

PLANNING BOARD MEETING

Wednesday, July 13, 2022

6:00 PM

**Council Chambers
300 West Crowell Street
Monroe, NC**

Revised Agenda

- Item 1. Call to Order – Roll Call**
- Item 2. Approval of Minutes –June 1, 2022**
- Item 3. Annexation request of 157.47 acres located at the intersection of E. East Avenue, N. Sutherland Avenue and Stafford Street Extension and further identified with Tax Parcel #'s 09-180-004-H90, 09-180-004-K, and 09-180-004-M**
- Item 4. Zoning map and text amendment for the properties located along Old Charlotte Highway further identified as tax parcels: 09-301-059, 09-301-059A, 09-301-060A, 09-301-045, and 09-301-047. The request is to rezone the properties from NB (Neighborhood Business), RMD (Residential Medium Density), and RLD (Residential Low Density) to Conditional District “Regent Pines - 2022”.**
- Item 5. Zoning map and text amendment for the properties located along W. Jefferson St. and W. Crowell St. further identified as tax parcels: 09-273-004A, 09-273-004B, 09-273-004C, 09-273-004D, 09-273-004E, 09-273-004F from RMD (Residential Medium Density) to Conditional District (CD) “Jefferson & Crowell”.**
- Item 6. Next Meeting: August 3, 2022**
- Item 6. 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 Britt
Mujeeb Shah-Khan**

PLANNING BOARD MEETING

June 1, 2022 @ 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC

Emailed to S. Laney on: 6/23/2022

Item 1. Call to Order/Roll Call

Chair called the June 1, 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, Patrick Furr, Margaret Desio, David Dotson and Archie Morgan

Members Absent: Kenneth Deal

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

Guests: Scott Munday, Ryan Passanto, Andrew Hanson, Laura Reid, Greg McNeil, Loretta Melancon

Item 2. Approval of Minutes of Meeting- April 6, 2022

Motion: Jennifer Smith made a motion to approve the minutes from April 6, 2022

Second: Archie Morgan

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

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

NAYS: None

Item 3. Zoning Map and Text Amendment request for the properties located along Olive Branch Road to rezone the properties from RMD (Residential Medium Density) to Conditional District (CD) “Monroe Chase” (Parcel ID #: 09-108-002-A, 09-143-017, & 09-143-093)

Doug Britt, Senior Planner, stepped up to the podium and gave his presentation.

The applicant is requesting a conditional district rezoning in order to develop a 197 lot residential subdivision that will consist of single-family detached homes with 38.4% or 32.96 acres of open space. The minimum lot size for the project will be 6,000 square feet with a range up to 13,000 square feet. The developer is providing a mixture of lot types that will include 51-foot wide lots, 60-foot wide lots and an 80-foot wide lots. The

minimum heated square footage of the homes will be 1,800 square feet excluding the garage. There will be 99 51- foot wide lots, 72 60- foot lots, and 26 80- foot lots.

Density & Dimensional Standards

The density of the project is 2.30 units per acre.

Setbacks

The setbacks for the front are 20 feet, side 5 feet, corner 10 feet and rear 30 feet.

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 Olive Branch Road.

Landscaping/Buffering

All homes will have sodded front yards prior to the issuance of the certificate of occupancy. Each single family home will be provided with two (2) yard trees at the time of the certificate of occupancy that will be a minimum of three (3) inch caliper at time of planting. Street trees will be provided at a rate of one (1) tree per 50-75 feet throughout the development and will be a minimum of three (3) inch caliper at time of planting. The street tree layout and planting schedule will be finalized during the construction plan review. The developer is proposing a landscape buffer around the entire project.

Open Space and Amenities

The project is required to provide a minimum of 12.5% open space for the project, which equals 10.72 acres. The applicant is providing 38.4% or 32.96 acres of open space. The amenity area will include the following features: splash pad, event lawn, athletic field, passive park area, children's playground, outdoor gym pavilion & grilling area, dog park and walking trail. The open space area does include 7.83 acres of floodplain.

Stormwater

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

Stream Buffer/Flood Plain

There is approximately 7.83 acres of flood plain within the project, which is entirely within the common open space. All streams located on the site have been provided with a 50 ft. undisturbed stream buffer on both sides as required by the ordinance.

Transportation

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

Access 1 (Northern Entrance) Olive Branch Road:

- Right in/Right out Entrance
- Construct a northbound right-turn lane with storage

Cyrus Edward Road intersection at Olive Branch Road

- Construct a northbound left-turn lane with storage

Access 2 (Southern Entrance) Olive Branch Road

- Full movement intersection
- Construct a southbound left-turn lane with storage
- Construct a northbound right-turn lane with storage

Olive Branch Road between Access 1 and Access 2

- Three lane roadway section shall be constructed along Olive Branch Road between Access 1 and Access 2 of the proposed subdivision

Doug asked the Board if there were any questions regarding the transportation.

Archie Morgan said one of those access points was a right in, right out.

Doug Britt said yes, sir.

Archie Morgan said the right out, nobody needs to go that way. They are going to be turning left on Cyrus Edwards to access Morgan Mill.

Doug Britt said again, this is the findings done by the Traffic Study and it was done by professionals and reviewed by the DOT. That's what comes out from it, a right in, right out. Basically they are wanting to restrict the left turn lane.

Archie Morgan said I've lived down there for 13 years and there is hardly anyone going to be turning right to keep going down Olive Branch.

Doug Britt said you have to think from a public safety standpoint, if something happens, the Fire Department will always plan for the worst case scenario. If something happens and there is something going on, there is another way to get out of the subdivision, if need be. That is part of the reason too though. The Engineering Department requires if you have more than 100 lots, you are required to have 2 access points. It just so happens that based on the Traffic Study, this one only needs to be a right in, right out.

Archie Morgan said what I don't see addressed and I'm fine with the access points, what I have a problem with is transitioning from Olive Branch Road to Morgan Mill and Highway 200. That is a nightmare in the morning and we are adding 200 homes.

Doug Britt said what it's going to take is more projects to trip the trip duration, where it's going to warrant the signal at Morgan Mill Road and Olive Branch Road. I spoke with our Engineering Director about this as well and there is another project that is in the very early stages, and I don't even know if it will come before the Board. It's a small subdivision of about 100 lots and it's what's going to be the tipping point to trip and warrant that traffic signal at Morgan Mill Road and Olive Branch. Originally, when this study was done for this location, it did trip it, but they were using numbers based on a project that's in the works, but it's kind of dormant right now. But, once you take those numbers out, because the other project I'm referring to, we don't know if it's

going to go before you or not. So, we took those numbers out of it, and there wasn't enough with what's out there now, plus this project right here, to trip the study for the traffic signal. We are all waiting to see what project trips it, because that's what's needed.

Archie Morgan said I wouldn't think it would take much more.

Doug Britt said no, and honestly, I'm not a traffic guy, I'm a Planner. I've told you all before, when I get the traffic studies, I usually go to the recommendation page where it spells the improvements and what's required. A lot of it is stuff I don't understand. I know traffic is always a big issue, especially with the intersection at Olive Branch and Morgan Mill Road.

Margaret Desio said there are no provisions if they are leaving the subdivision and have to turn right, but they want to go back to Monroe. So, there isn't anywhere to turn around.

Doug Britt said they can go out the other access point.

Margaret Desio said they can.

Doug Britt said they aren't bound to go out that one access point.

Margaret Desio said I'm thinking about the backup that is going to be at that one intersection.

Doug Britt said all 197 people aren't going to be leaving at the same time and same moment. Generally, a lot of us leave at 7:30 to go to work or whatever time, but not everyone leaves at that time. It's staged anywhere between 7-9, because sometimes I leave at 5:30 to go to work, but sometimes I leave at 7:40.

Margaret Desio said a lot of people leave at the same time to take their children to school. I'm like you, it's up to DOT. But, it seems to me that maybe they should have made some provision up the road to say, well you can turn around here or something.

Chairman said we know they will do a turn lane or a round-a-bout.

Jennifer Smith (Vice Chair) said that's what it needs, a round-a-bout.

Chairman said the traffic has got to get a little higher, so to Doug's point...

Margaret Desio said there is another subdivision right down the road that's going up, right now and it's right beside it.

Doug Britt said there are 2 projects, there is the Olive Branch one and it was done as a Conditional District and it was only 81 lots. That's the one just north of this project that's adjacent to this and adjacent to the Bypass. Then, a little bit back, there is the Scotch Meadows which was the 162 lots. But, between those 2 and this one right here, there wasn't enough to do the traffic signal.

Chairman said it's getting close though.

Doug Britt continues presentation.

Schools

The proposed 197 unit development is currently within the following school attendance areas:

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

Although the above schools are the current assignments for this area, the Union County Public Schools Board of Education has the obligation and reserves the right to modify assignments in order to optimize facility utilization and efficiency. Per Board of Education policy, Unionville is no longer accepting transfers due to high enrollment. This doesn't mean they aren't taking new people; people can move into the area. But, if they have a program that's not offered at another school, they wouldn't accept transfers to take that program.

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 1,800 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. All of the single family detached homes will be provided with a two (2)-car garage and a concrete driveway that will accommodate at least two (2) vehicles.

Land Use and Transportation Plan Consistency

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

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

Public Notification

The applicant sent a notification letter to the property owners within 150 feet of the subject properties and held a neighborhood meeting on Tuesday, March 29th to discuss the project. The meeting was held in person.

A rezoning notification sign will be posted 10 days prior to the public hearing and the minutes were included in your packets.

Recommendation

Staff does recommend approval of the project, and I will be glad to answer any questions and the applicant is here to make a presentation as well.

Chairman asked if anyone has any questions for Doug at this point?

Patrick Furr said Mr. Chair, if you don't mind, I'm going to recuse myself from this project. My sons will be looking into bidding on this project.

Chairman asked if Patrick's sons had started bidding yet? Because if you recuse, we do not have a quorum. You don't have to recuse yourself, because there is no bidding process right now.

Ashley Britt said we have a quorum if he recuses.

Patrick Furr said thank you and leaves the dais to sit in the audience.

Scott Munday with NVR Homes came forward and introduced himself and said Ryan Homes, the applicant is here with us as well, and began his presentation. We are very pleased and grateful to be able to present out plan tonight. Before we do begin, I just would like to mention that for several months now, we have attended your meetings. We have reviewed the minutes of those meetings and we have studied what you have approved and not approved. I'd like to say that the clarity and the consistency of those comments have allowed us to improve our plan greatly over the past several months. We are very appreciative about that. We believe that the current status of our plans addresses the feedback that we received from both of our community meetings. Having said that, I would like to proceed with the presentation.

The items that we are going to review tonight, and I know Doug touched on several of those, so I will try not to duplicate what he said. I just would like to review our site plan and dive into our amenities and talk about our entrance plan. I would like to talk about street lights a little bit and our home elevations since we have additional elevations that we would like to share with you as well. First up, with the site plan, Doug touched on the plan that this does consist of 197 lots and our original plan consisted of 238 lots. From that moment, that evolution to 197 or the benefit of that lot reduction is increased green space that is centralized and amenitized in our plan. We've increased the perimeter buffers substantially and also we've vastly increased buffers to the home sites on the front of Olive Branch Road. We did have home sites backing up to those home sites, but we removed all of those home sites. Now, as I mentioned we are at 197 lots and it's a mix of lots. 51 foot, 60 and 80 foot lots. The 80 foot lots will feature side garage homes which are situated at both entrances to allow a really nice entry into the community from both points. The projected price range of the homes are starting in the \$400,000's and moving into the \$500,000's. Another plan feature, I eluded to the 80 foot lots featuring side load garages, but we also have additional opportunities at the intersections to incorporate the side loading. That totals 36 side load potential lots, 26 of which are the 80 foot lots. The overall density is 2.3 dwellings per acre. We touched on the open space and again, we increased it significantly with the evolution of our plan. Again, these open spaces consist of perimeter buffer, active and passive amenities together and also increased open space in general. We do have a 100 foot buffer from the 50 foot right-of-way to the back of these lots. The homes on these parcels are more geared towards the front, so there is probably realistically more like 200-250 feet from home to home. Another plan feature that we think really makes our amenities look nice and while they are centralized for pedestrian access, the circulating trail does provide pedestrian access, in addition to our sidewalk system. We've also provided for parallel street parking in some of the areas. We have 36 additional parking spaces for street side parking, and that will be convenient to the mail kiosk, our central amenity and also our central amenities such as the dog park.

Lastly we believe our plan offers exceptional amenities. Some are creative, they appeal to all age groups, which is very important to us. To start with the really kind of life blood and the circulation system if you will, we have the natural surface trail. We are constructing well over a mile, I think it's 1.4 miles of natural surface trails and it connects to various amenities and provides a loop structure around and connects to the amenities. We are very proud of the offering of the natural trail. Another offering in our centralized amenity area is the multi-purpose athletic field. These multi-purpose athletic fields we think not enough communities have these kind of play areas. They are very conducive to pick up football games, soccer games, just whatever you want to do on the athletic fields. It's nice for really anyone to get out and play, especially when it's in this centralized playable area. Also in the centralized area for all age groups, is an outdoor gym. These outdoor gyms are very popular and can be used for all ages and the location is in the centralized area. Also in the centralized area, we have a splash pad for kids to beat the summer heat. That's our only mostly seasonal amenity that we are offering, but it's creative and we know the kids will really enjoy that and it's relief for the parents or grandparents or whoever happens to be out there. We are including a shade structure pavilion in the centralized amenity area that can also

serve the purpose of hosting birthday parties or social gatherings. Lastly in our centralized area we have a larger playground for kids. All this centralized amenity area again offers amenities for all ages and they are very appealing for families, which our community is mostly geared toward. That wraps up the centralized amenity area, the non-centralized amenity area will feature an event lawn. Think of food trucks, music, Easter egg hunts, it's a very popular amenity, and that will serve in a non-centralized area, as does the dog park, which is a very spacious offering. The purpose of all of our amenities is to create social interaction, folks to get together on the trail or the event lawn and just to interact and get to know each other. The last thing we want to do is to create a community where everyone comes home after work and they close the doors and no one really knows each other. That is why we are trying to create these amenities and these touch points and having them around in the different places, that's the purpose there.

Archie Morgan said there is a splash pad, but not a pool, is that right?

Scott Munday said there is no pool or clubhouse. We think that is going to be appropriate for the number of homes here. The other thing the pool and the clubhouse is a HOA expense or budget burden with this number of units, so we are offering that experience of a cool water relief and the season activity in the summertime. Really by not going the pool amenity, we were able to offer more amenities and a greater array and we were able to spread them out to add more appeal. That's really the purpose behind that.

Just to touch on the entrance plan a little bit to have a better feel for what we are doing there, we will have the stone monuments with wing walls, very nice landscaping that will flank both sides of the entrances, tree lines entrances with landscaping, drought tolerant turf, seasonal color, those kind of items. There will be a natural buffer where the side load homes will be. So it will really be a relief. The homes don't start immediately, so you can imagine what it would be like driving in when you approach a tree line park when you first [enter]. Everything will be irrigated.

Next thing I want to mention very quickly our concept as far as street lights go, the acorn light features, they are very attractive. But one of the things we have learned over the past 10 years or so, even though these are LED lights, these lights are really conducive of light pollution. Because the light emanates out and up, so by the time you do an entire neighborhood of these acorns and they tend to get broken or busted, so you've got glass and things like that. As pretty as they are, there are really some pretty impracticalities there, so we've begun to adopt more of the capped, traditional light features and the light housing is actually in the mounting up top so the light only goes down. We've completely removed light pollution and we do think that's the way to go and these are styles that Duke Energy offers, and there are different selections of the open acorn and the traditional, but that's just our theory and our explanation of what we proposed to do with street lights. I'm happy to answer any questions on that.

Lastly, I wanted to share with you some examples of our homes, per plan type. Remember, we have 51 foot lots, 60 foot lots and 80 foot lots. (Shows photos of houses for each size lot) We really appreciate your time tonight and we are excited about our plan and we are happy to answer any questions you may have.

Chairman said quick question since Coach isn't up here, are you going to put trees in those lots? Will they be 3 inches around?

Scott Munday said yes we will have trees, but they will be a minimum of 2 inches and they will go up from 2 [site plan provides for a 3 inch minimum]. We will have a street tree plan and what we will try to do is do a different street tree per street. That helps with fighting diseases and things like that and it's more visual for the entrances as you move through the communities, so that's what we will be doing with the street trees.

Chairman asked the Board if anyone has any questions for Scott.

Richard Ali asked what the square footage is of the house on the presentation screen?

Scott Munday said Ryan might know better than me. I know our range is from 1,800 square feet to 3,600 square feet, so the 80 foot lots tend to be larger... Richard Ali said that's one of the bigger ones then. Scott Munday said yes, that is one of the bigger ones. The one story living with the owner suite down, that was one of the smaller homes from the square footage standpoint.

Richard Ali said got you.

Jennifer Smith said I love this community; I think it's going to be a great asset to Monroe. It's got a huge variety of homes that we haven't seen. The homes that are outside of the barriers of that community is only going to add appraised value to them and I think it's great.

William Dotson said I would like to touch on something that if you don't mind, we can go back to something you said before. The amenities that are in here, how well they are dispersed throughout the development itself, you looked back at the recommendations of this Planning Board, correct? Those helped you to guide that, right? The reason I say that is not to toot our own horn, but that's why we make recommendations even on denials. It's so people have an idea and I would tell you and I don't give compliments too often, I would tell you that this is probably one of the better developments that I have seen based on the input from the members of this Board and that's why we are here, to help you create this. So, that is what goes forward and people like my son can look for homes and stay here locally and stay here generation after generation. To find developments where they have maxed out all they can to pay for a mortgage, I think I've discussed with others too. They have something that they can stay home and do, so they can stay home and do without having to go out and spend money that they do not have.

Scott Munday said we certainly appreciate those comments and as I said, I think it's the clarity and the consistency that we go back to that has really helped us to where we are today. It's very helpful to us and we are very appreciative.

Jennifer Smith said you do need a rock climbing wall though.

Scott Munday laughed and said noted.

Archie Morgan said this is really nice and I enjoyed the amenities and the athletic fields and the splash park and all that is nicely done. I am concerned about traffic, but you know when that's been approved and that's how it is, it's not really our purview. If they add more subdivisions and that makes them put in a light, then at this point it's hard to find something I don't like about it.

Jennifer Smith said you can't stop progress and this is progress. This is moving Monroe forward; this is what we've needed.

Richard Ali said this is probably the first development in five years that I would say is responsible. We've had a lot of developments come before us that are just thrown up. This one was done with some thought and it shows.

Scott Munday said thank you.

Chairman asked Margaret if she had any questions.

Margaret Desio asked did you say \$400,000 to \$500,000?

Scott Munday said yes, we will start in the \$400,000's and range up to high \$500,000's is what we are projecting now.

Jennifer Smith said we would like million dollar ones.

Scott Munday said I understand and we will get there.

Chairman said let me tell you, they put some high end appliances in some of those bigger ones, they will be getting into the high \$500,000's and low \$600,000's real quick.

Margaret Desio said we have some neighborhoods here that are just going up by some not very responsible builders. I'm a real estate appraiser by trade and I have been in these neighborhoods and I'm just overwhelmed by the amount of money that these people are paying and investors are paying it, for lack of a better word, garbage. They are approaching the same pricing as what you are telling me and I'm just thinking back and wondering if those people who are paying \$459,000 for that thing that I just looked at and give them another \$50,000, they could be in something similar to what I'm looking at. It's astounding to me, but the pricing to me is astounding. \$400,000-\$500,000 is right where it needs to be.

William Dotson said I do have one more question and it might be for Mr. Britt. How are you going to enforce the right in, right out? Are you going to have a non-positive median or a positive median or plastic sticks, are you going to have the breakaways?

Board members discuss.

Andrew Hansen, the Civil Engineer for the project, came forward and introduced himself. I know a little bit about the roadway portion. We will have a pork chop median and we will also have an extended 2 foot wide median that will extend 50 feet from both sides from the intersection, so there will be that physical curb there to prevent people from turning.

Richard Ali said thank you for including this transcript from the meeting you had with the citizens. I thought that was helpful.

Chairman said that was very helpful.

Richard Ali said that was the first one I've seen.

Chairman said one of the things I want to say before we kind of roll it into a vote is that I appreciate the time that all of you spent to meet with us individually and come to our meetings and to hear how the trend and the flow was going and I know Coach isn't up here to tell you how much he appreciates all that as well. But, all of us in my conversations with everybody, that was one of the things that we appreciated that you did take the time and you did do some research and you are bringing us something that is different from what we have seen before. This is where we want Monroe to go; this is what we want the trend to be. We want the next project from the next developer to look at this and say ok, if we want to do that, we need to follow the playbook that you guys have done.

Scott Munday said we look forward to bringing additional projects to you.

Chairman said we will look forward to seeing them. With that being said, we've got folks that have spoken from the project, do we have anyone here that would like to speak in favor of the project that's not with the project? There was no one. Anyone that would like to speak against the project?

Greg McNeil at 1106 Zephyr Circle came forward and introduced himself.

After giving his address, Greg McNeil said actually on the corner on Zephyr Circle and Olive Branch, and my comment is on that right out. There is nothing for them to be turning right out there for. They are going to be using, there is another development that is right past the bypass, and they are going to be using that to make a U-turn. They will be using my corner to make a U-turn, and like you mentioned if they go out there and they can go down to Cyrus Edwards, no you have to go up there and make a U-turn somewhere and there is nothing up there.

Chairman said we understand.

Greg McNeil said if you look at Scotch Meadows, it's only a right in. I would hate to have to see them turn out there because it's so close to Morgan Mill, but that's something that you really need to look into. I think that's going to be a problem in the future.

Jennifer Smith said I think the County Commissioners are checking into that.

Chairman asked if we have anybody else that would like to speak against this project? He said, seeing none and hearing none, I would entertain a motion.

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

Second: Jennifer Smith

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

AYES: Richard Yercheck, Jennifer Smith, Margaret Desio, Archie Morgan, Richard Ali, David Dotson

NAYS: None

Motion: Richard Ali made a motion to recommend adoption of the Ordinance amending Section 157.1.2.1 Conditional Districts Established and Section 157.131 Official Zoning Map

Second: Jennifer Smith

Action: The motion to recommend adoption of the Ordinance amending Section 157.1.2.1 Conditional Districts Established and Section 157.131, Official Zoning Map passed with the following votes:

AYES: Richard Yercheck, Jennifer Smith, Margaret Desio, Archie Morgan, Richard Ali, David Dotson

NAYS:

Patrick Furr returns to the dais.

Chairman said all of the motions are done and this will carry and go to City Council with our full endorsement.

Jennifer Smith said with a glowing report.

Chairman said William Dotson has something he would like to discuss.

William Dotson said I wanted to let you know that I don't know if you have been watching what's been going on in Mecklenburg County as far as the corporate investing that's going on. It ties into what you were talking about earlier and I just did a couple days of research and just in Monroe in the last, I would say, 2-3 years, just in what I could find in the little time that I took, there are at least 10 corporations purchasing homes in Monroe. They've created 40-50 LLC's to purchase those homes and just last month, one of these companies bought 9 residences in Monroe. This was strictly for investment and to make money. That means the citizens who want to move up to a bigger home or people who want to come here and participate in Monroe as a family are having to compete with those investment firms. I don't know how we can address it or if we even can address it. But, maybe one of the things that maybe in the future we can start looking at is how the HOA addresses that. Whether they can in the covenants as far as requiring two years before you can rent something that's purchased or they have a percentage of owner vs. renter or that type of thing. But, it's happening in Monroe and they've bought 100's and 100's of houses in Indian Trail and you can watch it through the years from 2015 to now. This is something to keep in mind when we are looking at developments and trying to keep families here, just like this development we just saw, that's meant for families and not investors and I think that's why you built it that way. I think it's something that we should look into.

Margaret Desio said investors pay higher than the normal people would buy, so it's causing part of the inflation. It's causing prices to go so high.

Archie Morgan said I understand that, but I don't know if anything illegal is being done.

William Dotson said I know Mecklenburg County, the County Commission is investing \$500,000 to figure out what can and if anything can be done. I know this is a question that we cannot ask, correct? Whether it's binding or anything else, we can at least ask if that's a consideration of the HOA.

Ashley Britt said right. We can only regulate land use, not ownership. So, you don't have any authority to regulate rentals, and you can't require that as a condition. You also can't require the HOA to have it in the covenants, but I know it's a concern and I know HOA's are able to address that.

Richard Ali said HOA's can put in their covenants about renting properties, can't they?

Ashley Britt said they can, but you just can't require them to do that.

Richard Ali said right, but they can do it.

William Dotson said if it's in the original HOA, it has a better chance of survival instead of modifying it later.

Chairman said this is something that we will pay a little more attention to and I'm sure you will continue to research that.

William Dotson said thank you.

Chairman asked before we get to item number 4, does anybody else have any more statements that they would like to make before we adjourn?

There was none.

Item 4. **Next Meeting- July 6, 2022**

Chairman asked if we are going to run into 4th of July issues on July 6th?

Chairman said Archie won't be here.

Patrick Furr said I won't be here.

William Dotson said I don't know if Mr. Deal will be here or not.

Chairman said that could be 3. We will do a little research, but it's tentatively scheduled for July 6th.

Doug Britt said the City will be open July 6th.

Item 10. **Adjournment**

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

Motion: Jennifer Smith made a motion to adjourn

Second: David Dotson

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

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

NAYS: None

The meeting was adjourned at 8:03 p.m.

Respectfully Submitted,

Richard Yercheck, Chair
Planning Board

Ashlyn Penegar
Secretary to the Board

Ortho Map

Project Memphis Annexation

Legend

-  Centerlines
-  Parcels
-  City Limits
-  ETJ

Existing: GI & RMD
(Residential- Medium Density)

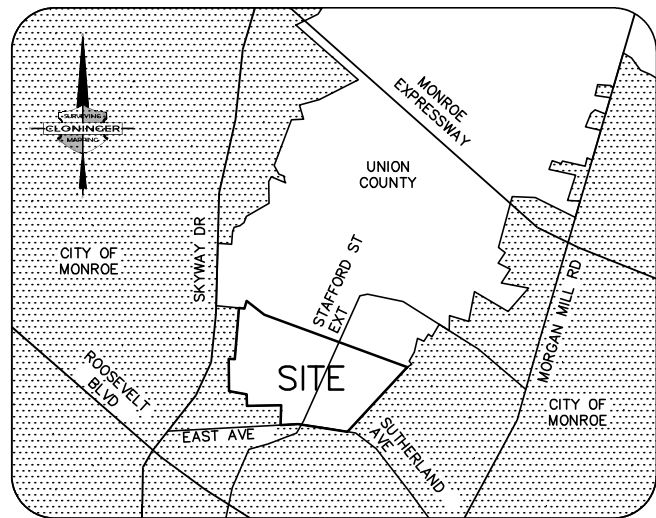
**Owner: Stafford Street Monroe,
LLC & Dorothy Moser Plyler
Trustee**

Acres: 157.47



0 580 1,160
Feet



VICINITY MAP

NOT TO SCALE

THIS IS TO CERTIFY THAT ON THE 25TH DAY OF AUGUST 2021 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT. AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. BOARD RULE 1600 (2) NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

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

SIGNED _____

SURVEYING

CLONINGER

MAPPING

CLONINGER SURVEYING & MAPPING, PLLC
201 W. 2nd AVENUE, SUITE C
GASTONIA, NC 28052
704.864.9007
LICENSE P-2326

CREW: JFC
DRAWN: CEB/DB
REVISED:
SCALE: 1"=200'
DATE: AUG. 25, 2021
FILE NO. 1348



PLYLER FARMS LLC
DB 5538-73
TAX # 09180003T

DOROTHY MOSER PLYLER, TRUSTEE OF
THE DOROTHY M. PLYLER REVOCABLE
TRUST, DATED MAY 24TH, 2017
DB 6979-76
TAX # 09-180-004M

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1517.46'	127.65'	127.61'	N76°45'12" W	004°49'11"

LINE	BEARING	DISTANCE
L1	S78°16'10" W	107.19'
L2	S34°01'45" W	21.88'
L3	S82°48'07" E	122.51'
L4	N17°47'29" E	202.40'
L5	S50°01'19" W	142.98'
L6	S43°09'33" W	157.35'

ANNEXATION AREA
6,859,600 SQ. FT.
157.4748 ACRES

REVIEW OFFICER:

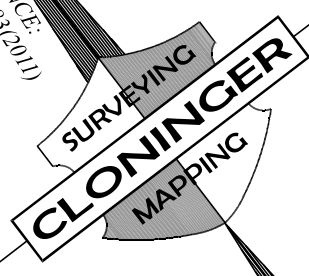
I, _____ REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____

DATE _____

NOTES:

- ALL CORNERS MONUMENTED AS SHOWN.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- SITE LOCALIZED TO N.G.S. MONUMENT "CHRYSLER" NC GRID NAD83.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.



STAFFORD STREET MONROE, LLC
DB 8459-636
TRACT A, M.B. Q. PG. 525-526
TAX # 09-180-004K

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.

CITY CLERK _____

DATE _____

Annexation Boundary for the City of Monroe,
The properties of Stafford Street Monroe, LLC and of
Dorothy Moser Plyler, Trustee of the Dorothy M. Plyler
Revocable Trust, Dated May 24, 2017
Monroe Township, Union County, North Carolina

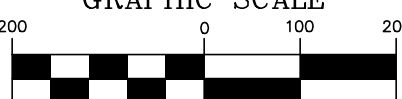
DATE DRAWN: JUNE 27, 2022	BY: CEB/DB
SURVEYED BY: CLONINGER SURVEYING & MAPPING, PLLC	CITY OF MONROE MAP NO.
SCALE: 1"=200'	DATE:

LEGEND:

D.B. - DEED BOOK
E.C.M. - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
M.B. - MAP BOOK
NIR - NEW IRON ROD
NN - NEW NAIL
PG. - PAGE
R/W - RIGHT-OF-WAY
ANNEXATION BOUNDARY
EXISTING CITY LIMITS
PROPERTY LINE (ADJACENT)
RIGHT-OF-WAY (ADJACENT)
EASEMENT

NODS MON. "CHRYSLER"
NC GRID NAD83
N459,637.19
E1,537,773.70
NAVD88 ELEV:567.32

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



STAFF REPORT

TO: Planning Board Members

DATE: July 13, 2022

FROM: Lisa Stiwwinter, Planning and Development Director

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Annexation of 157.47 acres located at intersection of E. East Avenue, N. Sutherland Avenue and Stafford Street Extension further identified as tax parcels 09-180-004-H90, 09-180-004-K, and 09-180-004-M

SUMMARY STATEMENT

Planning Board is requested to consider the annexation of 157.47 acres located at the intersection of E. East Avenue, N. Sutherland Avenue and Stafford Street Extension and further identified with parcel ID numbers 09-180-004-H90, 09-180-004-K, and 09-180-004-M.

REVIEW

Stafford Street Monroe, LLC and Dorothy Moser Plyler Trustee are requesting the annexation of 157.47 acres located at the intersection of E. East Avenue, N. Sutherland Avenue and Stafford Street Extension and further identified with parcel ID numbers # 09-180-004-H90, 09-180-004-K, and 09-180-004-M.

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

CD "Regent Pines - 2022"

Legend

- Centerlines
- Parcels

Existing: NB, RMD, & RLD
(Business and Residential)

Owner: Love Rentals, LLC

Acres: 30.03



0 290 580 Feet

Zoning Map

CD "Regent Pines-2022"

Legend

Centerlines

Parcels

Zoning Districts

RLD

RMD

RHD

NB

GI

CD

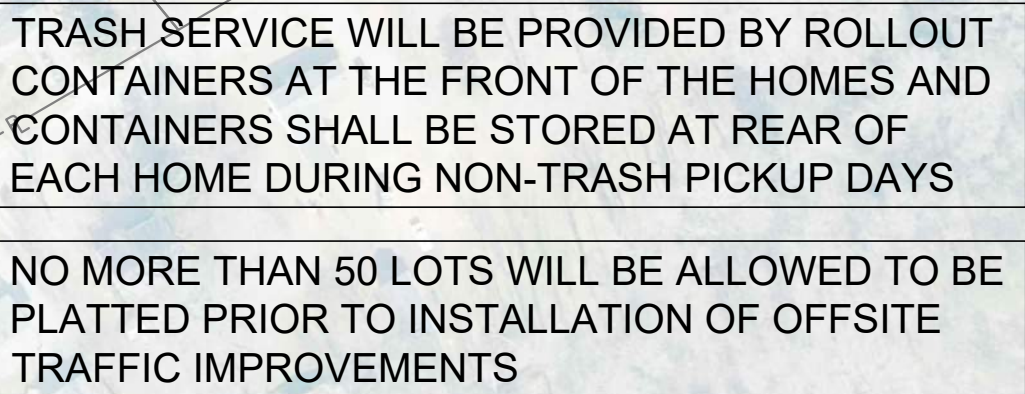
Existing: NB, RMD, & RLD
(Business and Residential)

Owner: Love Rentals, LLC

Acres: 30.03



0 270 540
Feet



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

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

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

SITE ACREAGE: 30.03 ACRES±

DENSITY: 3.30 UNITS/ACRE (99 UNITS/30.03 AC.)

CURRENT ZONING: GB & R-20

PROP. ZONING: CONDITIONAL DISTRICT "REGENT PINES -



- PROPOSED REZONING FROM GB/R-20 TO CONDITIONAL DISTRICT "REGENT PINES – 2022".
- 2.0 SETBACKS AND YARDS SHALL BE AS FOLLOWS:
 - REAR LOAD SINGLE FAMILY LOTS: FRONT/CORNERS-15 FT, INTERIOR SIDES-5 FT, REAR-20 FT BUILDINGS (STRUCTURES) IN OPEN SPACE/AMENITY AREAS SHALL BE SET 10' FROM R/W AND RESIDENTIAL LOT LINES
- 3.0 SETBACKS FOR ACCESSORY STRUCTURES SHALL BE MIN. OF FIVE (5) FEET FROM ALL PROPERTY LINES AND CANNOT BE LOCATED BEYOND THE FRONT MOST CORNER OF THE PRIMARY STRUCTURE (HOME).
- 4.0 ALL ROADS AND ALLEYS WILL BE PUBLIC STREETS AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MONROE STANDARDS.
- 5.0 PROPOSED ROADS WILL BE PUBLIC, SUBJECT TO CITY OF MONROE'S ACCEPTANCE POLICIES AND PROCEDURES.
- 6.0 FIVE (5) FOOT WIDE SIDEWALKS WILL BE REQUIRED ON BOTH SIDES OF ALL INTERIOR DEVELOPMENT STREETS.
- 7.0 STREET SIDEWALKS SHALL BE CONSTRUCTED WITH EACH HOME ALONG ALL STREET FRONTAGES (FRONT & CORNER YARDS).
- 8.0 ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ALLEY TO THE GARAGE AND SHALL ACCOMMODATE A MINIMUM OF TWO (2) VEHICLES OUTSIDE OF THE GARAGE FOR EACH DWELLING UNIT. DRIVEWAYS SHALL BE MIN. 16'-FEET WIDE.
- 9.0 NO PORTION OF A DRIVEWAY MAY BE LOCATED WITHIN A SIGHT TRIANGLE EASEMENT.
- 10.0 STREET TREES (IN DESIGNATED PLANTING STRIP – SEE STREET CROSS SECTION DETAILS) SHALL BE PLANTED AT AN AVERAGE OF 50'-FEET ON-CENTER ALONG BOTH SIDES OF ALL PUBLIC ROADS (ALONG ALL LOT FRONTAGES AND COMMON AREA FRONTAGE). SEE DETAIL ON SHEET RZ-2 FOR LOT SPECIFIC TREE REQUIREMENTS (IN ADDITION TO STREET TREES)
- THERE SHALL BE NO TREES LOCATED WITHIN SIGHT DISTANCE TRIANGLES FOR SAFETY PURPOSES.
- STREET TREES SHALL BE MINIMUM OF 3.0-INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GRADE AND SHOULD BE A VARIETY OF SPECIES. STREET TREES ADJACENT TO LOTS TO BE PLANTED DURING HOME CONSTRUCTION.
- 11.0 ALL NEW TREES SHALL BE SUITABLE FOR HEALTHY GROWTH FOR THE AREA CLIMATE. ONE (1) FRONT YARD TREES SHALL BE PLANTED PER LOT AND BE MIN. OF 1-1/2 INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GRADE.
- 12.0 ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
- 13.0 HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMPs, ETC.
- 14.0 SIGN REGULATIONS FOR THIS DEVELOPMENT SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
- 15.0 ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND/OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN; MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR CITY DESIGNEE.
- 16.0 EXISTING TREES WITHIN THE DEVELOPMENT THAT ARE SEVENTY-FIVE (75) INCHES OR GREATER IN CIRCUMFERENCE MUST BE PRESERVED AND SHALL NOT BE REMOVED. QUALIFYING TREES SHALL BE LOCATED AND SHOWN ON THE CONSTRUCTION DRAWINGS. GRAND TREES MAY BE REMOVED FOR PUBLIC INFRASTRUCTURE CONSTRUCTION (ROADS, WATER SEWER), BUT MUST BE MITIGATED AT A RATE OF 4-3" TREES PER TREE REMOVED.
- 17.0 EXISTING TREES WITHIN THE DEVELOPMENT THAT ARE TWENTY-FIVE (25) INCHES OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, DRIVEWAY AREA, UTILITY CONSTRUCTION, OR OTHER APPROVED CONSTRUCTION LIMITS.
- 18.0 PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS CONDITIONAL DISTRICT PLAN AND SUPPORTING DOCUMENTS.

PETITIONER AFFIRMATION AND SIGNATURE:

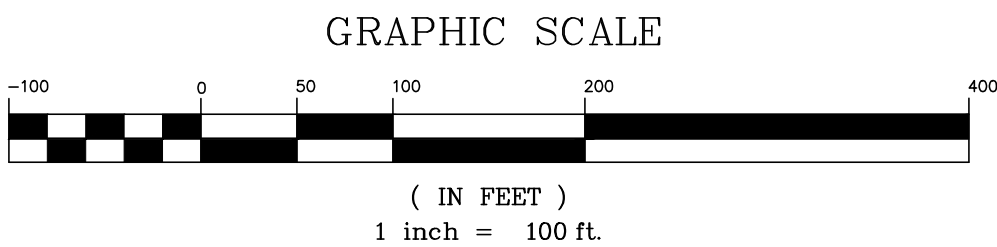
PETITIONER SIGNATURE

DATE _____

- 1.0 MINIMUM LOT SIZE FOR REAR LOAD SINGLE FAMILY LOTS WILL BE 3,674 SQ.FT. (AVERAGE LOT SIZE = 3,958 SQ.FT.±).
- 2.0 MINIMUM HEATED SQUARE FOOTAGE FOR DETACHED SINGLE FAMILY UNITS = 1,500 SQ.FT.
- 3.0 EXTERIOR BUILDING MATERIALS MAY INCLUDE BRICK, STONE, FIBER CEMENT (HARDIE BOARD OR EQUIVALENT), AND STUCCO. VINYL AND EIFS WILL ONLY BE PERMITTED AS TRIM, EAVES, SOFFITS, AND WINDOWS.
- 4.0 FOR HOUSES BUILT ON SLAB FOUNDATIONS, THE FRONT AND SIDES OF EACH DWELLING UNIT SHALL BE PROVIDED WITH A BRICK OR STONE WATER TABLE THAT EXTENDS AT LEAST EIGHTEEN (18) INCHES ABOVE GRADE.
EXPOSED FOUNDATION WALLS SHALL BE TREATED WITH NO BARE/RAW CONCRETE EXPOSED. TREATMENTS MAY INCLUDE BRICK, STONE OR COLORED PARING. VENEERS MAY BE USED IN LIEU OF STANDARD BRICK OR STONE.
- 5.0 ALL EXPOSED (EXTERIOR OF HOME) CHIMNEYS SHALL BE STUCCO OR BRICK VENEERED CONSISTENT WITH THE ARCHITECTURE OF THE HOME.
- 6.0 FRONT ELEVATION OF ALL RESIDENTIAL UNITS SHALL CONSIST OF A MINIMUM OF 25% BRICK, STONE, OR LIKE MATERIAL.
- 7.0 THE MAJORITY OF ALL ROOF AREAS ON ANY HOME SHALL HAVE A MINIMUM OF 6/12 ROOF PITCH. SECONDARY ROOF FEATURES SUCH AS PORCH ROOFS MAY BE 4/12 ROOF PITCH.
- 8.0 ALL REAR LOAD SINGLE FAMILY HOMES SHALL HAVE A TWO (2) CAR GARAGE.
- 9.0 FRONT LAWNS OF ALL DWELLING UNITS SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. COMMON AREAS MAY BE SEEDDED.
- 10.0 AMENITY CONSTRUCTION SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATES OF OCCUPANCY BEING ISSUED.
- 11.0 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 ADDITION OF MASONRY SIDING (BRICK OR STONE) ON SIDES OF THE HOUSE THAT MAY CAUSE WIDTH TO EXCEED 24—FT SHALL BE EXEMPTED FROM THIS REQUIREMENT.

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

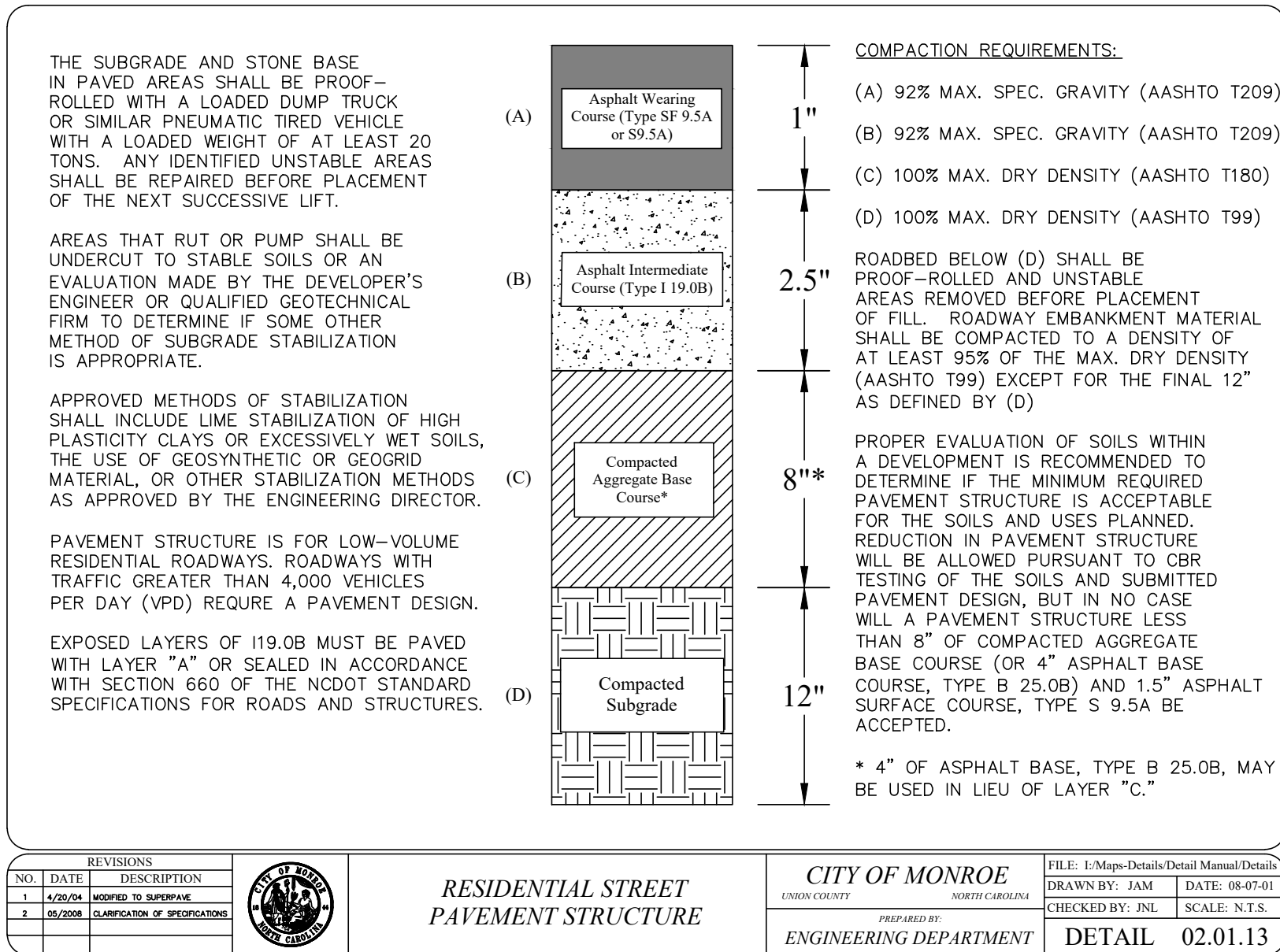
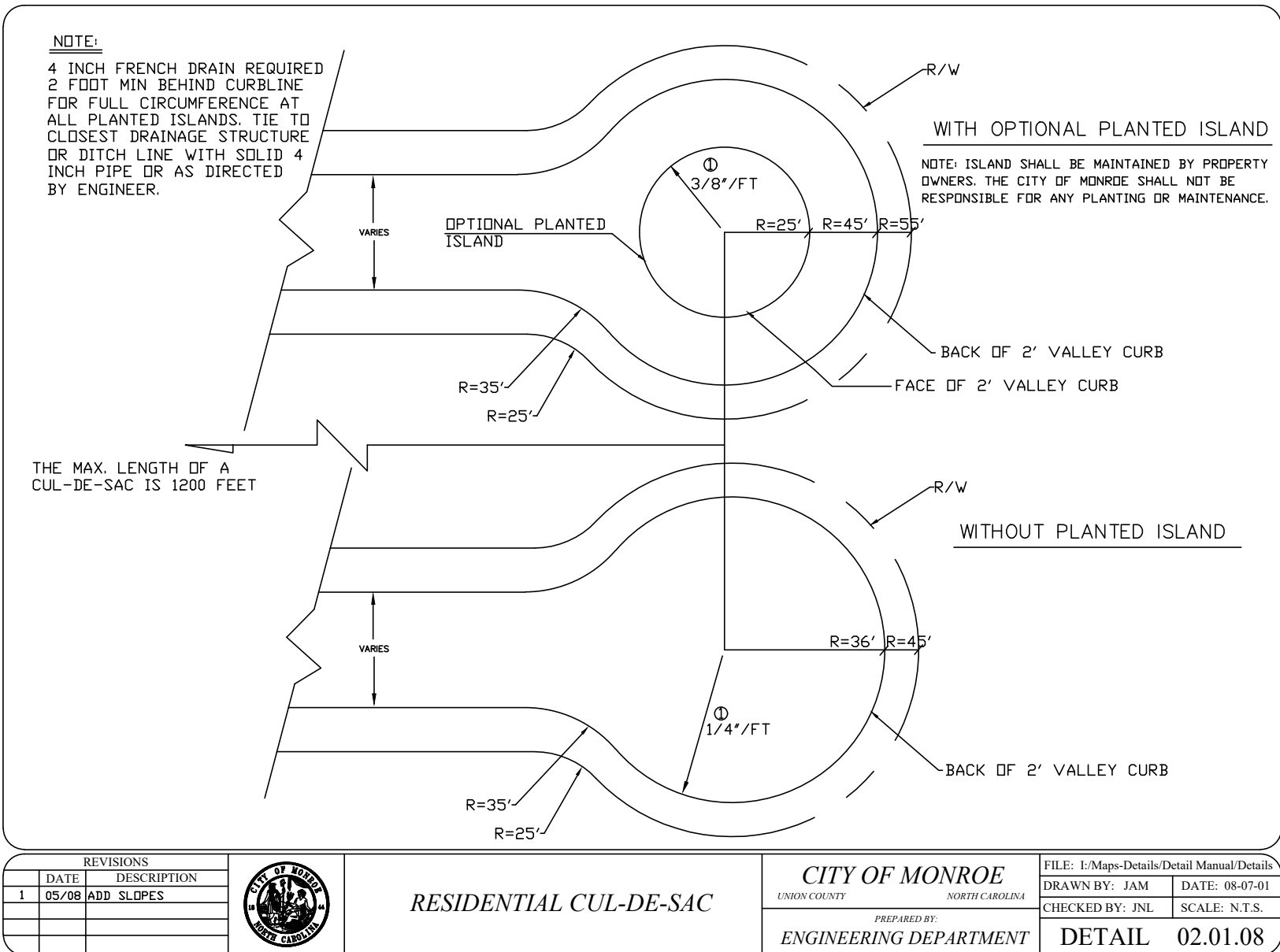
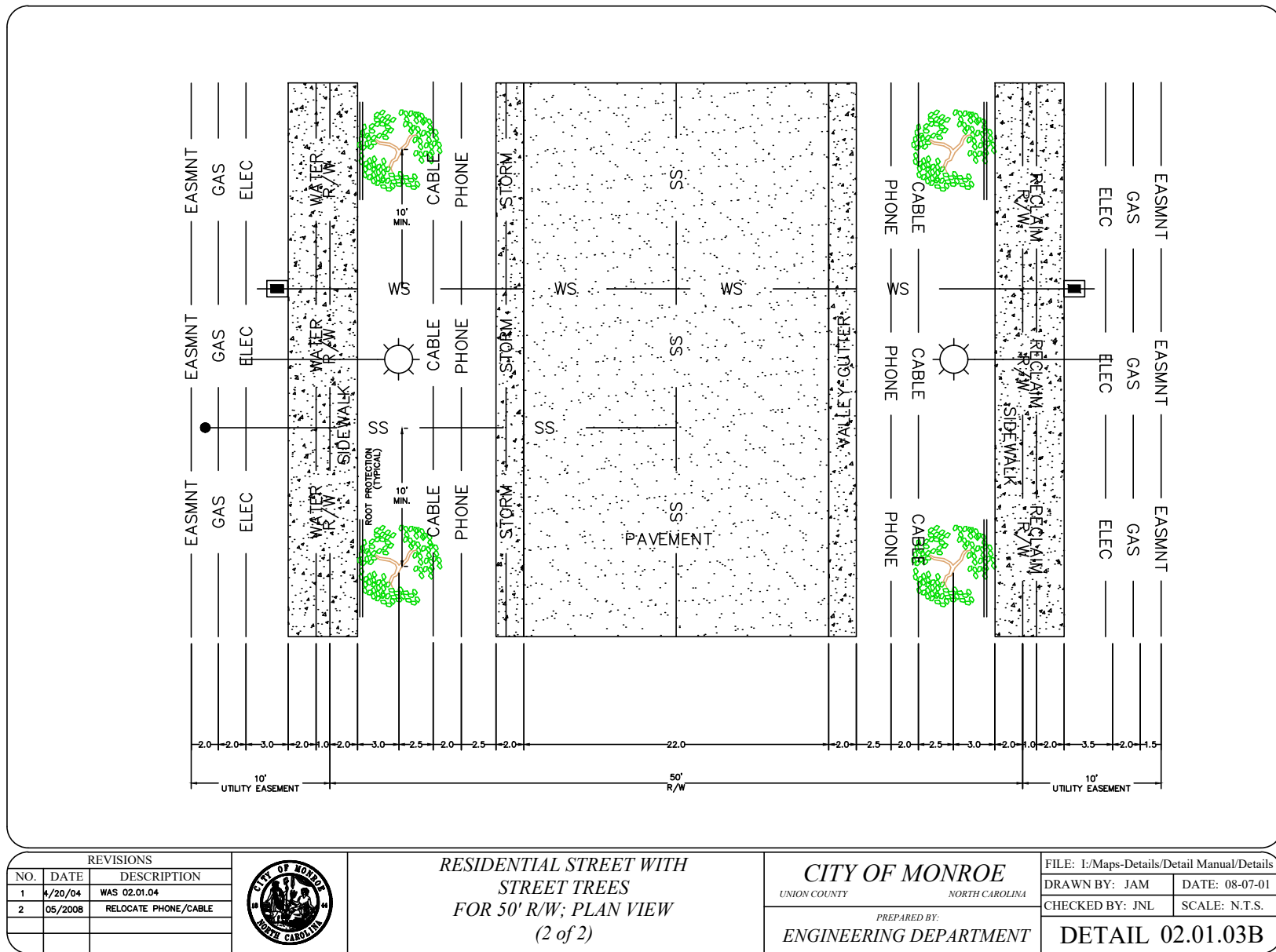
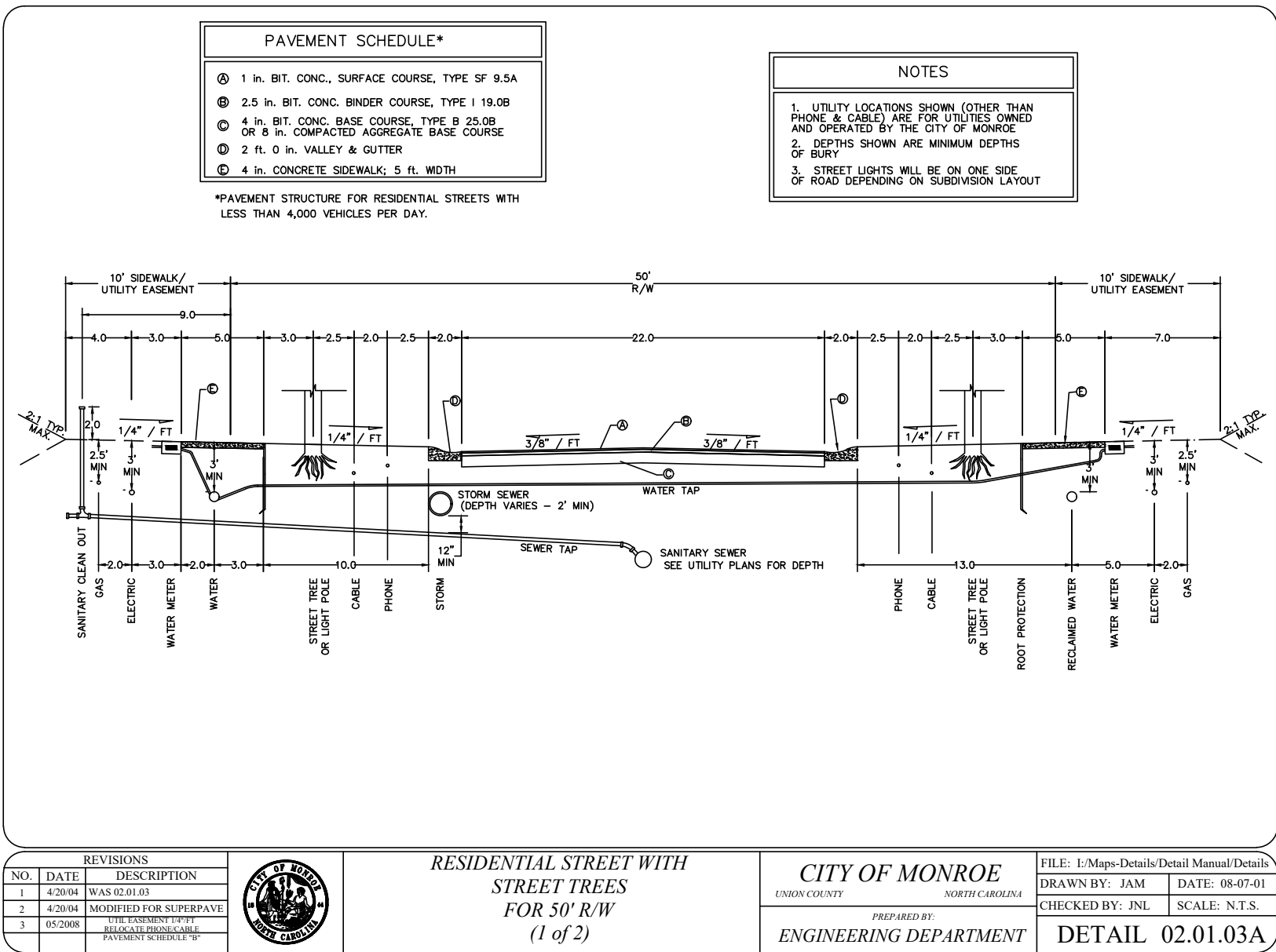
SEE SHEET RZ-3 FOR SAMPLE HOUSING
ELEVATIONS



25' PERIMETER BUFFER	- 2.73 ACRES
50' STREAM BUFFER	- 1.48 ACRES
DESIGNATED AMENITY AREAS	- 0.13 ACRES
UNSPECIFIED COMMON AREAS	- 9.66 ACRES
TOTAL OPEN SPACE	- 14.00 ACRES (46.6%)

MIN. LOT WIDTH	- 35 FT. AT FRONT SETBACK
MIN. LOT SIZE	- 3,674 SQ.FT.
FRONT SETBACK	- 15 FT.
CORNER SIDE YARD	- 15 FT. (INCLUDES ALLEYS)
INTERIOR SIDE YARD	- 5 FT.
REAR YARD	- 20 FT.
LOT SIZE RANGES	- 3,674 SF - 7,021 SF

RZ-1



LOT SIZE CHART (NOMINAL LOT SIZE – MIN. REQUIRED LOT WIDTH)											
NO.	WIDTH (FT.)	AREA (SF)	NO.	WIDTH (FT.)	AREA (SF)	NO.	WIDTH (FT.)	AREA (SF)	NO.	WIDTH (FT.)	AREA (SF)
1	67	7021	31	35	3675	61	35	3675	91	35	3675
2	55	5603	32	35	3675	62	35	3675	92	35	3675
3	35	3675	33	35	3675	63	35	3675	93	35	3675
4	35	3675	34	35	3675	64	35	3675	94	35	3675
5	35	3675	35	35	3675	65	47	4763	95	35	3675
6	35	3675	36	35	3675	66	48	4868	96	35	3675
7	35	3675	37	35	3675	67	35	3675	97	35	3675
8	35	3675	38	35	3675	68	35	3675	98	35	3675
9	35	3675	39	35	3675	69	35	3675	99	48	4868
10	35	3675	40	35	3675	70	35	3675			
11	35	3675	41	35	3675	71	35	3675			
12	35	3675	42	35	3675	72	35	3675			
13	35	3675	43	35	3675	73	35	3675			
14	35	3675	44	35	3675	74	35	3675			
15	35	3675	45	35	3675	75	35	3675			
16	35	3675	46	35	3675	76	35	3675			
17	35	3675	47	35	3675	77	35	3675			
18	35	3675	48	35	3675	78	35	3675			
19	55	5603	49	35	3675	79	47	4763			
20	45	4553	50	35	3675	80	47	4763			
21	35	3674	51	35	3675	81	35	3675			
22	47	4761	52	35	3675	82	35	3675			
23	35	3675	53	35	3675	83	35	3675			
24	35	3675	54	35	3675	84	35	3675			
25	35	3675	55	35	3675	85	47	4763			
26	35	6375	56	35	3675	86	47	4763			
27	47	4763	57	35	3675	87	35	3675			
28	35	3675	58	35	3675	88	35	3675			
29	35	3675	59	35	3675	89	35	3675			
30	35	3675	60	35	3675	90	35	3675			

CONDITIONAL NOTES & STANDARDS

GENERAL CONDITIONS:

1.0 CONDITIONAL DISTRICT "REGENT PINES – 2022" IS HEREBY SUBMITTED FOR APPROVAL SUBJECT TO THE SPECIFIC TERMS AND CONDITIONS NOTED HEREON THE REZONING PLAN.

2.0 MAX. ALLOWED DENSITY SHALL BE 99 SINGLE FAMILY DETACHED DWELLINGS (ALLEY LOAD).

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

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

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

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

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

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

PLANNING & ZONING:

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

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

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

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

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

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

FIRE SAFETY:

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

ENGINEERING – ROADWAYS & STORMWATER:

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

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

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

– MIN. 15'X15' SIGHT TRIANGLE FOR PUBLIC ALLEY TO PUBLIC ROAD CONNECTIONS

– MIN. 15'X15' SIGHT TRIANGLE FOR PUBLIC ALLEY TO PUBLIC ALLEY CONNECTIONS

– SIGHT TRIANGLES NOT REQUIRED FOR PUBLIC ALLEY TURNAROUNDS

4.0 MINIMUM CENTERLINE RADII AS FOLLOWS:

– 150-FT FOR PUBLIC ROADS

– 150-FT FOR PUBLIC ALLEYS

ENGINEERING – WATER RESOURCES (WATER & SEWER):

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

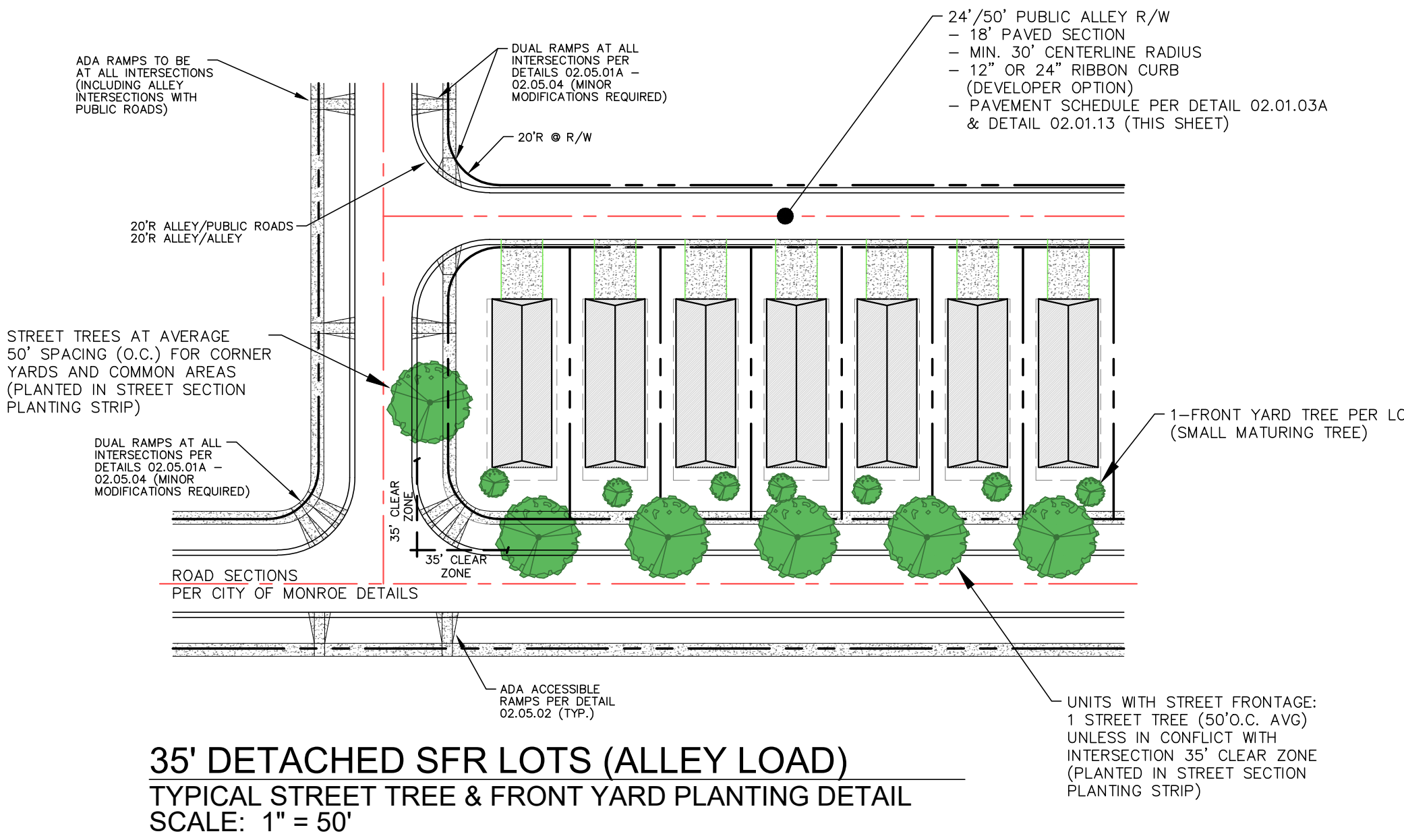
ENVIRONMENTAL:

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

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

TRANSPORTATION:

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



DATE ISSUED FOR REV

12/23/21 Submittal to City 0

2/22/22 Address City Staff Comments 1

4/06/22 Address City Staff Comments - 99 Lots 2

5/04/22 Address Minor Engineering Comments 3

NORTH CAROLINA 811 Know what's below. Call before you dig.

Engineer:

RJH

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Landscape Architecture • Management

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

www.rjoharris.com

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

Corporate Seal Engineer's Seal

REZONING DOCUMENT NOT FOR CONSTRUCTION

Project Manager Drawn B. Pridemore

Department Manager Checked

Print/Plot Date May 4, 2022

Client

CHARLOTTE LAND GROUP, LLC

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

Project: Conditional District "REGENT PINES-2022"

Drawing Title: REZONING PLAN Additional Notes & Details

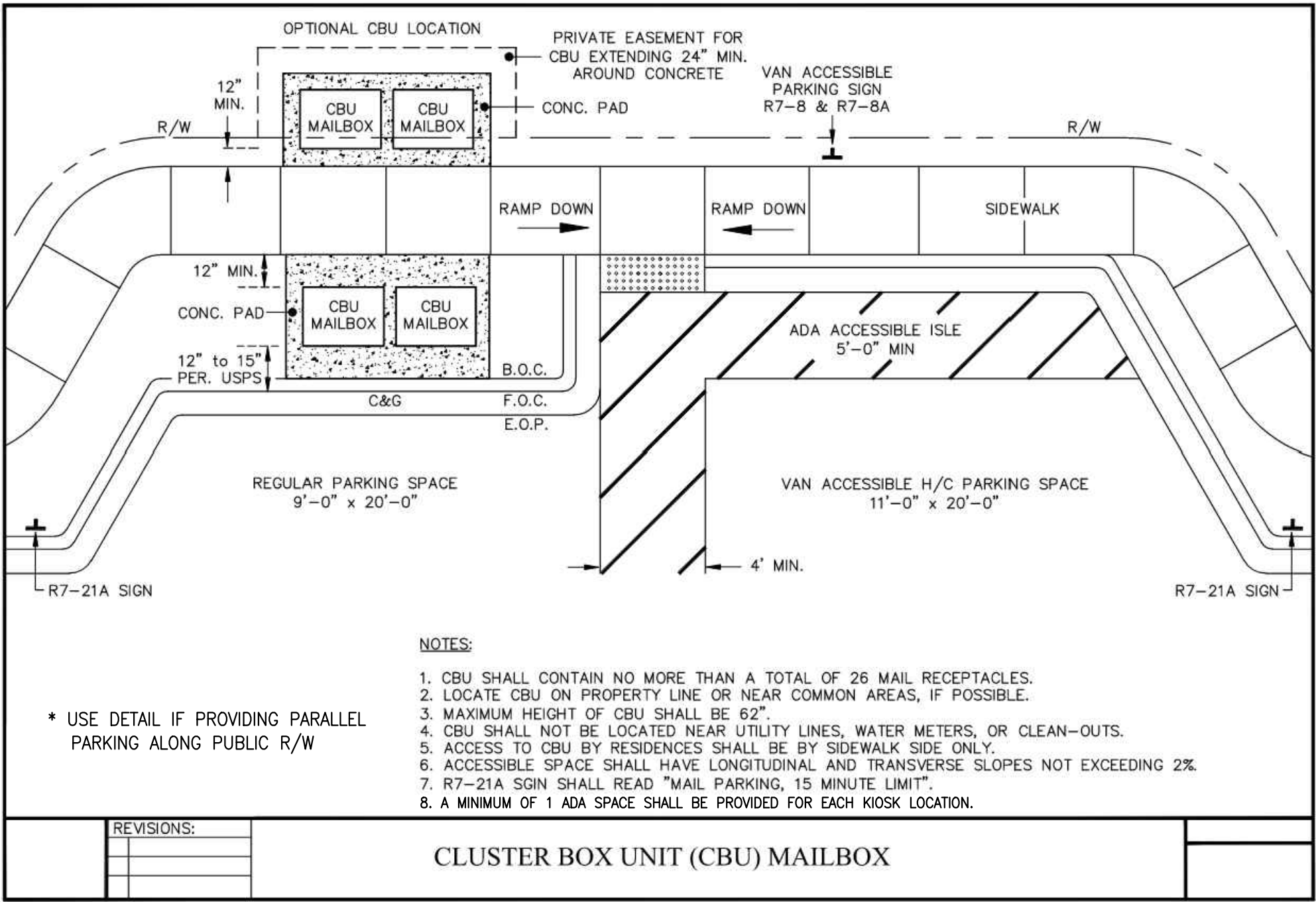
Project No. Drawing No. 4654

DWG File Name: 4654-Regent Pines C Rezoning RZ-2

SAMPLE REAR ELEVATION:



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



SAMPLE FRONT ELEVATIONS:

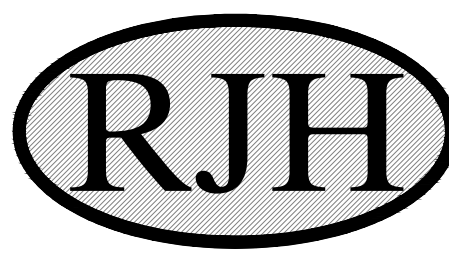


SAMPLE ELEVATIONS ARE PROVIDED FOR GENERAL REFERENCE ONLY AND BUILT PRODUCT(S) MAY VARY SO LONG AS THEY ARE CONSISTENT WITH SAMPLES.

DATE	ISSUED FOR	REV
12/23/21	Submittal to City	0
2/22/22	Address City Staff Comments	1
4/06/22	Address City Staff Comments - 99 Lots	2
5/04/22	Address Minor Engineering Comments	3



Engineer:



R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning
Landscape Architecture • Management

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

www.rjoe-harris.com

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

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

REZONING DOCUMENT
NOT FOR CONSTRUCTION

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

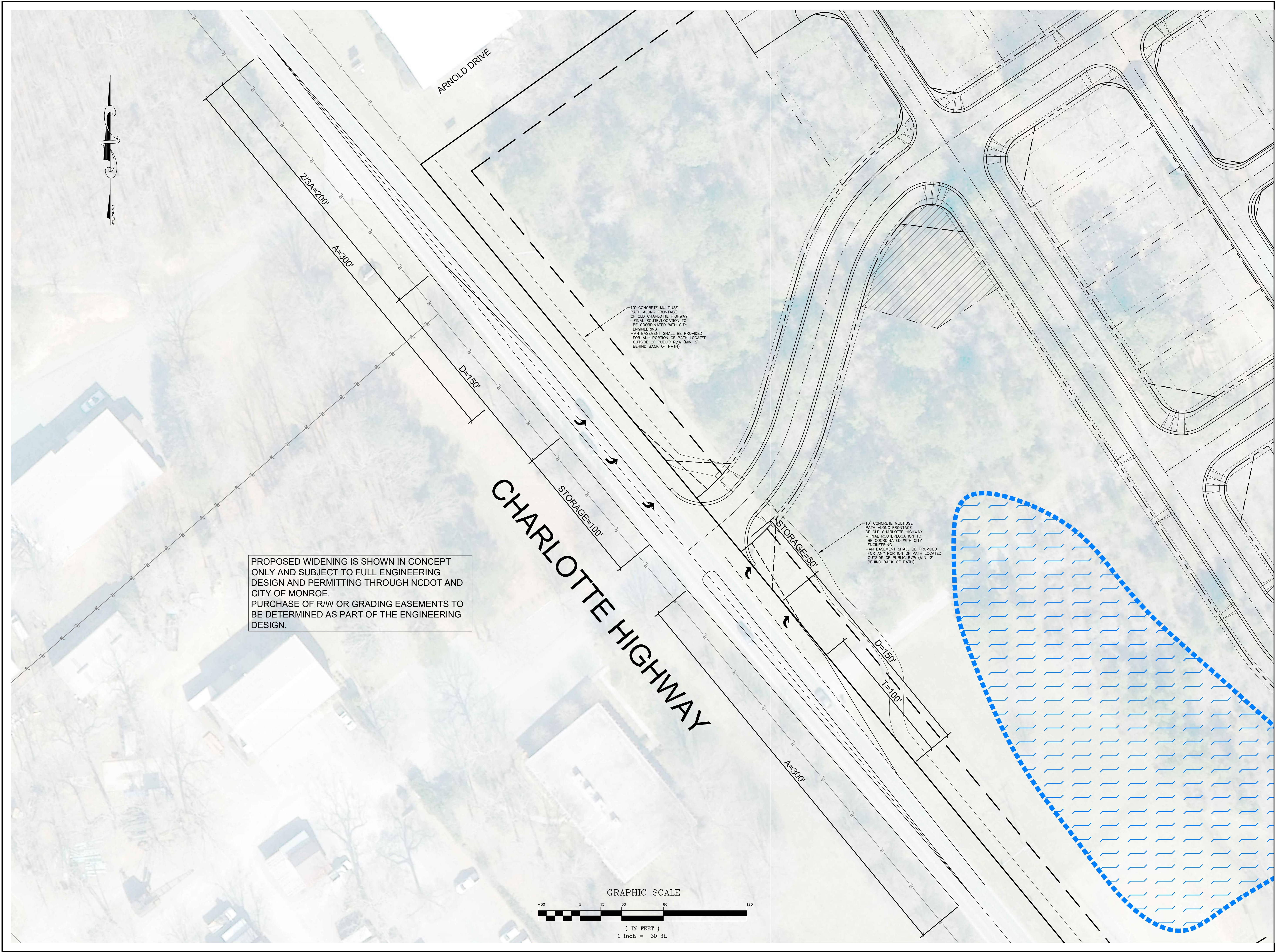
Print/Plot Date
May 4, 2022

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

Project:
Conditional District
"REGENT PINES-2022"

Drawing Title:
REZONING PLAN
CBU Detail & Sample
Elevations

Project No. 4654	Drawing No. RZ-3
DWG File Name: 4654-Regent Pines C Rezoning	



DATE	ISSUED FOR	REV
12/23/21	Submittal to City	0
2/22/22	Address City Staff Comments	1
4/06/22	Address City Staff Comments - 99 Lots	2
5/04/22	Address Minor Engineering Comments	3



Engineer:



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

www.rjoe Harris.com

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

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

**REZONING DOCUMENT
NOT FOR CONSTRUCTION**

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

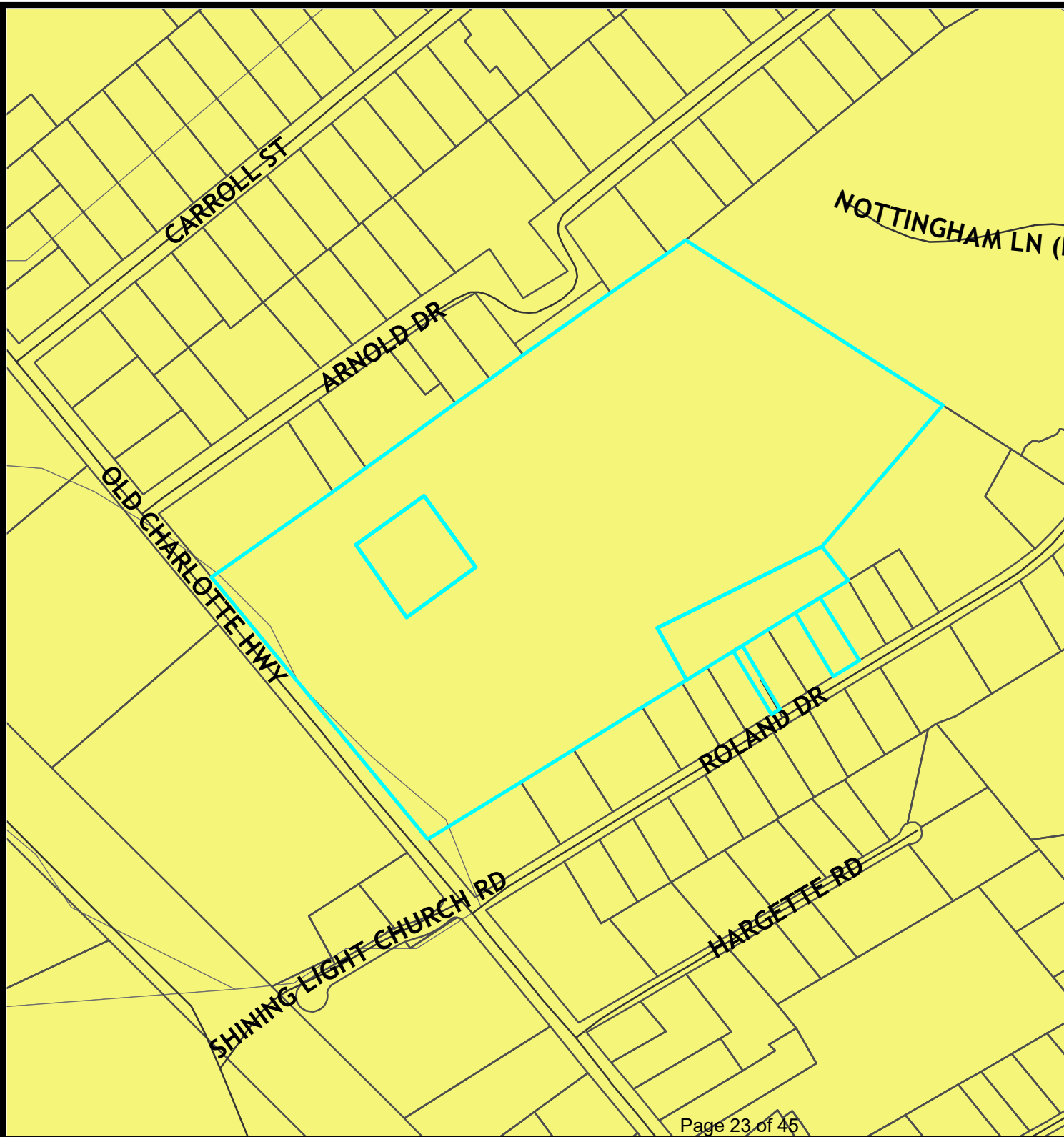
Print/Plot Date
May 4, 2022

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

Project:
**Conditional District
"REGENT PINES-2022"**

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

Project No. 4654 DWG File Name: 4654-Regent Pines C Rezoning	Drawing No. RZ-4
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Future Land Use Plan

CD "Regent Pines - 2022"

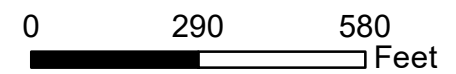
Legend

-  Parcels
-  Future Land Use Character Area Suburban

Existing: NB, RMD, & RLD
(Business and Residential)

Owner: Love Rentals, LLC

Acres: 30.03



Land Use and Transportation Plan

The Land Use and Transportation 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 USE AND TRANSPORTATION PLAN
COMPLIANCE
CONDITIONAL DISTRICT “REGENT PINES - 2022”
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 “REGENT PINES – 2022” and further described below property is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Suburban. Single-family uses are listed as a priority use in this character area, and the proposed project is for the development of single-family homes. The suburban character area states the density for residential is 2-4 units per acre. This development is 3.3 units per acre; therefore, it is consistent. The project is reasonable and in the public interest because it will provide additional housing options closer to the city core versus on the outskirts creating sprawl.

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

Adopted this 13th day of July, 2022

Richard Yercheck, Planning Board Chair

Attest:

Ashlyn Penegar, Secretary to Planning Board

**RESOLUTION DENYING LAND USE AND TRANSPORTATION PLAN
COMPLIANCE
CONDITIONAL DISTRICT “REGENT PINES - 2022”
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 “*REGENT PINES – 2022*” and further described below property is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Suburban. Single-family uses are listed as a priority use in this character area, and the proposed project is for single-family homes. The suburban character area states the density for residential is 2-4 units per acre. This development is 3.3 units per acre; therefore, it is consistent. However, the proposed development is not a reasonable use or in the public interest because this project is along a heavily traveled corridor and additional traffic could strain existing traffic concerns. 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 Use and Transportation Plan Compliance for property with Union County Tax Parcel Number(s): 09-301-059, 09-301-059A, 09-301-060A, 09-301-045, and 09-301-047.

Adopted this 13th day of July, 2022

Richard Yercheck, Planning Board Chair

Attest:

Ashlyn Penegar, Secretary to Planning Board

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: 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 157 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §157.1.2.1 **OFFICIAL ZONING MAP** as follows:

Rezone the properties located along Charlotte Highway further identified with parcel ID numbers 09-301-059, 09-301-059A, 09-301-060A, 09-301-045, and 09-301-047 from NB (Neighborhood Business), RMD (Residential Medium Density), and RLD (Residential Low Density) to Conditional District (CD) “Regent Pines-2022”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 9th day of August, 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 157: 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 157 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §157.1.3.1 ZONING DISTRICTS ESTABLISHED as follows:

Conditional District (CD) “Regent Pines-2022”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 9th day of August, 2022

Attest:

Marion L. Holloway Jr., Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: July 13, 2022

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Zoning Map and Text Amendment request for Conditional District
“Regent Pines - 2022”

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment for the properties located along Old Charlotte Highway further identified as tax parcels: 09-301-059, 09-301-059A, 09-301-060A, 09-301-045, and 09-301-047. The request is to rezone the properties from NB (Neighborhood Business), RMD (Residential Medium Density), and RLD (Residential Low Density) to Conditional District “Regent Pines - 2022”.

REVIEW

The applicant, Old Charlotte Land Group, is requesting a Conditional District rezoning in order to develop 99 detached single-family homes. The total area of the project is 30.03 acres with 14 acres (46.6%) of open space. The site is currently zoned a mixture of Business and Residential. The properties can currently be developed for commercial uses on the front portion and residential uses on the rear portion.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Residential & Church/School	RLD (Residential Low Density)
East	Nottingham Apartments	RHD (Residential High Density)
South	Residential & Office/Warehouse	RLD (Residential Low Density) & NB (Neighborhood Business)
West	Office/Warehouse (General Contractor)	GI (General Industrial)

REQUIREMENTS

Proposal

The applicant is requesting a Conditional District rezoning in order to develop 99 detached single-family homes. The total area of the project is 30.03 acres with 14 acres (46.6%) of open space.

Density & Dimensional Standards

The density of this project is 3.3 units per acre. The minimum lot size for the homes is 3,674 square feet. The minimum lot width for the homes is 35-feet. The data below is simply to provide the board with information to compare the proposed density to what is allowed by the zoning ordinance in other residential districts in Monroe.

Zoning District	Maximum Allowable Density
RLD	2 unit/acre
RMD	3 units/acre by-right; 4 units/acre clustering
RHD	10 units/acre

The proposed minimum setbacks are as follows:

Front: 15-feet

Corner Side: 15-feet

Interior Side: 5-feet

Rear: 20-feet

Landscaping

Street trees will be planted every 50-feet and will be 3-inches in caliper at time of planting. Front yard trees will be planted at a rate of one (1) tree per lot and will be 1 ½ inches in caliper at the time of planting. A 25-foot landscape buffer is also being proposed around the site.

Open Space

The project is required to provide 12.5% open space, which would equal 3.75 acres. The applicant has provided 14 acres, which is 46.6% of the total site. The open space will also include a passive gathering area with benches and landscaping as well as a natural walking path at the rear of the site.

Elevations

The developer is proposing the exterior building materials to include fiber cement, stone, stucco, or brick. Vinyl and EFIS will only be utilized for trim, eaves, soffits, and windows. The minimum heated floor area of the homes is 1,500 square feet. The front façade will also include 25% brick or stone.

Parking

The applicant is proposing that all homes will have a two-car rear load garage, which will be accessed by alleyways. Each driveway will be able to accommodate at least two (2) vehicles.

Sidewalk

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

Stormwater

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

Stream Buffer

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

Transportation

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

Schools

The proposed 99-lot residential development will be within the following school attendance areas for the current school year:

Rocky River Elementary	Currently at 80% rated capacity
Monroe Middle	Currently at 87% rated capacity
Monroe High	Currently at 67% rated capacity

The proposed project is not expected to adversely affect school enrollments.

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area is Suburban. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods. Multimodal connectivity between neighborhoods and to nearby 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.

Single-family uses are listed as a priority use in this character area. The density for suburban residential is 2-4 units per acre. The proposed project is consistent with the Future Land Use Plan.

PUBLIC NOTIFICATION

1. The applicant sent a neighborhood notification letter to adjoining property owners on February 25, 2022. Staff does not recall receiving any phone calls from when these letters were mailed.
2. A rezoning notification sign will be posted 10 days prior to the public hearing.
3. An official rezoning notification letter will be sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Staff recommends approval of the rezoning “Regent Pines - 2022”.

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

- *Motion to recommend adoption of Resolution Approving Land Development Compliance*
OR
- *Motion to recommend adoption of Resolution 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:

- *Motion to recommend adoption of the Ordinance amending section 157.1.2.1- Conditional Districts Established and section 157.1.3.1- 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:

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

Attachments:

1. Ortho Map
2. Zoning Map
3. Site Plan
4. Elevations
5. Future Land Use Map
6. Future Land Use Description
7. Approval Resolution
8. Denial Resolution
9. Ordinance 157.1.2.1
10. Ordinance 157.1.3.1

Ortho Map

CD "Jefferson & Crowell"

Legend

— Centerlines

▭ Parcels

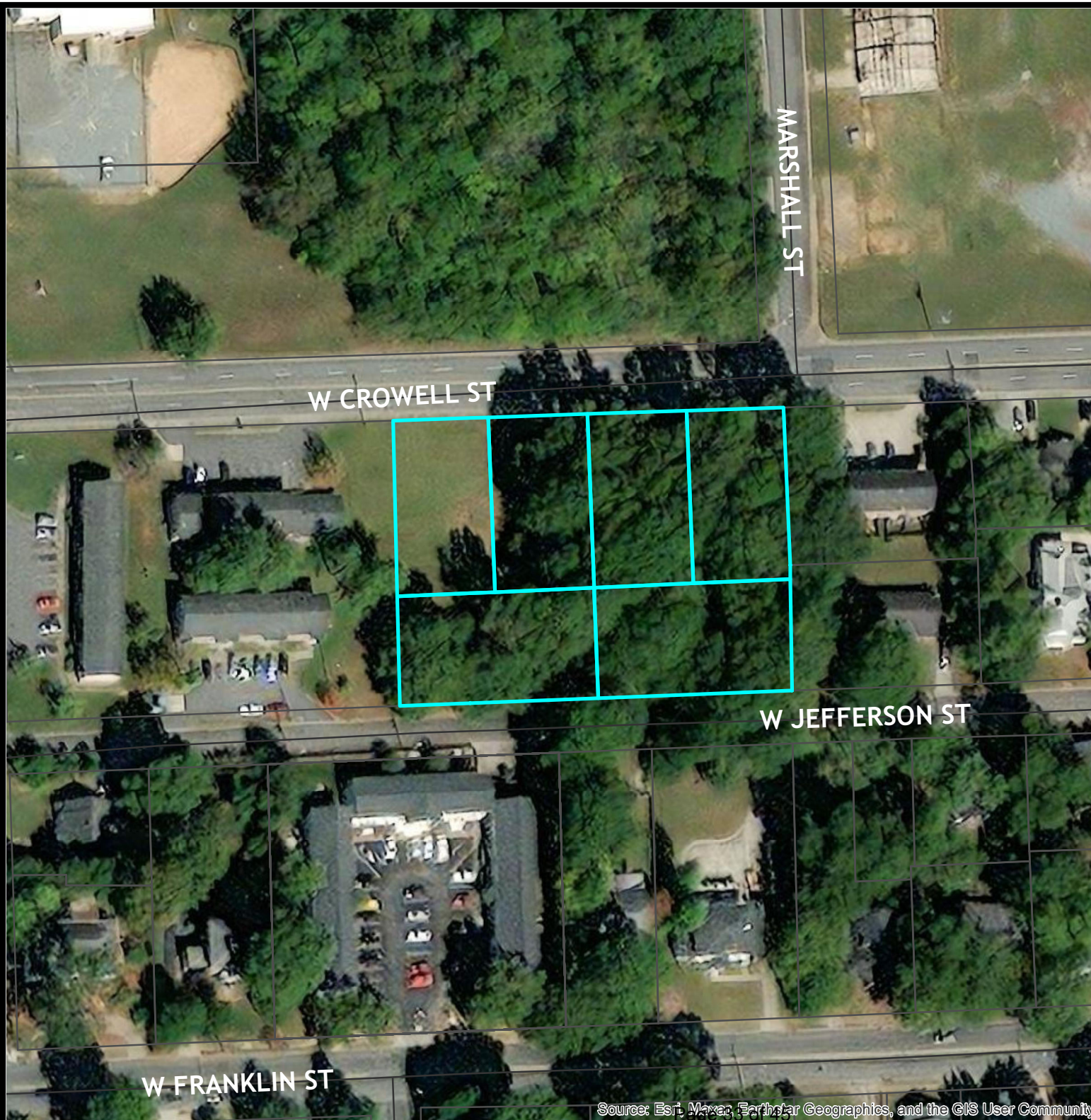
Existing: RMD
(Residential Medium Density)

**Owner: Pinnacle Homes
USA, LLC**

Acres: 1.52



0 80 160
Feet



Zoning Map

CD "Jefferson & Crowell"

Legend

— Centerlines

▭ Parcels

Zoning Districts

■ GI

■ RMD

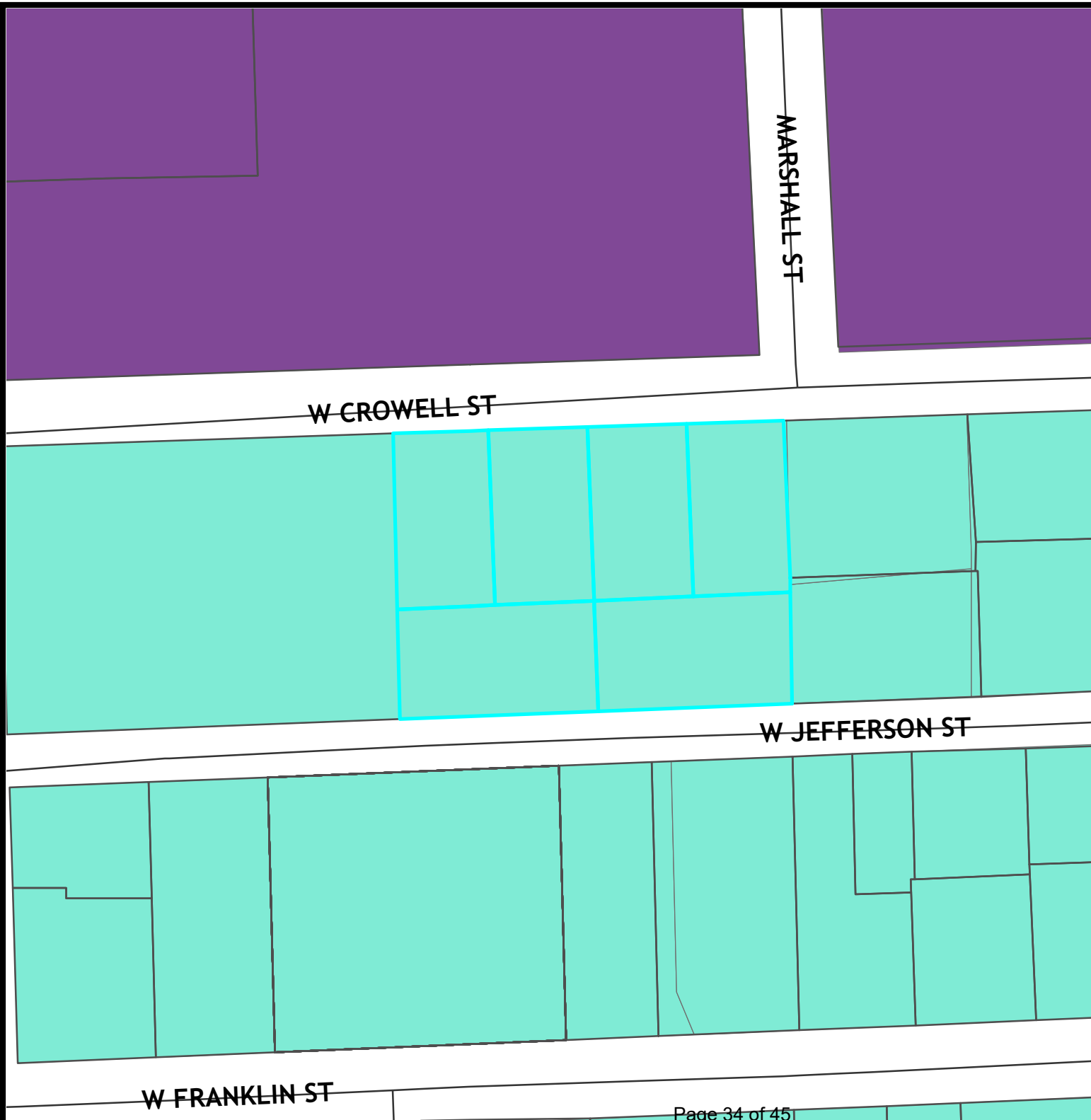
Existing: RMD
(Residential Medium Density)

**Owner: Pinnacle Homes
USA, LLC**

Acres: 1.52

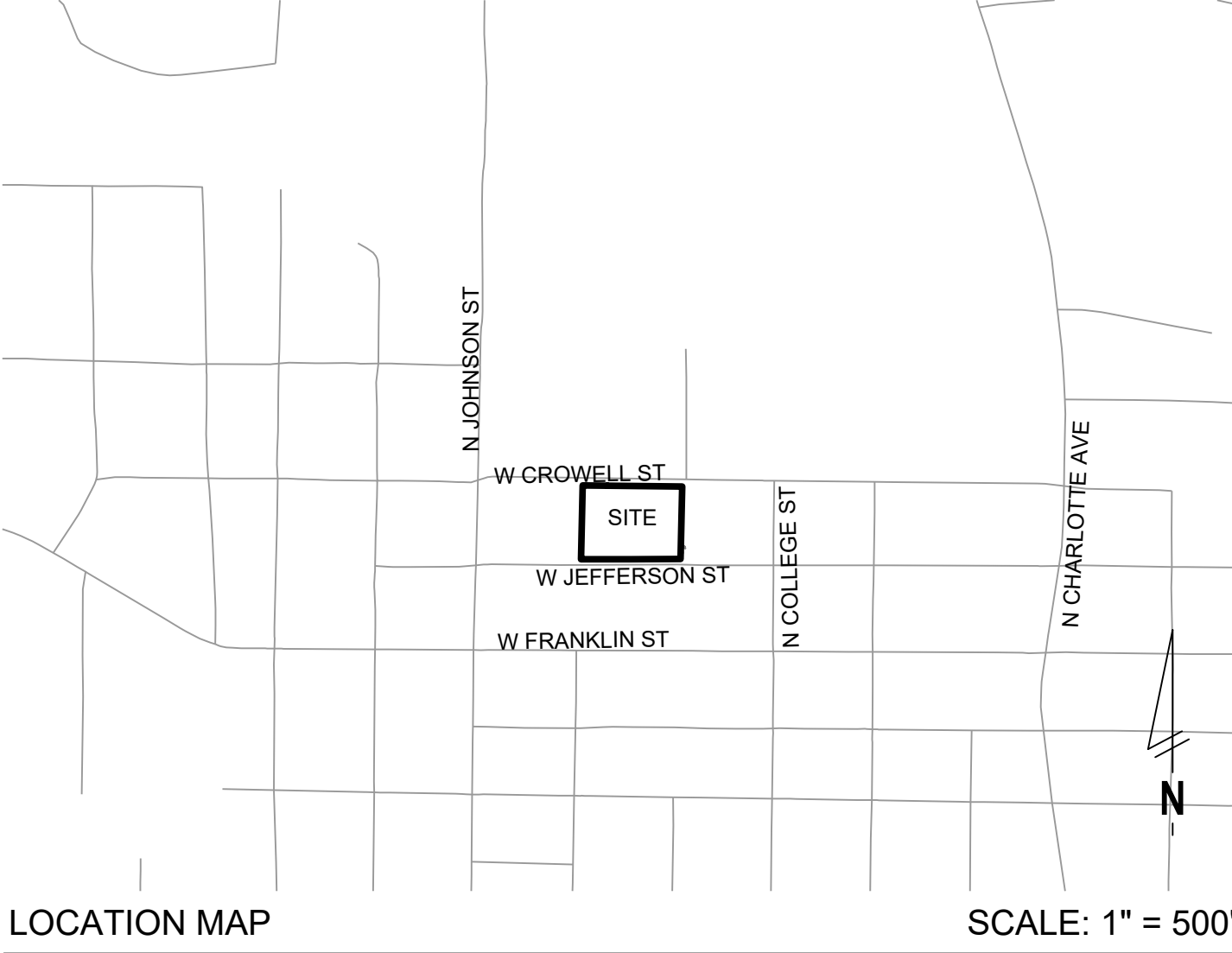


0 80 160
Feet



CONDITIONS:

1. Exterior materials shall be limited to a mix of fiber cement, stone, stucco, and/or brick materials. The front facade will consist of a minimum of 25% brick or stone.
2. The minimum heated square feet of the units will be 1,300 sf.
3. Each lot shall have at least 1 yard tree, suitable for healthy growth in Monroe's Plant Hardiness Zone. Each tree shall have minimum caliper of 2 inches measured 6 inches above grade.
4. 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.
5. All units shall have a standard one-car attached garage.
6. Units built on slab foundations shall have a minimum four course brick of standard size extending up the face of the slab.
7. 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.
8. The majority of all roof areas on any house shall have a minimum of 6/12 pitch roof.
9. All exposed chimneys shall be stucco or brick veneered consistent with the architecture of the home.
10. Front lawns of all units shall be sodded prior to issuance of a certificate of occupancy.
11. All front-load garages shall have carriage style doors or hardware that mimics carriage style doors and/or decorative windows.
12. Accessory structures shall not be located beyond the front corner of the home and shall maintain a five-foot (5') setback from all property lines. Accessory structures shall not be located within the public easement(s).
13. Homeowner's association will be responsible for ownership and maintenance of open space, common areas, bmp areas, etc.
14. All landscaping shall be kept in a thriving condition.
15. All elevations, packets, or other supplemental material submitted to Staff, Planning Board, and or City Council in reference and support of any conditional district shall be regarded as an integral element of the approved site plan; minor deviations from submitted materials shall be allowed at the discretion of the planning director or his designee.
16. Existing healthy trees on-site 8" in caliper (25" circumference) will be preserved to the extent possible and can be removed to allow for built elements, easements, and/or if the health of the tree would be compromised and pose a future hazard to residents. Removal of trees 24" caliper (75" circumference) may be removed when in conflict with building pads and/or foundations, utility easements, drives, parking spaces and/or right-of-ways. In all cases diseased, invasive and/or dying trees may be removed.
17. Potential Tree Save Area shown is subject to change at time of site plan submittal and trees may be removed in order to comply with stormwater mitigation requirements. Where reasonable, trees will be preserved.



SITE STATISTICS

PROPERTY DESCRIPTION:	SIX PARCELS BETWEEN CROWELL STREET AND JEFFERSON STREET
PIN #:	09273004A, 09273004B, 09273004C, 09273004D, 09273004E, 09273004F
TOTAL PROPERTY AREA:	1.518 ACRES
CURRENT ZONING:	R-10
PROPOSED ZONING:	CD- JEFFERSON AND CROWELL
TOTAL NUMBER OF UNITS:	15 TOWNHOMES
PROPOSED DENSITY:	9.8 UNITS/ACRE
TYPICAL LOT SIZE:	22' x 93' (INTERIOR) (2,046 SF) 27' x 93' (EXTERIOR) (2,511 SF)
BUILDING SETBACKS:	30' FRONT (MINIMUM) 0' SIDE (INTERIOR UNITS) 5' SIDE (MINIMUM EXTERIOR LOTS) 20' REAR (MINIMUM)
PROVIDED OPEN SPACE:	0.69 ACRES (46%)

DRAWING COMPONENTS

- PROPERTY LINE INFORMATION FROM SURVEY PROVIDED BY CLIENT BY WOOTEN SURVEYING & ASSOCIATES, PLLC DATED 3/11/2022.
- ZONING AND TOPOGRAPHY FROM UNION COUNTY GIS



PROPOSED BUILDING ELEVATION

N.T.S.
EXACT COLORS AND MATERIAL MIX TO BE DETERMINED AT TIME OF SITE PLAN SUBMITTAL AND SHALL BE IN COMPLIANCE WITH REZONING COMMITMENTS AND CITY OF MONROE REQUIREMENTS.

Conceptual Rezoning Plan

Conditional District - Jefferson and Crowell

Future Land Use Map

CD "Jefferson & Crowell"

Legend

— Centerlines

▭ Parcels

Future Land Use

▭ Traditional Development

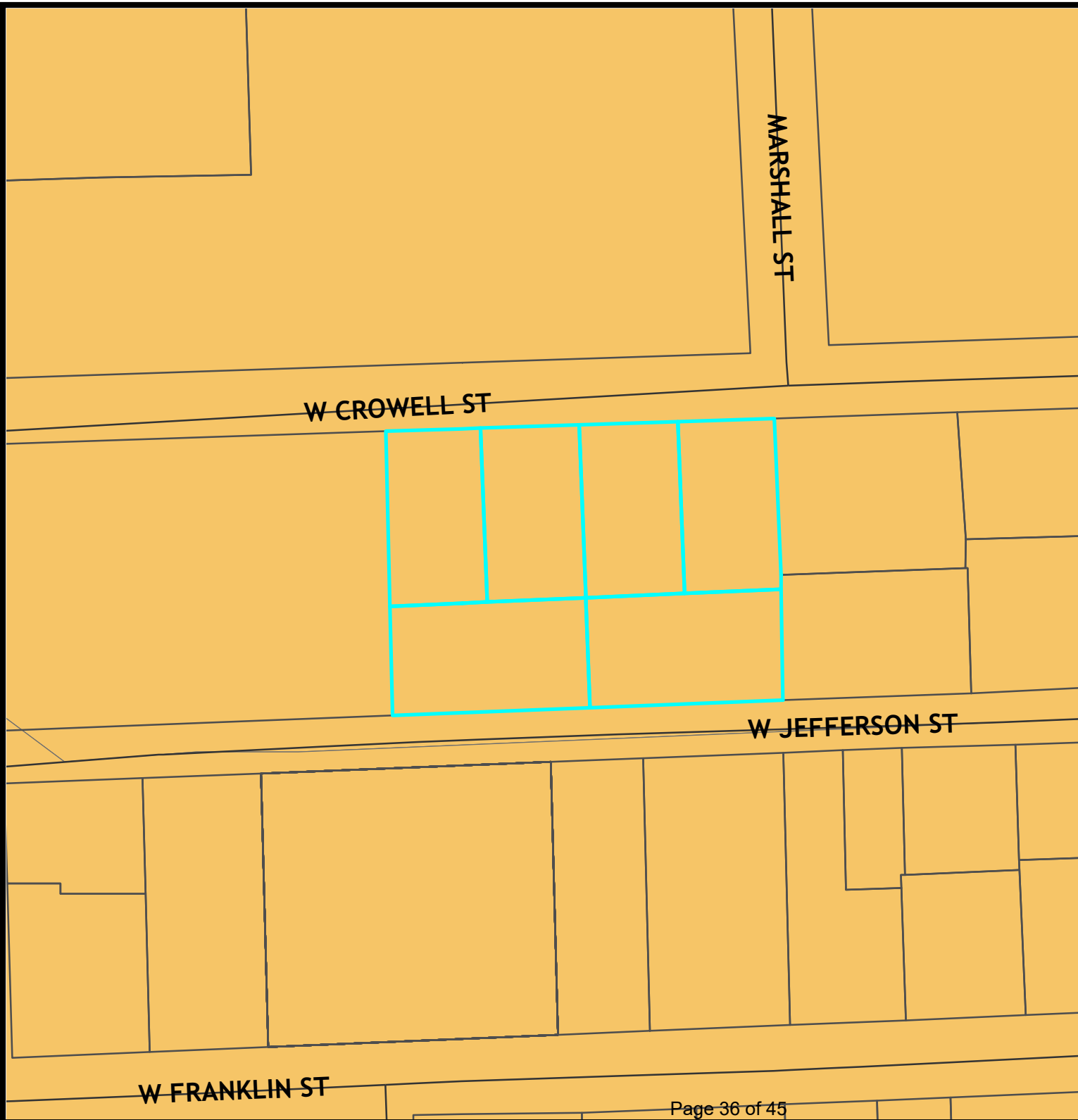
Existing: RMD
(Residential Medium Density)

**Owner: Pinnacle Homes
USA, LLC**

Acres: 1.52



0 80 160
Feet



Land Use and Transportation Plan

The Land Use and Transportation Plan indicates this area is in the Traditional Character Area. Traditional Development, which surrounds the downtown core, is anchored by the city's most historic neighborhoods. This designation allows some small-scale commercial and service uses that support surrounding residences. The dense transportation network offers easy access to downtown. The design and scale of neighborhoods encourages active living and affords residents the ability to live, work, shop, and play within a walkable community. Buildings are generally oriented toward a comprehensive network of walkable streets. Cul-de-sacs should be limited to the extent possible, such as locations where topography, natural features, or existing development makes other street connections prohibitive. Requiring pedestrian connections and designating stubouts for future street connections is encouraged. Residential density for this character area is 4-10 units per acre.

**RESOLUTION APPROVING LAND USE AND TRANSPORTATION PLAN
COMPLIANCE
CONDITIONAL DISTRICT “JEFFERSON & CROWELL”
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 “*Jefferson & Crowell*” and further described below property is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Traditional. Multi-Family, which includes townhomes, is listed as a priority use in this character area, and the proposed project is for the development of townhomes. The traditional character area states the density for residential is 4-10 units per acre. This development is 9.88 units per acre; therefore, it is consistent. The project is reasonable and in the public interest because it will provide additional housing options closer to the city core and downtown and affords residents an opportunity to live, work, shop, and play within a walkable area.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Use and Transportation Plan Compliance for property with Union County Tax Parcel Number(s): 09-273-004A, 09-273-004B, 09-273-004C, 09-273-004D, 09-273-004E, 09-273-004F.

Adopted this 13th day of July, 2022

Richard Yercheck, Planning Board Chair

Attest:

Ashlyn Penegar, Secretary to Planning Board

**RESOLUTION DENYING LAND USE AND TRANSPORTATION PLAN
COMPLIANCE
CONDITIONAL DISTRICT “JEFFERSON & CROWELL”
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 “*Jefferson & Crowell*” and further described below property is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Traditional. Multi-Family, which includes townhomes, is listed as a priority use in this character area, and the proposed project is for the development of townhomes. The traditional character area states the density for residential is 4-10 units per acre. This development is 9.88 units per acre; therefore, it is consistent. However, the proposed development is not a reasonable use or in the public interest because this project is proposing approximately double the amount of housing permitted if individual houses were constructed on the existing six lots. The increase in units could cause an adverse impact to the surround property values or cause an increase in surrounding traffic counts. 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 Use and Transportation Plan Compliance for property with Union County Tax Parcel Number(s): 09-273-004A, 09-273-004B, 09-273-004C, 09-273-004D, 09-273-004E, 09-273-004F.

Adopted this 13th day of July, 2022

Richard Yercheck, Planning Board Chair

Attest:

Ashlyn Penegar, Secretary to Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: 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 157 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §157.1.2.1 OFFICIAL ZONING MAP as follows:

Rezone the properties located along W. Jefferson Street and W. Crowell Street further identified with parcel ID numbers 09-273-004A, 09-273-004B, 09-273-004C, 09-273-004D, 09-273-004E, 09-273-004F from RMD (Residential Medium Density) to Conditional District (CD) “Jefferson & Crowell”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 9th day of August, 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 157: 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 157 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §157.1.3.1 ZONING DISTRICTS ESTABLISHED as follows:

Conditional District (CD) “Jefferson & Crowell”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 9th day of August, 2022

Attest:

Marion L. Holloway Jr., Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: July 13, 2022

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Map and Text Amendment request for Conditional District “Jefferson & Crowell”

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment for the properties located along W. Jefferson St. and W. Crowell St. further identified as tax parcels: 09-273-004A, 09-273-004B, 09-273-004C, 09-273-004D, 09-273-004E, 09-273-004F from RMD (Residential Medium Density) to Conditional District (CD) “Jefferson & Crowell”.

REVIEW

Ben Russell, on behalf of Pinnacle Homes USA, LLC, is requesting a Conditional District rezoning in order to develop 15 attached single-family homes (townhomes). The total area of the project is 1.52 acres with .69 acres (46%) of open space. The site is currently zoned RMD (Residential Medium Density). As currently zoned, the properties can currently be developed for residential uses.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Vacant	GI (General Industrial)
East	Multi-Family	RMD (Residential Medium Density)
South	Single-Family	RMD (Residential Medium Density)
West	Multi-Family	RMD (Residential Medium Density)

REQUIREMENTS

Proposal

The applicant is requesting a Conditional District rezoning in order to develop 15 attached single-family homes (townhomes). The total area of the project is 1.52 acres with .69 acres (46%) of open space.

Density & Dimensional Standards

The density of this project is 9.88 units per acre. The minimum lot size for the townhomes is 2,046 square feet with a minimum lot width of 22-feet. The data below is simply to provide the board with information to compare the proposed density to what is allowed by the zoning ordinance in other residential districts in Monroe.

Zoning District	Maximum Allowable Density
RLD	2 unit/acre
RMD	3 units/acre by-right; 4 units/acre clustering
RHD	10 units/acre
DG-MX	10 units/acre by-right; 15 units/acre w/incentives

The proposed minimum setbacks are as follows:

Front: 30-feet

Side: 5-feet

Interior Side: 0-feet

Rear: 20-feet

Landscaping

This project is being processed under the previous ordinance, which required a 50-foot landscape buffer for townhome projects. The applicant is not proposing landscape buffers for this site as there are existing multi-family uses on either side of this site. Each lot will have at least 1-yard tree, which will be at least 2-inches at the time of planting.

Open Space

Under the previous ordinance, townhome projects were required to provide 50% open space, which would equal .75 acres. The applicant has provided .69 acres, which is 46% of the total site. Due to the size of this project and number of units, there are no amenities planned for the open space.

Elevations

The developer is proposing the exterior building materials to include fiber cement, stone, stucco, or brick. The front façade will consist of a minimum of 25% brick or stone. The minimum heated floor area of the townhomes is 1,300 square feet.

Parking

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

The previous ordinance required multi-family projects to provide parking at a rate of one (1) space per bedroom plus an additional ½ space per unit. Assuming each unit has two (2) bedrooms, this project would require 38 parking spaces. The proposed development will provide 45 parking spaces with room for two vehicles in the driveway and one vehicle in the garage. The new ordinance only requires two parking spaces per unit, which would equal 30 parking spaces.

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.

Transportation

The project is located between W. Jefferson St. and W. Crowell St. There are no transportation improvements for this project.

Schools

The proposed 15-lot townhome development will be within the following school attendance areas for the current school year:

Walter Bickett Elementary	Currently at 64% rated capacity
Monroe Middle	Currently at 87% rated capacity
Monroe High	Currently at 66% rated capacity

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

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area is in the Traditional Character Area. Traditional Development, which surrounds the downtown core, is anchored by the city's most historic neighborhoods. This designation allows some small-scale commercial and service uses that support surrounding residences. The dense transportation network offers easy access to downtown. The design and scale of neighborhoods encourages active living and affords residents the ability to live, work, shop, and play within a walkable community. Buildings are generally oriented toward a comprehensive network of walkable streets. Cul-de-sacs should be limited to the extent possible, such as locations where topography, natural features, or existing development makes other street connections prohibitive. Requiring pedestrian connections and designating stubouts for future street connections is encouraged.

Multi-family, which includes townhomes, is a priority use in this character area. Residential density for this character area is 4-10 units per acre. The proposed project is consistent with the land use and transportation plan.

PUBLIC NOTIFICATION

1. The applicant held a neighborhood meeting on May 11, 2022. There were seven attendees at this meeting.
2. A rezoning notification sign will be posted 10 days prior to the public hearing.
3. An official rezoning notification letter will be sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Staff recommends approval of the rezoning “Jefferson & Crowell”.

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

- *Motion to recommend adoption of Resolution Approving Land Development Compliance*
OR
- *Motion to recommend adoption of Resolution 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:

- *Motion to recommend adoption of the Ordinance amending section 157.1.2.1- Conditional Districts Established and section 157.1.3.1- 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:

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

Attachments:

1. Ortho Map
2. Zoning Map
3. Site Plan
4. Elevations
5. Future Land Use Map
6. Future Land Use Description
7. Approval Resolution
8. Denial Resolution
9. Ordinance 157.1.2.1
10. Ordinance 157.1.3.1