PLANNING BOARD MEETING

Wednesday, December 6, 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- October 4, 2023 and November 1, 2023**

Item 4. **Zoning Map Amendment for the property located at 530 Patton Avenue and further identified with tax parcel 09-267-129A. The request is to rezone property from RHD (Residential High Density) to CO (Conditional Office) to retain the existing uses as well as allow a 9,600 square foot addition for office space.**

Item 5. **Annexation and Zoning Map Amendment for the property located along Ellie Rose Drive and further identified with parcel 09-0811-003A. The request is to rezone property from RMD (Residential Medium Density) to CR (Conditional Residential) to construct a 96 lot single family development on 55.94 acres.**

Item 6. **Next Meeting: January 3, 2024**

Item 7. **Adjournment**

***ATTENTION BOARD MEMBERS*:**
Please contact Ashlyn Penegar at 704.282.4527 or Lisa Stiwinter at 704.282.4569 to confirm your attendance.
Thank you.

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

PLANNING BOARD MEETING

October 4, 2023 @ 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC

Emailed to HR on: 11/30/2023

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), Margaret Desio, Patrick Furr, Kenneth Deal, David Dotson and Archie Morgan

Members Absent:

Staff Present: Lisa Stiwinter, Director of Planning and Development, Doug Britt, Senior Planner; Richard Long, City Attorney, Terry Sholar, Senior Staff Attorney, Ashlyn Penegar, Administrative Assistant II

Guests: Tom Crouch, Scott Hunsucker, Dennis Rape, Ed Gurka, Charles Walkup, Peter Rieke, Sally Debord, Bob Yanacsek, Kathy Heintel, Rev. Jimmy Bention

Item 2. Pledge of Allegiance and Moment of Silence

Item 3: Approval of Minutes: September 6, 2023

Motion: Kenneth Deal made a motion to approve the minutes from September 6, 2023
Second: Richard Yercheck
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 4. Presentation by Kathy Heintel (Chair of the UCPS Board of Education)

Kathy Heintel, Chair of the Union County Board of Education) and Jimmy Bention (Vice Chair of the Union County Board of Education) approached the podium and presented a slideshow presentation on the capacity numbers for the local schools. (Exhibit 1)

Item 5. Annexation of 35.735 acres located off of N. Bivens Road and further identified with parcel ID number 09-084-035.

Doug Britt, Senior Planner, approached the podium and introduced himself, he said 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. 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 and Planning Staff recommends approval of the annexation. They are potentially wanting to develop for industrial purposes and so there is no need to rezone, it's the annexation request only. I will be happy to answer any questions that you might have, if you have any.

Chair asked does anyone have any questions for Doug?

Margaret Desio asked, you said general industrial, right?

Doug Britt said yes, ma'am.

Chair asked if there was anyone who would like to speak in favor or against this project?

Peter Rieke approached the podium and introduced himself. He said I live in Charlotte, but I am the broker that represents the client who wants to buy this property that is under contract. We do have the support of the seller, who is all in favor of this. From a perspective of desirability, we think this would be a great warehouse/distribution business park or warehouse park, or really a logistics park is really what is going to be. We have a ten-year vision, so it will increase property values and we are looking forward to going there as soon as possible, if we can get this approved by the end of the year. That is our plan and if you have any questions, I am more than happy to answer them.

Kenneth Deal asked have you developed any sort of proposed site plan for what size warehouses you are wanting to put there?

Mr. Reike said we have a site planner, Seaman Whiteside, out of Charlotte. They do a lot in Union County and throughout the area. We are talking about between some buildings would be 50,000 square feet and some will be 100,000 square feet. Actually I've got the buildout here and between 2024-2027, we are going to build out about 120,000 square feet, is what we are planning. Then, throughout 2028-2030, we are going to do about 150,000 square feet. Then, from 2031-2033, we hope to do out another 100,000 square feet to build it out. Right now, we are in the initial stages out that and that can all change.

Chair asked does anyone have any further questions? Hearing none, do we have anyone that would like to speak in favor of this project? Or anyone that would like to speak against this project? Hearing none, I will entertain a motion.

Motion:	**Margaret Desio made a motion to recommend approval of the annexation request.**
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

<u>Item 6.</u> Zoning Map Amendment for the property identified as 2215 Lancaster Avenue. Further identified as tax ID 09-327-001-U.

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.

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)

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. 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. Planning staff recommends approval of the rezoning.

Doug Britt said the property owner is here as well and we are happy to answer any questions that you might have.

Chair asked does anyone have any questions for Doug?

Kenneth Deal asked did you hear any feedback from the new neighborhood behind this parcel?

Doug Britt said Fieldstone isn't really new, but it just finally was built out after the recession. Since this is Planning Board and we don't notify for Planning Board Meeting, so say whether they know anything about it yet, there won't be any type of notification or posting until it goes to Council. But, have I heard anything to date from anyone about this? I have not.

Margaret Desio asked I didn't hear about a neighborhood meeting.
Doug Britt said they didn't have a meeting, so I'm not aware and probably not many people are aware of what's going on. We aren't required by law to notify for the Planning Board Meetings,

when we are required to notify is when it goes to a public hearing, which is at City Council. Which, we are required to notify everybody within 150 ft. of the property, minus the roads and then we will post, with a sign on the property as well.

Chair asked what is the distance? We are looking at the light blue line versus the buffer for the houses, what's the distance between that?

Doug Britt said I would say 50 of so feet. Whether this property is developed for neighborhood business or general business, they will be required to install a buffer along the back property line anyways. He can do anything in the GB district, but you have to think about going out to Lancaster Avenue, it's not going to be but so much, because there's not much. You aren't going to put a Chick-Fil-A there. Mr. Rape, or whoever the developer will be will be required to do buffers along the sides and since this is adjacent to residential and there's streams as well, they will be required to do buffers too for the streams as well as the adjacent property. The buffers will be required no matter how its developed.

Margaret Desio said its on 2 plus acres, so you can't put a Walmart or Food lion there.

Doug Britt said you are limited with what you can do there, based on the size. The back area is kind of no man's land because it's not really usable for anything. There will be buffers and landscaping requirements when the property is developed, for sure.

Jennifer Smith asked is that a Dollar Store right there beside it, correct?

Doug Britt said yes.

Jennifer Smith asked was something mentioned about storage units to be put on it?

Doug Britt said I think that's what his intention is at this time.

Chair said thank you, Doug. Mr. Rape, would you like to speak in favor of this project?

Dennis Rape approached the podium and introduced himself. He said I live at 1417 Crown Forest Lane. The reason I asked him to put the map on the screen is because when I bought the property in 2004 and I developed both of those properties beside it, the Dollar Store and the existing warehouse. It was general business, everything out there now is zoned neighborhood business was general business and of course when the City went through their UDO and said they weren't going to change anything and we were just going to move some stuff around. When I started following up on this, I found that what I used to could build on that property, you couldn't build anymore without a special use permit. The little panhandle behind the Dollar General store, that is 44 ft. of stream buffer than I have to maintain out there and no one wanted to buy it. The housing development behind it was probably 20% to 30% of the business in the mini warehouses, because they have HOA rules and they can't store anything outside of the house. When I came in and I'm either looking to develop it myself or maybe sell it to somebody else. I will be 70 in a month and I have 2 daughters who don't care anything about property, so I'm trying to plan for the future. It's hard to sell something when you have to get a special use permit. That is the number 2 Dollar General store in

Union County, sales wise. Our side of town, is kind of the peaceful side of Monroe and we don't get a lot of traffic, even though Martin Luther King has been great. There's no eating establishments on that side of town and just to point out for the benefit of the Board, I printed copies of the Table of Permissible Uses for Neighborhood Business (NIB). (Exhibit 2)

Mr. Rape passes out copies of Table of Permissible Uses for Neighborhood Business (NIB) to the Board members and attorneys and proceeded to explain the different uses that are allowable versus prohibited without a special use permit.

Mr. Rape said I sold my mini warehouses to a gentleman, who was a graduate of Union Academy and a great man. That one, is never empty and with all the houses going up within a mile and a half of that will not allow people to keep their lawn mowers. It would be a great location for that. I've always tried to maintain nice facilities and make it look good. As Ms. Heintel used to tell me, I will never put a political sign on that property and I won't be running for anything anymore.

Chair said Dennis, I think we've got it.

Mr. Rape said thank you for your time.

Chair asked do we have anyone that would like to speak in favor or against this project? Hearing none, I will entertain a motion.

Motion: **Richard Yercheck made a motion to recommend adoption of the Resolution Approving Land Use and Transportation Plan Compliance.**
Second: **Archie Morgan**
Action: **The motion to passed with the following votes:**

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

Motion: **David Dotson made a motion to recommend adoption of the Ordinance amending Section 157.1.2.1- Official Zoning Map.**
Second: **Jennifer Smith**
Action: **The motion to passed with the following votes:**

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

<u>Item 7.</u> **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).**

Doug Britt approached the podium and said, Tonight, I am presenting an annexation, zoning map and zoning text amendment request by Proverbs 24:27, LLC for the properties located along US Highway 601, White Store Road and Marion Lee Road (further identified as tax parcel # 09-125-132 & 09-128-001). Surrounding area: Hwy 601, White Store Rd., Marion Lee Rd., Lake Lee, Cottage Green and County Club. The total area being annexed is 340.514 acres. The applicant is requesting an annexation and Planned Unit Development rezone in order to develop a 670 lot age restricted residential subdivision that will consist of single-family detached homes as well as a commercial area that is identified for future development. The subject properties are zoned Residential Low Density (RLD) (residential low-density 20,000 square ft. lot size minimum) (IN ETJ) and Union County RA-40 (residential/agriculture low-density 40,000 square ft. lot size minimum).

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)

Kenneth Deal said I'm going to stop you, how exactly is that Union County parcel handled as far as rezoning under a PUD, if we don't have zoning authority?

Doug Britt said that is why they are annexing it, that's why we do annexations first so whenever Planning Board hears it and then it goes to Council. The first thing they are going to do, if you annex it, you are going to annex it first, so then you can rezone it because it's in the City limits. Then, you are approving the rezoning right after. But still, you are annexing it first and then rezoning it.

Jennifer Smith said there was a house there close to Lake Lee, are they going to buy it back or tear that down?

Doug Britt said that house is fairly new, within the last couple years. Its right off Marion Lee Road and that road just dead ends and that is not part of this project. The applicant is requesting a Planned Unit Development rezoning in order to develop an age restricted residential subdivision that will consist of 670 age restricted 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. The net acreage for the project is 280.86 acres (road right-of-way, stream buffers, and easements) with a net density of 2.39 units per acre.

The lot breakdown is as follows:

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**

David Dotson asked how is that enforced?

Doug Britt asked can we get through the details of the site plan and then we can talk about that?

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 as approved.

David Dotson asked so it's your understanding that this is deed restricted?

Doug Britt said the plan does not say its deed restricted. The plan is saying that it will be on the site plan, as it, and it will be on the restricted covenants and what the notes says on the plan is that, they will provide the City with the restricted covenants prior to recording any lots. When I say recorded lots, the price is approved and they will submit construction plans to build it and once we approve the construction plans and then they get to a point where they've got a lot of the roads in and they will start wanting to record a plat. Until they record a plat, they can't sell lots, so once they record the plat, then they can start selling the lots to whoever the builder may be. What they've indicated is that they will provide the recorded restricted covenants prior to recording any plats to confirm to the City of Monroe that yes, they put the age restriction requirements on the covenants.

Chair asked if we require or request and the builder accepts to go deed restricted to add that to the deed, that adds another level for us and for the City to know that that will be what will happen.

Doug Britt said it does, in talking with Legal Staff, does it guarantee it 100%? No, but it adds another level.

Chair said I think we can keep talking about this in circles, but that would then add another layer for us to be comfortable with this type of project and future projects where we get them and they say they want to be 55 or 65 and older. I think that would make a lot of us more comfortable if we did the deed restricted.

Doug Britt said in my conversation with Legal Staff, if I go to closing and the note on the site plan and the covenants, is the closing attorney going to ask to see my ID to verify my age? No, they aren't. But, doing it on the deed, it does add a layer.

Jennifer Smith said they usually copy your license.

Kenneth Deal said that's just for ID purposes, they won't enforce the age restriction, unless it's a deed restriction.

Richard Long said the issue is that if you have a deed restriction, one, is it actually going to happen? That's the first thing, because not every closing attorney is going to stick it in there. Two, are the title insurance companies going to insure that that it is an insurable issue and then if they don't comply, it's a violation. Is the title company going to do anything about it? In my legal opinion, no, they will not. That is not an insurable issue with the title insurance company. Three, you are looking at what happens with the second transfer, when they initially buy the first one and yes, it's in the deed, will they pick it up on the second one? There is no guarantee of that at all. So, deed restricting, it is another level and it will be in there, but does it insure that it is there and enforceable? Absolutely not.

Chair said there is no assurances at 100% for anything. So, but it allows us to have another level of comfort.

Richard Long said the question is going to be then is that this is a lot of houses. Who is going to be looking at every deed that comes in?

Doug Britt said I don't look at deeds.

David Dotson asked are you aware of what happens if they exceed the 20%? It's my understanding that it reverts back.

Richard Long said all this does is under the fair housing act, you cannot discriminate based on age, sex and all those things. This allows you to discriminate, as long as you meet those requirements and thereafter, if you don't meet those requirements, its back to existing law where you can't discriminate and you have to sell it to whomever is out there.

Chair said they aren't going to run wild and put a whole lot of 28 year olds in there.

Richard Long said my guess is that you would have a revolt on your hands if you had a lot of older people that bought out there who were told this is supposed to be totally age restricted and it changes. But, it could happen.

Jennifer Smith asked if a 55 or 65-year-old man married a 20-year-old girl and she had a bunch of kids or whatever and he died. I guess she would get it?

Richard Long said that would fall in the 20% and that's why you would have that provision in those subdivisions 50% you have someone that's younger. That's why it's not 100% and they can make it a higher limit than the 20%. But, enforcing that is going to be virtually impossible.

David Dotson asked what is the chances once that deed restriction comes off, using this as an example, once that lady decides to sell that house, that restriction doesn't go back?

Richard Long said it would still be part of their restrictive covenants going forward, but the question is that; at that time, does it still meet the 80/20 requirement, because if it does not, you are now at 75% and then you can't refuse to sell.

Chair said I just want to make sure that as we are looking at all of this, we are talking about and shooting for perfect, but I don't want to give up good.

Richard Long said I understand.

David Dotson said we don't want to give up 240 acres of property by the lake.

Kenneth Deal said it's my understanding that good is that it's just a development, it is no longer age restricted if we get down to the good level. It's just a development.

Chair said I wouldn't go quite there.

Kenneth Deal said I would.

Margaret Desio said I think that once this neighborhood is built, I think realtors will know and if someone lists their house in there. People can go look at it, but you have to be 55 or older, I think we have to give credit to some of the people in our industry that would help police this and like you said, if I bought a house in there and then all of a sudden a bunch of 20 years olds came in, I would be screaming. Lots of times homeowners themselves will police it.

Richard Long said what I want everyone to understand is that it will be up to the HOA to enforce that, not the City of Monroe. It's like a lot of the requests with limiting rentals. We want it in your restricted covenants, but it's not up to us to enforce.

Chair said right, we've been down this road before.

Doug Britt continued on with his presentation.

SITE PLAN
340.514 total acres
-39.48 acres r-o-w
-19.15 acres' stream buffer
- 1.02 acres' power line easement
280.86 net acres
670 lots/280.86 Gross Density: 1.96 & Net Density: 2.385

Residential RZP-1 **Commercial**

Front: 20 feet	Front: 20 feet
Side: 5 feet	Side: 5 feet
Corner Lot Side: 10 feet	Rear: 10 feet
Rear: 20 feet	Maximum Building Height: 3 stories
Maximum Building Height: 3 stories	

A five-foot (5) wide sidewalk will be provided along both sides of the interior roads throughout the development. An eight (8)-foot wide sidewalk will be provided along the project frontage of Marion Lee Road, US Highway 601 and White Store Road. 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.

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. All streams (4) 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. 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 approved by City Council, at the building permit stage. Property located in critical water supply watershed, which limits overall development to 36% impervious for overall development.

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 was completed for this project and is currently being reviewed by both the City of Monroe Engineering Department and the North Carolina Department of Transportation. At a minimum the following improvements will be required but there could be more:

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 Hwy 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)

David Dotson asked I don't understand, so the Department of Transportation hasn't reviewed this yet?

Doug Britt said these are some from the other two projects that were denied, but it's not all the improvements for the other two projects. I did email DOT today, I emailed the District Engineer, Amelia Helms, and I said I wanted to follow up about the traffic study since I have a Planning Board Meeting tonight. I asked did you end up sending the TIA to congestion management for comments? A lot of times what happens is that, the traffic study can be reviewed at the district level, which is local here. Then, based on the size of the project or where it's at, they can send it to Raleigh for congestion Management, but what happens is that the district will review it, as well as congestion management in Raleigh. I sent that email about 2:00 p.m. today and her response was yes, it has been sent to congestion management for review, which runs concurrently with the district traffic engineers review, I will copy you on the email when we send back comments. Since it was received on Monday, you should see the completeness review by 10/27 and the final review after Thanksgiving. So, the traffic study was emailed on Friday evening by 8:00 p.m. and it was emailed to myself as well as DOT and I forwarded it to our Engineering staff Monday morning.

David Dotson said something inaudible.

Doug Britt said they are currently looking at it, but I don't have any comments because they haven't completed their review at this time.

Kenneth Deal said for clarity DOT is saying that they are not going to finish their analysis until after Thanksgiving.

Doug Britt said typically the traffic study "Approved" when you all see it, but the term they use is that it is accepted. That means, they've agreed to the improvements in the study and there might be some nuisances, but usually when we bring to Planning Board and Council, the traffic studies have been accepted. Between them accepting it and our Engineering department, everyone is ok with the improvements, but they might just be working out the details of the study. I'm not a traffic engineer and I'm not going to claim to be one, but there may be some other things. But, at this time, this is what they are going to say should be done by the end of October, but this time, that's not been completed.

Archie Morgan asked what you are showing us is the bare minimum of what they are going to do and probably more than this?

Doug Britt said I would say bare minimum and there could be perhaps more additional and improvements required, but I would say not nothing less than what I'm showing you tonight.

Margaret Desio said these incidentals that DOT hasn't finished with, they will be finished by the time this goes to City Council in November, correct? They said October 27th?

Doug Britt said if they have comments that go back and forth, I don't know if it will be done or not. That just says when DOT says they will complete their review. Whether DOT has comments and they submit it back to the traffic consultant, I don't know.

Kenneth Deal said all I know is that every previous project that we've seen that required a TIA, the TIA was completed and our experts reviewed it with the City and DOT and those results were provided before we ever made a call on it. That's been the procedure, I don't know why we are moving beyond and reviewing a project that frankly hasn't gotten all the checks in the block, the TIA is an independent study by an independent company that has to be reviewed by DOT and by our Engineering Department. I'm sure that's our own Staff isn't providing us a recommendation, because it's not a complete application.

Archie Morgan said the bare minimum that you've shown us tonight are enough for me to check this box, I always bring up traffic and its always fixed. It's always done right.

Margaret Desio said let's go ahead with the presentation.

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% 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.

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.

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.

	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)

-Small amenity areas (5): pocket parks with sitting areas and fire pits
-Medium amenity areas (3): children's playground, recreation play green areas, gazeebos and sitting areas
-Large amenity area (2): Club house, event lawn, fire pits, fitness center, hard courts, pool, and neighborhood park.

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

It is not expected that this development will adversely affect enrollments at the above schools.

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.

The Land Development Plan indicates this area is located in the Suburban Land Use category. 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.

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.

Doug Britt said as Kenneth eluded to, since we didn't have a traffic study that was approved be either our Engineering department or DOT, Staff did not provide a recommendation on this and the developer was aware of that when we agreed to process it, that we would not provide a recommendation on it. I will be glad to answer any questions about it and the developer is here as well.

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

Tom Crouch approached the podium and introduced himself.

Chair said we are going to take a 5-minute break. (7:25 p.m.)

Meeting resumed at 7:32 p.m.

Tom Crouch introduced himself and said I am here on behalf of the Moser Group to present Eagle Rest at Lake Lee. Eagles Rest at Lake Lee is like Doug said, an age restricted active adult community and this will be unlike any community that's been in Monroe. This is where active adult living meets exclusive comfort. Mr. Crouch shows a site plan on the projection screen and said this will be a fully gated community with a guard house and code gates at the other entrances. We will also have a proposed neighborhood business commercial district and this will be a grocery anchored commercial area. As you move further into the development, we have some medium amenity areas, as well as dog parks and other smaller amenities. As you more to the middle of the development, you will see our main amenity, this will be a ten-million-dollar amenity package and this will be a clubhouse with a resort style pool, pickle ball courts, bocce ball, putting greens, bar, a restaurant in the clubhouse and it will be an all-inclusive clubhouse. You couldn't ask for a better amenity area. As you more further up

into the development, to the north, you will see the community dock. One question we got from a lot of the residents when we had our community meeting and from the City of Monroe, is are there going to be a ton of docks put on Lake Lee and all smashed together. So, in order to avoid that, we went ahead and went with a community dock that all the residents would have access to, to launch any kind of paddle boards, kayaks, anything like that. As you can see, this is outlined a little bit, but there are walking trails throughout the entire community, as well as sidewalks. There are over 12 miles of sidewalks in the community and over 2 miles of natural walking trails throughout the community. They will consist of wooded trails, as well as wooded boardwalks. Finally, in the top left corner, you will see an eagle there, this is where we got our namesake for this community from. During our due diligence phase, we discovered an abandoned eagles nest on the property and in order to preserve that and not disrupt that at all, so it can be used in the future, we went ahead and made that a 22-acre park that will be a nature preserve, for the life of the project. It will have nothing more than just natural walking trails that the residents can utilize. Last thing I'm going to draw your attention to is, the darker buffer zone and this was a 35 ft. required buffer, we went ahead and went with a 100 ft. undisturbed buffer. We enlarged that for several reasons, one, during our community meeting and our meetings with the homeowners across the lake, a big issue was privacy and in order to create a project that we liked and that they liked, we more than doubled that buffer zone. Like Doug mentioned, there is also an additional common area in between the back of the lot and the buffer zone, so at any given point, you are 200 ft. from the lake. So, the residents that live across the lake, can look back and see the same pristine nature that they see now. Through the development, we had a lot of questions asked about why we wanted to do this particular parcel, why use this lake front property? The first reason is obviously the access to the lake, this is a great amenity that Monroe has and you will have residents that will utilize this for kayaks and walking to see the beauty of the lake, so we love that aspect as another amenity for this development. The second reason is the proximity to Monroe Country Club, the country club has a practice facility, driving range and a golf course that will be utilized by these residents. These are the residents that get to play in everyday that ends in Y, so they are there all the time. We love that it's another amenity for this development and users like this. The most important reason why we choose this location is, residents that live here, their main question is how close is my doctor? This has great proximity to the Monroe hospital, you are 5 minutes from your doctor, 5 minutes from the hospital and 5 minutes from the adjacent medical offices and such. The second most important thing behind access to the doctor is, what is the clubhouse going to look like. We took a ton of time meeting with designers and architects to come up with a great amenity package for this project, in particular. We want this project to feel rustic and refined, which is our tag line for our clubhouse. We want to implement different things like rustic tin and reclaimed barn wood to create a really unique amenity clubhouse that everyone can be proud of and enjoy using. We took a lot of pictures of things that we liked and implemented them into our clubhouse. (Mr. Crouch shows the proposed rendering of the clubhouse on the screen and explains all of the features and amenities)

Kenneth Deal asked the actual houses that will be built are yet to be determined?

Mr. Crouch said they will be some combination of what I've shown, yes.
Mr. Crouch said in the blue area on the site plan, this is our age restricted area for 65 and older. The next section is the 55 and older, age restricted section. There is 531 of these age restricted lots.

Mr. Crouch said Mr. Morgan brought up a good point about the TIA (Traffic Impact Study). The TIA we did is not the same as the old one, we actually had to come in and do a new one and sized it and set it up for this site plan, which is different than the previous site plan that was taken through rezoning and I will briefly walk through these since Doug has already mentioned them. At access A, we have a right turn lane into the site and up to the north were 601 meets 74, we will add another left turn lane to help that flow of traffic, as well as a continuous right turn lane off of 74 on to 601 with a concrete median. At the intersection of Sutherland and Highway 74, we will be adding an additional length to a right turn lane there. One point we wanted to make is that this TIA is currently reviewed, but we have no problem putting it in writing that we will do whatever the DOT asks and if they ask for more, that's no problem, we will put that in writing today on the rezoning petition to do any improvements that the City of Monroe or the NC DOT requires, in addition to these.

Chair asked can you say that again? You will put in writing today, that you will abide by whatever DOT and our Engineering Department prescribe?

Mr. Crouch said yes, sir. If they ask for any additional, besides this, we are happy to install that. We want this project to be a win for the City as well as a win for the residents.

Chair said thank you.

Mr. Crouch said one thing I will draw your attention to on the site plan, you can see the lots in yellow, those are the 60 ft. wide lots and the lots in green are the 50 ft. wide lots. In our meetings with Planning Staff and Planning Board members, the comment was let's put our 60 ft. wide lots on the outside, which we thought was a great idea, do the widest lots are on the lakefront lots. The other comment we had before we changed the site plan was the 40 ft. wide lots, we did have 40 ft. wide lots, which we have since removed to make this project and overall better project for the City of Monroe, as well as the residents that will be living here and I am happy to answer any questions that you may have.

Chair asked does anyone have any questions for Mr. Crouch?

Archie Morgan asked what type of price point are you looking at for these properties?

Mr. Crouch said these homes will range anywhere from $400,000 and all the way up to a million dollars.

Archie Morgan said since you aren't allowing individual boat docks and you are going to have one area for everyone to put in their boats. Will residents be allowed to store their boat on their property?

Mr. Crouch said that will be in the HOA, but most likely we will have a community storage facility somewhere near the boat dock. Because, unless you can store it in your garage, you wouldn't be able to store it in the driveway. When we say boats for Lake Lee, we are really talking about paddleboats, kayaks and stuff like that, because the requirement is 25 horsepower or less, so that's a pretty small boat. So, we will have something for the residents so they can most likely store them at, just so they wouldn't have to haul it through the neighborhood.

Archie Morgan asked you don't have the builder for this yet?

Mr. Crouch said we do not, we have 3 partners that we are talking with and its very hard to nail down a builder until we know what we have, so we are coming through this process now.

Archie Morgan asked is your goal to hire local people, as best as you can to work on this project?

Mr. Crouch said yes, sir. All the development we do, we only hire local subs. We use all people in Union County.

Kenneth Deal said this is a major reservoir lake and its actually a 20 horsepower restriction, per the Water Resources Department. The state requires them to control access to the lake, so the property owners that have docks and many that don't have docks, have to purchase individual lake access permits. In order to meet the state requirements, the City hired an employee at the pier and boat launch that charges a fee for people to launch their boats. People who have purchased the launch permits, which are property related and not individually related, how are you going to deal with that with 670 potential kayakers and have you worked out with Water Resources how to manage and control what you launch from that pier?

Mr. Crouch said we will abide by any and all standards that Water Resources dictates for us. We know we have to get a dock permit and at that time, we will establish what we can and can't do at that community dock.

Kenneth Deal said that's our drinking water that you are on there, so we have to protect it. This is the last land that we have left around any of our three lakes.

Mr. Crouch said that's a great point and to that point, we have added almost 11 water quality ponds on our property to prevent any kind of run off and protect the water quality in Lake Lee. That's where all of our storm water runoff will go into those ponds and not directly into Lake Lee.

Kenneth Deal said go to page 4 of your planning report, XP4. That's basically your general notes for your project plan.

Mr. Crouch said I'm sorry, I don't have those in front of me.

Kenneth Deal said we'll I will read it to you and you're going to know what I'm talking about. General notes number 6 and number 8. Number 6 specifically talks about minimum side setbacks will be 5 and 10 ft. and item number 8 talks about accessory buildings shall maintain a 5 ft. setback from the property lines. I had a very frank and distinct conversation with our Fire Chief here in Monroe and we started talking about Eagles Rest, outstanding name by the way. He was very frank, he said please don't let people build houses 5 ft. from the property lines, it creates a very unsafe circumstance in a fire, for our firefighters. He said 10 ft., he could live with, which is basically a 20 ft. lane, which can be encroached upon air conditioners and all these other things. So, I guess where I'm getting at, if I have the Fire Chief saying I'm putting his firefighters lives in jeopardy by letting people set a minimum 5 ft. from the property line for buildings and accessory buildings, are you willing to change these plans and drop the 5 and 10 ft. and just say 10 ft.?

Chair said its interesting, I also had a conversation with the Fire Chief and brought this project up and he wasn't worried about his firefighters in this project any more than any other fire that….

Kenneth Deal asked when did you have that conversation? I had it on whatever day the Senior Center opened.

Chair said I had my conversation yesterday.

Kenneth Deal said he's changed his mind, after begging me and not just stating it, saying please, please don't do that.

Chair said I think what we will do is invite the Fire Chief to our next meeting and he can….

Kenneth Deal said on that point, I make a motion that we table this project for the next meeting.

Motion: **Kenneth Deal made a motion to table the Eagles Rest at Lake Lee project until the next meeting.**
Second: **David Dotson**

David Dotson said I second is based on the fact that we have no traffic, no commitment, no engineer.

Archie Morgan said we do have a commitment on traffic, the man stood here and said he will do anything that is required of them to do.

David Dotson asked what if you don't like what he's doing or what if you don't want to recommend what he's doing? The motion has been made and I seconded it.

Chair said I am going to work the motion, I have a first and a second, is there any further discussion? Hearing none.

Action: The motion to table the project until the next meeting failed with the following votes:

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

Kenneth Deal said something inaudible.

Archie Morgan said we didn't say that at all.

Chair said we are not going to table this motion.

Kenneth Deal said because you are doing this for political reasons, that's what you told me.

Mr. Crouch asked can I say something? To Mr. Deals point and it's a valid point, we did go through a lot of design criteria for this and that 5 ft. setback was done for a couple of reasons. This setback was done for a couple of reasons and this plays into the comment onto the age restricted portion as well. This will be an HOA unlike any HOA Monroe has ever seen. This HOA will be all encompassing and they are going to manage all of the lawns and the manicuring of the landscaping and everything. So, you will be paying $300-$500 HOA fee to have access to the amenities and your home maintained and in order for that maintenance to happen on these homes, that's kind of how the home position was placed. But, we are completely willing to work with the Fire Marshall on some safety measures to protect firefighters lives, if there ever was a fire here.

David Dotson asked do you have any idea what the HOA fee would be?

Mr. Crouch said in communities like this, one of the buildings partners I spoke to last week said its about $465.

Chair asked per month or per year?

Mr. Crouch said per month.

David Dotson asked have you done any kind of study to see how many residents in Monroe that would actually be able to occupy this? Would this be serving the citizens of Monroe or future customers?

Mr. Crouch said we feel that it would be serving the citizens on Monroe. The last Planning Board meeting that I was at, we had a lady come up here and voice her opinion on there is no senior quality age restricted communities around Monroe, so this is really appeasing that wish, as well as being a development that Monroe has been asking for of this type of quality.

David Dotson said I understand, but in that being the case and I think Ms. Margaret had said something about it as well, that we needed quality assisted living and elderly care here. Let me ask you this, does this development have any assisted development units included?

Mr. Crouch said there are no assisted living units.

David Dotson asked is there any on site medical facilities that would service anyone that would be having any kind of medical issue or would like to have a medical staff on site?

Mr. Crouch said there is no on site, but luckily, the hospital is so close.

David Dotson asked are you going to have any transportation or shuttle to anywhere that would get you to a medical facility?

Mr. Crouch said we've asked that internally with our team about having some sort of shuttle service to one, go to the Monroe Country Club, if they would like to, and certainly go to the doctor's office. It's something that we would really look into.

David Dotson said it would be fair to say that this probably is not geared towards elderly or people who are advanced in years.

Mr. Crouch said this is geared towards the active adult, 55 and 65 and older who is wanting these amenities.

David Dotson asked so this is just for active development, but we have the restriction of 55 and older?

Mr. Crouch said its more geared towards active adults who want the quality of life, without the maintenance, they don't want to be in a senior apartment, they want their own home. This allows them to have that ability to have their own home and to pay an HOA that maintains everything for them so they can do whatever they would like and spend the time doing what they want to do.

David Dotson said ok.

Margaret Desio said I would like to make a comment. For those of you who haven't been here for the last 30 years and seen the dearth in growth that the City of Monroe has had for the last 30 years. This is

the type of project that we've been looking for, for the last 30 years. They have done everything we have asked, they got rid of the 40 ft. lots and gave us 50 ft. and 60 ft. lots. They moved the upper end houses to the lake. They've done everything. This is a 55-65 neighborhood; this is not an assisted living neighborhood. I am very excited about it.

Jennifer Smith said me too.

Margaret Desio said I would like to make a motion.

Chair said we have to wait just a minute. Do we have anyone that would like to speak in favor of this project? Hearing none, do we have anyone that would like to speak against this project?

Charles Walkup approached the podium and introduced himself. He said I live at the end of Providence Road, so I don't live in Monroe. But, a friend who could not be here tonight and I did want to mention this concern that had been expressed and then I would like to offer a few personal thoughts to you as a Planning Board.

Chair asked can you share your friends name and do they live in Monroe? That you are representing?

Mr. Walkup said they live in this area where that is. They have pros and cons and things they liked about it and things they didn't, but one thing they were talking about is the annexation versus developing the property by right. The question they put was when you review the plans attached, you have to ask yourself, if this the best use and compromise for this property, if not developed by right. So, I would throw that out there on her behalf. Personally, there are good things about this, I'll have to say, but I would personally be against it because this county is on a path to becoming another Charlotte, Mecklenburg and I think it's important to ask, is that what you really want. Because if not, this is a critical time. The American farmland trust did a statewide survey from 2000-2016 and their summary was, the rate of conversion of rural farm forestland to urban was high. But, the policy response was only medium and that was 7 years ago. I got the Union County statistics from them as of 2016 and there are only a little over 409,000 total acres and as of 7 years ago, at that point, just slightly more than half of the total acreage was still rural farm forestland. You know how much has changed in the last 7 years and this is a critical point and I hope you will meditate on and it's not just giving a particular development, but is this the time to consider if we just let development continue, we will still be on the path to become another Charlotte, Mecklenburg, what's that going to do? Agriculture is still important and farms, mainly in the southern and western part of the county, furthest away from Charlotte. But, what happens when we no longer grow our food here? I think we have to think in the future about the decisions we are making now. I've been to several meeting where people spoke and said we came here because we wanting this quite, rural city, but if you keep developing, it goes away. I don't have time to go into all of it, but I would ask you to meditate on not just focusing on the right now, in this particular or that particular. But, one of the things in the past couple years that I have

personally come into, is that in line with our constitution and Abraham Lincoln said we the people are the rightful managers of both congress and the constitution, not to overthrow the constitution, but to overthrow those who would pervert the constitution. Our constitutional form of government is based on limited government. Well, that is gone by the wayside, I think you will probably agree. Why should elected officials get to make final decisions about something that is going to directly impact their community. Why shouldn't they get to make the final decision? If someone wants to build two or more houses and not live there and be a part of that community, why shouldn't that community have to sit down with whoever wants to build multiple housing…

Chair said Mr. Walkup, we are getting a little far field. I appreciate all of your comments and we will meditate on them.

Mr. Walkup said we need to make the impacted community make the final decisions.

Chair said thank you.

David Dotson said I did have a question that I wanted to ask.

Chair said ok, I apologize.

David Dotson asked is this going to be deed restricted? (Inaudible)

Mr. Crouch said we will be deed restricting it and an HOA and the great thing about this type of community is and like Ms. Desio said, that the residents are going to be the biggest policers of it because they will be living there and will be controlling the HOA. But, we will be doing both.

Chair said I apologize Mr. Dotson.

Sally Debord approached the podium and introduced herself. She said I came here last time when you all approved the building that they are going to have behind Cottage Green. Right now, they are going to build another 100 houses and then they had you approve them to build another 260 houses behind that. My concern is the traffic and that I don't believe the DOT is doing enough to alleviate all the traffic that is going to be coming about with these 600 homes, plus all the ones from Cottage Green, right in that area. It's going to be extremely congested, right now traffic is backing up past the County Club, almost a mile at that intersection of 601 South and 74. That's typically every day and no matter what time of day, it backs up. So, something needs to be done with that intersection to allow more traffic to get through that intersection, I know they are going to add that extra lane to turn right, but something has to be done with the traffic lights to prevent this. This to me, is going to cause a tremendous amount of traffic in that area.

Chair asked is there anyone else that would like to speak against this project?

Ed Gulka approached the podium and introduced himself. He said I am a resident here of the ETJ of Monroe. I live out in Canterbury, which adjoins to this development at 2214 Canterbury Lane, to be exact. Myself and my 12 neighbors occupy Canterbury and Marion Lee and Ms. Smith had talked about driving down into a cul-de-sac off of Marion Lee. There is a house down at the very end, that house was in need of much repair and that house has been completely re-developed and the land substantially improved. The owners saw fit to make that natural area that we are in, their home as well. There was another home that was purchased on a large tract of land, just a few years ago, and that was developed and those neighbors are now living there with their children and raising their families. We have several families in that neighborhood who are very young. I've made a lot of notes, but I'm just going to summarize because you all have been sitting here a while. I spoke previously with the previous project and I recognize several of you as Board members from that time period. My biggest thing is that I moved from Charlotte because of the massive amount of growth a number of years ago and I've called Union County my home. I selected this area because of that natural area around here. I often see herds of deer in my neighborhood and my wife sends me pictures of deer from our front yard. Those will be displaced, maybe not too far, but they will be displaced. There was questions as one point in time and maybe some debate for other people as to whether or not that eagles nest is truly active or inactive, I think there are some migratory issues that be involved with that. But, my biggest concern is the congestion with the 670 houses and they will potentially cause 1,340 vehicles. Because if everyone has 2 cars and not everyone will, that congestion that Sally spoke on, I can agree with that wholeheartedly. The traffic coming down 601 going towards 74, often times for hours at end and the morning commute goes well past the veterinary area past the golf course and its going to create a true congestion area, especially with the semi-trucks that are coming out of South Carolina from the Walmart Distribution Center. They travel there day and night, all the time. Not to say that the community isn't absolutely beautiful and there's no doubt about that, but 65-year-old and 55-year-old increasing in age, with a $400,000 price point or whatever million-dollar price point, may not want to continue to stay or may contribute to other traffic related issues. You have a lot of things that have been promised from the developer, some that are actually in the proposal and some that maybe need to be added in from a procedural standpoint, I don't know where you go from there to insure that it happens before it goes to City Council. I have an email that Pam Duda, who has been active in this process before, said she is going to send to you. But, we've exceeded a good bit of time. But, know that she has several pros and several cons, but if you all would like to know, I can share. If you have any questions for me, as someone who is going to be directly around the neighborhood, I am happy to answer them. If I can maybe make a minor request to the developer, knowing that you don't have to include any of that. But, I have to say, anything that can be done to increase or leave more of that natural barrier around that Marion Lee, Canterbury area, although there are only 5 neighbors on that immediate spot on Canterbury, we would appreciate as much of a buffer as possible. To continuously hear construction, is going to take away some of our peacefulness.

Chair said if you will give Mr. Crouch your contact information, I'm sure he would be happy to have a conversation.

Mr. Gurka said certainly, thank you.

Chair asked is there anyone else that would like to speak against this project? Hearing none, I will entertain a motion. Just a housekeeping reminder, don't forget that if you are voting against this project, please fill out your cards so that those can go specifically to City Council with what your specific issues are.

Motion: **Margaret Desio made a motion to recommend approval of the annexation request.**
Second: **Jennifer Smith**

David Dotson asked before we vote, can I make a comment?

Chair said we have a motion and a second, so we are open for comments.

David Dotson said I will make this quick. One of the things that I've asked myself in reviewing this project, does this project give Monroe the type of housing that it's citizens bad enough to annex in county property and commit our utilities, our infrastructure and our public safetyman hours. This project is not a retirement community, it's not an elderly community, which Monroe needs more of. It has none of those elements. Is there a need for this type of housing? Of the 7,500 residential houses already approved in Monroe, almost 2,000 of those are 55 + community homes. With 477 promised to be built directly across the street from this project. I am curious how many citizens of Monroe could actually use or purchase a home in this development with the $464 HOA fee, I know my 25-year-old son can't, I know that I can't and I don't know if any members of this Board can. But, I feel obligated being appointed to this Planning Board to speak my mind in regards to what I see as what goes into a decision that should be made for the citizens of Monroe. This isn't for the future citizens; this isn't for the people we want to move here. This Board is for the citizens of Monroe and I don't believe this project serves the citizens of Monroe enough for us to commit our infrastructure, our utilities and our public safetyman hours too. This is 760 lots, which is only 19 smaller than the last two proposals and you are going to take down 340 acres of wooded area on the side of the lake, that has eagles living in it. I'm not sure that we are thinking about this the correct way and that's my comments.

Chair said thank you, sir. Do we have anymore comments? I also would like to say that the fiduciary responsibility of the Planning Board is in its name, Planning. It does not mean what happens right now today, it means we are planning for impact today and it also means that we are planning for the future. It is all of our responsibility that we do the best that we can for the people that live here today and for the people that choose to move to this community, like I did 28 years ago, and to have a good community. It's our responsibility to make sure that we build something for them and the future, so that your 25-year-old son may not have this as a place he wants to be, but that somebody else does. Thank you.

Chair repeated the previous motion for clarity.

Motion: **Margaret Desio made a motion to recommend approval of the annexation request.**
Second: **Jennifer Smith**
Action: **The motion passed with the following votes:**

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

Motion: **Margaret Desio made a motion to recommend the adoption of the resolution Approving the Land Use and Transportation Plan Compliance.**
Second: **Jennifer Smith**

Kenneth Deal said how can we make a motion that says that when we don't have the traffic impact study. How can you say that it complies with the traffic?

Chair said your comment is on the record. Thank you, sir.

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

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

Motion: **Margaret Desio made a motion to recommend of the ordinance amending Section 157.1.2.1.**
Second: **Jennifer Smith**
Action: **The motion passed with the following votes:**

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

Item 8. **Next Meeting: November 1, 2023**

Item 9. **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**

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DRAFT

The meeting was adjourned at 8:18 p.m.

Respectfully Submitted,

Richard Yercheck, Chair
Planning Board

Ashlyn Penegar
Secretary to the Board

DRAFT

exhibit 2
Denni's Rape

Gmail

Dennis Rape <dennisrape@gmail.com>

Table of Permissible Uses for Neighborhood Business District (NB)

Doug Britt <dbritt@monroenc.org>
To: "dennisrape@gmail.com" <dennisrape@gmail.com>

Tue, Jun 13

Dennis,

Below is the Table of Permissible Uses as you requested. I have highlighted the NB at the top of each page so you can see what's allowed and not allowed on your property.

A little clarification on the table, the uses with a P means those uses are allowed at staff level without having to go before any Boards, S means those uses are allowed with the issuance of a Permit from the Board of Adjustment, and an X means the use is not allowed unless you decided to try to rezone perhaps.

A contractor's office is allowed in the Neighborhood Business (NB) district provided "if equipment and materials are not stored on the site and fabrication, services, or simil carried on at the site". Let me know if you have questions. Thanks,

TABLE 7.1. - TABLE OF PERMISSIBLE USES

"P" = Permitted, "S" = Special Use Permit Required, "X" = Prohibited

	Traditional Districts												Mixed-Use Districts				
Use Type	RR	RLD	RMD	RHD	OM	NB	GB	GI	HI	PUD	PCD	DC-MX	DG-MX	CC-MX1	CC-MX2	RC-MX	MD-MX
Residential Uses																	
Single Family Detached	P	P	P	X	P	X	X	X	X	P	X	X	X	X	X	X	X
Townhouse/Attached Single Family	X	X	P	P	S	X	X	X	X	P	X	X	P	X	P	X	S
Duplex/Triplex/Quadplex	X	X	S	P	S	X	X	X	X	P	X	X	P	X	X	X	X
Multifamily	X	X	X	P	X	X	X	X	X	P	P	P	P	P	P	P	S
Upperstory Residential	X	X	X	S	P	X	X	X	X	P	X	P	P	P	P	P	P
Manufactured Home	X	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Residential Care (ALF, ILF, CC)	X	X	X	P	P	P	P	X	X	P	P	X	X	P	P	X	P
Family Care Home	P	P	P	P	P	X	X	X	X	P	P	X	X	X	X	X	X
Board House/Rooming House	X	X	X	X	S	X	X	X	X	P	X	X	X	X	X	X	X
Student Housing	X	X	X	X	S	X	X	X	X	X	X	X	X	X	X	X	S

TABLE 7.1. - TABLE OF PERMISSIBLE USES

"P" = Permitted, "S" = Special Use Permit Required, "X" = Prohibited

	Traditional Districts											Mixed-Use Districts					
Use Type	RR	RLD	RMD	RHD	OM	NB	GB	GI	HI	PUD	PCD	DC-MX	DG-MX	CC-MX1	CC-MX2	RC-MX	MD-MX
Group Homes – 24 Hour Service, Less Than 6 Persons (Not Within One-Half Mile Radius From Existing MH Residence)	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X

Group Homes – 24 Hour Service, 6 Persons or More (Not Within One-Half Mile Radius From Existing MH Residence)	S	S	S	S	X	X	X	X	X	X	X	X	X	X	X	X	X
Public and Institutional Uses																	
Schools (Elementary/Middle)	P	P	P	P	P	P	P	X	X	P	P	X	P	P	P	P	P
Schools (High/Senior)	P	P	P	P	P	P	P	X	X	P	P	P	P	P	P	P	P
University, College, and Vocational School	X	S	S	P	X	X	P	P	X	X	P	S	P	P	P	P	P
Civic and Private Club, Minor (Less Than 15,000 SF or 150 Person Membership)	X	X	X	X	P	P	P	X	X	X	P	P	P	P	P	P	X
Civic and Private Club, Major (Greater Than 15,000 SF or 150 Person Membership)	X	X	X	X	S	S	S	X	X	X	P	X	P	P	P	P	X

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Correctional Facility	S	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Essential Services (Excluding Regional Utility Facilities)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Regional Utility Facility	S	S	S	S	S	P	P	P	P	P	P	S	S	S	S	S	S
Open Space/Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Religious Institutions	P	P	P	P	P	P	P	X	X	P	P	X	P	P	P	X	X
Commercial Uses																	
General Retail Sales, Less Than 10,000 SF	X	X	X	S	S	P	P	P	X	P	P	P	P	P	P	P	P
General Retail Sales, 10,000 SF to 25,000 SF	X	X	X	S	X	P	P	S	X	P	P	P	X	P	P	P	P
General Retail Sales, 25,000 SF to 100,000 SF	X	X	X	X	X	S	P	X	X	X	P	X	X	P	X	P	X
General Retail Sales, 100,000 SF or Greater	X	X	X	X	X	X	S	X	X	X	P	X	X	X	X	P	X
Personal Services	X	X	X	X	P	P	P	P	X	P	P	P	P	P	P	P	P
Lodging – Hotel and Motel	X	X	X	X	X	S	P	X	X	X	P	P	X	P	P	P	P

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Use Type	RR	RLD	RMD	RHD	OM	NB	GB	GI	HI	PUD	PCD	DC-MX	DG-MX	CC-MX1	CC-MX2	RC-MX	MD-MX
Lodging – Bed and Breakfast	S	S	S	S	P	X	X	X	X	X	X	P	P	X	X	X	X
Tattoo and Piercing Establishment	X	X	X	X	X	S	P	X	X	X	X	X	X	X	X	X	X
Fortune Telling	X	X	X	X	X	S	S	X	X	X	X	X	X	X	X	X	X
Indoor Recreation	X	X	X	X	X	S	P	S	X	X	P	P	S	P	P	P	X
Outdoor Recreation	X	X	X	X	X	X	S	S	X	X	P	X	X	X	X	X	X
Restaurant	X	X	X	X	S	P	P	X	X	P	P	P	P	P	P	P	P
Restaurant with Drive-Through	X	X	X	X	X	S	P	S	X	P	P	X	X	P	P	P	P
Bar/Tavern/Nightclub	X	X	X	X	X	S	S	S	X	X	P	P	S	S	S	P	S
Microbrewery/Winery/ Distillery	X	X	X	X	X	X	P	P	X	P	P	P	P	P	P	P	X
Car, Boat, Other Vehicle Sales and Rental	X	X	X	X	X	X	P	S	X	X	P	X	X	X	X	X	X
Minor Vehicle Service	X	X	X	X	X	S	P	P	X	X	P	X	X	P	P	X	X
Major Vehicle Service	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	X	X

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Convenience Store with Fuel Pumps	X	X	X	X	X	S	P	P	X	X	P	X	P	P	P	P	P
Car Wash	X	X	X	X	X	S	P	X	X	X	P	X	X	P	P	P	X
Funeral Home	X	X	X	X	P	P	P	X	X	X	P	P	P	P	P	X	X
Laundromat with Onsite Cleaning	X	X	X	X	S	P	P	P	X	X	P	X	P	P	P	P	X
Electronic Gaming Operations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Day Care Center/Adult Care	S	S	S	S	S	P	P	X	X	X	P	X	X	P	P	X	P
Commercial Parking	X	X	X	X	S	P	P	P	X	X	P	P	P	P	P	P	P
Commercial Parking Lot – Trucks, Trailers, Delivery Vehicles	X	X	X	X	X	X	S	P	P	X	P	X	X	X	X	X	X
Event Center/Convention Center	X	X	X	X	X	X	P	X	X	X	P	X	S	S	S	S	X
Office/Medical Uses																	
Professional Office	X	X	X	X	P	P	P	P	X	P	P	P	P	P	P	P	P

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Personal & Financial Services without Drive-Through	X	X	X	X	P	P	P	P	X	P	P	P	P	P	P	P	P
Personal & Financial Services with Drive-Through	X	X	X	X	P	P	P	P	X	X	P	P	P	P	P	P	P
Hospital	X	X	X	X	P	X	P	X	X	X	P	X	X	X	X	X	P
Medical/Dental Office	X	X	X	X	P	P	P	X	X	P	P	P	P	P	P	P	P
Rehabilitative Clinic	X	X	X	X	S	X	X	X	X	X	X	X	X	X	X	X	X
Animal Hospital/Veterinarian	X	X	X	X	P	S	P	X	X	X	P	P	P	P	P	P	P
Industrial Uses																	
Light Industrial & Manufacturing	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X
Warehouse Distribution/Logistics	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X
Wholesale Trade	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X
Heavy Industrial	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X
Recycling and Waste Related Services	X	X	X	X	X	X	X	S	P	X	X	X	X	X	X	X	X
Laundry or Dry Cleaning Plant	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X
Mini-Warehouse/Self Storage	X	X	X	X	X	S	P	P	P	X	P	X	X	X	X	X	X

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Use Type	**RR**	**RLD**	**RMD**	**RHD**	**OM**	**NB**	**GB**	**GI**	**HI**	**PUD**	**PCD**	**DC-MX**	**DG-MX**	**CC-MX1**	**CC-MX2**	**RC-MX**	**MD-MX**
Warehouse & Storage	X	X	X	X	X	X	S	P	P	X	P	X	X	X	X	X	X
Outdoor Storage	X	X	X	X	X	X	S	P	P	X	X	X	X	X	X	X	X
Mining	S	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Land Debris Storage	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X
Other Uses																	
Animal Shelter/Kennel	S	S	X	X	X	X	S	P	X	X	X	X	X	X	X	X	X
Adult Oriented Business (Adult Establishment)	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X	X	X
Agricultural Activities	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Market & Produce Stands	S	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Wireless Communication, Small Wireless Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Communication, Limited Support Structure	P	P	P	P	P	P	P	P	P	P	P	X	X	P	P	P	P
Wireless Communication, Minor Support Structure	S	S	S	S	S	S	P	P	P	X	P	X	X	P	P	P	p

Doug Britt
Senior Planner
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David Dotson
Planning Board
10/4/23

NO DEVELOPER

Comments before the vote:

Does this project give Monroe a type of housing that it ~~needs~~ bad enough to annex in county property and commit utilities, infrastructure, and public safety man hours?

- This project is not a retirement or elderly care community which Monroe needs more of. It has none of the elements that would serve the elderly community: assisted living units, medical facilities on site, residences that have home and lawncare maintenance as part of HOA, or transportation services provided for those who can't drive.

Where is the need for this type of housing?

- This project is only 19 lots smaller than the first two projects proposed for this same property. This project uses a deed restriction, but the city can't enforce that deed restriction and it is left to the HOA to maintain an 80/20 ratio. If that 80/20 ratio isn't maintained.
- The city already has 1934 55 plus homes approved or being built with 477 being built across the street.

WILL IT SERVE THE CITIZENS OF MONROE? $464 HOA FEE.

We should be in no hurry to develop this piece of property.

- This area is already experiencing traffic issues with more on the way due to another development having been approved for the same intersection.
- The county doesn't have the utilities to serve a project at this site and won't for years to come.
- There will be interest in this property because of its location near Lake Lee. This is the third large project proposed for this same site in the last three years.

With that in mind, I make a motion to deny the request for annexation.

Kenneth Deal 10/4/23 Planning Board

- UNSAFE DESIGN. OUR OWN FIREMARSHAL PLEADES. NOT TO BUILD HOMES 5' FROM PROPERTY LINES. IN A FIRE IT CREATES A HAZARD TO HIS FIREFIGHTERS.

- TRAFFIC IMPACT STUDY HAS NOT BEEN REVIEWED AND WILL NOT BE COMPLETED BEFORE COUNCIL REVIEW SO HOW CAN WE APPROVE IT.

- WE TURNED DOWN 2 PROJECTS BECAUSE IT BROUGHT COMMERCIAL ACTIVITY DOWN 601 OFF OF U.S. 74 PLACING THE SAME FEATURES/STORES THAT ALREADY EXIST 1/4 MILE AWAY. WE DON'T NEED THE REDUNDANCY.

Kenneth Deal Planning Board

- WILL NEED TO FUND AN ADDITIONAL FIRE ENGINE COMPANY AND FIREHOUSE WHICH IS CURRENTLY PLANNED BUT UNFUNDED.

- THIS IS A FINE PROJECT THAT IS IN THE WRONG PLACE. LOCATION-LOCATION-LOCATION.

- WE SHOULD NOT ANNEX THIS PROPERTY.

Kenneth Deal Planning Board

- RULES FOR THIS PROJECT WERE ALL THROWN OUT THE WINDOW. EVEN THE MOTION TO APPROVE STIPULATES IT COMPLIES WITH THE TRANSPORTATION PLAN WHEN THE TRANSPORTATION PLAN IS NOT COMPLETE.

PLANNING BOARD MEETING

November 1, 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 November 1, 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), Margaret Desio, Patrick Furr, Kenneth Deal, David Dotson and Archie Morgan

Members Absent:

Staff Present: Doug Britt, Senior Planner, Terry Sholar, Senior Staff Attorney, Ashlyn Penegar, Administrative Assistant II

Guests:

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

Item 3. **Zoning text amendment to Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 1.1.6 titled *Graphic Images*.**

Doug Britt approached the podium and introduced himself. He said tonight, I am presenting a text amendment to section 1.1.6 titled *Graphic Images*. This section currently outlines provisions for conflict between graphic images and text within the Unified Development Code. Staff is requesting to clarify language regarding conflicts within the code generally speaking, while also continuing to address graphical conflicts.

Staff is recommending the following changes to section 1.1.6:

1.1.6 CONFLICTS WITHIN THE UNIFIED DEVELOPMENT CODE ~~GRAPHIC IMAGES~~

1. Unless states otherwise, in the event of a conflict within the provisions of the Unified Development Code, the most restrictive requirements shall apply.
2. Graphic illustrations, illustrative intents, and any photographic images used throughout this Ordinance are intended only to graphically portray the regulatory standards and overall intents established throughout this Ordinance. These images are considered guidelines as opposed to regulatory standards. Where in conflict, numerical metrics shall take precedence over graphic.

Doug Britt said I am happy to answer any questions that you might have.

Chair asked does anyone have any questions as it related to the text amendment? Hearing none, I will entertain a motion.

Motion: **Margaret Desio made a motion to recommend adoption of the Resolution Approving Land Use and Transportation Plan Compliance**
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**

Motion: **Kenneth Deal made a motion to recommend adoption of the Ordinance amending –Title XV Land Usage, Chapter 157, Section 1.1.6 Graphic Images**
Second: **Archie Morgan**
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 4. **Zoning Text Amendment to Code of Ordinances- Title XV: Land Usage, Chapter 157, Section 7.2.4.C: *Duplex/Triplex/Quadplex***

Doug Britt approached the podium and introduced himself. He said tonight, I am presenting a text amendment to further clarify the requirements for duplex's/triplex's/quadplex's. Planning staff is requesting to add a statement that the density requirements will apply for each zoning district in which these types of dwellings are allowed in addition to the lot size and lot width requirements.

5. Use Standards

    a. Development consisting of only duplex(es) are not permitted on lots greater than three (3) acres.
    b. Lot width must be 1.5x the required minimum width of the base zoning district requirement for any duplex/triplex/quadplex.
    c. Lot size must be 1.5x the required minimum lot size of the base zoning district requirement for any duplex/triplex/quadplex.
    d. Density requirements shall be met for any district which a duplex/triplex/quadplex is located.
    e. All accessory uses shall be clearly incidental to permitted principal use. All accessory buildings and pools shall be located in a side or rear yard.
    f. Duplexes on corner lots shall be designed in a way that each unit fronts on a different street.

g. Each unit in the duplex shall have a separate entrance and separate drive.
h. Duplexes in the South Monroe Historic District shall only be allowed on corner lots.

Doug Britt said the language in the ordinance is a bit conflicting because if you read the ordinance and you meet the supplementary requirements, you should be able to do a duplex, but then at the same token, you are exceeding the density requirements. What we are putting in the ordinance that you have to meet this and be within the density requirements. Instead of the minimum size for the RMD district and it being an 18,000 square feet or .41 acres for a duplex, it's really going to have to be .67 acres for a duplex. The RH district is different because the minimum lot size in RHD district because the minimum lot size is 7,500 square feet, but the density in the RHD district is 10 units per acre. It's not going to be .41 across the board, it's going to be a sliding scale, based on what the density allowed in that particular district.

Jennifer Smith asked that's anywhere, even in the Historic District?

Doug Britt said they are allowed in the RMD district, RHD, OM, PUD and they are allowed in the Downtown Gateway district. You can have a duplex in the Historic District, because primarily most of the Historic District is zoned RMD. But, duplexes in the Historic District shall only be allowed on corner lots.

Margaret Desio asked is this the South Monroe Historic District?

Doug Britt said it's all the same thing. This would apply to the Historic District as well, because primarily the Historic District is mostly zoned RMD.

Margaret Desio asked RMD?

Doug Britt said Residential Medium Density.

Jennifer Smith asked I wonder if we can get that changed?

Chair asked get what changed?

Jennifer Smith said to not allow them at all.

Archie Morgan asked duplexes?

David Dotson asked just in the Historic District?

Doug Britt asked you are asking not to allow them period in the Historic District?

Jennifer Smith said yes and certainly not allowing triplexes. I know you can't do anything about the existing ones, but to not add more too it. We've got several vacant lots in the district.

Archie Morgan said those vacant lots tend to be vacant.

Jennifer Smith said that could change.

Doug Britt said I will say again, with this text amendment and this probably won't go to Council until January. But, if someone comes in and this gets approved by Council, if something in RMD, they would have to have .67 acres and I will be honest, in the main core of Monroe, you don't have very many lots that are going to be .67 acres in the Historic District. I'm not going to say there aren't any, but typically….

Kenneth Deal said I can't think of any in the Historic District that's big enough and they are small.

Jennifer Smith asked what about turning a historical home into one? I know it's completely off track of what we are talking about.

Doug Britt said .67 is almost ¾ of an acre.

Chair said I don't think there are any lots left that are big enough.

Doug Britt said since the new code has been adopted since April of 2022, we have not done one duplex. I've gave someone some information that could do a duplex and it wasn't in the Historic District, it was up off Concord Avenue area and it checks all the boxes. But, that's the only one and I've had plenty of people talk about doing one. But, primarily what's happening is that they can't meet the 18,000 square feet or the lot width and this is just another thing that we would add, just to tie it together where there's not some confusion. It would still have to go before the Board of Adjustment for a Special Use Permit. The only place where they are allowed by right, which means that they are just submitting to the Permit Center would be the RHD District and really the Downtown Gateway District.

Chair asked do we have any further questions for Doug? Hearing none, I will entertain a motion.

Motion: **Jennifer Smith made a motion to recommend adoption of the Resolution Approving Land Use and Transportation Plan Compliance**
Second: **Margaret Desio**
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 – Title XV: Land Usage Chapter 157, Section 7.2.4.C: *Duplex/Triplex/Quadplex*,**
Second: **Margaret Desio**
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

<u>Item 5.</u> Next Meeting: December 6, 2023

<u>Item 6.</u> 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 6:15 p.m.

Respectfully Submitted,

<u>Richard Yercheck, Chair</u>
Planning Board

<u>Ashlyn Penegar</u>
Secretary to the Board

DRAFT

STAFF REPORT

TO: Planning Board

DATE: December 6, 2023

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Zoning Map Amendment for the property located at 530 Patton Avenue and further identified with tax parcel 09-267-129A

SUMMARY STATEMENT

Planning Board is requested to consider a zoning map amendment request for the property located at 530 Patton Avenue and further identified with tax parcel 09-267-129A from RHD (Residential High Density) to Conditional District Office.

REVIEW

The City of Monroe has received a request to rezone the subject property located at 530 Patton Avenue from RHD (Residential High Density) to Conditional District Office. The property is currently improved with an existing 11,500 +/- square foot brick building and paved parking. The proposed rezoning is requested to allow a 9,600 square foot building addition for office space, additional parking, and retain the existing non-profit use, which includes office space for counseling and educational programs.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	**Zoning District**
North	Townhome Community	Concord Avenue Overlay – Sub district A
East	Townhome Community	Concord Avenue Overlay – Sub district A
South	Single Family Residential	RMD, Residential Medium Density
West	Union County Transportation	GI, General Industrial

REQUIREMENTS

Proposal
The applicant is requesting a Conditional District rezoning in order to allow a 9,600 square foot building addition for office space, additional parking, and retain the existing non-profit use, which includes office space for counseling and educational programs.

Density & Dimensional Standards
The applicant is proposing for the addition to meet the ordinance setback requirements, which are as follows:
Front: 15-feet
Side: 5-feet
Rear: 10-feet

Landscaping
The ordinance requires a Type 3 (25-ft) perimeter landscape buffer and a Type 1 (10-ft) street landscape buffer. The applicant is requesting a deviation of the Type 3 buffer along the western property line due to the existing development on the site. The applicant is also requesting a deviation to the fence requirement along the northern and eastern property line. The property currently has a vinyl fence around a portion of the site and the applicant is requesting to retain the existing location of the vinyl fence rather than relocate the fence to the perimeter buffer areas.

Tree Preservation
The site currently has a number of well-established trees, many of which are being retained. However, there are two trees larger than 75-inches in circumference that will require mitigation; final mitigation will be determined during the permitting process.

Open Space
The project is required to provide 5% open space, which would equal .18 acres. The applicant is providing .65 acres or 17.47% open space. The open space includes existing playground equipment in various location, a covered patio, and benches.

Elevations
The developer is proposing the addition will meet the ordinance requirements as outlined in section 8.7.4. The elevations will be reviewed during the permitting process.

Parking
The ordinance requires 63 parking spaces and the applicant is proposing a total of 63 parking spaces.

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

Transportation
The site is accessed by two existing driveways along Patton Avenue.

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area is 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. Office uses are a priority use in the classification.

Planning staff believes the request is consistent with the Land Use and Transportation Plan and believes the proposal is reasonable as it acts as a buffer between higher intensity industrial and residential uses.

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 request.

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

Approval Actions

1. Motion to recommend adoption of a Resolution *Approving* Land Use and Transportation Plan compliance
2. Motion to recommend adoption of the Ordinance amending Section 157.1.2.1- Official Zoning Map

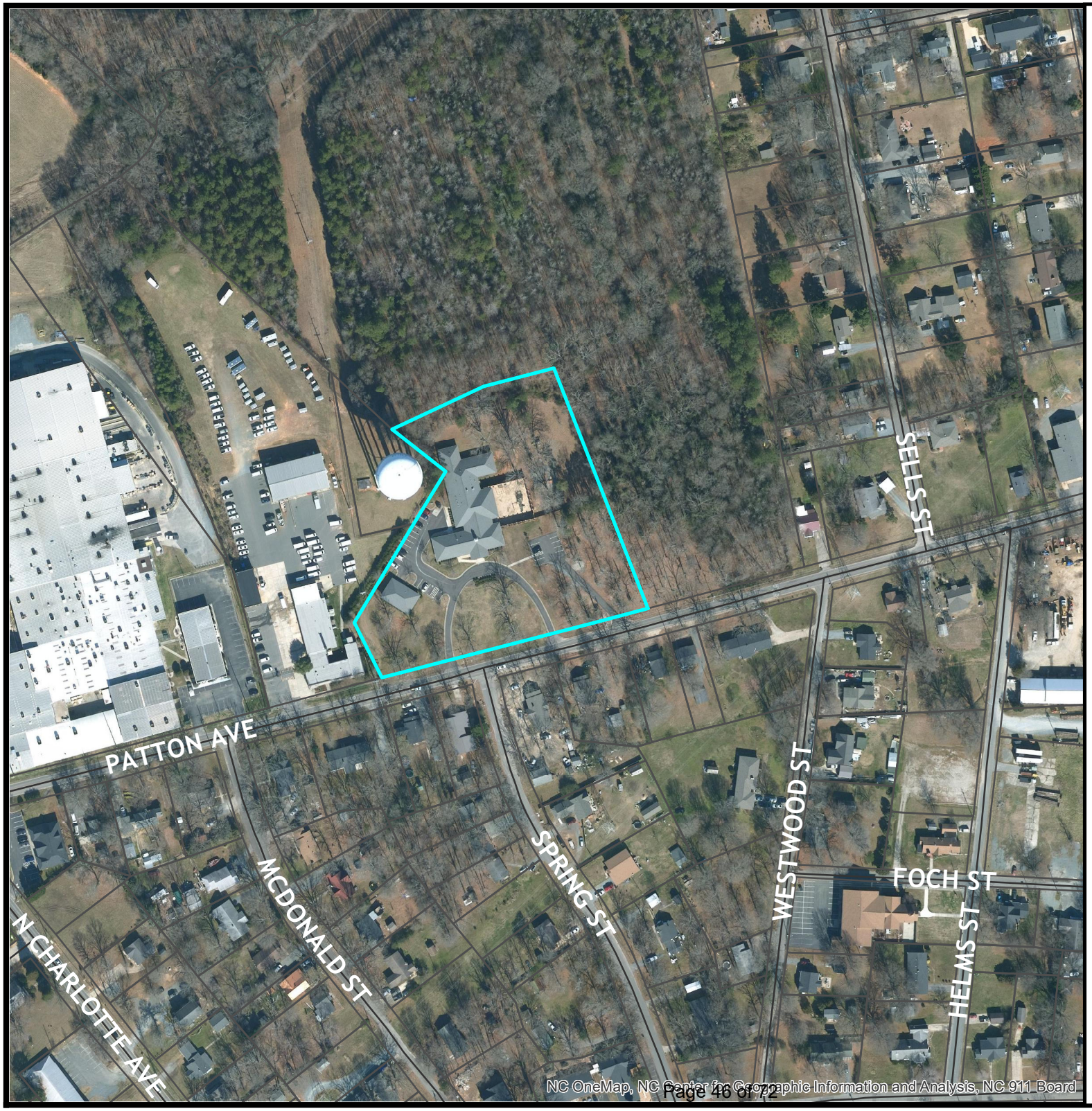
Denial Actions

1. Motion to recommend adoption of a Resolution *Denying* Land Use and Transportation Plan Compliance and authorization for staff to draft the resolution based on the reason(s) provided and authorization for the Chair to sign at a later date.
2. Motion to recommend denial of the zoning text amendment

Attachments:

1. Ortho Map
2. Zoning Map
3. Site Plan
4. FLUM Description

5. Future Land Use Map
6. R-2023-XX Approval
7. R-2023-XX Denial
8. O-2024-XX Section 157.1.2.1



City of Monroe
Where Heartland Meets High Tech

Ortho Map

CO: Conditional Office

Legend

Centerlines

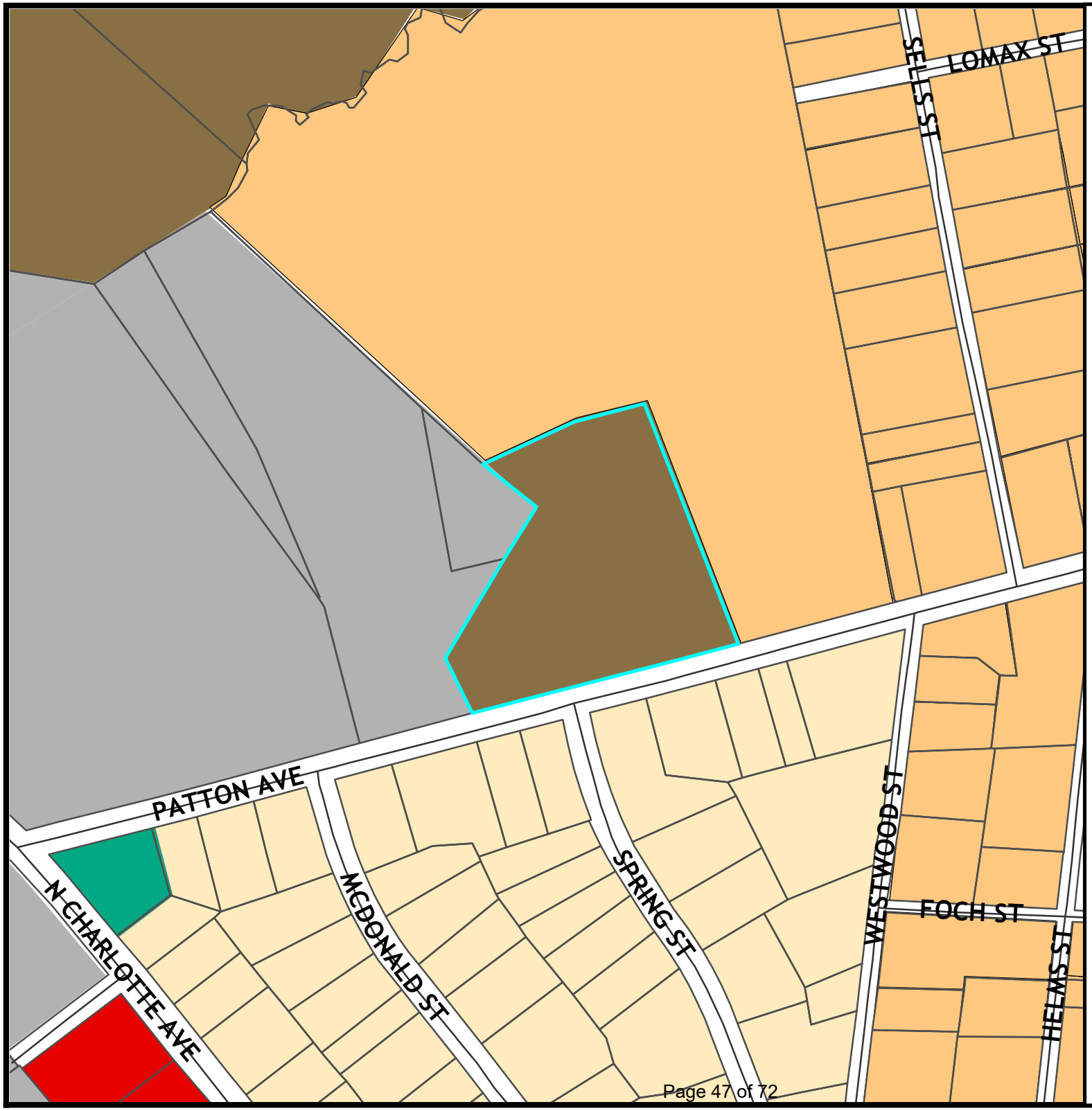
Parcels

Existing: RHD (Residential High Density)

Acres: 3.72

N
W E
S

0 200 400 Feet



City of Monroe
Where Heartland Meets High Tech

Zoning Map

CO: Conditional Office

Legend

Centerlines

Parcels

CA-O District

CA-O District

A

Zoning Districts

GI

NB

OM

RHD

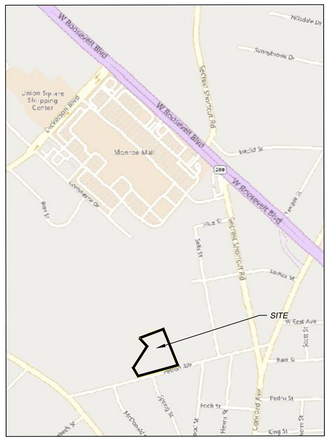
RMD

Existing: RHD (Residential High Density)

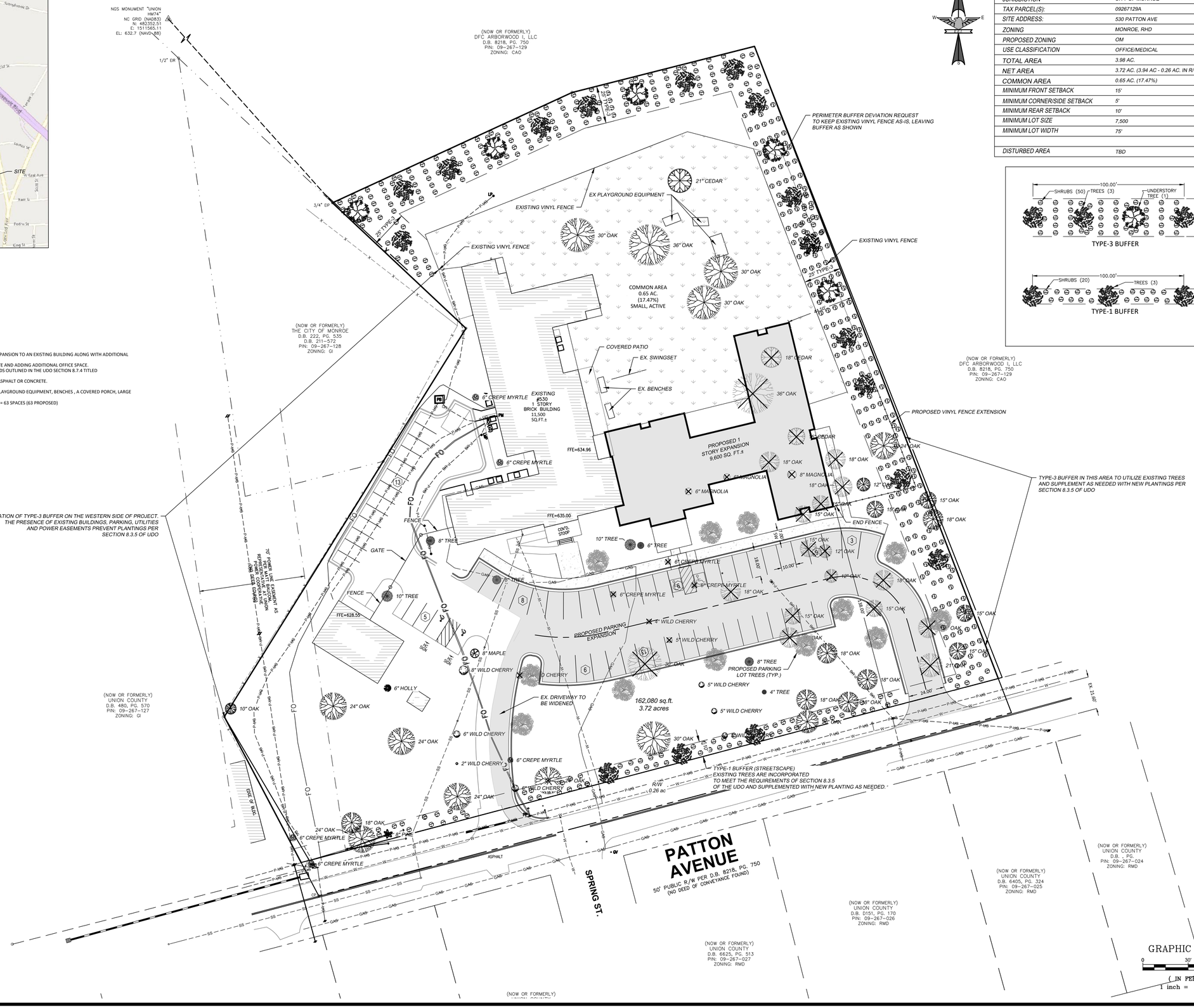
Acres: 3.72

N
W E
S

0 200 400 Feet



VICINITY MAP
NOT TO SCALE

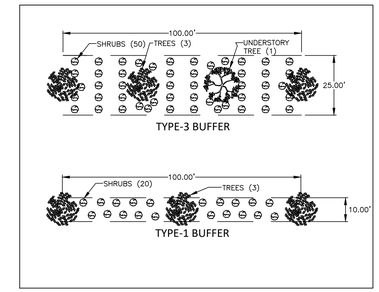


GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A 9,600 SQ. FT. EXPANSION TO AN EXISTING BUILDING ALONG WITH ADDITIONAL PARKING.
2. PROPOSED USES INCLUDE RETAINING EXISTING USES ON SITE AND ADDING ADDITIONAL OFFICE SPACE.
3. THE ADDITION EXTERIOR WILL MEET THE DESIGN STANDARDS OUTLINED IN THE UDO SECTION 8.7.4 TITLED NON-RESIDENTIAL DESIGN STANDARDS.
4. THE RECONFIGURED PARKING AREA WILL BE PAVED WITH ASPHALT OR CONCRETE.
5. NO NEW PLANTINGS OVER UNDERGROUND UTILITIES.
6. OPEN SPACE AREA BEHIND BUILDING INCLUDES EXISTING PLAYGROUND EQUIPMENT, BENCHES , A COVERED PORCH, LARGE TREES AND GRASSED YARD.
7. PARKING REQUIREMENTS: 3 SP/1000 SQ.FT, 21,000 SQ.FT.± = 63 SPACES (63 PROPOSED)

SITE AND DEVELOPMENT DATA

JURISDICTION	CITY OF MONROE
TAX PARCEL(S):	09267129A
SITE ADDRESS:	530 PATTON AVE
ZONING	MONROE, RHD
PROPOSED ZONING	OM
USE CLASSIFICATION	OFFICE/MEDICAL
TOTAL AREA	3.98 AC.
NET AREA	3.72 AC. (3.94 AC - 0.26 AC. IN R/W)
COMMON AREA	0.65 AC. (17.47%)
MINIMUM FRONT SETBACK	15'
MINIMUM CORNER/SIDE SETBACK	5'
MINIMUM REAR SETBACK	10'
MINIMUM LOT SIZE	7,500
MINIMUM LOT WIDTH	75'
DISTURBED AREA	TBD



TREE REMOVAL TABLE

Point #	Description
13	30" OAK
15	18" OAK
16	15" OAK
17	18" OAK
22	6" MAGNOLIA
23	6" MAGNOLIA
24	18" OAK
25	8" MAGNOLIA
26	15" CEDAR
27	18" OAK
28	18" OAK
29	15" OAK
30	15" OAK
31	15" OAK
32	12" OAK
33	18" OAK
34	15" OAK
35	18" OAK
38	21" OAK
43	12" OAK
45	36" OAK
46	18" CEDAR
76	6" CREPE MYRTLE
77	6" CREPE MYRTLE
81	6" CREPE MYRTLE

EAGLE ENGINEERING
FIRM LICENSE # C-0873
20130A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704) 882-4222
www.eagleonline.net

PRELIMINARY
NOT FOR CONSTRUCTION
02/21/23

NO.	DATE	BY	ISSUE

TURNING POINT
MONROE, NC

WGM DESIGN LLP
530 PATTON AVE
MONROE, NC

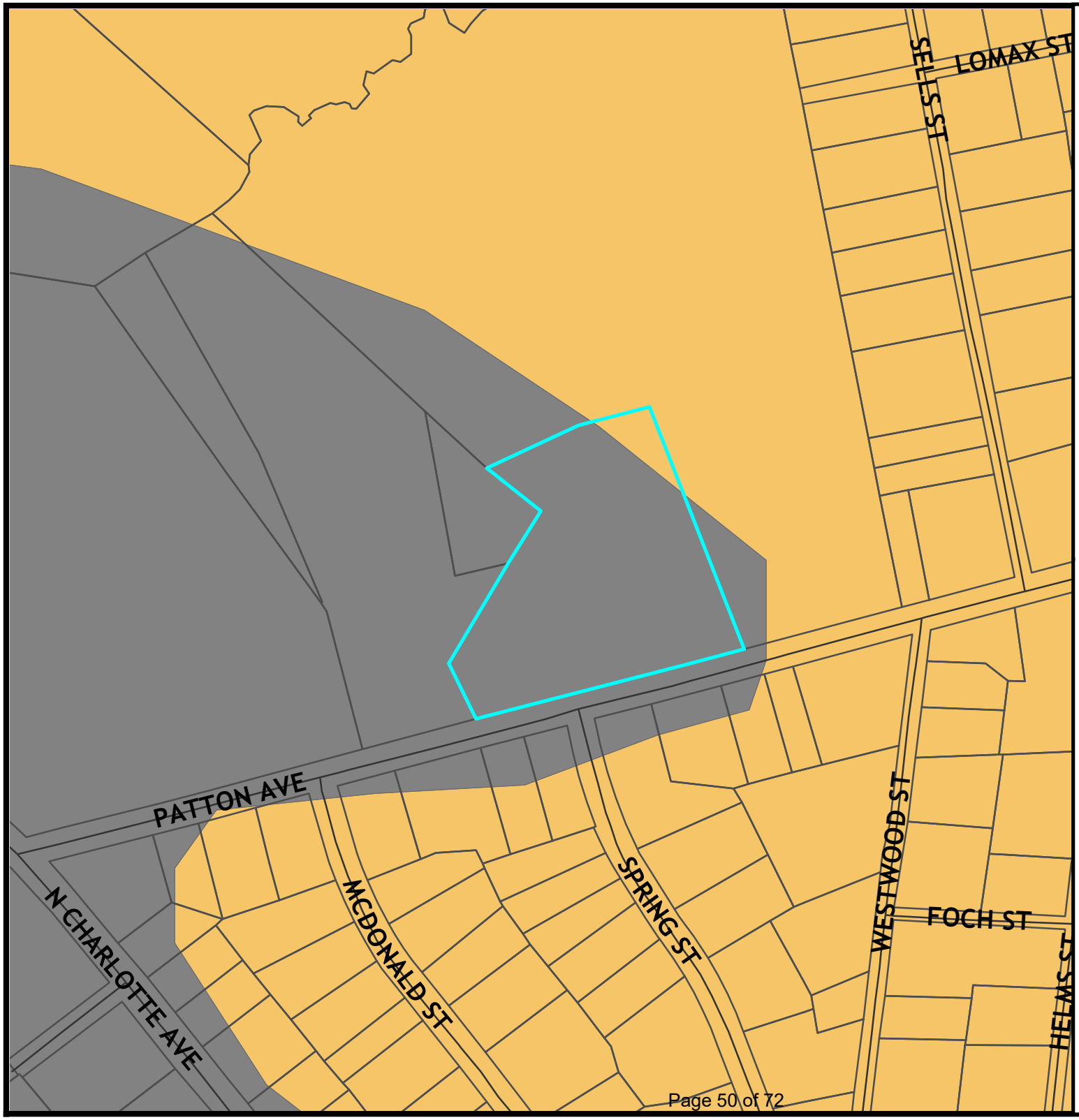
REZONING PLAN

DESIGNED BY	KEL	CHECKED BY	MCK
DRAWN BY	TAL	JOB NUMBER	7962
Scale	AS SHOWN	DATE	2/21/2023

Sheet
RZP-1

Land Use and Transportation Plan Description

The Land Development Plan indicates this area is Manufacturing, Logistics and Aerospace. The Manufacturing, Logistics, and Aerospace designation includes the city's existing base of industrial centers. These areas support 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. Clusters of uses that support or serve similar industrial uses typically locate nearby.



City of Monroe
Where Heartland Meets High Tech

Future Land Use Map

CO: Conditional Office

Legend

Centerlines

Parcels

FLUM

Future Land Use Character Area

Industrial

Traditional Development

Existing: RHD (Residential High Density)

Acres: 3.72

N W E S

0 200 400 Feet

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 530 Patton Avenue further described below property is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Manufacturing, Logistics and Aerospace where offices is listed as a priority use. The proposed rezoning is a request to retain existing uses and allow an expansion of office space; therefore, it is consistent. The proposed rezone is a reasonable use and in the public interest because it will act as a buffer between more intense industrial uses and residential uses.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of a Resolution Approving Land Use and Development Plan Compliance of the zoning map amendment for property with Union County Tax Parcel Number: 09-267-129A.

Adopted this 6th day of December, 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 530 Patton Avenue further described below property is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Manufacturing, Logistics and Aerospace where offices is listed as a priority use. The proposed rezoning is a request to retain existing uses and allow an expansion of office space; therefore, it is consistent. The use is not reasonable 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 recommendation for approval, 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 for property with Union County Tax Parcel Number(s): 09-267-129A.

Adopted this 6th day of December, 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-2024-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 530 Patton Avenue further identified with parcel ID # 09-267-129A from RHD (Residential High Density) to Conditional District Office.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 9th day of January, 2024

Attest:

Robert A. Burns , Mayor

Bridgette H. Robinson, City Clerk

STAFF REPORT

TO: Planning Board Members

DATE: December 6, 2023

FROM: Lisa Stiwinter, Director of Planning & Development

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Annexation and Zoning Map Amendment request for Condition Residential (C-R) (Parcel ID #: 09-081-003-A)

SUMMARY STATEMENT

The Planning Board is requested to consider the annexation of 55.94 acres and a conditional rezoning for the property located along Ellie Rose Drive further identified as tax parcel # 09-081-003-A. The request is to annex and rezone the property from Residential Medium Density (RMD) to Condition Residential (C-R).

REVIEW

The applicant is requesting an annexation and Conditional Residential rezoning of 55.94 acres in order to develop a residential subdivision that will consist of 96 single-family detached homes. The total area of the project is 55.94 acres, with 19.28 acres or 34% of that reserved as common open space. The net density of this project is 2.05 units per acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District.

	Existing Uses	**Zoning District**
North	Monroe Expressway	Residential Medium Density (RMD)
East	Vacant	Residential Medium Density (RMD)
South	Industrial-City of Monroe Sewer Treatment plant	General Industrial (GI)
West	Vacant	Residential Medium Density (RMD)

Proposal
The applicant is requesting a Conditional Residential rezoning in order to develop a residential subdivision that will consist of 96 single-family detached homes. The total area of the project is 55.94 acres with 19.28 acres or 34% of that reserved as common open space. The developer is proposing for the minimum lot width to be 70-foot wide lot. The minimum heated square footage of the homes will be 1,500 square feet excluding the garage.

REQUIREMENTS

Density & Dimensional Standards
The net density of the proposed project is 2.05 units per acre. The minimum lot size is 7,900 square feet with an average lot size of 10,665 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: 10 feet
Corner Lot Side: 15 feet
Rear: 20 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 25-foot street yard buffer along Ellie Rose Drive. The ordinance requires a 25-foot perimeter buffer along the eastern and western property lines and a 50-foot buffer along the southern property line, which is required to be improved with trees, shrubs, and a six (6) foot berm, fence or wall.

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 that 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 which the applicant has satisfied. The developer is proposing for the buffers and flood plain area to remain undisturbed with the exception of utility crossings and will provide landscaping as depicted in the detail on the landscape plan where there are unvegetated areas. As part of the Condition Residential (C-R) the developer is requesting a deviation to not install the six (6) foot berm, fence or wall within the buffer.

All single family homes will have sodded front yards prior to the issuance of the certificate of occupancy. Street trees will be provided at a rate of at least one (1) tree per lot and corner lots will be provided with at least two (2) street trees. All houses will have at least one (1) yard tree per lot. All trees planted will be a minimum of three (3) inches in caliper measured six (6) inches above grade.

Open Space
The project is required to provide 20% open space, which would equal 11.18 acres. The applicant has provided approximately 19.28 acres, which is 34% of the total site. The site plan delineates the stormwater features will cover approximately 3.9 acres, which is 34.5% 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 8.1 acres of stream buffers/flood plain and the ordinance will allow 2.24 acres to count towards open space.

	Ordinance Standards	Provided
Open Space (20% of project area required)	11.18 acres (20% of total project area)	19.28 acres (34% of total project area)
Stormwater Feature Area within Required Open Space	2.24 acres (20% maximum allowed of required open space)	3.9 acres (34.5% of required open space)
Environmentally Sensitive Lands (flood plain, stream buffers, and wetlands) within Required Open Space	2.24 acres (20% maximum allowed of required open space)	8.1 acres (72.4% of required open space)

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

-Small amenity areas (1): pocket park with sitting areas
-Large amenity area (1): linear park with open play areas, benches, trail, and pavilion.

Elevations
The developer is proposing the homes to be a minimum of 1,500 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. The developer is proposing for sixty percent of the homes to be thirty-nine feet or wider.

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.

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 approximately 8.1 acres of flood plain within the project that the developer is reserving as open space.

Schools
The Ellie Rose Drive subdivision is planned to be 96 single family unit just off the Monroe Expressway between Olive Branch and Monroe-Ansonville Roads. It will be within the following school attendance areas:

Rock Rest Elementary	Currently at 76% rated capacity
East Union Middle	Currently at 66% rated capacity
Forest Hills High	Currently at 65% rated capacity

This development is not expected to adversely impact school enrollments.

Transportation
The development is proposed to be accessed by one entrance off of Ellie Rose Drive which is accessed off of Olive Branch Road. A traffic impact analysis was not required for this project.

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 may require phased permitting and water meter sets pursuant to a development. 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 are listed as a priority use in this character area. 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 2.05 units per acre.

PUBLIC NOTIFICATION

The applicant mailed an information letter and held a neighborhood meeting on October 12, 2023 at the Lee Park Baptist Church 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

Planning staff recommends approval of the annexation and the Condition Residential (C-R) rezoning.

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

Approval Actions

1. Motion to recommend approving annexation request.

2. Motion to recommend adoption of the Resolution Approving Land Use and Transportation Plan Compliance.

3. Motion to recommend adoption of the Ordinance amending section 157.1.2.1.

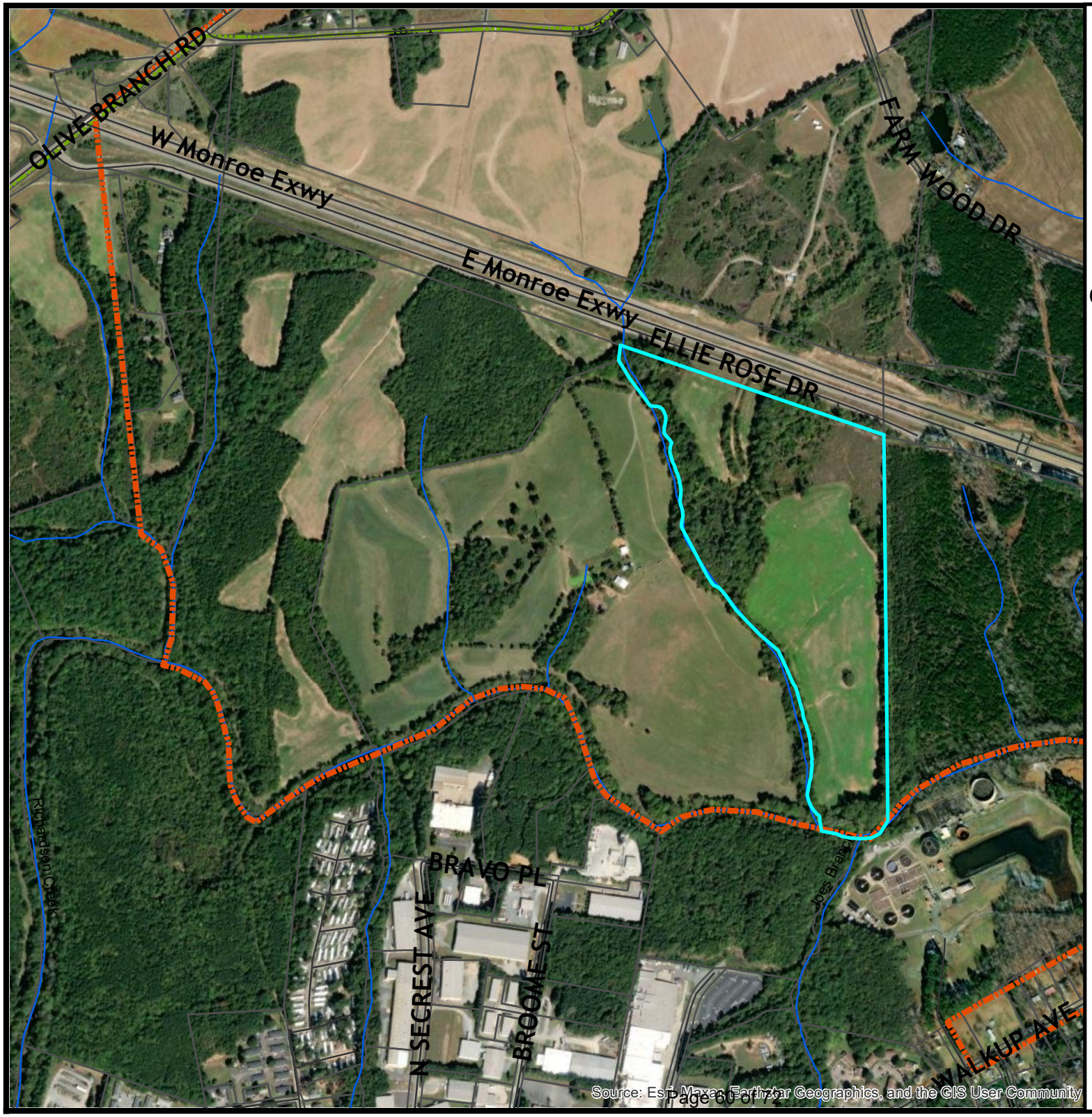
Denial Actions

1. Motion to recommend denying annexation request.

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 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-2024-XX Section 157.1.2.1



City of Monroe
Where Heartland Meets High Tech

Ortho Map

Case #: PLANXA 2023-00126

Legend

- Centerlines
- City Limits
- streams
- Parcels

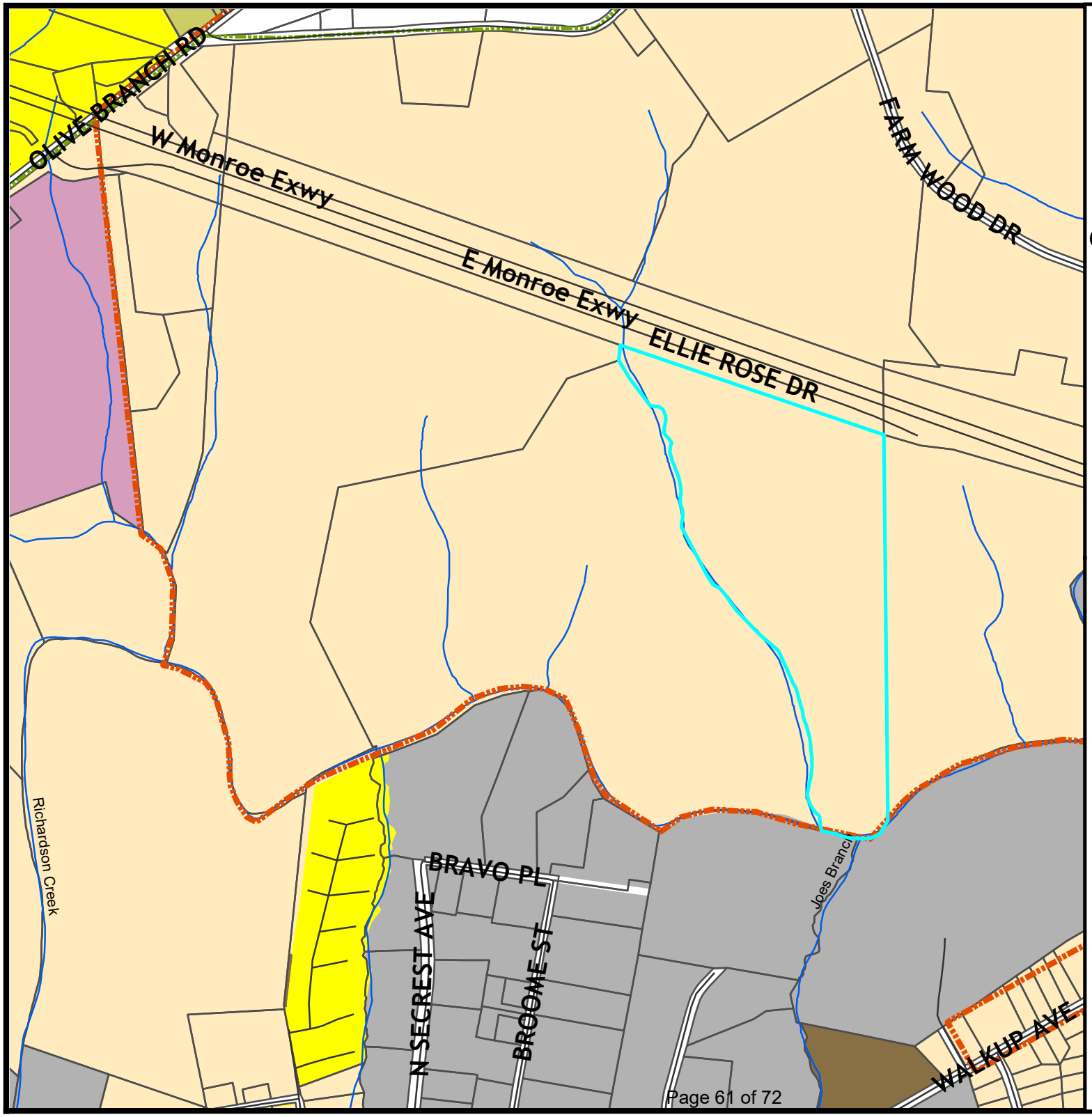
Existing: Residential Medium Density (RMD)

Owner: Bypass 54 Farming, LLC

Acres: 55.94

N W E S

0 725 1,450 Feet



City of Monroe
Where Heartland Meets High Tech

Zoning Map

Case #: PLANXA 2023-00126

Legend

- Centerlines
- City Limits
- streams
- Parcels

Zoning Districts

- CD
- GI
- RHD
- RLD
- RMD
- RR

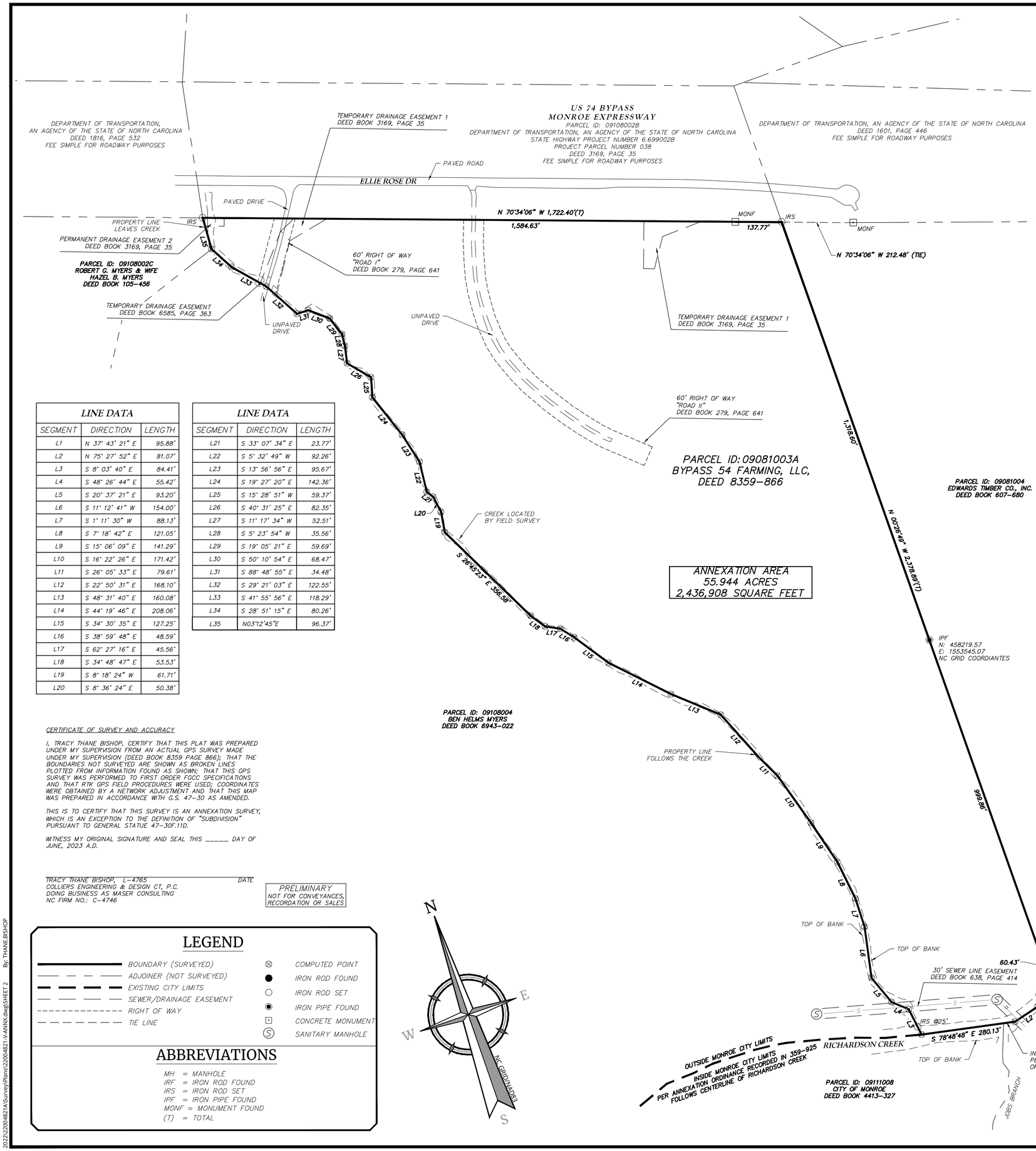
Existing: Residential Medium Density (RMD)

Owner: Bypass 54 Farming, LLC

Acres: 55.94

N W E S

0 725 1,450 Feet



LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N 37° 43' 21" E	95.88'
L2	N 75° 27' 52" E	81.07'
L3	S 8° 03' 40" E	84.41'
L4	S 48° 26' 44" E	55.42'
L5	S 20° 37' 21" E	93.20'
L6	S 11° 12' 41" W	154.00'
L7	S 1° 11' 30" W	88.13'
L8	S 7° 18' 42" E	121.05'
L9	S 15° 06' 09" E	141.29'
L10	S 16° 22' 26" E	171.42'
L11	S 26° 05' 33" E	79.61'
L12	S 22° 50' 31" E	168.10'
L13	S 48° 31' 40" E	160.08'
L14	S 44° 19' 46" E	208.06'
L15	S 34° 30' 35" E	127.25'
L16	S 38° 59' 48" E	48.59'
L17	S 62° 27' 16" E	45.56'
L18	S 34° 48' 47" E	53.53'
L19	S 8° 18' 24" W	61.71'
L20	S 8° 36' 24" E	50.38'

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L21	S 33° 07' 34" E	23.77'
L22	S 5° 32' 49" W	92.26'
L23	S 13° 56' 56" E	95.67'
L24	S 19° 27' 20" E	142.36'
L25	S 15° 28' 51" W	59.37'
L26	S 40° 31' 25" E	82.35'
L27	S 11° 17' 34" W	52.51'
L28	S 5° 23' 54" W	35.56'
L29	S 19° 05' 21" E	59.69'
L30	S 50° 10' 54" E	68.47'
L31	S 88° 48' 55" E	34.48'
L32	S 29° 21' 03" E	122.55'
L33	S 41° 55' 56" E	118.29'
L34	S 28° 51' 15" E	80.26'
L35	N03°12'45"E	96.37'

CERTIFICATE OF SURVEY AND ACCURACY

I, TRACY THANE BISHOP, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION (DEED BOOK 8359 PAGE 866); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND AS SHOWN; THAT THIS GPS SURVEY WAS PERFORMED TO FIRST ORDER FGCC SPECIFICATIONS AND THAT RTK GPS FIELD PROCEDURES WERE USED; COORDINATES WERE OBTAINED BY A NETWORK ADJUSTMENT AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS _____ DAY OF JUNE, 2023 A.D.

TRACY THANE BISHOP, L-4765 DATE
COLLIERS ENGINEERING & DESIGN CT, P.C.
DOING BUSINESS AS MASER CONSULTING
NC FIRM NO.: C-4746

PRELIMINARY
NOT FOR CONVEYANCES, RECORDATION OR SALES

LEGEND

- BOUNDARY (SURVEYED)
- ADJOINER (NOT SURVEYED)
- EXISTING CITY LIMITS
- SEWER/DRAINAGE EASEMENT
- RIGHT OF WAY
- TIE LINE
- COMPUTED POINT
- IRON ROD FOUND
- IRON ROD SET
- IRON PIPE FOUND
- CONCRETE MONUMENT
- SANITARY MANHOLE

ABBREVIATIONS

MH = MANHOLE
IRF = IRON ROD FOUND
IRS = IRON ROD SET
IPF = IRON PIPE FOUND
MONF = MONUMENT FOUND
(T) = TOTAL

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF UNION

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

REVIEW OFFICER DATE

I,_____, CITY CLERK OF THE CITY OF MONROE NORTH CAROLINA, HEREBY CERTIFY THAT ON THE _____DAY OF _____ 2023, THE CITY COUNCIL APPROVED THIS PLAT FOR ANNEXATION AND RECORDING.

CITY CLERK DATE (SEAL)

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES (US SURVEY FOOT) UNLESS OTHERWISE NOTED.
2. THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+
3. SUBJECT PROPERTY IS LOCATED WITHIN A FEMA FLOOD ZONE PER FEMA PANEL 3710545500 EFFECTIVE 10/16/2008.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHT-OF-WAY, EASEMENTS, OR CONDITIONS NOT OBSERVED OR SHOWN HEREON.
5. A HORIZONTAL CONTROL MONUMENT OF A FEDERAL OR STATE AGENCY WAS NOT FOUND WITHIN 2,000 FEET OF THE SUBJECT PROPERTY.
6. DATE OF FIELD SURVEY JULY, 2022
7. BEARINGS BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM AND WERE ESTABLISHED USING RTK GPS SURVEY METHODS.
   HORIZONTAL POSITIONS ARE REFERENCED TO NAD 83/NSRS (2011) (SEE LOCALIZATION NOTES)
8. THIS SITE IS LOCATED IN UNION COUNTY, NORTH CAROLINA.

OWNER : BYPASS 54 FARMING, LLC,
A NORTH CAROLINA LIMITED LIABILITY COMPANY
P.O. BOX 854
MONROE, NC 28111
ATTN: CHARLTON PLYLER

REFERENCES:

DEED BOOK 8359, PAGE 866

LOCALIZATION NOTES:

1. BEARINGS BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM

DATUM: NAD 83
UNITS: US SURVEY FOOT
PROJECT SCALE FACTOR: 0.99986279
GEOID: GEOID18 (CONUS)
CLASS OF SURVEY: A
HORIZONTAL DATUM: NAD83
TYPE AND MODEL OF RECEIVERS: TRIMBLE R12

Colliers Engineering & Design CT, P.C.

www.colliersengineering.com

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Doing Business as MASER CONSULTING

REV	DATE	DRAWN BY	DESCRIPTION
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ANNEXATION BOUNDARY

FOR

THE CITY OF MONROE

THE PROPERTY OF BYPASS 54 FARMING, LLC

MONROE TOWNSHIP
UNION COUNTY,
NORTH CAROLINA

Colliers Engineering & Design
CHARLOTTE
5275 Parkway Plaza Boulevard,
Suite 100
Charlotte, NC 28217
Phone: 980.245.3161
COLLIERS ENGINEERING & DESIGN CT, P.C.
DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/02/2023	CEL	TTB
PROJECT NUMBER: 22004821A	DRAWING NAME: 22004821-V-ANNX		

SHEET TITLE:

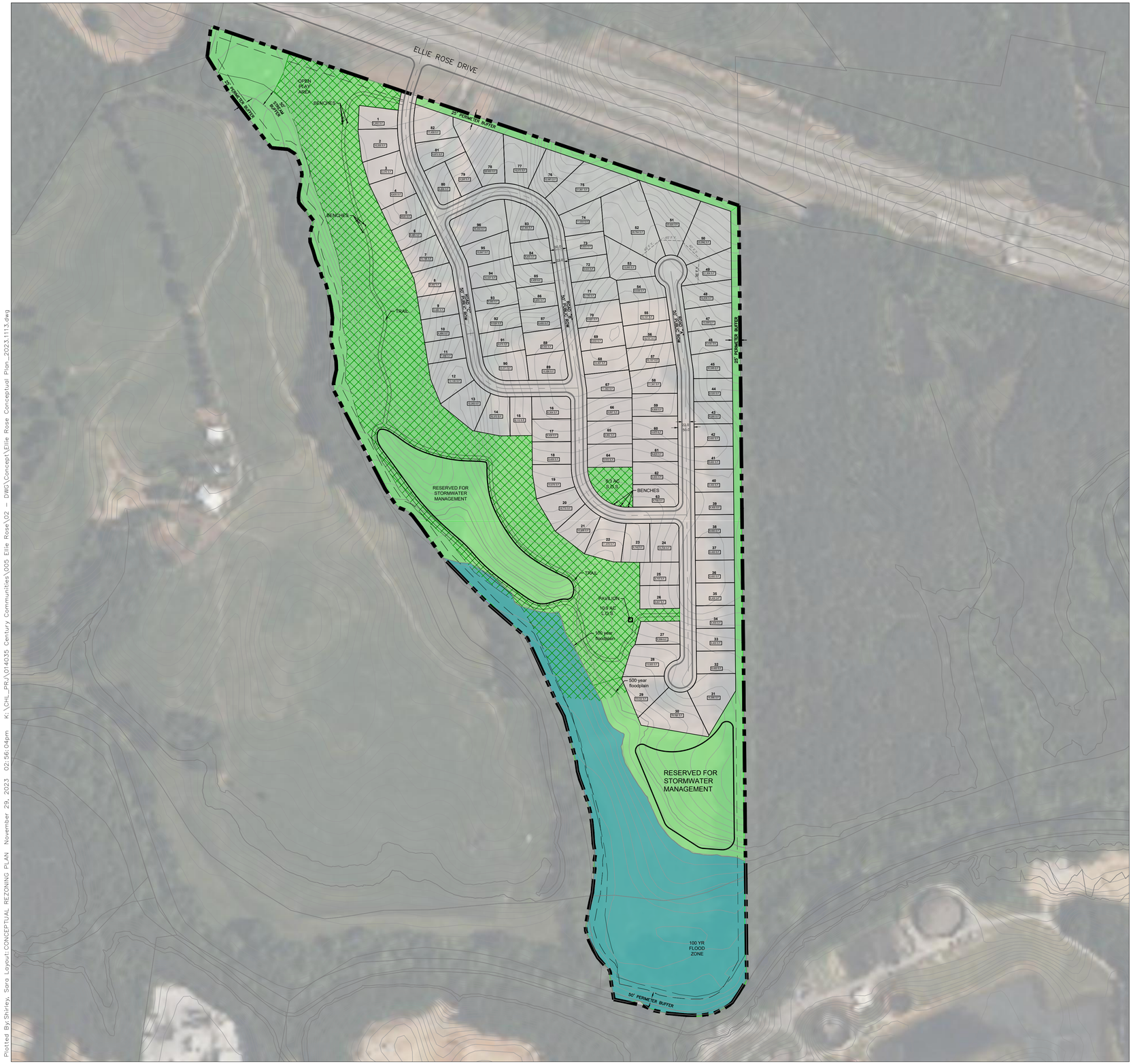
ANNEXATION PLAT

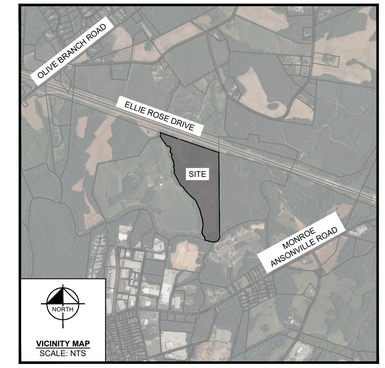
SHEET NUMBER:

1 of 1

2022\22004821A\Surveys\Plans\22004821-V-ANNX.dwg\SHEET 2 By: THANE.BISHOP

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





VICINITY MAP
SCALE: NTS

SITE DATA TABLE

DEVELOPMENT DATA:

TAX PARCEL ID:	09081003A
TOTAL SITE AREA:	55.9 ACRES*
*AS PER SURVEY FROM COLLIERS ENGINEERING	
ZONING DISTRICT:	EXISTING: RMD
	PROPOSED: C-R

ZONING DATA:

FEMA FLOOD PANEL:	3710545500J

LOT INFORMATION

TOTAL LOTS:	96
MINIMUM LOT WIDTH:	70'
MAXIMUM BUILDING HEIGHT:	3-STORIES
TYPICAL LOT SIZE:	70' x 120'
MINIMUM LOT SIZE:	7,902 SF
AVERAGE LOT SIZE:	10,665 SF
MAXIMUM LOT SIZE:	29,764 SF

REQUIRED SETBACKS:

FRONT: 20' MINIMUM
SIDE: 10' MINIMUM
CORNER SIDE: 15' MINIMUM
REAR: 20' MINIMUM

DENSITY:

MAXIMUM ALLOWABLE GROSS DENSITY:	3 UNITS/ACRE
MAXIMUM LOTS ALLOWED:	167 HOMES
GROSS PROPOSED DENSITY:	1.71 DUA
NET ACREAGE:	46.7 AC
AREA IN ROW:	5.23 AC
AREA IN STREAM BUFFERS:	3.9 AC
AREA IN UTILITY EASEMENTS:	N/A
NET PROPOSED DENSITY:	2.05 DUA

ACTIVE OPEN SPACE:

REQUIRED ACTIVE OPEN SPACE:	11.18 AC (20%)
STORMWATER BMP AREAS:	3.9± AC
(20% MAX ALLOWED OF REQUIRED OPEN SPACE)	
FEMA FLOODPLAIN AREA:	8.1± AC
(20% MAX ALLOWED OF REQUIRED OPEN SPACE)	

1 SMALL, 2 MEDIUM SPACES OR
1 SMALL, 1 LARGE SPACE

PROVIDED ACTIVE OPEN SPACE:	11.18 AC (20%)
(0.63 AC (7%) FLOODPLAIN INCLUDED IN ACTIVE OPEN SPACE)	
TOTAL OPEN SPACE PROVIDED:	19.28 AC (34%)

PERIMETER PLANTING YARDS

RMD TO RMD:	25' TYPE 3
RMD TO GI:	50' TYPE 4
UNDISTURBED STREAM BUFFER	50'

NOTE: BUFFERS SHOWN FOR THIS REZONING REQUEST CORRESPOND WITH THE CURRENT RMD BUFFER REQUIREMENTS AS STATED IN CITY OF MONROE'S U.D.O. TABLE 8.3.2, AND SECTION 4.6.E.

Plotted By: Shirley, Sara Layout: CONCEPTUAL REZONING PLAN November 29, 2023 02:56:04pm K:\CHL_PR\014035 Century Communities\005 Ellie Rose\02 - DWG\Concept\Ellie Rose Conceptual Plan_20231113.dwg

Kimley»Horn

ELLIE ROSE - MONROE

CONCEPTUAL REZONING PLAN

November 29, 2023

0 75 150 300 450

NORTH

NOTE: PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND APPROVALS.

Plotted By:Lien, Pam Layout:CONCEPTUAL REZONING RENDERING (2) October 03, 2023 02:37:59pm K:\CHL_PRJ\014035 Century Communities\005 Ellie Rose\12 - Render\PDFs FROM CAD\Ellie Rose Conceptual Plan_2023.10.02.dwg

Kimley»Horn

ELLIE ROSE - MONROE

CONCEPTUAL REZONING RENDERING

October 3, 2023

0 75 150 300 450

NORTH

NOTE: PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND APPROVALS.

SITE PLAN CONDITIONS

GENERAL NOTES:

1. THE DEVELOPMENT DEPICTED ON THIS REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.

2. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO APPROVAL BY THE PLANNING DIRECTOR OR HER/HIS DESIGNEE.

3. ALL WATER AND SEWER DESIGN AND INSTALLATION IS SUBJECT TO CITY OF MONROE ORDINANCES, POLICIES AND STANDARDS. ALL FACILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE WATER RESOURCES DEPARTMENT STANDARD SPECIFICATIONS AND GUIDELINES BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NORTH CAROLINA.

4. SITE MUST MEET STORMWATER MANAGEMENT REQUIREMENTS IN ACCORDANCE WITH CHAPTER 159 STORMWATER MANAGEMENT ORDINANCE OF THE MONROE CITY CODE.

5. 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.

6. ANY VARIANCES FROM THE CITY OF MONROE'S STANDARD SPECIFICATIONS & DETAIL MANUAL SHOULD BE SUBMITTED IN WRITING TO THE DIRECTOR OF ENGINEERING AS PART OF THE CONDITIONAL DISTRICT PROCESS TO AVOID DELAYS IN PLAN APPROVALS. REQUESTS MUST STATE VARIANCE REQUEST AND SUBSTANTIATED REASON FOR VARIANCE.

TRANSPORTATION:

1. INTERNAL ROADS ARE 50' RIGHT-OF-WAY AND ARE TO BE PUBLICLY OWNED, OPERATED AND MAINTAINED BY THE CITY OF MONROE.

2. ALL INTERNAL STREETS WILL HAVE A 5-FOOT (5') MINIMUM SIDEWALK INSTALLED ON BOTH SIDES OF STREETS.

3. A NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) DRIVEWAY PERMIT WILL BE REQUIRED FOR ACCESS TO ELLIE ROSE DRIVE.

4. A TRAFFIC TECHNICAL MEMO WAS PREPARED AND APPROVED BY NCDOT AND THE CITY OF MONROE FOR THIS PROJECT, AND DID NOT INCLUDE ANY RECOMMENDATIONS FOR DEVELOPER RESPONSIBLE OFFSITE ROADWAY IMPROVEMENTS.

5. ALL OFFSITE ROAD IMPROVEMENTS SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS.

6. SITE DISTANCE, SITE TRIANGLES, CURB AND GUTTER, INTERNAL ACCESS RAMPS AND OTHER REQUIRED CITY OF MONROE AND NCDOT DETAILS WILL BE SHOWN AND PROVIDED AS PART OF CONSTRUCTION PLAN APPROVAL, DRIVEWAYS WILL NOT BE LOCATED WITHIN SITE TRIANGLES.

ARCHITECTURAL COMMITMENTS:

1. ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN; MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HER/HIS DESIGNEE.

2. ALL BUILDINGS, STRUCTURES AND APPURTENANCES SHALL COMPLY WITH THE APPLICABLE NORTH CAROLINA BUILDING CODES ADMINISTERED AT THE TIME OF PERMITTING.

3. EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO, AND/OR BRICK MATERIALS, NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, SOFFITS AND TRIM.

4. HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM FOUR COURSE BRICK, OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB.

5. THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24 LINEAR FEET, ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.

6. THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.

7. ALL EXPOSED CHIMNEYS SHALL BE STUCCO OR BRICK VENEERED CONSISTENT WITH THE ARCHITECTURE OF THE HOME.

8. ACCESSORY STRUCTURES WILL NOT BE LOCATED BEYOND THE FRONT CORNERS OF ANY HOME AND ABIDE BY SETBACKS AS REQUIRED BY CITY OF MONROE ORDINANCES.

9. SETBACK MEASUREMENTS SHALL BE MADE FROM THE EXTERIOR WALL DIMENSION AT THE FOUNDATION, ARCHITECTURAL FEATURES (INCLUDING BUT NOT LIMITED TO OVERHANGS, STOOPS, EAVES AND SOFFITS) AND MECHANICAL UNITS MAY PROJECT INTO SETBACK.

10. A MINIMUM OF 25% OF FRONT ELEVATIONS OF HOMES WILL BE BRICK OR STONE.

11. HOMES SHALL BE A MINIMUM OF 1,500 HEATED SQUARE FEET.

12. 60% OF THE HOMES SHALL BE EQUAL TO OR GREATER THAN 39-FT WIDE.

13. EACH HOME WILL HAVE AT MINIMUM A TWO (2) CAR GARAGE.

14. TWO PARKING SPACES EXCLUSIVE OF THE GARAGE, AND OUTSIDE THE RIGHT-OF-WAY WILL BE PROVIDED FOR EACH HOME.

15. EACH HOME SHALL BE PROVIDED WITH AT MINIMUM A PAVED DRIVEWAY.

16. GARAGE DOORS WILL HAVE CARRIAGE STYLE HARDWARE OR WINDOWS.

17. GARAGES SHALL NOT EXTEND MORE THAN FIVE (5) FEET BEYOND THE FRONT FACADE.

ENVIRONMENTAL/LANDSCAPE:

1. ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.

2. EXISTING HEALTHY TREES ON-SITE 8" IN CALIPER (25" CIRCUMFERENCE) IN THE REQUIRED BUFFERS AND OPEN SPACE AREAS WILL BE PRESERVED TO THE EXTENT POSSIBLE AND CAN BE REMOVED TO ALLOW FOR BUILT ELEMENTS, EASEMENTS, AND/OR IF THE HEALTH OF THE TREE WOULD BE COMPROMISED AND POSE A FUTURE HAZARD TO RESIDENTS. REMOVAL OF TREES 24" CALIPER (75" CIRCUMFERENCE) IN REQUIRED BUFFERS AND OPEN SPACE AREAS MAY BE REMOVED WHEN IN CONFLICT WITH BUILDING PADS AND/OR FOUNDATIONS, UTILITY EASEMENTS, DRIVES, PARKING SPACES AND/OR RIGHT-OF-WAYS. IN ALL CASES DISEASED, INVASIVE AND/OR DYING TREES MAY BE REMOVED.

3. TREE SURVEY SHALL BE REQUIRED WITH THE SUBMITTAL OF EROSION CONTROL PLANS.

4. AT LEAST ONE (1) STREET TREE SHALL BE PROVIDED PER LOT. CORNER LOTS SHALL BE PROVIDED WITH AT LEAST TWO (2) STREET TREES AND ONE (1) ADDITIONAL TREE ON THE ACTUAL LOT. TREES SHALL BE PLANTED AT A CALIPER OF THREE (3) INCHES MEASURED 6 INCHES ABOVE GRADE.

5. STREET TREES SHOULD BE A VARIETY OF SPECIES AND OF SUITABLE SPECIES APPROPRIATE TO THIS AREA.

6. FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

7. COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCIES ISSUED.

8. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, STORMWATER AREAS, ETC.

9. AMENITIES FOR THE NEIGHBORHOOD SHALL INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING EXAMPLES AS PER SECTION 8.8.3 (C):
   - 9.1. SMALL AMENITY AREA(S): POCKET PARK, LANDSCAPED AREAS, AND BENCHES.
   - 9.2. LARGE AMENITY AREA(S): LINEAR PARK WITH OPEN PLAY AREAS, BENCHES, TRAIL AND PAVILION.

10. CONSTRUCTION COMMENCEMENT OF THE AMENITY AREAS SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCIES ISSUED.

11. PERIMETER BUFFERS SHALL REMAIN UNDISTURBED. ADDITIONAL PLANTINGS SHALL ONLY BE REQUIRED WHERE BUFFER IS DISTURBED BY GRADING OR NO EXISTING VEGETATION IS PRESENT. EASEMENTS THROUGH THE BUFFER WILL NOT BE PLANTED.

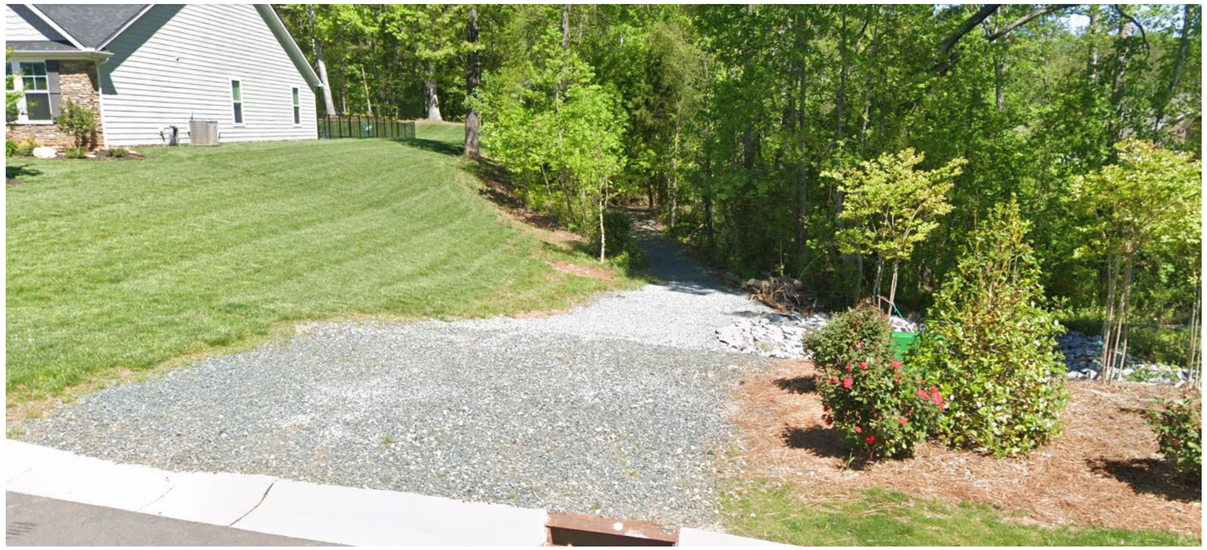
SIGNS:

1. ALL SIGNS ONSITE SHALL ADHERE TO THE RESIDENTIAL SIGN STANDARDS.

LIGHTING:

1. LIGHTING PLAN WILL BE PROVIDED AT TIME OF EROSION CONTROL PLAN SUBMITTAL.

Plotted By: Shirley, Sara Layout: CONCEPTUAL REZONING NOTES October 03, 2023 04:36:54pm K:\CHL_PRJ\014035 Century Communities\005 Ellie Rose\02 - DWG\Concept\Ellie Rose Conceptual Plan_2023.10.02.dwg



ELLIE ROSE AMENITY PHOTOS

JULY 2023

CITY OF MONROE

MONROE, NC

NOTE:
IMAGES PROVIDED TO SHOW DESIGN COMMITMENT AND ARE CONCEPTUAL IN NATURE.
ACTUAL ELEMENTS SUBJECT TO CHANGE, BASED ON FINAL DESIGN AND APPROVAL THROUGH THE CITY OF MONROE.
ACTUAL BUILDING ELEVATIONS TO BE PROVIDED AT TIME OF BUILDING PERMIT SUBMITTAL.

Kimley»Horn

ELLIE ROSE ARCHITECTURAL ELEVATIONS

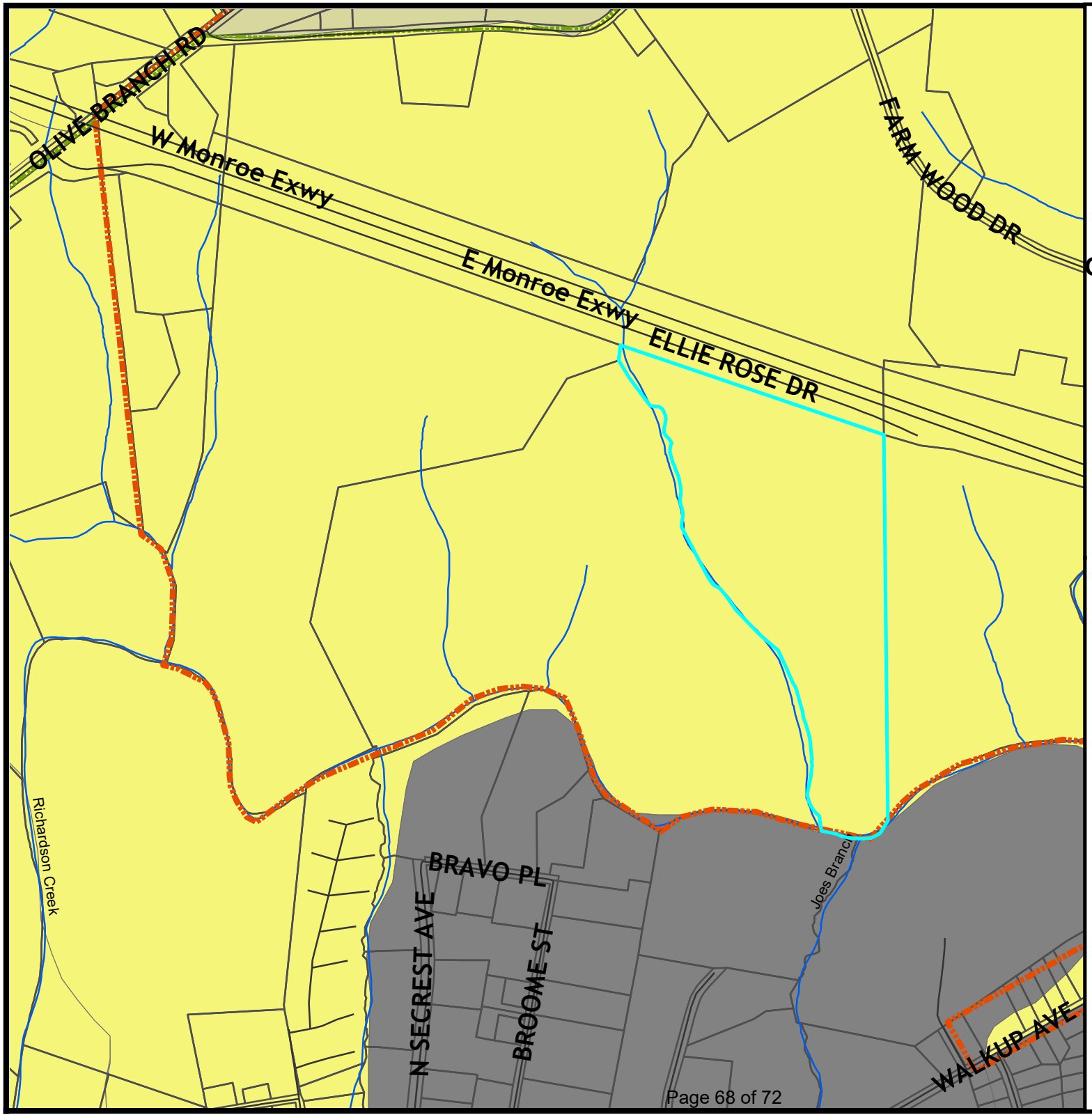
JULY 2023

CITY OF MONROE

MONROE, NC

NOTE:
IMAGES PROVIDED TO SHOW DESIGN COMMITMENT AND ARE CONCEPTUAL IN NATURE.
ACTUAL ELEMENTS SUBJECT TO CHANGE, BASED ON FINAL DESIGN AND APPROVAL THROUGH THE CITY OF MONROE.
ACTUAL BUILDING ELEVATIONS TO BE PROVIDED AT TIME OF BUILDING PERMIT SUBMITTAL.

Kimley»Horn



City of Monroe
Where Heartland Meets High Tech

Future Land Use Map

Case #: PLANXA 2023-00126

Legend

- Centerlines
- City Limits
- streams
- Parcels

FLUM

- Industrial
- Rural
- Suburban

Existing: Residential Medium Density (RMD)

Owner: Bypass 54 Farming, LLC

Acres: 55.94

N W E S

0 725 1,450 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
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 along Ellie Rose Drive is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Suburban. The suburban character area states the allowable residential density is 2-4 units per acre. This development is proposed at 2.05 units per acre; therefore, it is consistent. The proposed development is a reasonable use and in the public interest because the suburban character area recommends a mix of lot sizes which this development will supply for the area as the lots in this development range in size from 7,900 square feet to approximately 29,000 square feet.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Use and Transportation Plan Compliance for property with Union County Tax Parcel Number: 09-081-003-A.

Adopted this 6th day of December, 2023

_____
Richard A. Yercheck, Planning Board Chair

Attest:

_____
Ashlyn Penegar, Secretary to Planning Board

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 along Ellie Rose Drive is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Suburban. The suburban character area states the allowable residential density is 2-4 units per acre. This development is proposed at 2.05 units per acre; therefore, it is consistent. 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 for property with Union County Tax Parcel Number: 09-081-003-A.

Adopted this 6th day of December, 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-2024-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 along Ellie Rose Drive and further identified as tax parcel #'s 09-081-003-A. The request is to rezone the property from Residential Medium Density (RMD) to Condition Residential (C-R).

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 9th day of January, 2024.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk