)**

Doug Britt said 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 sixty (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.

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.

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 percent (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.

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

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

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

Ms. Smith said Doug, can I ask a question? There is a shooting range down further from the project, what kind of noise level would that have for the people living in this?

Doug said it's the City's shooting range.

The Chair said they aren't shooting out there every day.

Doug said he is not aware and he knows the shooting range is down there and it's the City's, but I know that it's outside. But to say how much noise it is, I know there are no residents down there.

Doug continues presentation.

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.

Mr. Morgan said I am not much of a mathematician, but there is not enough parking spaces for this development, so there is an additional parking lot, where some people are going to have to park and walk?

Doug said that is why staff is recommending approval, but with the added condition that they provide a parking lot of at least 20 spaces to accommodate the overflow because staff feels that there is not enough parking out there. I realize not everyone who has a bedroom is going to drive.

Mr. Morgan said do we know where that would be located or no?

Doug said no, that would be for them to figure out because they would be losing a building, at least. If the Board would like to recommend approval, it would be for them to address it, and they can address it before going to Council or they can leave it like it is.

Mr. Morgan said he has another question because of the name Sutton, you know if you go down 74 and all that land is cleared there and I think that's the Moser Group that has that and that's Sutton something.

Doug said this is Sutton Place, and I don't know the history of Sutton Place in Monroe.

Mr. Morgan asks if that has already been approved?

Doug said the stuff they have cleared they are doing. The Board has done one Conditional District that was done there that was for a nursery.

Board discusses.

Doug said they've got office warehouse units on the portion that the Board didn't do. The portion the Board approved was for the nursery, and there is another place right beside that with the office warehouse units. In the middle of that, there is going to be a camp or parking, and beside that they are going to do a large cold storage

warehouse that will be used in conjunction with Tyson. Doug said that concludes my presentation, and I would be glad to answer any questions you might have.

Ms. Desio asked, did you say that in 2017 there was an apartment building, and does conditional districts ever run out of time or is it there forever until we change it?

Doug said it's there forever until we change it. There is not a whole lot of conditional districts out there now. I can probably think of 2 or 3 residential projects, but commercial projects, I don't know, there is probably several. There is a subdivision off Poplin Road across from Glendalough that's called Poplin Ridge, and it was a subdivision about 195 lots that had the layout, but no one has ever developed it yet, and the ones that are on the ground right now and approved, they would remain on the ground forever. In the new ordinance, they won't expire.

The Chair asks if anyone has any further questions for Doug. There are none. Would anyone like to speak in favor of this project?

Mr. Saleh comes up and starts the video presentation.

Taylor Prichard came forward and said he is the Landscape Architect and Office Leader for the Charlotte office. I know you guys have a little bit of context here, so I will try to be short and sweet with this presentation. We really feel like this project is in a really good location, the proximity to the Hilltop Plaza shopping center to the hospital. We really feel like this project is defined by convenience. It really provides the opportunity for people to live within walking distance to the hospital, to the shops, and where they can possibly work. You don't always get that in areas around town, but this will provide that opportunity, and you can't always define or dictate what people are going to do from a walking or driving standpoint, but at the very least this does provide that opportunity for people to walk. The inner circle on the site plan is a 5 minute walk or a quarter of a mile and right outside of that, you could reach the hospital or the shopping center is within that boundary. The outer circle doubles out to be a ten minute walk and that's well within the range of the hospital. Doug did a great job walking through the site plan, and he's spot on and we did go through this a good little bit. Obviously with the townhome product, you are a little bit challenged with some of the code requirements and just to speak about some of the parking, we went through various options where having a three-bedroom product and trying to get into meeting that code requirement of one vehicle per bedroom and a half space per building really limits your opportunities to have street trees and front yard trees. Because of the width of the driveways that you have and going back and forth with staff, we came to the solution that it made sense to provide one car driveways with the garage for the interior townhome units and the two car driveways with the garage for the exterior units. We really feel comfortable that it would meet the needs of the market of who is going to be living in this area, especially with the convenience of the possibility of walking to work. We have split the site into two areas defined by the natural spring with the 50 ft. buffer, as Doug mentioned. This area currently being wooded today has some concerns, safety concerns, and with the existing conditional use of multifamily for rent, we do feel like this is an improvement on that from a for sale product. The two areas, the townhome community is defined by streetscape, street trees. The street trees we are showing right now are code minimum requirements and we are also providing amenity options, a walking trail with an undisturbed 50 ft. buffer towards the rear across the natural feature. Up towards the main street, we have an entry focal park area that we have defined some programs for, but we haven't quite gotten to a design yet. That is intended to be programmed open space, and there will be a kiosk there for each of those areas, along with the code required and engineered storm water products. Does anyone have any questions so far? There are none.

Mr. Morgan said to continue.

Mr. Prichard continues to the last slide of the presentation, showing an example of the outside of the project.

Mr. Saleh comes up and said obviously this project is a lot different than Cottage Green II. It is much smaller and it's in a difficult area. That piece of land is in a tough location and it's right behind the shopping center and right behind that is all industrial. The more we started thinking about the project, this product fits that area, and the more we talk to the staff and to the folks around the location, we found what else are you going to do with that land. When we started walking the land, we found a tremendous amount of homeless people in there and we've had to clean it up several times. The police don't like it, the staff doesn't like it.

The Chair said Charles (Saleh), let me ask you a question, for me I like the project, and are you guys amenable to adding the sidewalks and finding some more parking spaces?

Mr. Saleh said yes.

The Chair said if we were to approve this, you would add 20 parking spaces and the 5 ft. sidewalks, as presented by Doug?

Mr. Saleh said yes.

Ms. Smith asks what your price point is for these units.

Rick with NVR Ryan Homes said the product has changed multiple times and we started off with a smaller less curb appeal product, but these home range from 1,691 square feet to about 1,900 square foot. The average sale price will be \$265,000.

Mr. Morgan said it appears that you have squeezed more townhouses in and what's suffering is the parking.

Rick said there is one parking space within the home and one in the driveway and each of the end units has a double wide space, so each of the end units has 3 car parking.

Mr. Saleh said what we heard is that the city doesn't want to see a lot of rentals, and this today is zoned for multi families and by right that you can put multi families in there. So the question for us was, do we really want to add more rentals or do we want to have home buyers in there. That was the discussion had and we thought people who owned their homes and people who lived there would take care of the property a whole lot better than the people who are going to rent. That was the biggest discussion that we had.

Mr. Morgan said the City is recommending an overflow parking for people who have to park, so where would it go? Show me on the map where this would go.

Mr. Prichard returns to show the site map with the proposed parking lot.

Mr. Saleh said we have looked at different ways to add more parking, and we have had a discussion with the owners of the shopping center (Food Lion) as an overflow, we will be able to add more parking behind the shopping center, so that we can add more parking.

The Chair asks do we have that in writing from the shopping center folks that that's going to be a thing?

Mr. Saleh said we can get it as a condition if that's what you want.

Mr. Haake comes up and said right before we purchased this property, Charles looked at me and said I'm going to ask you the same question I ask all the time, if it was your money, would you do this? I said yes, Charles, I would do this and 40 years ago, I renovated the first home in a neighborhood called Dilworth, and I love this area,

but we are going to be improving it. I've talked to the shopping center owner and unfortunately he didn't get me his email, which I could present to you today, but he has offered us a tract of land on the end of our project. The owner of the shopping center wants to sell it to us. We aren't talking about parking behind the shopping center, we are talking about creating a space and he is very bought into this because it's like homeowners living behind the shopping center that are going to shop at the Food Lion. The owner sees it as a big positive thing, and that's why he offered it to us.

The Chair asks Richard (Haake) how long it will take to get that done and to get a letter of intent.

Mr. Haake said I can have it by tomorrow if I pushed him, but I told him I didn't think we needed it.

Mr. Morgan said if they are parked on the end, they have to walk all the way down there with groceries. You've squeezed in too many townhomes when one of those sections needs to be a parking lot. That's a long walk, with kids and groceries and everything else, and the reason there's not enough parking is because you have squeezed in every single bit of townhouse you can on that property.

Doug said let me remind you the paved portion of Sutton Place stops right here. (Points to site plan)

The Chair said we're going to have to build something to get them up there, they can't just walk behind.

Doug said they will have to build a street.

Board members talk amongst themselves.

Mr. Dotson said you have two sections of this and if you provide parking for one, you need to provide parking to the other. I can tell you beyond a certainty that if you are having problems with homeless people there, you are just displacing them and when they watch those people get out of their car at 8:00 at night and start walking towards their houses, as soon as they clear the corner of that building, they're going to break into their cars. I can tell you that with absolute certainty, if you leave your car at the end of the road and you walk 2 blocks away.

Mr. Haake said one of the things we haven't done is, we've just talked about one parcel here with the owner of the Food Lion. I'm not sure what he would sell us or give us behind the shops.

The Chair said I'm going to make a recommendation guys and it's probably not exactly what you want to hear this evening, but I'm going to recommend we table your project until next month and let you go and get a letter of intent from the owner of the Food Lion and to come back and have all that. I think you guys can keep presenting, but from the vibe I'm getting, you're not going to like the outcome, and it's been a good evening so far for you.

Doug said the staff is not going to settle for a letter of intent because the shopping center could be sold.

Mr. Morgan said even then you're talking about all the way down at the end of the site plan and people parking there at night and having to walk all the way back up, and that's not doable anyways.

The Chair said let me ask this question, do you want us to table you for 30 days or 90 days and you can come back whenever, or do you want us to table you until you meet with staff again and you're ready to present a different parking plan?

Mr. Saleh said 30 days.

Ms. Desio said I'm suggesting this while you have 30 days. We are seeing a tremendous amount of investor buy up in our market and in the HOAs, is there any way that you can put in there that only 15% can be rented? Because we will have investors buying up and it'll become an apartment complex rather than a condo.

Rick with NVR said before he agrees to that, I think one thing that has occurred during the great recession that we all live through is that many people became landlords by circumstance and not by choice. So the percentage, what I would ask we amend the HOA docs to say that you have to have homeownership for so many years before you can actually turn it into a rental. This prevents investors and it alleviates the concern of a person who is strapped financially who can't afford to sell if they paid \$260,000 and the market is telling them that it's only worth \$200,000. They will have to show up to the table with cash.

The Chair said I think this evening, right at this point, we aren't going to worry about trying to put in.

Rick said I understand, but I still kind of want to be conservative and before somebody agrees to something, we want to stand behind it.

Ashley Britt said that if the HOA wants to have something on rentals, they can do that, but we as a city, we cannot enforce that, and we can't have that as a condition. We can't regulate the form of ownership, only the use.

Ms. Desio said I just don't want it to become an apartment complex rather than a condo.

Mr. Morgan said I think you need to take out that middle section (on the site plan) and make it a parking lot for centralized parking for everybody there.

Mr. Furr asks Mr. Prichard to step back up and asks can you have me a landscape design in detail for this project? It's not going to change that much in variation from that section to what you've got now, but I want a real landscape plan for when you come back with your proposal. I own a bunch of nurseries, so I know what it is you're doing.

The Chair said Charles (Saleh), thank you and we are going to go ahead and vote and asks can I have a motion?

Motion: Mr. Morgan makes a motion to table this project for 30 days until the next meeting, April 6th to figure out the parking, which does not include getting a certificate or letter of intent, because the City won't approve of that anyways.

Second: Mr. Dotson

Action: The motion to table the project until the next general meeting (April 6th meeting) passed unanimously with the following votes:

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

NAYS: None

Item 6. Next Meeting – March 16, 2022

Doug said we are going to have a workshop that will be put on by Centralina Council of Governments, and the director there, she is coming to do training. It will be on March 16 from 5:30-7, it's 2 weeks from today. We will provide supper.

Mr. Morgan ask if it will be here?

Doug said yes, it will be held here.

Mr. Furr said what day is that on and Doug said Wednesday, and it's 2 weeks from today.

Mr. Morgan asks if it will be open to the public, and Doug said yes.

Ms. Desio asks what the work shop is on, and Doug said they will talk about your responsibilities, legislation, just training.

The Chair said everybody leave your cards and pens, they will be given back out in April. He asks if anybody has anything they would like to add or comment on before we adjourn?

Mr. Furr said he would like to tell everybody on this Board that we are making progress. That wasn't a bad little project that we passed tonight. It's what people want nowadays.

Mr. Morgan said it's exactly what young people are wanting these days, and they don't want yard work, or any of that stuff.

Item 7. **Adjournment**

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

Motion: Mr. Dotson made the motion to adjourn.

Second: Mr. Morgan

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

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

NAYS: None

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

Respectfully Submitted,

Richard Yercheck, Chair
Planning Board

Ashlyn Penegar
Secretary to the Board

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

PLANNING BOARD SPECIAL MEETING

March 16, 2022 @ 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC

Call to Order/Roll Call

Chair called the March 16, 2022 meeting to order at 5:30 p.m. Ashlyn Penegar called the roll. Chair noted there was a quorum was present. Chair noted that the public can sit and listen, but they cannot interact; there was no scheduled time for questions or participating with guests and staff.

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

Members Absent: Renee Hartis

Staff Present: Lisa Stiwinter, Director of Planning and Development; Doug Britt, Senior Planner; Keri Mendler, Senior Planning; William Nance, Planning Technician; Megan Brightharp, Planner I; Ashley Britt, Assistant City Attorney; Ashlyn Penegar, Administrative Assistant

Guests: Michele Nance (Centralina Regional Council), Pam Duda (Union County Planning Board Member)

Welcome and Introductions- Lisa Stiwinter

Lisa Stiwinter introduced Michele E. Nance with Centralina Regional Council. Said Ms. Nance is the Regional Planning Director for the Centralina Regional Council, providing planning services to nine counties in the greater Charlotte region. Michele is the former Director of Planning and Development Services for the City of Gastonia, and has over 25 years of experience in state, regional, and local government planning and economic development. Michele holds a Master of Public Administration and BS in Urban and Regional Planning from East Carolina University and is a graduate of the UNC School of Government Public Executive Leadership Academy. She is a past president of the NC Chapter of the American Planning Association and a member of the American Institute of Certified Planners (AICP).

Michele Nance thanked Lisa for the introduction and began her presentation.

1. Agenda Review
2. Roles & Responsibilities

WHO: Civic-minded residents appointed to be the care takers of community growth.

WHAT: Creating Communities with lasting value.

WHY: Understand the community, the people, adopted growth policies.

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HOW: Play an important role in a much larger context of growth and development.

Planning Board Duties:

- Prepare, review, maintain, and recommend updates to community plans.
- Ongoing research, data collection, mapping and analysis.
- Coordinate public engagement and participation.
- Recommend policies, ordinances, procedures to carry out plans.
- Advise governing board on implementation of plans.
- Review and comment on text and map amendments.
- Other duties as assigned by the governing board.

3. State & Local Legislation

How are Planning Laws Made:

- NC General Assembly
 - Enabling Legislation
 - County & municipal Statutes : G.S. 160D
 - Previously: G.S. 153A & 160A
- Local Legislation
 - Special Legislation
 - Local plans
 - Local ordinances
 - Local Ordinances, codes, regulations

4. Development Process & Roles

- City Council
 - Legislative Decisions
 - Adopts ordinances
 - Amendments
 - Policy statements
 - Budgets
 - Approves requisitions
 - Makes appointment to other bodies
 - Planning Board
- Planning Board
 - Advisory Decisions
 - Reviews development proposals
 - Sponsors planning studies
 - Recommends policies
 - Coordinate public participation
- Board of Adjustment
 - Quasi-Judicial Decisions
 - Hears zoning appeals, variances, special use permits
- Staff
 - Administrative Decisions
 - Issues permits
 - Runs developmental processes
 - Conducts technical studies

- Initials enforcement
- Advises manager

Lisa Stiwinter said she had a couple little points that were to Monroe, specifically.

All developments are strongly encouraged to have neighborhood meetings. With the Technical Review Committee, we are also unique compared to other municipalities because we are a full service city. We have our own water, sewer, electric, gas, erosion control, stormwater, building, fire, planning and zoning. We have a whole team that reviews each development project as it comes through the planning process and then the construction and design process, if it's approved to be built. Not a lot of municipalities are set up that way. We are a population of 35,000 and we are still a small town, but we operate like a large city because we are a full service city.

5. Land Use Policy/Comprehensive Plans

The Land Use Plans Should Address:

- The community
- Where it wants to go
- How it will get there and next steps
- Offers guidance for community leaders, planners, and developers when making land use decisions or proposals
- Include all maps and texts
- All zoning decisions must reference consistency with the LUP and other officially adopted plans that are applicable.

6. Local Codes/Permitting

Zoning:

- Regulates land use
- For the purpose of “promoting health, safety, morals, general welfare of the community
- May regulate/restrict:
 - Height, materials and size of buildings (conditional zoning typically)
 - Lot size
 - Size of yards, courts, and other open space
 - Location and use of buildings, structures, and land
- Compliments and comprehensive plan
- Consist of text and an official map
- General standards regardless of districts
- Broad subject matter
 - Definitions
 - Process, hearing requirements
 - Parking Standards
 - Landscaping standards
 - Signs
 - Standards for particular uses

Zoning-Conventional Districts

- Within District, variety of uses are allowed as permitted uses (by right) or with a special use permit
- Base districts with base regulations
- Conventional districts and zoning regulations set the bar for development

- Add or remove districts in code
- Make changes in districts in code
 - Increased flexibility
 - Narrow uses allowed
 - Amend specifications

Table of Uses

- Outlines uses allowed in each zone
- Some permitted by right
- Some permitted with “extra” or “supplemental” regulations
- Some permitted only with a special use permit

Typical Zoning Districts Types

- Agricultural
- Residential
- Civic/Institutional
- Retail
- Office
- Industrial
- Mixed Use

Zoning-Overlay District

- Different requirements are imposed on certain properties within one or more conditional districts
 - Historic district overlay
 - Central business district overlay
 - Watershed overlay

Zoning- Conditional District

- District where a site plan or individualized development conditions are imposed
 - Property owners must agree
 - Conditions agreed to in writing
 - Conditions related to conformance with plans, ordinances, or reasonable impacts of use
 - No conditions on taxes, impact fees

Chairman asked when was the last time someone pursued impact fees with the state legislature to re-look at the impact fees?

Michele Nance said I know that it’s a constant issue that comes up. The League of Municipalities, especially have been a supporter of that concept, but the development lobby is pretty strong and in order to get things through, it typically falls out.

Chairman said in 300 words or less, what’s the big issue in North Carolina with impact fees?

Michele Nance said it would cost more for the development community.

Archie Morgan said it seems to be a wonderful idea to everyone, but the developers. Everyone else seems to think it's common sense.

Michele Nance said there is probably a whole litany of legal arguments pro and con, but I think it comes down to... Chairman said because the fee is getting passed on, it's not like the developer is going to eat it. Michele Nance said in South Carolina they have, at least in York County, they have an impact fee for schools, each new project that comes in, the residential project has to pay an impact fee. Those fees go to pay for capital improvements for schools, not running of the schools, but the land and building the buildings, which is helping them stay ahead of the growth, because they always have that pot of money.

