

PLANNING BOARD MEETING

Wednesday, October 4, 2023

6:00 PM

City Hall Council Chambers

300 West Crowell Street

Monroe, NC

Agenda

- Item 1.** **Call to Order – Roll Call**
- Item 2.** **Pledge of Allegiance and Moment of Silence**
- Item 3.** **Approval of Minutes: September 6, 2023**
- Item 4.** **Annexation of 35.735 acres located off of N. Bivens Road and further identified with parcel ID number 09-084-035.**
- Item 5.** **Zoning Map Amendment for the property identified as 2215 Lancaster Avenue. Further identified as tax ID 09-327-001-U.**
- Item 6.** **Annexation and Zoning Map and Text Amendment request for Planned Unit Development “Eagles Rest at Lake Lee” (Parcel ID #'s: 09-125-132 and 09-128-001).**
- Item 7.** **Presentation by Kathy Heintel (Chair of the UCPS Board of Education)**
- Item 8.** **Next Meeting: November 1, 2023**
- Item 9.** **Adjournment**

ATTENTION BOARD MEMBERS:

Please contact Ashlyn Penegar at 704.282.4527 or Lisa Stiwinter at 704.282.4569 to confirm your attendance.

Thank you.

cc: **Planning Staff
Terry Sholar
Richard Long**

PLANNING BOARD MEETING

September 6, 2023 @ 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC

Emailed to HR on:

Item 1. **Call to Order/Roll Call**

Chair, Richard Yercheck called the September 6, 2023 meeting to order at 6:00 p.m. Ashlyn Penegar called the roll and noted that there was a quorum was present.

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

Members Absent: Margaret Desio

Staff Present: Doug Britt, Senior Planner; Keri Mendler, Senior Planner; Megan Brightharp, Planner I; Patrick Blaszyk, Planner 1; Terry Sholar, Senior Staff Attorney, Ashlyn Penegar, Administrative Assistant II

Guests: Marie Taylor, Loretta Melancon, Matt Skvarla, Pam & Andy Duda, Ashley Casanova, Dugan Slappe, Karyl & Mike Jones, Tom Crouch, Scott Hunsucker

Item 2. **Pledge of Allegiance and Moment of Silence**

Item 3: **Approval of Minutes: August 2, 2023**

Motion: David Dotson made a motion to approve the minutes from August 2, 2023

Second: Archie Morgan

Action: The motion passed unanimously with the following votes:

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

NAYS:

Item 4. **Zoning map amendment for the property located along N. Rocky River Road/Lacey Paige Road and the Monroe Expressway and further identified as tax parcel # 08-303-031. The request is to rezone one parcel of the original overall project from Conditional District “Rocky River Crossing” to Conditional District “Rocky River Crossing Self Storage”.**

Doug Britt, Senior Planner, approached the podium and said tonight I am presenting a request a zoning map amendment for the property located along N. Rocky River Road/Lacey Paige Road and the Monroe Expressway and further identified as tax parcel # 08-303-031. The request is to rezone one

parcel of the overall project from Conditional District “Rocky River Crossing” to Conditional District “Rocky River Crossing Self Storage”. The applicant is requesting to increase the approved square footage of the storage facility from 90,000 square feet to 120,000 square feet. Planning staff deemed this to be a major modification due to the increase in square footage, thus requiring it to be processed as an amendment to the conditional district. The applicant, Horizon Real Estate Fund LP, is requesting a conditional district rezoning for the property located along N. Rocky River Road/Lacey Paige Road and the Monroe Expressway. The total area of the project is 4.46 acres. Conditional District “Rocky River Crossing” was approved by City Council in June of 2021 and authorized the development of 360 market rate apartments, a 150-room hotel and a 90,000 square foot climate controlled storage facility. Please note, this project was approved under the previous ordinance.

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Monroe Expressway & Vacant	Conditional District “Rocky River Crossing”
East	Single Family Residential & Vacant	Conditional District “Rocky River Crossing”
South	Single Family Residential & Vacant	Conditional District “Rocky River Crossing”
West	Single Family Residential	Regional Corridor Mixed Use

Proposal

The applicant is requesting to rezone the storage facility portion of the site from Conditional District “Rocky River Crossing” to Conditional District “Rocky River Crossing Self Storage”. Additionally, the applicant is requesting to increase the square footage from the previously approved three story 90,000 square facility to 120,000 square feet while also offering limited outside storage for boats and RV’s.

REQUIREMENTS

Density & Dimensional Standards

The proposed minimum setbacks are as follows:

Front: 10 feet

Side: 25 feet

Rear: 25 feet

Elevation

The developer is proposing the exterior building materials to include brick, stucco, and metal panels.

Landscaping/Buffering

The applicant has provided a landscape plan that includes a mixture of trees and shrubs in order to satisfy the ordinance requirements.

Parking

The proposed storage facility is proposing to provide 18 parking spaces for customers and employees.

Stormwater

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

Transportation

The project is located off N. Rocky River Road/Lacee Paige Road, which is maintained by the North Carolina Department of Transportation. Since this is a multifamily and commercial project, there will not be any publicly maintained streets within the project. The owner(s) will maintain all private drive aisles and parking areas within the project. The City of Monroe will not have any street maintenance responsibilities within the development.

A traffic impact study was completed for this project and was reviewed by both the City of Monroe Engineering Department and the North Carolina Department of Transportation (NCDOT). The required transportation improvements for the project are as follows:

N. ROCKY RIVER ROAD AND LACEE PAIGE ROAD

- Northbound right-turn lane along N. Rocky River Road at Lacee Paige Road
- Southbound left-turn lane along N. Rocky River Road at Lacee Paige Road

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this area is located in a Regional Mixed-Use Center. 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. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high-density residential and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips.

The Future Lane Use Map designates two future interchanges of the Monroe Expressway as Regional Mixed Use Centers; however, the FLUM does not specify a dominant land use (or uses) for the center to respect market conditions and allow flexibility. Priority uses within the mixed-use centers include multi-family residential, commercial, office, medical, civic, and mixed-use.

Planning staff is of the opinion the development pattern of a mixed-use development with multifamily residential development at this location is consistent with the Land Development Plan.

PUBLIC NOTIFICATION

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

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

RECOMMENDATION

Staff recommends approval of Conditional District “Rocky River Crossing Self Storage” which will authorize the storage facility to increase the size from 90,000 square feet to 120,000 square feet.

Chair asked if there were any questions for Doug?

Kenneth Deal asked is this was going to be a mixture of climate controlled and non-climate controlled storage spaces?

Doug Britt said I will have to defer to the applicant. I don’t know if any part of the inside would be non-climate controlled or not.

Chair asked do I have anyone that would like to speak in favor of this project?

Tom Crouch approached the podium and introduced himself. He said I am here with the Moser Group and thank you for letting me present tonight. Doug did a great job and hit all of the high points of this project. All we are doing is asking for an increase in square footage to accommodate the 120,000 from 90,000 square feet. I am happy to answer any questions that you might have. This was spurred on by the end user, a self-storage builder who needed the square footage to make the site work for them.

Chair asked can you share at this point who the end user is going to be?

Tom Crouch said the end user will be Horizon Enterprises and they are a self-storage developer, who has done things all over the country.

Kenneth Deal asked will these be climate controlled or non-climate controlled?

Tom Crouch said the whole thing will be climate controlled.

Kenneth Deal asked even the ones with the outside doors on the side?

Tom Crouch said those will be loading areas, but the whole building should be climate controlled.

Kenneth Deal said thank you.

Chair asked do I have anyone else that I would like to speak for or against this project?

Motion: Margaret Desio made a motion to recommend adoption of Resolution Approving, Land Use and Transportation Plan Compliance.
Second: Kenneth Deal
Action: The motion passed unanimously with the following votes:

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

NAYS:

Motion: Margaret Desio made a motion to recommend adoption of Ordinance amending section 157.1.2.1 Official Zoning Map and section 157.1.3.1 Conditional Districts Established.

Second: Jennifer Smith

Action: The motion passed unanimously with the following votes:

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

NAYS:

Item 5. Zoning map amendment for Planned Unit Development “Sycamore” for properties located along Morgan Mill Road, south of the Monroe Expressway and further identified as tax parcel #'s 09-143-002C, 09-143-003, 09-143-003B, 09-143-003C, 09-143-003D, 09-143-003E, 09-143-003G, 09-143-003H, 09-143-003J, and a portion of 09-143-004D. The request is to rezone a total of 23.44 acres from Community Corridor Mixed-Use 2 (CCMX-2) to Planned Unit Development “Sycamore”.

Keri Mendler approached the podium and said, tonight I will be presenting a Planned Unit Development Rezoning request. The applicant is requesting a Planned Unit Development rezoning in order to develop a 275-unit apartment complex. The property is located along Morgan Mill Road, south of the Monroe Expressway and just north of Lee Park Baptist Church. The total area of the project is 23.44 acres. The subject property is currently zoned Community Corridor- Mixed Use 2. The adjoining zoning is Community Corridor-Mixed Use 2, RLD, Union County RA-40 and Union County Light Industrial. The applicant is requesting a Planned Unit Development rezoning in order to develop a multi-family apartment project that will consist of 275 apartment unit. The total area of the project is 23.44 acres, with approximately 15.51 acres or 66.2% of that reserved as common open space. The overall project density is 11.74 units per acre.

Open Space

The project is required to provide 35% open space, which would equal 8.19 acres. The applicant has provided approximately 66.2% or 15.51 acres of open space. Once subtracting out features that may not count towards open space requirements, the site has 12.56 acres of open space or 53.6% of the site.

Planned Unit Developments less than twenty-five (25) acres in size are required to include at least two (2) small open space types and one (1) medium open space type. The open space features proposed for this project include sports courts, putting greens, existing pond with walking trails, and a clubhouse with swimming pool and interior amenities.

Parking

The ordinance requires 1.5 spaces per dwelling unit, which is 413 required parking spaces for this development. The applicant is providing 458 surface parking spaces and 30 garage spaces for a total of 488 parking spaces.

Buffering & Landscaping

Parking lot trees will be provided as depicted on the site plan with a caliper of 2.5 inches measured 6-inches above grade.

Perimeter buffers are not required within the mixed use districts as the intent is to create walkable and connected projects; however, planned unit developments are required to provide perimeter buffers. The applicant is proposing buffers along each property line; however, they are requesting deviations in the required widths as depicted on the site plan and listed in the staff report. The applicant is also requesting a deviation to not install a fence, wall, or berm in the areas where a 50-ft buffer is required. Due to the location of this site being in a mixed use area, staff believes the buffer deviation requests are reasonable.

The ordinance requires 10% tree save area, the applicant has complied with this requirement and is proposing 11.1% tree save area. A tree survey was provided, trees proposed for removal will be mitigated per the UDO requirements

Sidewalk

A five-foot (5') wide sidewalk will be provided internally throughout the development. An eight-foot (8') wide sidewalk will be provided along Morgan Mill 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 at the permit stage, if the project is approved by City Council.

Elevations

Planned Unit Developments have a limit of three stories, the applicant is requesting a deviation in order to construct four-story buildings. Given the location of this site adjacent to the Monroe Expressway, staff does not see a concern with this request. The applicant has provided a list of prohibited building materials, which includes synthetic stucco (EFIS), masonite products, vinyl siding, and treated wood balcony railings. Vinyl trim, doors, and windows will be permitted. The minimum heated square footage of the units is 725 square feet.

Transportation

The proposed project will have an entrance from Curt Rollins Road via Lee Park Road, which are both publicly maintained roads. A traffic impact study was completed for this project as required by the ordinance and was reviewed by both the City of Monroe Engineering Department and the North Carolina Department of Transportation (NCDOT). The developer will be required to provide lane widening, curb and gutter, and a sidewalk on Curt Rollins Road. The developer will be required to install a right-in and right out at Lee Park Drive as well as a left turn onto Lee Park Drive. Lastly, the developer will be required to modify the intersection of Morgan Mill Road and Cyrus Edwards Road to accommodate U-turns from south-bound traffic on Morgan Mill Road.

Schools

The development falls within the following school districts for the 2023-24 school year: Unionville Elementary, which is at 97% capacity; Piedmont Middle, which is at 100% capacity; and Piedmont High, which is at 79%

Neighborhood Notification:

The developer held a virtual neighborhood meeting on August 30, 2023. The applicant's attorney indicated only a few individuals attended including one of the current property owners and someone on behalf of Boggs, who operates a business west of this site. A rezoning notification sign will be posted 10 days prior to the public hearing. Official rezoning notification letters will be sent to the adjacent property owners located within at least 150 feet, 10 days prior to the public hearing. Planning Staff does recommend approval of this project and I am happy to answer any questions you might have.

Archie Morgan asked is there not anyway to make this easier for people who want to access the Bypass, rather than turn right and turn around and come back to get on the Bypass?

Keri Mendler said Morgan Mill is a state maintained road, so these were their requirements and allowances, as far as that intersection is concerned. Right now, I will say that Lee Park Drive has a median, so I don't think at the moment you can even turn left onto Lee Park Drive, so at least there is that concession to allow that left turn traffic into Lee Park Drive.

Chair asked if there are any other questions for Keri? (There were none) He asked do I have anyone that would like to speak in favor of this project, if so please state your name.

Stephen Bennett approached the podium and introduced himself. He said I am an attorney here in Monroe at the firm of Arnold and Smith and I represent the Developer, Switzenbaum and Associates. Unlike most meetings, I'm not going to stand up here for 30 minutes, I have the founder here tonight, Sam Switzenbaum and he is going to tell you about this project.

Sam Switzenbaum approached the podium and motioned to another member from his team and said this is Christopher McGrath and he is the president of our company, he motioned at another member of his team and said this is Josephine Wang, who is in charge of all equity funding. Jannette Hendershott, who runs our management company, is also in charge of our North Carolina operations.

Mr. Switzenbaum explained that there was a very famous architect, the most famous architect of the 20th century and he was named Lloyd Wright and he had a very interesting thesis in saying, everything that we build lives beyond our lifetime. Therefore, what we build, has to be able to stand the test of time. I've built lots and lots of buildings and we've always had that in mind and we call this the design intent of what we are going to do. Sycamore was created with the design intent to withstand time, because of the use of materials, the design and also what it didn't have, as well as what it has. It was created to take advantage of the baby boomer population, who are selling their homes because it's probably their biggest investment and they want to stay in the area. They don't want to walk up three stories, they want to take an elevator. They want to live in a building that's secure and they want to have amenities, which are appropriate for their age. Most importantly, they want to feel safe. Safety is the number one issue in America today for people that live in apartment. The other part of it was

young, educated people, who had professional jobs, who are moving into Monroe. This is one of the best communities in suburban Charlotte for young people and for young families. So, we created Sycamore for those two markets and I'll show you and most of you have seen it at the Concord facility. But, now you understand how we did it and you understand why we did it that way. We think it works and so far, it's been wonderfully received by the tenants and by all the towns that we've been in. We had a meeting like this in Concord and not one person in the audience objected to it, so it went really well. (Mr. Switzenbaum shows a short video of the proposed project) The concept of this was when you come here, it doesn't feel a rental apartment community, it feels like a home. You don't see anything here that speaks to a rental community. Another thing you will notice is that there are no air conditioner units outside on the ground, we've created a walkway on the roof and all the ac units are on the roof. These are easily accessible and not cluttering the site with those ugly little things. The interior, we've used upscale materials, large windows and we've tried to create a development which would be creative to the City of Monroe. One of the things that we always get asked, is what about schools. When we design Sycamore, we specifically did not put three bedrooms in it. Three bedrooms invite families with children and they go to school, there are no three bedrooms. In a way, it's an adult community without calling it an adult community, there's no sandbox, there is no playground. I'm not against kids, I have 5 grandkids. This is an upscale adult community without calling it that and we would love to be in your City and we think the site is absolutely beautiful. If you have any questions, please ask them.

Patrick Furr said I've got one. This is an upscale, beautiful project and I'm wondering why in the world did you pick Monroe?

Mr. Switzenbaum said because of the demographics. The demographics speak for themselves, you've got a wonderful existing population and you have wonderful access to the Expressway through Charlotte with other major office areas. There is GDP (gross domestic product) growth here and there is economic growth and what that creates is employment. Employment creates people and housing opportunities and that's why we are here.

Jennifer Smith said I've toured the site also and it is stunning. You would never think that it was apartments. It looks like condos or townhouses and the amenities are fabulous, the workout area is great. I love the nice tall ceilings and it was a very open plan. In each individual apartment, it wasn't a big box square and some of the walls were offset and it was just beautiful. I think it would be a great, great addition to Monroe. Thank you so much for considering us.

Archie Morgan said I didn't get an opportunity to go to Concord, I didn't know about that or I certainly would have gone. I like what I see here and the public seems to have a concern about schools that were mentioned being overcrowded. But, as you say, this is meant to be an adult neighborhood, one that we need. I like everything that I've seen about it so far. Are there elevators?

Mr. Switzenbaum said yes, we do have elevators. You also need a fob to get in. A lot of our tenants are women, single women and one of their biggest concerns is safety and that's a big deal for us. I have two daughters and five grandkids and the last thing we want is for someone to get hurt in one of our projects.

Patrick Furr said my understanding is that you own them and you keep them and manage them, is that right?

Mr. Switzenbaum said yes. Janette can talk to you about management. I can conceive it and I can build it and its hard work, but then someone has to manage it. I go home to Philadelphia and Jannette and her team have to manage it. She wins awards as one of the top management companies in America, certainly one of the top in North Carolina.

Jannette Hendershott approached the podium and said 5 years in a row.

Mr. Switzenbaum said that is as important as the zoning and you don't want to have a residential complex in your town that gets run down, looks shabby and instead of becoming an asset, it's a visual liability to your town. That's just not what we do.

Jannette Hendershott introduced herself and said I am the Vice President of Operations and New Development.

David Dotson said I've been to the Concord facility and the concern that Mr. Morgan brought up with the schools. What is your occupancy? Are you at 100%, 90%, where are you at with that?

Ms. Hendershott said we got our TCL on our first building on February 17th and we are 61% preleased at this point, which is actually ahead of schedule. By six months in, we are usually at 50%. At our first Sycamore product, which is in Mecklenburg County, we had literally 2 children living at the site.

David Dotson said you know where I'm going with my next question.

Ms. Hendershott said yes. They were not school age children, they were babies.

David Dotson asked what about in Concord?

Ms. Hendershott said Concord at 61%, I would say maybe 6% would be people that have school age children. It's a very low percentage. Typically, because of the occupancy laws and restrictions on how many people you can have in a unit, those school age children are one child per household.

David Dotson said thank you.

Mr. Switzenbaum said thank you very much.

Chair asked do I have anyone else that would like to speak in favor of this project?

