

PLANNING BOARD MEETING

February 12, 2020

6:00 PM

Council Chambers

300 West Crowell Street

Monroe, NC

AGENDA

- Item 1. Call to Order**
- Item 2. Approval of Minutes**
- Item 3. Zoning Text Amendment to Unified Development Ordinance (UDO) Section 156.14 Definitions of Basic Terms and Section 156.110 Table of Uses**
- Item 4. Annexation of 27.14 acres located off of Secrest Short Cut Road (Parcel ID #s 09-256-003 and 09-256-003A)**
- Item 5. Zoning Map Amendment request for Conditional District "Stewarts Crossing" (Parcels ID #s: 09-256-001-A, 09-256-001-E, 09-256-003 and 09-256-003-A)**
- Item 6. Zoning Map Amendment request Conditional District "Mendenhall Oaks" for properties located at the corner of Secrest Short Cut Road and Fowler Secrest Road**
- Item 7. Zoning Map Amendment request to consider a zoning text and map amendment for the property located along Olive Branch Road further identified with Parcel ID # 09-143-032 from GI (General Industrial) to Conditional District (CD) "Scotch Meadows"**
- Item 8. Other**
- Item 9. Next Meeting**
- Item 10. Adjournment**

ATTENTION BOARD MEMBERS: Please contact Maryann Brown at 704.282.4527 or Lisa Stiwinter at 704.282.4569 to confirm your attendance. Thank you.

cc: Planning Staff
Ashley Duncan
Mujeeb Shah-Khan

PLANNING BOARD MEETING

January 15, 2020 @ 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC

*To Sheri Laney on January 16, 2020
Scheduled for adoption at the February 2020 meeting*

Item 1. Call to Order/Roll Call

Richard Yercheck called the January 15, 2020 meeting to order at 6:00 p.m.

Richard Yercheck said that we need somebody to make a motion to appoint a Chair to run our meeting.

Motion: John Ashcraft made a motion to appoint Richard Yercheck as Chair of this meeting.

Second: Richard Ali

Action: The motion to appoint Richard Yercheck as Chair of this meeting passed unanimously.

Richard Yercheck said he was going to be the Temporary Chair this evening. He asked Maryann Brown to call the roll. A quorum was present.

Members Present: Vickie Greene, Edith Covington, Richard Yercheck, John Harris (late), John Ashcraft, Renee Hartis and Richard Ali

Members Absent: Russ Asti and Mary Ann Rasberry

Staff Present: Doug Britt, Senior Planner; Keri Mendler, Planner; Ashley Britt, Assistant City Attorney; Maryann Brown, Administrative Assistant

Guests: Jeanne Marie Scarlett, Michael P. Wilson, Sara Shirley, James and Sue Rogers, Alan and Toni Chicoli, Willie Morris, Trina Braswell, Catherine Hartley, Bob Hartley, Eddie Moore, D.A. Davis, Jo Singer, Stephen Secrest, Robin Belk, Loretta Melancon, Richard and Lou Ellen Younts, Don and Linda Knapp, Edward Cambria, Brad Walison, Kevin Secrest, Ed Cook, Jennifer Smith, Michael Sandy,

Richard Yercheck said we are squeaking by with a quorum this evening. He said we are missing a number of Board Members. He said it is his thought as the Chair that he would entertain a motion that we table all of this tonight to our next Board Meeting in February when we have a full group here. He said the three (3) projects that we have presented are too important for us to hear with just the members that we have here this evening. He would like to have a full Board to hear everything. He said there are a lot of people here that would like to talk and he wants to make sure everything you have to say is heard by the full Board.

Motion: John Ashcraft made a motion to table the agenda items for tonight's meeting to February 12, 2020.

Second: Edith Covington

Action: The motion to table passed unanimously.

Richard Yercheck asked if there was any discussion. There was none.

Richard Yercheck apologized to everyone for the inconvenience. He said it was just a strange night where there were members out of town and he wants you to get everything that is supposed to happen the right way.

Adjournment

Richard Yercheck said he would entertain a motion to adjourn at this time.

Motion: Edith Covington made a motion to adjourn the meeting.

Second: Renee Hartis

Action: The motion to adjourn passed unanimously.

The meeting was adjourned at 6:25 pm.

Respectfully Submitted,

Mary Ann Rasberry, Vice Chair
Planning Board

Maryann Brown
Secretary to the Board

PLANNING BOARD MEETING

December 4, 2019 @ 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC

*To Sheri Laney on December 5, 2019
Scheduled for adoption at the January 2020 meeting*

Item 1. Call to Order/Roll Call

Vice Chair Mary Ann Rasberry called the December 4, 2019 meeting to order at 6:00 p.m. Maryann Brown called the roll. Vice Chair noted that a quorum was present.

Members Present: Mary Ann Rasberry, Drew Lawrence, Vickie Greene, Edith Covington (late), Richard Yercheck, John Harris and Renee Hartis

Members Absent: Russ Asti and John Ashcraft

Staff Present: Doug Britt, Senior Planner; Keri Mendler, Planner; Ashley Britt, Assistant City Attorney; Maryann Brown, Administrative Assistant

Guests: Eddie Moore, McAdams Company

Item 2. Approval of Minutes of Meeting

Motion: Richard Yercheck made a motion to adopt the minutes of the November 13, 2019 meeting.

Second: John Harris

Action: The motion to adopt the minutes passed unanimously.

Item 3. Zoning Text and Map Amendment request for Conditional District “Stewart’s Creek” for the property located along Fowler Secrest Road and further identified with parcel ID #09-295-012E, #09-295-012C, #09-295-012B and #09-298-067D

Keri Mendler, Planner, introduced this item and said tonight she is presenting a Zoning Text and Map Amendment request. She said the applicant is requesting the rezoning in order to develop 48 single-family lots. She said the total area of the project is 55.71 acres with 9.6 acres or 17.23% of that left as common open space. She said the density of this project is .86 units per acre. She said there are four (4) properties; a larger parcel and three (3) small parcels that provide access to Fowler Secrest Road. She said James Hamilton Road, which it does not connect to, is to the north. She said the Woodlands Creek subdivision is located to the south.

Keri said the subject properties are all currently zoned R-40 and the adjoining zoning to the north is also R-40. She said to the east there is a little bit of R-20 zoning. She said there are some parcels zoned General Business to the west and there is the Conditional District “Heritage of Union County” to the south, which is the Pruitt Health Facility, as well as the Conditional District “The Palms”, which is the Woodlands Creek subdivision.

Keri said the applicant is requesting the rezoning in order to develop 48 single-family lots. She said the total area of the project is 55.71 acres. She said 9.6 acres or 17.23% of that is left as common open space. She said the density of the project is .86 units per acre. She said the minimum lot size for the single-family lots is 20,000 square feet, with an average lot size of 25,788 square feet. She said the project is required to provide at least 12.5% open space which would equal the 6.96 acres. She said the total area that they will provide is 9.6 acres or 17.23%. She said the open space will also include some kind of active amenity such as a pocket park, gazebo, playfield, walking trails with benches or similar. She said, however, that the final selection has not been chosen at this time.

Keri said additionally, there is a stream to the north of the property that follows the property line and then crosses over the entrance. She said besides the road they will be providing that stream with a 50-foot buffer.

Keri said as far as the landscaping, each home will be provided with at least two (2) yard trees and street trees will also be provided at a rate of one (1) per lot. She said each home will have a two-car garage. She said all front-load garages will have carriage-style trim and/or hardware that mimics carriage-style doors. She said additionally, all corner lots will have side-load garages. She said with the current layout of the 48 lots that will be six (6) of the lots with side-load garages.

Keri said driveways will be paved with asphalt or concrete and will be able to accommodate at least four (4) vehicles.

Keri said a five (5) foot wide sidewalk will be provided along both sides of the interior roads throughout the development, as well as an eight (8) foot wide sidewalk that will be provided along the property frontage along Fowler Secrest Road.

Keri said as far as transportation, this development has one (1) entrance off of Fowler Secrest Road. She said they are also proposing a connection to Woodlands Creek at an existing stub out.

Keri said due to the number of lots, the North Carolina Department of Transportation did not require a traffic impact analysis, and the City's Engineering Department did not require one as well for this project.

Keri said she does not have elevations at this time. She said the developer does not have a builder at this time, so he does not have elevations to show the Board. She said he does have specific notes regarding exterior materials and home size. She said they are proposing that the homes will be a minimum of 1,500 heated square feet. She said the proposed exterior building materials will include fiber cement, stone, synthetic stone and/or brick veneer, and at least two (2) of those materials will be provided on the front and corner side facades of the dwelling. She said the front and the corner side that face outwards will have at least two (2) materials.

Keri said the development falls within the Porter Ridge Elementary, Piedmont Middle and Piedmont High School attendance areas for the 2019/2020 year.

Keri said as far as the neighborhood notification, the applicant did hold a neighborhood meeting on September 10, 2019. She said approximately ten (10) households attended that meeting. She said additionally, a rezoning notification sign will be posted ten (10) days prior to the public hearing, as well as the official notification letter to be sent to the adjacent property owners located within 150 feet. She said the letters will be sent ten (10) days prior to the public hearing.

Keri said the Land Development Plan indicates this area as Suburban. She said 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. She said multimodal connectivity between neighborhoods and to nearby centers also should be emphasized. She said strategic connections to the off-street multi-use trail network are preferred and open space should be preserved in both active and passive forms within neighborhoods. The density for suburban residential is 2-4 units per acre.

Keri said the proposed project is not consistent with the Future Land Use Plan because the density calls for the Suburban character area is 2-4 units per acre and this project is at .86 units per acre. She said, however, the project is a reasonable use and in the public interest because it will provide a larger lot size than what has been proposed in this area to get that mix of lot sizes and housing types. She said additionally, it is providing the connectivity between the neighborhoods as called for in the Land Use Plan.

Keri said staff does recommend approval of the rezoning. She said she would be happy to answer any questions from the Board. She said the applicant has a short presentation as well.

Vice Chair asked if there were any questions for Keri.

Drew Lawrence asked if the streets would have curb and gutter. Keri said yes, she believes that this is a requirement of Engineering. Mr. Lawrence said this is great. Renee Hartis said that she loves that it is less density and nice materials, no vinyl.

Mr. Eddie Moore with McAdams came forward and said they are a civil engineering and land design firm. He said they are assisting Mr. James Glenn who is the property owner. He said the other two (2) property owners consist of his mother and aunt.

Mr. Moore said Keri has done a great job explaining what the site is and a lot of his slides reflect the same information that Keri offered to you. He said Mr. Glenn's vision with this property is to offer a buffer in-between the R-40 and the R-20 to the north and the Conditional Districts "Woodlands Creek" and "Union Point" and Woodbrook Apartments to the south. He said Mr. Glenn wanted to have smaller lots; this is his property and his family's property. He said this is the direction that he has given us in laying it out and we are proposing it as it is.

Mr. Moore said the site is recommended for Suburban land uses. He said Keri touched on this and it does recommend a mix of housing types and lot sizes. He said there will be connectivity between the neighborhoods and we are also offering active and passive recreation as part of this development.

Mr. Moore said touching on the land use characteristics, we are proposing residential development. He said he has been to a lot of these meetings and he has chuckled when he finds out that his density is lower than what is recommended. He said he is fine with that; he would not want it the other way.

Mr. Moore said the building heights for this development will be between one (1) to two (2) stories. He said as Keri indicated, Mr. Glenn does not have a builder set in mind for the property. He said Mr. Glenn wanted to go through this process first to know what he has in hand before marketing this property. He said we work with a lot of residential builders and he has not even asked for any numbers of people that we know would be interested in the property. He has a very strict vision for his piece of property. He said not having anything to show this Board, he has agreed to have no vinyl on any of the buildings and

he has highlighted seven (7) of the exterior materials and other items associated with the housing that will be codified as part of this Conditional District moving forward.

Mr. Moore said this is the same iteration that Keri showed: 56 acres, 48 lots, density of less than 1 per acre, and average lot size of 25,000 square feet. He said they have 1 or 2 that are right at 20,000 and there are some that are close to 30,000 square feet. He said they are providing additional open space and we are providing the buffers along the north, west and middle portion of the property where there will be a creek crossing.

Mr. Moore said since this is the only item of the night, he said he will stop here and entertain any questions.

Richard Yercheck said that the minimum square feet will be 1,500 but what will be the average. Mr. Moore said it is hard to say. He said Mr. Glenn has indicated in discussions that we have had that he really likes the feel of Savannah Way, which is across the street, and those types of houses that are built there.

Richard Yercheck said they are all 2,200 and 2,400 square feet. Mary Ann Rasberry said they are mostly brick. Drew Lawrence said there are some homes bigger than that.

Richard Yercheck asked what the price point would be. Mr. Moore said he did not know without having a builder. He said it will not be a national builder that will come in due to just having 48 lots and the size of the lots themselves. He said the price point will be very comparable to what they sell now in Savannah Way. He said this is just an assumption.

Mary Ann Rasberry asked Mr. Moore if he was looking at just one builder. He said yes, Mr. Glenn has indicated that once he gets his entitlements he will move forward and sell the entire property.

Vice Chair asked if there were other questions or comments. John Harris said he was glad that they are planning something with some value in it, other than vinyl.

Vice Chair asked if there was anyone who would like to speak in opposition to the proposal. There was no one.

Vice Chair asked for a motion on this proposal to either recommend or deny the Resolution of Land Development Plan Compliance.

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

Edith Covington said she would like to make a condition to the motion that the development be done by one builder. Keri said the City cannot enforce this as a condition on a rezoning site plan. Edith said but this would mean that there can be several builders. Keri said it is just like any Conditional District. She said, for example, even if there are elevations that are submitted, that doesn't always happen at the end of the day. She said what is submitted has to be comparable to what was approved. She said Glendalough was built by a couple of different builders.

Second: Edith Covington
Action: The motion to recommend adoption passed unanimously.

Vice Chair asked for a motion on the Ordinance amending Section 156.98 – Conditional Districts Established and Section 156.106 – Official Zoning Map. She asked if anyone had any objection to making a motion on the Section 156.98 and Section 156.106 together. There was no objection.

Motion: Richard Yercheck made a motion to recommend the adoption of the Ordinance amending Section 156.98 - Conditional Districts Established and to recommend the adoption of the Ordinance amending Section 156.106 - Official Zoning Map.
Second: Drew Lawrence
Action: The motion to recommend adoption passed unanimously.

Item 4. **Meeting Date Discussion**

Doug said City Council modified their meeting schedule so the January Planning Board Meeting will be Wednesday, January 15, 2020. He said Council will be meeting on Wednesday January 8, 2020 and Planning Board typically meets the first Wednesday after City Council. He said in February it will be February 12, 2020.

Item 5. **Other**

There was no other business.

Item 6. **Adjournment**

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

Motion: Drew Lawrence made a motion to adjourn the meeting.
Second: Renee Hartis
Action: The motion to adjourn passed unanimously.

The meeting was adjourned at 6:25 pm.

Respectfully Submitted,

Mary Ann Rasberry, Vice Chair
Planning Board

Maryann Brown
Secretary to the Board



STAFF REPORT

TO: Planning Board Members

DATE: February 12, 2020

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Text Amendment to Unified Development Ordinance (UDO)
Section 156.14 Definitions of Basic Terms and Section 156.110 Table of Uses

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning text amendment to Section 156.14 and Section 156.110 of the Unified Development Ordinance titled “Definitions of Basic Terms” and “Table of Uses” respectively. The purpose of this text amendment is to add a definition of Vocational Schools as well as add the use to the Table of Uses.

REVIEW

Staff has received a request from the Monroe-Union County Economic Development Department to add a definition and use for Vocational Schools to the Unified Development Ordinance. Specifically, this text amendment will allow Vocational Schools, that meet the attached definition, in the General Industrial (GI) and General Business (GB) zoning districts by right.

RECOMMENDATION

Staff recommends approval of adding Vocational School to the Definitions and Table of Uses.

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

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

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

1. *Motion to recommend adoption of the Ordinance amending section 156.14 Definitions and Section 156.110 Table of Uses.*

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

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

Attachment(s):

1. Approval Resolution
2. Denial Resolution
3. Ordinance 156.14& 156.110

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
R-2020-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning text amendment to add Vocational Schools to the Table of Uses as well as add a definition of Vocational Schools is consistent with the adopted Land Development Plan. The vision of The Land Development Plan is that Monroe will be a dynamic and progressive city that promotes growth that boosts our economy, protects our neighborhoods, and enhances our downtown. Our vibrant community will be a great place to live and work, highlighted by safe and attractive neighborhoods, quality parks and open spaces, and transportation options that make it easy to travel throughout the city. The proposed use is a reasonable use and in the public interest because by adding this use and definition, we will be allowing additional development opportunities for uses that will make Monroe a great place to live and work.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for the addition of Vocational Schools to the Table of Uses and Definitions.

Adopted this 12th day of February, 2020.