Chairman said I was told it was unfair to the small developers, the local developers.

Zoning-Floating District

- Defined in the text but applied or mapped only upon petition by land owners
 - Planned unit development district
 - Mixed-use district
 - Mobile home park district

Subdivision Regulation

- “Division of Tract...into two or more lots, building sites, or other division when any one of more of those divisions are created for the purpose of the sale or building development...and includes all divisions of land involving the dedication of a new street...”
- Major or minor
- Preliminary and final plats
- Dedication of rights of way
- Important for ownership
- Addressing for emergency services
- Locations of shared spaces.

The Unified Development Ordinance (UDO)

- Is a local policy instrument that combines traditional zoning and subdivision regulations and other regulations, as design guidelines, sign regulations, and floodplain and stormwater management, into one document
- It is intended to streamline and coordinate the development process of permits and approvals for development projects by removing inconsistencies and eliminating outdated policies

Permits

- Zoning permit
 - Issued by City of Monroe Zoning permit required in order to receive a building permit
 - zoning permit ensures compliance with all LOCAL regulations
 - Is issued by the Planning Official or designee, not the Governing Board

Inspections

- Monroe has full service inspections (County role for most communities)

- New Construction and additions
- Inspection Trades
 - Building
 - Mechanical
 - Electrical
 - Plumbing
 - Fire

Michele Nance asked if the Board needed a break, or wanted to keep going. Board discusses and agrees to keep going through presentation.

Michele Nance asked if there are any questions?

Jennifer Smith (Vice Chair) asked why don't they record guidelines for the Historic Districts? We just had a meeting where a person had bought a house and actually had covered up/taken down the windows and doors that were original to the house and didn't get permission because they stated that they were never made aware of it. I was just wondering because this can solve so many problems.

Michele Nance said the recommendation that I would have is, and it kind of falls on the city a little bit but, not necessarily the planning department, but if the city could reach out to the real estate community and maybe some workshops or trainings. It's really to help the real estate community because they don't want someone to come back on them to say that they weren't told something that was really important about the property. It's kind of a protection for them to have full information, just like they know what school system a particular home is in. It's really important for them to know if there is an overlay zone, are they going to be taxed more because you are in a municipal service district, are you going to have different rules of the game or regulations in development because you are in the Historic District. So, a lot of it is just making sure that as homes are sold and as property changes hands, it's a constant battle.

Jennifer Smith (Vice Chair) said this was a for sale by owner, so the owner never even passed the information along.

Michele Nance said that is really unfortunate.

Jennifer Smith (Vice Chair) said it is.

Michele Nance said I don't know if any counties are putting that kind of thing on plats, it might be something to look into. If I hear anything about it, I will let you know. But, I think part of it is just the education.

Patrick Furr asked if there was going to be a question and answer part at the end of the presentation.

Michele Nance said yes. Michele Nance continues slide show presentation.

7. Making Decisions

Roles

- To review and make recommendations on request for:
 - Zoning text amendments
 - Zoning map amendments (standard and conditional zoning district rezoning)

- Comprehensive plans
 - Other plans
 - Major subdivision plans
 - Major site plans
 - Vested rights plans
 - Development agreements
- Open Meetings
 - G.S. 143.318.10
 - All meetings of a majority of the board, or any committees of the board, for the purpose of conducting business must be open to the public
 - Public decisions should be made in a formal environment, with adequate public notification and with all discussion out in the open.
- Legislative Hearings
 - Newspaper
 - Not less than 10 or more than 25 days before hearing
 - Posted Notice- on site map amendment
 - At least 10 days prior
 - First class mail (map amendment)
 - Mailed at least 10 days prior
 - Mailed at least 30 days prior for ETJ expansion
- Planning Board Review- Zoning
 - Review and comment
 - All zoning recommendations must reference consistency with the LUP and other officially adopted plans that are applicable.
 - Majority vote
 - If not written report within 30 days of referral, governing board may act
 - Governing board not bound by recommendation/inconsistency with an adopted plan does not preclude consideration or approval
- Planning Board Review
 - Considerations as projects are reviewed
 - Read the staff report
 - Visit the site if possible
 - What is the current Land Use
 - What do the adopted plans say (map and policy)
 - What additional information do you need, from whom, to make an informed decision
- Providing Recommendations
 - Planning Board Review-Public Meeting
 - Hear concerns from the public and translation to questions for the staff
 - You will hear-Traffic congestion and safety, school crowding, landscaping preservations and buffers, water runoff, noise and light pollution
 - Not a consideration:
 - How much these homes cost
 - Tread carefully
 - Will these units be for rent or ownership

- What is the square footage of the homes

Archie Morgan said I understand that prices can go up and down, I get it. But, square footage is important. We've got a lot of developments and subdivisions, I think that is important to know the square footage of what's being developed.

Michele Nance said on the square footage, what you might want to ask to get at the same point would be, "What is the density of this project". If it's apartments, condos, or townhomes, you can ask what the height is or how many stories. You can ask, "Is there a comparable project in the community that you are trying to mimic?" The square footage is important, but I guess I would ask the attorney on the square footage, how you typically look at that

Ashley Britt said the density also comes up as well. For the square footage, if it's not a conditional district, we can't restrict it. So, it's not something we would have the power to regulate; we can only do that in conditional districts in the first place.

Archie Morgan said we've been known to tell developers to come back with some bigger houses.

Jennifer Smith (Vice Chair) said they can tell us anything and then go back and change it.

William Dotson said the site plan has square footage on it, is that correct? The site plan is binding in the fact that what they are giving to us on the site plan, gives you a hint on what the minimum square footage of these houses are.

Michele Nance said it will definitely have the square footage of the lots, now whether it has the square footage on the homes...Lisa Stiwinter said just for clarification purposes, the General Assembly took away the municipalities' ability to regulate exterior materials and square feet. The only reason we are able to get any of those, is in the negotiating process, which is a mutually agreed upon in a conditional district re-zoning. So, through that process, we are able to have a conversation with the developers on their materials and the square feet. But, they mutually agree upon that and whatever is agreed upon, it comes before Planning Board and then what comes before Council are notes on those plans. If that project is approved, then they are binding to those notes on that plan. Your site plan is basically your ordinance, your map, your everything and they will approve that. Once it's approved, it will go through the design and construction drawings, then staff from all those departments will review that project to make sure it meets those stipulations that were approved by Council.

Chairman asked if it was similar to what we see when we see renderings? What we see is not exactly what they are going to put up, but it will look similar.

Lisa Stiwinter said yes, sometimes you will have a developer that is a developer and the builder, so you might have the specific elevations that they plan on using, but a lot of times, these projects that come through the process, they may be the developer, but they aren't the builder. So they are giving examples or renderings of what is approved, then the builder comes along to buy that project, what they may look like.

Michele Nance continues slide show presentation.

Planning Board Review:

- Other Development Regulations or Plans
- Examples:
 - New plan or amendment to plan for downtown, corridor and small area.

- Subdivision regulations, stormwater, traffic calming
- Development process

William Dotson said the conditions were put on for, the elevations, like the roof. We put that into the approval, correct? The conditions for the approval? Is that what normally goes on or is there some other way or do other municipalities use a form maybe to write those conditions down, because it can be somewhat confusing, unless you go back to the minutes and listen to it minute by minute.

Lisa Stiwinter said all of the conditions of the project are going to be on the site plan. Say a project comes before Planning Board and they come up with a condition, going before the Council, that developer can either go ahead and decide they are doing to do the conditions or if not, when staff goes before the Council, we present that information from the Planning Board and add the recommendations. If Council approves that, we will see it on the site plan. Any conditions will be on the site plan.

William Dotson asked if we approve it with the condition and they decide not to do the condition, what happens?

Lisa Stiwinter said that doesn't happen. If the Council approves that project and there is a condition as part of the approval process, it's part of the project. Just for clarification, on the elevations it is difficult when you have a development that is approved that doesn't have a builder, then they come in later with elevations. Staff will review those, but we also are very conservative and we err on the side of caution. If it's not in line with what was approved, then we make it go back through the process.

Archie Morgan said what would be helpful, since I am a newer member of the Planning Board, if the Planning Board would be able to have a meeting away from the public to talk about what our vision is for the City of Monroe and what we want. But, we don't get that, because we are not allowed to meet away from the public.

Michele Nance said that is a really good point, where you are looking for that guidance. Is there a checklist of things that we really should be looking for and maybe that's something that a workshop can help with.

Richard Furr asked who would that be with, to get it done?

Michele Nance responded and said probably staff or your governing board.

Archie Morgan said I can tell you this as far as our City Council is concerned, if we don't like a project and vote it down, the developer goes back and makes changes, which is their right. The more information that City Council has as to why we (Planning Board) didn't like it, the more ammunition they've got. Our chairman came up with an idea where we have cards, and we are supposed to write down what we didn't not like about the project. City Council will see it and it goes to the minutes, then they have some ammunition against the developer to ask for more stuff. Sometimes we just don't like a project and we aren't very clear about what we didn't like, then the developer goes in and says they will fix this and that. Prove it. The more we can give Council, the better.

Michele Nance said if you've had some controversial cases come through, especially if there has been cases where the Planning Board and City Council have been on differing sides of the issues, I think it would be a good idea, because the two boards need to work together.

Archie Morgan said the public doesn't like when the Planning Board votes something down and the City Council approves it. For whatever reason, it could be a good reason, they've fixed the issues. But, it sends a message to the public, why do we even have a Planning Board when the developer can just go to City Council. That's what I hear.

Michele Nance said one of the things you can say is that it's required for the Planning Board to make a recommendation and the goal is to have the project continually improve, and so they may not know that you're writing down the reasons you don't like something and then those are then addressed, so it is actually not even the same project, it's actually a much better project. I don't know any particular cases, I'm just kind of thinking.

Archie Morgan said there is no particular cases, there has been a few that's been approved. But, the argument from the public is why it doesn't have to go back before the Planning Board, if we have problems and the developer specifically addressed those problems, there is no need to bring them back to us. It's going to cost the developer more money to get on the docket or the schedule again, so I mean, I don't have a problem with City Council approving that stuff, but we need to do a better job about what didn't we like so City Council can fix the concerns we have.

Patrick Furr said we've got the best engineers and planning, but this new Board has visions where the old Boards never had. Monroe is a growing, growing concern. We need your help here. We want to send forward the best possible projects for the town of Monroe. Our landscape ordinance for the town of Monroe is one tree for every 50 feet that's one inch. Are you kidding me? That's one of our ordinances. well Doug and the gang have to go by the ordinances. That comes up to me, and I scream bloody murder every time, then it has to go back to those guys and we are killing our engineering and planning departments. Why can't we have a checklist? How does Indian Trail do it?

Michele Nance said I can't tell you how Indian Trail does it...Lisa Stiwinter said for one, you have to remember that our Unified Development Ordinance is dated from 2003. That's the reason.

Patrick Furr asked how do we change that?

Lisa Stiwinter said we have been working on it since 2015, of changing it and now it's coming before Council for adoption next month and it has a whole new landscape, buffer, and open space section.

Patrick Furr asked has anybody, before I go any further, I know you've been working on it. But, has anybody gotten with anyone on the Planning Board to see what their feeling are?

Chairman said yes. The Planning Boards from 2015 moving forward have been involved.

Patrick Furr said I haven't been involved.

Chairman said you are brand new, I'm sorry.

Lisa Stiwinter said there has been four public open house workshops as well. Everyone in the city was mailed a post card individually with the project website located on it. It was held in June. It's been on the project website since then, the entire document for review and comment. So, the previous Planning Board voted for a recommendation in support of the UDO. There has been multiple joint City Council and Planning Board meetings. Planning Board recommended approval. There has been four open house workshops from June to now and it's been on the project website. The whole point is, I hear your concern, our ordinance is dated, we don't have a good document to work with, it's hence the reason that we are looking to revise it. It has lots more requirements that we can look to when development comes in here or before us. So, when we get ready to go for a conditional district re-zoning, we are not in negotiating if we can have this and that. So, we are working hard to do that, so yes, everything is out on the project website. I would be happy to print a copy for anybody for review. It's been out to the public since June.

Chairman said Lisa and I have talked about before this session, whether we do this first or we go through with the Forward Monroe and the UDO stuff that we've got for everybody to look at. We decided to do this training first, then we would have another one of these sessions that will encompass the new UDO and Forward Monroe, but this was the basis and we had to start here.

Lisa Stiwinter said we are going to do additional training.

Patrick Furr said what my real question is, you (Michele Nance) can't give us ideas of what the other municipalities are doing?

Michele Nance said I think with having the ordinance be so outdated, the fact is that the ordinance is the bottom of the bar. That bar, from what I'm seeing and hearing is actually going to be moved way up. I think exactly what you all have planned is what my suggestion was going to be, in terms of you having to ask the developers to do all these special things, to raise that bar, kind of artificially. If this code is going to raise that bar, what you all need to know is, what to do not have to ask for anymore, because it's already done. You still want to ask for stuff, but now it's going to be really high stuff. That bar is really going to come up. But, what you need to be aware of is, where that is.

Chairman asks if the link for the UDO can be sent to the Board members.

Patrick Furr said I agree with that, but our problem has been that we have exploded in the last six months, with no UDO. With an old UDO, we are having to battle and it sounds like we are squabbling all of the time, but we aren't, we just want the best and don't want to work these folks to death, it's been a really stinking mess.

Margaret Desio asked when will the UDO be voted on?

Lisa Stiwinter said April 12.

Michele Nance said everybody woke up from COVID. Folks weren't developing for a while, then they got ready, and I think they spent all their time at computers and they were figuring out what properties they had, they were figuring out what their plan of action was and when it was time. Now they are letting loose. It sounds like in a few weeks, you all will have that higher level code which is really going to do you all justice.

Michele Nance continues presentation.

8. Planning Board Operations

Monroe Planning Board Rules

- Regular Members
 - Appointed by City Council
 - ETJ representative(s) appointed by Union County Board of Commissions (if applicable)
- Chair & Vice Chair (Selected by City Council) – This slide was corrected to remove “annually” from the frequency of these appointments by the City Council in Monroe.
- Quorum-Majority of the actual membership
- Staff to the Board- Planning Administrator
- 5 Year terms
- Attendance- Can be replaced if miss more than three (3) consecutive regular meetings or more than half the regular meetings in a calendar.
 - Approved absences- short term sickness, death or other emergencies of like nature
 - Prolonged absences-member shall be replaced (illness or other)

- Rules of Procedure
 - Oath of office
 - Role of Chair, Vice Chair
 - Meeting time, date and location; agendas
 - How votes are taken, voting abstentions
 - How you handle a conflict of interest
 - Absenteeism
 - Special meetings

- Conflicts of Interest

G.S. 160D-109

Members of appointed boards shall not vote on any advisory or legislative decision regarding a development regulation where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.

An appointed board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member had a close familial, business, or other associational relationship.

Resolution of Objection- If an objection is raised to a board member's participation at or prior to the hearing or vote on a particular matter and that member does not recuse himself or herself, the remaining member of the board shall by majority vote on the objection.

Familial Relationship- A "Close familial relationship" means a spouse, parent, child brother, sister, grandparent or grandchild. The term includes the step, half, and in-law relationships.

What if there is a Conflict?

- Immediately declare (typically at the beginning of the meeting)
- Abstain from all deliberation and vote(s) on the matter
- Move from your official seat
- Do NOT voice opinions or concerns

- Informal Rules

As a Board Member

- You have an obligation to contribute
- You must ask questions
- You must think before responding/voting
- You must put aside your own biases
- You must make the right decision, not the popular one
- You must have patience & show respect
- You must understand the City codes

Informal Rules

- Be on time
- Do create a good impression of City government
- Don't mingle with friends, acquaintances, unknown applicants or objectors in the audience
- Do your homework

- Don't forget that staff is there to help you

Michele Nance said the Planning Board and governing board relationship is really important. You really want to be in sync with them to make sure you are getting the best development you can. Whether or not Council is involved in the next training workshop, you all might have a workshop on your own, but at some point, you might want to have something together. Even if it's just breaking bread.

Archie Morgan said I think that would be helpful.

Michele Nance said follow the meeting process, make sure you vote based on the plans or codes. Focus on facts and not opinions. You have a difficult job, use the resources that are at your disposal. There are, if you have access to a computer, your codes, maps on Union County GIS, you can see all kinds of stuff. The new UDO, once it gets adopted, will be out there as well.

Michele Nance asked if there are any questions.

The Board members thank Michele for her time.

Patrick Furr asks where she (Michele) is at on her Planning Board.

Michele Nance said Tega Cay.

William Dotson said he had a question and he is the newest member of the Board. Of course, all of our information is public and should we be answering emails from the developers or people who are seeking information? Phone calls? Or should we not be doing that?

Chairman said meeting with the developers is fine if they want to meet with us.

Michele Nance said that is a really good question. I will say that different cities have different practices that they want to have in place. So, I'm actually going to ask Ashley and Lisa if they have any guidance for the City of Monroe?

Ashley Britt said you guys are legislative, not quasi-judicial, so it's not prohibited to talk to applicants and things like that outside of the meeting. If you choose to do that, you can't do it with a quorum of Board members, because once you have that majority, it triggers the open meetings law, so you have to definitely be careful of that. As far as whether that's a common factor, I will defer to Lisa.

Lisa Stiwinter said it's pretty much what Ashley mentioned, from time to time we do have developers ask if it's ok if they reach out to the Planning Board members, and we explain to them the same thing that Ashley said. That some may be willing to meet, some may not be interested in meeting. They will usually do that with Planning Board and Council, a lot of time. Sometimes they will ask staff to coordinate or facilitate and plan it so a Council Member and the developers meet, and sometimes they will request us to be there to answer questions. That way we can be there to make sure there is not a quorum of the board, because that's really what the requirements are. There can't be a quorum. It's a common practice for developers to reach out to Planning Board members and Council Members.

Archie Morgan said on the surface, it sounds devious for a developer to reach out to a Planning Board member. The Planning Board member can say, in the past we have had a lot of problems with traffic or buffers, and that gets on their radar before we go to the Planning Board. I can see where it may be helpful.

Lisa Stiwinter said that is their goal. They are only looking to improve their project, so the more feedback, it's just another avenue for them to get feedback from all of you, just as they do the neighborhood meetings.

Margaret Desio said I think meeting with the developers is a really good idea because you can clear away a lot of trash from the very beginning. You can say I've seen a project like this before and there is nothing about it that we liked. Or we can say, let me send you to an area that we like and we would like you to pattern after this development. So, I think meeting with developers is very helpful, because I think our job on the Planning Board is like a due diligence. We weed out everything, so that when it goes to City Council, they don't have to get down in the weeds, we've already done all that. It just goes to them and they can vote however they feel like they need to.

Archie Morgan said I think we would see better projects that way.

Margaret Desio said I think so too. That's what we keep saying, no more 50 ft. lots, no more front lined garages, that kind of stuff. If we can first get with these folks, I think it's a plus to me.

Chairman said I agree with that. My caveat that I throw in there is when they call me, I meet them in public. I meet them somewhere where everybody can see me meeting them, it's just me. If they come over, I introduce folks, that way if it ever comes back up that I met with a developer at your office, how do we know what happened. If I'm sitting in Showmars, or Dunkin Donuts drinking coffee with them... I buy my own, I don't let them buy for me.

Michele Nance said I have been advised that when you do a reply all on your email, it seems like a good thing because everybody is getting the same thing. I've been advised that this can actually be problematic.

Chairman said yes, that can potentially violate open meetings with that because you are including the quorum.

Ashley Britt said that's why a lot of times when we send emails, we blind copy you so you can't reply all.

Chairman asked if there are any further questions.

Patrick Furr said we need to put together a workshop with the Council.

Chairman said that is in the plan.

Margaret Desio asked (Michele Nance) if she sees other municipalities around? Because I know with our proximity to Charlotte that we are very popular and because of the problems that the county is having with sewer, we are very popular. I just wonder if other municipalities are exploding like we are.

Michele Nance said I was in Gastonia earlier today and pretty much had the same conversation. They had a major re-zoning last night and they just approved something that had 800 units. It was a farmstead that turned over. They were talking about booming growth. They've been slow to grow, but now they feel like it's just happening.

Chairman asked Ashley if she had anything else to add. She did not.

Megan Brightharp asked when we covered the section about conflicts of interest, say a Board member has a project coming before them and they live in the same neighborhood, obviously they would have to recuse themselves, but are they still given the opportunity to make a comment as a member of the public? Or are they just silenced completely?

Michele Nance said just because they are in the neighborhood, doesn't necessarily mean they have a conflict of interest, it's really more about fiduciary. So if they somehow owned that property, or they were business partners with the people who are doing landscaping or something like that... There is a really strict definition in the statutes and if they just live in the neighborhood, it's not necessarily a conflict of interest.

Chairman asked Doug and Keri if they had anything. They did not.

Adjournment

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

Motion: Archie Morgan made the motion to adjourn.

Second: Jennifer Smith

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

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

NAYS: None

The meeting was adjourned at 7:05 p.m.

Respectfully Submitted,

Richard Yercheck, Chair
Planning Board

Ashlyn Penegar
Secretary to the Board



STAFF REPORT

TO: Planning Board Members

DATE: April 6, 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”.

This item was tabled at the March 2nd Planning Board meeting for the developer to address concerns raised by Planning Board and staff with regards to overflow parking and sidewalk.

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.

MODIFICATIONS MADE SINCE MARCH 2ND PLANNING BOARD MEETING

1. A fifteen (15) space parking lot was added on the southern portion of the site as requested.
2. A six (6) space parking lot was added on the northern portion of the site as requested.
3. Sidewalk has been provided along Venus Street and the improved portion of Sutton Place as requested.
4. Total lot count was reduced from 85 lots to 81 lots.
5. The density of the project was reduced from 8.48 units per acre to 8.08 units per acre.
6. The common open space was reduced from 4.81 acres to 4.76 acres.

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"

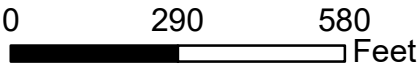
Legend

-  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

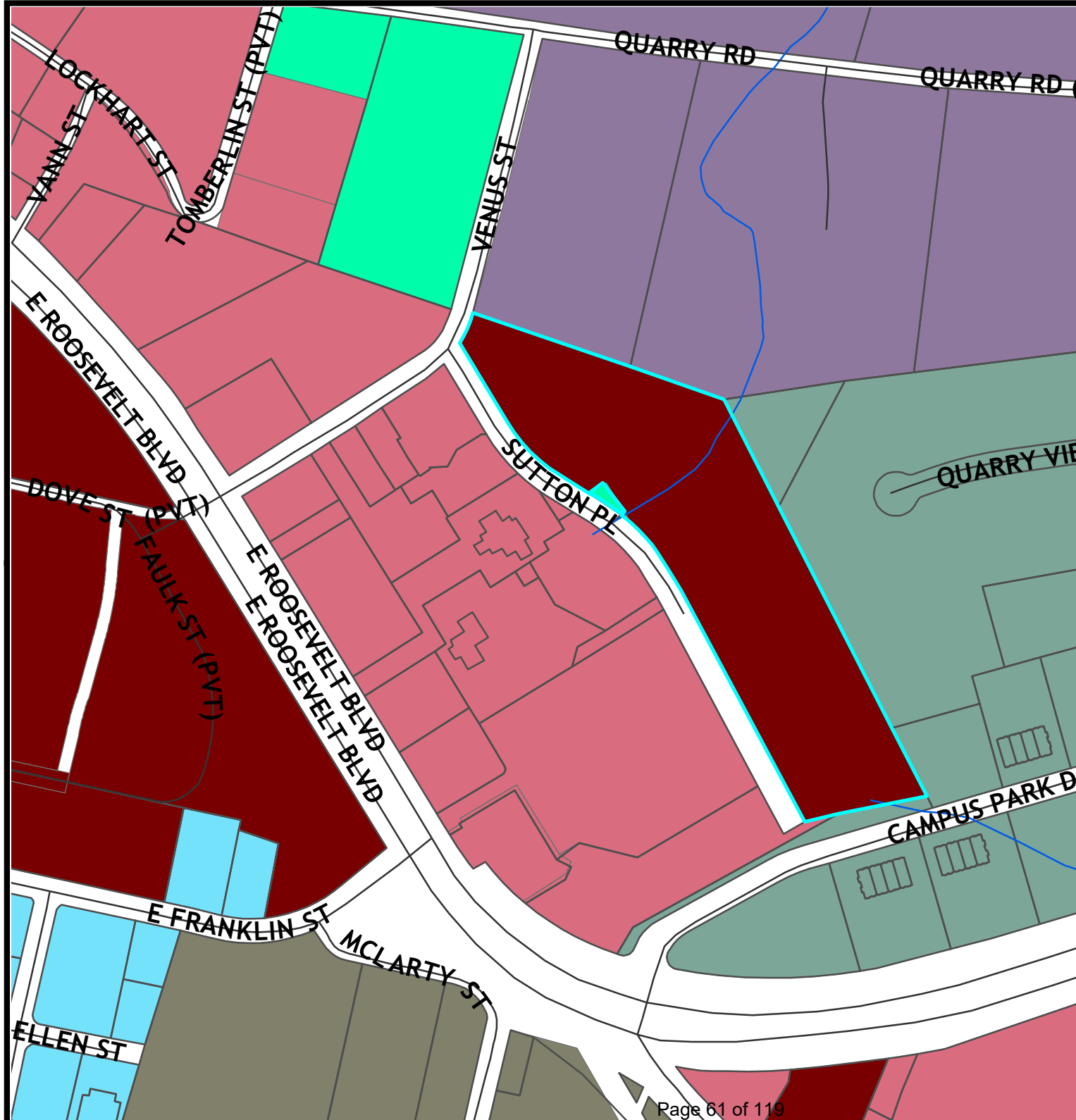
Existing: Conditional District
"Aaronfield Apartments"

Owner: Chad & Larry Simpson
Trustee

Acres: 10.02



0 290 580
Feet

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601

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

SUTTON PLACE TOWNHOMES SITE DATA SUMMARY	
TOTAL LAND AREA	+/- 10.02 AC
NUMBER OF UNITS	81
DENSITY	8.08 UNITS/ACRE
PARKING REQUIRED	283.5 (3.5 SPACES/UNIT)
PARKING PROVIDED	214 (2.64 SPACES/UNIT)
STREET SECTION	50' PUBLIC ROW
TOTAL OPEN SPACE REQUIRED	50% = 5.01 AC.
TOTAL OPEN SPACE PROVIDED	48% = 4.76 AC.

TYPICAL LOT INFORMATION

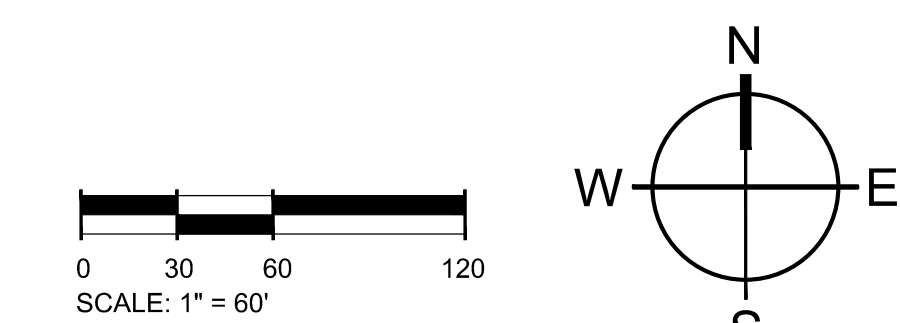
ALL UNITS WILL HAVE 3 BEDROOMS.
TYPICAL INTERIOR UNIT LOT SIZE= 20' X 77' = 1,540 SF
TYPICAL END UNIT LOT SIZE= 25' X 77' = 1,925 SF

- AMENITY OPTIONS**
- GAZEBO / SHADE STRUCTURE
 - BENCHES
 - PICNIC TABLE
 - PLAY EQUIPMENT
 - FIRE PIT AREA

- NOTES**
- 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.
 - THE MINIMUM HEATING SQUARE FEET OF THE UNITS IS 1432 SF.
 - 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.
 - UNITS BUILT ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM FOUR COURSE BRICK, OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB ON FRONT AND SIDES OF TOWNHOMES.
 - 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.
 - THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
 - ALL EXPOSED CHIMNEYS SHALL BE STUCCO OR BRICK VENEERED CONSISTENT WITH THE ARCHITECTURE OF THE HOME.
 - FRONT LAWNS OF ALL HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - ALL FRONT LOAD GARAGES SHALL HAVE WINDOWS ALONG THE TOP AND/OR CARRIAGE STYLE DOORS OR HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.
 - FIVE (5) FOOT WIDE SIDEWALKS WILL BE REQUIRED ON BOTH SIDES OF THE STREET THROUGHOUT THE DEVELOPMENT.
 - SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
 - HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
 - COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY'S ISSUED.
 - ALL LANDSCAPING SHALL BE KEPT IN THRIVING CONDITION.
 - ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN. MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS DESIGNEE.
 - TREES WITHIN THE DEVELOPMENT THAT ARE 75" OR GREATER IN CIRCUMFERENCES MUST BE PRESERVED AND SHALL NOT BE REMOVED AND TREES WITHIN THE DEVELOPMENT THAT ARE 25" OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, OR DRIVEWAY AREA.
 - FRONT YARD TREES WILL BE PROVIDED WHERE POSSIBLE.
 - TREE SURVEY WILL BE REQUIRED AT THE EROSION CONTROL SUBMITTAL IF APPROVED.
 - STREET TREES SHALL BE PROVIDED WHERE POSSIBLE WITH A CALIPER OF 2 1/2 INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES.
 - 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 _____



SEAMON WHITESIDE

MOUNT PLEASANT, SC 843.884.1667

GREENVILLE, SC 864.298.0554

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

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

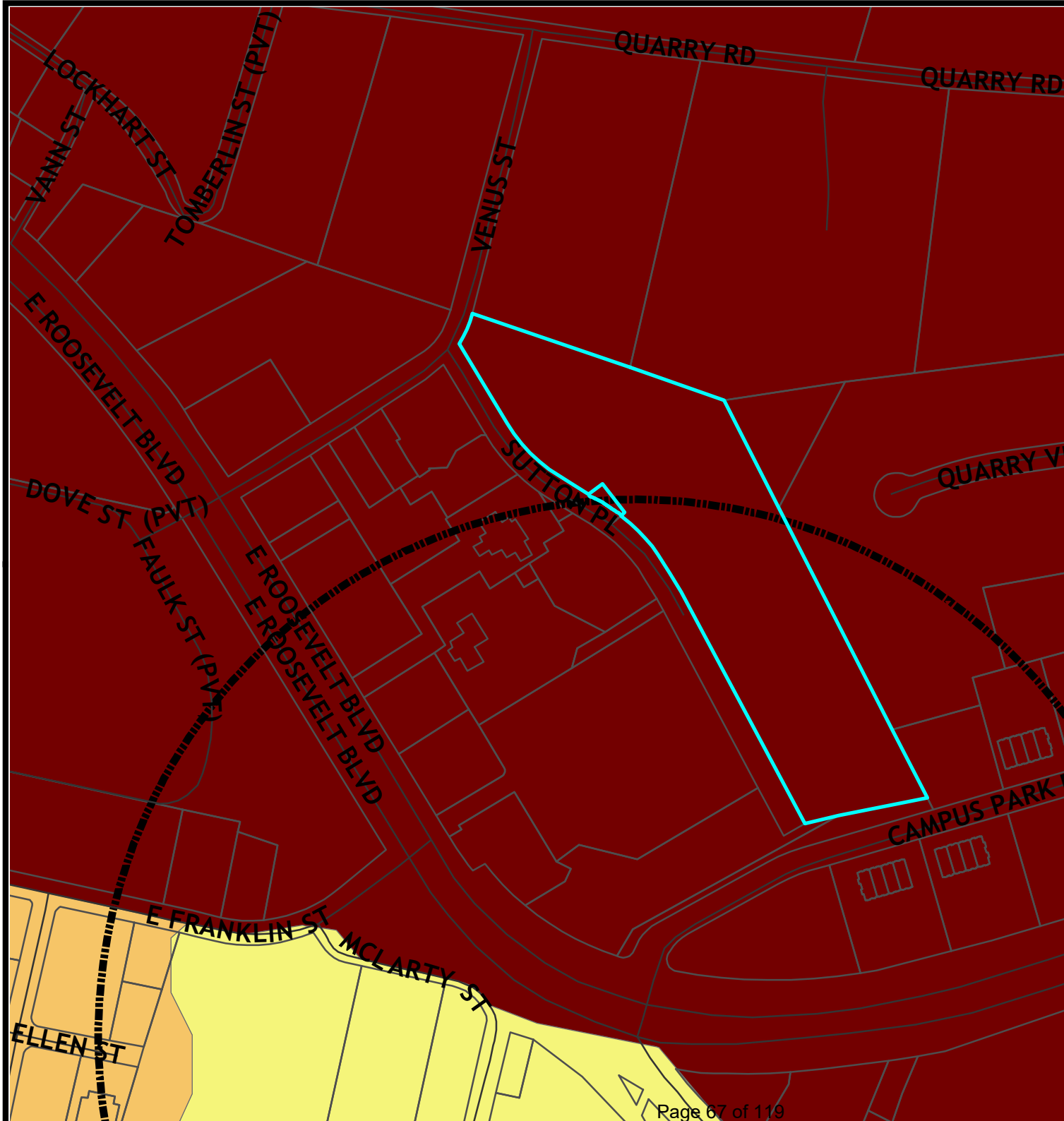
**Existing: Conditional District
"Aaronfield Apartments"**

**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 8.08 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 6th day of April, 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 8.08 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 6th day of April, 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 10th day of May, 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 10th day of May, 2022

Attest:

Marion L. Holloway, Jr., Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: April 6, 2022

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Annexation of 17.00 acres located off of M.L. King Jr. Boulevard and further identified with parcel ID number 09-316-005-B

SUMMARY STATEMENT

Planning Board is requested to consider the annexation of 17.00 acres located off of M.L. King Jr. Boulevard and further identified with parcel ID number 09-316-005-B.

REVIEW

Union Academy Foundation is requesting annexation of 17.00 acres located off of M.L. King Jr. Boulevard and further identified with parcel ID number # 09-316-005-B. The annexation is being requested in order to develop athletic fields at Union Academy.

RECOMMENDATION

Staff recommends approval of the annexation.

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

Motion to recommend Approving/Denying annexation request;

Attachments:

Attachment 1- Ortho Map
Attachment 2- Annexation Plat

Ortho Map

Union Academy Annexation

Legend

- Centerlines
- Parcels

Existing: R-20
(Residential- Low Density)

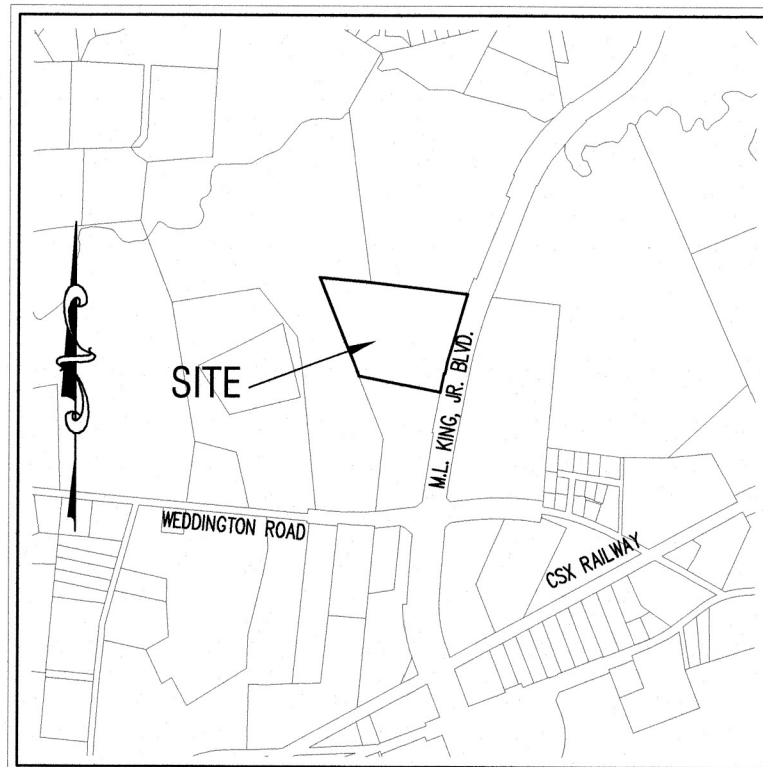
**Owner: Union Academy
Foundation**

Acres: 17.0



0 350 700
Feet





Vicinity Map

LINE TABLE		
LINE	BEARING	LENGTH
L1	S68°54'52"E	35.08
L2	S21°58'28"W	87.71
L3	S21°58'32"W	79.08
L4	S21°54'35"W	98.02
L5	N68°48'51"W	23.66
L6	S21°03'48"W	59.66
L7	S20°48'35"W	86.98
L8	S20°48'35"W	22.42
L9	S11°27'23"W	109.38
L10	N78°43'13"W	10.04

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD DIST.
C1	565.69	3900.00	S16°06'22"W	565.19

PID N9-316-005G
MLK I, LLC, Metrolina Properties
Limited Partnership & Oak Island
Associates, LLC
Db. 4000, Pg. 489
Withrow Heritage, LLC,
GST2, LLC,
Rero Associates, LLC,
JNJ Capital, LLC,
RPF Foundation, LLC &
GST 1, LLC
Db. 5088, Pg. 436
Withrow Capital Investments, LLC
Db. 6847, Pg. 307

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

DATE _____ CITY CLERK _____

PID 09-316-002
Charles H. Howard & Martha H. Land
Db. W15E Pg 21
Db. 367 Pg 536

Property Owner

Union Academy Foundation
675 N.M.L. King Jr Blvd.
Monroe, NC 28110

PID 09-316-005B
Union Academy Foundation
Db. 6846, Pg. 746
Zoning: R-20 (Monroe)
17.00 Ac.
740,683 sf.

PID 09-316-002
Charles H. Howard & Martha H. Land
Db. W15E Pg 21
Db. 367 Pg 536

Property Owner

Union Academy Foundation
675 N.M.L. King Jr Blvd.
Monroe, NC 28110

PID 09-316-004
Union Academy Foundation
Db. 1879, Pg. 120

State Plane Coordinate values were
obtained using a Topcon Hiper GPS
using Virtual Reference Stations
Combined Grid Factor:
0.99985833

NC Grid
(NAD 83-CORS)

Iron Found Is The
Western Most Corner
Of Deed 1879-120



PRELIMINARY
Subject To Revisions

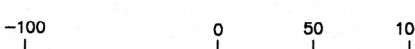
Certificate of Survey and Accuracy
State of North Carolina, Union County
I, Clinton D. Lawrence, certify that this plat was drawn under my supervision from an
actual survey made under my supervision (deed recorded in Book As, Page Shown);
that the boundaries not surveyed are clearly indicated as dashed 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.
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
____ day of _____, A.D., 20____

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. No recoverable NCGS Horizontal Control Monument located within
2000 feet of subject property.
 6. Rebar set at all corners unless otherwise noted.
 7. Broken lines indicate property lines not surveyed.
 8. All adjoining property owner information is taken from current
deeds and tax records and are considered as "Now or Formerly".
 9. Lawrence Associates makes no guarantees to the compaction
or to the nonexistence of spoils areas.
 10. Other underground utilities may exist but their
locations are not known.

Slope Easement #2
NCDOT Db 5749 Pg 262

Slope Easement #1
NCDOT Db 5749 Pg 262



(IN FEET)
1 inch = 100 ft.

**LAWRENCE
ASSOCIATES**
106 W. Jefferson St.
Monroe, North Carolina 28112
P 704-289-1013
www.lawrencesurveying.com
Firm License Number: C-2856

**Annexation Boundary
For The City Of Monroe**
The Property of Union Academy Foundation
City of Monroe, Monroe Township, Union County, NC
Orig. scale: 1" = 100' Date: April 15, 2021 Drawn By: JLH

REVISIONS
June 25, 2021 AOL
Nov. 15, 2021 AOL
Jan. 3, 2022 BHV

Job No. 4448 Drawing file: 4448 Annexation Survey.dwg Drawing no. 21/178



STAFF REPORT

TO: Planning Board Members

DATE: April 12, 2022

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Annexation 29.2 acres located along Waxhaw Highway and further identified with parcel ID number 09-351-015

SUMMARY STATEMENT

Planning Board is requested to consider the annexation of 29.2 acres located along Waxhaw Highway and further identified with parcel ID number 09-351-015.

REVIEW

The applicant is requesting annexation of 29.2 acres located along Waxhaw Highway and further identified with parcel ID number 09-351-015. The annexation is being requested in order to develop a residential subdivision.

RECOMMENDATION

Staff recommends approval of the annexation.

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

Attachment(s):

1. Ortho Map
2. Annexation Plat

Prepared by: KEM 3-29-22

Ortho Map

CD "Waxhaw Landing Phase 2"

Legend

- Centerlines
- City Limits
- Parcels

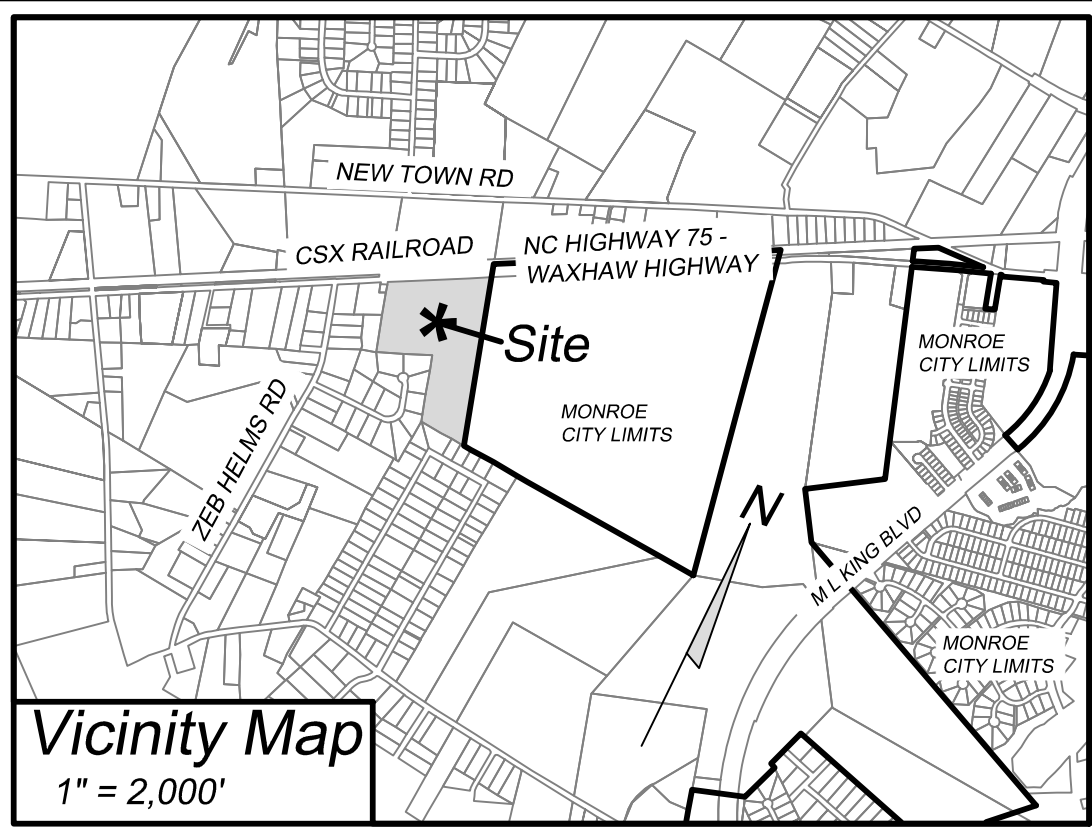
Existing: RA-20 & RA-40
(Union County)

Owner: Ward Starnes

Acres: 29.20



0 350 700
Feet



MISCELLANEOUS NOTES

THIS SITE IS TIED TO NGS MONUMENT "T 51" AS SHOWN. GRID POSITIONS WERE DETERMINED USING A TRIMBLE 5800 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011. COORDINATES ARE SCALED TO GROUND.

AREAS COMPUTED USING COORDINATE GEOMETRY.

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED. NO CORNERS SET IN ROADWAY.

DEED REFERENCE: AS SHOWN.

ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

RAW ERROR OF CLOSURE: 1:10,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

COMBINED GRID FACTOR = 0.99985815

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710542400J. EFFECTIVE DATE OCTOBER 16, 2008.

STRUCTURES AND OTHER PHYSICAL FEATURES MAY EXIST ON THE SUBJECT PARCEL THAT ARE NOT SHOWN HEREON.

UNION COUNTY WATER LINE RUNS WITHIN N.C.D.O.T. R/W INSTALLED BY ENCROACHMENT 18-129-U WITH NCDOT. WATERLINE SHOWN IS DRAWN IN ACCORDING TO UTILITY RECORDS AND IS NOT FIELD LOCATED.

R/W ON NC HIGHWAY 75 IS MAINTENANCE R/W ONLY FROM BACK OF DITCH TO BACK OF DITCH PER JASON CALLICUT. RIGHT OF WAY AGENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

EXISTING POND

N/F
PARCEL #09351017 I
JOHN R. DALERIO
& SPOUSE
SALENA C. DALERIO
BK. 7422-480
(UNINCORPORATED
UNION COUNTY)

LEGEND OF SYMBOLS & ABBREVIATIONS

EIP - EXISTING IRON PIPE
EIR - EXISTING IRON REBAR
NIR - NEW IRON REBAR
R/W - RIGHT OF WAY
C.P. - COMPUTED POINT
ECM - EXISTING CONCRETE MONUMENT
E.P.K. - EXISTING P.K. NAIL

Ø - UTILITY POLE

P-OH - OVERHEAD UTILITY LINE

||||| - RAILROAD TRACK

- - - x - - - x - - - FENCE LINE

- - - - - AREA TO BE ANNEXED

- - - - - T-UG - UNDERGROUND TELEPHONE
(owned by FRONTIER)

REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF UNION

I, _____, A REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

DATE REVIEW OFFICER

CITY CLERK APPROVAL

I, _____, CITY CLERK OF THE CITY OF MONROE, NORTH CAROLINA, HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2020 THE CITY COUNCIL APPROVED THIS PLAT FOR ANNEXATION AND RECORDING.

(SEAL)
DATE CITY CLERK

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

THE PURPOSE OF THIS PLAT IS TO ANNEX THE 29.206 ACRES SHOWN HEREON INTO THE MUNICIPAL LIMITS OF THE CITY OF MONROE, UNION COUNTY, NORTH CAROLINA.

ANNEXATION NOTES

TOTAL LINEAR FEET OF BOUNDARY: 5,486.41'

LINEAR FEET OF BOUNDARY CONTIGUOUS WITH EXISTING MONROE SATELLITE CITY LIMITS: 1784.40'

TOTAL AREA ANNEXED: 29.206 ACRES

CSX TRANSPORTATION, INC.
100' RAILROAD R/W
DB 20, PG. 724

N/F
PARCEL #09351011
EDWARD LAWINGS
DB 5783, PG. 255
(UNINCORPORATED
UNION COUNTY)

N/F
PARCEL #09351015A
JIMMY F. MOORE AND
JO M. MOORE
DB 4663, PG. 385
(UNINCORPORATED
UNION COUNTY)

N/F
PARCEL #09351016
WILLIAM ROBERT
MEDLIN, JR. AND WIFE
SHARON D. MEDLIN
BK. 3683-299
(UNINCORPORATED
UNION COUNTY)

N/F
PARCEL #09351016A
JOHN R. DALERIO
& SPOUSE
SALENA C. DALERIO
BK. 7422-480
(UNINCORPORATED
UNION COUNTY)

N/F
PARCEL #09351015
D. WARD STARNES
BK. 378-370
(UNINCORPORATED
UNION COUNTY)

1,272,207 sq. ft.
29.206 acres

MATCHLINE SHEET 1 OF 2
MATCHLINE SHEET 2 OF 2

SURVEYORS CERTIFICATION

STATE OF NORTH CAROLINA
UNION COUNTY

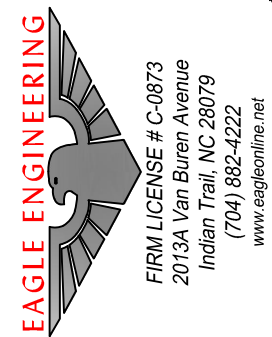
I, RUSSELL L. WHITEHURST, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION OF A TRACT OF LAND WHOSE TITLE REFERENCES ARE SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE MAXIMUM FIELD ERROR OF ANGULAR CLOSURE IS 7.5 SECONDS; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BK. (see notes) PG. (see notes); AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS IS TO CERTIFY THAT THIS SURVEY IS AN ANNEXATION SURVEY, WHICH IS AN EXCEPTION TO THE DEFINITION OF "SUBDIVISION" PURSUANT TO GENERAL STATUTE 47-30.11d

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 30th DAY OF SEPTEMBER, 2021.

RUSSELL L. WHITEHURST
PROFESSIONAL LAND SURVEYOR
NO. L-3661



PER CITY OF MONROE COMMENTS
REVISED PER CITY OF MONROE COMMENTS
REVISED PER CITY OF MONROE COMMENTS
REVISED PER CITY OF MONROE COMMENTS
REVISED PER CITY OF MONROE COMMENTS

NO. 1 2 3 4 5 6
DATE 9/30/21 9/30/21 9/30/21 9/30/21 9/30/21 9/30/21
BY ASD ASD ASD ASD ASD ASD
REVISION

THE PROPERTY OF:
D. WARD STARNES
MONROE TOWNSHIP,
UNION COUNTY, NC

OWNER:
D. WARD STARNES
2450 TRIBAL RD
LANCASTER, SC 29720

ANNEXATION PLAT

Drawn By: ASD Approved By: RLW Date: 8/30/21
Location: XLAND PROJECTS 7215876 Scale: 1" = 100' EEL Project 7461



1 OF 2

MISCELLANEOUS NOTES

THIS SITE IS TIED TO NGS MONUMENT "T 51" AS SHOWN. GRID POSITIONS WERE DETERMINED USING A TRIMBLE 5800 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011.

AREAS COMPUTED USING COORDINATE GEOMETRY.

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

DEED REFERENCE: AS SHOWN.

ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

RAW ERROR OF CLOSURE: 1:10,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.

COMBINED GRID FACTOR = 0.99985815

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710542400J. EFFECTIVE DATE OCTOBER 16, 2008.

STRUCTURES AND OTHER PHYSICAL FEATURES MAY EXIST ON THE SUBJECT PARCEL THAT ARE NOT SHOWN HEREON.

UNION COUNTY WATER LINE RUNS WITHIN N.C.D.O.T. R/W INSTALLED BY ENCROACHMENT 03-145-U.

R/W ON NC HIGHWAY 75 IS MAINTENANCE R/W ONLY FROM BACK OF DITCH TO BACK OF DITCH PER JASON CALLICUT, RIGHT OF WAY AGENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF UNION

I, _____, A REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

DATE _____ REVIEW OFFICER _____

CITY CLERK APPROVAL

I, _____, CITY CLERK OF THE CITY OF MONROE, NORTH CAROLINA, HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2020 THE CITY COUNCIL APPROVED THIS PLAT FOR ANNEXATION AND RECORDING.

(SEAL)
DATE _____ CITY CLERK _____

LEGEND OF SYMBOLS & ABBREVIATIONS

EIP - EXISTING IRON PIPE
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⊙ - UTILITY POLE

— P-OH — OVERHEAD UTILITY LINE

+++++ RAILROAD TRACK

- - - - - FENCE LINE

- - - - - AREA TO BE ANNEXED

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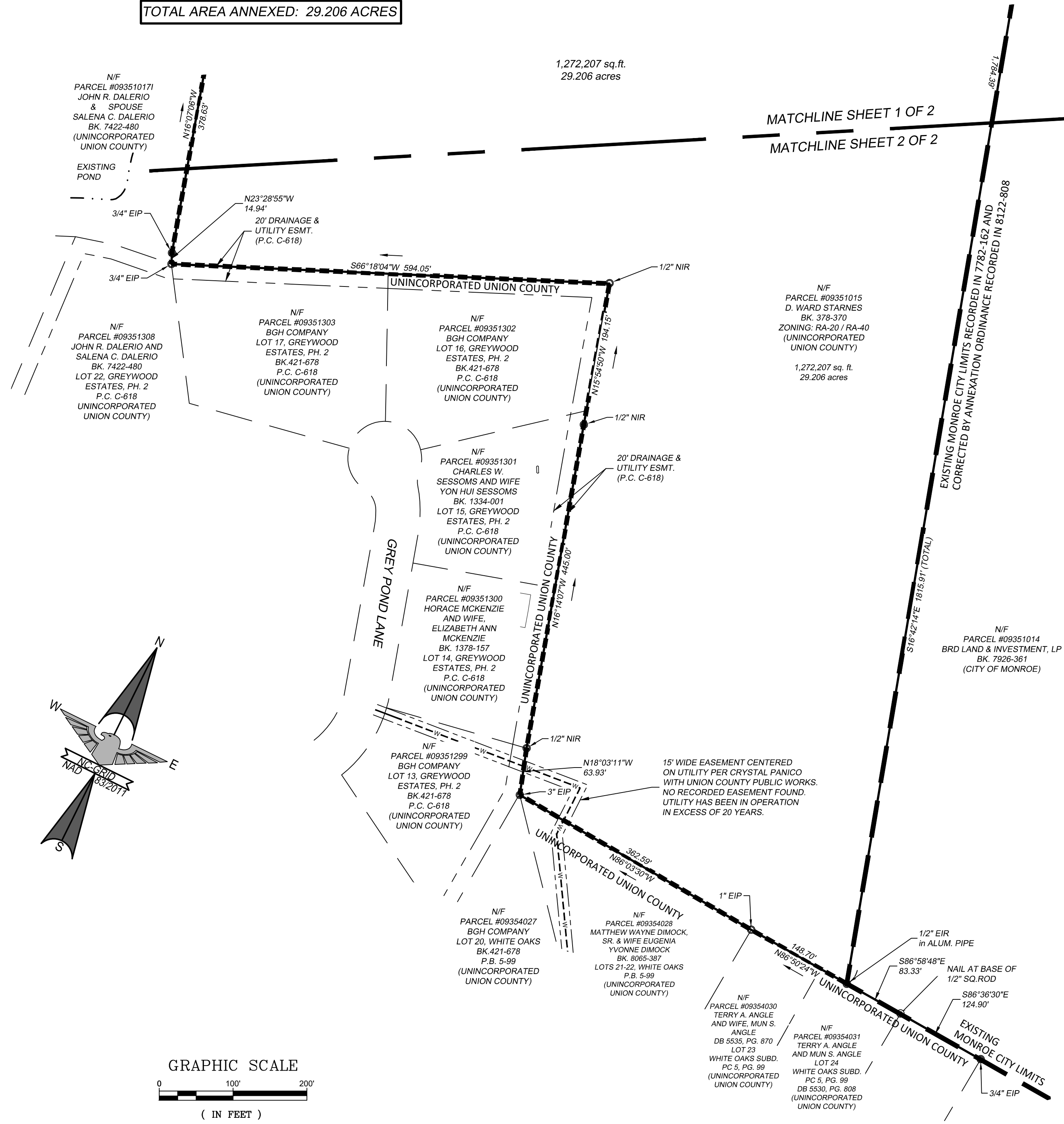
ANNEXATION NOTES

TOTAL LINEAR FEET OF BOUNDARY: 5,486.41'

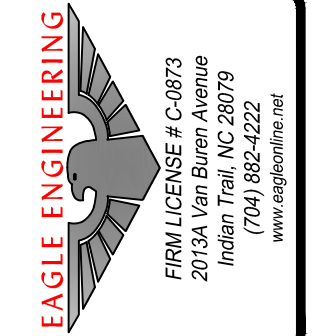
LINEAR FEET OF BOUNDARY CONTIGUOUS WITH EXISTING MONROE SATELLITE CITY LIMITS: 1784.40'

TOTAL AREA ANNEXED: 29.206 ACRES

THE PURPOSE OF THIS PLAT IS TO ANNEX THE 29.185 ACRES SHOWN HEREON INTO THE MUNICIPAL LIMITS OF THE CITY OF MONROE, UNION COUNTY, NORTH CAROLINA.



ANNEXATION BOUNDARY FOR THE CITY OF MONROE



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

NO.	DATE	BY	REVISION
1	9/8/21	ASD	PER CITY OF MONROE COMMENTS
2	9/30/21	ASD	REVISED PER CITY OF MONROE COMMENTS
3	10/13/21	ASD	REVISED PER CITY OF MONROE COMMENTS
4	12/13/21	ASD	REVISED PER CITY OF MONROE COMMENTS
5	1/10/22	ASD	REVISED PER CITY OF MONROE COMMENTS
6	1/21/22	ASD	REVISED PER CITY OF MONROE COMMENTS

THE PROPERTY OF:
D. WARD STARNES
MONROE TOWNSHIP,
UNION COUNTY, NC

OWNER:
D. WARD STARNES
2450 TRIBAL RD
LANCASTER, SC 29720

ANNEXATION PLAT

Drawn By: ASD
Approved By: ASD
Date: 8/30/21
Location: XLAND PROJECTS 7615876
Scale: 1" = 100'
EEL Project: 7461



2 OF 2



STAFF REPORT

TO: Planning Board Members

DATE: April 6, 2022

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Zoning Map Amendment request for Conditional District “Waxhaw Landing Phase 2” (Parcel ID #:09-351-015)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning text and map amendment for the property located along Waxhaw Highway and further identified with parcel ID number 09-351-015 from Union County RA-20 and RA-40 to Conditional District (CD) “Waxhaw Landing Phase 2”

REVIEW

The applicants are requesting a conditional district rezoning in order to develop a residential subdivision that will consist of 65 single-family detached homes. The total area of the project is 29.21 acres, with 9.45 acres or 32.35% of that reserved as common open space. The density of this project is 2.23 units per acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Solar Panels	RA-40 (County) & RA-20 (County)
East	Waxhaw Landing Ph. 1	CD “Waxhaw Landing”
South	Residential	RA-40 (County)
West	Residential	RA-40 (County)

Proposal

The applicants are requesting a conditional district rezoning in order to develop a residential subdivision that will consist of 65 single-family detached homes. The development will be a mix of 60-foot (39) and 80-foot (26) wide lots. The total area of the project is 29.21 acres, with 9.45 acres or 32.35% of that reserved as common open space. The density of this project is 2.23 units per acre.

REQUIREMENTS

Density & Dimensional Standards

The density of the proposed project is 2.23 units per acre. The minimum lot size is 6,000 sqft. with an average lot size of 9,881 sqft. The data below is simply to provide the board with information to compare the proposed density being requested to what is allowed by the zoning ordinance in other residential districts in Monroe.

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

The minimum setbacks proposed are as follows:

Front: 25 feet

Side: 5 feet

Corner Lot Side: 10 feet

Rear: 25 feet

Landscaping

Street trees will be provided at a rate of one (1) per 50-feet and all houses will have at least two (2) yard trees. A 20-foot landscape buffer is being provided along Waxhaw Highway, the southern and western property line. The buffer will include a mix of trees and shrubs as indicated in the typical planting schedule on the site plan.

Open Space

The project is required to provide at least 12.5% open space, which would equal 3.65 acres. The total area of open space provided is 9.45 acres or 32.35%. The open space for this phase includes a natural walking trail with exercise stations. With that said, this is a proposed second phase of Waxhaw Landing and the first phase has additional open space and amenities such as a centrally located pool and clubhouse.

Elevations

The developer is proposing the homes will be a minimum of 1,600 heated square feet. The proposed exterior building materials will include fiber cement, stone, stucco, and/or brick. Vinyl will only be used for trim work. The front façade will include a mix of materials with a minimum of 25% being brick, stone, or stucco. Four courses of brick/brick veneer will extend up the face of the slab.

Parking

Each home will have a minimum of a two (2) car attached garage. All front load garages will have carriage style trim and/or hardware that mimics carriage style doors. Driveways will be paved and will be able to accommodate at least two (2) vehicles.

Sidewalk

A five-foot (5') wide sidewalk will be provided along both sides of the interior roads throughout the development. An eight-foot (8') wide sidewalk will be provided along Waxhaw Highway.

Stormwater

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

Stream Buffer

The site does not have any blue line streams.

Schools

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

“Phase 2 of Waxhaw Landing is a proposed 65 single family unit development will be within the following school attendance boundaries for the 2021-2022 school year:

Walter Bickett Elementary School	Currently at 65% of rated capacity
Monroe Middle School	Currently at 87% of rated capacity
Monroe High School	Currently at 67% of rated capacity

This project is not expected to adversely affect school enrollments.”

Transportation

The developer is proposing all streets to be constructed to the City of Monroe street standards and maintained by the City of Monroe. The proposal includes one entrance on Waxhaw Highway/Highway 75 and two internal connections to phase 1 of Waxhaw Landing which also has two entrances on Waxhaw Highway/Highway 75. Due to the number of lots in this development, a TIA (Traffic Impact Analysis) was conducted for this project.

The following transportation improvements are required:

1. Construct a westbound left turn lane with 100' of full storage with appropriate tapers.
 - a. Install a three-lane section between this access and the next access point of the original phase.

2. At Fletcher Broome and Hwy.75, construct a traffic signal with railroad preemption.

FUTURE LAND USE PLAN CONSISTENCY

The Future Land Use 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. The project is a reasonable use and in the public interest, because it continues similar residential uses in the area.

PUBLIC NOTIFICATION

The applicant held a virtual neighborhood meeting on September 29, 2021 with two households attending.

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

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

RECOMMENDATION

Staff recommends approval of Conditional District “Waxhaw Landing Phase 2”.

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:

1. Ortho Map
2. Zoning Map
3. Site Plan
4. Elevations

5. FLUM Map
6. FLUM Description
7. Approval Resolution
8. Denial Resolution
9. Ordinance 156.106
10. Ordinance 156.98

Ortho Map

CD "Waxhaw Landing Phase 2"

Legend

- Centerlines
- City Limits
- Parcels

Existing: RA-20 & RA-40
(Union County)

Owner: Ward Starnes

Acres: 29.20



0 350 700
Feet

Zoning Map

CD "Waxhaw Landing Phase 2"

Legend

Centerlines

City Limits

Parcels

County Zoning Districts

ZONE

R-8

RA-20

RA-40

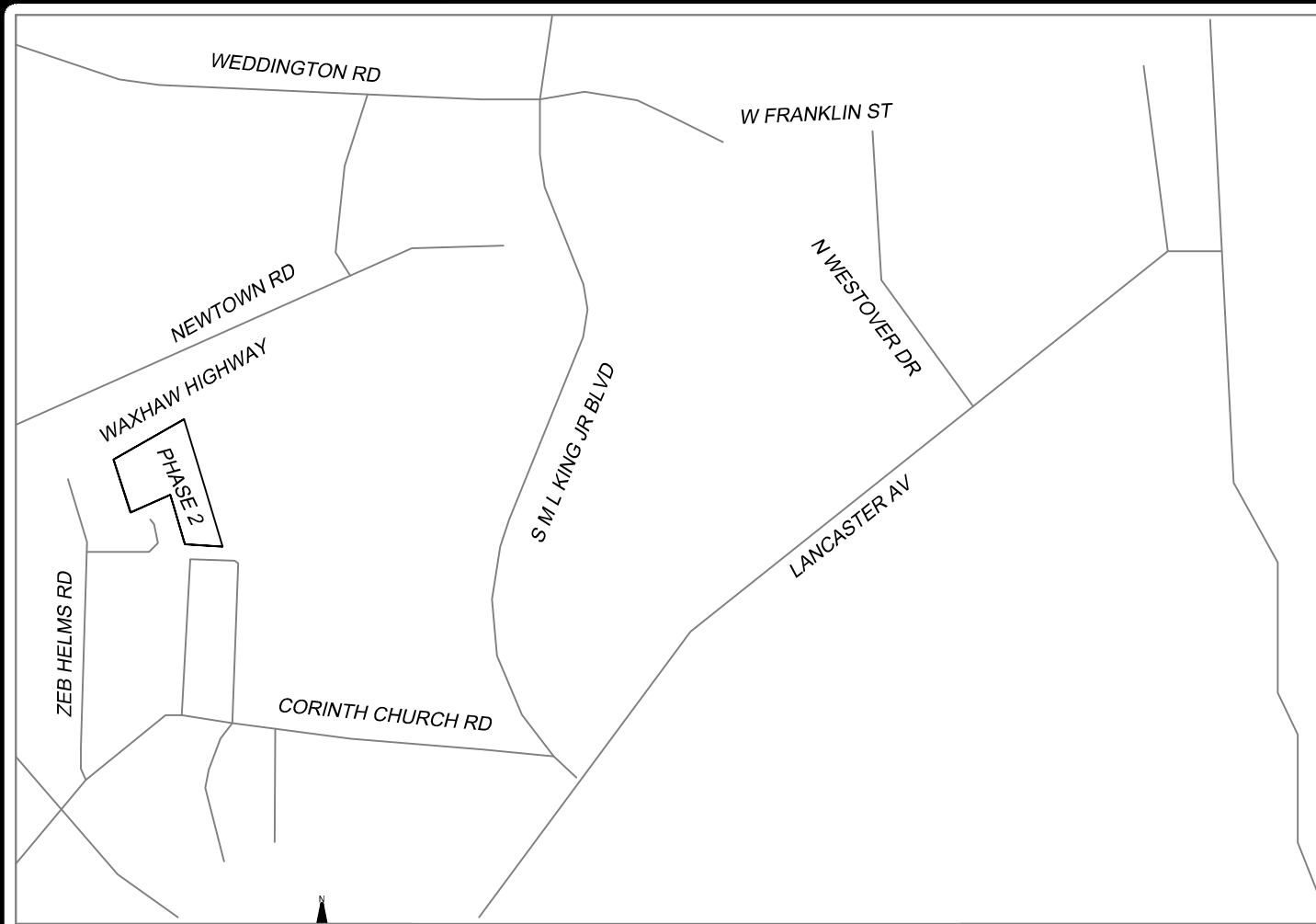
Existing: RA-20 & RA-40
(Union County)

Owner: Ward Starnes

Acres: 29.20

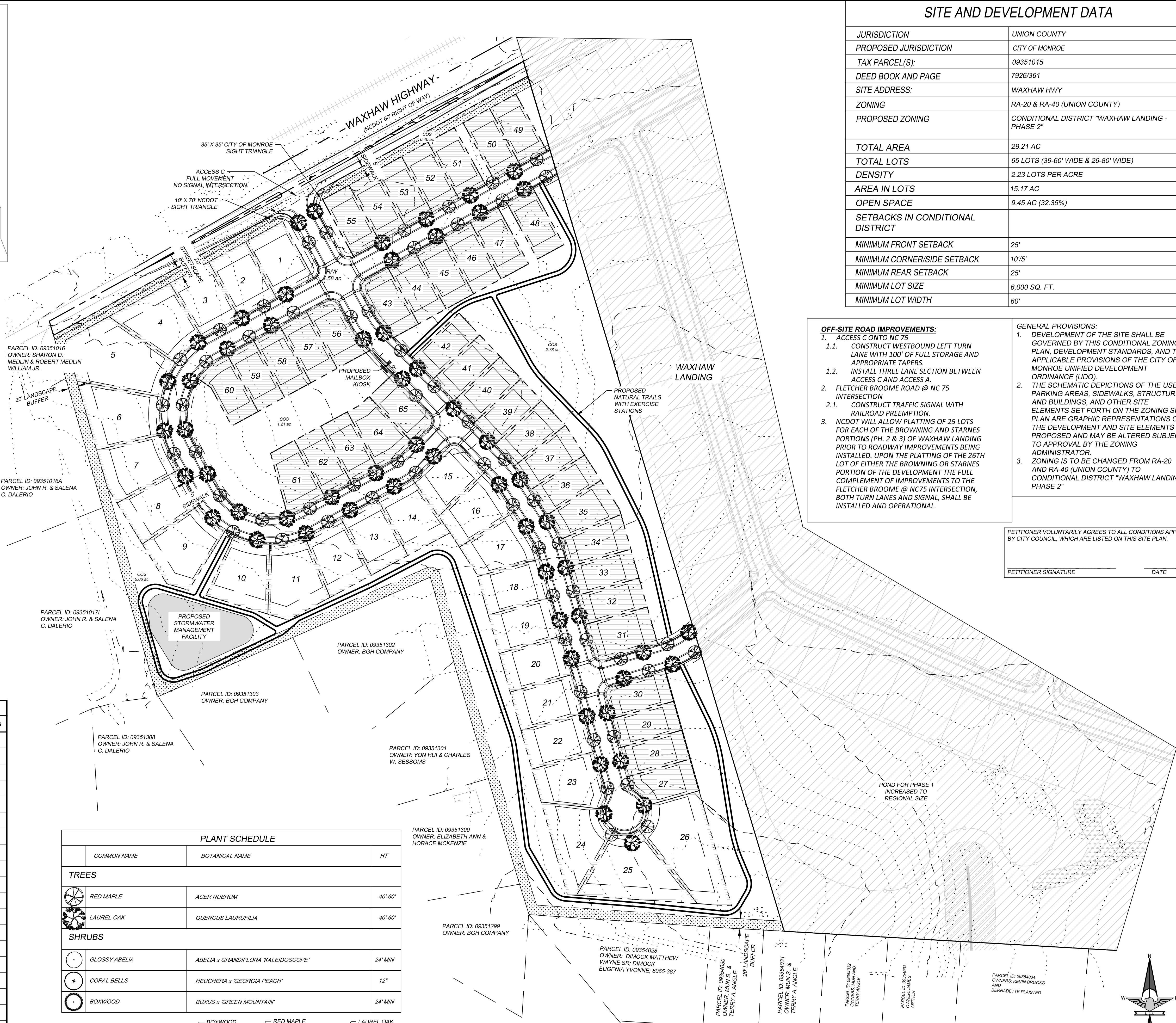


0 350 700
Feet



VICINITY MAP
(NOT TO SCALE)

- SITE DEVELOPMENT NOTES:**
- PROPOSED REZONING FROM RA-20 AND RA-40 (UNION COUNTY) TO CONDITIONAL DISTRICTS "WAXHAW LANDING - PHASE 2".
 - ROADS WILL BE PUBLIC STREETS CONSTRUCTED IN ACCORDANCE WITH CITY OF MONROE STANDARDS. SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
 - ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
 - ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND/OR CITY COUNCIL, IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN. MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS/HER DESIGNEE.
 - TREES WITHIN THE DEVELOPMENT THAT ARE 75" OR GREATER IN CIRCUMFERENCE WILL BE PRESERVED AND WILL NOT BE REMOVED TO THE EXTENT PRACTICAL.
 - TREES WITHIN THE DEVELOPMENT THAT ARE 25" OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, DRIVEWAY AREA, STORM WATER MANAGEMENT FEATURE, OR STORM OR UTILITY EASEMENT.
 - DEVELOPER RESERVES THE RIGHT TO REMOVE SICK OR DAMAGED TREES AT DEVELOPER'S DISCRETION.
 - SETBACK MEASUREMENTS SHALL BE MADE FROM THE EXTERIOR WALL DIMENSIONS AT THE FOUNDATION. ARCHITECTURAL FEATURES (INCLUDING BUT NOT LIMITED TO OVERHANGS, STOOPS, EAVES, STIFFS) AND MECHANICAL UNITS MAY PROJECT INTO SETBACKS.
 - ACCESSORY STRUCTURES SHALL NOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME, AND SHALL MAINTAIN A MINIMUM FIVE (5) SETBACK FROM ALL PROPERTY LINES. ACCESSORY STRUCTURES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS.
 - LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
 - HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
 - COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY'S BEING ISSUED.
 - MINIMUM LOT SIZE IS 6,000 SF. AVERAGE LOT SIZE IS 9,881 SF. LOT SIZES ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PHASE. ALL LOTS WILL MAINTAIN THE MINIMUM LOT SIZE OF 6,000 SF SHOWN ON THIS PLAN WHEN PROJECT IS PLATTED.
 - EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO, OR BRICK. VINYL SHALL ONLY BE USED FOR TRIM WORK ONLY. HOUSE FRONTAGE SHALL HAVE A MINIMUM OF 25% ARCHITECTURAL ELEMENTS OF EITHER STONE, STUCCO, OR BRICK MATERIAL. HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM FOUR COURSE BRICK/BRICK VENEER OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB.
 - MINIMUM HOUSE SIZE SHALL BE 1,600 SF.
 - STREET TREES SHALL BE PROVIDED AT A RATE OF 1 PER EVERY 50' WITH A CALIPER OF 3" INCHES MEASURED 6" INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES.
 - EACH LOT SHALL HAVE AT LEAST 2 YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE MINIMUM CALIPER OF 3 INCHES MEASURED 6 INCHES ABOVE GRADE. 1 TREE MAY BE PLACED IN REAR OF LOT TO MEET THIS REQUIREMENT.
 - ALL FRONT LOAD GARAGES SHALL HAVE CARRIAGE STYLE DOORS. ALL HOUSES SHALL HAVE A STANDARD TWO (2) CAR ATTACHED GARAGE.
 - ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE. EACH DRIVEWAY SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES.
 - ALL EXPOSED CHIMNEYS SHALL BE STUCCO, FIBER CEMENT, OR BRICK VENEER CONSISTENT WITH THE ARCHITECTURE.
 - THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24' LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
 - THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
 - ALL FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - MAIL KIOSK LOCATIONS WILL BE COORDINATED WITH USPS AND WILL HAVE AT LEAST 1 HANDICAP PARKING SPACE FOR EACH LOCATION.



OFF-SITE ROAD IMPROVEMENTS:

- ACCESS C ONTO NC 75
 - CONSTRUCT WESTBOUND LEFT TURN LANE WITH 100' OF FULL STORAGE AND APPROPRIATE TAPERS.
 - INSTALL THREE LANE SECTION BETWEEN ACCESS C AND ACCESS A.
- FLETCHER BROOME ROAD @ NC 75 INTERSECTION
 - CONSTRUCT TRAFFIC SIGNAL WITH RAILROAD PREEMPTION.
- NC DOT WILL ALLOW PLATTING OF 25 LOTS FOR EACH OF THE BROWNING AND STARNES PORTIONS (PH. 2 & 3) OF WAXHAW LANDING PRIOR TO ROADWAY IMPROVEMENTS BEING INSTALLED. UPON THE PLATTING OF THE 26TH LOT OF EITHER THE BROWNING OR STARNES PORTION OF THE DEVELOPMENT THE FULL COMPLEMENT OF IMPROVEMENTS TO THE FLETCHER BROOME @ NC75 INTERSECTION, BOTH TURN LANES AND SIGNAL, SHALL BE INSTALLED AND OPERATIONAL.

GENERAL PROVISIONS:

- DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS CONDITIONAL ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE (UDO).
- THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED SUBJECT TO APPROVAL BY THE ZONING ADMINIS TRATOR.
- ZONING IS TO BE CHANGED FROM RA-20 AND RA-40 (UNION COUNTY) TO CONDITIONAL DISTRICT "WAXHAW LANDING - PHASE 2"

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

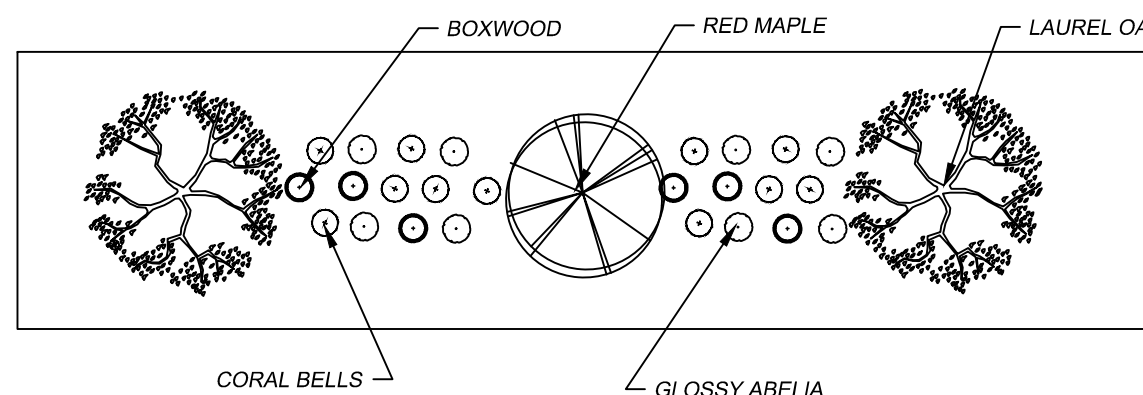
PETITIONER SIGNATURE _____ DATE _____

Parcel Table		
Parcel #	Sq. Ft.	Acres
1	10,931	0.25
2	10,926	0.25
3	11,151	0.26
4	14,746	0.34
5	21,919	0.50
6	15,924	0.37
7	13,442	0.31
8	12,331	0.28
9	15,053	0.35
10	13,335	0.31
11	14,622	0.34
12	11,331	0.26
13	10,797	0.25
14	11,448	0.26
15	10,815	0.25
16	11,280	0.26
17	11,484	0.26
18	10,400	0.24
19	10,400	0.24
20	10,400	0.24
21	10,400	0.24
22	10,400	0.24

Parcel Table		
Parcel #	Sq. Ft.	Acres
23	12,112	0.28
24	15,331	0.35
25	19,746	0.45
26	23,317	0.54
27	8,020	0.18
28	7,800	0.18
29	7,800	0.18
30	8,460	0.19
31	10,322	0.24
32	7,800	0.18
33	7,800	0.18
34	8,412	0.19
35	8,832	0.20
36	7,800	0.18
37	8,350	0.19
38	8,238	0.19
39	7,800	0.18
40	7,800	0.18
41	7,800	0.18
42	7,800	0.18
43	8,775	0.20
44	8,149	0.19

Parcel Table		
Parcel #	Sq. Ft.	Acres
45	8,149	0.19
46	8,149	0.19
47	8,149	0.19
48	7,800	0.18
49	7,799	0.18
50	7,798	0.18
51	7,796	0.18
52	7,795	0.18
53	7,794	0.18
54	7,793	0.18
55	7,792	0.18
56	8,585	0.20
57	7,800	0.18
58	7,800	0.18
59	7,800	0.18
60	7,973	0.18
61	8,960	0.21
62	7,800	0.18
63	7,800	0.18
64	9,235	0.21
65	8,364	0.19

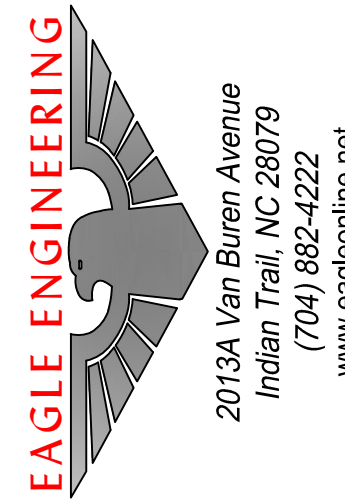
PLANT SCHEDULE		
	COMMON NAME	BOTANICAL NAME HT
TREES		
	RED MAPLE	ACER RUBRUM 40'-60'
	LAUREL OAK	QUERCUS LAURIFILIA 40'-60'
SHRUBS		
	GLOSSY ABELIA	ABELIA x GRANDIFLORA "KALEDIOSCOPE" 24" MIN
	CORAL BELLS	HEUCHERA x "GEORGIA PEACH" 12"
	BOXWOOD	BUXUS x "GREEN MOUNTAIN" 24" MIN



TYPICAL 20' LANDSCAPE BUFFER (NTS)

SITE AND DEVELOPMENT DATA

JURISDICTION	UNION COUNTY
PROPOSED JURISDICTION	CITY OF MONROE
TAX PARCEL(S):	09351015
DEED BOOK AND PAGE	7926/361
SITE ADDRESS:	WAXHAW HWY
ZONING	RA-20 & RA-40 (UNION COUNTY)
PROPOSED ZONING	CONDITIONAL DISTRICT "WAXHAW LANDING - PHASE 2"
TOTAL AREA	29.21 AC
TOTAL LOTS	65 LOTS (39-60' WIDE & 26-80' WIDE)
DENSITY	2.23 LOTS PER ACRE
AREA IN LOTS	15.17 AC
OPEN SPACE	9.45 AC (32.35%)
SETBACKS IN CONDITIONAL DISTRICT	
MINIMUM FRONT SETBACK	25'
MINIMUM CORNER/SIDE SETBACK	10'/5'
MINIMUM REAR SETBACK	25'
MINIMUM LOT SIZE	6,000 SQ. FT.
MINIMUM LOT WIDTH	60'



WAXHAW LANDING - PHASE 2
MONROE, NC

BRD LAND & INVESTMENT I, LP
725 CHERRY ROAD, SUITE 3234
ROCK HILL, SC 29730

CONDITIONAL REZONING SITE
PLAN PHASE II

DESIGNED BY	DAM	CHECKED BY	BLD
DATE	AS SHOWN	DATE	08/03/2021
Scale		JOB NUMBER	7461

Sheet

RZP-1









Future Land Use Map

CD "Waxhaw Landing, Phase 2"

Legend

— Centerlines

▭ Parcels

Future Land Use Character Area

▭ Suburban

Acres: 29.2



0 310 620 Feet

Future Land Use Plan Consistency

The Future Land Use 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.

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “WAXHAW LANDING PHASE 2”
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 “WAXHAW LANDING PHASE 2” 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 multimodal connections between neighborhoods. This proposed development is at 2.23 units per acre and provides multimodal connectivity between neighborhoods; 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 in the area.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-351-015.

Adopted this 6th day of April, 2022.

Richard Yercheck, Chair

Attest:

Ashlyn Penegar, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “WAXHAW LANDING PHASE 2”
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 “*WAXHAW LANDING PHASE 2*” 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 multimodal connections between neighborhoods. This proposed development is at 2.23 units per acre and provides multimodal connectivity between neighborhoods; 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 property with Union County Tax Parcel Number(s): 09-351-015.

Adopted this 6th day of April, 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 property located along Waxhaw Highway and further identified as tax parcel #09-351-015. The request is to rezone the property from Union County RA-20 and RA-40 to Conditional District “Waxhaw Landing Phase 2”.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 10th day of May, 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) “Waxhaw Landing Phase 2”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 10th day of May, 2022.

Attest:

Marion L. Holloway Jr., Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: April 6, 2022

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Annexation 81.57 acres located along ML King Jr. Blvd. and further identified with parcel ID number 09-316-014A

SUMMARY STATEMENT

Planning Board is requested to consider the annexation of 81.57 acres located along ML King Jr. Blvd. and further identified with parcel ID number 09-316-014A.

REVIEW

The applicant is requesting annexation of 81.57 acres located along ML King Jr. Blvd. and further identified with parcel ID number 09-316-014A. The annexation is being requested in order to develop a residential subdivision.

RECOMMENDATION

Staff recommends approval of the annexation.

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

Attachment(s):

1. Ortho Map
2. Annexation Plat

Prepared by: KEM 3-28-22

Ortho Map

CD "Cedar Meadows"

Legend

- Centerlines
- City Limits
- Parcels
- Parcels
- Floodplain

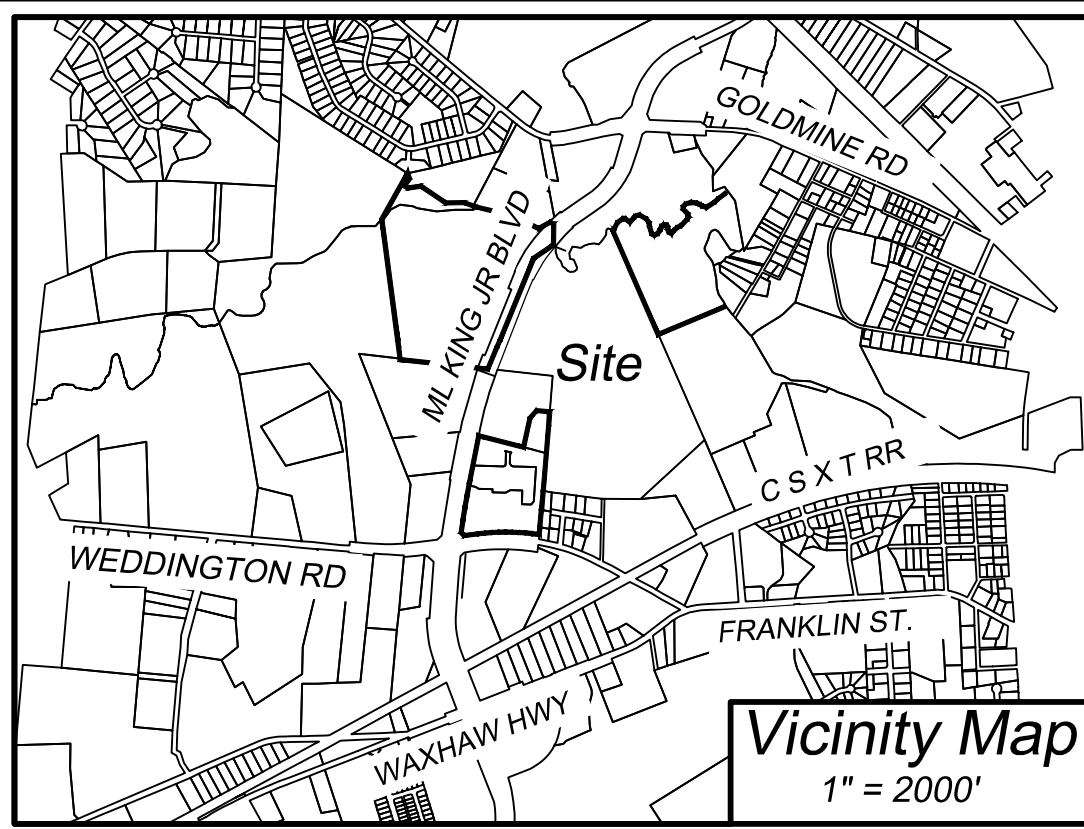
Existing: R- 20
(Single Family Residential)

Owner: Rero Associates LLC,
et al.

Acres: 81.57



0 470 940
Feet



MISCELLANEOUS NOTES

- TIE TO NCGS DL3834. GRID POSITIONS WERE DETERMINED USING A TRIMBLE 5800 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011.
- AREAS COMPUTED USING COORDINATE GEOMETRY.
- IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- DEED REFERENCE: AS SHOWN.
- ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".
- RAW ERROR OF CLOSURE: 1:20,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.
- THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- COMBINED GRID FACTOR = 0.99985833
- A PORTION OF THIS PROPERTY SHOWN HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710542500J, EFFECTIVE DATE OCTOBER 16, 2008.
- UNION POWER COOPERATIVE 30' EASEMENT PER KYLE JONES, DISTRIBUTION DESIGN SUPERVISOR. NO RECORDED DOCUMENTATION FOUND.
- UNION POWER COOPERATIVE 70' EASEMENT PER KYLE JONES, DISTRIBUTION DESIGN SUPERVISOR. NO RECORDED DOCUMENTATION FOUND.

Parcel Line Table

Line #	Length	Direction
L1	34.79	N20° 48' 43"E
L2	10.00	S65° 30' 41"E
L3	35.42	S9° 18' 35"E
L4	98.92	S12° 38' 20"E
L5	31.11	S42° 57' 56"E
L6	56.54	S34° 26' 01"E
L7	114.81	S46° 06' 21"E
L8	29.57	N82° 48' 16"E
L9	25.24	N54° 07' 57"E
L10	29.49	N47° 26' 04"E
L11	12.71	N23° 06' 09"E
L12	10.68	N25° 24' 26"W
L13	16.45	N24° 28' 38"W
L14	24.27	N22° 38' 42"W
L15	33.63	N28° 15' 17"W
L16	25.94	N54° 02' 43"W
L17	22.30	N70° 13' 23"W

Parcel Line Table

Line #	Length	Direction
L18	11.72	N31° 02' 25"W
L19	41.46	N2° 18' 59"W
L20	33.65	N20° 26' 32"E
L21	22.64	N26° 53' 13"E
L22	26.35	N51° 00' 45"E
L23	22.00	N89° 36' 27"E
L24	63.98	N87° 19' 10"E
L25	82.82	N67° 32' 21"E
L26	20.57	S88° 15' 16"E
L27	20.22	N37° 33' 09"E
L28	59.16	S77° 19' 17"E
L29	19.37	N79° 29' 40"E
L30	76.62	N39° 21' 15"E
L31	80.99	N16° 06' 55"E
L32	19.84	N49° 28' 42"E
L33	43.85	N82° 28' 48"E

REVIEW OFFICER
STATE OF NORTH CAROLINA
COUNTY OF UNION

A REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

DATE REVIEW OFFICER

LEGEND OF SYMBOLS & ABBREVIATIONS

EIP - EXISTING IRON PIPE
EIR - EXISTING IRON REBAR
NIR - NEW IRON REBAR
R/W - RIGHT OF WAY
C.P. - COMPUTED POINT
ECM - EXISTING CONCRETE MONUMENT
E.P.K. - EXISTING P.K. NAIL
CL - CENTER LINE
C - UTILITY POLE

— P-OH ——— - OVERHEAD UTILITY LINE
— — — — — X ——— - FENCE LINE
— — — — — - EXISTING CITY LIMITS

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	431.95	1400.00	N33° 19' 39"E	430.24

CITY CLERK APPROVAL

I, _____, CITY CLERK OF THE CITY OF MONROE, NORTH CAROLINA, HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2022, THE CITY COUNCIL APPROVED THIS PLAT FOR ANNEXATION AND RECORDING.

DATE CITY CLERK (SEAL)

ADDRESSES:
RERO ASSOCIATES LLC
4401 BARCLAY DOWNS DRIVE, STE 200
CHARLOTTE, NC 28204
OAKRIDGE ASSOCIATES, LLC
4401 BARCLAY DOWNS DRIVE, STE 200
CHARLOTTE, NC 28204
NEVER EVER QUIT, LLC
2770 LILLY DRIVE
MIDLAND, NC 28107
BLACK BEAR HOLDINGS, LLC
(A SOUTH CAROLINA LLC)
1022 VISTA LANE
LANCASTER, SC 29720
JNJ CAPITAL, LLC
17312 WAVECREST COURT
CORNELIUS, NC 28031
PRESSON, LLC
1341 EAST MOREHEAD STREET, STE 201
CHARLOTTE, NC 28204
METROLINA PROPERTIES LIMITED PARTNERSHIP
1341 EAST MOREHEAD STREET, STE 201
CHARLOTTE, NC 28204
ORCHARD HILL I, LLC
1228 EAST MOREHEAD STREET
CHARLOTTE, NC 28204

CITY OF MONROE
BK. 809-840
PIN#09-316-015A

ANNEXATION ORDINANCE 909-532
EXISTING MONROE CITY LIMITS

HENRY FRANK HOWARD
BK. 127-127
PC E PG 40
PIN#09-316-015

UNION POWER COOPERATIVE
70' EASEMENT
(SEE NOTE 13)

UNION POWER COOPERATIVE
30' EASEMENT
(SEE NOTE 12)

UNION POWER COOPERATIVE
70' EASEMENT
(SEE NOTE 13)

METROLINA PROPERTIES LIMITED PARTNERSHIP
OAKRIDGE ASSOCIATES, LLC
RERO ASSOCIATES LLC
ORCHARD HILL I, LLC
NEVER EVER QUIT, LLC
BLACK BEAR HOLDINGS, LLC
JNJ CAPITAL, LLC
PRESSON, LLC
BK. 5473-196, BK. 7077-117,
BK. 5105-243 and BK. 4751-349
PIN#09-316-014A

3,553,515 SQ. FEET
81.578 ACRES

ROAD AS SHOWN ON P85-163

BILLY C COX & HELEN A COX
BK. 1246-520
PIN#09-313-003

BILLY CARSON COX & WIFE HELEN A COX
BK. 252-54
PIN#09-313-002

JEAN J HICKS
BK. 203-491
PIN#09-313-001

MEAGAN NICOLE NASH
BK. 7315-683
P85-PG154
PIN#09-313-021

TIM FAILE
BK. 1986-814
PIN#09-313-020

EXISTING CITY LIMITS PER ANNEXATION ORDINANCE 7048-378

MLK I, LLC,
METROLINA PROPERTIES LIMITED PARTNERSHIP & OAK ISLAND ASSOCIATES, LLC
BK. 4000-484
PC O-PG714-715
PIN#09-316-005E

THE PURPOSE OF THIS PLAT IS TO ANNEX THE 81.578 ACRES SHOWN HEREON INTO THE MUNICIPAL LIMITS OF THE CITY OF MONROE, UNION COUNTY, NORTH CAROLINA.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

SURVEYORS CERTIFICATION

STATE OF NORTH CAROLINA
UNION COUNTY

I, RUSSELL L. WHITEHURST, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION OF A TRACT OF LAND WHOSE TITLE REFERENCES ARE SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000; THAT THE MAXIMUM FIELD ERROR OF ANGULAR CLOSURE IS 7.5 SECONDS; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BK. (see notes) PG.(see notes); AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE 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 47-301.11d

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 8th DAY OF DECEMBER, 2021.

RUSSELL L. WHITEHURST
PROFESSIONAL LAND SURVEYOR
NO. L-3661

STATE OF NORTH CAROLINA
COUNTY OF

I, _____, NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ AND THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT _____, SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE AND UPON HIS OATH, SWORE TO THE TRUTH OF THE STATEMENTS SET FORTH THEREIN.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2022.

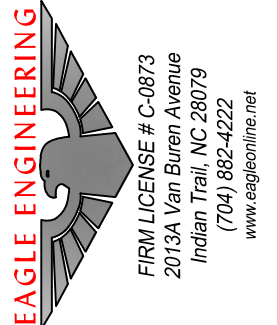
NOTARY PUBLIC
MY COMMISSION EXPIRES _____ SEAL

ANNEXATION NOTES

TOTAL LINEAR FEET OF BOUNDARY: 8,771.18'
LINEAR FEET OF BOUNDARY CONTIGUOUS WITH EXISTING CITY LIMITS: 1,185.32'
LINEAR FRONT OF BOUNDARY CONTIGUOUS WITH MONROE SATELLITE CITY LIMITS: 825.84'
TOTAL AREA ANNEXED: 81.578 ACRES

LEON COFIELD
HILBURN & WIFE
SHIRLEY M HILBURN
BK. 786-454
PIN#09-274-034

STEVE H PRESSON
PIN#09-316-014
83E-50
75-586

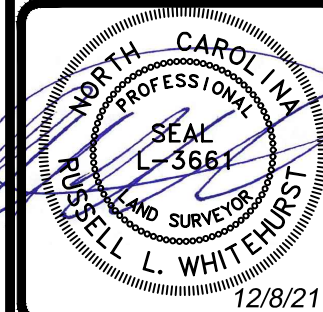


NO.	DATE	BY	REVISION
1.	10/19/21	ASD	REVISED PER MONROE REVIEW COMMENTS
2.	12/17/21	ASD	REVISED PER MONROE REVIEW COMMENTS
3.	14/22	ASD	ADDED LLC ADDRESSES AND EDITED DEED OWNERS
4.	12/1/22	ASD	REVISED LLC ADDRESSES AND EDITED DEED OWNERS
5.	24/12	ASD	ADDED DEED REFERENCE & REVISED TITLE BLOCK
6.	31/6/22	ASD	UPDATE PROPERTY CORNER DESCRIPTIONS
7.	31/6/22	ASD	UPDATE PROPERTY OWNER NAMES AND ADDRESSES
8.	31/8/22	ASD	

PROPERTY OF:
PRESSON, LLC, METROLINA PROPERTIES LIMITED PARTNERSHIP, OAKRIDGE ASSOCIATES, LLC, RERO ASSOCIATES, LLC, ORCHARD HILL I, LLC, NEVER EVER QUIT, LLC, BLACK BEAR HOLDINGS, LLC & JNJ CAPITAL, LLC
MONROE TOWNSHIP, UNION COUNTY, NORTH CAROLINA
FOR THE BENEFIT OF:
BRD LAND & INVESTMENT I, LP

ANNEXATION PLAT

Drawn By: ASD Date: DEC. 8, 2021
Approved By: RLW
Location: "X" LAND PROJECTS REUSE76 Scale: 1" = 200' EEL Project 7508



1 OF 1



STAFF REPORT

TO: Planning Board Members

DATE: April 12, 2022

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Zoning Map Amendment request for Conditional District “Cedar Meadows” (Parcel ID #:09-316-014A)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning text and map amendment for the property located along ML King Jr. Blvd. and further identified with parcel ID number 09-316-014A from R-20 to Conditional District (CD) “Cedar Meadows”.

REVIEW

The applicants are requesting a conditional district rezoning in order to develop a residential subdivision that will consist of 160 single-family detached homes. The total area of the site is 81.57 acres. The total area to be rezoned is 80.156 acres, as 1.422 acres will retain the existing R-20 zoning. All calculations were completed using 80.156 acres. The proposal includes 34.75 acres of open space, which is 43.36% of the overall site. The density of this project is 2-units per acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Vacant	R-20 (Single Family)
East	City Sub-station & Vacant	R-20 & R-10 (Single Family)
South	Residential & Vacant	R-20 (Single Family)
West	Union Academy & Food Lion	R-20 (Single Family) & CD “NEQ MLK Weddington Rd”

Proposal

The applicants are requesting a conditional district rezoning in order to develop a residential subdivision that will consist of 160 single-family detached homes. The total area of the site is 81.57 acres. The total area to be rezoned is 80.156 acres, as 1.422 acres will retain the existing R-20 zoning. All calculations were completed using 80.156 acres. The proposal includes 34.75 acres of open space, which is 43.36% of the overall site. The density of this project is 2-units per acre.

REQUIREMENTS

Density & Dimensional Standards

The density of the proposed project is 2-units per acre. The minimum lot size is 6,000 sqft. with an average lot size of 7,795 sqft. The development is a mix of 60-foot (135) and 80-foot (25) wide lots. The data below is simply to provide the board with information to compare the proposed density being requested to what is allowed by the zoning ordinance in other residential districts in Monroe.

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

The minimum setbacks proposed are as follows:

Front: 20 feet

Side: 5 feet

Corner Lot Side: 5 feet

Rear: 10 feet

Landscaping

Street trees will be provided at a rate of one (1) per 50-feet and all houses will have at least two (2) yard trees. A 50-foot landscaped buffer will be provided along ML King Jr. Blvd. and a 25-foot buffer will be provided around the remaining property lines. These buffers will include a mix of trees, evergreens, and shrubs as indicated in the typical landscape buffer schedule on sheet two.

Open Space

The project is required to provide at least 12.5% open space, which would equal 10.01 acres. The proposal includes 34.75 acres of open space, which is 43.36% of the overall site, approximately 12.03 acres of open space falls within the flood plain, which is 34.62% of the open space. Additionally, approximately 1.17 acres of the open space is part of a transmission line easement, this easement will have a walking path through it. The ordinance allows no more than 50% of the open space to be included within the floodplain. The open space for this phase includes a natural walking path throughout the open space, connecting various areas of the neighborhood, a gazebo and tot lot, community garden, and outdoor recreation/gathering area.

Elevations

The developer is proposing the homes will be a minimum of 1,600 heated square feet. The proposed exterior building materials will include fiber cement, stone, stucco, and/or brick. Vinyl will only be used for trim work. The front façade will include a mix of materials with a minimum of 25% being brick, stone, or stucco. Four courses of brick/brick veneer will extend up the face of the slab.

Parking

Each home will have a minimum of a two (2) car attached garage. All front load garages will have carriage style trim and/or hardware that mimics carriage style doors. Driveways will be paved and will be able to accommodate at least two (2) vehicles.

Sidewalk

A five-foot (5') wide sidewalk will be provided along both sides of the interior roads throughout the development. An eight-foot (8') wide sidewalk will be provided along Waxhaw Highway.

Stormwater

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

Stream Buffer

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

Schools

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

“The 160 single family unit development to be built across the street from Union Academy. It will be located within the following school attendance areas for the current (2021-2022) school year:

Walter Bickett Elementary School	Currently at 65% of rated capacity
Monroe Middle School	Currently at 87% of rated capacity
Monroe High School	Currently at 67% of rated capacity

This project is not expected to adversely affect school enrollments.”

Transportation

The developer is proposing all streets to be constructed to the City of Monroe street standards and maintained by the City of Monroe. This proposal includes one entrance on ML King Jr. Blvd., this entrance lines up with the entrance to Union Academy. The subdivision is also proposed to access through the stub-out of the existing Food Lion shopping center. This entrance is on private property; however, the property owner has agreed to allow access and a formal access agreement will be required to be prepared and submitted to the City with construction plans as well as recorded.

A traffic impact analysis was required by the City Engineering Department. This development will be required to provide left and right turn lanes into the development at the intersection across from Union Academy.

FUTURE LAND USE PLAN CONSISTENCY

The Future Land Use 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.

This project is consistent with the Future Land Use Plan. Staff also believes the project is a reasonable use and in the public interest, because it provides wider lots and connectivity to the adjoining shopping center.

PUBLIC NOTIFICATION

The applicant held a virtual neighborhood meeting on September 8, 2021 with two attendees present.

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

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

RECOMMENDATION

Staff recommends approval of Conditional District “Cedar Meadows”.

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:

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

Ortho Map

CD "Cedar Meadows"

Legend

-  Centerlines
-  City Limits
-  Parcels
-  Parcels
-  Floodplain

Existing: R- 20
(Single Family Residential)

**Owner: Rero Associates LLC,
et al.**

Acres: 81.57



0 470 940
Feet



Zoning Map

CD "Cedar Meadows"

Legend

— Centerlines

--- City Limits

□ Parcels

Zoning Districts

Code

■ R-20

■ R-10

■ GB

■ CD

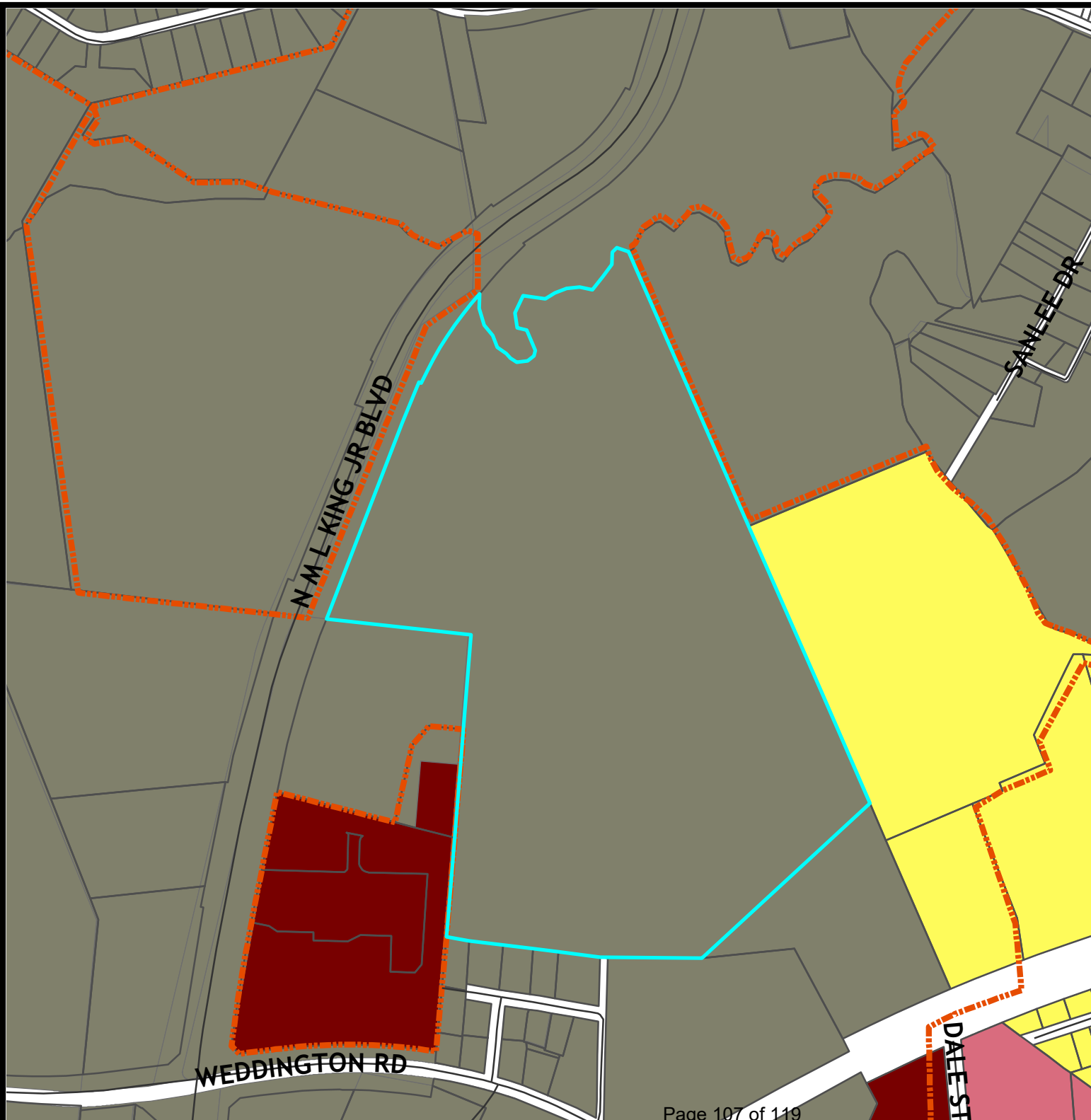
Existing: R- 20
(Single Family Residential)

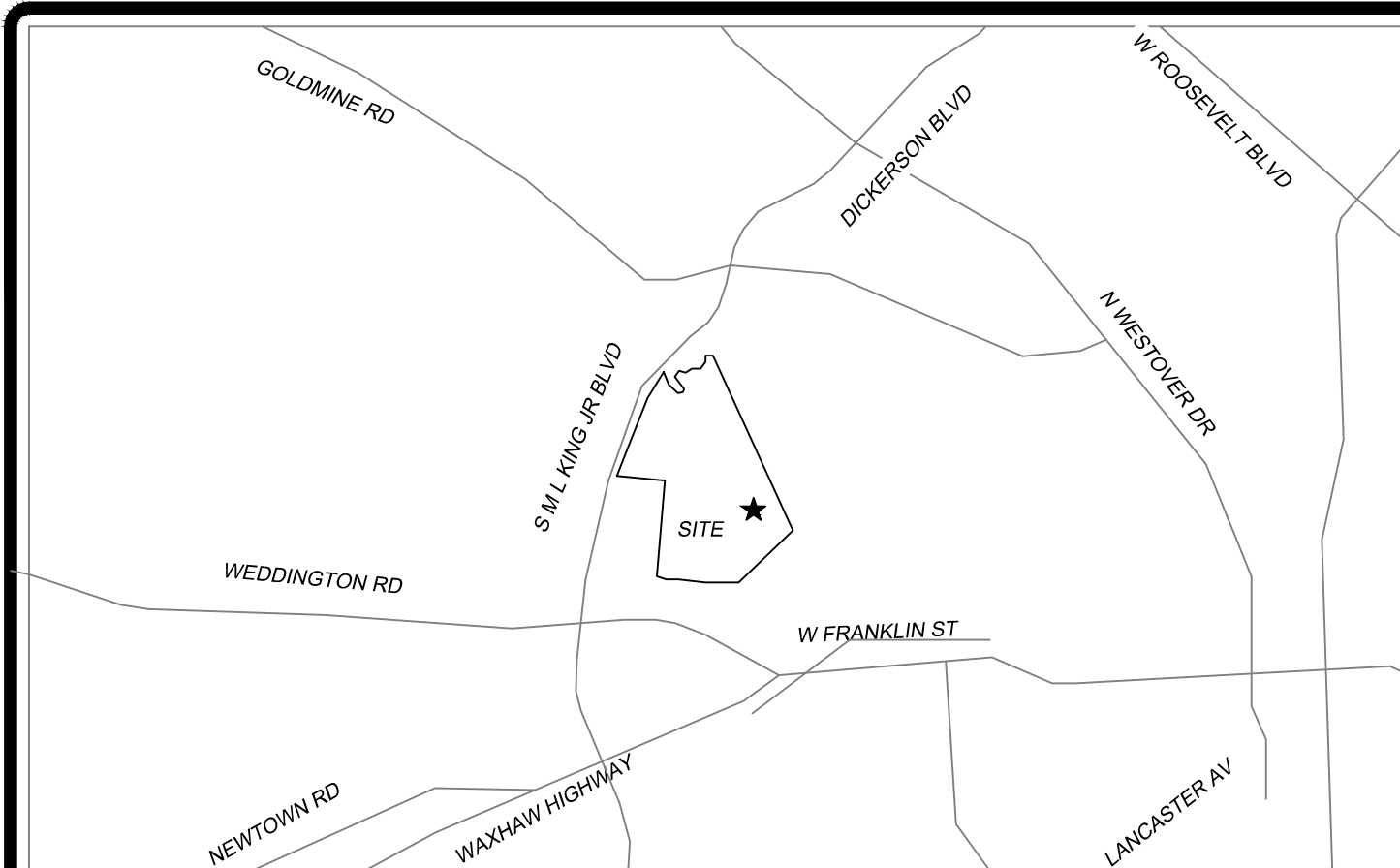
Owner: Rero Associates LLC,
et al.

Acres: 81.57



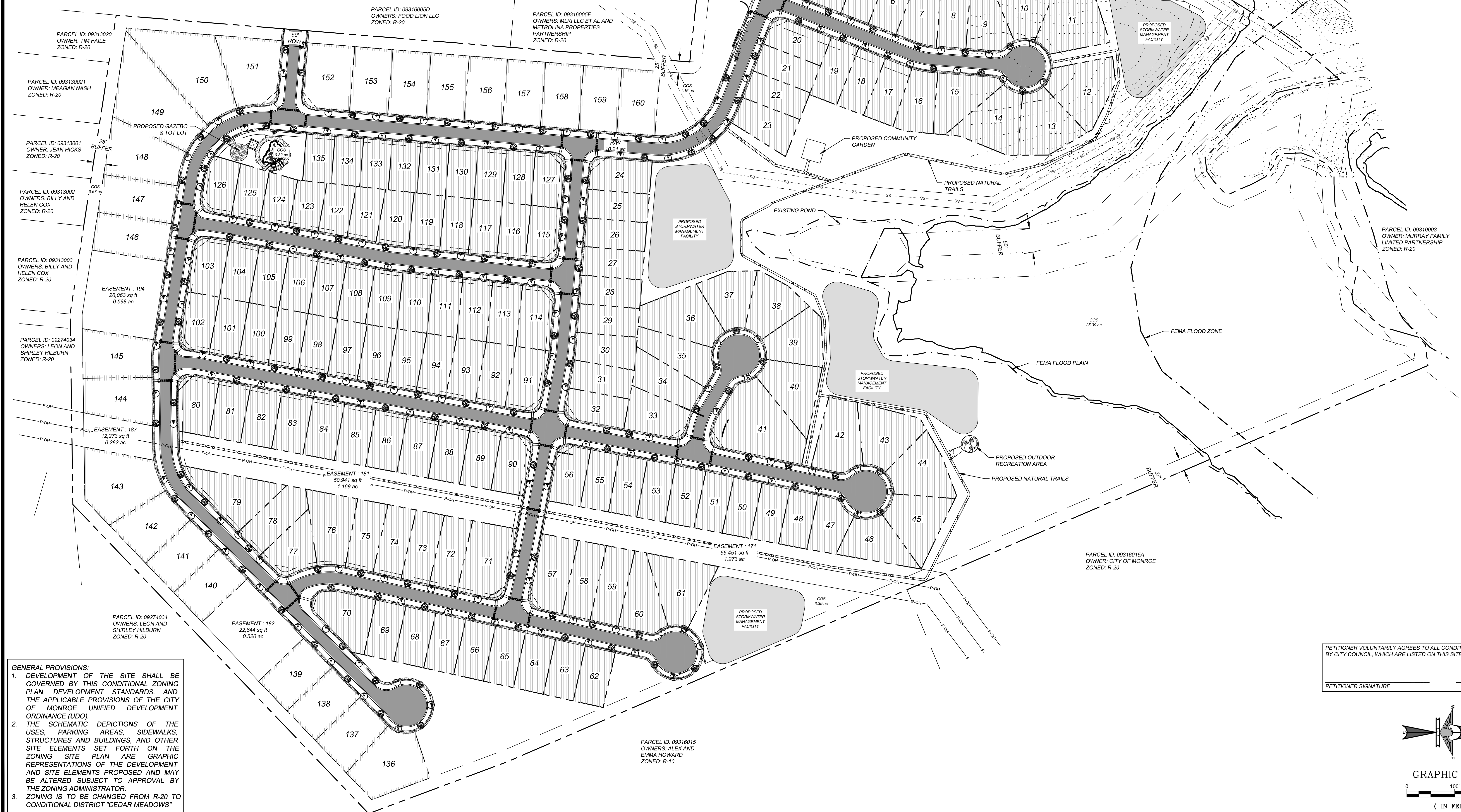
0 470 940
Feet





VICINITY MAP
(NOT TO SCALE)

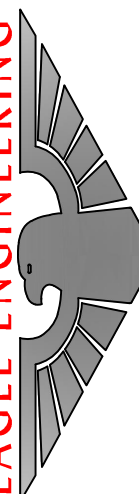
PARCEL ID: 09316005E
OWNERS: MLKI LLC ET AL AND
METROLINA PROPERTIES
PARTNERSHIP
ZONED: R-20



SITE AND DEVELOPMENT DATA

JURISDICTION	CITY OF MONROE
TAX PARCEL(S)	09316014A
SITE ADDRESS:	MLK BLVD
ZONING	R-20
PROPOSED ZONING	CONDITIONAL DISTRICT "CEDAR MEADOWS"
USE CLASSIFICATION	SINGLE FAMILY, RESIDENTIAL
TOTAL AREA	81.578 AC.
REZONED AREA	80.156 AC
OWNER RETAINED AREA	1.422 AC
TOTAL LOTS	180 LOTS (135-80' WIDE, 25-80' WIDE)
DENSITY	2.0 UNITS PER ACRE
AREA IN LOTS.	35.189 AC
COMMON AREA/EASEMENTS	34.753 AC (43.36%)
COMMON AREA IN FLOOD PLAIN	12.03 AC (34.62% OF OPEN SPACE)
RIGHT-OF-WAY	10.214 AC
MINIMUM FRONT SETBACK	20'
MINIMUM CORNER/SIDE SETBACK	5'
MINIMUM REAR SETBACK	10'
MINIMUM LOT SIZE	6,000 SQ. FT.
MINIMUM LOT WIDTH	60'

EAGLE ENGINEERING



ARM LICENSE # C-0873
1013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	BY	ISSUE
01	7/27/2021	MMH	REVISED PER CITY OF MONROE COMMENTS
02	11/01/2021	MMH	REVISED PER CITY OF MONROE COMMENTS
03	12/07/2021	BLD	REVISED PER CITY OF MONROE COMMENTS
04	02/23/2022	KEL	REVISED LAYOUT WITH 60 & 80 FT. WIDE LOTS
05	03/29/2022	KEL	EDIT SITE DEVELOPMENT TABLE AREAS

CEDAR MEADOWS
MONROE, NC

BRD LAND & INVESTMENT I, LP
259 TEXTILE WAY, STE 102
FORT MILL, SC 29715

CONDITIONAL REZONING PLAN

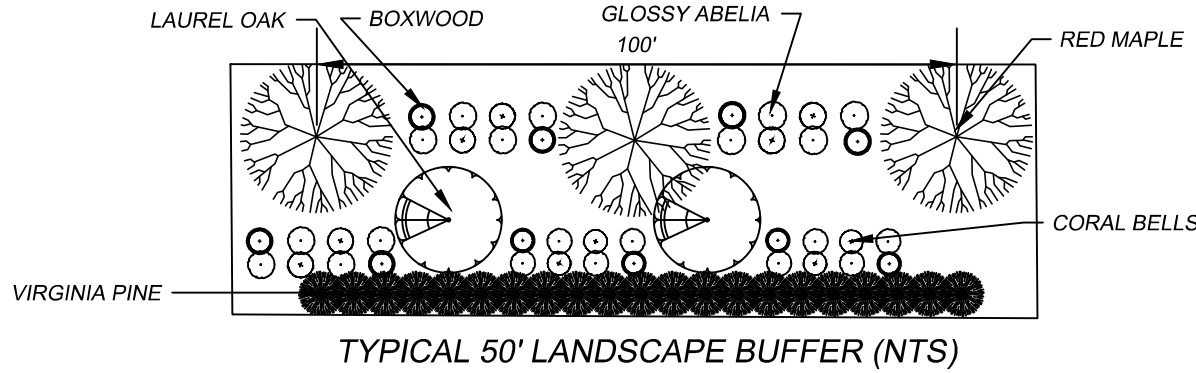
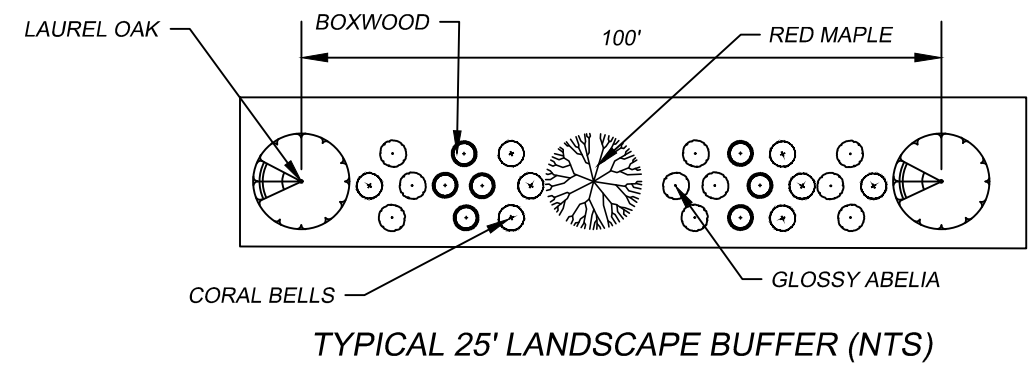
DESIGNED BY	KEL	DRAWN BY	KCB	CHECKED BY	MCK
Scale		DATE		JOB NUMBER	

Sheet

RZP-1

GENERAL PROVISIONS:
1. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS CONDITIONAL ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE (UDO).
2. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR.
3. ZONING IS TO BE CHANGED FROM R-20 TO CONDITIONAL DISTRICT "CEDAR MEADOWS"

- SITE DEVELOPMENT NOTES:**
- PROPOSED REZONING FROM R-20 (UNION COUNTY) TO CONDITIONAL DISTRICT "CEDAR MEADOWS".
 - ROADS WILL BE PUBLIC STREETS CONSTRUCTED IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
 - SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
 - ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
 - ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND/OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN. MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS/HER DESIGNEE.
 - TREES WITHIN THE DEVELOPMENT THAT ARE 75" OR GREATER IN CIRCUMFERENCE WILL BE PRESERVED AND WILL NOT BE REMOVED TO THE EXTENT PRACTICAL.
 - TREES WITHIN THE DEVELOPMENT THAT ARE 25" OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, DRIVEWAY AREA, STORM WATER MANAGEMENT FEATURE, OR STORM OR UTILITY EASEMENT.
 - DEVELOPER RESERVES THE RIGHT TO REMOVE SICK OR DAMAGED TREES AT DEVELOPERS DISCRETION.
 - SETBACK MEASUREMENTS SHALL BE MADE FROM THE EXTERIOR WALL DIMENSIONS AT THE FOUNDATION. ARCHITECTURAL FEATURES (INCLUDING BUT NOT LIMITED TO OVERHANGS, STOOPS, EAVES, AND SOFFITS) AND MECHANICAL UNITS MAY PROJECT INTO SETBACKS.
 - ACCESSORY STRUCTURES SHALL NOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME, AND SHALL MAINTAIN A MINIMUM FIVE FOOT (5') SETBACK FROM ALL PROPERTY LINES. ACCESSORY STRUCTURES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS.
 - LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
 - HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
 - COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY'S BEING ISSUED.
 - MINIMUM LOT SIZE IS 6,000 SF. AVERAGE LOT SIZE IS 7,795 SF.
 - EXTERIOR MATERIALS SHALL BE A LIMITED TO A MIX OF FIBER CEMENT, STONE,



- STUCCO, OR BRICK, VINYL, SHALL ONLY BE USED FOR TRIM WORK ONLY. HOUSE FRONTAGE SHALL HAVE A MINIMUM OF 25% ARCHITECTURAL ELEMENTS OF EITHER STONE, STUCCO, OR BRICK MATERIAL. HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM FOUR COURSE BRICK/ BRICK VENEER OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB.
- MINIMUM HOUSE SIZE SHALL BE 1,600 SF.
- STREET TREES SHALL BE PROVIDED AT A RATE OF 1 PER EVERY 50' WITH A CALIPER OF 1 1/2 INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES.
- EACH LOT SHALL HAVE AT LEAST 2 YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE MINIMUM CALIPER OF 1 1/2 INCHES MEASURED 6 INCHES ABOVE GRADE. 1 TREE MAY BE PLACED IN REAR OF LOT TO MEET THIS REQUIREMENT.
- ALL FRONT LOAD GARAGES SHALL HAVE CARRIAGE STYLE DOORS. ALL HOUSES SHALL HAVE A STANDARD TWO (2) CAR ATTACHED GARAGE.
- ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE. EACH DRIVEWAY SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES.
- ALL EXPOSED CHIMNEYS SHALL BE STUCCO, FIBER CEMENT, OR BRICK VENEER CONSISTENT WITH THE ARCHITECTURE.
- THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24 LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
- THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
- ALL FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- MAIL KIOSK LOCATIONS WILL BE COORDINATED WITH USPS AND WILL HAVE AT LEAST 1 HANDICAP PARKING SPACE FOR EACH LOCATION.
- FIVE (5) FOOT WIDE SIDEWALKS WILL BE REQUIRED ON BOTH SIDES OF THE STREET THROUGHOUT THE DEVELOPMENT.
- EIGHT (8) FOOT WIDE SIDEWALKS WILL BE REQUIRED ON THE EXTERIOR ROAD ALONG THE PROPERTY FRONTAGE.
- A FORMAL RECORDED ACCESS AGREEMENT TO UTILIZE THE EXISTING STUB DRIVE AS AN ACCESS POINT MUST BE PREPARED AND PROVIDED TO THE CITY OF MONROE PRIOR TO ANY PERMITS BEING ISSUED FOR EROSION CONTROL WORK.

Parcel Table		
Parcel #	Sq. Ft.	Acres
1	8357	0.19
2	7796	0.18
3	7800	0.18
4	9014	0.21
5	8021	0.18
6	8021	0.18
7	9156	0.21
8	8574	0.20
9	10738	0.25
10	12889	0.30
11	14679	0.34
12	14383	0.33
13	13252	0.30
14	13277	0.30
15	11547	0.27
16	9156	0.21
17	8122	0.19
18	7800	0.18
19	7922	0.18
20	8512	0.20
21	7800	0.18
22	7800	0.18
23	9167	0.21
24	8999	0.21
25	7776	0.18
26	7764	0.18
27	7752	0.18
28	7740	0.18
29	7727	0.18
30	8187	0.19
31	7851	0.18
32	8457	0.19
33	10418	0.24
34	10060	0.23
35	10613	0.24
36	14249	0.33
37	10351	0.24
38	10700	0.25
39	10993	0.25
40	12429	0.29
41	22840	0.52
42	12848	0.29
43	13085	0.30
44	12517	0.29
45	12898	0.30
46	10989	0.25
47	8045	0.18
48	7114	0.16
49	7194	0.17
50	7274	0.17

Parcel Table		
Parcel #	Sq. Ft.	Acres
51	7354	0.17
52	7838	0.18
53	7441	0.17
54	7442	0.17
55	7442	0.17
56	8598	0.20
57	12088	0.28
58	9644	0.22
59	9768	0.22
60	11023	0.25
61	13692	0.31
62	7679	0.18
63	7679	0.18
64	7679	0.18
65	7679	0.18
66	7679	0.18
67	7679	0.18
68	7679	0.18
69	7679	0.18
70	11648	0.27
71	14920	0.34
72	9097	0.21
73	8991	0.21
74	8885	0.20
75	9049	0.21
76	12644	0.29
77	9361	0.21
78	10306	0.24
79	13973	0.32
80	9242	0.21
81	8074	0.19
82	8097	0.19
83	8113	0.19
84	8129	0.19
85	8146	0.19
86	8162	0.19
87	8183	0.19
88	8205	0.19
89	8226	0.19
90	8583	0.20
91	9557	0.22
92	8171	0.19
93	8022	0.18
94	7872	0.18
95	7723	0.18
96	7578	0.17
97	7532	0.17
98	7525	0.17
99	7518	0.17
100	7511	0.17

Parcel Table		
Parcel #	Sq. Ft.	Acres
101	7503	0.17
102	8129	0.19
103	8549	0.20
104	7572	0.17
105	7565	0.17
106	7558	0.17
107	7260	0.17
108	7253	0.17
109	7577	0.17
110	7671	0.18
111	7824	0.18
112	7976	0.18
113	8128	0.19
114	9243	0.21
115	7591	0.17
116	6949	0.16
117	6955	0.16
118	6959	0.16
119	7641	0.18
120	7435	0.17
121	6860	0.16
122	6577	0.15
123	6294	0.14
124	6333	0.15
125	6716	0.15
126	7879	0.18
127	7326	0.17
128	6742	0.15
129	6645	0.15
130	6549	0.15
131	6453	0.15
132	6356	0.15
133	6260	0.14
134	6163	0.14
135	6067	0.14
136	15975	0.37
137	11768	0.27
138	11321	0.26
139	11322	0.26
140	11323	0.26
141	11323	0.26
142	12682	0.29
143	18580	0.43
144	12772	0.29
145	13456	0.31
146	12637	0.29
147	12634	0.29
148	15625	0.36
149	24024	0.55
150	23574	0.54

Parcel Table		
Parcel #	Sq. Ft.	Acres
151	16028	0.37
152	13839	0.32
153	10998	0.25
154	10995	0.25
155	10993	0.25
156	10991	0.25
157	10989	0.25
158	10987	0.25
159	10984	0.25
160	10985	0.25

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

PETITIONER SIGNATURE _____ DATE _____

PRELIMINARY
NOT FOR
CONSTRUCTION

CEDAR MEADOWS
MONROE, NC

BRD LAND & INVESTMENT I, LP
259 TEXTILE WAY, STE 102
FORT MILL, SC 29715

CONDITIONAL REZONING PLAN

DESIGNED BY
KEL

CHECKED BY
MCK

DRAWN BY
KCB

DATE
6/28/21

JOB NUMBER
7508

Sheet

RZP-2

EAGLE ENGINEERING

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









Future Land Use Plan Consistency

The Future Land Use 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.

Future Land Use Map

CD "Cedar Meadows"

Legend

— Centerlines

▭ Parcels

Future Land Use Character Area

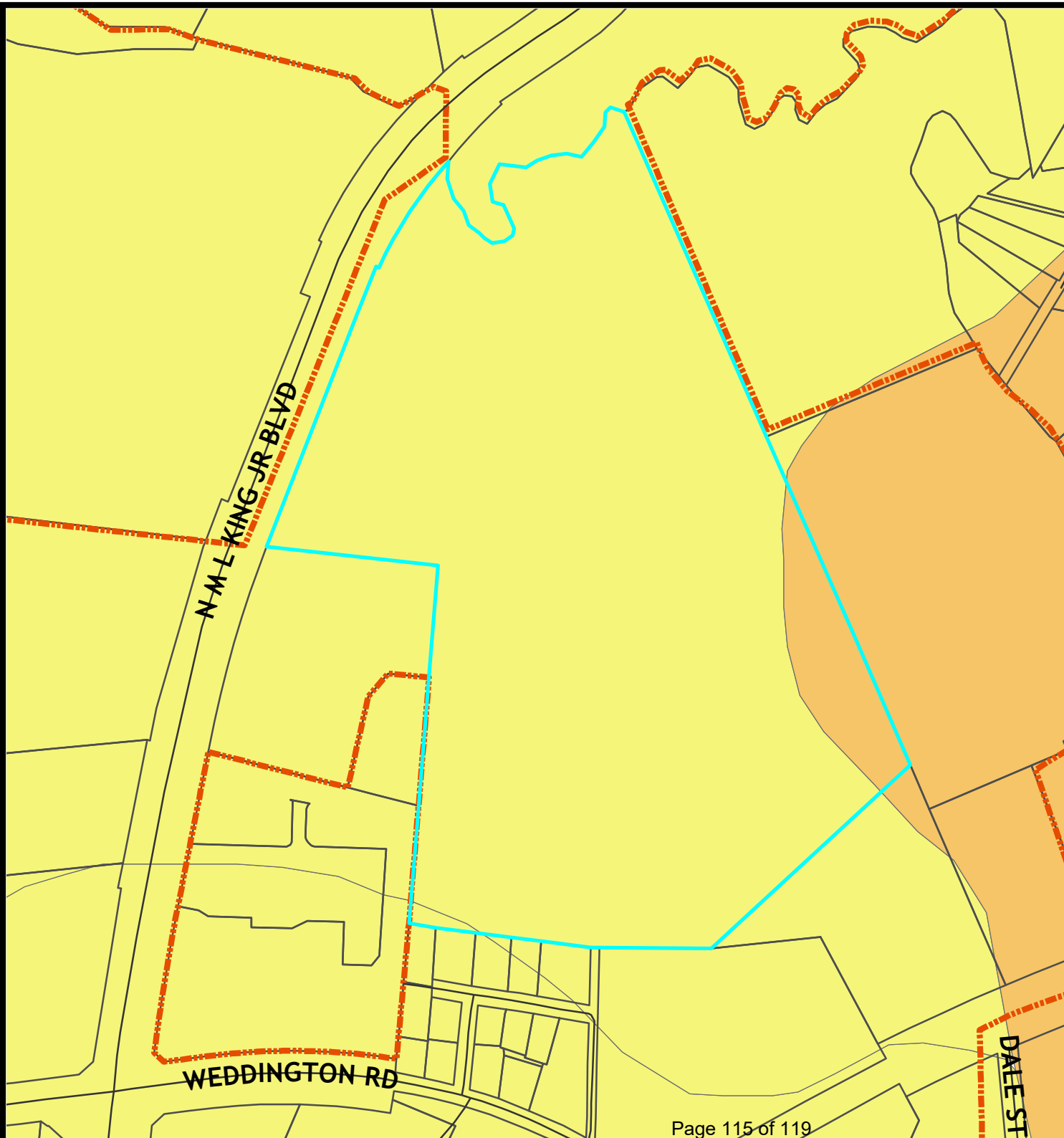
Suburban

Traditional Development

Acres: 82.29



0 400 800
Feet



**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “CEDAR MEADOWS”
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 “CEDAR MEADOWS” 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. This residential development is 2-units per acre; therefore, it is consistent. The proposed development is a reasonable use and in the public interest because it provides wider lots and connectivity to adjoining centers.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-316-014A.

Adopted this 6th day of April, 2022.

Richard Yercheck, Chair

Attest:

Ashlyn Penegar, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “CEDAR MEADOWS”
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 “*CEDAR MEADOWS*” 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. This residential development is 2-units per acre; therefore, it is consistent. However, this area is seeing an increase in traffic due to recent construction in the area and additional traffic caused by the 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 property with Union County Tax Parcel Number(s): 09-316-014A.

Adopted this 6th day of April, 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 property located along ML King Jr. Blvd. and further identified as tax parcel #09-316-014A. The request is to rezone the property from R-20 to Conditional District “Cedar Meadows”.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 10th day of May, 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) “Cedar Meadows”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 10th day of May, 2022.

Attest:

Marion L. Holloway Jr., Mayor

Bridgette H. Robinson, City Clerk