Loretta Melancon approached the podium and introduced herself. I represent myself as a citizen at 2923 Meadowcreek Ln. her in Monroe. I also informally represent my neighborhood, which is Lakeside. We are 40 single family homes, right off of Olive Branch Road and I have to say that I am very impressed by what I'm seeing here and what might happen. Also, I am a both "And" person. I never see black and white or either or. So, I have very positive comments to make about what's

planned. However, when you ask for anybody against, I'm going to have to come up here again and I can explain that then.

Chair said go ahead and do that now, please.

Ms. Melancon said I have to satisfy a curiosity and I have been dreaming of a continuing care adult community. Here in Union County, we have none and this may be a way for me to connect with someone who could help me to accomplish that goal. I want to stay in Union County, but what I want for my long term care is not here for me, I'm going to have to move. This is an example of what could be for that sort of senior community. We are looking at the baby boomers, but we need to look at seniors as well.

Chair said yes, ma'am. As our rooftops continue to grow and that need that you are expressing, I'm sure Doug will be coming to us in the near future with projects like that.

Ms. Melancon said you've got to hurry up because I get older by the year. My objection is only that along Olive Branch Road, we have three major single family home developments going in. I'm very concerned about traffic and even Morgan Mill impacts us. What I love about this is that it's going to do something about that interchange at Cyrus Edwards Road and I've been harping on that with whoever I can harp on and this can solve that problem. That's why I am for and against this project, I just wonder if the time is right to add more traffic. I know DOT, I work directly with them with litter control and they never plan ahead. You have to do something and really create a big problem, and then they will do something. I think I understand that it will be required by DOT to do what this plan says needs to be done.

Chair said it will be required of the developer, they will take care of all of that. The folks that are building the apartments will update the roads and some of your concerns will be met when this project is built.

Ms. Melancon said just so that you all realize, there is another intersection between Morgan Mill and Olive Branch that is directly affected by traffic along Morgan Mill, so I would hope that that is something that will be considered.

Chair said thank you very much. Do I have anyone else that would like to speak for this project? Hearing none, is there anyone that would like to speak against this project? Hearing none, I want to take a second to address schools. I have a particular background in this and if you've been in Union County for a little while, as it relates to the schools. So, the numbers that we get are a snapshot in time, those are where the schools are as of today. A project that builds out over three, four, five or six years, will affect the schools differently than what we see in this snapshot today. What we see today is Piedmont Middle School at 100% and school just started. That number will change after Christmas, when people get transferred or people move and people will go to homeschool. Where it's incumbent upon us to always pay attention to what's going on with the schools, it's always incumbent upon us to understand that these are snapshots in time. Those are what would happen if this project was 100% completed today, not what happens when this project is completed in the future. The way that forecasting happens, we go back and look at how many middle schools kids we've got and how many elementary school kids that we've got. The school system has those numbers and what we do now

when we get these snap shots. If you remember in Union County, we built 11 schools in 5 years, so this became very important to all the Boards; City Council, Planning, County Commission and certainly the School Board, because we were constantly having to look at where our kids were and how many kids we had. Because we were in a constant state of redistricting every time we built a new school. So, I don't want minimize what we look at, as it relates to schools when it shows up on our reports. But, understand that this is a snapshot of what it would happen if this project was 100% complete today. So, if anybody has any questions, we are going to bring Kathy Heintel with the Board of Education and she is going to come visit and will talk a little bit about that and how they look at it when they present those to us. Don Ogrom, from the school system, has been putting these numbers together for us for the last 15-18 years and he is always free for an email or conversation if anyone on this Board has any questions. With that being said, I will entertain a motion.

David Dotson said generally I am the stickler on the Board for density and all of those things, but I will say this about this project, it is a great project. It checks a couple boxes for me and it's not converting residential low density to anything, this is already zoned community corridor mixed use and there is no cap on the density. We only have limited amounts of property that is this close to the Expressway and this is what we need here because it's going to have less of an effect on the infrastructure. It's going to give us an opportunity to get the housing type to our current citizens that we don't have right now and that we can't provide. So, it checks a couple boxes in that sense and that's all I have.

Kenneth Deal said I too toured the facility in Concord and I was impressed with what I saw. I particular wanted to pick up a point that you said, I agree with your comment about Lloyd Wright about what we built will last for many, many years after we have departed from this earth. The architectural design of your buildings is absolutely brilliant, it creates twice as many corner units as you would get with just about any other development that we have seen. The hallways are wide and tall; they don't feel like you're in a motel when you go in your one or two-bedroom apartment. The pure brilliance of putting the air conditioning units on the roof, but making the boundaries of those roofs look like a normal home roof so that you can't see them from the streets and it looks like a regular roof. The amenities, I agree are absolutely ideal for an aging population, such as myself. I am in favor of this project, particularly because our population in Monroe is aging and people who live here, love Monroe and we don't want to leave. This give two options for a lot of people. A place where they can sell their home and rent something that's of the same quality as the home that they sold, but it also provides an opportunity for renters to get out of single family homes.

Motion: Kenneth Deal made a motion to recommend adoption of the Resolution Approving Land Use and Transportation Plan Compliance

Second: David Dotson

Action: The motion passed unanimously with the following votes:

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

NAYS: None

Motion: Kenneth Deal made a motion to recommend adoption of the Ordinance amending Section 157.1.2.1.

Second: Jennifer Smith

Action: **The motion passed unanimously with the following votes:**

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

NAYS: **None**

Item 6. **Zoning map and text amendment request for the property located at 316 Normand Street and further identified as tax parcel 09-192-046 from General Industrial (GI) District to Conditional District Industrial.**

Megan Brightharp approached the podium and introduced herself. She said, tonight I am here to present a conditional rezoning request regarding the property located at 316 Normand Street. The subject property is located north of Curtis Street and west of Normand Street. Recently, this property was brought before the board for a General Rezoning from GI to RMD, but was tabled and subsequently withdrawn. The subject property which is highlighted in blue is zone GI as are the properties north of Curtis Street. Properties to the south are zoned RMD. The applicant is requesting a conditional rezoning of the subject property from GI, General Industrial to Conditional Industrial. The property is currently improved with one single family home on the site with a gravel driveway. The single family home has not had active utilities since 2000 and has since lost its “grandfathered” status for single- family uses. As the property is currently zoned it can be utilized for uses allowed within the General Industrial District. A copy of the site plan has been included showing the existing structure at 316 Normand Street. In the plan’s notes, it has been included that this conditional rezoning is to allow for General industrial uses as well as single family residential. Additionally, it states that if converted into an industrial use, the parcel will need to be brought into compliance with the General Industrial District and cannot be converted back into residential. The Land Use and Transportation Plan indicates this area as Manufacturing, Logistics, and Aerospace. This designation supports manufacturing and production at a variety of scales, including assembly and processing, warehousing and distribution, bulk storage, and utilities. Manufacturing, Logistics, and Aerospace areas are found near major transportation assets (e.g., highway, rail, and/or air) and generally are buffered from surrounding development. Planning staff believes the request is not consistent with the Land Use and Transportation Plan because the proposed rezoning to RMD will re-establish a residential use in an area designated for industrial development. 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 150 feet, 10 days prior to the public hearing. Planning staff recommends denial of the rezoning. I’ll be happy to answer questions at this time and the applicant is here as well.

Chair said we’ve seen this project before, is there anything different? Other than they just want to rezone it and they’ve done nothing different to the property?

Megan Brightharp said in your packets, we included the site plan, so instead of just doing the general rezoning to RMD, they want to do the Conditional Rezoning, so it will still have the general industrial uses, but that one use for residential, but in that site plan, it has those caveats’ that if they change it, they can’t change back. There won’t be any flip flopping back and forth from a house to general industrial, to back to a house.

Chair said does anyone have any questions for Megan?

David Dotson asked what you are saying is that whichever direction they go; they can't go backwards?

Megan Brightharp said yes. So, if they make it a house today and if they change it to general industrial, there is no going back to residential.

David Dotson said I understand, I just wanted to make sure that it couldn't go the opposite direction.

Megan Brightharp asked what do you mean?

David Dotson said in other words, they are asking for an either or, right? Am I understanding that correctly?

Keri Mendler approached the podium and said before, with the general rezoning, it was to rezone it to residential to use it as a house. If that had gone through, then it would be inconsistent with the plan, but they could use it as a house. The concern, of course, is that its surrounded by industrial and of course, the applicant had also indicated that industrial obviously has a higher tax value and at some point later down the road, maybe they would use it as industrial. But, if its zoned residential, then you can't do that. So, that was when we suggested the conditional rezoning. So, the conditional industrial would allow them to continue to utilize it as a single family home and then at a later date, if it converts to industrial, they are good. But, they can't go back to a house.

David Dotson said I got it.

Chair asked is there someone living in that house now?

Megan Brightharp said currently, no. It's lost its grandfather status, so they couldn't move in.

Margaret Desio asked if we deny this, it just stays an empty house?

Megan Brightharp said it stays an empty house, unless they choose to do something with that property that aligns with general industrial.

Jennifer Smith asked which would be what?

David Dotson said whatever the list of uses is.

Archie Morgan asked it's all industrial in that area, right? Except for this house?

Megan Brightharp said across the street is RMD, so north of Curtis Street, that's where the industrial district starts and I'm sure there were other houses at some point, but this is the last one standing.

David Dotson asked the large piece of property that's beside it, to the left, that's already a business, correct? So, there is already an active business on that piece of property that surrounds it.

Megan Brightharp said yes.

Chair asked does anyone have any more questions for Megan? Hearing none, would anyone like to speak in favor of this project?

Matt Skvarla approached the podium and introduced himself. Mr. Furr, at our last meeting nailed it, we have a pig in a poke and what we are trying to do and as we discussed, a quarter of an acre lot for an industrial use, you're not going to build anything. It's going to have to be assembled either with the big parcel that was mentioned, along with that quarter acre lot next door. In speaking with the folks in the zoning department, the conditional and as we discussed last time and I don't expect you to remember this, but if its industrial and someone wants to come along and assemble, that is the best that that can ever happen for us. It improves your tax value, it candidly from a land perspective, is good for me. But, it's getting from point A, to point B. Obviously, we have been mowing the property and we can't do any improvements to the property, or haven't wanted to spend the money on the property until we had some resolution here. When the conditional variance or approval or that idea came through, I thought it was a win/win. We would go in and fix up the property, in theory we will pull permits and the tax assessor is going to come in and appraise the property at a higher value and we will pay more in taxes. But, the end goal, if industrial is the highest and best use for that parcel, that would be awesome for me and awesome for Monroe. But, it's going to have to be assembled with two or three other parcels to get it large enough to do anything. So, if it stays industrial and the variance is denied, that's obviously your right, but you are leaving me with few options. One of which would be to donate the land, to the City of Monroe, so it comes off the tax rolls. Then, the City can maintain it and that's an option. I think the conditional, in my opinion, is a win/win for everybody. I just need to figure out a way to generate enough revenue to pay the tax bill, until that person comes along and assembles parcels to build real industrial. I do think approving the variance is a simple win/win and is a stop gap to just get to point A, to point B, until that developer comes along to develop those other parcels. I'm not trying to be unreasonable, I just think it can be a win/win for both.

Chair said I have a question, if we approve it and you can turn it back into a house and you put somebody in there. Is it your intention to hold on to that property until it comes time to convert or is it your intention to rent this piece of property or is it your plan to sell that and you unload your pig in the poke to somebody else?

Mr. Skvarla said no, we are buy and hold. So, I own 11,000 apartment units in 10 states, so the single family side is just kind of an ancillary business to that. But, we are a buy and hold, obviously with interest rates where they are, the housing market has some headwind for single family. So, I think providing affordable rental housing, with the interest rate environment that we are in, is not a bad thing. I think what we have done with all of our projects, new roofs, new hvac. I'm in the apartment business, as I mentioned, we put in the granite, new cabinets, probably a lot of what you saw in the Sycamore project is identical to what we do. We are taking that level of finish and putting it in a rental home and then holding.

Chair asked you have reached out to all of the other land owners at this point and no one wants to buy that at a fair market value from you?

Mr. Skvarla said correct. Obviously it went through a foreclosure sale and I was apparently the only idiot that showed up.

David Dotson asked what condition is this house in?

Jennifer Smith said it's rough.

Mr. Skvarla said we bought it for around \$60,000 and it probably needs \$100,000 plus.

David Dotson asked if we vote for this, are we not just harming you even more? Are we not furthering you down the road to destruction on this piece of property? If we say yes to this...

Mr. Skvarla said how I can look at it at that juncture and rationalize spending the money, it becomes a return on the investment. The rent would be around \$1,300 and you've got \$15,000-\$16,000 in revenue. Say property tax and insurance costs \$1,000, so I'm generating net around \$13,000 on \$150,000-\$160,000 investment. It isn't good, but it's better than nothing. It's better than negative.

Patrick Furr asked why in the world don't you just donate it and write it off, then walk away from this. Because this is terrible, it just doesn't work.

Archie Morgan said I agree with Mr. Dotson. Just cut your losses.

Chair said I am happy to put it back on the tax rolls and let you have it for some period of time, but again, somebody is going to be back here at some point saying that they want to turn it back into something industrial.

Mr. Skvarla said if someone comes along and wants to turn it into something industrial, it's not going to be tomorrow, we might be looking at a ten-year cycle. If I can generate positive return over that 5-10-year cycle and reduce my basis, it becomes a lot easier when that industrial aggregator comes along to do something.

Jennifer Smith said that property isn't that big. I don't understand who would put anything industrial there and you don't want it either, so...

Mr. Skvarla said it's not functional for an industrial use, that's the problem. So, unless someone aggregates, it's literally a useless piece of property.

David Dotson said its either take the loss now or take the gamble that within that ten years.

Mr. Skvarla said I am banking on Monroe.

Chair said I am happy rolling the dice with you, but its...

Kenneth Deal said I have a concern and Keri can correct me if I'm wrong. We are creating a special circumstance and as long as you own this piece of property, that circumstance continues to just benefit you. But, what happens when at some point you decide that it's time to sell this property and

somebody buys it and something happens in their life and they don't sign up for utilities right away. Then, unknowing to them, because they are a few years away from now, they let the same situation happen and it lapses and it reverts. Now, they will own a home and they are in the same position you are in.

Chair said Keri is going to come speak to that.

Keri Mendler approached the podium and said if the rezoning was approved, the rezoning goes with the property. Basically, if they buy it and fix it up, rent it, whatever happens, and it goes vacant for another 180 days. It would be irrelevant, because the zoning would still say, you can use it for single family, but the second you decide to change it to industrial, that's when you can't go back to single family.

David Dotson said its always going to be residential medium density until someone actively comes here to change it to general industrial.

Keri Mendler said this is actually a conditional industrial district, so even if somebody says I want to do industrial. They don't come to you guys, its worked into its conditional, basically their site plan.

David Dotson said we are just creating a little island on that side of the road.

Keri Mendler said yes, a little bit.

Mr. Skvarla said its always going to be industrial, but I think and Keri can correct me if I'm wrong. But, its industrial, just let me use it and I want to keep it industrial. Let me fix up the house and rent it out until someone comes along and aggregates it.

Archie Morgan said we are doing you a disservice to approve this project and I really don't want to do that to you.

Mr. Skvarla said truth be told, I am banking on Monroe and we have patient money and if you can look five, ten years into the future and I believe in the Charlotte region. I believe in North Carolina and I believe what you all are doing in Monroe is very interesting. I think the growth is not going to be in Charlotte, it's going to be in suburban Charlotte. I think your focus on the school districts is brilliant and not overburdening them. Not everyone can afford to send their kid to private schools. But, I think you all are being very smart. I believe in Monroe and I've spoken to the Economic Development guys out here and you've got a lot going on and we want to be part of that. I think the aviation thing is interesting and then the farmland is going to become even more valuable. I think that's going to be your next big challenge, in my opinion. We are losing a million acres of farmland a year and somebody's got to grow out food.

Archie Morgan said they aren't going to do it on a quarter of an acre.

Mr. Skvarla said I want to create a win/win and I believe in Monroe, but I'm looking in the future on what it could be. I think if you kind of look at that and you look at values over that window, and I could be wrong.

Chair asked is there anyone else that would like to speak in favor of this project? Do we have anyone that would like to speak against? I will entertain a motion.

Motion: David Dotson made a motion to recommend adoption of the Resolution Denying Land Use and Transportation Plan Compliance.

Second: Jennifer Smith

Action: The motion to passed with the following votes:

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

NAYS: Margaret Desio

Motion: David Dotson made a motion to recommend denial of the zoning map amendment.

Second: Jennifer Smith

Action: The motion to passed with the following votes:

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

NAYS: Margaret Desio

Item 7. Next Meeting: October 4, 2023

Item 8. Adjournment

Motion: Richard Yercheck made a motion to adjourn.

Second: Jennifer Smith

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

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

NAYS: None

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

Respectfully Submitted,

Richard Yercheck, Chair
Planning Board

Ashlyn Penegar
Secretary to the Board



STAFF REPORT

TO: Planning Board Members

DATE: October 4, 2023

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Annexation of 35.735 acres located off of N. Bivens Road and further identified with parcel ID number 09-084-035

SUMMARY STATEMENT

Planning Board is requested to consider the annexation of 35.735 acres located off of N. Bivens Road and further identified with parcel ID number 09-084-035.

REVIEW

William McCollum, is requesting annexation of 35.735 acres located off of N. Bivens Road and further identified with parcel ID number # 09-084-035. The property is currently zoned General Industrial (GI) and the applicant is not requesting to rezone.

RECOMMENDATION

Staff recommends approval of the annexation.

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

Motion to recommend Approving/Denying annexation request;

Attachments:

Attachment 1- Ortho Map

Attachment 2- Annexation Plat

Ortho Map

Case #: PLANXA 2023-00104

Legend

- Centerlines
- City Limits
- streams
- Parcels

Existing: City of Monroe
GI (General Industrial)

Owner: William McCollum

Acres: 35.735



0 325 650
Feet

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
COUNTY OF UNION
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1: 10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5TH DAY OF SEPTEMBER, A.D., 2023.


PROFESSIONAL LAND SURVEYOR

9/5/2023
DATE



Evelyn K. Mason
557-660
Tax Parcel: 09-084-033

Evelyn K. Mason
756 / 285
Tax Parcel: 09-084-041

Evelyn K. Mason
756 / 285
Tax Parcel: 09-084-041

REVIEW OFFICER:

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

REVIEW OFFICER

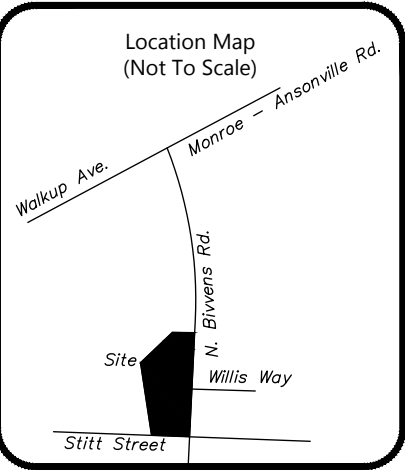
DATE

City of Monroe
8329 / 256
Tax Parcel: 09-084-036A

William Ellis McCollum
5194 / 174
(114 / 341)
Tax # 09-084-035

Annexation of 35.735 Acres

City of Monroe
8329 / 256
Tax Parcel: 09-084-036



NUM	BEARING	DISTANCE
L1	N18°44'29"E	30.10'

NOTE:
NO NCGS MONUMENTATION WITHIN 2000'.

NOTE:
ALL CITY LIMIT CORNERS ARE I.PIN(F) UNLESS OTHERWISE NOTED.
ALL POINTS ALONG THE C/L OF BIVENS ROAD ARE CALCULATED POINTS UNLESS OTHERWISE NOTED.

NOTE:
ALL DISTANCES ARE HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.

NOTE:
AREA BY COORDINATE COMPUTATION.

NOTE:
PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHTS OF WAY OF RECORD.

SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FLOOD INSURANCE RATE MAP.

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

Surveyed By: Flowe & Son Land Surveying;
11316 Brief Road
Charlotte, N.C.
28227
(704) 309-6130
Email: gsfloew@gmail.com

Stitt Street
60' Public R/W
Per D.B. 171 / 356 & 171 / 322

Existing Monroe City Limits
Per Annexation Ordinance Recorded in D.B. 177 / 128

N 452555.424
E 1554781.929
N.C. Grid Coordinates
NAD 83/2011
GCP: 0.99986292

Oro Manufacturing Co. Inc.
166 / 540
Tax Parcel: 09-084-039

Bivens Road
60' Maintained R/W S.R.# 1763

Southgate Properties, LLC
6925 / 261
Tax Parcel: 09-084-009M

Helms Machine Company
296 / 798
Tax Parcel: 09-084-009F

C & J Properties
of Monroe, LLC
4889 / 322
Tax Parcel: 09-084-009D

Tax Parcel: 09-084-035
E.C. = 1' = 10,000' +
Deed Ref: 95 / 121, 181 / 583
Deed Ref: 114 / 341, 195 / 211
Drawing No. 155-22

Annexation Boundary
For the City of Monroe
The property of William Ellis McCollum
(inside City of Monroe Extraterritorial Jurisdiction Area)
Monroe Township, Union County,
North Carolina
Owner: William E. McCollum 3205 Olive Branch Road Monroe, N.C. 28110

Date Drawn: September 15, 2022	Drawn by: GSF
Surveyed by: Flowe and Son Land Surveying	City of Monroe Map No. September 5, 2023 Revised
Scale: 1" = 100'	

PLANXA 202300104



STAFF REPORT

TO: Planning Board

DATE: October 4, 2023

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map Amendment for the property identified as 2215 Lancaster Avenue tax parcel 09-327-001-U

SUMMARY STATEMENT

Planning Board is requested to consider a zoning map amendment for a portion of the property located at 2215 Lancaster Avenue and further identified as a portion of tax parcel 09-327-001-U from Neighborhood Business (NB) to General Business (GB).

REVIEW

The City of Monroe has received a request from Dennis Rape to rezone the 2.6 acres from Neighborhood Business (NB) to General Business (GB). The General Business (GB) district is intended to permit commercial establishments of varying scales and may include an individual business on its own parcel or multiple businesses located together as a single parcel. The GB district allows for large-scale commercial uses greater than 25,000 square feet which attract a customer base from outside the immediate area. The GB district is designed to accommodate a mixture of commercial, public and institutional, office/medical uses.

This portion of the property is currently vacant with no improvements.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Church	Residential Medium Density (RMD)
East	Single Family Residential	Conditional District "Fieldstone"
South	Commercial	Neighborhood Business (NB)
West	Commercial	Neighborhood Business (NB)

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area as 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. 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.

Planning staff believes the request is consistent with the Land Use and Transportation Plan.

PUBLIC NOTIFICATION

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

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

RECOMMENDATION

Planning staff recommends approval of the rezoning.

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

- *Motion to recommend adoption of Resolution Approving Land Use and Transportation Plan Compliance **OR***
- *Motion to recommend adoption of a Resolution Denying Land Use and Transportation Plan Compliance, authorization for staff to draft the resolution based on the reason(s) provided and authorization for the Chair to sign the resolution.*

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

- *Motion to recommend adoption of the Ordinance amending Section 157.1.2.1- Official Zoning Map.*

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

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

Attachments:

Attachment 1-Ortho Map

Attachment 2-Zoning Map

Attachment 3-Future Land Use Map

Attachment 4-FLUM Description

Attachment 5-R-2023-XX Approval

Attachment 6-R-2023-XX Denial
Attachment 7-O-2023-XX Section 157.1.2.1

Ortho Map

Case #: PLMA 2024-00061

Legend

- Centerlines
- City Limits
- streams
- Parcels

Existing: Neighborhood
Business (NB)

Owner: Dennis & Helena Rape

Acres: 2.6



0 140 280
Feet

Zoning Map

Case #: PLMA 2024-00061

Legend

- Centerlines
- City Limits
- streams
- Parcels

Zoning Districts

- CD
- NB
- RLD
- RMD

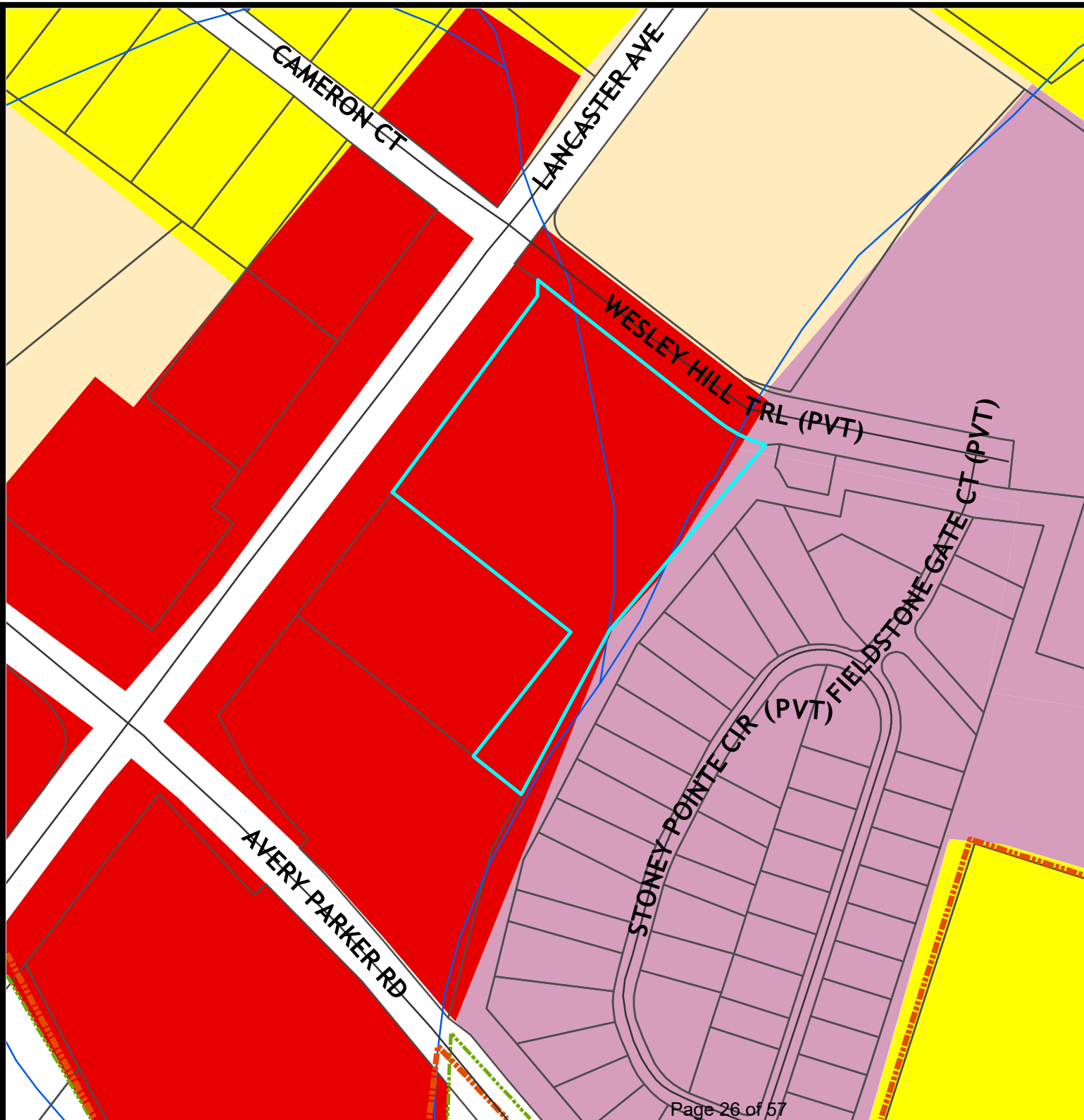
Existing: Neighborhood
Business (NB)

Owner: Dennis & Helena Rape

Acres: 2.6



0 140 280
Feet



Future Land Use Map

Case #: PLMA 2024-00061

Legend

— Centerlines

— City Limits

— streams

□ Parcels

FLUM

□ Suburban

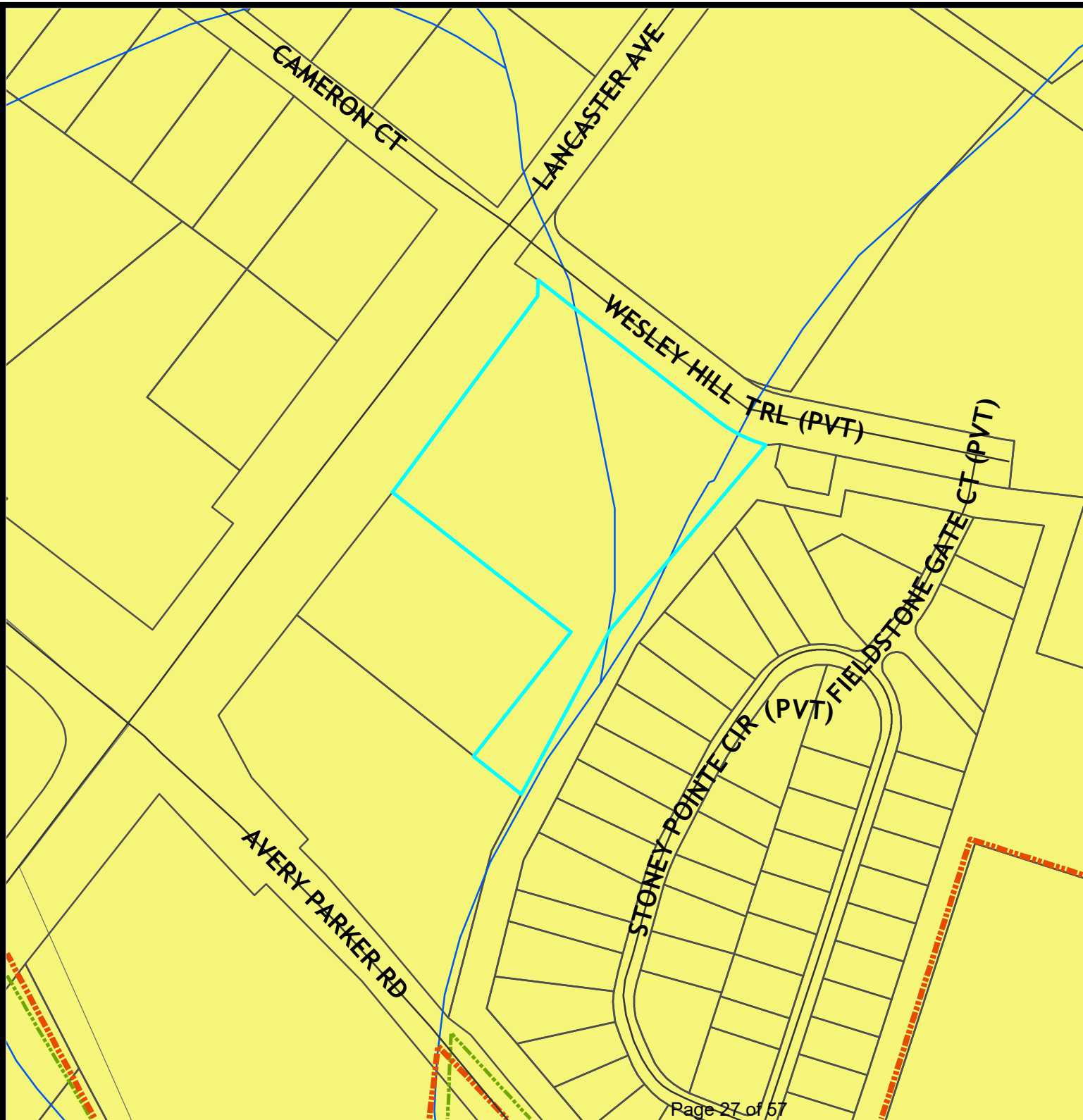
Existing: Neighborhood
Business (NB)

Owner: Dennis & Helena Rape

Acres: 2.6



0 140 280
Feet



Land Use and Transportation Plan Description

The Land Use and Transportation Plan indicates this area as 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. 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.

**RESOLUTION APPROVING LAND USE AND
TRANSPORTATION PLAN COMPLIANCE**

R-2023-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the property located at 2215 Lancaster Avenue further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Suburban. 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. The proposed rezone is a reasonable use and in the public interest because it will be complementary to the other parcels in the area having frontage along Lancaster Avenue.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Use and Transportation Plan Compliance of the zoning map amendment for the property with Union County Tax Parcel Number: 09-327-001-U.

Adopted this 4th day of October, 2023.

Richard A. Yercheck, Planning Board Chair

Attest:

Ashlyn Penegar, Secretary to Planning Board

**RESOLUTION DENYING LAND USE AND
TRANSPORTATION PLAN COMPLIANCE**

R-2023-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the property located at 2215 Lancaster Avenue further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Suburban. 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. However, this proposal is not a reasonable use or in the public interest because:

Based on this information, the conditions have changed which justify amending the Land Use and Transportation Plan. As a result of this zoning map amendment denial, the Land Use and Transportation Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Use and Transportation Plan Compliance of the zoning map amendment for the property with Union County Tax Parcel Number: 09-327-001-U.

Adopted this 4th day of October, 2023.

Richard A. Yercheck, Planning Board Chair

Attest:

Ashlyn Penegar, Secretary to Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2023-XX

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 157 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

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

Rezone the property located at 2215 Lancaster Avenue further identified with parcel ID # 09-327-001-U from Neighborhood Business (NB) to General Business (GB).

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 14th day of November, 2023

Attest:

Marion L. Holloway, Jr., Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: October 4, 2023

FROM: Lisa Stiwinter, Director of Planning & Development

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Annexation and Zoning Map and Text Amendment request for Planned Unit Development “Eagles Rest at Lake Lee” (Parcel ID #'s: 09-125-132 and 09-128-001)

SUMMARY STATEMENT

The Planning Board is requested to consider the annexation of 340.514 acres and a zoning map and text amendment for the properties located along Marion Lee Road, US Highway 601 and White Store Road further identified as tax parcel #'s 09-125-132 and 09-128-001. The request is to annex and rezone the properties from Residential Low Density (RLD) and Union County RA-40 to Planned Unit Development “Eagles Rest at Lake Lee”.

REVIEW

The applicant is requesting to annex 340.514 acres and a Planned Unit Development rezoning in order to develop an age restricted residential subdivision that will consist of 670 single-family detached homes as well as an area reserved for future commercial uses. The total area of the project is 340.514 acres, with 139.05 acres or 40.8% of that reserved as common open space. The net density of this project is 2.39 units per acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District.

	Existing Uses	Zoning District
North	Commercial & Single-Family Residential	City of Monroe Residential Low Density (RLD), Office Transitional (OT) & Conditional District “Oakton/Cottage Green”

East	Commercial, Single-Family Residential and Vacant	Union County RA-20 & RA-40
South	Single-Family Residential and Vacant	City of Monroe Residential Low Density (RLD) & Union County RA-40
West	Single-Family Residential and Lake Lee	City of Monroe Residential Low Density (RLD)

Proposal

The applicant is requesting a Planned Unit Development rezoning in order to develop an age restricted residential subdivision that will consist of 670 single-family detached homes as well as an area reserved for future commercial uses. The total area of the project is 340.514 acres with 139.05 acres or 40.8% of that reserved as common open space. The developer is providing a mixture of lot types that will include 50-foot wide lots and 60-foot wide lots. The minimum heated square footage of the homes will be 1,400 square feet excluding the garage.

Lot Type	Number of Lots
50- foot wide lot, single family home with two (2)-car garage	305
60- foot wide lot, single family home with two (2)-car garage	365
Total	670

As previously stated the developer is proposing for the project to be age restricted per HUD standards which requires 80% of the homes to be occupied by at least one person who's at least 55 years or older. The remaining 20% of the homes may be unrestricted due to death, legal separation, or removal by reasons of incapacitation where the spouse and remaining members of the household may continue to occupy the home. The developer will provide the city with a copy of the recorded restricted covenants for the development prior to any lots being recorded confirming the age restriction requirements of the project. Additionally, the developer or subdivision home owner's association shall provide an annual census to the City of Monroe Planning Department to verify age restriction is being maintained.

Lot Type	Number of Lots
55 and older lots	531
65 and older lots	139
Total	670

REQUIREMENTS

Density & Dimensional Standards

The density of the proposed project is 2.39 units per acre. The minimum lot size is 5,500 square feet with an average lot size of 8,185 square feet. The data below is simply to provide the board with information to compare the proposed density being requested to what is allowed by the zoning ordinance in other residential districts in Monroe.

Zoning District	Maximum Allowable Density
RMD	3 units/acre by-right; 4 units/acre clustering
RLD	2 units/acre
RR	1 unit/acre

The minimum setbacks are as follows:

Residential

Front: 20 feet

Side: 5 feet

Corner Lot Side: 10 feet

Rear: 20 feet

Maximum Building Height: 3 stories

Commercial

Front: 20 feet

Side: 5 feet

Rear: 10 feet

Maximum Building Height: 3 stories

Buffering & Landscaping

The ordinance requires a ten-foot street yard buffer along the street frontages of all developments, but the developer for this project is proposing to provide a 20-foot street yard buffer along both Marion Lee Road, US Highway 601 and White Store Road. The ordinance also requires a 50-foot buffer around the perimeter of the site which is required to be improved with trees, shrubs, and a six (6) foot berm which the developer has committed to as depicted on the site plan. Additionally, a minimum of a 35-foot undisturbed lake buffer is required adjacent to Lake Lee, however the developer is proposing for the undisturbed lake buffer to range from 50 feet to 100 feet in width as indicated on the site plan.

According to the Unified Development Ordinance a tree survey is required to show all trees at least twenty-five (25) inches in circumference or greater within the required buffer and all trees greater than seventy-five (75) inches in circumference outside of the buffer. A tree survey was provided which depicted all trees on the site that are greater than seventy-five (75) inches in circumference. The ordinance requires 10% tree save area, the applicant has complied with this requirement and is proposing 48.6 acres or 14.27% tree save area. The tree save area is comprised of the buffer areas along the lake frontage, stream buffers and the Eagles Rest Park nature preserve.

All single family homes will have sodded front yards prior to the issuance of the certificate of occupancy. The applicant has committed to at least one (1) tree for all of the lots, and street trees will be provided at a rate of at least one (1) tree per 50 feet. All trees planted will be a minimum of two and a half (2.5) inches in caliper measured six (6) inches above grade.

Open Space

The project is required to provide 35% open space, which would equal 119.17 acres. The applicant has provided approximately 139.05 acres, which is 40.8% of the total site. The ordinance states a maximum of 25% of the total required open space may include stormwater features and only wet stormwater facilities may be counted toward this requirement. The site plan delineates the stormwater features will cover approximately 9.36 acres, which is 7.85% of the required open space. The ordinance also states a maximum of 5% of the total required open space may include ponds and lakes not associated with stormwater management. This site proposes two (2) 1-acre ponds at the main entrance that have a total area of two (2) acres which is 1.67% of the required open space. Additionally, a maximum of 20% of the total required open

space may be environmentally sensitive lands such as wetlands, protected stream buffers, and floodplains. There is approximately 20.15 acres of stream buffers/flood plain and the ordinance will allow 23.83 acres.

	Ordinance Standards	Provided
Open Space (35% of project area required)	119.17 acres (35% of total project area)	139.05 acres (40.8% of total project area)
Stormwater Feature Area within Required Open Space	29.79 acres (25% maximum allowed of required open space)	9.36 acres (7.85% of required open space)
Ponds and Lakes Area (not Associated with Stormwater Feature) within Required Open Space	4.19 acres (5% maximum allowed of required open space)	2.0 acres (1.67% of required open space)
Environmentally Sensitive Lands (flood plain, stream buffers, and wetlands) within Required Open Space	23.83 acres (20% maximum allowed of required open space)	20.15 acres (16.91% of required open space)

Planned Unit Developments greater than fifty acres in size are required to include at least four (4) small open space types, three (3) medium open space types, and one (1) large open space type. The small open space areas require a range of area from 500 square feet to 1 acre, the medium open space type requires 1-2.5 acres, and the large requires 2.5 acres or more. The open space features proposed for this project are as follows:

-Small amenity areas (5): pocket parks with sitting areas and fire pits

-Medium amenity areas (3): children's playground, recreation play green areas, gazebos and sitting areas

-Large amenity area (2): Club house, event lawn, fire pits, fitness center, hard courts, pool, and neighborhood park.

Elevations

The developer is proposing the homes to be a minimum of 1,400 heated square feet. The proposed exterior building materials will include fiber cement, brick, stone, or stucco. Vinyl will only be used for windows, doors, garage doors, soffits, trim and railings. Four courses of brick/brick veneer will extend up the face of the slab. The front facades shall consist of at least 25% architectural elements of either brick, stone, or stucco with the remaining material to be fiber cement (i.e. cedar shake, board & batten, panel). Garages shall not extend more than five (5) feet beyond the front façade.

Parking

All homes will be furnished with a minimum of a two (2) car garage. All garages shall have carriage style trim and/or hardware that mimics carriage style doors. Driveways will be paved and will be able to accommodate at least two (2) vehicles.

Sidewalk

A five-foot (5') wide sidewalk will be provided along both sides of the interior roads throughout the development. An eight-foot wide sidewalk will be provided along the project frontage of Marion Lee Road, US Highway 601 and White Store Road

Stormwater

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

Stream Buffer/Flood Plain

All streams located on the site have been provided with a 50 ft. undisturbed stream buffer on both sides as required by the ordinance. There is a minimal amount of flood plain (less than an acre) within the project that the developer is reserving as open space.

Schools

Eagles Rest at lake Lee is an age-restricted (55+) 670 single family unit development to be located on the previous planning site of Greenway at Lake Lee. It will be within the following school attendance areas:

Rock Rest Elementary	Currently at 78% rated capacity
East Union Middle	Currently at 67% rated capacity
Forest Hills High	Currently at 65% rated capacity

This development is not expected to adversely impact school enrollments.

Transportation

The developer is proposing for all streets to be privately maintained, but will be constructed to the City of Monroe street standards. A traffic impact study is currently being reviewed by both the City of Monroe Engineering Department and the North Carolina Department of Transportation (NCDOT) for this project. The anticipated transportation improvements for the project are as follows:

US 74 AND US Highway 601

- Channelize the existing right turn lane off of Highway 74 onto US Highway 601 to allow for free flow operation. (Phase 2)
- Install an additional left turn lane off of US Highway 601 onto Highway 74 and retime the traffic signal. (Phase 3)

US 601-ACCESS A

- Install a right-turn lane along US Highway 601 into Access A with 50 feet of storage (Phase 1)

US 601 AND WHITE STORE ROAD-ACCESS E

- Restripe and exclusive left-turn lane along US Highway 601 into Access E with 150' of storage (Phase 3)

- Install a right turn lane along US Highway 601 into Access E with 100 feet of storage (Phase 3)
- Traffic signal installed at this intersection (Phase 3)

Water/Sewer

Based on the current water and sewer capacity, flow projections, and planned capital improvements, the City of Monroe has water and sewer capacity to serve the project. The project will require phased permitting and water meter sets pursuant to a development agreement if approved by City Council, and consistent with the schedule for waste water treatment plant expansion. All onsite and offsite water and sewer main extensions for the proposed development shall be designed by a professional engineer, constructed and financed at the developer's expense in accordance with the City of Monroe's Standards and Extension Policy. Any required offsite easements are to be obtained by the Developer at their expense.

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area is Suburban. Residential uses are priority uses within this character area and the permitted density is 2-4 units per acre. 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. Single-family uses and commercial are listed as a priority use in this character area. A mix of housing types and lot sizes is preferred in the Suburban Character area and this project provides varying lot sizes. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. 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 proposed use is consistent with the Land Use and Transportation Plan because the density requirement for the Suburban land use category is 2-4 units per acre and the proposal has a density of 2.39 units per acre.

PUBLIC NOTIFICATION

The applicant mailed an information letter and held a neighborhood meeting on August 8, 2023 at the Monroe County Club to discuss the project with local residents.

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

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

RECOMMENDATION

The proposed use is consistent with the Land Use and Transportation Plan. However, Planning staff is not prepared to make a recommendation at this time due to the traffic study not being evaluated by the City of Monroe Engineering Department and the North Carolina Department of Transportation and all improvements identified.

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

Approval	Denial
1. Motion to recommend approving annexation request.	1. Motion to recommend denying annexation request
2. Motion to recommend adoption of the Resolution Approving Land Use and Transportation Plan Compliance.	2. Motion to recommend adoption of a Resolution Denying Land Use and Transportation Plan Compliance, authorization for staff to draft the resolution based on the reason(s) provided and authorization for the Chair to sign the resolution at a later date.
3. Motion to recommend adoption of the Ordinance amending section 157.1.2.1.	3. Motion to recommend denial of the zoning map amendment

Attachments:

Attachment 1-Ortho Map
Attachment 2-Zoning Map
Attachment 3-Annexation Plat
Attachment 4-Site Plan & Elevations
Attachment 5-Future Land Use Map
Attachment 6-FLUM Description
Attachment 7-R-2023-xx Approval
Attachment 8-R-2023-xx Disapproval
Attachment 9-O-2023-XX Section 157.1.2.1

Ortho Map

Case #: PLANXA 2023-00179

Legend

- Centerlines
- City Limits
- ETJ
- streams
- Parcels

Existing: Residential Low
Density (RLD) & Union
County RA-40

Owner: Proverbs 24:27, LLC

Acres: 340.514



0 775 1,550
Feet

Zoning Map

Case #: PLANXA 2023-00179

Legend

-  Centerlines
-  City Limits
-  ETJ
-  streams
-  Parcels

Zoning Districts

NEW_ZONING

-  CD
-  OM
-  RLD

UC Zoning Districts

-  RA-20
-  RA-40

**Existing: Residential Low
Density (RLD) & Union
County RA-40**

Owner: Proverbs 24:27, LLC

Acres: 340.514



0 775 1,550
Feet

- NOTES:
1. ALL DATA BASED ON THE NORTH CAROLINA GRID SYSTEM NAD '83 (2011). ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 2. PROPERTY SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 3. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 4. ZONED RA-40, RA-20, & CITY
 5. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS EITHER RECORDED OR IMPLIED.
 6. #5 REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 7. PARCEL ID# 09125132, 09128001
 8. ACREAGE ON THIS PLAT IS 340.514 ACRES.
 9. TOTAL OF 2 ANNEXATION AREAS.
 10. THIS IS TO CERTIFY THAT THIS SURVEY IS AN ANNEXATION SURVEY, WHICH IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION: PURSUANT TO GENERAL STATUTE 47-30F.11D

NCGS MONUMENT
'UN 3'
N.C. GRID COORDS.
N 448,399.67
E 1,545,765.10
NAD'83(2011)
COMBINED GRID FACTOR: 0.99986193

N/F
LAKE LEE ESTATES
SUBDIVISION
CAB C FILE 236

LESAN DRIVE
50' PUBLIC R/W
CAB C FILE 236

N/F
PROVERBS 24:27, LLC
PID: 09125132
DB 8621 PG 225

TOTAL ACREAGE
TO BE ANNEXED
340.514

DETAIL "A"
NTS

N/F
PROVERBS 24:27, LLC
PID: 09125132
DB 8621 PG 225
291.582 ACRES ±

STATE OF NORTH CAROLINA
COUNTY OF UNION

I, _____ CITY CLERK OF THE CITY OF MONROE, NORTH CAROLINA
HEREBY CERTIFY THAT ON THE _____ DAY OF _____ 20____ THE CITY
COUNCIL APPROVED THIS PLAT FOR ANNEXATION AND RECORDING.

DATE _____ CITY CLERK _____ (SEAL)

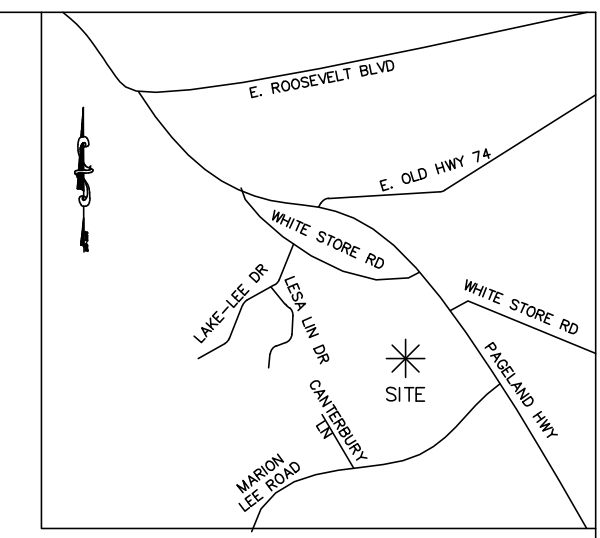
DEPARTMENT OF TRANSPORTATION,
AN AGENCY OF THE STATE OF NORTH
CAROLINA
DB 806 PG 769

INSIDE CITY LIMITS
PB B PG 16B
RB 7607 PG 370

S36°22'05"E
90.86'
(TIE)

INSIDE CITY LIMITS
PG N FILE 835
RB 7035 PG 516 &
RB 7069 PG 900

- LEGEND:
- △ - CALCULATED POINT
 - - IRON PIN SET (#5 REBAR)
 - - IRON PIN FOUND, AS NOTED
- R/W - RIGHT OF WAY
RWM - RIGHT OF WAY MARKER
□ - NGS MONUMENT
OTP - OPEN TOP PIPE
TB - TELEPHONE BOX



NC GRID NAD 83(2011)

S86°51'06"E
315.66'

LAKE LEE
CITY OF MONROE
DB 67 PG 296

LAKE LEE
CITY OF MONROE
DB 66 PG 299

LAKE LEE ANNEXATION
DB 372 PG 533
PB B PG 117B, 118A, 118B

N/F
PROVERBS 24:27, LLC
PID: 09125132
DB 8621 PG 225

TOTAL ACREAGE
TO BE ANNEXED
340.514

DETAIL "B"
NTS

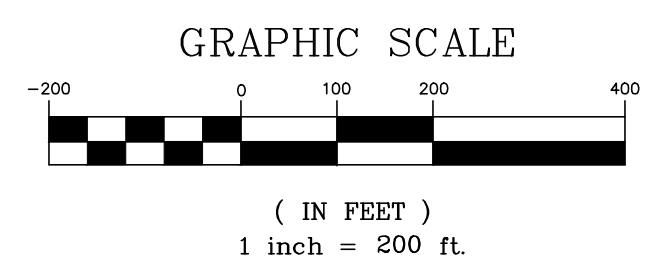
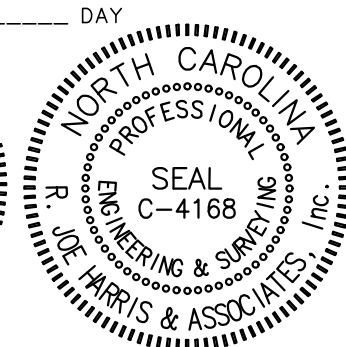
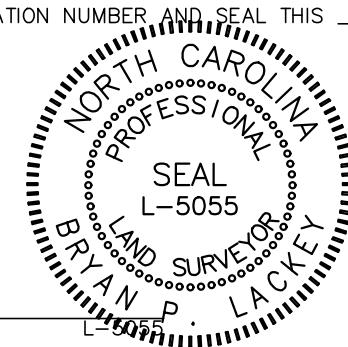
N/F
PROVERBS 24:27, LLC
PID: 09125132
DB 8621 PG 225
291.582 ACRES ±

DEPARTMENT OF TRANSPORTATION,
AN AGENCY OF THE STATE OF NORTH
CAROLINA
DB 806 PG 769

MATCHLINE SHEET 2

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR UNION
COUNTY, NORTH CAROLINA, COMMUNITY NUMBER 3710544400J,
3710545400J, & 3710544200J ALL DATED OCTOBER 16, 2008,
AND HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY
THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, BRYAN P. LACKEY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
(DEED DESCRIPTION RECORDED IN BOOK 8621, PAGE 225); THAT THE
BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM
INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF
PRECISION AS CALCULATED IS $\pm 1:10000$; THAT THIS PLAT WAS
PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY
ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY
OF _____ 2023.



FOR REVIEW
BRYAN P. LACKEY, PLS

SEE SHEET 4 FOR LINE
AND CURVE TABLES
AND ADJOINING
PROPERTY CHART

**ANNEXATION BOUNDARY FOR
THE CITY OF MONROE**
THE PROPERTIES OF PROVERBS 24:27, LLC
MONROE TOWNSHIP, UNION COUNTY, NC
PARCEL ID #09125132, & 09128001

SURVEYED FOR CURRENT OWNER:
PROVERBS 24:27, LLC
231 POST OFFICE DRIVE, SUITE B-8
INDIAN TRAIL, NC 28079



R. Joe Harris & Associates, Inc
Engineering • Land Surveying • Planning
Management

1186 STONECREST BLVD. TEGA CAY, S.C. 29708

P: (803) 802-1799

DWG: ANNEXATION PLAT	
PROJECT # 3366	
DATE 8-18-23	
DWG SCALE 1" = 200'	
PREPARED BY DC	
SURVEYED BY B. LACKEY	
SHEET 1	OF 4

LEGEND:
△ - CALCULATED POINT
● - IRON PIN SET (#5 REBAR)
○ - IRON PIN FOUND, AS NOTED
R/W - RIGHT OF WAY
RWM - RIGHT OF WAY MARKER
□ - NGS MONUMENT
OTP - OPEN TOP PIPE
TB - TELEPHONE BOX

LAKE LEE ANNEXATION
DB 372 PG 533
PB B PG 117B, 118A, 118B

STATE OF NORTH CAROLINA
COUNTY OF UNION

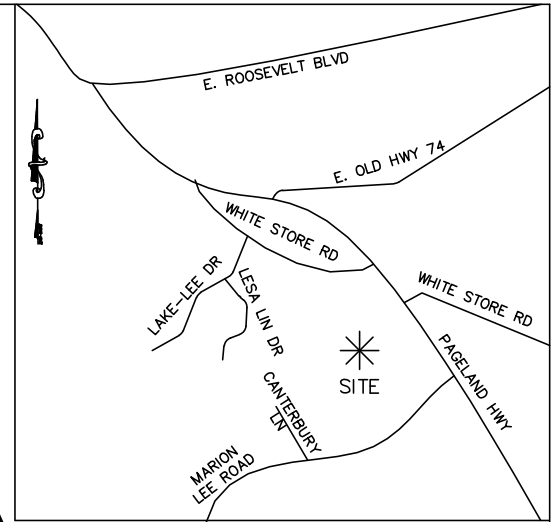
I, _____ CITY CLERK OF THE CITY OF MONROE, NORTH CAROLINA
HEREBY CERTIFY THAT ON THE _____ DAY OF _____ 20____, THE CITY
COUNCIL APPROVED THIS PLAT FOR ANNEXATION AND RECORDING.

DATE _____ CITY CLERK _____ (SEAL)

NAD 83 (2011)

N/F
PROVERBS 24:27, LLC
PID: 09125132
DB 8621 PG 225
(SEE SHEET 1 FOR TOTAL ACREAGE)

MATCHLINE SHEET 1



VICINITY MAP NOT TO SCALE

NDOT PRODUCT # 2616-1689-R-2616C
PAGE AND HIGHWAY
(VARIABLE PUBLIC R/W)
GRANTED THROUGH FEE
SIMPLE DEED
(DB 784-886)

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#4 REBAR

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3/4" OTP BENT

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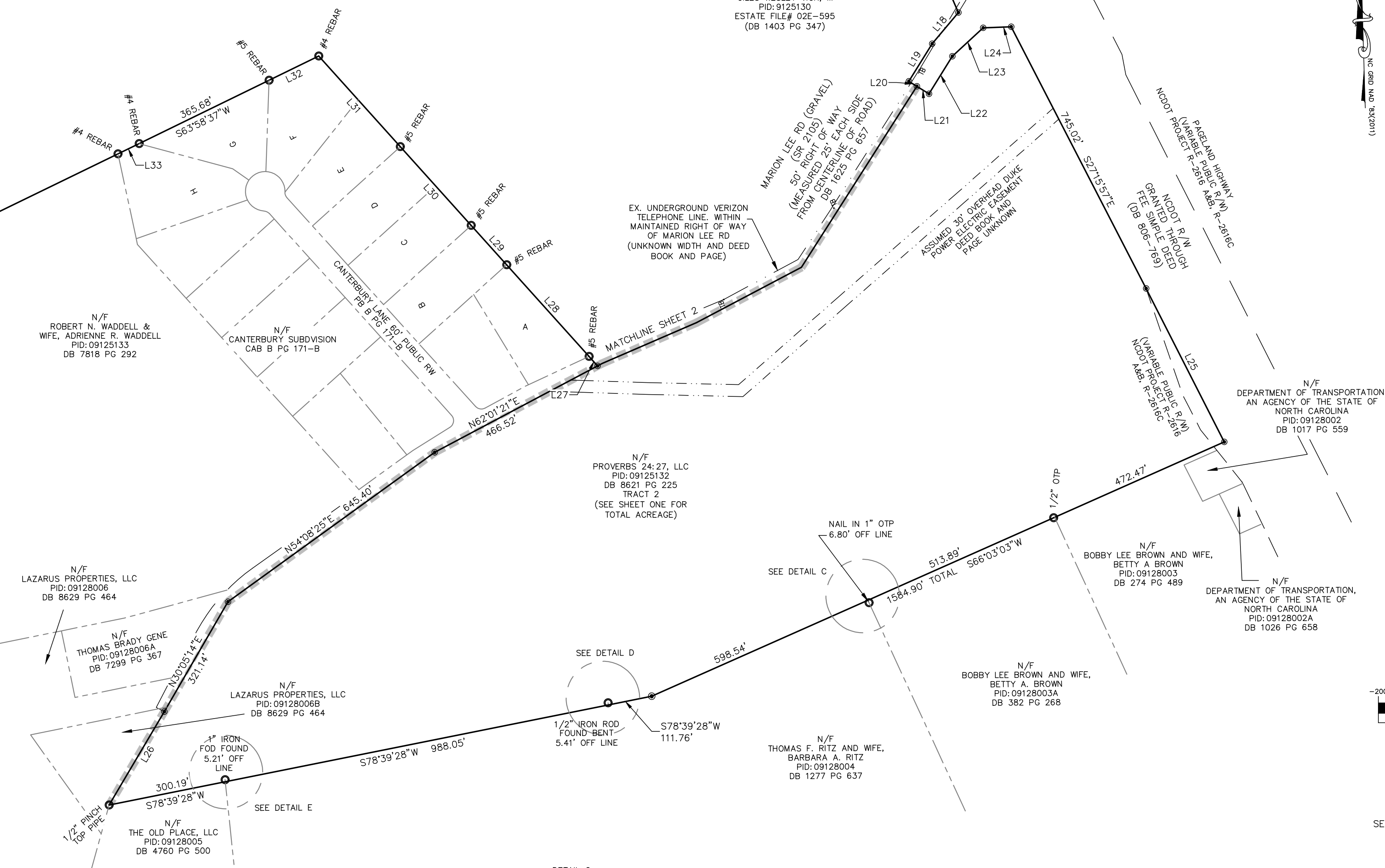
L325

- NOTES:
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 8. PARCEL ID# 09125132, 09128001
 9. ACREAGE ON THIS PLAT IS 340.514 ACRES.
 10. TOTAL OF 2 ANNEXATION AREAS.
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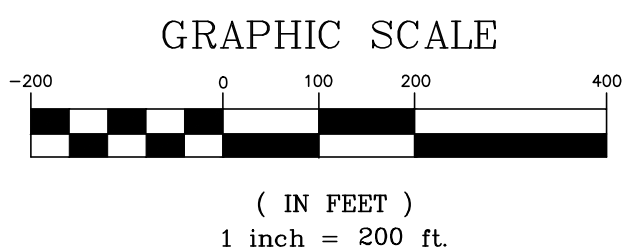
STATE OF NORTH CAROLINA
COUNTY OF UNION

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HEREBY CERTIFY THAT ON THE _____ DAY OF _____ 20____, THE CITY
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DATE _____ CITY CLERK _____ (SEAL)

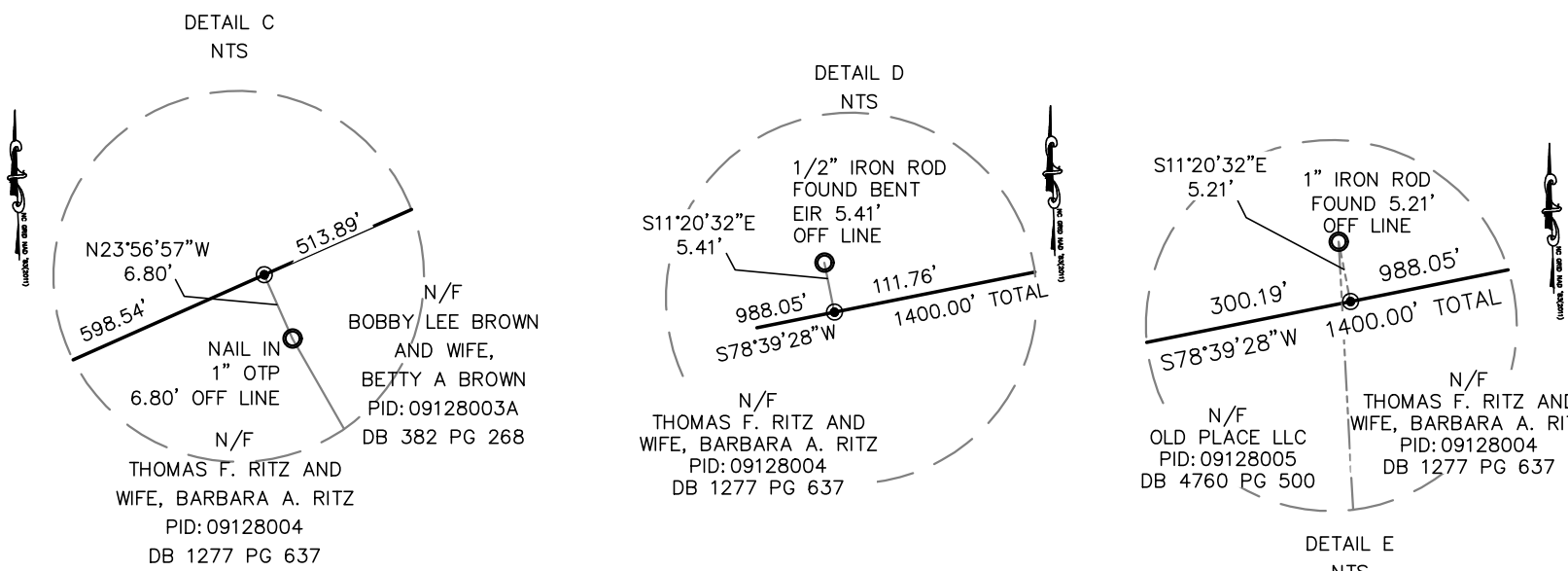
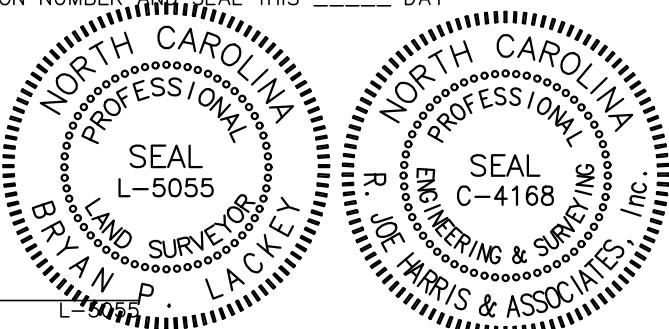


- LEGEND:
- △ - CALCULATED POINT
 - - IRON PIN SET (#5 REBAR)
 - - IRON PIN FOUND, AS NOTED
- R/W - RIGHT OF WAY
RWM - RIGHT OF WAY MARKER
□ - NGS MONUMENT
○ - OPEN TOP PIPE
TB - TELEPHONE BOX



I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR UNION COUNTY, NORTH CAROLINA, COMMUNITY NUMBER 3710544400J, 3710545400J, & 3710544200J ALL DATED OCTOBER 16, 2008, AND HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, BRYAN P. LACKEY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 8621, PAGE 225); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS $\pm 1:10000$; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____ 2023.



ANNEXATION BOUNDARY FOR THE CITY OF MONROE THE PROPERTIES OF PROVERBS 24:27, LLC MONROE TOWNSHIP, UNION COUNTY, NC PARCEL ID #09125132, & 09128001		DWG: ANNEXATION PLAT
		PROJECT # 3366
		DATE 8-18-23
SURVEYED FOR CURRENT OWNER: PROVERBS 24:27, LLC 231 POST OFFICE DRIVE, SUITE B-8 INDIAN TRAIL, NC 28079		DWG SCALE 1" = 200'
		PREPARED BY DC
 R. Joe Harris & Associates, Inc Engineering • Land Surveying • Planning Management 1186 STONECREST BLVD. TEGA CAY, S.C. 29708 P: (803) 802-1799		SURVEYED BY B. LACKEY
		SHEET 3 OF 4

NOTES:

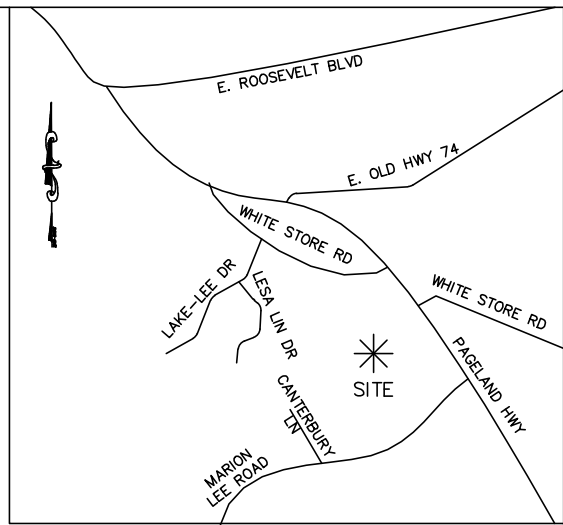
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10. THIS IS TO CERTIFY THAT THIS SURVEY IS AN ANNEXATION SURVEY, WHICH IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION: PURSUANT TO GENERAL STATUTE 47-30F.11D

STATE OF NORTH CAROLINA
COUNTY OF UNION

I, _____ CITY CLERK OF THE CITY OF MONROE, NORTH CAROLINA
HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, THE CITY
COUNCIL APPROVED THIS PLAT FOR ANNEXATION AND RECORDING.

DATE _____

CITY CLERK _____ (SEAL)



VICINITY MAP NOT TO SCALE

A. N/F
PID: 09125138
HERMEREGILDO
CORTEZ PARRA &
MARIA ZAVALA CARMONA
DB 8414 PG 900

B. N/F
PID: 09125140
TERRY L MOORE & WIFE,
ELLEN A MOORE
DB 1368 PG 261

C. N/F
PID: 09125141
TERRY LEE MOORE & WIFE,
ELLEN AUSTIN MOORE
DB 398 PG 616

D. N/F
PID: 09125142
TERRY LEE MOORE & WIFE,
ELLEN AUSTIN MOORE
DB 398 PG 616

E. N/F
PID: 09125143
AIDAN TITUS LAPINSKY
DB 8733 PG 392

F. N/F
PID: 09125144
ANNETTE JOYCE THOMAS &
LAKEYSHA AMANDA THOMAS
DB 7974 PG 855

G. N/F
PID: 09125145
PETER TOWNSEND OCHS
& SUSAN CARRIE OCHS
DB 6845 PG 89

H. N/F
PID: 09125146
PETER TOWNSEND OCHS
& SUSAN CARRIE OCHS
DB 6845 PG 92

I. N/F
PID: 09161055
J. RODNEY PURSER
DB 498 PG 775

J. N/F
PID: 09161054
RAYMOND EARL MEHRINGER
AND WIFE,
& AMY CAROL LLOYD
DB 8272 PG 213

K. N/F
PID: 09161053
ANA LAURA
HERNANDEZ
CABALLERO
DB 5389 PG 65

L. N/F
PID: 09161042
AUDREY D. BALES
& SUSAN E. BALES
DB 1635 PG 237

M. N/F
PID: 09161041
CALVIN D. MILLER & WIFE,
JANET W. MILLER
DB 484 PG 44

N. N/F
PID: 09161040
ALLAN M. LEGETTE &
WIFE, VIVAN LEGETTE
DB 4234 PG 317

O. N/F
PID: 09161039
JONATHAN PURSER &
WIFE, JENNIFER PURSER
DB 3955 PG 395

P. N/F
PID: 09161038
SHERRY BARE
DB 5880 PG 298

Q. N/F
PID: 09161037
2018-2 JH BORROWER LP
DB 7152 PG 556

R. N/F
PID: 09161036
MICHAEL PETERS
& SPOUSE,
EMILY MARIE PETERS
DB 8532 PG 725

Line Table		
Line #	Length	Direction
L1	134.07	S86°37'27"E
L2	350.21	S86°54'37"E
L3	84.75	N13°24'53"E
L4	190.15	N13°25'24"E
L5	130.05	N13°26'14"E
L6	88.69	N13°33'08"E
L7	56.94	N24°21'49"E
L8	240.49	N25°40'20"E
L9	64.28	S53°44'46"E
L10	275.93	S59°25'23"E
L11	394.67	S61°40'16"E
L12	16.68	S28°34'25"W
L13	79.99	S64°18'33"E
L14	123.91	S2°51'51"W
L15	215.43	S23°58'17"E
L16	63.45	S42°33'20"W
L17	221.09	S20°11'03"E
L18	103.12	S40°00'10"W
L19	111.77	S31°51'27"W
L20	23.93	S58°05'53"E

Line Table		
Line #	Length	Direction
L21	35.99	S58°05'50"E
L22	111.92	N31°55'59"E
L23	105.98	N47°19'52"E
L24	70.82	N87°50'39"E
L25	435.79	S26°59'48"E
L26	274.56	N30°32'53"E
L27	32.02	N41°58'44"W
L28	311.99	N41°57'00"W
L29	134.14	N41°57'00"W
L30	268.04	N42°03'05"W
L31	308.60	N41°57'28"W
L32	139.77	S63°58'53"W
L33	59.55	S64°04'40"W
L34	138.94	N21°46'32"E
L35	166.00	N9°38'32"E
L36	108.00	N0°20'32"E
L37	148.87	N12°48'36"E
L38	155.70	N34°57'32"E
L39	261.60	N8°46'28"W
L40	139.20	N20°16'28"W

Line Table		
Line #	Length	Direction
L41	165.00	N15°52'28"W
L42	157.00	N18°28'28"W
L43	170.20	N39°00'28"W
L44	160.30	N32°24'28"W
L45	103.50	N25°07'28"W
L46	82.69	N9°22'36"W
L47	312.00	S53°12'28"E
L48	42.70	S54°42'28"E
L49	210.00	S10°57'28"E
L50	135.10	S25°47'28"E
L51	235.40	N43°20'32"E
L52	175.00	N4°27'28"W
L53	135.20	N15°32'32"E
L54	171.00	N43°32'32"E
L55	188.00	N32°52'32"E
L56	172.00	N64°57'28"W
L57	219.50	S86°42'32"W
L58	75.00	N64°57'28"W
L59	71.20	N13°47'28"W
L60	268.30	N8°12'32"E

Line Table		
Line #	Length	Direction
L61	158.50	N10°07'28"W
L62	168.10	N8°19'32"E
L63	54.60	N55°39'28"W
L64	101.90	N11°28'28"W
L65	138.40	N8°27'28"W
L66	62.50	N32°00'32"E
L67	137.80	N0°49'32"E
L68	133.20	N48°47'32"E
L69	91.20	N64°52'32"E
L70	155.50	N89°47'28"W
L71	125.11	S75°05'26"W
L72	87.00	N22°49'14"W
L73	274.00	N20°36'28"W
L74	27.70	N33°19'28"W
L75	36.82	S86°52'43"E
L76	81.50	S86°52'53"E
L77	63.39	S86°58'04"E
L78	250.92	S86°56'30"E
L79	148.18	S61°25'35"E
L80	10.00	S28°34'25"W

Line Table		
Line #	Length	Direction
L81	165.44	S61°32'40"E

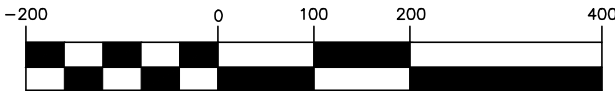
Curve Table					
Curve #	Length	Radius	Chord	Bearing	Delta
C1	1094.90	5669.58	1093.20	S30°36'48"E	11°03'54"
C2	88.70	140.00	87.22	S79°34'41"E	36°18'00"

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR UNION
COUNTY, NORTH CAROLINA, COMMUNITY NUMBER 3710544400J,
3710545400J, & 3710544200J ALL DATED OCTOBER 16, 2008,
AND HEREBY CERTIFY THAT A PORTION OF THIS PROPERTY IS
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY
THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, BRYAN P. LACKEY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
(DEED DESCRIPTION RECORDED IN BOOK 8621, PAGE 225); THAT THE
BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM
INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF
PRECISION AS CALCULATED IS $\pm 1:10000$; THAT THIS PLAT WAS
PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY
ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY
OF _____, 2023.



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

**ANNEXATION BOUNDARY FOR
THE CIT Y OF MONROE**
THE PROPERTIES OF PROVERBS 24:27, LLC
MONROE TOWNSHIP, UNION COUNTY, NC
PARCEL ID #09125132, & 09128001

SURVEYED FOR CURRENT OWNER:
PROVERBS 24:27, LLC
231 POST OFFICE DRIVE, SUITE B-8
INDIAN TRAIL, NC 28079



R. Joe Harris & Associates, Inc
Engineering • Land Surveying • Planning
Management

1186 STONECREST BLVD. TEGA CAY, S.C. 29708

P: (803) 802-1799

DWG:

ANNEXATION PLAT

PROJECT #

3366

DATE

8-18-23

DWG SCALE

1" = 200'

PREPARED BY

DC

SURVEYED BY

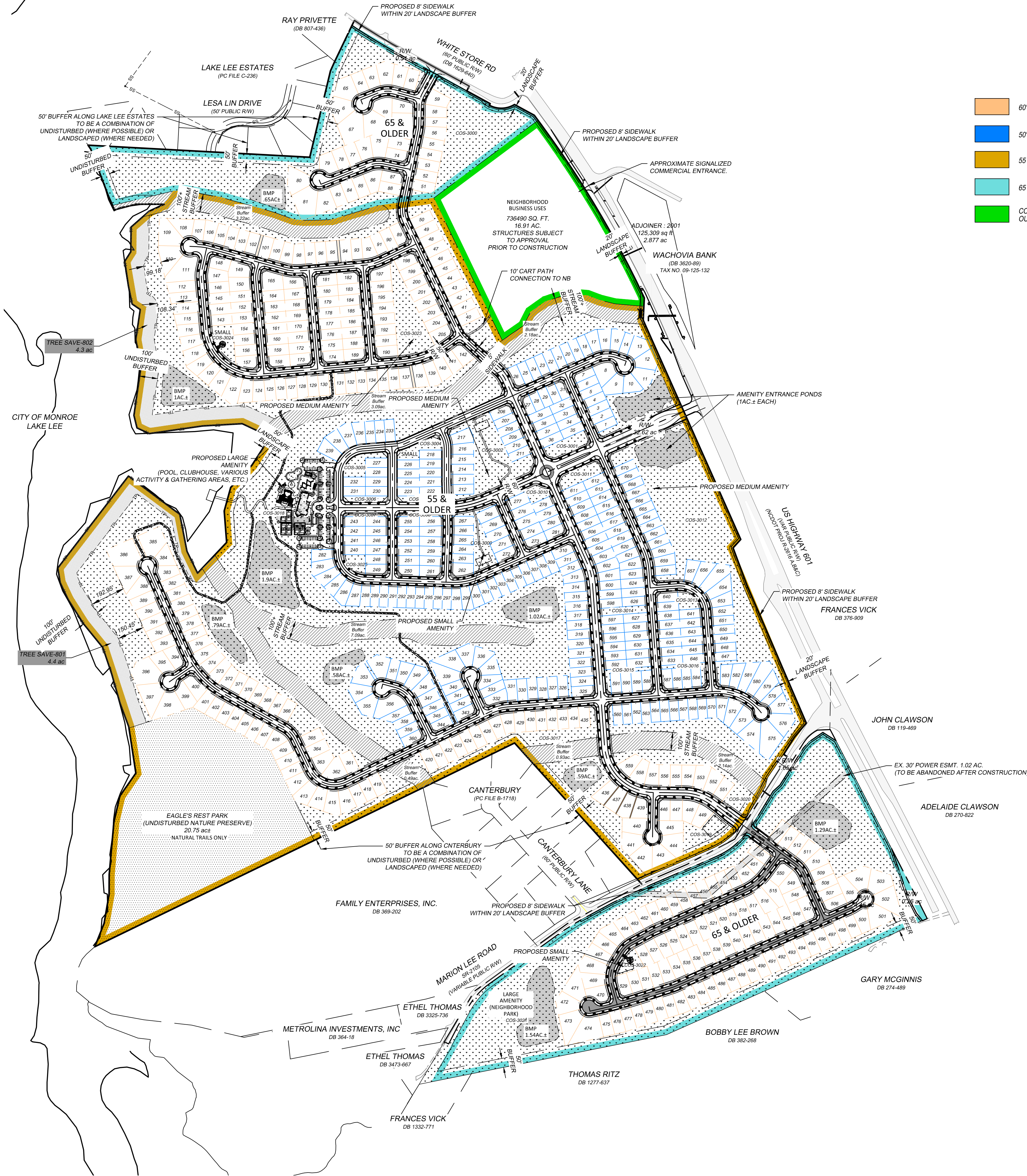
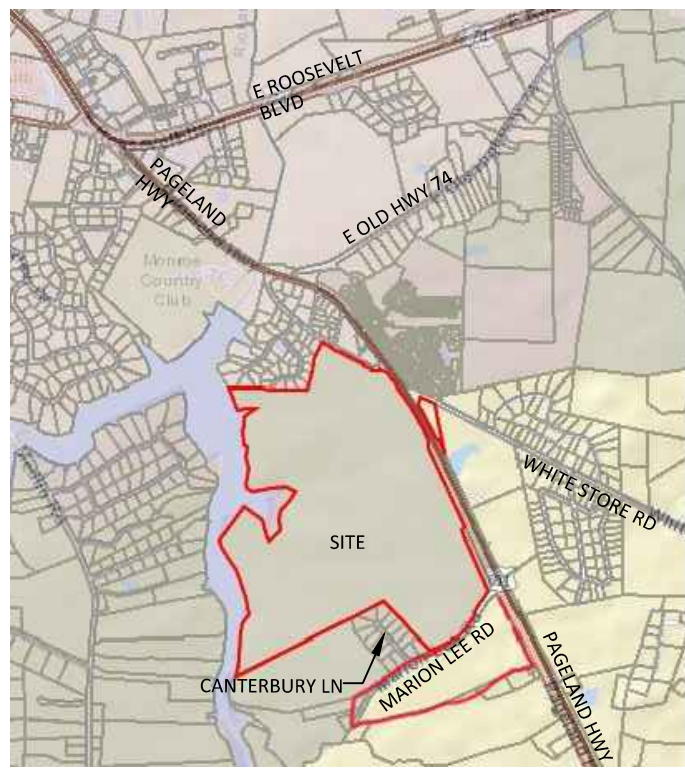
B. LACKEY

SHEET

4

OF

4



GENERAL PROVISIONS:

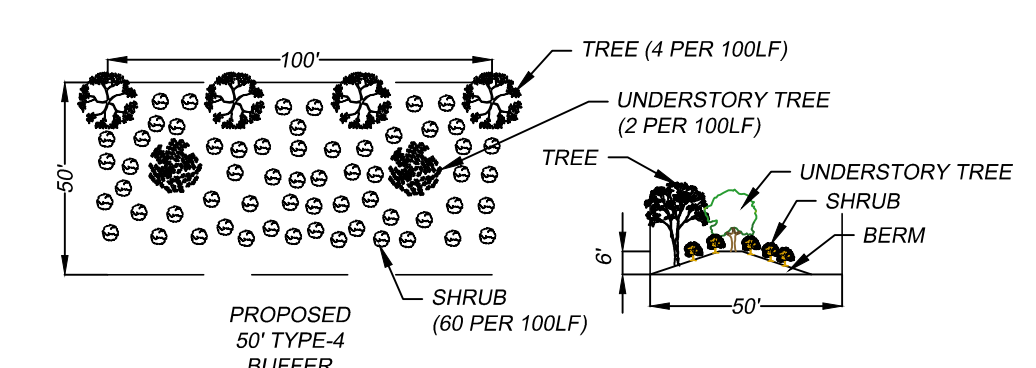
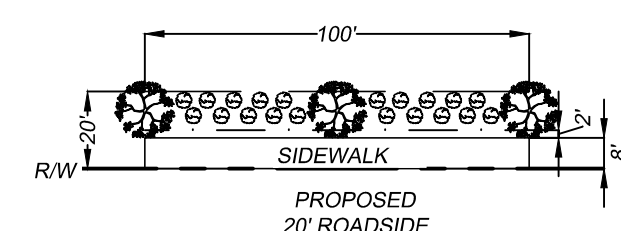
- DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS PLANNED UNIT DEVELOPMENT PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE (UDO).
- THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR.
- ZONING IS TO BE CHANGED FROM RLD (MONROE) & RA-40(COUNTY) TO PUD "EAGLES REST AT LAKE LEE"
- A 2' EASEMENT FOR SIDEWALK MAINTENANCE WILL BE PROVIDED ALONG WHITE STORE RD., HWY 601 & MARION LEE ROADS.

- 60' LOTS
- 50' LOTS
- 55 & OLDER
- 65 & OLDER
- COMMERCIAL OUTPARCEL

SITE AND DEVELOPMENT DATA	
JURISDICTION	MONROE, NC
TAX PARCEL(S)	09125132, 09128001
SITE ADDRESS	0 PAGELAND HWY
CURRENT ZONING	RLD (MONROE), RA-40(UNION COUNTY)
PROPOSED ZONING	PUD "EAGLES REST AT LAKE LEE"
USE CLASSIFICATION	COMMERCIAL/RESIDENTIAL
LOTS PROPOSED	670 UNITS
TOTAL AREA	340.51 AC.
PROPOSED RIGHT-OF-WAY	39.48AC (11.59%)
STREAM BUFFER	19.15 AC (5.62%) NOTE: BUFFERS ARE 50' FROM TOP OF BANK
EX. POWER ESMT.	1.02 AC. (TO BE ABANDONED AFTER CONSTRUCTION)
NET PROJECT AREA	280.86 AC
DENSITY	2.39 DUNE/ACRE
AREA IN LOTS	125.90 AC
COMMON AREA TOTAL	139.05 AC-40.8% (118+ ACRES COS, 21 AC± EAGLE'S REST PARK)
COMMON AREA (IN FLOOD PLAIN)	2.4 AC± (DAM REGULATED) 1.73 % COS
COMMON AREA (IN PONDS)	12 AC± (APPROXIMATE) 8.63% COS
COMMERCIAL(NB)	16.91 AC (4.97%)
NB BUILDING SETBACKS	
MINIMUM FRONT	20'
MINIMUM SIDE	5'
MINIMUM REAR	10'
MAX. HEIGHT WITHIN PUD	3 STORIES
RESIDENTIAL BUILDING SETBACKS (ALL TYPES)	
MINIMUM FRONT	20'
MINIMUM CORNER/SIDE	10'/5'
MINIMUM REAR	20'
MINIMUM LOT SIZE	5,500
60' LOTS	365
50' LOTS	305
55 & OLDER COMMUNITY	531
65 & OLDER COMMUNITY	139
TREE SAVE AREA:	48.6 AC. 14.27% (20.7 EAGLE REST PARK, 19.15 WITHIN STREAM BUFFERS, 8.7 ACRES WITHIN 100' UNDISTURBED BUFFERS)

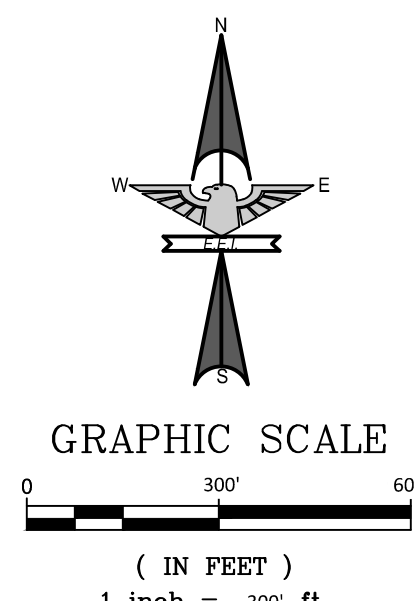
BUFFER NOTES: BUFFERS TO MEET OR EXCEED MONROE STANDARDS IN SECTION 8.3.5 OF UDO

- BUFFERS ALONG ADJACENT PROPERTIES ARE TO BE TYPE-4, 50' WITH 4 TREES, 2 UNDERSTORY TREES, 60 SHRUBS AND A 6' FENCE, WALL OR BERM PER 100' EFFORT WILL BE MADE TO LEAVE EXISTING WOODED AREAS UNDISTURBED AND SUPPLEMENTED WITH NEW PLANTINGS WHERE NEEDED.
- BUFFERS ALONG LAKE LEE ARE EITHER 50 OR 100' UNDISTURBED BUFFERS LEFT IN THEIR NATURAL STATE.
- STREETSCAPE BUFFERS ALONG WHITE STORE RD., MARION LEE RD. AND HWY 601 ARE A MODIFIED TYPE-1 BUFFER. THE BUFFERS SHOWN ARE INCREASED FROM 10' TO 20' TO ACCOMMODATE AN 8' SIDEWALK AGAINST THE R/W WITH A 2' MAINTENANCE EASEMENT OFF THE BACK OF WALK. THE REMAINING 10' WILL HAVE 3 TREES AND 20 SHRUBS PER 100'



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

PETITIONER SIGNATURE _____ DATE _____



FIRM LICENSE # C-0873
2013A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704) 882-4222
www.eagleengr.com

PRELIMINARY
NOT FOR
CONSTRUCTION

EAGLES REST AT LAKE LEE
MONROE, NC

PROVERBS 24:27, LLC.
231 POST OFFICE DRIVE
INDIAN TRAIL, NC 28079

OVERALL REZONING PLAN

DESIGNED BY	KEI	CHECKED BY	MCK
DRAWN BY	BLD	DATE	02/27/23
Scale	AS SHOWN	JOB NUMBER	7746

Sheet

RZP-1

PRELIMINARY
NOT FOR
CONSTRUCTION

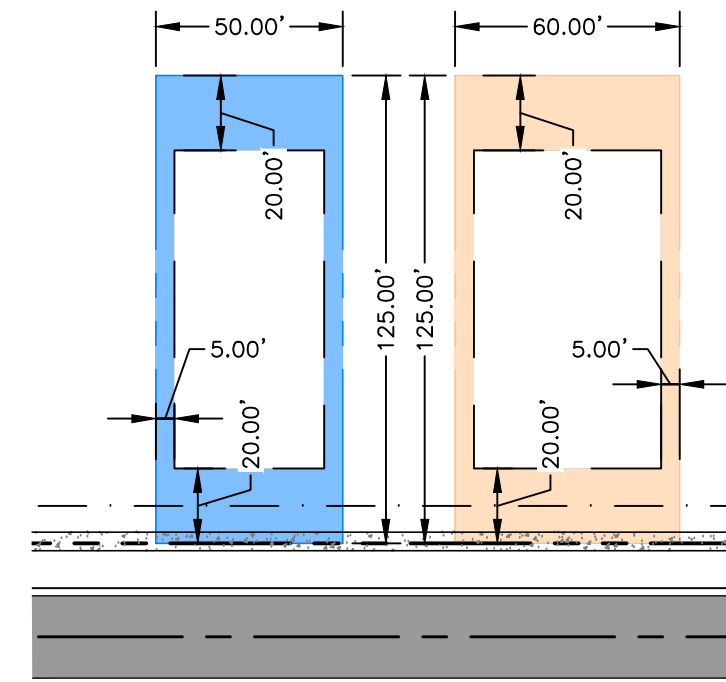
EAGLES REST AT LAKE LEE
MONROE, NC

PROVERBS 24:27, LLC.
231 POST OFFICE DRIVE
INDIAN TRAIL, NC 28079

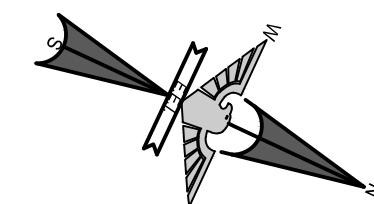
PHASING & LOT STANDARDS

DESIGNED BY	KEL	CHECKED BY	MCK
DRAWN BY	BLD	DATE	7/7/16
AS SHOWN			

RZP-2



60' LOTS (365)
50' LOTS (305)



GRAPHIC SCALE
0 200' 400'
(IN FEET)
1 inch = 200 ft.

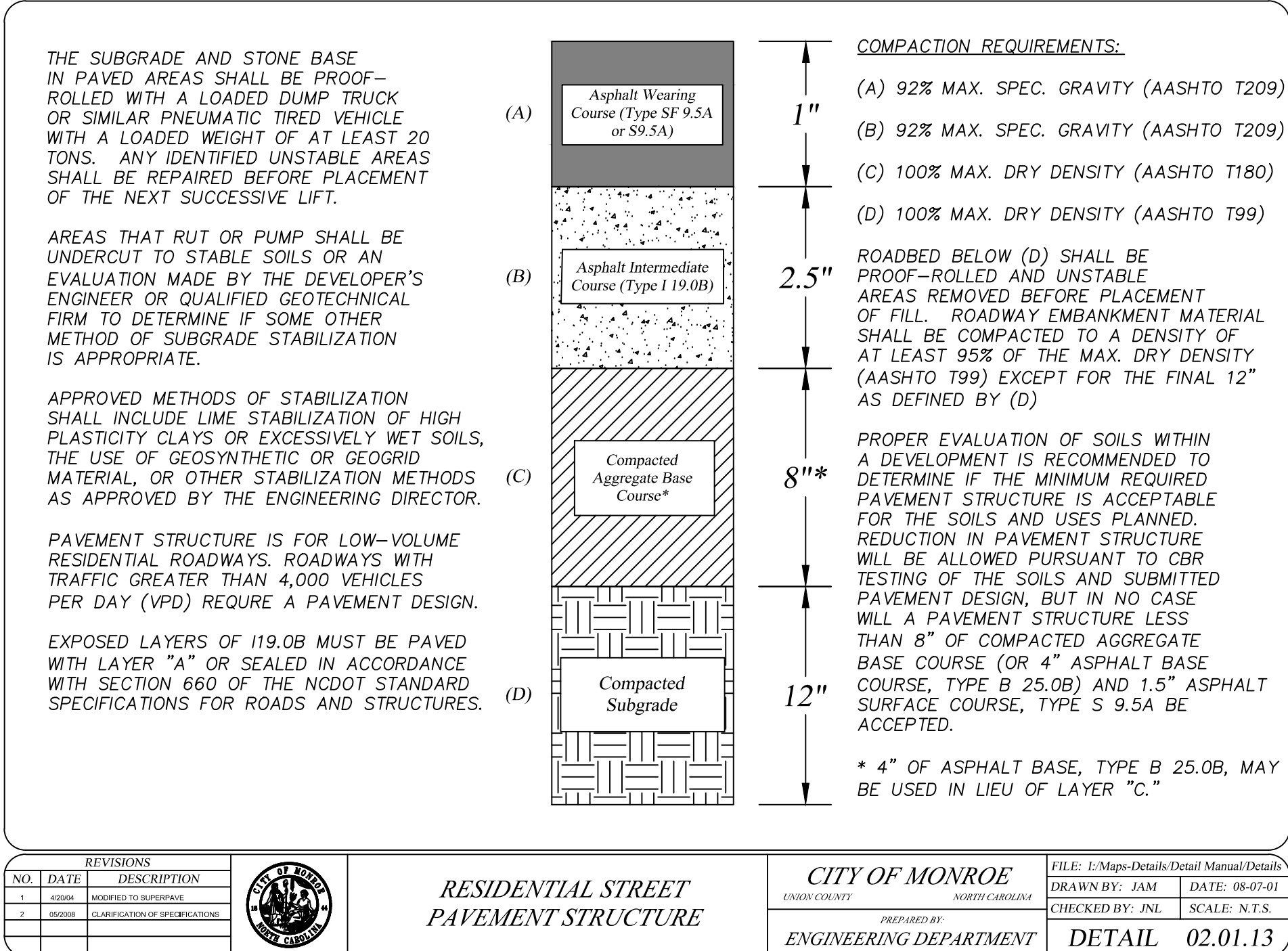
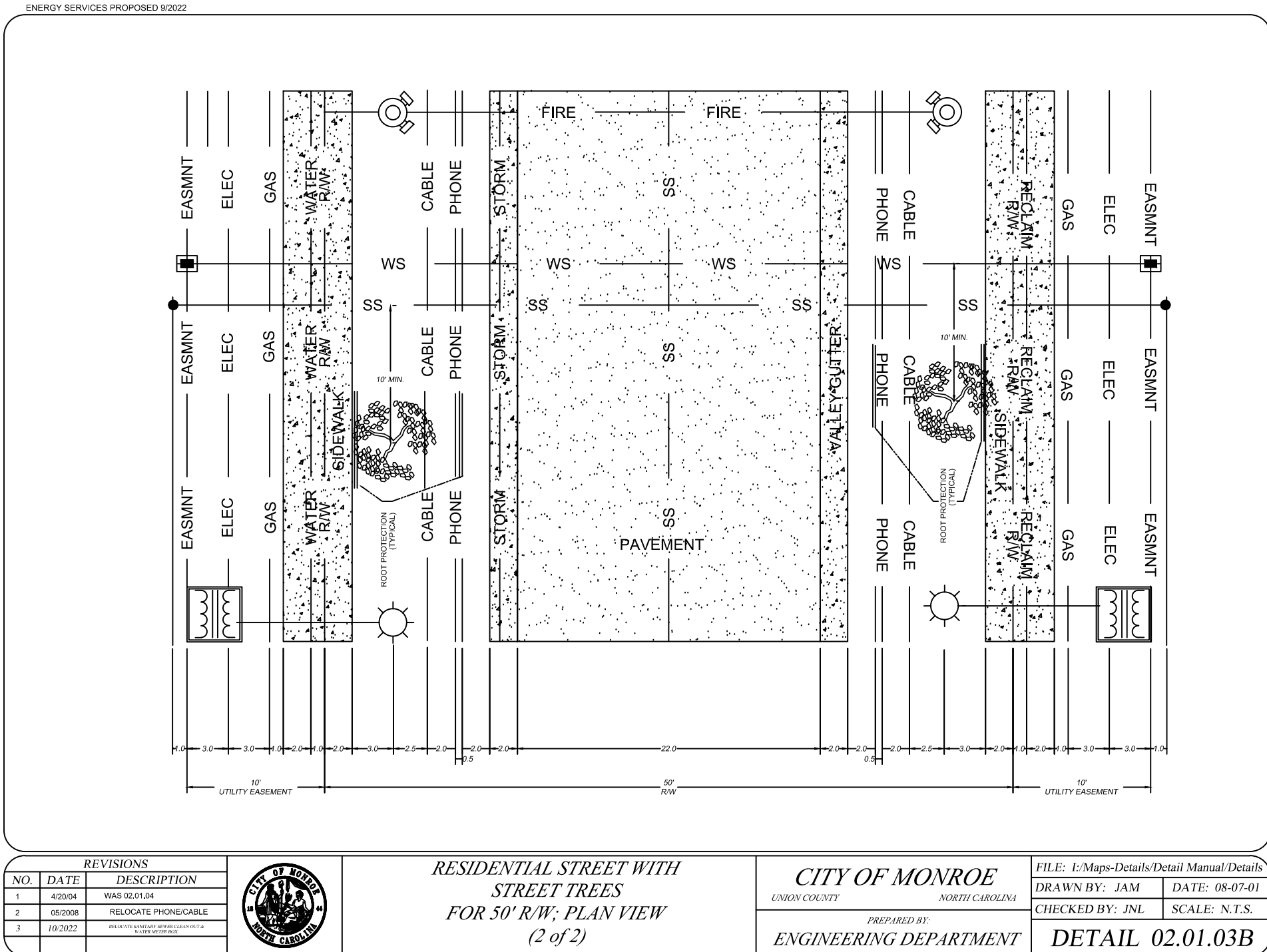
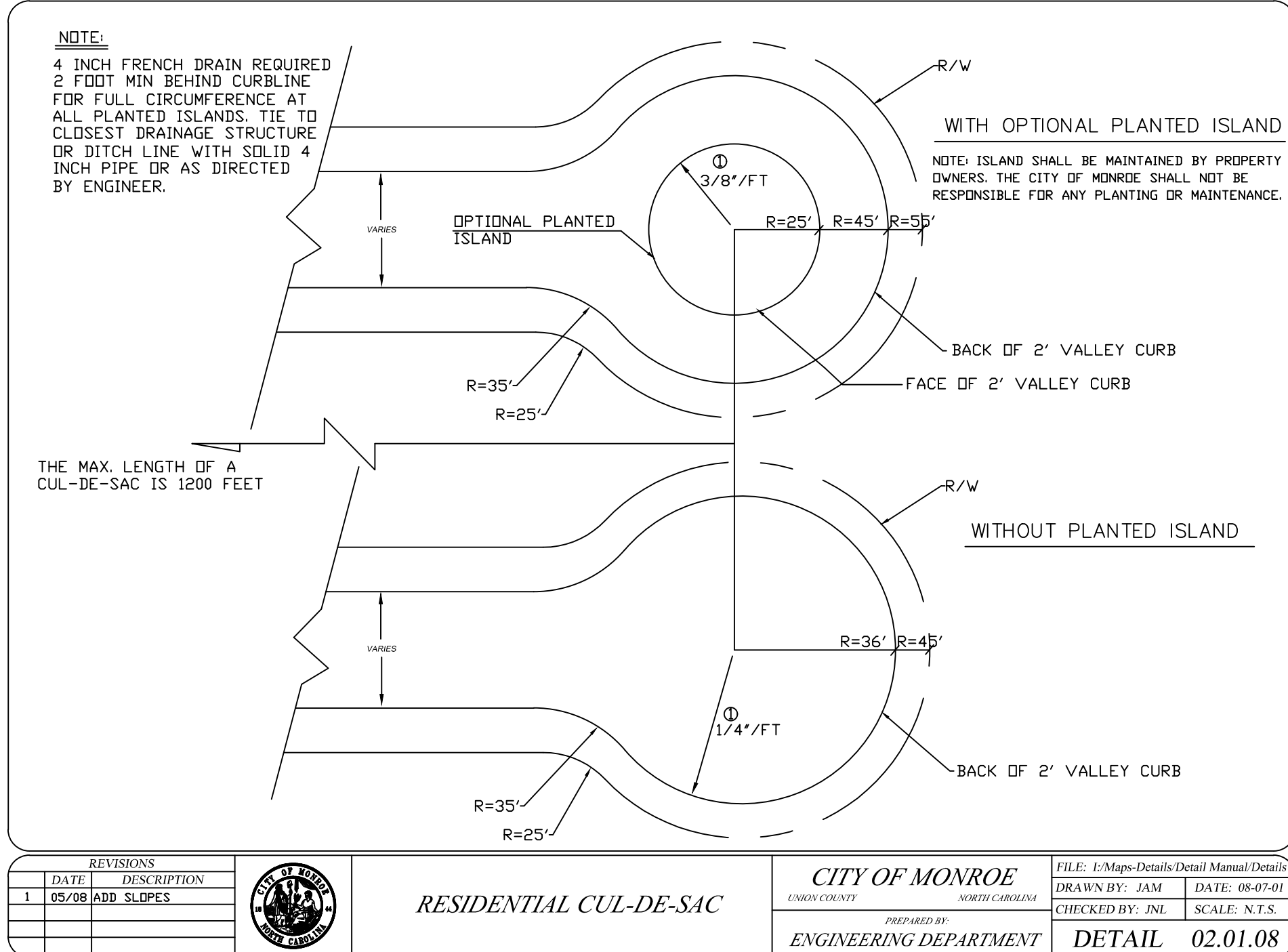
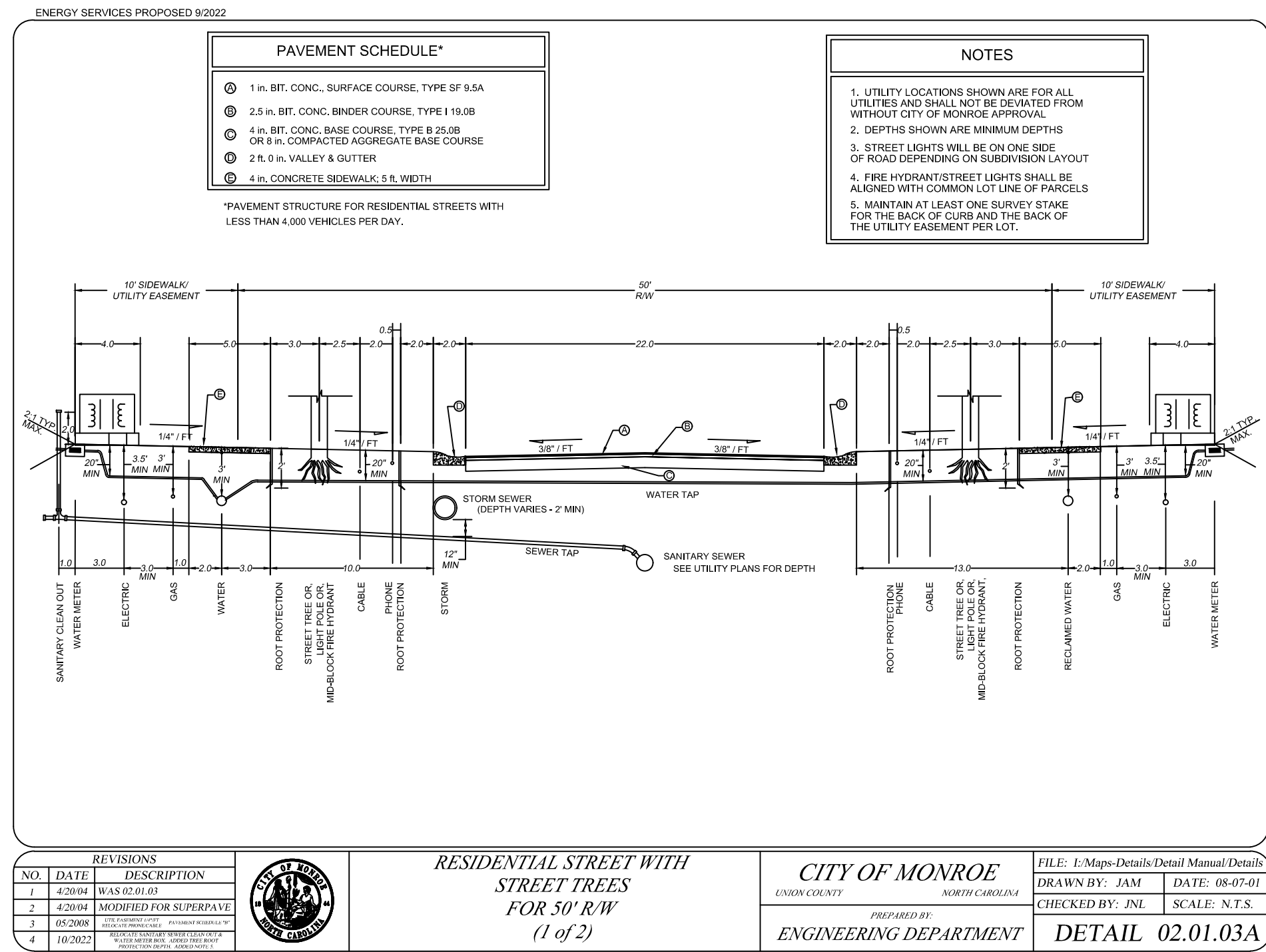
ADJOINER : 2001
125,309 sq ft
2.877 ac

Parcel Table				
Parcel #	Sq. Ft.	Acres	TYPE	
1	6250	0.14	50'	
2	6250	0.14	50'	
3	6250	0.14	50'	
4	6250	0.14	50'	
5	6250	0.14	50'	
6	6250	0.14	50'	
7	6789	0.16	50'	
8	12905	0.30	50'	
9	10589	0.24	50'	
10	8323	0.19	50'	
11	9913	0.23	50'	
12	10810	0.25	50'	
13	10637	0.24	50'	
14	6488	0.15	50'	
15	8035	0.18	50'	
16	7926	0.18	50'	
17	7812	0.18	50'	
18	6444	0.15	50'	
19	6444	0.15	50'	
20	6444	0.15	50'	
21	6444	0.15	50'	
22	6444	0.15	50'	
23	6444	0.15	50'	
24	6444	0.15	50'	
25	6444	0.15	50'	
26	7573	0.17	50'	
27	5756	0.13	50'	
28	5756	0.13	50'	
29	5756	0.13	50'	
30	5756	0.13	50'	
31	5756	0.13	50'	
32	6580	0.15	50'	
33	6580	0.15	50'	
34	6580	0.15	50'	
35	6580	0.15	50'	
36	6580	0.15	50'	
37	6580	0.15	50'	
38	6580	0.15	50'	
39	6580	0.15	50'	
40	7519	0.17	60'	
41	7500	0.17	60'	
42	7500	0.17	60'	
43	7500	0.17	60'	
44	7500	0.17	60'	
45	7500	0.17	60'	
46	7500	0.17	60'	
47	7481	0.17	60'	
48	7500	0.17	60'	
49	7500	0.17	60'	
50	7500	0.17	60'	
51	7816	0.18	60'	
52	7816	0.18	60'	
53	7816	0.18	60'	
54	7816	0.18	60'	
55	7816	0.18	60'	
56	8730	0.20	60'	
57	6762	0.16	60'	
58	8358	0.19	60'	
59	9685	0.22	60'	
60	8312	0.19	60'	
61	9109	0.21	60'	
62	11032	0.25	60'	
63	9244	0.21	60'	
64	8359	0.19	60'	
65	13290	0.31	60'	
66	13279	0.30	60'	
67	19931	0.46	60'	
68	16072	0.37	60'	
69	11593	0.27	60'	
70	8607	0.22	60'	

Parcel Table				
Parcel #	Sq. Ft.	Acres	TYPE	
71	8535	0.20	60'	
72	8793	0.20	60'	
73	8276	0.19	60'	
74	8664	0.20	60'	
75	13578	0.31	60'	
76	9924	0.23	60'	
77	8590	0.20	60'	
78	8590	0.20	60'	
79	10442	0.24	60'	
80	13918	0.32	60'	
81	19238	0.44	60'	
82	11922	0.27	60'	
83	8541	0.20	60'	
84	8576	0.20	60'	
85	8611	0.20	60'	
86	10557	0.24	60'	
87	8664	0.20	60'	
88	7500	0.17	60'	
89	8665	0.20	60'	
90	7500	0.17	60'	
91	7588	0.17	60'	
92	8571	0.20	60'	
93	7524	0.17	60'	
94	8778	0.20	60'	
95	8778	0.20	60'	
96	7524	0.17	60'	
97	7524	0.17	60'	
98	8175	0.19	60'	
99	8048	0.18	60'	
100	7500	0.17	60'	
101	8750	0.20	60'	
102	8750	0.20	60'	
103	7500	0.17	60'	
104	7500	0.17	60'	
105	7500	0.17	60'	
106	8326	0.19	60'	
107	7500	0.17	60'	
108	10425	0.24	60'	
109	15367	0.35	60'	
110	14583	0.33	60'	
111	20761	0.48	60'	
112	10026	0.23	60'	
113	9481	0.22	60'	
114	8937	0.21	60'	
115	8392	0.19	60'	
116	8258	0.19	60'	
117	8551	0.20	60'	
118	9288	0.21	60'	
119	9572	0.22	60'	
120	8598	0.20	60'	
121	10438	0.24	60'	
122	12345	0.28	60'	
123	9367	0.22	60'	
124	8201	0.19	60'	
125	7500	0.17	60'	
126	7500	0.17	60'	
127	7500	0.17	60'	
128	7500	0.17	60'	
129	7500	0.17	60'	
130	7500	0.17	60'	
131	7500	0.17	60'	
132	7500	0.17	60'	
133	7500	0.17	60'	
134	7500	0.17	60'	
135	7500	0.17	60'	
136	7500	0.17	60'	
137	9310	0.21	60'	
138	10124	0.23	60'	
139	9627	0.22	60'	
140	8869	0.20	60'	

Parcel Table				
Parcel #	Sq. Ft.	Acres	TYPE	
141	8213	0.19	60'	
142	9846	0.23	60'	
143	7500	0.17	60'	
144	7500	0.17	60'	
145	7500	0.17	60'	
146	7500	0.17	60'	
147	8845	0.20	60'	
148	8898	0.20	60'	
149	10583	0.24	60'	
150	9513	0.22	60'	
151	7500	0.17	60'	
152	7500	0.17	60'	
153	7500	0.17	60'	
154	7651	0.18	60'	
155	7500	0.17	60'	
156	7500	0.17	60'	
157	8863	0.21	60'	
158	8664	0.20	60'	
159	7546	0.17	60'	
160	7546	0.17	60'	
161	7546	0.17	60'	
162	7546	0.17	60'	
163	7546	0.17	60'	
164	7546	0.17	60'	
165	13557	0.31	60'	
166	9313	0.21	60'	
167	7546	0.17	60'	
168	7546	0.17	60'	
169	7546	0.17	60'	
170	7546	0.17	60'	
171	7546	0.17	60'	
172	7546	0.17	60'	
173	8664	0.20	60'	
174	8664	0.20	60'	
175	7546	0.17	60'	
176	7546	0.17	60'	
177	7546	0.17	60'	
178	7546	0.17	60'	
179	7546	0.17	60'	
180	7546	0.17	60'	
181	8664	0.20	60'	
182	8664	0.20	60'	
183	7546	0.17	60'	
184	7546	0.17	60'	
185	7546	0.17	60'	
186	7546	0.17	60'	
187	7546	0.17	60'	
188	7546	0.17	60'	
189	8664	0.20	60'	
190	8664	0.20	60'	
191	7546	0.17	60'	
192	7546	0.17	60'	
193	7546	0.17	60'	
194	7546	0.17	60'	
195	7546	0.17	60'	
196	7546	0.17	60'	
197	10253	0.24	60'	
198	8664	0.20	60'	
199	7924	0.18	60'	
200	7926	0.18	60'	
201	7926	0.18	60'	
202	7926	0.18	60'	
203	7926	0.18	60'	
204	7926	0.18	60'	
205	9698	0.22	60'	
206	7414	0.17	50'	
207	6250	0.14	50'	
208	6250	0.14	50'	
209	6250	0.14	50'	
210	6250	0.14	50'	

Parcel Table				
Parcel #	Sq. Ft.	Acres	TYPE	
211	6250	0.14	50'	
212	6974	0.16	50'	
213	7116	0.16	50'	
214	7005	0.16	50'	
215	6986	0.16	50'	
216	7575	0.17	50'	
217	8668	0.20	50'	



GENERAL NOTES:

- PROPOSED REZONING FROM RA-40 UNION COUNTY & RLD MONROE TO PUD "EAGLES REST AT LAKE LEE".
- DEVELOPER AGREES THAT THE LOTS IN EAGLES REST AT LAKE LEE WILL BE AGE RESTRICTED PER HUD DEFINITIONS, WHICH INCLUDES AND PERMITS THAT AT LEAST 80% OF THE UNITS BE OCCUPIED BY AT LEAST ONE PERMANENT OCCUPANT WHO IS AT LEAST 55 YEARS OR OLDER. THE REMAINING 20% MAY BE UNRESTRICTED DUE TO DEATH, LEGAL SEPARATION, OR REMOVAL BY REASON OF INCAPACITATION WHERE THE SPOUSE AND REMAINING MEMBERS OF THE HOUSEHOLD MAY CONTINUE TO OCCUPY THE HOME.
- DEVELOPER AGREES TO PROVIDE A COPY OF THE RESTRICTED COVENANTS FOR THE DEVELOPMENT PRIOR TO ANY LOTS BEING RECORDED INDICATING THE AGE RESTRICTIVE REQUIREMENTS IS IN THE DOCUMENTS.
- THE SUBDIVISION HOA WILL PROVIDE A CENSUS TO THE CITY OF MONROE PLANNING DEPARTMENT IN JULY OF EACH YEAR SHOWING THE AGE OF ALL RESIDENTS RESIDING IN THE DEVELOPMENT PER LOT.
- 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.
- MINIMUM FRONT SETBACK SHALL BE 20', MINIMUM SIDE SETBACK SHALL BE 5' AND 10' FOR CORNER LOTS, MINIMUM REAR SETBACK SHALL BE 20'.
- THE MINIMUM LOT SIZE IS 5,500 SF. THE AVERAGE LOT SIZE IS 8,185 SF. LOT SIZES ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PHASE. ALL LOTS WILL MAINTAIN THE MINIMUM LOT SIZE OF 5,500 SF SHOWN ON THIS PLAN WHEN PROJECT IS PLATTED.
- ACCESSORY STRUCTURES SHALL NOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME AND SHALL MAINTAIN A FIVE-FOOT (5') SETBACK FROM ALL PROPERTY LINES. ACCESSORY STRUCTURES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS.
- ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND/OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY PLANNED UNIT DEVELOPMENT 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.
- NEIGHBORHOOD BUSINESS COMMERCIAL USES ALLOWED ON COMMERCIAL OUTPARCEL
- COMMON OPEN SPACES LISTED AS SMALL, MEDIUM OR LARGE OPEN SPACES WILL HAVE IMPROVEMENTS CONSISTENT WITH SECTION 8.8.3 OF THE MONROE U.D.O. & APPROVED BY THE PLANNING DEPARTMENT DURING CONSTRUCTION DOCUMENT PERMITTING.

ARCHITECTURAL NOTES:

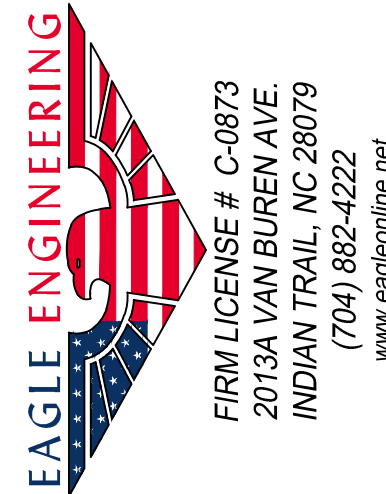
- MINIMUM HOUSE SIZE SHALL BE 1,400 SF.
- PRIMARY BUILDING MATERIALS ON ALL SIDES SHALL CONSIST OF FIBER CEMENT, BRICK, STONE, OR STUCCO. VINYL WILL NOT BE A PERMITTED SIDING MATERIAL. BRICK VENEER WILL BE USED ON THE FOUNDATIONS. HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM FOUR COURSE BRICK, OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB.
- HOUSE FRONTAGE SHALL HAVE A MINIMUM OF 25% ARCHITECTURAL ELEMENTS OF EITHER STONE, STUCCO, OR BRICK MATERIAL WITH THE REMAINING FRONTAGE TO BE FIBER CEMENT. VINYL WILL BE USED ON FRONT FACADES FOR TRIM WORK ONLY.
- ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE. EACH DRIVEWAY SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES.
- THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24 LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
- THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
- ALL EXPOSED CHIMNEYS SHALL BE STUCCO OR BRICK VENEER CONSISTENT WITH THE ARCHITECTURE.
- FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL HOMES SHALL HAVE A MINIMUM OF A TWO (2) CAR ATTACHED GARAGE. GARAGES NOT TO EXCEED 5' BEYOND FRONT DOOR.
- ALL GARAGES SHALL HAVE WINDOWS AND/OR CARRIAGE STYLE TRIM WITH HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.

ENVIRONMENTAL / LANDSCAPING NOTES:

- HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
- COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY'S ISSUED.
- ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
- STREET TREES SHALL BE PLANTED AT A RATE OF ONE (1) TREE PER 50 LINEAR FT. STREET TREES SHALL BE A MINIMUM OF 2.5 INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES.
- EACH LOT SHALL HAVE AT LEAST 1 FRONT YARD TREE, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE A MINIMUM CALIPER OF 2.5 INCHES MEASURED 6 INCHES ABOVE GRADE.
- TREE PRESERVATION, PROTECT AND MITIGATION SHALL BE CONSISTENT WITH SECTION 8.3.8 OF THE UNIFIED DEVELOPMENT ORDINANCE TITLED TREE PRESERVATION, PROTECTION AND STANDARDS FOR DEVELOPMENT APPLICATIONS.

TRANSPORTATION NOTES:

- ROADS WILL BE PRIVATE STREETS CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
- FIVE (5) FOOT WIDE SIDEWALKS WILL BE REQUIRED ON BOTH SIDES OF THE INTERIOR STREETS THROUGHOUT THE DEVELOPMENT. 8' SIDEWALKS WILL BE REQUIRED ALONG THE FRONTAGES OF WHITE STORE RD., HWY 601 & MARION LEE RD.
- SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO SECTION 8.2 OF THE UDO. COMMERCIAL AREA TO ADHERE TO NEIGHBORHOOD BUSINESS SIGN REQUIREMENTS.
- STREET LIGHTING FOR THE INTERNAL STREETS WILL BE PROVIDED WITH THE SUBMITTAL OF THE EROSION CONTROL PLAN. LIGHTING SHALL BE IN ACCORDANCE WITH SECTION 8.9 OF THE UDO.
- ROAD IMPROVEMENTS SHALL BE INSTALLED AS FOLLOWS:
 - PHASE 1: INSTALL AN EXCLUSIVE RIGHT TURN LANE WITH 50 FEET OF STORAGE AND APPROPRIATE TAPER INTO SITE ACCESS A.
 - PHASE 2: CHANNELIZE THE EXISTING RIGHT TURN LANE OFF OF US 74 ONTO US 601 TO ALLOW FOR FREE FLOW OPERATION.
 - PHASE 3: INSTALL AN ADDITIONAL LEFT TURN LANE OFF OF US 601 ONTO US 74 AND RETIME THE SIGNAL ACCORDINGLY.
 - PHASE 3: RESTRIPE AN EXCLUSIVE LEFT TURN LANE IN ACCESS E WITH 150 FEET OF STORAGE AND APPROPRIATE TAPER.
 - PHASE 3: INSTALL AN EXCLUSIVE RIGHT TURN LANE INTO ACCESS E WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.
 - PHASE 3: INSTALL A TRAFFIC SIGNAL AT ACCESS E.



FIRM LICENSE # C-0873
2013A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704) 882-4222
www.eagleengineer.net

PRELIMINARY
NOT FOR
CONSTRUCTION

NO. DATE BY ISSUE

EAGLES REST AT LAKE LEE
MONROE, NC

PROVERBS 24:27, LLC.
231 POST OFFICE DRIVE
INDIAN TRAIL, NC 28079

ADDITIONAL NOTES & SITE
DETAILS

DESIGNED BY: KEI
CHECKED BY: MCK
AS SHOWN
JOB NUMBER: 7746
DATE: 02/27/23

Sheet

RZP-4

1. ROAD IMPROVEMENTS SHALL BE INSTALLED AS FOLLOWS:
- 1.1. PHASE 1: INSTALL AN EXCLUSIVE RIGHT TURN LANE WITH 50 FEET OF STORAGE AND APPROPRIATE TAPER INTO SITE ACCESS A
 - 1.2. PHASE 2: CHANNELIZE THE EXISTING RIGHT TURN LANE OFF OF US 74 ONTO US 601 TO ALLOW FOR FREE FLOW OPERATION.
 - 1.3. PHASE 3: INSTALL AN ADDITIONAL LEFT TURN LANE OFF OF US 601 ONTO US 74 AND RETIME THE SIGNAL ACCORDINGLY.
 - 1.4. PHASE 3: RESTRIPE AN EXCLUSIVE LEFT TURN LANE IN ACCESS E WITH 150 FEET OF STORAGE AND APPROPRIATE TAPER.
 - 1.5. PHASE 3: INSTALL AN EXCLUSIVE RIGHT TURN LANE INTO ACCESS E WITH 100 FEET OF STORAGE AND APPROPRIATE TAPER.
 - 1.6. PHASE 3: INSTALL A TRAFFIC SIGNAL AT ACCESS E.



EAGLE ENGINEERING

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PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	BY	ISSUE

EAGLES REST AT LAKE LEE
MONROE, NC

PROVERBS 24:27, LLC.
231 POST OFFICE DRIVE
INDIAN TRAIL, NC 28079

ROADWAY IMPROVEMENT EXHIBIT			
DESIGNED BY	DRAWN BY	CHECKED BY	MCK
AS SHOWN	BLD	DATE	02/27/23
Scale	AS SHOWN	DATE	02/27/23
Scale	AS SHOWN	DATE	02/27/23
Scale	AS SHOWN	DATE	02/27/23

Sheet
RZP-5

RESIDENTIAL CHARACTER



MORE AMENITIES



PRELIMINARY

NOT FOR

CONSTRUCTION

NO.	DATE	BY	ISSUE

EAGLES REST AT LAKE LEE

MONROE, NC

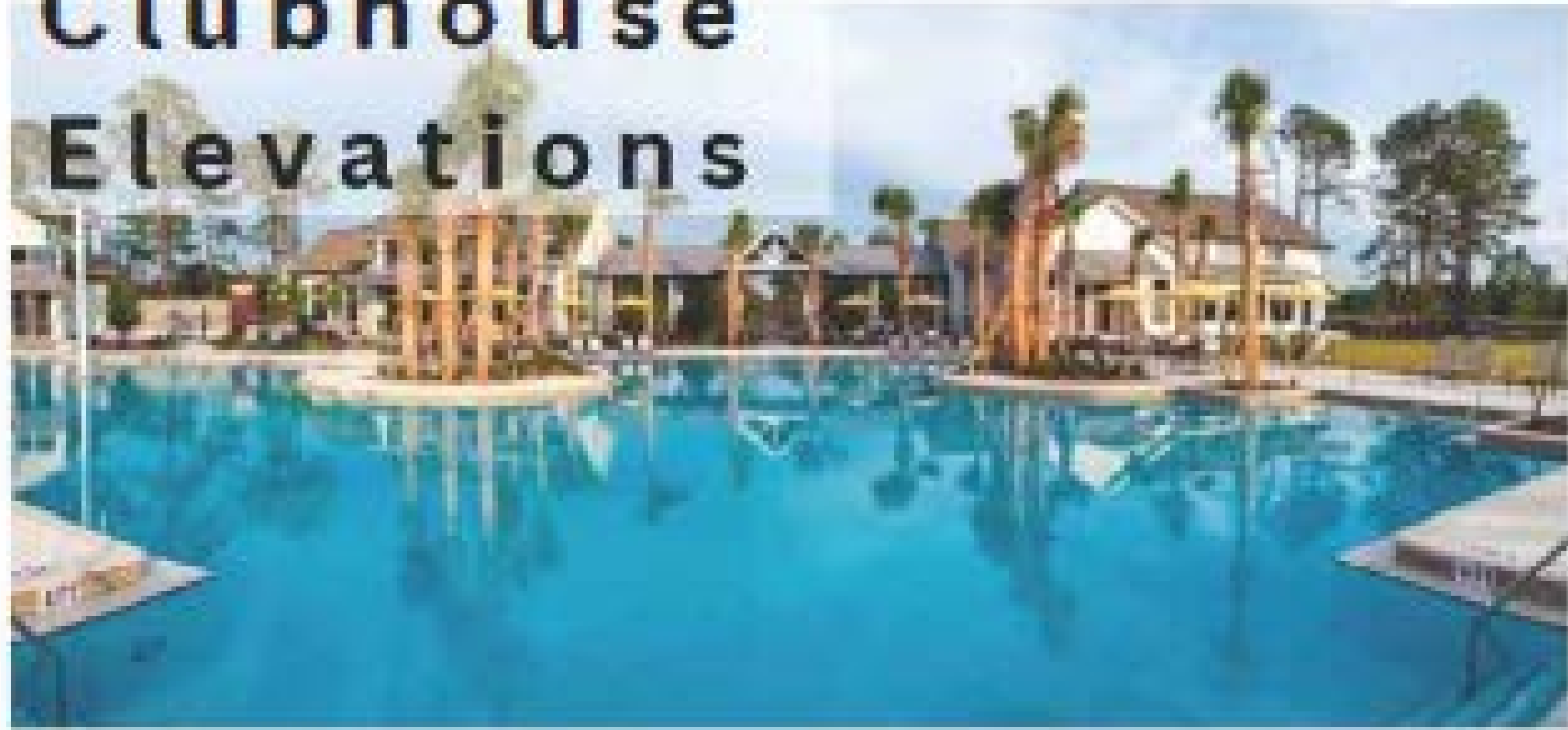
PROVERBS 24:27, LLC.

231 POST OFFICE DRIVE

INDIAN TRAIL, NC 28079

HOME ELEVATIONS (1 OF 2)			
DESIGNED BY	DRAWN BY	CHECKED BY	
KEL	BLD	MCK	
AS SHOWN	DATE	JOB NUMBER	7746
	02/27/23		

Clubhouse
Elevations



PRELIMINARY
NOT FOR
CONSTRUCTION

NO. DATE BY ISSUE

EAGLES REST AT LAKE LEE
MONROE, NC

PROVERBS 24:27, LLC.
231 POST OFFICE DRIVE
INDIAN TRAIL, NC 28079

AMENITY ELEVATIONS

DESIGNED BY	KEL	DRAWN BY	BLD	CHECKED BY	MCK
Scale	AS SHOWN	DATE	02/27/23	JOB NUMBER	7746

Sheet

RZP-8

Detailed Large Amenity Aerial View



DISCLAIMER: SIMILAR AMENITY PACKAGE



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PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	BY	ISSUE

EAGLES REST AT LAKE LEE
MONROE, NC

PROVERBS 24:27, LLC.
231 POST OFFICE DRIVE
INDIAN TRAIL, NC 28079

HOME ELEVATIONS
(2 OF 2)

DESIGNED BY Scale	KEL	DRAWN BY DATE	BLD	CHECKED BY JOB NUMBER	MCK 7746
AS SHOWN		02/27/23			

Sheet

RZP-7

Future Land Use Map

Case #: PLANXA 2023-00179

Legend

- Centerlines
- City Limits
- ETJ
- streams
- Parcels

FLUM

- Rural
- Suburban

Existing: Residential Low
Density (RLD) & Union
County RA-40

Owner: Proverbs 24:27, LLC

Acres: 340.514



0 775 1,550
Feet

Future Land Use Plan

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

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

**RESOLUTION APPROVING LAND USE AND TRANSPORTATION
PLAN COMPLIANCE PLANNED UNIT DEVELOPMENT
“EAGLES REST AT LAKE LEE”**

R-2023-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Planned Unit Development “Eagles Rest at Lake Lee” further described below property is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Suburban. Residential and commercial uses are listed as priority uses within this character area, and the proposed project includes both of these uses. A mix of housing types and lot sizes is preferred in the Suburban Character area and this project provides varying lot sizes. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. The suburban character area states the allowable residential density is 2-4 units per acre. The net density of this project is 2.39 units per acre, and the project includes residential and commercial uses that could serve nearby residential therefore it is consistent with the Land Use and Transportation Plan. The proposed development is a reasonable use and in the public interest because it provides a mix of housing types and commercial uses in a growing area along a major corridor.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Use and Transportation Plan Compliance of the zoning map amendment for the properties with Union County Tax Parcel Number(s): 09-125-132 and 09-128-001.

Adopted this 4th day of October, 2023.

Richard A. Yercheck, Chair

Attest:

Ashlyn Penegar, Secretary to Planning Board

**RESOLUTION DENYING LAND USE AND TRANSPORTATION
PLAN COMPLIANCE PLANNED UNIT DEVELOPMENT
“EAGLES REST AT LAKE LEE”**

R-2023-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Planned Unit Development “Eagles Rest at Lake Lee” further described below property is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Suburban. Residential and commercial uses are listed as priority uses within this character area, and the proposed project includes both of these uses. A mix of housing types and lot sizes is preferred in the Suburban Character area and this project provides varying lot sizes. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. The suburban character area states the allowable residential density is 2-4 units per acre. The net density of this project is 2.39 units per acre, and the project includes residential and commercial uses that could serve nearby residential therefore it is consistent with the Land Use and Transportation Plan. However, the proposed development is not a reasonable use or in the public interest because:

Based on this information, the conditions have changed which justify amending the Land Use and Transportation Plan. As a result of this zoning map amendment denial, the Land Use and Transportation Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Use and Transportation Plan Compliance of the zoning map amendment for properties with Union County Tax Parcel Number(s): 09-125-132 and 09-128-001.

Adopted this 4th day of October, 2023.

Richard A. Yercheck, Chair

Attest:

Ashlyn Penegar, Secretary to Planning Board

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2023-XX**

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 157 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

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

Rezone the properties located along Marion Lee Road, US Highway 601 and White Store Road and further identified as tax parcel #'s 09-125-132 and 09-128-001. The request is to rezone the properties from City of Monroe Residential Low Density (RLD) and Union County RA-40 to Planned Unit Development “Eagles Rest at Lake Lee”.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 14th day of November, 2023.

Attest:

Marion L. Holloway Jr., Mayor

Bridgette H. Robinson, City Clerk