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
R-2020-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning text amendment to add Vocational Schools to the Table of Uses as well as add a definition of Vocational Schools is consistent with the adopted Land Development Plan. The vision of The Land Development Plan is that Monroe will be a dynamic and progressive city that promotes growth that boosts our economy, protects our neighborhoods, and enhances our downtown. Our vibrant community will be a great place to live and work, highlighted by safe and attractive neighborhoods, quality parks and open spaces, and transportation options that make it easy to travel throughout the city. However, the proposed use is not a reasonable use or in the public interest because the definition of Vocational Schools includes many uses, some of which may not be appropriate in all General Business and General Industrial locations as currently shown in the proposed Table of Uses. Based on these concerns, the conditions have changed which justify amending the Land Development Plan accordingly. As a result of this recommendation for denial, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for the addition of Vocational Schools to the Table of Uses and Definitions.

Adopted this 12th day of February, 2020

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2020-XX**

Preamble

Pursuant to authority conferred by Chapter 160A-381 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT
TITLE XV, CHAPTER 156: ZONING CODE OF THE CITY OF MONROE CODE OF
ORDINANCES BE AMENDED AS FOLLOWS:**

TEXT AMENDMENT

Section 1. Amend Section §156.14: “DEFINITIONS OF BASIC TERMS” as follows:

§156.14 DEFINITIONS OF BASIC TERMS.

SCHOOLS, VOCATIONAL (also called trade school, career center or vocational college/institution). A type of educational institution designed to provide vocational education, or technical skills required to perform the tasks of a particular and specific job. Vocational Schools that provide specialized training in one of the following specific career fields, trade, or profession: computer technology, electronics, aviation/avionics, commercial automotive technology, CDL training, welding and specialized metal working, and utility profession (water and sewer specialists, electric lineman, natural gas lineman, and telecommunication specialists) trades.

Section 2. Amend Section §156.110: “TABLE OF PERMISSIBLE USES” as follows:

§156.110 TABLE OF PERMISSIBLE USES.

<i>DESCRIPTION</i>	<i>R-40/ R-20</i>	<i>R-10</i>	<i>R-MF</i>	<i>R-MH</i>	<i>OT</i>	<i>CBD</i>	<i>GB</i>	<i>GI</i>	<i>C</i>
Vocational Schools							<i>Z</i>	<i>Z</i>	

Adopted this 3rd day of March, 2020.

Bobby G. Kilgore, Mayor

Attest:

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: February 12, 2020

FROM: Lisa Stiwinter, Planning Director

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Annexation of 27.14 acres located off of Secrest Shortcut (Parcel ID #'s: 09-256-003 & 09-256-003A)

SUMMARY STATEMENT

Planning Board is requested to consider the annexation of 27.14 acres located off of Secrest Shortcut (Parcel ID #'s: 09-256-003 & 09-256-003A).

REVIEW

This is an annexation request by Timothy and Lorraine Belk for 27.14 acres located off of Secrest Shortcut (Parcel ID #'s: 09-256-003 & 09-256-003A). The annexation is being requested in order to develop a 173 lot single family residential subdivision at said location.

RECOMMENDATION

Staff recommends approval of the annexation.

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

Attachment(s):
Attachment 1-Ortho Map
Attachment 2-Annexation Application
Attachment 3-Annexation Plat

Ortho Map

Legend

-  Centerlines
-  Parcels
-  City Limits

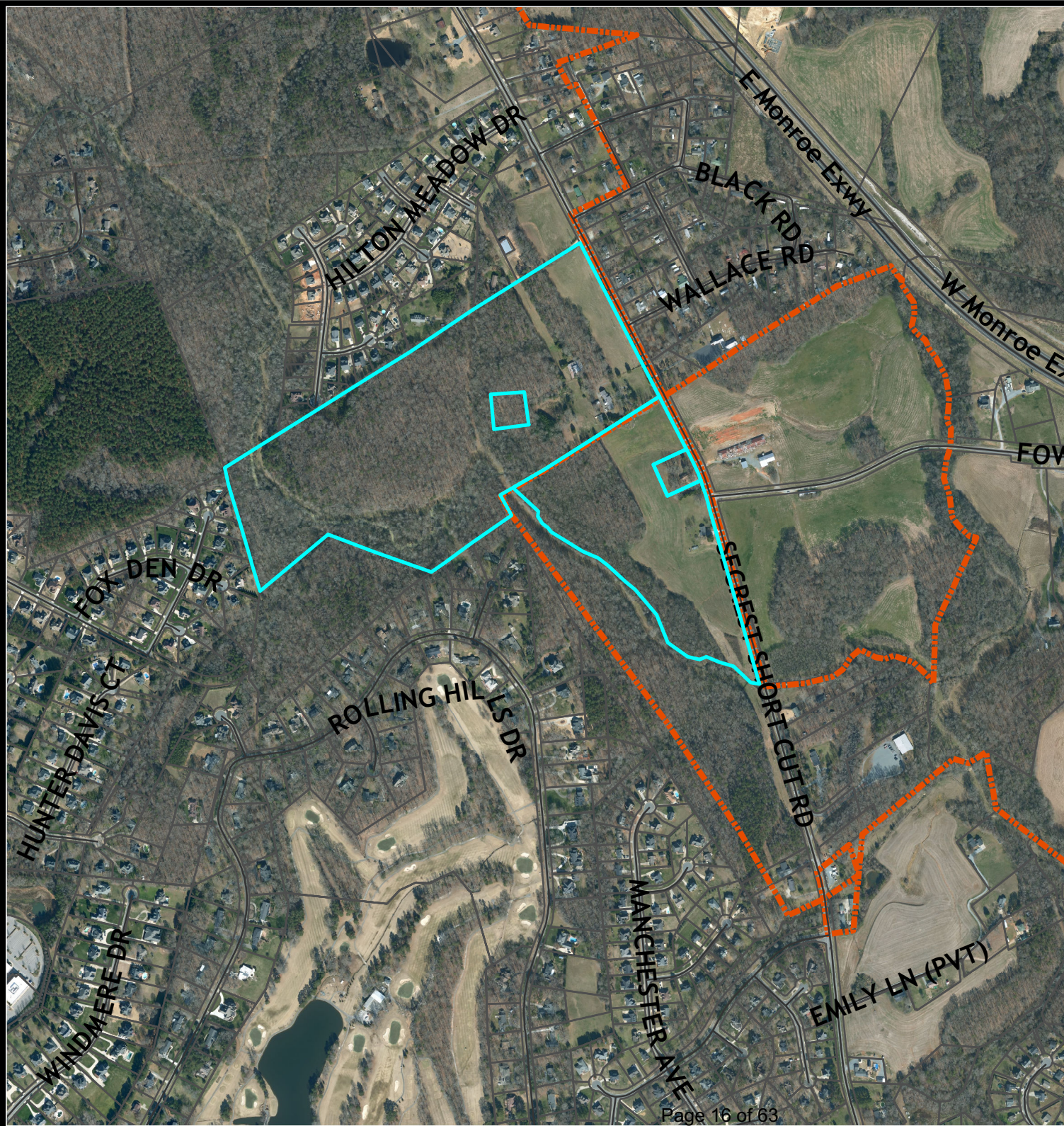
Existing: R-40 City of Monroe
and Union County RA-40

Owner: Joe Fielden &
Lorraine Belk

Acres: 89.84



0 730 1,460
Feet



CITY OF MONROE
Petition Requesting Annexation

DATE: October 11, 2019

To the City Council of the City of Monroe:

1. I/We the undersigned owner(s) of real property respectfully request that the area described in Item 2 below be annexed to the City of Monroe. Furthermore, I/we do declare and certify that all legal owners of real property in the annexation area have signed this petition in Item 3 below.
2. The area to be annexed is (choose one):

☒ Contiguous to the primary corporate limits of the City of Monroe. A complete and accurate legal description of the property and a recently prepared survey map are attached.

OR

☐ Not contiguous to the primary corporate limits of the City of Monroe. A complete and accurate legal description of the property, a recently prepared survey map, and a map showing the area proposed for annexation in relation to the primary corporate limits of the City are attached. In addition, in compliance with Session Law 2003-321, I/we certify that:

- (A) The nearest point on the proposed satellite corporate limits must be not more than two miles from the primary corporate limits of the annexing city or must be contiguous to the satellite corporate limits of the annexing city; and
- (B) No point on the proposed satellite corporate limits may be closer to the primary corporate limits of another city than to the primary corporate limits of the annexing city, except that this subdivision does not apply if the area proposed for annexation is contiguous to the satellite corporate limits.

3. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. If zoning vested rights are claimed, indicate below and attach proof (copy of a valid building permit, conditional use permit, etc.)

Name (please type or print)	Address (please type or print)	Vested Rights? * (yes or no)	Signature
Lorraine P Belk	3417 Secrest Shortcut Road	No	
Timothy James Belk	3503 Secrest Shortcut Road	No	

***If you answer yes, you must attach a detailed description of the right you are claiming; otherwise you will forfeit this right within the City.**

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S26°57'21"E	143.41	L23	N47°03'36"W	43.86
L2	S26°57'21"E	27.36	L24	N62°38'50"W	61.31
L3	S26°03'24"E	99.31	L25	N70°16'18"W	91.85
L4	S21°34'32"E	81.72	L26	N60°49'28"W	91.90
L5	S21°34'32"E	16.38	L27	N55°39'59"W	40.80
L6	S17°54'37"E	100.65	L28	N41°51'48"W	35.80
L7	S81°49'07"W	31.92	L29	N48°12'10"W	74.46
L8	N69°01'36"W	29.64	L30	N58°40'06"W	35.79
L9	N48°33'24"W	68.73	L31	N47°10'10"W	32.50
L10	N61°22'34"W	77.55	L32	N29°31'18"W	17.62
L11	N69°02'24"W	155.95	L33	N16°33'23"W	17.07
L12	S70°06'03"W	53.79	L34	N06°42'43"E	47.28
L13	N69°42'01"W	108.86	L35	N36°26'11"W	12.79
L14	N53°57'17"W	101.67	L36	N63°20'32"W	11.93
L15	N39°53'19"W	60.19	L37	S83°32'22"W	33.27
L16	N25°09'32"W	92.39	L38	N38°15'45"W	41.11
L17	N12°49'59"W	62.57	L39	N41°21'19"W	31.74
L18	N48°20'57"W	57.37	L40	N67°03'26"W	29.85
L19	N34°49'56"W	95.38	L41	N41°29'02"W	24.36
L20	N43°30'04"W	150.37	L42	N39°24'01"W	24.16
L21	N54°14'19"W	53.73	L43	S59°43'34"W	90.66
L22	N39°13'38"W	96.17	L44	S28°57'22"E	143.47

PID: 09-256-001A
JOAN SECREST FIELDEN
& HUSBAND
JOE EDWIN FIELDEN
DB. 5049, PG. 596

ANNEXED PER DB. 931, PG. 401.
ANNEXATION PLAT RECORDED IN
PC. E, FILE 935.

APPROXIMATE LOCATION OF
FLOODWAY, TAKEN FROM GIS DATA.
NOT FIELD LOCATED

Stone Found
NC Grid Coordinates:
N 470639.3029
E 1530776.0446

30' GPUE
PC. E, FILE 998
DB. 1070, PG. 504

THERE IS A 1' GAP
BETWEEN THE LOTS OF
ROLLING HILLS AND
THE FIELDEN PROPERTY

LOT 26
LOT 25
(ROLLING HILLS)
COUNTRY CLUB
ESTATES
PB. 5, PG. 20
LOT 24
LOT 27

TRACT 1 - PID: 09-256-003A
TIMOTHY JAMES BELK
3815 FAITH CHURCH ROAD, INDIAN TRAIL, NC 28079

TRACT 2 - PID: 09-256-003
LORRAINE P. BELK
3417 SECREST SHORTCUT ROAD, MONROE, NC 28110

15' SANITARY
SEWER EASEMENT
DB. 518, PG. 68
PC. C, FILE 687

PID: 09-256-004
FIRST KIMBER, LLC
DB. 7220, PG. 686

120 0 60 120
(IN FEET)
1 inch = 120 ft.

PID: 09-256-001C
GRACE UNITED
METHODIST CHURCH
DB. 5106, PG. 674

PID: 09-213-017B
BRD LAND &
INVESTMENT I, LP
DB. 7439, PG. 189
TRACT 1
PC. O, FILE 748-750

ANNEXED PER DB. 7386, PG. 8.
ANNEXATION PLAT RECORDED IN
PC. O, FILE 675.

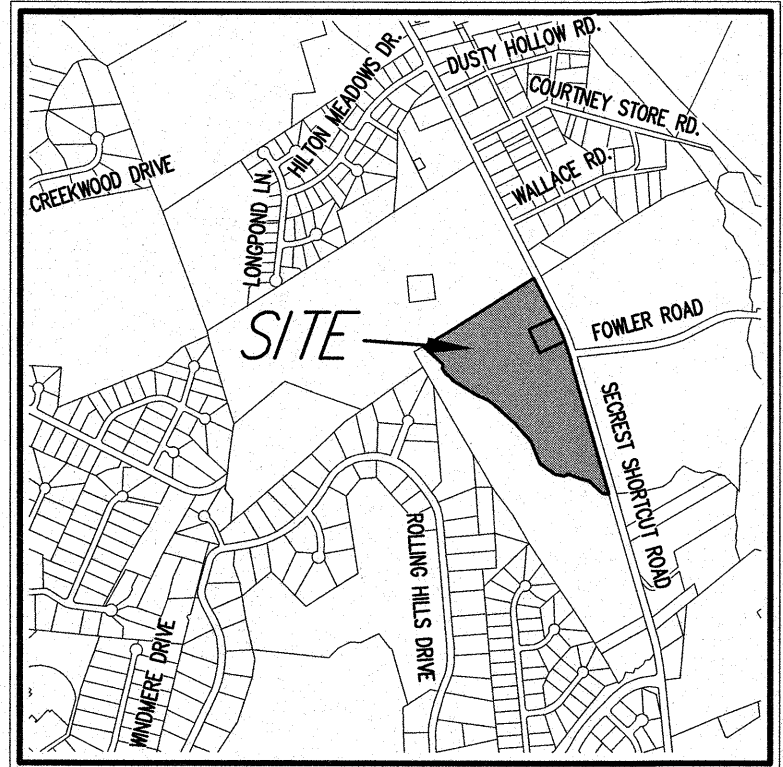
PID: 09-256-003A
TIMOTHY JAMES BELK
DB. 525, PG. 744

TRACT 2
1.23 Ac.
53,583 sf.

PID: 09-256-003
LORRAINE P. BELK
DB. 3389, PG. 148
W13E-902
TRACT 1
25.91 Ac.
1,128,878 sf.

APPROXIMATE LOCATION OF 100
YEAR FLOOD LINE, TAKEN FROM GIS
DATA. NOT FIELD LOCATED

- NOTES
1. Areas computed using coordinate geometry.
 2. This map was prepared without the benefit of a title search. Survey subject to full title search.
 3. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
 4. All distances shown are horizontal ground distances.
 5. No recoverable NCGS Horizontal Control Monument located within 2000 feet of subject property.
 6. Rebar set at all corners unless otherwise noted.
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 9. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
 10. Other underground utilities may exist but their locations are not known.



Vicinity Map (NTS)

Flood Certification:
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710543600J, 3710543700J, & 3710542700J dated October 16, 2008, and hereby certify that this property is located in a special flood hazard area as determined by the Federal Emergency Management Agency.

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

____ day of _____, A.D., 20____

PRELIMINARY
F. Donald Lawrence, NCPLS L-1290

PID: 09-213-017C
BRD LAND &
INVESTMENT I, LP
DB. 7439, PG. 189
TRACT 2
PC. O, FILE 748-750

30' GPUE EASEMENT
DB. 5513, PG. 269
(PC. L, FILE 372)

(VARIES) GPUE EASEMENT
DB. 5512, PG. 234
PC. L, PG. 374

PID: 09-213-027A
JAMES MALACHI LOFFER
& SPOUSE PRANEE
LOFFER
DB. 6800, PG. 698

30' GPUE EASEMENT
DB. 516, PG. 148
PC. C, FILE 687

LAWRENCE ASSOCIATES
106 W. Jefferson St.
Monroe, North Carolina 28112
P 704-289-1013
F 704-283-9035
www.lawrencesurveying.com
Firm License Number: C-2856

Annexation Boundary For The City Of Monroe
The Property of
Timothy James. Belk (Tract 1)
& Lorraine P. Belk (Tract 2)
Monroe Township, Union County, NC

Orig. scale: 1" = 120' Date: October 29, 2019 Drawn By: JLH

REVISIONS
JLH 12-03-19
JLH 12-16-19

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

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

DATE REVIEW OFFICER DATE CITY CLERK

Job No. 4819 Drawing file: 4819 Belk Annexation Rev 2.dwg Drawing no. 19/202

\\LAWRENCE-2019\Lawrence Projects\4819-Belk Annexation Rev 2.dwg 12/18/2019 10:01:54 AM EST

Ortho Map

Legend

- Centerlines
- Parcels
- City Limits

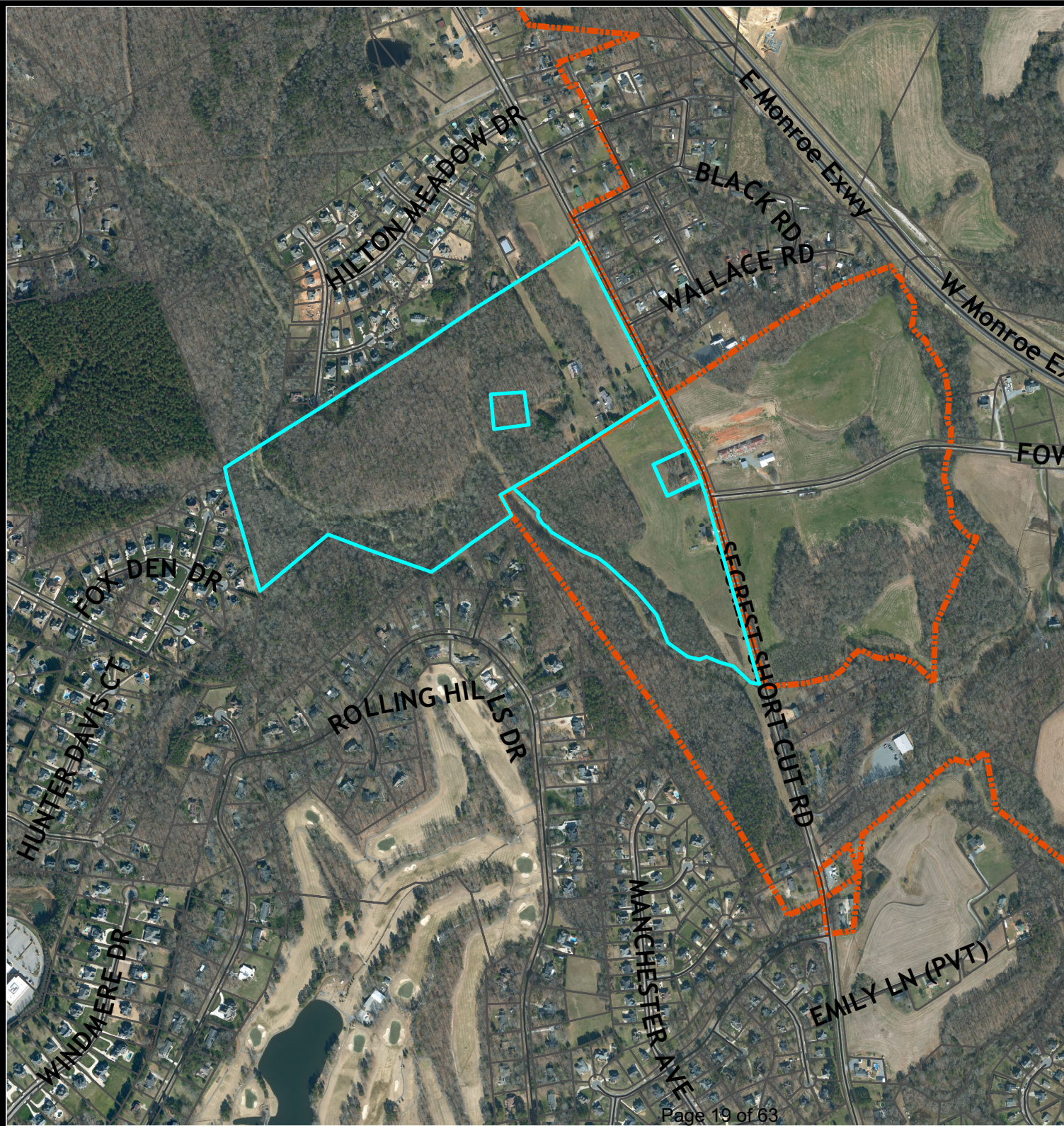
Existing: R-40 City of Monroe
and Union County RA-40

Owner: Joe Fielden &
Lorraine Belk

Acres: 89.84



0 730 1,460
Feet





CITY OF MONROE
Petition Requesting Annexation

DATE: October 11, 2019

To the City Council of the City of Monroe:

1. I/We the undersigned owner(s) of real property respectfully request that the area described in Item 2 below be annexed to the City of Monroe. Furthermore, I/we do declare and certify that all legal owners of real property in the annexation area have signed this petition in Item 3 below.
2. The area to be annexed is (choose one):



Contiguous to the primary corporate limits of the City of Monroe. A complete and accurate legal description of the property and a recently prepared survey map are attached.

OR



Not contiguous to the primary corporate limits of the City of Monroe. A complete and accurate legal description of the property, a recently prepared survey map, and a map showing the area proposed for annexation in relation to the primary corporate limits of the City are attached. In addition, in compliance with Session Law 2003-321, I/we certify that:

- (A) The nearest point on the proposed satellite corporate limits must be not more than two miles from the primary corporate limits of the annexing city or must be contiguous to the satellite corporate limits of the annexing city; and
- (B) No point on the proposed satellite corporate limits may be closer to the primary corporate limits of another city than to the primary corporate limits of the annexing city, except that this subdivision does not apply if the area proposed for annexation is contiguous to the satellite corporate limits.

3. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. If zoning vested rights are claimed, indicate below and attach proof (copy of a valid building permit, conditional use permit, etc.)

Name (please type or print)	Address (please type or print)	Vested Rights? * (yes or no)	Signature
Lorraine P Belk	3417 Secrest Shortcut Road	No	
Timothy James Belk	3503 Secrest Shortcut Road	No	

***If you answer yes, you must attach a detailed description of the right you are claiming; otherwise you will forfeit this right within the City.**

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S26°57'21"E	143.41	L23	N47°03'36"W	43.86
L2	S26°57'21"E	27.36	L24	N62°38'50"W	61.31
L3	S26°03'24"E	99.31	L25	N70°16'18"W	91.85
L4	S21°34'32"E	81.72	L26	N60°49'28"W	91.90
L5	S21°34'32"E	16.38	L27	N55°39'59"W	40.80
L6	S17°54'37"E	100.65	L28	N41°51'48"W	35.80
L7	S81°49'07"W	31.92	L29	N48°12'10"W	74.46
L8	N69°01'36"W	29.64	L30	N58°40'06"W	35.79
L9	N48°33'24"W	68.73	L31	N47°10'10"W	32.50
L10	N61°22'34"W	77.55	L32	N29°31'18"W	17.62
L11	N69°02'24"W	155.95	L33	N16°33'23"W	17.07
L12	S70°06'03"W	53.79	L34	N06°42'43"E	47.28
L13	N69°42'01"W	108.86	L35	N36°26'11"W	12.79
L14	N53°57'17"W	101.67	L36	N63°20'32"W	11.93
L15	N39°53'19"W	60.19	L37	S83°32'22"W	33.27
L16	N25°09'32"W	92.39	L38	N38°15'45"W	41.11
L17	N12°49'59"W	62.57	L39	N41°21'19"W	31.74
L18	N48°20'57"W	57.37	L40	N67°03'26"W	29.85
L19	N34°49'56"W	95.38	L41	N41°29'02"W	24.36
L20	N43°30'04"W	150.37	L42	N39°24'01"W	24.16
L21	N54°14'19"W	53.73	L43	S59°43'34"W	90.66
L22	N39°13'38"W	96.17	L44	S28°57'22"E	143.47

PID: 09-256-001A
JOAN SECREST FIELDEN
& HUSBAND
JOE EDWIN FIELDEN
DB. 5049, PG. 596

ANNEXED PER DB. 931, PG. 401.
ANNEXATION PLAT RECORDED IN
PC. E, FILE 935.

APPROXIMATE LOCATION OF
FLOODWAY, TAKEN FROM GIS DATA.
NOT FIELD LOCATED

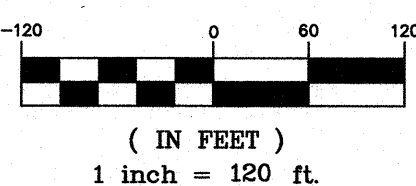
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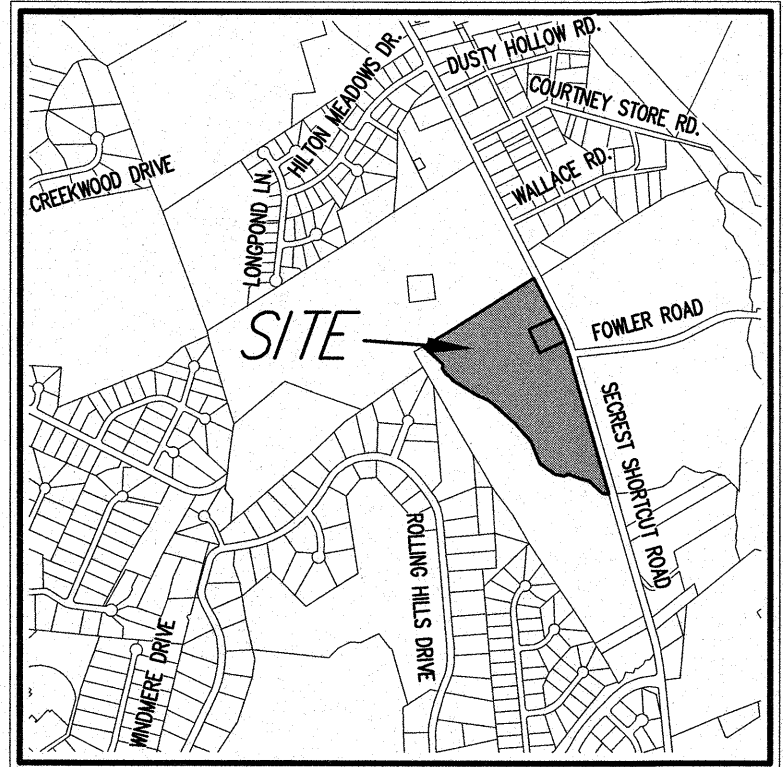
PID: 09-256-004
FIRST KIMBER, LLC
DB. 7220, PG. 686

TRACT 1 - PID: 09-256-003A
TIMOTHY JAMES BELK
3815 FAITH CHURCH ROAD, INDIAN TRAIL, NC 28079

TRACT 2 - PID: 09-256-003
LORRAINE P. BELK
3417 SECREST SHORTCUT ROAD, MONROE, NC 28110



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REVISIONS	
JLH 12-03-19	
JLH 12-16-19	

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Job No. 4819 Drawing file: 4819 Belk Annexation Rev 2.dwg Drawing no. 19/202

LAWRENCE-2019 Lawrence Projects\4819-Belk Annexation Rev 2.dwg 12/18/2019 10:01:54 AM EST



STAFF REPORT

TO: Planning Board Members

DATE: February 12, 2020

FROM: Lisa Stiwinter, Director of Planning & Development

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map Amendment request for Conditional District “Stewarts Crossing” (Parcel ID #'s: 09-256-001-A, 09-256-001-E, 09-256-003 & 09-256-003-A)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment for the properties located along Secrest Shortcut and further identified as tax parcel #'s 09-256-001-A, 09-256-001-E, 09-256-003 & 09-256-003-A. The request is to rezone the property from City of Monroe R-40 and Union County RA-40 to Conditional District (CD) “Stewarts Crossing”.

REVIEW

The applicant, Cliff Hopkins with Palmetto RTC, LLC is requesting a conditional district rezoning in order to develop a 173 lot age targeted maintenance free single family residential subdivision. The total area of the project is 89.84 acres, with 57% or 51.08 acres of common open space. The density of this project is 1.93 units per acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Single-Family Residential	Conditional District Hilton Meadows & R-40 (Single Family Residential)
East	Single-Family Residential	Conditional District Simpson Farms & RA-40 (Single Family Residential) Union County

South	Single-Family Residential and Vacant	R-20 (Single Family Residential) & RA-40 (Single Family Residential) Union County
West	Single-Family Residential	Conditional District Fox Hunt Phase V & R-40 (Single Family Residential)

Proposal

The applicant is requesting a conditional district rezoning in order to develop a 173 lot age targeted maintenance free single family residential subdivision with approximately 51.08 acres of open space. The lot sizes within the development range from 6,000 square feet to 16,000 square feet with an average lot size of 7,139 square feet. The proposed homes will have a minimum heated square footage of 1,250 with a minimum of a two (2) car garage.

REQUIREMENTS

Density & Dimensional Standards

The density of the total project is 1.93 units per acre.

Setbacks

The setbacks being proposed for the single family detached homes are as follows:

Front: 20 ft.

Side: 10 ft.

Rear: 25 ft.

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

Elevations

The exterior building materials for the proposed project will be brick, fiber cement, stone and stucco. The developer is not proposing for a mixture of materials on the front elevations of the proposed homes. Vinyl will only be used for eaves and soffits. The minimum heated square footage as proposed will be 1,250 heated square feet. The developer is proposing a maximum of twenty-five (25) homes within the neighborhood to be 1,250 heated square feet. The homes constructed on slab foundations will provide a minimum of four (2) courses of brick veneer. Garages will include carriage style hardware. The homes will have a minimum of a two car garage with two parking spaces exclusive of the garage.

Landscaping

All single family homes will have sodded front yards prior to the issuance of the certificate of occupancy. The applicant is proposing for each lot to have at least one (1) tree planted per front yard at the time of the certificate of occupancy. Street trees will also be provided at a rate of one (1) tree per lot throughout the development. Corner lots will be provided with at least two (2) street trees. A fifty (50) foot landscaped buffer will be provided for the lots along Secrest Shortcut. The developer is also proposing a fifty (50) foot vegetated buffer utilizing the existing

tree canopy along the northern property line in order to provide a buffer for the adjacent residential lots.

Open Space

The project is required to provide at least 12.5% open space for the total land area of the site which would equal 11.23 acres. The applicant is providing 57% or 51.08 acres of open space. The developer is proposing the amenity areas to consist of a dog park and walking trails throughout the development. Trails will be located to preserve as many existing trees as possible.

Parking

Each single family detached dwelling will provide a two car garage and a paved driveway that will accommodate at least two (2) vehicles in addition to the garage space.

Schools

The proposed 173 single family lot subdivision would be located within the following school attendance areas for the current school year:

Porter Ridge Elementary School (Current enrollment 83% of capacity)

Piedmont Middle School (Current enrollment 100% of capacity)

Piedmont High School (Current enrollment 82% capacity)

By our accounting, this will bring the number of planned and not built housing units within the Piedmont area to approximately 1096 units. This includes:

- Victoria Estates (Howey Bottoms Rd): 14 units
- Sikes Mill Crossing (Sikes Mill Rd): 8 units
- Ashe Meadows (Hwy 218): 65 units
- Windsong (Hwy 218): 27 units
- Williamston (New Salem Rd): 7 units
- Heli Acres (Lawyers Rd): 8 units
- Damon Hills (Fish Rd): 12 units
- Kellystone (off Baucom Deese Rd): 5 additional units
- Bickett Ridge (Lawyers Rd): 5 additional units
- Oaks at Camden (Old Camden Rd): 28 additional units
- Emerald Estates (Baucom Deese Rd): 7 additional units
- Serena Hill (Corner of Unionville-Indian Trail Rd and CJ Thomas): 14 units
- Kellerton Place (Deese Rd): 228 units
- Olive Branch subdivision (Olive Branch Rd at Morgan Mill): 186

Per Board of Education policy, Piedmont Middle school is no longer accepting any further transfers due to high enrollment. Additional residential construction contributes to high enrollments, which in turn exacerbate problems such as:

- Additional mobile classrooms
- Inadequate capacity for food service and rest room facilities
- Rationing of access to the Media Center

- Insufficient parking and queuing space for parents to safely deliver or pick up their children
- In adequate planning/meeting space for additional staff.

Sidewalk

The developer is proposing to install five (5) ft. minimum sidewalks on both sides of the interior street as well as an eight (8) foot sidewalk along Secrest Shortcut.

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 city code.

Transportation

The proposed project is located off of Secrest Shortcut which is maintained by the North Carolina Department of Transportation (NCDOT). The developer is proposing for all streets in the development to be constructed to the City of Monroe street standards and be maintained by the City. Due to number of lots (173) being proposed for the project a traffic impact analysis was not required by the City of Monroe or NCDOT. The developer will be required to install left turn lanes to serve the proposed project at both of the entrances along Secrest Shortcut.

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates the project area is located in both the Rural and Suburban land use character area. The Rural area includes mostly residential land uses and abundant open space. While homes may be widely separated with larger lots, cluster developments or conservation-based subdivisions that set aside large areas for permanent open space are appropriate to minimize environmental impacts and disruption of the landscape. The intent of this character area is to maintain rural character. Large suburban-style subdivisions with small lots and limited common open space should be discouraged. The density for rural residential is 1-2 units per acre.

The Suburban character area typically takes 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.

Based on the allowable densities in each character area and the overall project density of 1.93 units per acre and over half of the acreage dedicated to open space, the project is consistent with the Land Development. The project is a reasonable use and in the public interest because it provides a mix of single family residential lot sizes. Additionally, the project is located within a mile of the regional node land use located at the intersection of Concord Highway and Ridge Road. Regional Mixed-Use Centers are designed to attract people beyond Monroe for shopping, entertainment, employment, or recreation. These centers are usually large-scale, measuring one mile in diameter that represents approximately a 20-minute walking distance. These centers are master-planned areas that are built in phases with a mix of non-residential, residential, and civic uses.

PUBLIC NOTIFICATION

The applicant sent a notification letter to the property owners within 200 feet of the subject property and held a neighborhood meeting on Monday, December 2nd to discuss the project.

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

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

RECOMMENDATION

Planning staff recommends approval of Conditional District “Stewarts Crossing”.

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

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

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

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

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

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

Attachments:

Attachment 1-Ortho Map

Attachment 2-Zoning Map

Attachment 3-Site Plan & Elevations

Attachment 4-Resolution Approval

Attachment 5-Resolution Denial
Attachment 6 &7-Ordinances

Ortho Map

Legend

- Centerlines
- Parcels
- City Limits

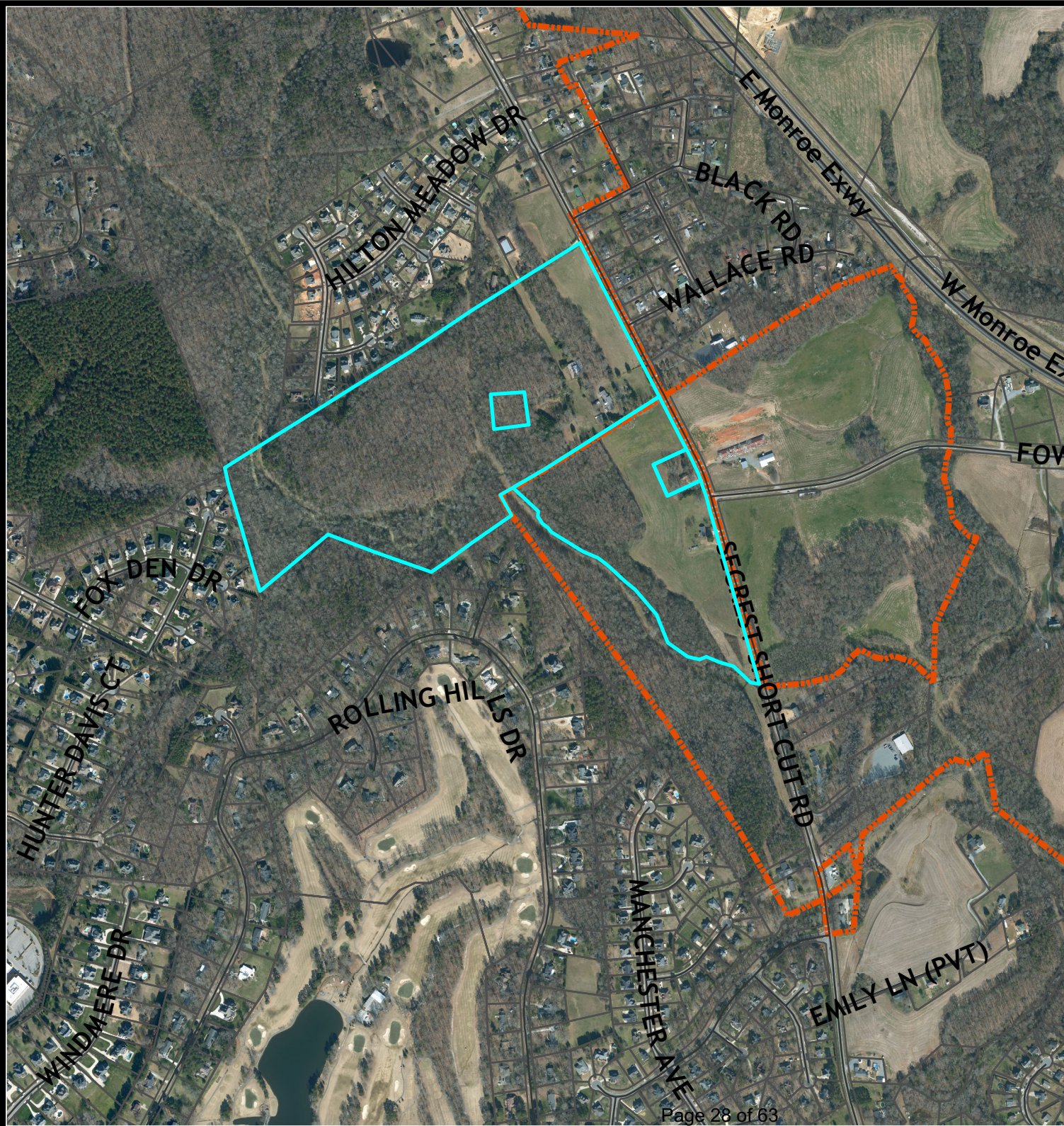
Existing: R-40 City of Monroe
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Owner: Joe Fielden &
Lorraine Belk

Acres: 89.84



0 730 1,460
Feet



Zoning Map

Legend

Centerlines

Parcels

Zoning Districts

Code

R-40

R-20

R-20SU

CD

Unionville

UC Zoning Districts

RA-40

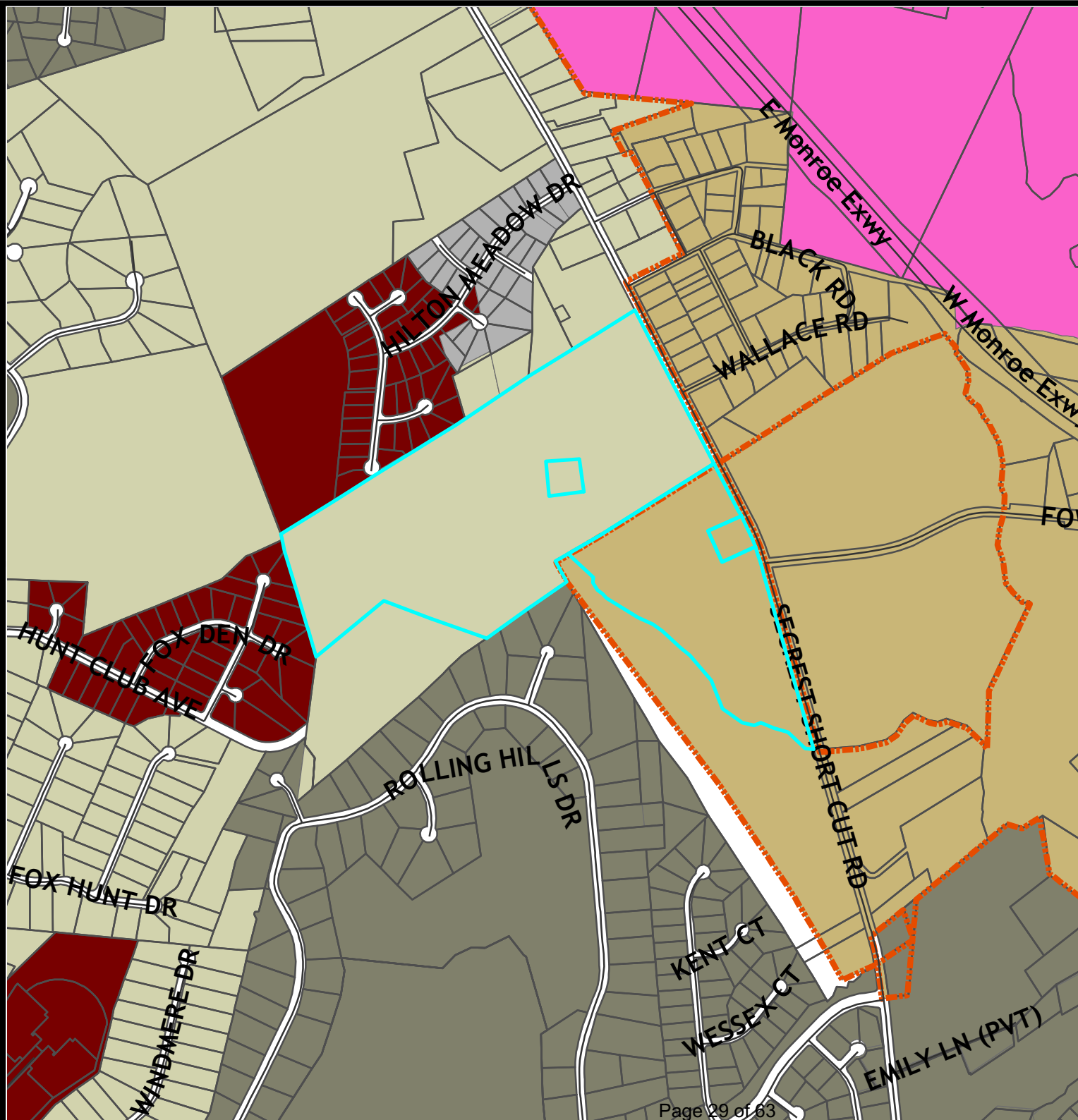
Existing: R-40 City of Monroe
and Union County RA-40

Owner: Joe Fielden &
Lorraine Belk

Acres: 89.84



0 730 1,460
Feet



SITE PLAN CONDITIONS:

GENERAL NOTES:

1. SITE PLAN SHALL MEET THE CITY OF MONROE'S STANDARD SPECIFICATIONS AND DETAIL MANUAL AT TIME OF SITE PLAN SUBMITTAL.
2. AT TIME OF SITE PLAN SUBMITTAL, ALL WATER AND SANITARY SEWER FACILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE WATER RESOURCES DEPARTMENT STANDARD SPECIFICATIONS BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NORTH CAROLINA.
3. AT TIME OF SITE PLAN SUBMITTAL, A COMPLETE UTILITY PLAN WILL BE INCLUDED FOR REVIEW AND APPROVAL THROUGH THE PERMIT PROCESS. ALL APPLICABLE REGULATIONS SET BY THE CITY OF MONROE WATER RESOURCES DEPARTMENT WILL BE MET.
4. AT TIME OF SITE PLAN SUBMITTAL, ALL APPLICABLE PERMITTING WILL BE SUBMITTED INCLUDING BUT NOT LIMITED TO: STORM WATER MANAGEMENT APPLICATION AND PLANS, EROSION AND SEDIMENT CONTROL AND DRIVEWAY PERMITS TO EACH REVIEWING AUTHORITY.
5. APPLICABLE SIGN REGULATIONS WILL BE FOLLOWED AT TIME OF SIGN PERMIT APPLICATION.
6. ANY VARIANCES FROM THE CITY OF MONROE'S STANDARD SPECIFICATIONS & DETAIL MANUAL SHOULD BE SUBMITTED IN WRITING TO THE DIRECTOR OF ENGINEERING AS PART OF THE CONDITIONAL DISTRICT PROCESS TO AVOID DELAYS IN PLAN APPROVALS. REQUESTS MUST STATE VARIANCE REQUEST AND SUBSTANTIATED REASON FOR VARIANCE.
7. PROJECTS DISTURBING 12,000 SQ. FT. OR GREATER ARE REQUIRED TO FORMALLY SUBMIT AND EROSION AND SEDIMENTATION CONTROL PLAN TO THE CITY FOR A PERMIT PRIOR TO ANY GROUND DISTURBANCE. (CITY ORDINANCE CHAPTER 158)
8. ALL BUILDINGS, APPARATUS ACCESS ROADS, AND HYDRANT PLACEMENT SHALL MEET THE NC FIRE CODE AT TIME OF CONSTRUCTION.

TRANSPORTATION:

1. INTERNAL ROADS ARE 50' RIGHT-OF-WAY AND ARE TO BE PUBLICLY OWNED, OPERATED AND MAINTAINED.
2. ALL INTERNAL STREETS WILL HAVE A 5-FOOT (5') MINIMUM SIDEWALK INSTALLED ON BOTH SIDES OF STREETS.
3. EACH HOME WILL HAVE AT MINIMUM A TWO (2) CAR GARAGE.
4. TWO PARKING SPACES EXCLUSIVE OF THE GARAGE, AND OUTSIDE THE RIGHT-OF-WAY WILL BE PROVIDED FOR EACH HOME.
5. EACH HOME SHALL BE PROVIDED WITH AT MINIMUM A PAVED DRIVEWAY.
6. A NORTH CAROLINA DEPARTMENT OF TRANSPORTATION DRIVEWAY PERMIT WILL BE REQUIRED FOR ACCESS TO SECREST SHORT CUT ROAD.

ENVIRONMENTAL/LANDSCAPE:

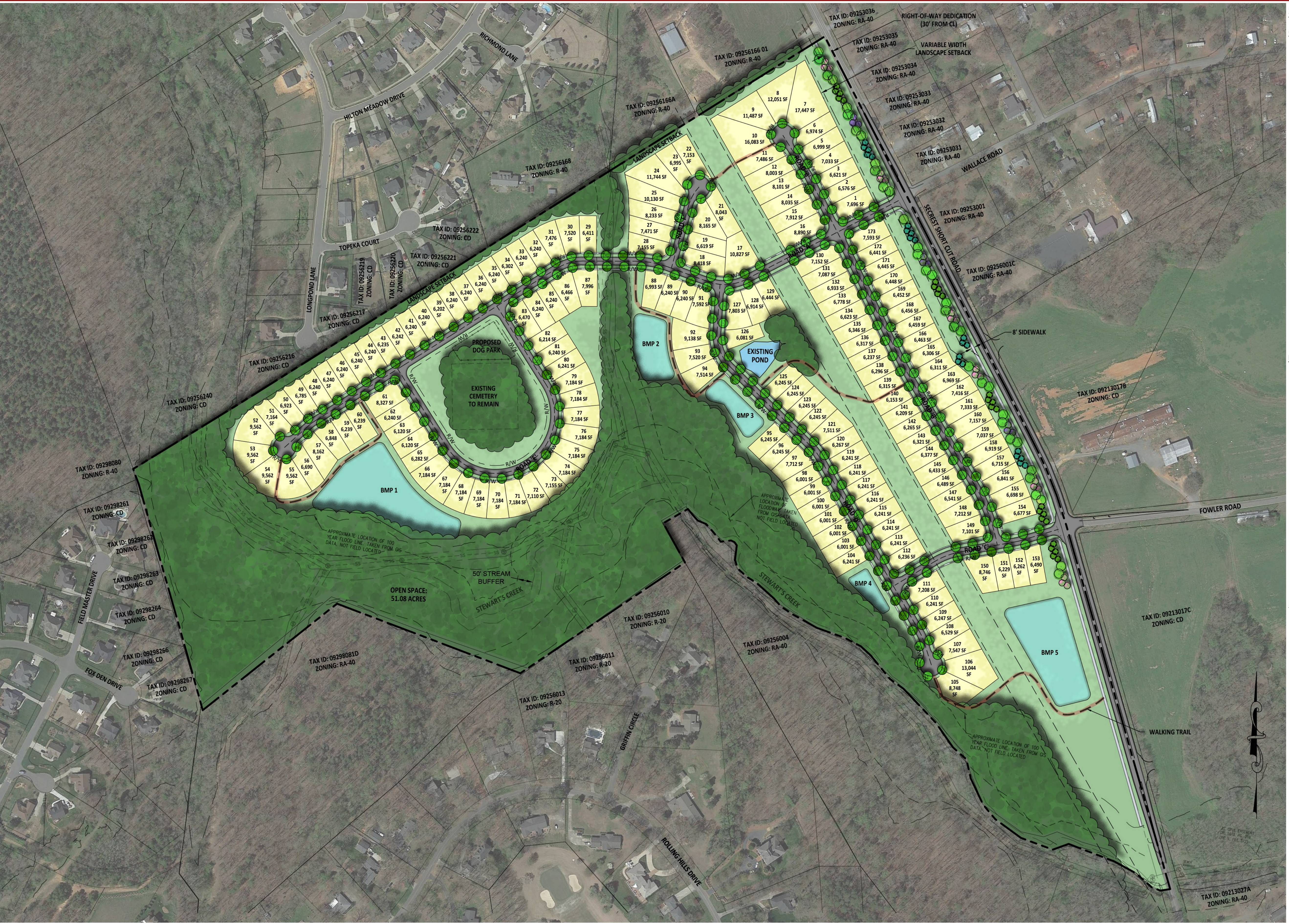
1. ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
2. VEGETATED SETBACKS WILL BE PROVIDED ALONG PROPERTY BOUNDARIES WHERE SHOWN ON THE CONCEPTUAL LANDSCAPE PLAN. SETBACKS MAY CONSIST OF PRESERVED EXISTING VEGETATION OR PROPOSED VEGETATION.
3. A 50-FOOT VEGETATED SETBACK FROM THE RIGHT-OF-WAY WILL BE PROVIDED FOR EACH HOME ALONG SECREST SHORTCUT ROAD.
4. AT LEAST ONE (1) STREET TREE SHALL BE PROVIDED PER LOT. CORNER LOTS SHALL BE PROVIDED WITH AT LEAST TWO (2) STREET TREES AND ONE (1) ADDITIONAL TREE ON THE ACTUAL LOT. TREES SHALL BE PLANTED AT A CALIPER OF 1½ INCHES MEASURED 6 INCHES ABOVE GRADE.
5. STREET TREES SHOULD BE A VARIETY OF SPECIES AND OF SUITABLE SPECIES APPROPRIATE TO THIS AREA.
6. FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
7. COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCIES ISSUED.
8. TREES WITHIN THE DEVELOPMENT THAT ARE 75" OR GREATER IN CIRCUMFERENCE MUST BE PRESERVED AND SHALL NOT BE REMOVED.
9. TREES WITHIN THE DEVELOPMENT THAT ARE 25" OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, OR DRIVEWAY AREA.
10. AT TIME OF SITE PLAN SUBMITTAL, SITE WILL MEET STORMWATER MANAGEMENT REQUIREMENTS IN ACCORDANCE WITH CHAPTER 159 STORMWATER MANAGEMENT ORDINANCE OF THE MONROE CITY CODE.
11. 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.

ARCHITECTURAL AND SITE:

1. NEIGHBORHOOD SHALL BE AGE-TARGETED AND MARKETED AS MAINTENANCE-FREE.
2. AN EIGHT-FOOT WIDE SIDEWALK SHALL BE PROVIDED ALONG THE WESTERN SIDE OF SECREST SHORT CUT ROAD. SIDEWALK SHALL NOT EXTEND INTO THE 100-YEAR FLOODPLAIN.
3. SITE AMENITIES WILL INCLUDE BUT ARE NOT LIMITED TO: WALKING TRAILS AND A DOG PARK FOR THE RESIDENTS OF THE NEIGHBORHOOD.
4. AVERAGE LOT SIZE IS 7,139 SQUARE FEET.
5. MINIMUM HEATED SQUARE FEET OF PROPOSED HOMES SHALL BE 1,250 SF. THERE WILL BE A MAXIMUM OF 25 HOMES OF THIS SIZE IN THE NEIGHBORHOOD.
6. ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN; MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS DESIGNEE.
7. EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO, AND/OR BRICK MATERIALS.
8. HOUSES BUILT ON SLAB FOUNDATION SHALL PROVIDE A MINIMUM OF TWO COURSES OF BRICK EXTENDING UP THE SLAB. HOMES WILL BE PROVIDED WITH FOUNDATION PLANTING.
9. 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.
10. GARAGE DOORS WILL INCLUDE CARRIAGE STYLE HARDWARE.
11. THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
12. ALL EXPOSED CHIMNEYS SHALL BE STUCCO OR BRICK VENEERED CONSISTENT WITH THE ARCHITECTURE.
13. SETBACKS FOR ACCESSORY USES WILL FOLLOW ORDINANCE REGULATIONS. ACCESSORY STRUCTURES CANNOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME.
14. HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.



0 150 300 450



Conceptual Landscape Plan

Conditional District - Stewart's Crossing



8008 Corporate Center Drive, Suite 110 | Charlotte, NC 28226 | 704.375.2438

City of Monroe*, North Carolina

October 21, 2019

revised: December 20, 2019

Page 2 of 4

*Pending Annexation from Union County into the City of Monroe

Note: Conceptual Plans Only, lot yield and layout subject to change based on final design and approvals.

RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “STEWARTS CROSSING”

R-2020-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “Stewarts Crossing” further described below property is consistent with the adopted Land Development Plan because the proposed use and density are in keeping with the spirit of the plan. The Land Development Plan identifies the project area as locating in both the Rural and Suburban land use character areas. The rural area recommends large lots or cluster developments with large amounts of open space, while the suburban character area recommends a mix of housing types and lots size. The proposed single family residential project is a reasonable use and in the public interest because it provides a large amount of open space containing 51.08 acres and has a range of lot sizes going from 6,000 square feet to 16,000 square feet with an average lot size of 7,139 square feet. Additionally, the density for the rural character area is 1-2 units per acre while the suburban character area is 2-4 units per acre, and the density of the proposed project is 1.93 units per acre.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for properties with Union County Tax Parcel Numbers: 09-256-001-A, 09-256-001-E, 09-256-003 & 09-256-003-A.

Adopted this 12th day of February, 2020.

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “STEWARTS CROSSING”

R-2020-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “Stewarts Crossing” further described below property is consistent with the adopted Land Development Plan because the proposed use and density are in keeping with the spirit of the plan. The Land Development Plan identifies the project area as locating in both the Rural and Suburban land use character areas. The rural area recommends large lots or cluster developments with large amounts of open space, while the suburban character area recommends a mix of housing types and lots size. The density for the rural character area is 1-2 units per acre while the suburban character area is 2-4 units per acre, and the density of the proposed project is 1.93 units per acre. However, the proposed project is not a reasonable use or in the public interest because the lot sizes ranging from 6,000 square feet to 16,000 square feet with an average lot size of 7,139 square feet are substantially smaller than the surrounding larger lots that border the proposed subdivision. Based on the amount of larger lots in the area, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment denial recommendation, the Land Development Plan would be amended accordingly to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends the adoption of the Resolution Denying Land Development Plan Compliance for properties with Union County Tax Parcel Numbers: 09-256-001-A, 09-256-001-E, 09-256-003 & 09-256-003-A.

Adopted this 12th day of February, 2020.

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2020-xx

Preamble

Pursuant to authority conferred by Chapter 160A-381 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.98 **CONDITIONAL DISTRICTS ESTABLISHED** as follows:

Conditional District (CD) “Stewarts Crossing”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 3rd day of March, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2020-xx

Preamble

Pursuant to authority conferred by Chapter 160A-381 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.106 OFFICIAL ZONING MAP as follows:

Rezone the properties located along Secrest Shortcut and further identified as tax parcel #'s 09-256-001-A, 09-256-001-E, 09-256-003 & 09-256-003-A. The request is to rezone the properties from City of Monroe R-40 and Union County RA-40 to Conditional District (CD) "Stewarts Crossing".

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 3rd day of March, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: February 12, 2020

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Map Amendment request for Conditional District “Mendenhall Oaks” (Parcel ID #'s: 09-295-004 (portion), 09-295-004J (portion) and 09-295-004F)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning text and map amendment for the properties located at the corner of Secrest Short Cut Road and Fowler Secrest Road further identified with parcel ID numbers 09-295-004 (portion), 09-295-004J (portion) and 09-295-004F from R-40 (Residential-Low Density) to Conditional District (CD) “Mendenhall Oaks”

REVIEW

The applicant, MI Homes, is requesting a conditional district rezoning in order to develop 104 single-family lots. The total area of the project is 34.92 acres, with 8.38 acres or 23.9% of that left as common open space. The density of this project is 2.98 units per acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Single Family Residential	R-40 (Residential, City)/ RA-40 (Residential, County)
East	Single Family Residential	R-40 (Residential, City)
South	Single Family Residential	R-40 (Residential, City)
West	Single Family Residential	R-20SU (Residential- Hamilton Place)

Proposal

The applicant, MI Homes, is requesting a conditional district rezoning in order to develop 104 single family homes with 8.38 acres or 23.9% of open space.

REQUIREMENTS

Density & Dimensional Standards

The density of the proposed project is 2.98 units per acre. The lot sizes range from a minimum of 6,500 square feet to 12,877 square feet; the average lot size is 7,800 square feet. The data below is simply to provide the board with information to compare the proposed density being to what is allowed by the zoning ordinance in other residential districts in Monroe.

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

Landscaping

Each lot will be provided at least 2 yard trees (one in the front and one in the rear). Street trees will also be provided at a rate of one tree per lot. Landscaping will also be provided along the frontage of Fowler Secrest Road and the entrance area on Secrest Short Cut Road.

Open Space

The project is required to provide at least 12.5% open space which would equal 4.36 acres. The total area of open space provided is 8.38 acres or 23.9%. The open space will also include seating and landscaping.

Elevations

The developer is proposing the homes will be a minimum of 1,400 heated square feet. Fiber cement, brick/brick veneer, stone/synthetic stone will be the primary exterior building materials. Vinyl is not a proposed material. Petitioner has not committed to a mix of materials on the front façade.

Parking

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

Sidewalk

A five foot (5') wide sidewalk will be provided along both sides of the interior roads throughout the development. Eight foot (8') wide sidewalk will be provided along the developed portion of Fowler Secrest Road and the main entrance portion on Secrest Short Cut Road.

Stormwater

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

Schools

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

“The 104 single family lot subdivision, to be located at the corner of Fowler Secrest and Secrest Short Cut Roads, will be within the following school attendance areas for the current school year:

Porter Ridge Elementary School	Projected to be at 83% of rated capacity
Piedmont Middle School	Projected to be at 101% of rated capacity
Piedmont High School	Projected to be at 82% of rated capacity

By our accounting, this will bring the number of planned and not built units in the Piedmont area to approximately 905 units.

This includes (among others)

- Victoria Estates (Howie Bottoms Rd): 14 units
- Serena Hill (Unionville-Indian Trail Rd): 14 units
- Kellerton Place (Deese Rd): 228 units
- The Oaks at Camden (Old Camden Rd): 28 additional units
- Woodlands Creek (Secrest Price Rd): 21 additional units
- Redwood (Secrest Price Rd): 119 units
- Simpson Farms (Secrest Short Cut at Fowler Rd): 194 units

Per Board of Education policy, Piedmont MS is no longer accepting any further transfers due to high enrollment. Additional residential construction contributes to high enrollments, which in turn exacerbate problems such as:

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

Transportation

The development will have a total of three entrances; two entrances will be located on Fowler Secrest Road and one entrance will be located on Secrest Short Cut Road. There is also a proposed access point to the Hamilton Place subdivision at an existing stub-out. Due to the number of proposed lots the North Carolina Department of Transportation did not require a Traffic Impact Analysis for this project. The City’s Engineering Department did not require a TIA for this project either; however, a right and left turn lane will be added at the Secrest Short Cut Road entrance. The entrances on Fowler Secrest Road will be full access entrances with no additional turn lanes added on Fowler Secrest Road.

LAND DEVELOPMENT 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. 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 center 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 held a neighborhood meeting on September 30th.

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

RECOMMENDATION

Staff recommends approval of Conditional District “Mendenhall Oaks” with the condition that a mix of materials be included on the front façade.

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

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

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

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

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

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

Attachments:

Ortho Map
Zoning Map
Site Plan
Building Elevations
Approval Resolution
Denial Resolution
Ordinance 156.106
Ordinance 156.98

Ortho Map

Legend

— Centerlines

□ Parcels

--- City Limits



Approximate location of
portions not included in
rezoning or calculations

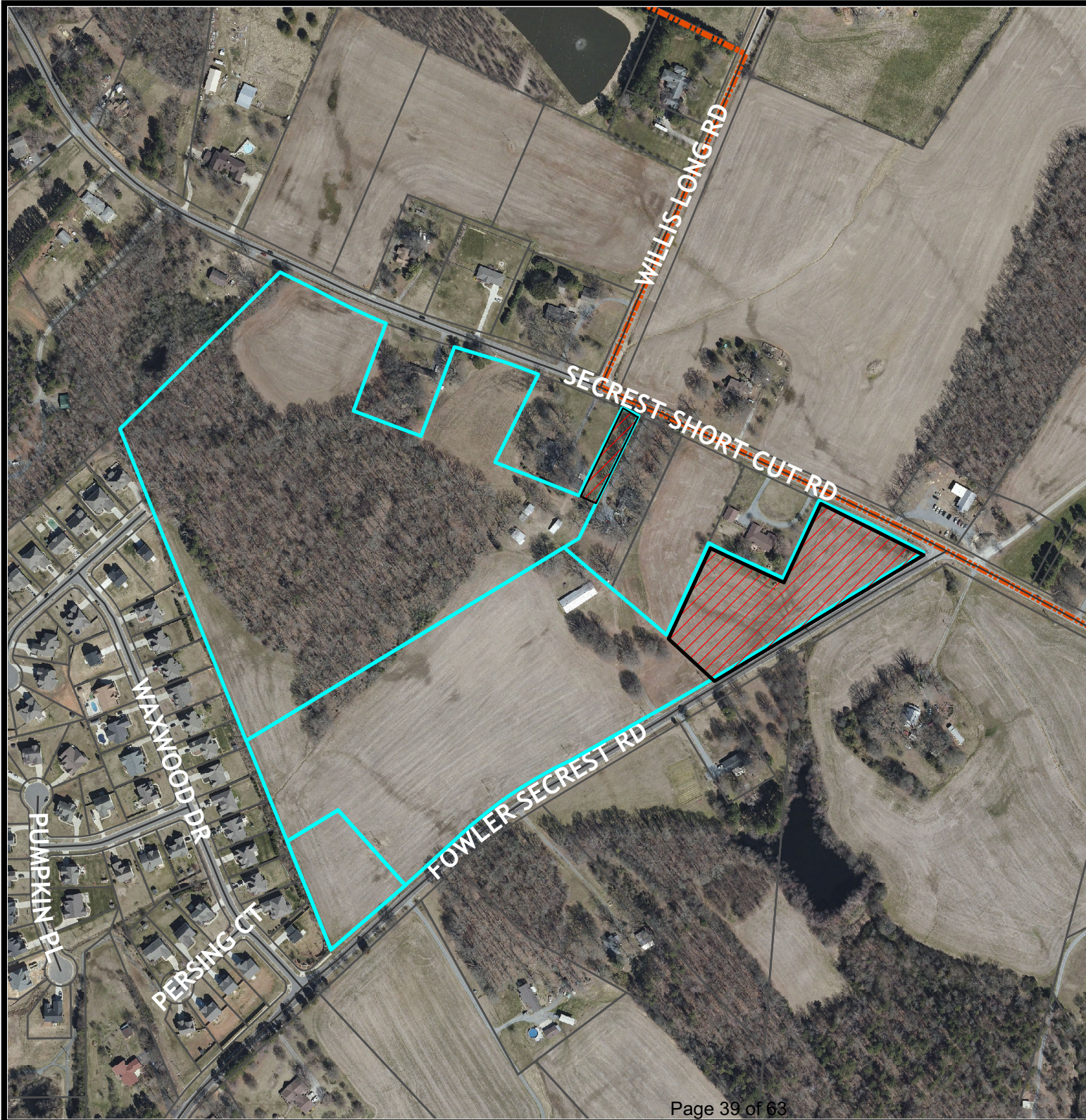
Existing: R-40
(Residential- Low Density)

**Owner: Ivan and Rachel
Secret, Lanny Secret,
Ruth Secret**

Acres: 34.92



0 325 650
Feet



Zoning Map

Legend

-  Centerlines
-  Parcels
-  City Limits

Zoning Districts

Monroe Zoning

-  R-40
-  R-20SU

Union County Zoning

-  RA-40

-  Approximate location of portions not included in rezoning or calculations

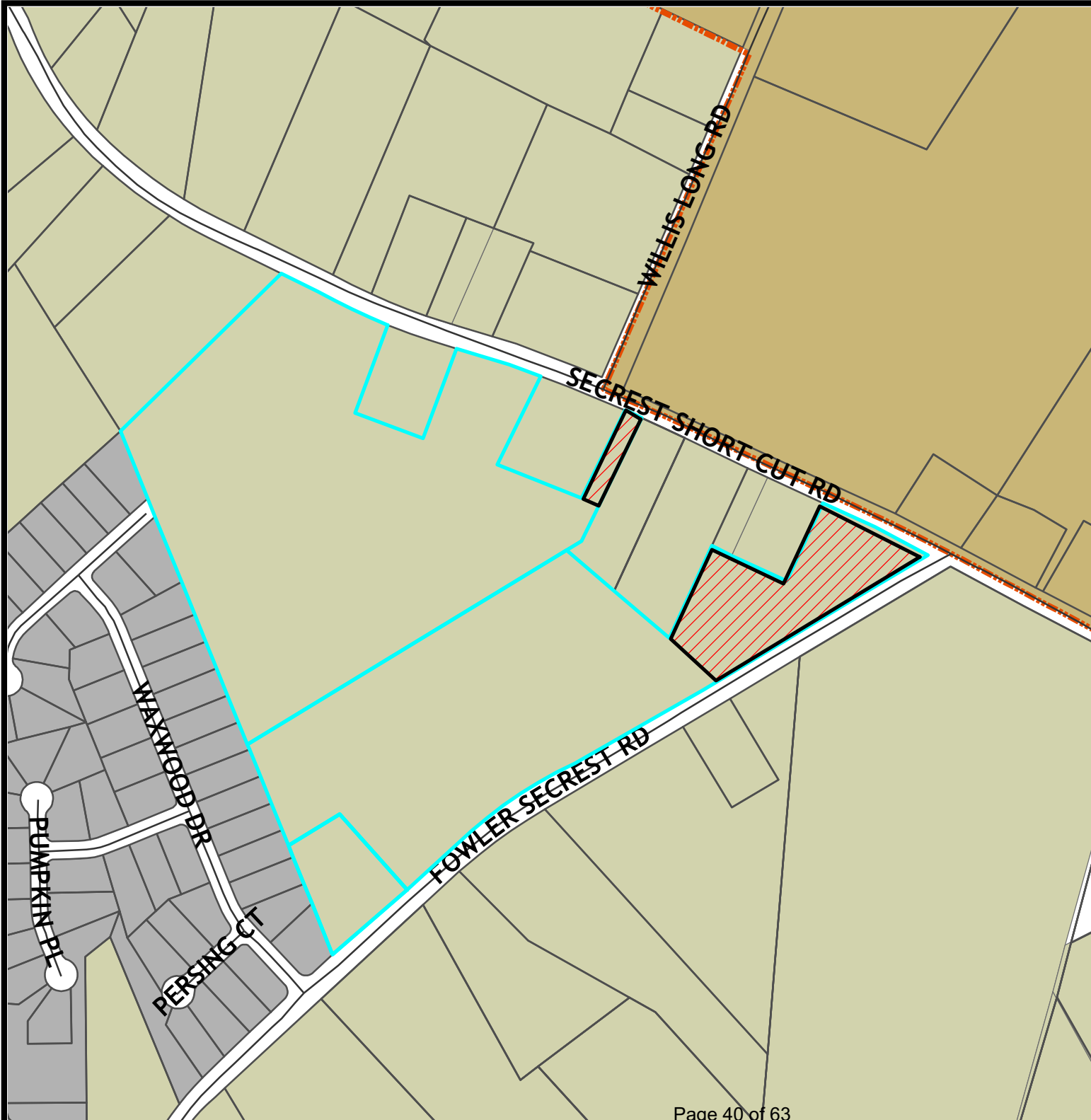
Existing: R-40
(Residential- Low Density)

Owner: Ivan and Rachel Secret, Lanny Secret, Ruth Secret

Acres: 34.92



0 325 650
Feet

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McADAMS

The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704.527.0800
fax 919.361.2269
license number: C-0293, C-187

www.mcadamsco.com

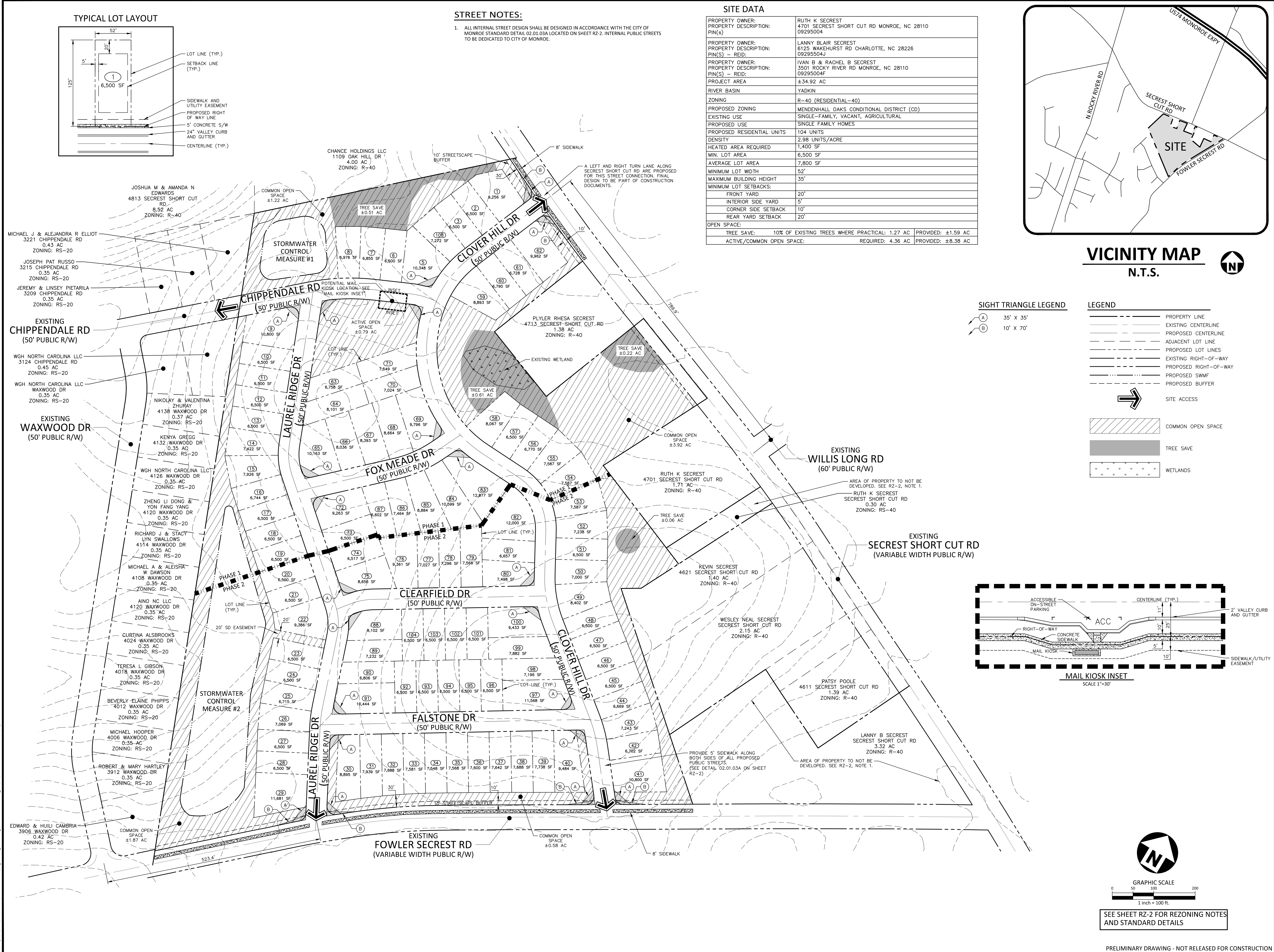
CLIENT

M/I HOMES OF CHARLOTTE LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTTE, NC 28217
PHONE: 704.228.3892

M/I HOMES

MENDENHALL OAKS
CONDITIONAL DISTRICT PLAN
3216 FOWLER SECREST ROAD
MONROE, NORTH CAROLINA, 28110

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MENDENHALL OAKS – CONDITIONAL DISTRICT REZONING NOTES

- Total acreage of the site is +38.55 acres. +34.92 acres of the site is proposed to be rezoned and developed by the Petitioner. The remaining +3.63 acres, consisting of +.3 acres located along Secrest Short Cut Road and +3.32 acres located at the corner of Secrest Short Cut Road will not be part of the rezoning. The +.3 acres and +. 3.32 acres may be assigned to others, or otherwise disposed of by the Petitioner at a future date.

Site density, provided tree save, and provided active/common open space are based on the site size of +34.92 acres.

8' sidewalks will be provided along Fowler Secrest and Secrest Short Cut Roads along the frontage of Lots 1, 62, and 29-41, as depicted on the plan.

Petitioner commits to provide a park like setting that includes seating and landscaping within the area designated as Active Open Space. Commencement of this amenity will begin no later than 50% of the Certificates of Occupancy are issued. The mail kiosk will also be provided in this area.

5' sidewalks will be provided on both sides of the streets throughout the interior of the development.

Fiber cement vertical siding, fiber cement horizontal siding, fiber cement shake siding, brick, brick veneer, stone, or synthetic stone shall be used as primary exterior building materials on the facades of the dwellings. Petitioner and/or builder will control if a mixture of the primary exterior building materials are utilized on the facades of the dwellings.

All driveways will be paved with concrete or asphalt from the road to the garage. Driveways will have room for a minimum of four (4) vehicles.

Minimum lot size is 6,500 square feet and average lot size is 7,800 square feet.

All proposed streets will be designed to City of Monroe public street standards and accepted into the City's street inventory and eventually maintained by the City.

Minimum heated floor area for dwellings within this development will be at least 1,400 square feet.

Street trees will be provided at a rate of 1 per lot with a caliper of 1 ½ inches measured 6 inches above grade. Street trees should be a variety of species.

Each home will have at least 2 yard trees (1 planted in front yard and 1 planted in rear yard), suitable for healthy growth in our climate. Each tree will have minimum caliper of 1½ inches measured 6 inches above grade.

All driveways will be paved with concrete or asphalt from the road to the garage and will be able to accommodate at least four (4) vehicles.

All garages will have a standard two (2) car attached garage.

Houses built on slab foundations will have a minimum four (4) course brick, of standard size extending up the face of the slab.

The front wall of all houses will not run unbroken (unarticulated) for a distance of more than 24 linear feet. Garage doors, entry doors, windows, and/or a mix of primary façade materials will constitute articulated.

Homeowner's Association will be responsible for the ownership and maintenance of open space, common areas, BMP areas, etc.

The majority of all roof areas on any dwelling will have a minimum 6/12 pitch roof.

Accessory structures will not be located beyond the front corner of the dwelling, and will maintain a minimum five (5) foot setback from all property lines. Accessory structures will not be located with public easements.

All exposed chimneys will be stucco or brick veneered consistent with the architecture of the dwellings.

Front lawns of all single-family dwellings will be sodded prior to issuance of a Certificate of Occupancy.

Sign regulations for this property will adhere to the Residential sign requirements.

All landscaping will be kept in a thriving condition.

All elevations, packets, or other supplemental material submitted to staff, Planning Board, and/or City Council in reference and support of any Conditional District will be regarded as an integral element of the approved site plan. Minor deviations from submitted material will be allowed at the discretion of the Planning Director or designee.

Unless diseased or dead, trees within the development that are 75" or greater in circumference must be preserved and shall not be removed.

Trees within the development that are 25" or greater in circumference may only be removed if they are located within an approved street cross section, building pad, or driveway area.

All buildings, apparatus access roads, and hydrant placement will meet the NC Fire Code at time of construction.

All roadway construction methods shall be in accordance with the City of Monroe Standard Specifications and Detail Manual, and the NCDOT Standard Specifications for Roads and Structures, latest edition except where otherwise noted.

Deviations from the City of Monroe Standard Specifications and Detail Manual must be clearly noted on the plan. The Petitioner must request any deviation from the Detail Manual in writing along with justification for review and recommendation by Staff.

Site will meet stormwater management requirements in accordance with Chapter 159 Stormwater Management Ordinance of the Monroe City Code.

A NCDOT Driveway Permit will be required for access to Secrest Short Cut Road. A City of Monroe Driveway Permit will be required for access to Fowler Secrest Road.

A left and right turn lanes will be provided at the proposed street entrance on Secrest Short Cut Road. Each turn lane will meet NCDOT's minimum storage length requirement. Final design to be part of the construction drawings.

All front load garages will have carriage style trim or hardware that mimics carriage style doors.
- PAVEMENT SCHEDULE*

1 in. BIT. CONC., SURFACE COURSE, TYPE SF 9.5A

2.5 in. BIT. CONC. BINDER COURSE, TYPE 1 19.0B

4 in. BIT. CONC. BASE COURSE, TYPE B 25.0B OR 8 in. COMPACTED AGGREGATE BASE COURSE

2 Ft. 0 in. VALLEY & GUTTER

4 in. CONCRETE SIDEWALK, 5 Ft. WIDTH

*PAVEMENT STRUCTURE FOR RESIDENTIAL STREETS WITH LESS THAN 4,000 VEHICLES PER DAY.

NOTES

1. UTILITY LOCATIONS SHOWN OTHER THAN PHASE 1 CABLES AND TIE-INS UTILITIES OWNED AND OPERATED BY THE CITY OF MONROE

2. DEPTHS SHOWN ARE MINIMUM DEPTHS

3. STREET LIGHTS WILL BE ON ONE SIDE OF ROAD DEPENDING ON SUBDIVISION LAYOUT

REVISIONS

NO.	DATE	DESCRIPTION
1	4/20/14	WAS USED BY
2	4/20/14	MODIFIED FOR SUPERPAVE
3	01/20/01	THE EXISTENT CITY OF MONROE STANDARD SPECIFICATIONS

REVISIONS

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Adams II



Elevation C



Elevation A

Elevation B

Elevation D

Elevation E

Square Feet: 1,948-1,978
Bedrooms: 3-4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



M I HOMES

Welcome to Better

Claiborne II



Elevation C



Elevation A

Elevation B

Elevation D

Elevation E

Square Feet: 2,161-2,499
Bedrooms: 3-4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



M I HOMES

Welcome to Better

Smart Series Bexley



Elevation C



Elevation A

Elevation B

Square Feet: 1,771
Bedrooms: 3-4
Full Baths: 2

Half Baths: 1
Garages: 2-3
Stories: 2



M I HOMES

Welcome to Better

Smart Series Dearborn



Elevation C



Elevation A

Elevation B

Square Feet: 1,948-1,978
Bedrooms: 3-4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



M I HOMES

Welcome to Better

Smart Series Erie



Elevation C



Elevation A

Elevation B

Square Feet: 2,161-2,499
Bedrooms: 3-4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



M I HOMES

Welcome to Better

Smart Series Findlay



Elevation A



Elevation B

Elevation C

Square Feet: 2,315-2,336
Bedrooms: 4
Full Baths: 2

Half Baths: 1
Garages: 2
Stories: 2



M I HOMES

Welcome to Better

The Draper



Elevation B



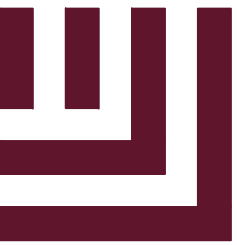
Elevation A

Elevation C



M I HOMES

Welcome to Better



McADAMS

The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

M/I HOMES OF CHARLOTTE LLC
5350 77 CENTER DRIVE, SUITE 100
CHARLOTE, NC 28217
PHONE: 704. 228. 3892



M I HOMES

MENDENHALL OAKS
CONDITIONAL DISTRICT PLAN
3216 FOWLER SECREST ROAD
MONROE, NORTH CAROLINA, 28110

REVISIONS		
NO.	DATE	PER REVIEW COMMENTS
1	12.17.2019	PER REVIEW COMMENTS

PLAN INFORMATION	
PROJECT NO.	MIH-19020
FILENAME	MIH19020-RZ1
CHECKED BY	JBW
DRAWN BY	JDL
SCALE	N.T.S.
DATE	09.16.2019

SHEET

BUILDING ELEVATIONS

RZ-3

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “MENDENHALL OAKS”
R-2020-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “MENDENHALL OAKS” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the density is 2-4 units per acre. This development is 2.98 units per acre therefore it is consistent. The proposed development is a reasonable use and in the public interest because the suburban character area recommends a mix of housing types and lots size which this development will supply for the area. This project is providing a mix of lot sizes from 6,500 sqft. to 12,877 sqft.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-295-004 (portion), 09-295-004J (portion) and 09-295-004F.

Adopted this 12th day of February, 2020.

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “MENDENHALL OAKS”
R-2020-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “MENDENHALL OAKS” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the density is 2-4 units per acre. This development is 2.98 units per acre therefore it is consistent. However, the surrounding parcels in this area are larger residential lots; the proposed project is not a reasonable use or in the public interest because of the smaller lots proposed by this development. Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for denial, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-295-004 (portion), 09-295-004J (portion) and 09-295-004F.

Adopted this 12th day of February, 2020.

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2020-XX

Preamble

Pursuant to authority conferred by Chapter 160A-381 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.106 **OFFICIAL ZONING MAP** as follows:

Rezone the properties located at the corner of Secrest Short Cut Road and Fowler Secrest Road further identified with parcel ID numbers 09-295-004 (portion), 09-295-004J (portion) and 09-295-004F from R-40 (Residential-Low Density) to Conditional District (CD) “Mendenhall Oaks”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 3rd day of March, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2020-XX

Preamble

Pursuant to authority conferred by Chapter 160A-381 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.98 **CONDITIONAL DISTRICTS ESTABLISHED** as follows:

Conditional District (CD) “Mendenhall Oaks”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 3rd day of March, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: February 12, 2020

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Map Amendment request for Conditional District “Scotch Meadows” (Parcel ID #'s: 09-143-032)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning text and map amendment for the property located along Olive Branch Road further identified with parcel ID numbers 09-143-032 from GI (General Industrial) to Conditional District (CD) “Scotch Meadows”

REVIEW

The applicant, Jonathan McCall, is requesting a conditional district rezoning in order to develop 186 single-family lots. The total area of the project is 47.40 acres, with 16.04 acres or 33.8% of that left as common open space; 3.66 acres of the open space is located within the floodplain. The density of this project is 3.92 units per acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Single Family Residential/Vacant	R-20 (Residential Single Family)
East	Vacant/Grass Airstrip	GI (General Industrial)
South	Vacant	GI (General Industrial)
West	Creekridge Subdivision and James River Equipment	R-10 (Residential Single Family), CD “James River Equipment” GI (General Industrial)

Proposal

The applicant, Jonathan McCall, is requesting a conditional district rezoning in order to develop 186 single-family lots. The total area of the project is 47.40 acres, with 16.04 acres or 33.8% of that left as common open space

REQUIREMENTS

Density & Dimensional Standards

The density of the proposed project is 3.92 units per acre. The minimum lot size for is 4,700 square feet, the average lot size is 5,906 square feet. The data below is simply to provide the board with information to compare the proposed density being to what is allowed by the zoning ordinance in other residential districts in Monroe.

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

Landscaping

Each home will be provided at least 2 yard trees. Street trees will also be provided at a rate of one tree per lot.

Open Space

The project is required to provide at least 12.5% open space which would equal 5.93 acres. The total area of open space provided is 16.04 acres or 33.8%. The open space will also include park benches, pedestrian trails, and a picnic area.

Proposed Homes

This developer does not have a builder at this time and as such has only submitted one elevation for consideration. The developer is proposing the homes will be a minimum of 1,400 heated square feet. The primary building materials shall be limited to a mix of fiber cement, stone, stucco, brick and/or high-quality vinyl materials at least .044 inches thick. The vinyl must Also have backing material, must be heat resistant with UV reflective additives, and must be wind resistant. Brick veneer will be used on the foundations.

Parking

Each home will have at least a two-car garage. All front load garages will have carriage style trim and/or hardware that mimics carriage style doors. Driveways will be paved with asphalt or concrete and will be able to accommodate at least four (4) vehicles.

Sidewalk

Five foot (5') wide sidewalk will be provided along both sides of the interior roads throughout the development. An eight foot (8') wide sidewalk will be provided along Olive Branch Road, it will stop at the stream located at the intersection of Olive Branch Road and Morgan Mill Road.

Stream Buffer

A 50' undisturbed pervious stream buffer has been provided on both sides of the stream that runs along the western property line. Lots 93-97 have portions located within the stream buffer; no pervious areas will be permitted within the stream buffer (i.e. patios, accessory structures, etc.)

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.

Schools

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

“The above referenced 186 sfu subdivision (Olive Branch Rd at Morgan Mill Rd) will be within the following school attendance areas for the current (2019-2020) school year:

Unionville Elementary School	Currently at 104% of rated capacity
Piedmont Middle School	Currently at 101% of rated capacity
Piedmont High School	Currently at 82% of rated capacity

PLEASE NOTE: 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.

By our accounting, this will bring the number of planned and not built housing units in the Unionville ES area to approximately 473 units.

This includes:

- Kellystone (off Baucom Deese Rd): 5 additional units
- Bickett Ridge (Lawyers Rd): 5 additional units
- Oaks at Camden (Old Camden Rd): 28 additional units
- Emerald Estates (Baucom Deese Rd): 7 additional units
- Serena Hill (Corner of Unionville-Indian Trail Rd and CJ Thomas): 14 units
- Kellerton Place (Deese Rd): 228 units

Also in the Piedmont attendance area (for a total of 1101 residential units) are:

- Victoria Estates (Howey Bottoms Rd): 14 units
- Sikes Mill Crossing (Sikes Mill Rd): 8 units
- Ashe Meadows (Hwy 218): 65 units
- Windsong (Hwy 218): 27 units
- Williamston (New Salem Rd): 7 units
- Heli Acres (Lawyers Rd): 8 units
- Damon Hills (Fish Rd): 12 units
- Woodlands Creek (Secrest Price Rd): 21 additional units
- Redwood (Secrest Price Rd): 119 units
- Simpson Farms (Secrest Short Cut): 194 units

- Fowler Secrest Subdivision (Fowler Secrest Rd): 105 units

Per Board of Education policy, neither Unionville ES nor Piedmont MS are any longer accepting any further transfers due to high enrollment. Additional residential construction contributes to high enrollments, which in turn exacerbate problems such as:

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

Transportation

The development will be accessed by two entrances on Olive Branch Road. The southern entrance closer to the intersection will be a right in/right out only entrance while the northern entrance will be a full movement intersection. Turn lanes are not proposed or required at this time. Due to the number of proposed lots the North Carolina Department of Transportation did not require a Traffic Impact Analysis for this project. The City’s Engineering Department did not require a TIA for this project either.

LAND DEVELOPMENT PLAN CONSISTENCY

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

The Community Corridor area generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, epicenter of the city’s commercial activity, and the spine of the community with critical connections to major employers and activity centers. For this reason, the area’s design and performance is important to the entire community. Currently, the corridor is characterized by uncoordinated visual design, uncontrolled curb cuts, and disinvestment.

The proposed project is consistent with the Future Land Use Plan because the density for the Suburban character area is 2-4 units per acre and this project is at 3.92 units per acre. Additionally, while a portion of this property is located within the Community Corridor, the majority of this area is located within a stream buffer therefore would not likely develop as commercial. The project is a reasonable use and in the public interest because it is residential in nature and can act as a transitional buffer between the more commercial uses and future residential further northeast on Olive Branch Road.

PUBLIC NOTIFICATION

The applicant held a neighborhood meeting on December 30, 2019.

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

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

RECOMMENDATION

If Planning Board wishes to approve this rezoning, staff recommends the following conditions:

1. Primary building materials be limited to stone, stucco, brick, and/or fiber cement and vinyl be used for trim work only;
2. A mix of materials be included on the front façade;
3. No portion of a lot shall be located within the stream buffer;

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

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

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

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

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

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

Attachments:

Ortho Map
Zoning Map
Site Plan
Elevation
Approval Resolution
Denial Resolution
Ordinance 156.106
Ordinance 156.98

Ortho Map

Legend

— Centerlines

▭ Parcels

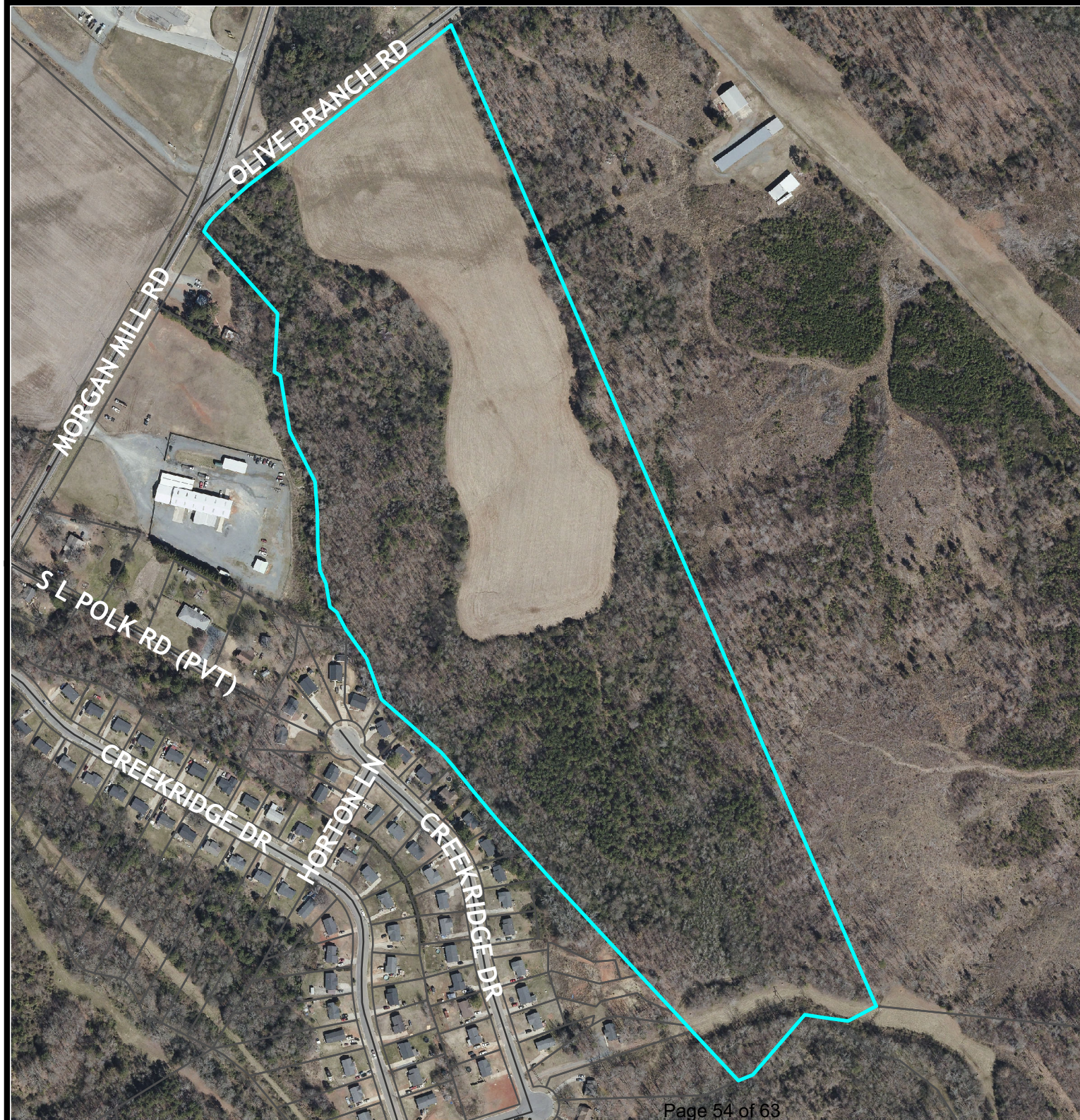
Existing: GI
(General Industrial)

Owner: KLJ Properties, LLC

Acres: 47.4



0 320 640
Feet



Ortho Map

Legend

— Centerlines

▭ Parcels

Zoning Districts

■ R-20

■ R-10

■ G-I

■ G-I-SU

■ CD

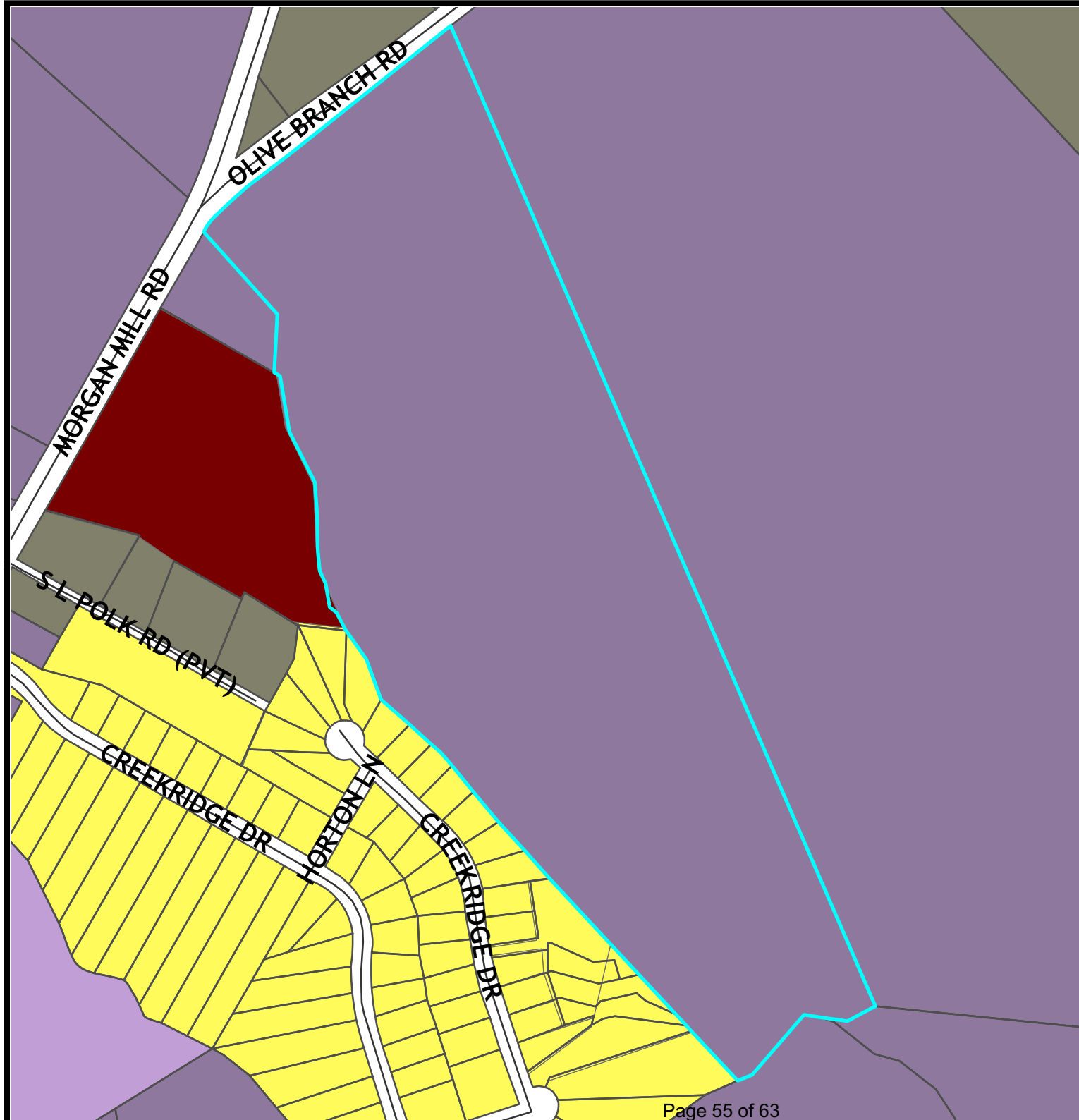
Existing: GI
(General Industrial)

Owner: KLJ Properties, LLC

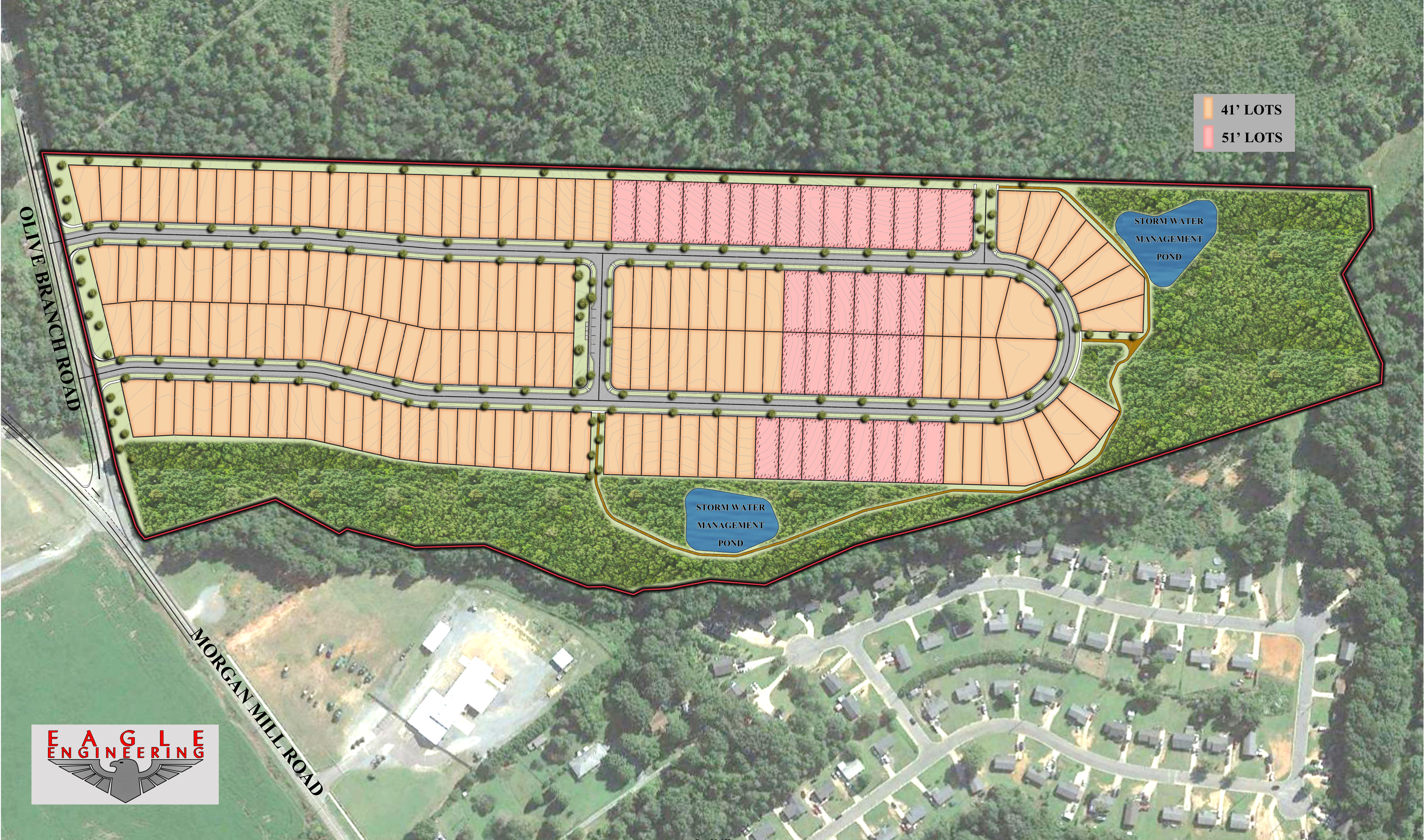
Acres: 47.4



0 320 640
Feet



SCOTCH MEADOWS SINGLE FAMILY SUBDIVISION (186 SF LOTS)



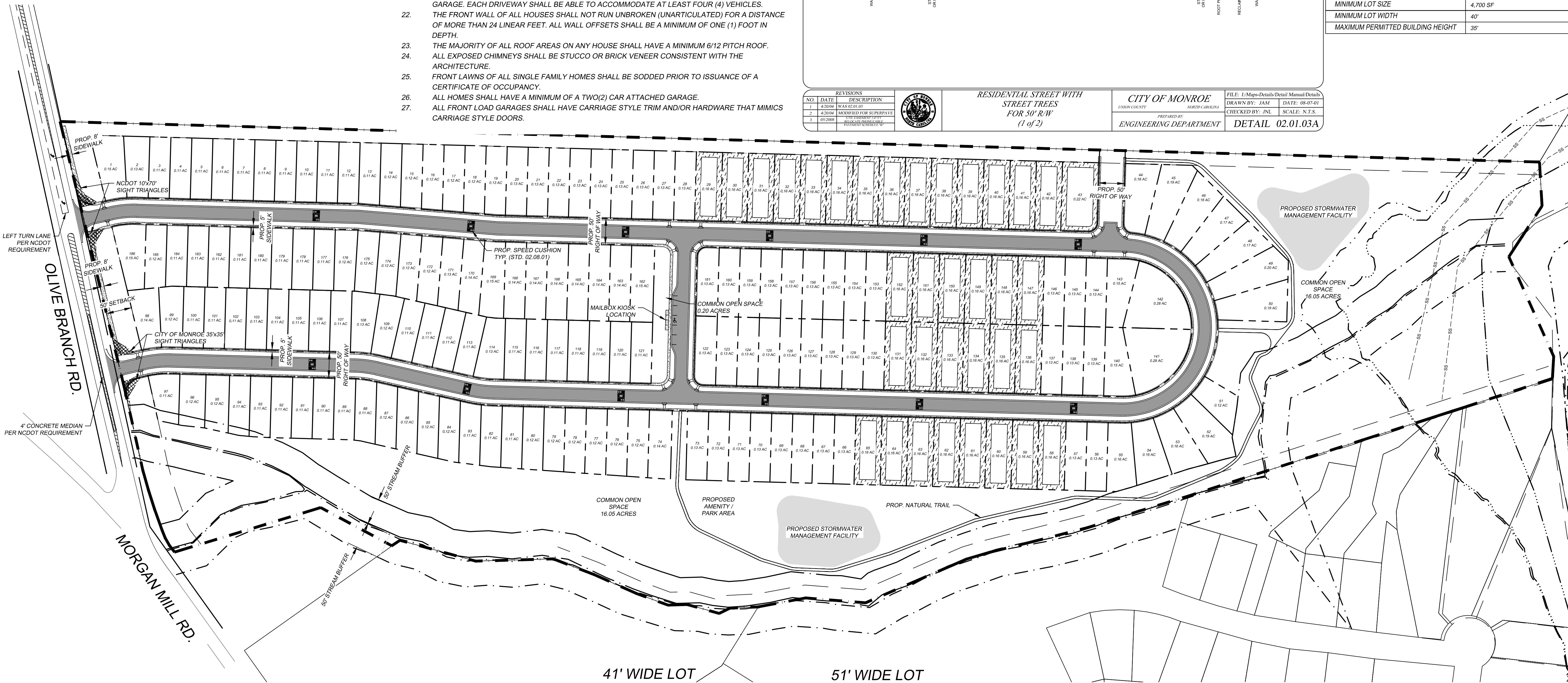
SITE DEVELOPMENT NOTES:

1. PROPOSED REZONING FROM GI TO CONDITIONAL DISTRICT "SCOTCH MEADOWS".
2. ROADS WILL BE PUBLIC STREETS CONSTRUCTED IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
3. SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
4. ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
5. ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND/OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN. MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS DESIGNEE.
6. TREES WITHIN THE DEVELOPMENT THAT ARE 75" OR GREATER IN CIRCUMFERENCE WILL BE PRESERVED AND WILL NOT BE REMOVED TO THE EXTENT PRACTICAL.
7. TREES WITHIN THE DEVELOPMENT THAT ARE 25" OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, DRIVEWAY AREA, STORM WATER MANAGEMENT FEATURE, OR STORM OR UTILITY EASEMENT.
8. DEVELOPER RESERVES THE RIGHT TO REMOVE SICK OR DAMAGED TREES AT DEVELOPERS DISCRETION.
9. SETBACK MEASUREMENTS SHALL BE MADE FROM THE EXTERIOR WALL DIMENSION AT THE FOUNDATION. ARCHITECTURAL FEATURES (INCLUDING BUT NOT LIMITED TO OVERHANGS, STOOPS, EAVES, AND SOFFITS AND MECHANICAL UNITS MAY PROJECT INTO SETBACKS.
10. ACCESSORY STRUCTURES SHALL NOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME,

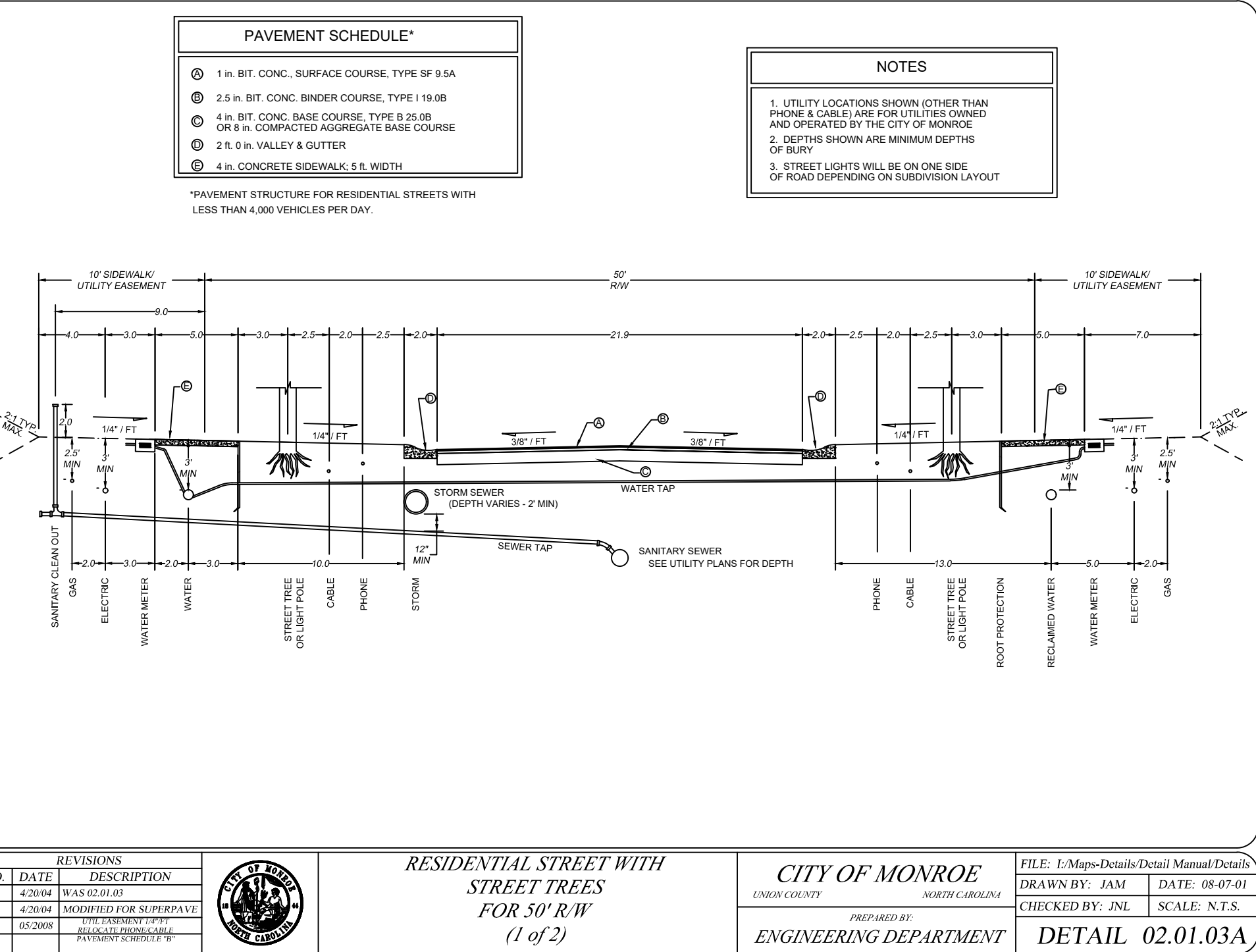
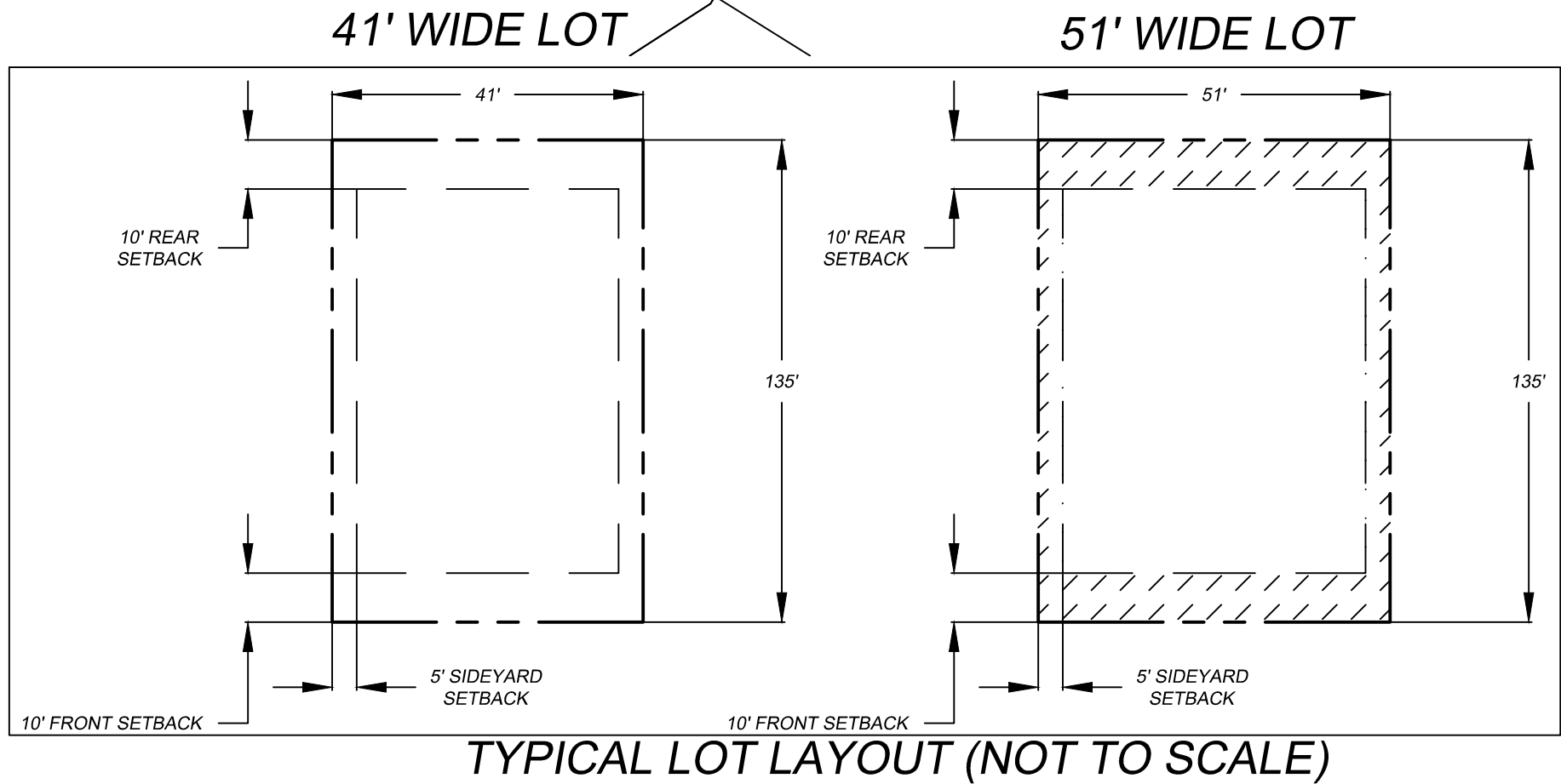
- AND SHALL MAINTAIN A MINIMUM FIVE FOOT (5') SETBACK FROM ALL PROPERTY LINES. ACCESSORY STRUCTURES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS. LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARDS. HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC. AMENITY AREA SHALL CONSIST OF PARK BENCHES, PEDESTRIAN TRAILS, AND PICNIC AREA. LOTS 51-55 AND LOTS 93-97 ARE LOCATED WITHIN A STREAM BUFFER. NO PERVIOUS AREAS WILL BE PERMITTED WITHIN THE STREAM BUFFER ON THESE LOTS.

SINGLE FAMILY HOMES:

15. MINIMUM LOT SIZE IS 4,000 SF. AVERAGE LOT SIZE IS 5,906 SF.
16. PRIMARY BUILDING MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO AND/OR BRICK, OR HIGH-QUALITY VINYL MATERIALS AT LEAST .044 INCHES THICK. THE VINYL MUST ALSO HAVE BACKING MATERIAL, MUST BE HEAT RESISTANT WITH UV REFLECTIVE ADDITIVES, AND MUST BE WIND RESISTANT. BRICK VENEER WILL BE USED ON THE FOUNDATIONS.
17. HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM FOUR COURSE BRICK, OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB.
18. MINIMUM HOUSE SIZE SHALL BE 1,400 SF.
19. STREET TREES SHALL BE PROVIDED AT A RATE OF 1 PER LOT WITH A CALIPER OF 1 1/2 INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES.
20. EACH LOT SHALL HAVE AT LEAST 2 FRONT YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE MINIMUM CALIPER OF 1 1/2 INCHES MEASURED 6 INCHES ABOVE GRADE.
21. ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE. EACH DRIVEWAY SHALL BE ABLE TO ACCOMMODATE AT LEAST FOUR (4) VEHICLES.
22. 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.
23. THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
24. ALL EXPOSED CHIMNEYS SHALL BE STUCCO OR BRICK VENEER CONSISTENT WITH THE ARCHITECTURE.
25. FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
26. ALL HOMES SHALL HAVE A MINIMUM OF A TWO(2) CAR ATTACHED GARAGE.
27. ALL FRONT LOAD GARAGES SHALL HAVE CARRIAGE STYLE TRIM AND/OR HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.



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



SITE AND DEVELOPMENT DATA	
JURISDICTION	CITY OF MONROE
TAX PARCEL(S):	09143032
SITE ADDRESS:	OLIVE BRANCH ROAD
ZONING	GI
PROPOSED ZONING	CONDITIONAL DISTRICT "SCOTCH MEADOWS"
TOTAL AREA	47.40 ACRES
TOTAL 41' WIDE LOTS	151 LOTS
TOTAL 51' WIDE LOTS	35 LOTS
TOTAL LOTS	186 LOTS
DENSITY	3.92 UNITS/ACRE
AVERAGE LOT SIZE	5,858 SF
OPEN SPACE REQUIRED	5.93 ACRES
OPEN SPACE PROVIDED	16.04 ACRES
OPEN SPACE WITHIN FLOOD PLAIN	3.66 ACRES
SETBACKS FOR CONDITIONAL DISTRICT	
MINIMUM FRONT SETBACK	10'
MINIMUM CORNER/SIDE SETBACK	5'
MINIMUM REAR SETBACK	10'
MINIMUM LOT SIZE	4,700 SF
MINIMUM LOT WIDTH	40'
MAXIMUM PERMITTED BUILDING HEIGHT	35'

ENGINEERING

FIRM LICENSE # C-0873
P.O. BOX 351
Alpharetta, GA 30009
Indian Trail, NC 28079
(704) 582-4222
www.esgonline.net

NO.	DATE	BY	ISSUE

SCOTCH MEADOWS SUBDIVISION

MONROE, NC

CAROLINA DEVELOPMENT SERVICES, LLC

DESIGNED BY	BLD	CHECKED BY	MCK
DRAWN BY	BLD	JOB NUMBER	6753
DATE	2/3/20		
AS SHOWN			

PRELIMINARY
NOT FOR
CONSTRUCTION

Sheet

RZP-1

PROPOSED ELEVATIONS





**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “SCOTCH MEADOWS”
R-2020-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “SCOTCH MEADOWS” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The proposed project is consistent with the Future Land Use Plan because the density for the Suburban character area is 2-4 units per acre and this project is at 3.92 units per acre. Additionally, while a portion of this property is located within the Community Corridor, the majority of this area is located within a stream buffer therefore would not likely develop as commercial. The project is a reasonable use and in the public interest because it is residential in nature and can act as a transitional buffer between the more commercial uses and future residential further northeast on Olive Branch Road.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-143-032.

Adopted this 12th day of February, 2020.

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “SCOTCH MEADOWS”
R-2020-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “*SCOTCH MEADOWS*” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The proposed project is consistent with the Future Land Use Plan because the density for the Suburban character area is 2-4 units per acre and this project is at 3.92 units per acre. Additionally, while a portion of this property is located within the Community Corridor, the majority of this area is located within a stream buffer therefore would not likely develop as commercial. However, the proposed project is not a reasonable use or in the public interest because the lot sizes ranging from 4,700 square feet to 12,196 square feet with an average lot size of 5,906 square feet are smaller than the surrounding larger lots that border the proposed subdivision which range from 9,583 square feet to 53,143 square feet. Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for denial, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-143-032.

Adopted this 12th day of February, 2020.

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2020-XX

Preamble

Pursuant to authority conferred by Chapter 160A-381 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.106 **OFFICIAL ZONING MAP** as follows:

Rezone the properties located along Olive Branch Road further identified with parcel ID number 09-143-032 from GI (General-Industrial) to Conditional District (CD) “Scotch Meadows”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 3rd day of March, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2020-XX**

Preamble

Pursuant to authority conferred by Chapter 160A-381 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.98 **CONDITIONAL DISTRICTS ESTABLISHED** as follows:

Conditional District (CD) “Scotch Meadows”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 3rd day of March, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk