

PLANNING BOARD MEETING

Wednesday, July 22, 2020

6:00 PM

Conference Room

300 West Crowell Street

Monroe, NC

AGENDA

- Item 1. Call to Order – Roll Call**
- Item 2. Approval of Minutes –Meeting of March 4, 2020**
- Item 3. Annexation of 169.47 acres located along Waxhaw Highway and further identified as Parcel ID #09-351-014**
- Item 4. Zoning Map Amendment request for Conditional District “Waxhaw Landing” for the property located along Waxhaw Highway and further identified as Parcel ID #09-351-014**
- Item 5. Zoning Map Amendment request for Conditional District “Jonhaven Townhomes” for the properties located along N. Rocky River Road and further identified as Parcel ID #09-342-117 and 09-342-117D**
- Item 6. Zoning Map Amendment request for Conditional District “Founders Point” for the properties located along W. Highway 74 and James Hamilton Road and further identified as Parcels ID #09-339-163-C, 09-339-163-F, 09-339-164, 09-339-197 portion and 09-339-197-C01 portion**
- Item 7. Other**
- Item 8. Adjournment**

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

cc: Planning Staff
 Ashley Duncan
 Mujeeb Shah-Khan

PLANNING BOARD MEETING

March 4, 2020 @ 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC

*To Sheri Laney on March 5, 2020
Scheduled for adoption at the April 2020 meeting*

Item 1. Call to Order/Roll Call

Richard Yercheck, called the March 4, 2020 meeting to order at 6:00 p.m.

Motion: John Ashcraft made a motion to appoint Richard Yercheck as Temporary Chairman for tonight's meeting.

Second: Renee Hartis

Action: The motion to appoint Richard Yercheck passed unanimously.

Maryann Brown called the roll. Chairman noted that a quorum was present.

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

Members Absent: Russ Asti and Mary Ann Rasberry

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

Guests: Chad Loyd, M/I Homes; Jess Perry, Walt Perry Real Estate; Christian Helms

At the suggestion of Ashley Britt, Chairman asked Jennifer Smith (alternate) who was seated in the audience to sit with the Commission to fill in for an absent member and welcomed her to the Board.

Item 2. Approval of Minutes of Meeting

Motion: John Ashcraft made a motion to adopt the minutes of the February 12, 2020 meeting.

Second: Renee Hartis

Action: The motion to adopt the minutes passed unanimously.

Item 3. Zoning Map Amendment request for a Conditional District "Secrest Landing" for the property located along Secrest Shortcut Road (Parcel ID #s: 07-027-007 and 07-027-007A)

Keri Mendler, Planner, introduced this item and said tonight she is presenting a Zoning Map and Text Amendment request. She said the applicant is requesting the rezoning in order to develop 172 townhomes. She said the total area of the project is 30.48 acres with 15.73 acres left as common open space. She said the density of this project is 5.64 units per acre. She said the subject property is currently zoned R-40

(single-family residential). She said the adjoining zoning is R-40 to the North and to the East there is some R-40 zoning. She said to the South there is some R-20 zoning and the property to the West is in Indian Trail's jurisdiction and RA-20 (County).

Keri said the applicant is requesting the rezoning in order to develop 172 townhomes. She said the total area of the project is 30.48 acres and the density of the project is 5.64 units per acre. She said the project is required to provide at least 50% open space, which would equal 15.24 acres. She said the total area of open space provided is 15.73 acres, or 51.6%. She said the open space also includes a walking trail with benches and a paved area with grills and tables.

Keri said street trees will be provided at a rate of three (3) per building and each building will also have two (2) trees outside of the right-of-way. She said there will also be landscaping along the Secrest Shortcut Road frontage of the property.

Keri said the townhomes will have a mix of one (1) and two (2) car garages. She said all interior units will have at least a one (1) car garage while the end units will have a two (2) car garage. She said all of the front-load garages will have carriage-style trim and/or hardware that mimics carriage-style doors. She said the driveways will also be able to accommodate at least two (2) vehicles.

Keri said all of the interior streets will have a five (5)-foot wide sidewalk on both sides. She said there will also be an eight (8)-foot wide sidewalk provided along frontage of Secrest Shortcut Road.

Keri said the development will have two (2) full access entrances. She said a traffic impact analysis was not required for this project. She said that was a call made by the NC Department of Transportation and the City of Monroe Engineering Department. She said, however, there will be left turn lanes at each entrance in order to turn into the development.

Keri said the developer is proposing the townhomes be a minimum of 1,300 heated square feet. She said the proposed exterior building materials will include fiber cement, stone, stucco, brick and/or vinyl. She said if vinyl is used it will be the high quality vinyl and is at least .044 inches thick. She said it will also have backing material, must be heat resistant with UV reflective additives and must be wind resistant.

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

Keri said as far as neighborhood notification, the applicant did hold a neighborhood meeting on September 11, 2019 at the Carillon Assisted Living Facility. She said a rezoning notification sign will also be posted ten (10) days prior to the public hearing and an official rezoning notification letter will be sent to the adjacent property owners within at 150 feet. She said in your packet there is also a summary of the neighborhood meeting for your consideration as well.

Keri said the Land Development Plan indicates that this project falls within the Regional Mixed-Use Center. She said Regional Mixed-Use Centers attract people beyond Monroe for shopping, entertainment, employment or recreation. She said it is likely that the Regional Mixed-Use Centers will support the most intense concentration of retail, employment, high-density residential and other mixed uses. She said these areas typically locate near major highways to ensure ease of access for longer trips. She said the Land Use Plan does not specify an actual density for these Mixed-Use Centers due to the fact they are for higher-density residential and other higher intensity uses.

Keri said the proposed project is consistent with the Future Land Use Plan and staff recommends approval of the rezoning with the condition that vinyl be used for trim work only.

Keri went over a map which showed the general location the City wants for the Regional Mixed-Use Center. She said when you have these Centers you want the more intensive uses in the center and as you work your way out toward the outside of the circle you lower the intensity. She said since it is still in the circle, you want the higher density residential but towards the outside of the circle vs. the center of the circle. She said not every parcel may necessarily be developed as a Regional Center.

Keri said she would be happy to answer any questions and the applicant is here as well.

John Harris said the development is right by the nursing home. He said there is a little hill or incline on Secrest Shortcut Road. Keri said she cannot speak about there being an incline but they will have the left turn lanes which will help with some of the site distance issues. She said the Engineer might be able to address this better.

Chairman asked if there were any other questions for Keri. There were none.

Chairman asked if there was anyone who would like to speak in favor of this project.

Mr. Matthew Kirchner of Eagle Engineering, came forward and said Keri did a very good job with her presentation so he would be brief. He presented a map of the development and site plan of the development. He asked if there were any questions.

Jennifer Smith asked what the townhomes would sell for. Mr. Chad Loyd from M/I Homes said the townhomes would be the low- to-mid \$200,000's. He said they would have 3 – 4 bedrooms, 1,300 to 1,800 square feet, 21-foot wide and 22-foot wide on the sides, 52 to 60-foot depth.

John Harris asked about the incline on Secrest Shortcut Road and if any of the entrances were going to be past the incline. Mr. Kirchner said even though a traffic impact study was not required they are going to add left turn lanes. He said we will do site triangles and site distance to make sure that there is clearance to get on the entrance. He said they will widen and repave the roads.

Edith Covington asked about the parking. Mr. Kirchner said there would be a minimum of two (2) and the driveway. He said the end units will have a double driveway. He said you would be able to get four (4) vehicles in the driveway plus two (2) in the garage. He said the middle units will have at least two (2) in the driveway and one (1) in the garage.

Edith Covington asked which fire department would serve this development if approved. Keri said the City of Monroe, Station 4 and Bakers. Mr. Kirchner said during the review process we will make sure that Fire will actually review this subdivision.

Edith Covington asked how the school system felt about this area being developed and how this would impact them. Mr. Kirchner said all schools are funded afterwards so they have to basically take in these students. He said the homes are in the \$200,000 price range so there will probably be a younger community out there. He said the schools will keep adding students until they get to a point where they cannot handle any more and build another school. He said the cost of building another school is so great that they will have to add a lot of students before they do this.

John Harris asked how long will it be before you build out the development. Mr. Chad Loyd with M/I Homes came forward and said if approved, they would go into the permitting stage right after rezoning with City Council. He said the process typically takes 6 – 10 months depending on what we get into. He said you are looking at construction starting in the early 2021-time frame for the horizontal construction. He said you won't likely see the first houses until the end of 2022. He said it takes a good 11 months to get the horizontal done. He said it would be phased over time.

Edith Covington asked Mr. Loyd how long are the phases. She asked if this was a 5-year plan. Mr. Loyd said it would depend on the market. He said he hopes it goes quickly. He said it could be anywhere from 3.5 to 4+ years. He said people will not show up all at once; it will be over time. He said it is entirely market dependent.

Renee Hartis asked Mr. Loyd if there is overflow parking on the site. Mr. Kirchner said they did provide some on-street parking. He said they are able to put in some parking where they don't have townhomes and possible some additional parking. Ms. Hartis said if people have birthday parties, etc., there is really nowhere to park. She said a lot of places will do a parking lot at some point on the development where, if people need to, they can have their families park.

John Ashcraft said he was concerned about the density. He asked staff if they ever dealt with over 6 units per acre before. He said he does not remember getting that high. Keri said she does not believe so but just as a reminder it is in that regional mixed-use center where you want the higher intensity and higher density uses.

Mr. Loyd pointed out that these are not apartments. He said these are "for sale" units. He said apartments are allowed in the Land Use Plan as well but you can have much higher density than a townhome.

John Ashcraft asked Keri to address the issue regarding vinyl siding. Keri said she apologized because the applicant had made some changes from when they originally submitted. She said staff has requested that no vinyl be used and they did come back and say that they would not use vinyl on the fronts or sides. She said if they use vinyl it would only be in the rear. She said there is a note on the conditional site plan that said something to that effect. Mr. Loyd corrected Keri and said if they use vinyl it will be on the sides and back.

Mr. Loyd said in the Land Use Plan there are repeated references to diversity of housing mix to serve all the residents of Monroe. He said one of the things we look at as we do our market analysis on a site is what is going to sell out there. He said there are some extra maladies out there right down the street---Iron Peddler's yard and the wrecker service. He said there are some extra maladies that could be a concern from a price standpoint. He said there is a material difference in the price out there and to deliver that mix of product that can be more affordable to some residents, that's what's driving that question. He said we can have a discussion about it and he would be curious to hear the other sentiments of the Board. He said it is a new area that is developing with the Expressway out this way.

John Ashcraft said as time progresses, the highest and best use may change that whole area into a shopping center complex. Mr. Loyd said that is in the Land Use Plan as well but you are looking to entice...Mr. Ashcraft said what it is now may not be what it is 5 – 10 years from now. Mr. Loyd said the Land Use Plan talks about wanting to induce private investment in Monroe and this area has been designated for that private investment. He said having these clustered homes in there will encourage the retail uses, encourage neighborhood services and encourage the employment centers. He said bringing those rooftops and families in there could certainly induce more private investment to bring those kind of services in.

John Ashcraft asked if they considered different density levels when doing projections for the site. He asked why did they pick 6-units per acre. Mr. Loyd said that is what the site would bear and that is consistent with your Land Use Plan. Mr. Ashcraft said he is not asking that question. He said he is asking if you considered other densities, like lower or higher, or is that the max you could build out on that site on the 15 acres. Mr. Loyd said it is consistent with the Land Use Plan to do apartments at this site. He said they could have had many more units.

Mr. Kirchner said this is a good fit for the townhomes they are planning to do. He said this is a good number for the product, still leaving 50% of the project as open space.

Chairman said he lives about three (3) miles from there on Secrest Shortcut. He said he is okay with the project but the piece he is not real comfortable with is the vinyl. He asked if they could just do Hardie board all the way around and use vinyl for the trim. He asked how much is that going to kill your bottom line. Mr. Loyd said as the Planning Board you can put this condition on approval.

Chairman asked Keri if there was a grocery store, a Harris Teeter, at some point in time that was zoned in that node. Chairman was told he was thinking about Stinson Crossing in Indian Trail.

Mr. Loyd said we can do Hardie board but it is a matter of price sensitivity and trying to be available to as many residents of Monroe and those that can come into Monroe. He said if this is the sentiment of the Board, we can commit to that.

Richard Ali asked Mr. Loyd if the same product was built somewhere else in Union County. Mr. Loyd said not in Union County. He said we built it elsewhere in Mecklenburg County. He said there is a project approved, but not yet permitted, in Indian Trail. He said this will be prototyped in Tega Cay. Mr. Ali asked if they were the same elevations and materials. Mr. Loyd said somewhat, the elevations can vary. He said it would be the same footprint of the plans. Mr. Ali asked Mr. Loyd for the price point on those homes. Mr. Loyd said the price point is still in the mid-\$200,000's.

Jennifer Smith asked if the school system had any mobile units outside because she noticed that they said they are currently at 91% capacity. Chairman said they do have mobile units and they will continue to put learning cottages out there until they can't put learning cottages out there. He said then the County Commissioners will get together and do a bond referendum and they will either expand or build a new school.

Mr. Loyd said there is not much of the City of Monroe in the Porter Ridge High School District, the north side of Hwy 74. Jennifer Smith said it is a popular school. Mr. Loyd said it is a great school and that is why he is knocking on your door. He said this offers an opportunity for a diverse price point in that area. He said they are building and they have been approved on other projects, including Poplin Grove. He said they are building there and will be solidly in the mid-\$300,000's and probably above that. He said this is a mix that they are bringing to the community. He said there is another community called Stallings Brook that they are going through and that is in the permitting process right now and it has been rezoned. He said it will be somewhere probably in the middle.

John Ashcraft asked if the mid-\$300,000's price point would work there. Mr. Loyd said no. He said the price per square foot would be extremely high like uptown Charlotte. Mr. Ashcraft said to Mr. Loyd that he just said he was doing it right down the road. Mr. Loyd said not for the same product, for bigger houses. He said these are single-family, detached units, they are big (50-foot wide), and there is less density. Keri said that staff would say that single-family detached is not consistent in that location because of the

Regional Mixed-Use. She said the priority uses are multi-family, commercial, and mixed-use in those centers. Mr. Loyd said townhomes are specifically called out in your Land Use Plan with the Regional Mixed-Use Centers.

Richard Ali asked Mr. Loyd if the products he was talking about were townhomes. Mr. Loyd said no. He said they are detached, larger homes. Mr. Ali said he thinks he spoke quite a bit last meeting. He said one of the problems he has is density, whether it is attached townhomes or single-family. He said he thinks we are getting pretty high. He said last month we talked about 3-4 units per acre. He said he realizes that townhouses tend to run a little bit higher. Richard Yercheck said he does not disagree but in those nodes that is what our Future Land Use Plan calls for. He said we can't put low density single-family homes in there and get what those are designed for. He said in the future we are not going to be able to draw in the commercial that we want unless we have the rooftops that we can put in those nodes. He said what we were talking about last week was outside of this node.

Richard Yercheck said staff has done a good job with our consultants who have been coming in and helping us redo the UDO so that we can get projects like this. He said the issue gets to be that if staff brings a project in and we change what they want because we don't like it, but that is what it is designed for, then who are we serving. He said, personally, he is happy it is not apartments. He said he lives three (3) miles from there.

Mr. Loyd said the question on the price points, talking about the diversity of the housing mix out there, there are a range of houses that are for sale and the projects that we have done have been higher price levels at this point. He said coming back to the diversity of housing mix, we reached out to a third-party market research firm called Metrostudy. He said they are very well respected. He said what we asked them to do is an analysis of affordability of homes in Monroe at particular price points. He distributed a copy of the analysis. He said the chart that you are looking at compares the affordability of home price points. He said it starts at \$199,000 then it goes up to \$249,000, \$299,000, \$399,000 and so on. He said this analysis is comparing Monroe to Charlotte to Weddington. He said this is based on the affordability percentage (Monroe is in blue, Charlotte is in orange, and Weddington is in gray). He said this is based on an income distribution of households in each of these areas. He said it is based on a conventional 30-year fixed mortgage with 20% down. He said what you see clearly in this analysis is as you get more affordable (our project is between the \$199,000 to \$249,000, maybe a little above that depending on market conditions) the households that are currently in Monroe can afford that price point is over 50%. He said when you get into \$300,000, \$400,000 and \$500,000, only 15% of people that live and work in Monroe can afford that price point, 85% cannot. He said for something like this with the density, it allows us to have the efficiency of a site that you can cluster, a site that has sewer and water, and direct access to the Monroe Expressway.

John Ashcraft asked why is Weddington in the analysis and not Indian Trail. He said Indian Trail and Monroe are the same size. Mr. Loyd said we can certainly provide that. Mr. Ashcraft said Weddington is a different market and they only have one (1) house per acre. He said Indian Trail is comparable to the Monroe population size. He said to Mr. Loyd that he is saying that these price points are in the market range of the people that live here in Monroe. He said because of the location of this proposed project, right there at the Bypass, why would you not consider drawing up and coming professionals out of the Charlotte market to locate here because they would have an easy way to get back in there. He said that price point is moot then. He said we are trying to attract a higher demographic, in his opinion. He said this is all immaterial because we are looking to draw up and coming professions out of the Charlotte market to relocate here and that site would be an ideal location and where you can get a higher price point on a home.

Mr. Loyd said these are smaller townhomes so the price per square foot is high. Mr. Ashcraft said if you lower the density and increase the size you can draw up and coming professionals, moms and pops, out of the Charlotte market to live there. Mr. Loyd said in his professional opinion he does not believe we can do that. He said from a market analysis standpoint to draw people out to a higher square foot price...Mr. Ashcraft asked Mr. Loyd how Indian Trail grew so big as a bedroom community of Charlotte. He said a majority of those people work in Charlotte. He said there is not a whole lot of business over there. He said to Mr. Loyd that what he is saying is that didn't work in Indian Trail. He said it is working there and you are building units there. Mr. Loyd said we have the same product that was approved in Indian Trail. Mr. Kirchner said what we are going back to is the City's planning for the area. Mr. Ashcraft said to Mr. Loyd that he is not saying that. He said to Mr. Loyd that he is saying the price point of these units is based on what the people living in Monroe could afford. He said to Mr. Loyd that he is not saying drawing somebody from another market to come live here.

Mr. Kirchner said you have to have something to start with. He said he is a resident of the City of Monroe, he lives right down street. He said he understands exactly what Mr. Ashcraft is saying. He said you have to have rooftops. He said if you only have Iron Peddler's and storage places you are not going to have those bigger projects coming. He said you have to start with something and build your way up to it. He said that is why the City has these nodes for that purpose. He said you can start with density there and work as you get to the middle to more commercial. He said you spread out of the nodes to less density.

John Ashcraft said if he was a developer and he was looking at that geographic location, right near a Bypass with access straight into Charlotte, for professional workers, you could certainly go for a higher price point. Mr. Kirchner said, for example, the Wingate master students just graduating are looking for that entry level house. He said we have other areas we can do higher-end houses. He said you have to have something of everything.... Mr. Ashcraft said this Board has been approving that. Mr. Kirchner asked if they were \$200,000 homes. Mr. Ashcraft said yes. He said he does not know how many are pending but there are a lot of them.

Chairman asked if there were any further questions. John Harris said he agrees with John Ashcraft. Edith Covington said she agreed as well.

Chairman asked if there was anybody else who would like to speak in favor of this project.

Keri asked to read an e-mail she received from Cynthia Hinson today:

Dear Ms. Mendler,

My husband, Rich Ansite and I are the property owners next to the proposed project referenced above.

We did want to insure that our comments in favor of this project are noted, as we will be unable to attend the planning meeting tonight.

Thank you.

Cynthia Hinson

Keri indicated on the map the property owned by Ms. Hinson.

Mr. Jess Perry, Walt Perry Realty, thanked everyone for letting him speak. He said they represent the Funderburk family. He said they (the Funderburks) were very selective in who was going to buy their property. He said they represent the property owners in most of our dealings because they want the property owners in Union County to get a fair deal. He said he has been working with M/I Homes, representing the owners, for about three (3) years. He said they do a good product and are very good to deal with. He said they have also been working with M/I on the Stallings Brook project. He said they believe that to be a good project. He said M/I has been very patient in developing that project (76 acres).

Mr. Perry said being in commercial real estate on a day-to-day basis they are fortunate they get calls from all over the country. He said this is one of the few intersections in the entire County that will have a product that will serve everybody and be in the best interest of everybody.

Mr. Perry said the other intersection close by is Unionville-Indian Trail and Secrest Shortcut. He said Mr. Ashcraft asked why Indian Trail developed so quickly. He said it is because they are closest to Charlotte. He said anybody who is on the west side of Charlotte, closest to Mecklenburg County, naturally has been the area that will develop first because they have so many people who work and travel in Mecklenburg County. He said they want to get to Mecklenburg County as quickly as they can. He said he is sorry Indian Trail was not included in the analysis. He said he understands what Mr. Ashcraft is saying.

Mr. Perry said the Bypass has opened up tremendous opportunity for Monroe because when we have a developer call about a commercial development they are told that this place (Monroe) is green and there aren't enough rooftops around here. He said you have to start somewhere. He said as far as the price points and what we see in our expanse, it is right along the lines of what we believe would work very well. He said it is not for just people in Monroe, but also for people who are living in Charlotte. He said what usually happens in commercial development is that you will have residential come in first. He said not many people will want a \$500,000 house right there. He said that is too close to the intersection. He said we will get income levels of all sorts of people and you will have higher density closer to the intersection. He said as you get away from the intersection you will have lower density and maybe some of those \$500,000 homes.

Mr. Perry said that is why he believes, as far as the price point is concerned, a \$200,000 - \$250,000 townhome would suit millennials, young professionals just getting started would suit them just perfectly.

Mr. Perry said he believes the City's plan is an excellent plan and as far as the density is concerned it is right on. He said it is good to have a mixture of all price levels. He said townhomes are a good thing and it is an excellent spot for this particular project.

Chairman asked if anyone had a question for Mr. Perry. There were no questions.

Mr. Loyd said there was a question about starter homes and the quality of these homes. He said he wanted to assure you that the quality of these homes is very high. He said M/I Homes has the wherewithal to deliver a quality community. He said they are traded on the NY Stock Exchange. He said every house that they build and sell comes with a 15-year transferable structural warranty. He said he does not know any other builder like M/I Homes that is doing anything like that. He said every house that they do is energy efficient. He said they have an in-house customer care team. He said he spent a lot of time with the Land Use Plan. He said some of the concerns of the neighborhood was upkeep. He said they would charter with this a Homeowner's Association that would maintain a high community standard in here. He said they charter this and ultimately it gets turned over to the neighborhood. He said these are solid houses. He said these are not cheap homes. He said these are very nice townhomes that M/I Homes delivers. He said he

hopes that you can get out and see some of our other neighborhoods to get a feel for the fit and finish of M/I Homes that we currently build in Monroe.

Renee Hartis said to Mr. Loyd that she felt the Board wants something that is high quality and very attractive. She said the elevations all really look the same except for different colors. She said Lake Park has some adorable townhomes and they have some character. She said there are different looks and they are not just several buildings that all look the same.

Richard Ali said we got the same “cookie cutter” homes last month. Renee Hartis said yes, but she was talking about this particular project. She said they all look exactly the same except for color. She said she didn’t know if money was the problem. Mr. Loyd said there is a mix of materials that would be required with these houses. He said there is brick and stone on some elevations. He said there are combinations of hardi plank shake, board and batten, and traditional laps. He said there is a mix out there. He said there is good articulation on the front of these homes. He said we feel that it’s a very nice looking project. He said landscaping and open spaces would be very attractive and very inviting for folks. He said they have been doing this a long time. He said the company has been in business for over 40 years. He said if we don’t do a good job and are not a good neighbor, then we don’t sell houses in other neighborhoods.

Edith Covington asked about visiting a project that M/I Homes had developed so she can see for herself the work that you do. She said she can rest better when she makes a decision. Chairman said to Edith she should get with Mr. Loyd to get some information.

Richard Ali said to Mr. Loyd that he gave a price range for the 172 homes that are being built. He asked how many of the homes are at the bottom of the price range and how many are at the top. Mr. Loyd said we won’t know until about 2022 when we start building homes so prices will fluctuate. He said prices rarely go down, but the square footage range is north of 1,300 square feet to 1,700 square feet. He said we will not likely know this until we get there. He said part of it is actually when we do the engineering and design of the neighborhood because if you hit rock somewhere you have to be able to absorb that cost. He said this has an impact of what ultimately the final price is going to be. He said probably the base pricing will be in the \$225,000 range on the lower end to maybe around \$250,000. He said options will be on top of this and increase the price from the higher \$200,000’s to approaching \$300,000. He said it depends on the customer.

Richard Ali asked what were the comments from the attendees at the neighborhood meeting. Mr. Kirchner said he did not recall any opposition. He said most of the questions were about the stormwater pond. He said there is a stream that goes through the property and they didn’t understand how stormwater ponds work. He said they thought the discharge would go to another property. He said nothing against the project, just clarifications.

Edith Covington asked if there would be a community center at the site. Mr. Kirchner said no.

Renee Hartis asked if there would be a fountain. Mr. Kirchner said it is possible, but until it all gets engineered they won’t know.

Richard Ali said he just wanted to comment that he hears the phrase “starter home” a lot and he hopes we get away from every community being built being classified as “starter homes” and priced as such.

Jennifer Smith asked what the HOA fees would be. Mr. Loyd said we don’t know this yet. He said they have to go through the permitting process and budget the landscaping, irrigation, etc. He said he does not

anticipate that it would be prohibitive. He said these are townhomes so there will be some shared costs like insurance in the fees that are typical to townhomes.

Chairman asked if there was anyone else that would like to speak in favor of this project. There was no one.

Chairman asked if there was anyone who would like to speak against this project.

Vickie Greene said she was concerned with the school system. She said she understands that all of the developments that are coming in with these starter homes will be sending their kids to schools. She said with all these projects we have going on, and all these kids that will be coming, it would be nice to know if someone was playing with the possibility if we are going to have land to build new schools or are we going to sell all of this property to developers to build houses.

Chairman said right now, as it relates to Porter Ridge, that school was designed to be expanded from the very beginning. He said they can add wings to that school as they need to. He said there is also room at Porter Ridge on that whole site between the Elementary, Middle and High School to start another project to make the school bigger. He said the other part that they can do with the schools because they are designed in a way to add wings, they can also go up. He said this will be up to the County Commissioners and the School Board. He said Piedmont is a little tighter but there is also land out there that County could purchase.

Chairman said for this Board, it's part of a thought process and it is not part of our consideration because it is the County and Board of Education that decides when density gets to be such that they are going to stop putting trailers out there and they will then build. He said they will have to decide how they are going to fund this. He said it is generally through a bond referendum. He said if this happens, we will all see our property taxes go up. He said to Vickie that he understands where she is coming from but until the schools are over-capacity for a long period of time, then it's going to be difficult. He said they are not going to build a new school in anticipation of people coming.

Vickie Greene said she understands that but there were statements made "build and they will come" and that this is the County's problem. Chairman said the Board of Education and the County Commissioners are due to have their demographic study redone, but the demographic studies that the Board of Education are working from show a decline in our school system over the next six (6) years. He said our largest bubble that went through our middle schoolers and high schoolers is about a year out. He said our school system theoretically has peaked according to the demographics study that they are working off of right now. He said they should be, next year or the year after, redoing that demographic study and all of this will come into account. He said Don Ogram is constantly talking to the City and County and is consistently being updated on new permits. He said as the new permits come in, they'll factor that in as it relates to their planning. He said this project is probably five (5) or six (6) years away from being completely built out. He said if the demographic study that the Board of Education is working on now is correct, we will see a decline in Porter Ridge, Piedmont and Poplin, and these people will come in and they will backfill those.

Vickie Greene said all the other developments that we have already approved will be coming into play...Chairman said over a five (5) year period of time. He said they are all still breaking ground.

Vickie Greene said it is really important that we try our best to look out for these kids. She said the parents are going to be buying these homes and taking their kids to school that have multiple trailers and are overcrowded. She said the one thing that is a selling point for Union County is our schools. She said it is our obligation to look out for the children.

Chairman said he understands this and our charter as Planning Board is that it is a thought process we should always have because it is not something that we should ever forget. He said as it relates to that enterprise zone and as it relates to what our Board responsibility is, we cannot take on the County's responsibility. He said the County knows that this is happening all over the County, and they are having discussions now about making sure that they can do that. He said the Board of Education is having discussions as well.

Vickie Greene said she wanted to be clear. She said she is not against this project specifically. She said she is speaking of all the other projects that have already been approved. Chairman said he completely understands. He said the other issue that we run into and we have talked about generally at the end of a meeting when we have adjourned is until we have more rooftops East of Hwy 74, we are not going to get new people in the mall and we are not going to get new grocery stores. He said there is too much green out there. He said part of the purpose of having the Bypass go through part of the City and putting these enterprise zones in was so we could do exactly what is happening right now. He said this is a direct effect of the planning from this Board, changing of the UDO and what is going on with City Council. He said we've got to have rooftops first. He said the \$500,000 homes don't come first. He said the \$250,000 homes come first. He said if you look at Forward Monroe, if you look at our Land Use Plan and how these enterprise zones are supposed to be designed, we are doing what the plan is. He said he is all about the schools and has been for a long time. He said he has fought real hard for them and continues to.

Vickie Greene said we cannot be a decision-maker in what the plan is, but she does not think that she can sit here and not voice her concerns. Chairman said to Vickie that he supports and appreciates the fact that is something that you are passionate about. He said, however, that it is not something that should hold us back from following through with what our Land Use Plan and what those enterprise zones were designed to do.

Doug said the school information in the staff report is directly copied and pasted from Don Ogram. Also, he said the list of subdivisions that you see in the staff report were not all approved by the City of Monroe. He said it represents projects approved by Union County, projects approved by Unionville and projects approved by the City of Monroe. He said the bulk of those projects are not subdivisions approved by the City of Monroe.

Vickie Greene said this information is gathered from the schools. She asked Doug if this is just taking into account this project being presented to the school or is the school getting that percentage from the already pre-approved projects plus this. Doug said those numbers and the subdivisions that are there are built into that percentage. He said he has spoken with Don Ogram on these percentages. He said Don Ogram said that if a school is over 100% capacity, they do not cut off students attending the school from new subdivisions being built but do not take any transfer students. He said the school system has a "school of choice" where a student can go to any school as long as the student provides transportation. He said once the schools reach its breaking point it will act.

Richard Ali said that Union County is currently working on the Union County 2050 and he knows that there is a big water problem in the County now. He asked Chairman if the schools are part of that 2050 Plan. Chairman said density and school planning are a part of the 2050 Plan. He said the school system will have its own 2050 Plan. He said they are running 5, 10 and 20 year plans.

John Ashcraft said he is not happy with the density on this project. He said he thinks it is high. He said it seems that every subdivision that we get that comes through here is maxed out. He said the developers go for the highest number of units and the quality is not what he considers admirable. He said no disrespect

to Mr. Loyd, he said he is sure his product is the greatest product in the region. He said the vinyl is not going to happen. He said he has served eight (8) years on the City Council and then the Planning Board and he has never seen any development on Secrest Shortcut that came before us that had no opposition. He said there is no opposition to this project from the neighbors so it appears that the neighbors are happy with it and he has not seen this before. He said it is unusual.

Chairman asked if anybody has anything else they would like to say before he asks for a motion.

Mr. Loyd said he has one more thing to say. He said if there is a motion for approval and you wanted to add a condition for the vinyl siding on the sides and back we would be willing to do that. Doug said yes, it would be no vinyl except for the eaves and soffits. Mr. Loyd agreed.

Chairman asked for a motion on this proposal to either recommend approval or denial of the adoption of the Resolution of Land Development Plan Compliance.

Ashley Britt said if the Board wanted to add a condition, this is the appropriate place.

Motion: John Ashcraft made a motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance with the condition that vinyl be excluded as a building material except for the eaves and soffits.
Second: Edith Covington
Action: The motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance with the condition passed with opposition from Vickie Greene.

Chairman asked for a motion on the Ordinance amending Section 156.98 – Conditional Districts Established and Section 156.106 – Official Zoning Map.

Motion: John Ashcraft made a motion to recommend the adoption of the Ordinance amending Section 156.98 - Conditional Districts Established and to recommend the adoption of the Ordinance amending Section 156.106 - Official Zoning Map.
Second: Edith Covington
Action: The motion to recommend adoption passed with opposition from Vickie Greene.

Item 4. Zoning Map Amendment request for a Conditional District “EC Customs” for the property located at 1749 Williams Road (Parcel ID #: 09-261-005G)

Keri Mendler, Planner, introduced this item. She said she is here to present a Zoning Map and Text Amendment for the property located at 1749 Williams Road. She said the request is to rezone the property from General Industrial (GI) to Conditional District “EC Customs” in order to add retail sales as an allowed use on this property. She said the property is West of Williams Road, and Nelda Drive branches off the road.

Keri said as she mentioned the property is currently zoned General Industrial (GI). She said to the North and South is General Industrial (GI), to the East is CD “Union Baptist Association”, to the West is CD “1717 Williams Road”.

Keri said the applicant is requesting a rezoning in order to add retail sales as an allowed use at this site. She said there is an existing 9,600 square foot building with paved parking on site and there are approximately 32 striped paved parking spaces in front of the building.

Keri said the Land Development Plan indicates this property is located in the Manufacturing, Logistics and Aerospace/Industrial area. She said these areas support manufacturing and production at a variety of scales, including assembly and processing, warehousing and distribution, bulk storage and utilities. She said clusters of uses that support or serve similar industrial uses typically locate nearby.

Keri said that staff does think that the proposal is consistent with the Land Development Plan and it is reasonable and in the public interest.

Keri said staff will post the property and notify all the property owners within 150 feet of the subject property ten (10) days prior to the public hearing.

Keri said she would be happy to answer any questions and the applicant is here as well.

John Ashcraft asked what kind of retail will there be. Keri said she believes that they sell guns and gun parts. She said she would let them address this. Applicant said sporting goods.

Chairman said there is a small gun store there now with fabrication in the back.

John Ashcraft asked if there was an indoor shooting range. Applicant said no.

Mr. Scott Ferguson came forward and said he would be working for Ed and Tommy Helms.

John Ashcraft asked Mr. Ferguson what kind of sporting goods. Mr. Ferguson said firearm sales, all parts and accessories. He said with Gander going out of business, Walmart taking their stand and reducing inventory, the only place in Monroe and Union County to buy firearm parts and accessories is pawn shops or drive all the way out to Matthews. He said they are poised in a unique area to be able to come out and supply Monroe and specifically Union County.

John Ashcraft asked Doug if that location would be suitable for an indoor firing range. Doug said this would be more for building code. He said if it was outside there may be an issue. He said there is an indoor shooting range in Mooresville right off of Hwy 150, right there by other businesses. Renee Hartis said there is one in Matthews right off Monroe Road. Mr. Ferguson said they both are the same company called "Point Blank Range".

Chairman asked Mr. Ferguson to talk about the expansion plan since right now it is a small store. Keri said the rezoning is just to add retail sales. She said if they wanted to come back and do an indoor shooting range, that would be a Conditional District.

Richard Ali said to Mr. Ferguson that he had said the store would be for sporting goods. He asked if it would be just guns and parts. Mr. Ferguson said ammunition, holsters, accessories, hunting accessories, clothing, camouflage, etc.

Mr. Christian Helms came forward in favor of the project and said his parents were business partners at this venture.

Chairman asked if there were any questions for Mr. Helms. There were none.

Chairman asked if there was anyone else who would like to speak in favor of this project. There was no one.

Chairman asked if there was anyone else who would like to speak against this project. There was no one.

Chairman asked for a motion on this proposal to either recommend approval or denial of the adoption of the Resolution of Land Development Plan Compliance.

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

Second: Edith Covington

Action: The motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance passed unanimously.

Chairman asked for a motion on the Ordinance amending Section 156.98 – Conditional Districts Established and Section 156.106 – Official Zoning Map.

Motion: Renee Hartis made a motion to recommend the adoption of the Ordinance amending Section 156.98 - Conditional Districts Established and to recommend the adoption of the Ordinance amending Section 156.106 - Official Zoning Map.

Second: Richard Ali

Action: The motion to recommend adoption passed unanimously.

Item 5. **Other**

There was no other business.

Item 6. **Adjournment**

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

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

Second: John Ashcraft

Action: The motion to adjourn passed unanimously.

The meeting was adjourned at 7:28 pm.

Respectfully Submitted,

Richard Yercheck, Acting Chairman
Planning Board

Maryann Brown
Secretary to the Board



STAFF REPORT

TO: Planning Board Members

DATE: July 22, 2020

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Annexation 169.47 acres located along Waxhaw Highway and further identified with parcel ID number 09-351-014.

SUMMARY STATEMENT

Planning Board is requested to consider the annexation of 169.47 acres located along Waxhaw Highway and further identified with parcel ID number 09-351-014

REVIEW

This is an annexation request by Franklin Howey on behalf of Monroe Township Farms, LLC to annex 169.47 acres located along Waxhaw Highway and further identified with parcel ID number 09-351-014. The annexation is being requested in order to develop 500 single family residential lots.

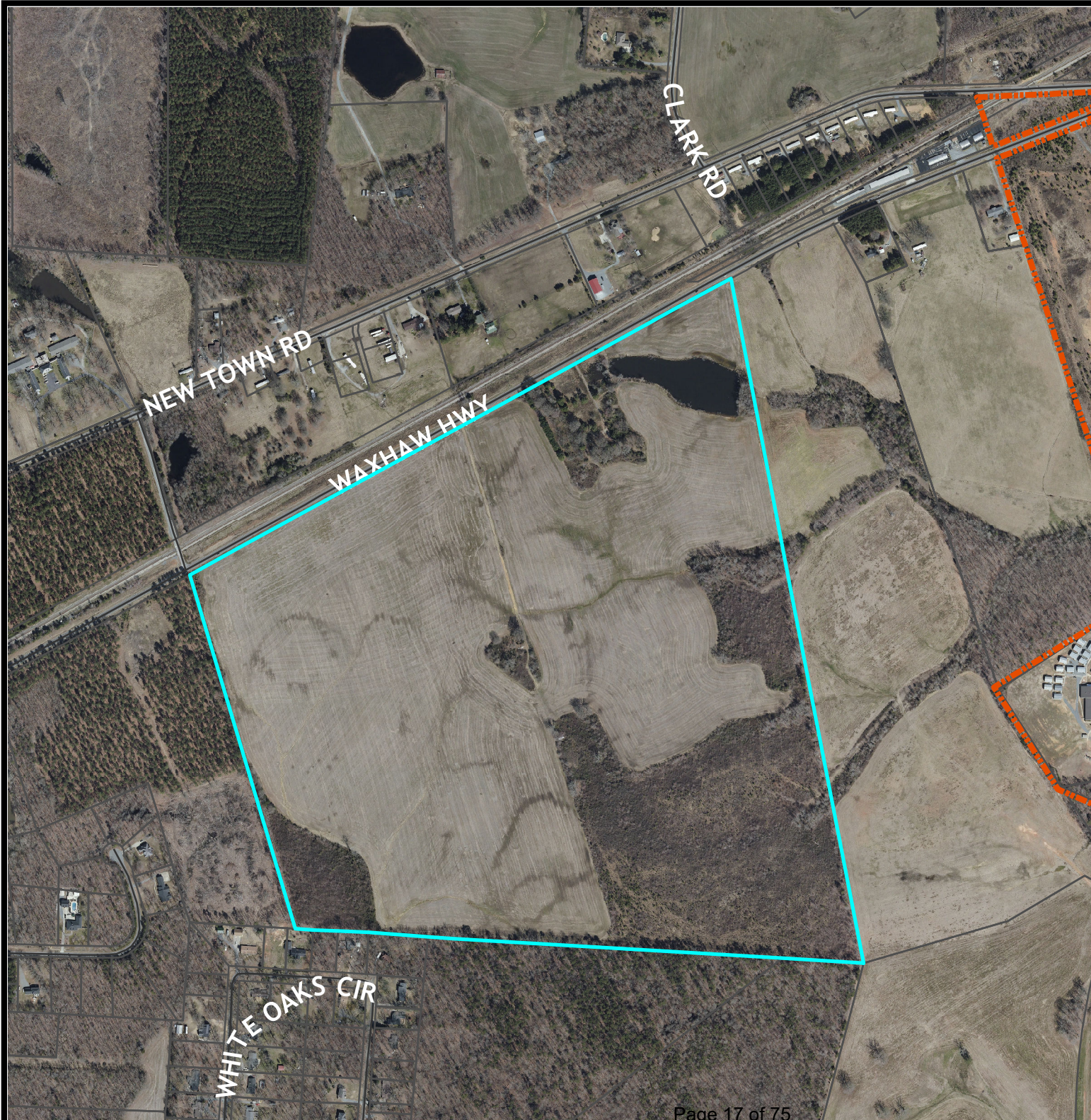
RECOMMENDATION

Staff recommends approval of the annexation.

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

Attachment(s):
Ortho Map
Annexation Plat

Prepared by: KEM 7-8-20



Ortho Map

Legend

-  Centerlines
-  Parcels
-  City Limits

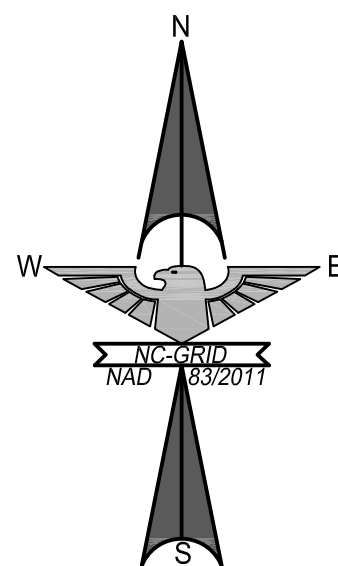
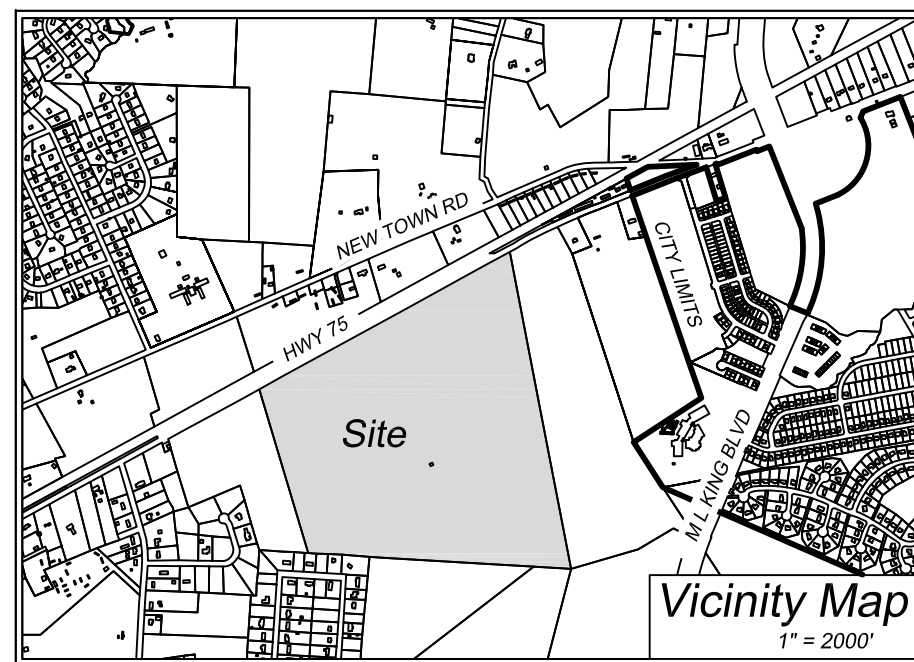
**Existing: RA-20 & RA-40
(Residential- Union County)**

**Owner: Monroe Township
Farms, LLC**

Acres: 169.47



0 575 1,150
 Feet



REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF UNION

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

DATE _____ REVIEW OFFICER _____

CITY CLERK APPROVAL

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

DATE _____ CITY CLERK _____ (SEAL)

NGS MONUMENT "T 51"
PID: EC0164
NAD 83/2011
N: 449,653.53
E: 1,523,300.79
ELEV. 643.9'
CGF = 0.99985815
CONVERGENCE
ANGLE = -0°55'06.7"

N/F
PARCEL #09351013
ELIZABETH CLAY HARTSELL
DB 4203, PG. 90
ZONING: RA-20
(UNINCORPORATED
UNION COUNTY)

N/F
PARCEL #09351013B
HARVEY & JESSIE LANEY
DB 1442, PG. 410
ZONING: RA-20
(UNINCORPORATED
UNION COUNTY)

N/F
HENRY B. BROWNING AND
WIFE, LORETTA M. BROWNING
BK. 401, PG. 572
(SECOND TRACT)
PARCEL #09321003B
ZONING: B-2
(UNINCORPORATED
UNION COUNTY)

CSX TRANSPORTATION, INC.
100' RAILROAD R/W
REF. DB 7279, PG. 602

N/F
PARCEL #09351013A
MARIANNE G. WESCOAT
DB 5661, PG. 183
ZONING: RA-20
(UNINCORPORATED
UNION COUNTY)

N 64°09'E 1.436' +/- TO
CLOSEST POINT OF
MONROE CITY LIMITS
BK 7464-563
(PLAT CAB. O-820)

N/F
PARCEL #09351011
EDWARD LAWINGS
DB 5783, PG. 255
ZONING: RA-20
(UNINCORPORATED
UNION COUNTY)

N/F
PARCEL #09321003
ROBERT L. BROWNING, JR.
DB 444, PG. 325
ZONING: RA-20 / RA-40
(UNINCORPORATED
UNION COUNTY)

N/F
PARCEL #09351015A
JIMMY & JO MOORE
DB 4663, PG. 385
ZONING: RA-20 / RA-40
(UNINCORPORATED
UNION COUNTY)

NC HIGHWAY 75 - WAXHAW HIGHWAY
NO RECORDED RIGHT OF WAY FOUND FOR N.C. HWY. 75
RIGHT OF WAY IS LIMITED TO AREA MAINTAINED BY NCDOT
(SEE NOTE NUMBER 14 ON SHEET 2)

THIS PROPERTY IS SUBJECT TO
RURAL LINE PERMIT TO MONROE
TELEPHONE COMPANY RECORDED IN
BOOK 182, PG. 416 AND EASEMENT TO
DUKE POWER COMPANY RECORDED IN
BOOK 124, PAGE 166.

N/F
PARCEL #09351014
MONROE TOWNSHIP FARMS, LLC
DB 7279, PG. 602
ZONING: RA-20 / RA-40
(UNINCORPORATED
UNION COUNTY)

7,382,094 sq.ft.
169.470 acres

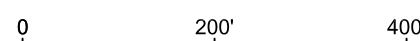
APPROXIMATE LOCATION
OF ZONING BOUNDARY
PER UNION COUNTY GIS

RA-20 ZONING

RA-40 ZONING

N/F
PARCEL #09351015
D. WARD STARNES
ZONING: RA-20 / RA-40
(UNINCORPORATED
UNION COUNTY)

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

ANNEXATION NOTES

TOTAL LINEAR FEET OF BOUNDARY: 11,100.34'

LINEAR FEET OF BOUNDARY CONTIGUOUS WITH
EXISTING MONROE SATELLITE CITY LIMITS: 0'

TOTAL AREA ANNEXED: 169.470 ACRES

STATE OF NORTH CAROLINA
COUNTY OF _____

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

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF
_____, 2020.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____ SEAL

STATE OF NORTH CAROLINA
UNION COUNTY

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

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF
EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO
THE DEFINITION OF SUBDIVISION.

THIS IS TO CERTIFY THAT THIS SURVEY IS AN ANNEXATION SURVEY, WHICH IS
AN EXCEPTION TO THE DEFINITION OF "SUBDIVISION" PURSUANT TO GENERAL
STATUTE 47-30f.11d

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 10th DAY OF APRIL, 2019.

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

MATCH LINE
SEE SHEET 2 of 2

SURVEYORS CERTIFICATION

ANNEXATION BOUNDARY FOR THE CITY OF MONROE



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

REVISION
BY DATE
1 3/27/20 RLW
2 4/8/20 RLW
3 4/22/20 RLW
4 5/15/20 RLW
5 5/20/20 RLW
6 5/21/20 RLW

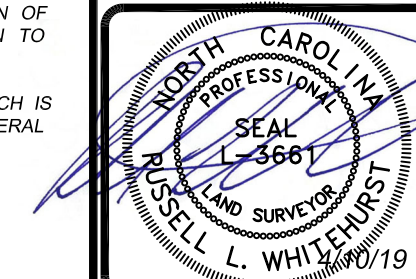
REVISED PER CITY OF MONROE COMMENTS
REVISED PER CITY OF MONROE COMMENTS
REVISED PER CITY OF MONROE COMMENTS
CORRECT OVERALL AREA ON SHEET ONE
UPDATE RAILROAD NAME
UPDATE PURPOSE STATEMENT

THE PROPERTY OF:
MONROE TOWNSHIP FARMS, LLC
MONROE TOWNSHIP,
UNION COUNTY, NC

OWNER:
MONROE TOWNSHIP FARMS, LLC
P.O. BOX 429
MONROE, NC 28111

ANNEXATION PLAT

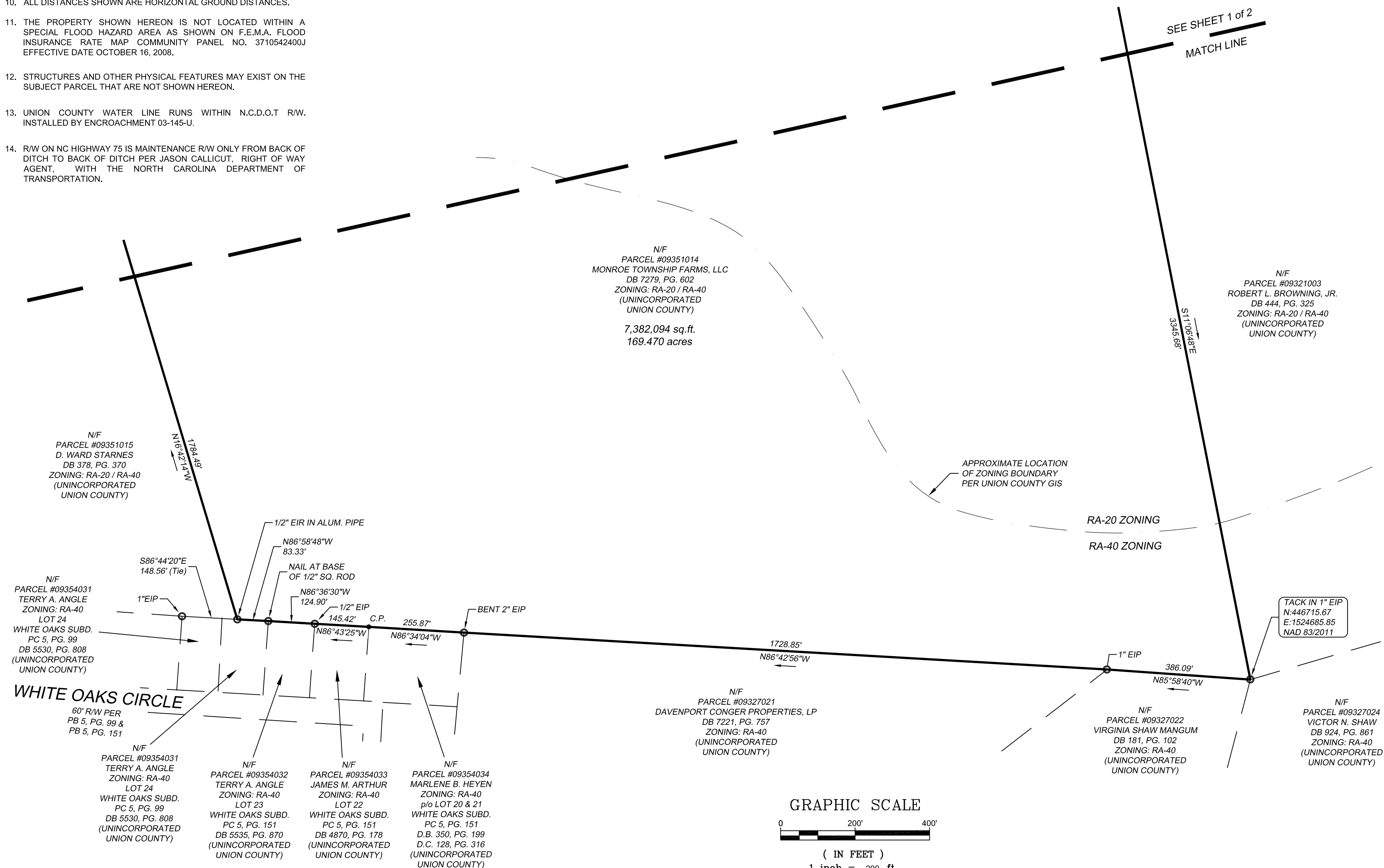
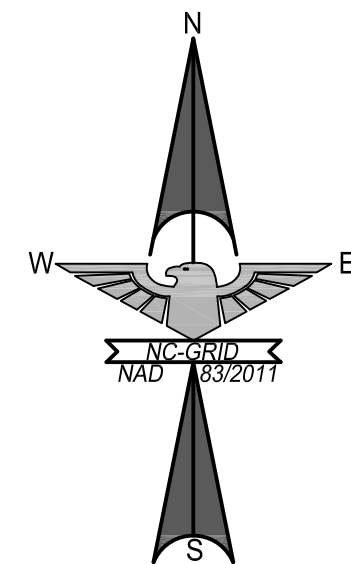
Drawn By: DCG
Approved By: RLW
Date: APRIL 10, 2019
EEL Project
Location: XLAND PROJECTS R201726
Scale: 1" = 200'
Sheet: 6726



1 of 2

1. GRID POSITIONS WERE DETERMINED USING A TRIMBLE 5800 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011.
2. AREAS COMPUTED USING COORDINATE GEOMETRY.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE MARKED.
4. IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
5. DEED REFERENCE: AS SHOWN.
6. ALL ADJOINING PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".
7. RAW ERROR OF CLOSURE: 1:10,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.
8. OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.
9. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
10. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
11. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710542400J EFFECTIVE DATE OCTOBER 16, 2008.
12. STRUCTURES AND OTHER PHYSICAL FEATURES MAY EXIST ON THE SUBJECT PARCEL THAT ARE NOT SHOWN HEREON.
13. UNION COUNTY WATER LINE RUNS WITHIN N.C.D.O.T. R/W. INSTALLED BY ENCROACHMENT 03-145-U.
14. R/W ON NC HIGHWAY 75 IS MAINTENANCE R/W ONLY FROM BACK OF DITCH TO BACK OF DITCH PER JASON CALLICUT, RIGHT OF WAY AGENT, WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

EIP - EXISTING IRON PIPE
EIR - EXISTING IRON REBAR
NIR - NEW IRON REBAR
S.T. - SIGHT TRIANGLE
M.B.S. - MINIMUM BUILDING SETBACK
P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
SSMH - SANITARY SEWER MANHOLE
R/W - RIGHT OF WAY
P.S.S.E. - PRIVATE SANITARY SEWER EASEMENT
GPUE - GENERAL PUBLIC UTILITY EASEMENT
C.P. - COMPUTED POINT
ECM - EXISTING CONCRETE MONUMENT
E.P.K. - EXISTING P.C. NAIL
CGF - COMBINED GRID FACTOR.



ANNEXATION BOUNDARY FOR THE CITY OF MONROE



**EAGLE
ENGINEERING**

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

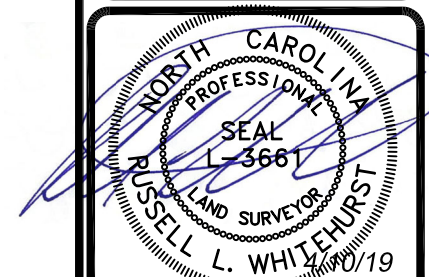
NO.	DATE	BY	REVISION
1			
2	3/27/20	RLW	REVISED PER CITY OF MONROE COMMENTS
3	4/2/20	RLW	REVISED PER CITY OF MONROE COMMENTS
4	4/22/20	RLW	REVISED RIGHT OF WAY NOTATIONS ON N. 75.
5	5/15/20	RLW	CORRECT OVERALL AREA ON SHEET ONE
4	5/20/20	RLW	UPDATE RAILROAD NAME
6	5/21/20	RLW	UPDATE PURPOSE STATEMENT

THE PROPERTY OF:
MONROE TOWNSHIP FARMS, LLC
MONROE TOWNSHIP,
UNION COUNTY, NC

OWNER:
MONROE TOWNSHIP FARMS, LLC
P.O. BOX 429

ANNEXATION PLAT

Drawn By:	DCG	Approved By	RLW	Date	APRIL 10, 2019
Location:	XLAND PROJECTS R218726			Scale:	1" = 200'
				EEI Project	6726



2 of 2



STAFF REPORT

TO: Planning Board Members

DATE: July 22, 2020

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Map Amendment request for Conditional District “Waxhaw Landing” (Parcel ID #: 09-351-014)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning text and map amendment for the property located along Waxhaw Highway further identified with parcel ID number 09-351-014 from RA-20 and RA-40 (County Residential Zoning) to Conditional District (CD) “Waxhaw Landing”

REVIEW

The applicant, Monroe Township Farms, LLC, is requesting a conditional district rezoning in order to develop 500 single family lots. The total area of the project is 169.47 acres, with 49.08 acres or 29% of that left as common open space. The density of this project is 2.95 units per acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	CSX Railroad/Residential	RA-20 (Residential, County)
East	Vacant/Farming	RA-20 & RA-40 (Residential, County)
South	Vacant/Residential	RA-40 (Residential, County)
West	Residential	RA-20 & RA-40 (Residential, County)

Proposal

The applicant, Monroe Township Farms, LLC, is requesting a conditional district rezoning in order to develop 500 single family lots with 49.08 acres or 29% of open space.

REQUIREMENTS

Density & Dimensional Standards

The density of the proposed project is 2.95 units per acre. The minimum lot size is 6,000 sqft. with a 7,628 sqft average lot size. The data below is simply to provide the board with information to compare the proposed density being to what is allowed by the zoning ordinance in other residential districts in Monroe.

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

The minimum setbacks proposed are as follows:

Front: 25 feet

Side: 5 feet

Corner Lot Side: 10 feet

Rear: 25 feet

Landscaping

Street trees will be provided at a rate of one (1) per lot and all houses will have at least two (2) yard trees. Landscaping will also be provided along the frontage of Waxhaw Landing.

Open Space

The project is required to provide at least 12.5% open space which would equal 21.83 acres. The total area of open space provided is 49.08 acres or 29%. The open space includes a clubhouse and pool and several pockets parks which will have walking paths, park benches, exercise equipment and/or playground equipment.

Elevations

The developer is proposing the homes will be a minimum of 1,400 heated square feet. The proposed exterior building materials will include fiber cement, stone, stucco, and/or brick. Vinyl will only be used for trim work. The front façade will include a mix of materials with a minimum of 25% being brick, stone, or stucco.

Parking

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

Sidewalk

A five foot (5') wide sidewalk will be provided along both sides of the interior roads throughout the development with the exception of one small cul-de-sac that has a 45-foot right-of-way. Eight foot (8') wide sidewalk will be provided along Waxhaw Highway.

Stormwater

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

Stream Buffer

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

Schools

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

“It is proposed to be located along Hwy 75 near Walter Bickett ES and will be within the following school attendance boundaries for the 2020-2021 school year:

Walter Bickett Elementary School	Currently at 72% of rated capacity
Monroe Middle School	Currently at 80% of rated capacity
Monroe High School	Currently at 69% of rated capacity

By our accounting, this will bring the number of planned and not built housing units in the Walter Bickett ES area to approximately 1072.

This includes:

- Secrest Commons (Hwy 75) 495 units
- Alexander Commons (Hwy 75) 77 units

Also within the Monroe attendance area (for a total of 1408 units) are:

- Willoughby Woods (Weddington Rd) 60 additional units
- Dogwood Forest (John Moore Rd) 21 units
- Village at Rocky River (corner of Weddington and Rocky River Rds) 180 units
- Medlin Forest (Medlin Rd) 75 units

This proposed subdivision is not expected to present an adverse impact to enrollment at the above schools.”

Transportation

The proposal includes two (2) entrance points on Waxhaw Highway/Highway 75. Due to the number of lots in this development a TIA (Traffic Impact Analysis) was conducted for this project. The following onsite improvements are required:

1. A right and left turn lane will be added at the western entrance; and
2. A left turn lane will be added at the eastern entrance.

The following off-site improvements are required at NC 200 & NC 84:

1. Construction of a westbound NC 84 right-turn lane with 250' of storage;
2. Westbound right turn lanes shall be brought under signal control and “pork chop” island shall be removed;
3. Signal modifications shall be provided to accommodate the new lane; and
4. Eastbound and westbound left turn signals shall be converted to protected/permitted flashing yellow arrow.

The following off-site improvements are required at NC 75 & NC 84:

1. Construct a westbound NC 75 right turn lanes with 175' of storage.

The following off-site improvements are required at NC 75 & Newtown Road:

1. Construct a westbound right turn lane with 100' of storage.

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this area is Suburban. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods. Multimodal connectivity between neighborhoods and to nearby center also should be emphasized. Strategic connections to the off-street multi-use trail network are preferred and open space should be preserved in both active and passive forms within neighborhoods. The density for suburban residential is 2-4 units per acre.

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

PUBLIC NOTIFICATION

The applicant held a neighborhood meeting on June 28, 2020 at Grace Baptist Church. Two individuals attended this meeting and a summary prepared by the applicant's engineer is attached.

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

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

RECOMMENDATION

Staff recommends approval of Conditional District "Waxhaw Landing".

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

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

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

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

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

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

Attachments:

1. Ortho Map
2. Zoning Map
3. Site Plan
4. Building Elevations
5. Approval Resolution
6. Denial Resolution
7. Ordinance 156.106
8. Ordinance 156.98
9. Summary of Neighborhood Mtg.

Ortho Map

Legend

-  Centerlines
-  Parcels

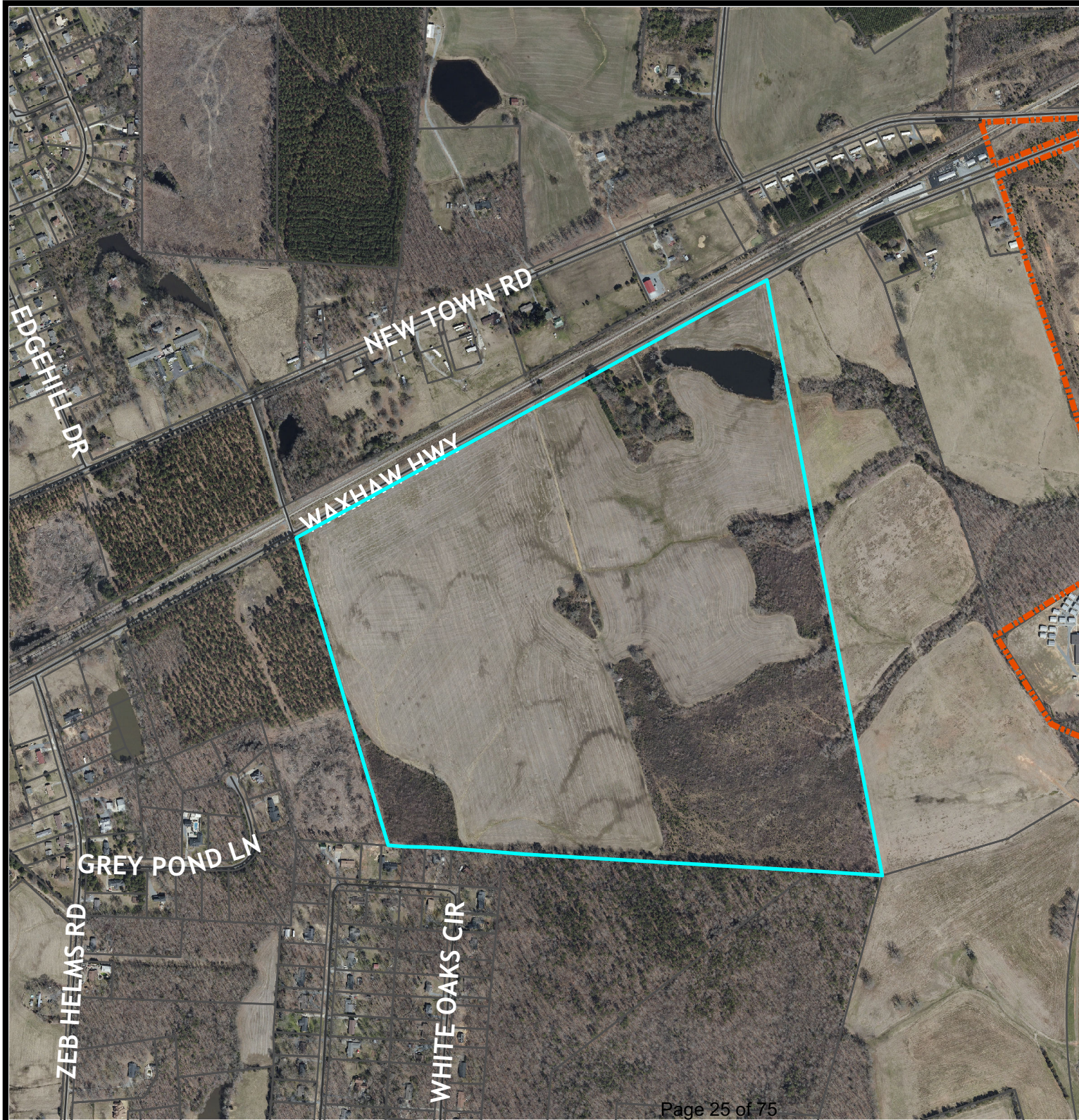
**Existing: RA-40 & RA-20
(County Residential
Low Density)**

**Owner: Monroe Township
Farms, LLC**

Acres: 169.47



0 660 1,320
Feet

Zoning Map

Legend

Centerlines

Parcels

UC Zoning Districts

B-2

RA-20

RA-40

Zoning Districts

R-20

GB

CD

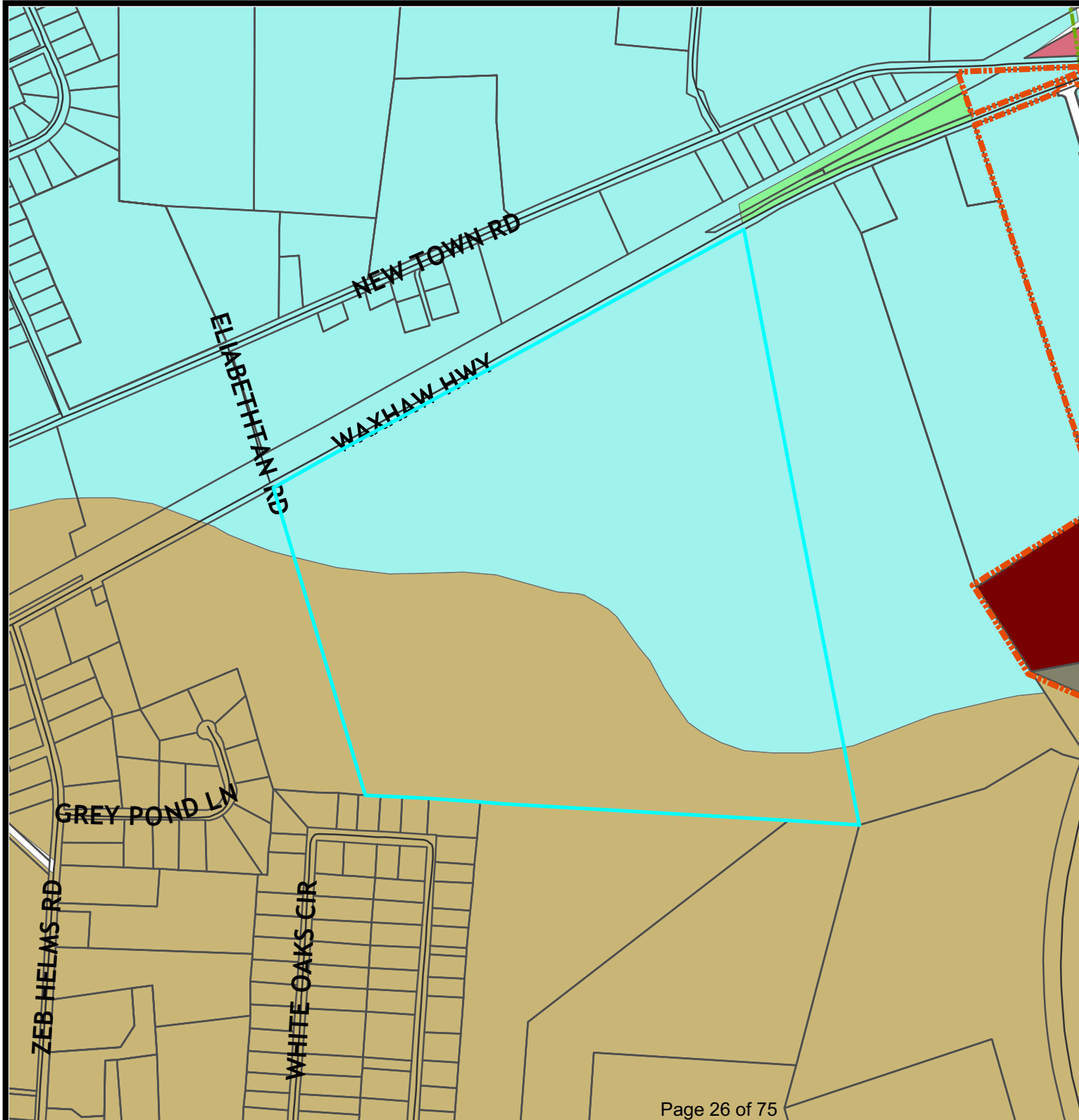
**Existing: RA-40 & RA-20
(County Residential
Low Density)**

**Owner: Monroe Township
Farms, LLC**

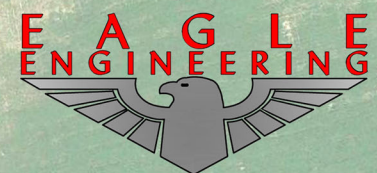
Acres: 169.47



0 660 1,320 Feet



WAXHAW LANDING



NO.	DATE	BY	ISSUE	REVISIONS PER PLANNING COMMENTS
1	01/07/2020	KEL		

WAXHAW LANDING
MONROE, NC
MONROE TOWNSHIP FARMS, LLC.
P.O. BOX 429
MONROE, NC 28111

DESIGNED BY	DRAWN BY	CHECKED BY	JCB NUMBER
6726	KEL	JHR	6726
AS SHOWN	DATE		
	6/11/19		

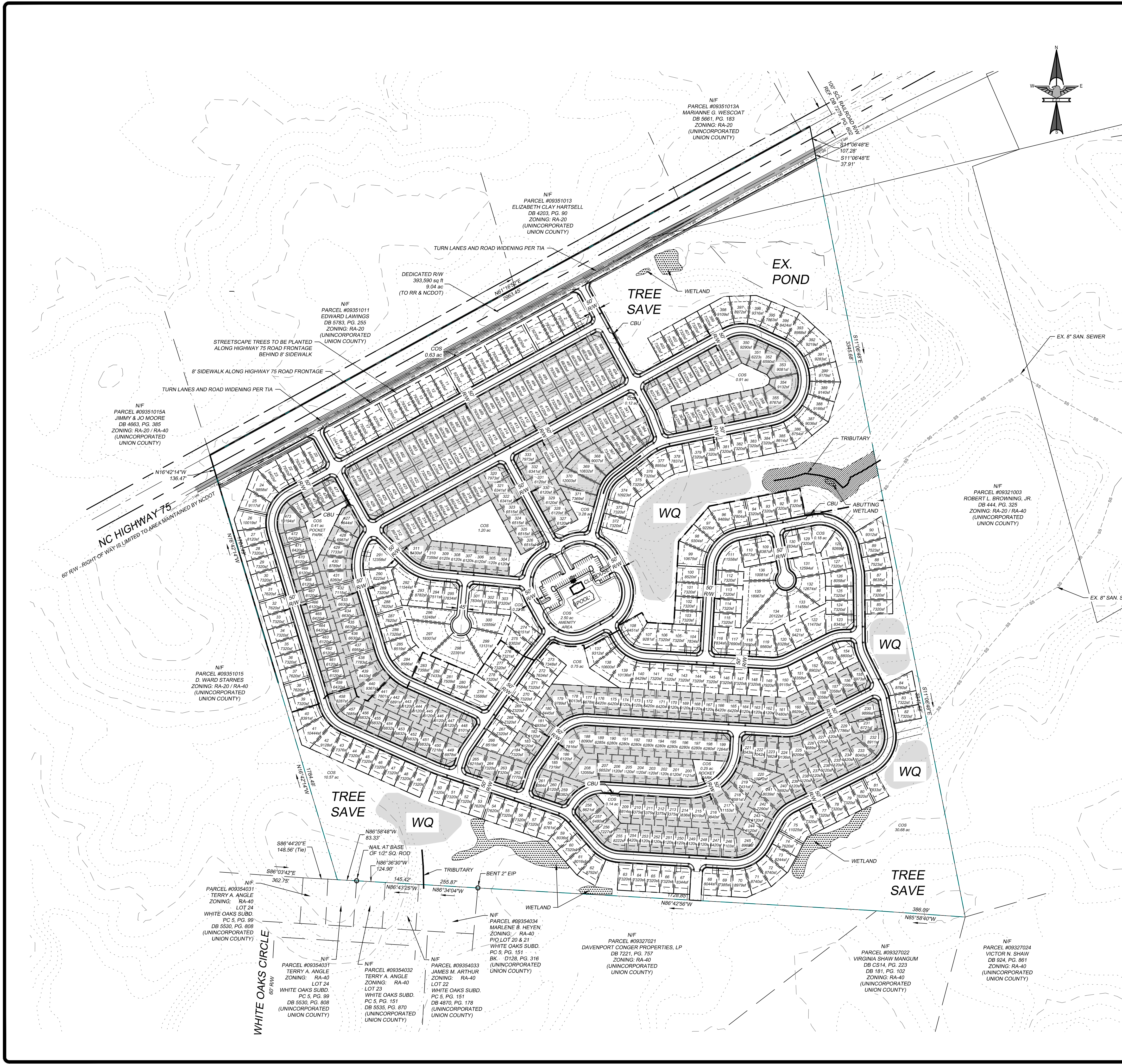
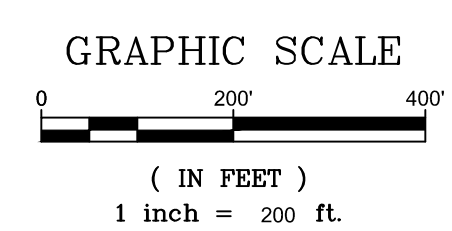
PRELIMINARY
NOT FOR
CONSTRUCTION
5/14/20

Sheet
RZ-1

SITE AND DEVELOPMENT DATA	
JURISDICTION	TO BE ANNEXED INTO MONROE
TAX PARCEL(S):	09351014
SITE ADDRESS:	WAXHAW HWY
ZONING	RA-20 & RA-40 (UNION COUNTY)
PROPOSED ZONING	CONDITIONAL USE DISTRICT "WAXHAW LANDING"
USE CLASSIFICATION	SINGLE FAMILY RESIDENTIAL
TOTAL AREA	169.47 AC
AREA IN LOTS.	87.56 AC± (2.95 LOTS PER ACRE DENSITY)
COMMON AREA	49.08 AC± (29%)
RIGHT-OF-WAY	23.79 AC± (CITY OF MONROE)
RIGHT-OF-WAY	9.04 AC± (NCDOT & RAILROAD)
MINIMUM FRONT SETBACK	25'
MINIMUM CORNER/SIDE SETBACK	10'/5'
MINIMUM REAR SETBACK	25'
MINIMUM LOT SIZE	6,000 SQ. FT.
MINIMUM LOT WIDTH	51'

500 LOTS
276- 51' WIDE LOTS (SHOWN HATCHED)
224 - 61' WIDE LOTS

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



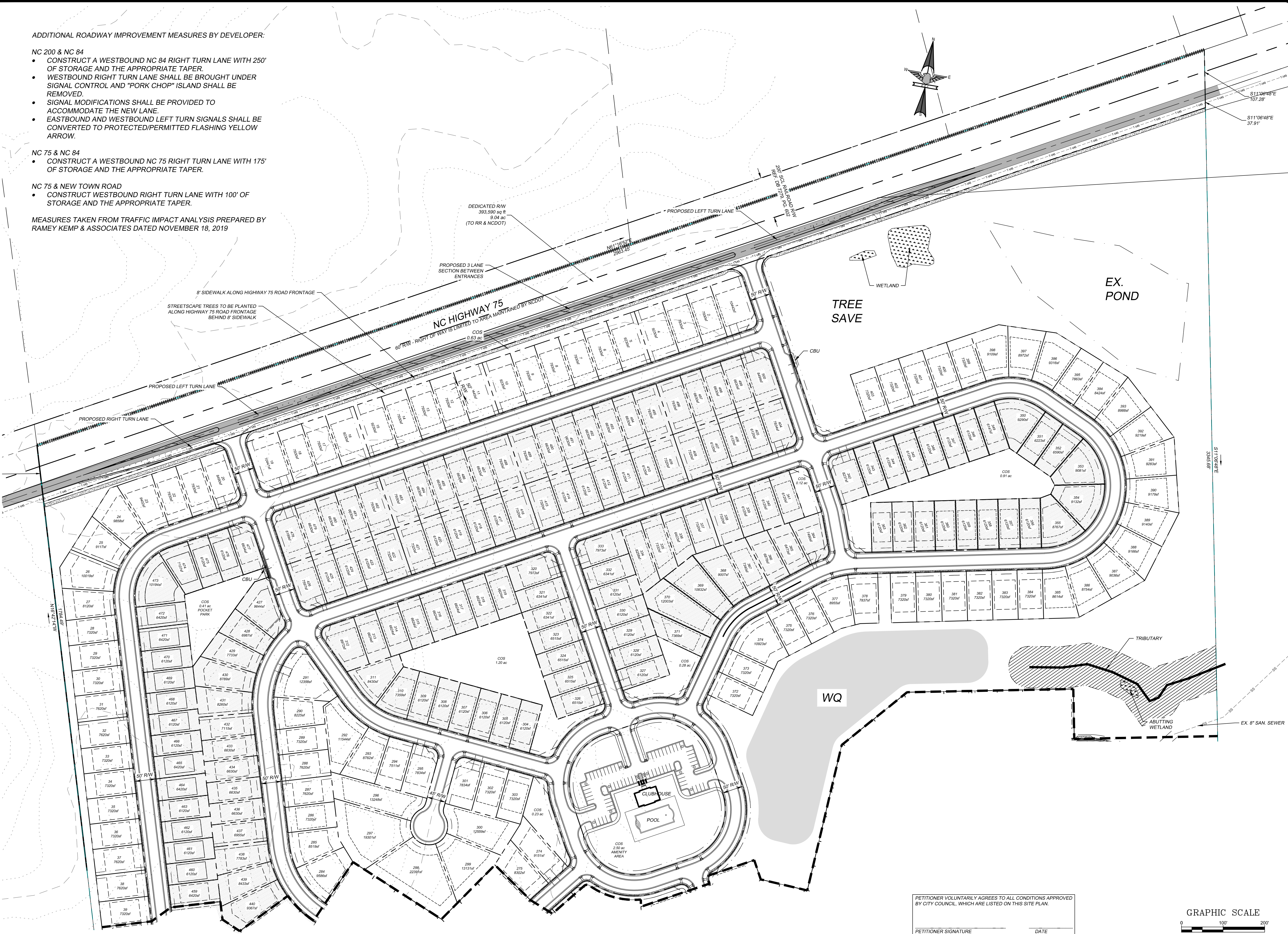
ADDITIONAL ROADWAY IMPROVEMENT MEASURES BY DEVELOPER:

- NC 200 & NC 84
- CONSTRUCT A WESTBOUND NC 84 RIGHT TURN LANE WITH 250' OF STORAGE AND THE APPROPRIATE TAPER.
 - WESTBOUND RIGHT TURN LANE SHALL BE BROUGHT UNDER SIGNAL CONTROL AND "PORK CHOP" ISLAND SHALL BE REMOVED.
 - SIGNAL MODIFICATIONS SHALL BE PROVIDED TO ACCOMMODATE THE NEW LANE.
 - EASTBOUND AND WESTBOUND LEFT TURN SIGNALS SHALL BE CONVERTED TO PROTECTED/PERMITTED FLASHING YELLOW ARROW.

- NC 75 & NC 84
- CONSTRUCT A WESTBOUND NC 75 RIGHT TURN LANE WITH 175' OF STORAGE AND THE APPROPRIATE TAPER.

- NC 75 & NEW TOWN ROAD
- CONSTRUCT WESTBOUND RIGHT TURN LANE WITH 100' OF STORAGE AND THE APPROPRIATE TAPER.

MEASURES TAKEN FROM TRAFFIC IMPACT ANALYSIS PREPARED BY RAMEY KEMP & ASSOCIATES DATED NOVEMBER 18, 2019



E A G E
ENGINEERING

FIRM LICENSE # C-0873
P.O. BOX 351
Indian Trail, NC 28079
(704) 862-4222
www.eagleonline.net

NO.	DATE	BY	ISSUE
1	01/07/2020	KEL	REVISIONS PER PLANNING COMMENTS
2	03/14/2020	KEL	ADDITIONAL ROADWAY IMPROVEMENT NOTES

WAXHAW LANDING
MONROE, NC

MONROE TOWNSHIP FARMS, LLC.
P.O. BOX 429
MONROE, NC 28111

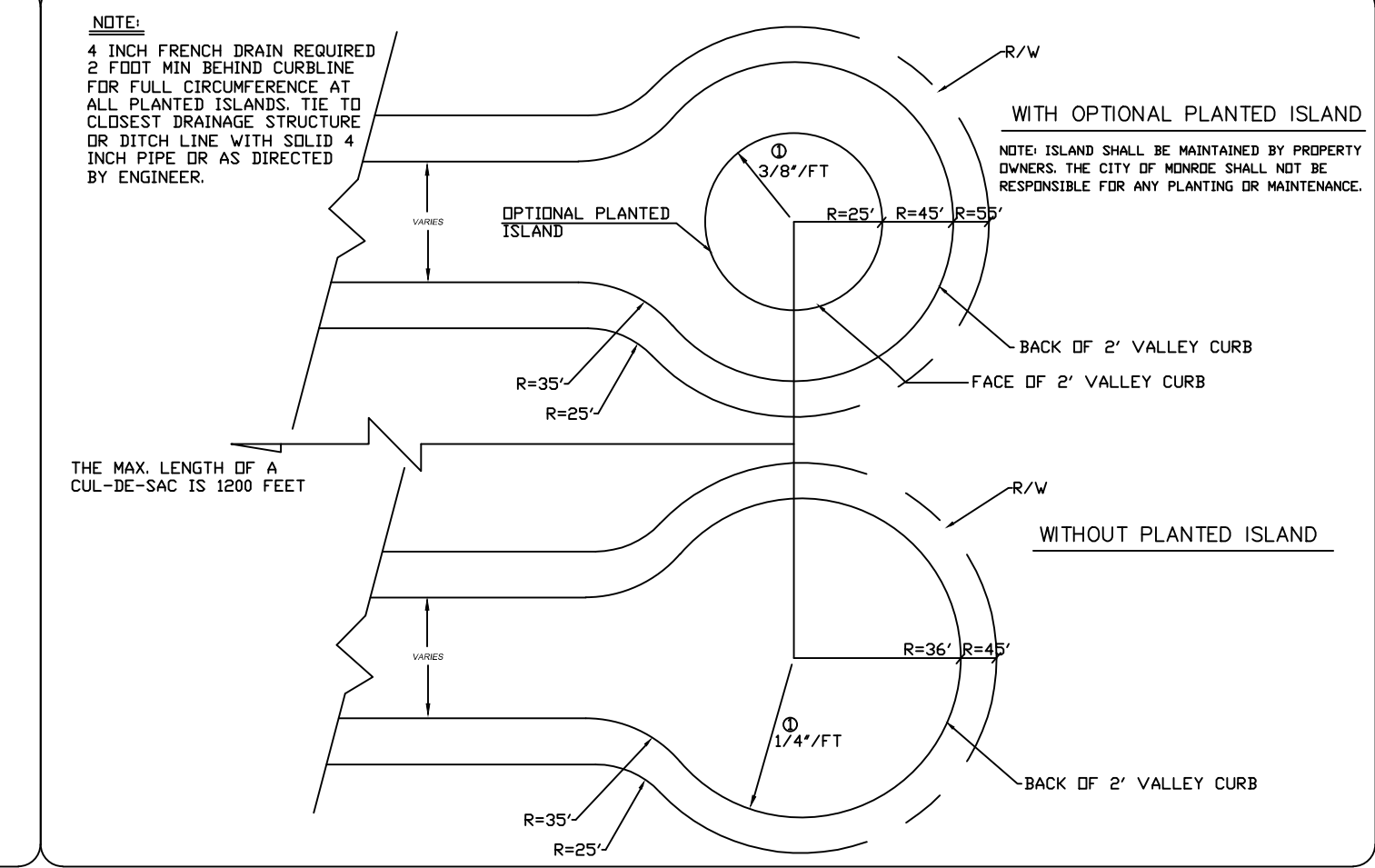
DESIGNED BY	DRAWN BY	CHECKED BY	JHR
6726	KEL		
AS SHOWN	DATE	6/11/19	JCB NUMBER
			6726

PRELIMINARY
NOT FOR
CONSTRUCTION

Sheet

RZ-2

5/14/20



IN ANY AREA THAT IS LOCATED OUTSIDE A DESIGNATED FLOODPLAIN BUT WHERE A STREAM IS LOCATED, NO BUILDING OR FILL MAY BE LOCATED WITHIN A DISTANCE OF THE STREAM BANK EQUAL TO FIVE TIMES THE WIDTH OF THE STREAM AT THE TOP OF THE BANK OR 35 FEET ON EACH SIDE, WHICHEVER IS GREATER.

(A) SETBACK REQUIREMENT

A PERENNIAL OR INTERMITTENT SURFACE WATER SHALL BE DEEMED PRESENT IF THE FEATURE IS SHOWN ON EITHER THE MOST RECENT VERSION OF THE SOIL SURVEY MAP PREPARED BY THE NATURAL RESOURCES CONSERVATION SERVICE OF THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) OR THE MOST RECENT COMPLETE VERSION OF THE 1:24,000 SCALE (7.5 MINUTE) QUADRANGLE TOPOGRAPHIC MAPS PREPARED BY THE UNITED STATES GEOLOGIC SURVEY (USGS), AN EXCEPTION TO THIS REQUIREMENT MAY BE ALLOWED WHEN SURFACE WATERS ARE NOT PRESENT IN ACCORDANCE WITH THE PROVISIONS OF 15A NCAC 2B .0233 (3)(A) OR SIMILAR SITE-SPECIFIC DETERMINATION MADE USING *DIVISION*-APPROVED METHODOLOGY.

- WETLANDS SHOWN HEREON ARE TAKEN FROM A STUDY PERFORMED BY WETLANDS & WATERS, INC. AND ARE APPROXIMATE REGARDING LOCATION, DIMENSIONS OR ORIENTATION.
- US ARMY CORPS OF ENGINEERS AND NCDEQ PERMITS RELATED TO WETLANDS WILL BE SECURED AS MAY BE REQUIRED PRIOR TO GRADING ACTIVITIES.



PETITIONER SIGNATURE _____ DATE _____

REVISIONS PER PLANNING COMMENTS
ADDITIONAL NOTES

WAXHAW LANDING
MONROE, NC
MONROE TOWNSHIP FARM
P.O. BOX 429
MONROE, NC 28111

CONDITIONAL DISTRICT
"WAXHAW LANDING"

PRELIMINARY
NOT FOR
CONSTRUCTION

5/14/20

Sheet

RZ-4

WAXHAW LANDING

SAMPLE ELEVATIONS



**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “WAXHAW LANDING”
R-2020-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “WAXHAW LANDING” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the density is 2-4 units per acre. This development is 2.95 units per acre therefore it is consistent. The proposed development is a reasonable use and in the public interest because the suburban character area recommends a mix of housing types and lots size which this development will supply for the area. This project is providing a mix of lot widths that consist of 51-foot and 61-foot wide lots and the lot sizes range from 6,000 square feet to 22,391 square feet.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-351-014

Adopted this 22nd day of July, 2020.

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “WAXHAW LANDING”
R-2020-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “WAXHAW LANDING” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the density is 2-4 units per acre. This development is 2.95 units per acre therefore it is consistent. However, the surrounding parcels in this area are larger vacant/agricultural lots; the proposed project is not a reasonable use or in the public interest because of the agricultural nature of the surrounding parcels. Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for denial, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-351-014.

Adopted this 22nd day of July, 2020.

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

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

Preamble

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

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

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

Rezone the properties located along Waxhaw Highway further identified with parcel ID number 09-351-014 from RA-20 and RA-40 (County Residential-Low Density) to Conditional District (CD) “Waxhaw Landing”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 18th day of August, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

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

Preamble

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

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

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

Conditional District (CD) “Waxhaw Landing”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 18th day of August, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk



Neighborhood Meeting Minutes

To: Ms. Keri Mendler (City of Monroe Planning Department)
From: Eagle Engineering, Inc.
EI Job No.: 6726-NC
Date & Time: June 28, 2020 6:00pm to 7:30pm
Location: Grace Baptist Church, Monroe
Re: Waxhaw Landing

Summary:

Attendees from the Development Team included Mr. John Ross (Eagle Engineering, Inc.) and Mr. Matthew Kirchner (Eagle Engineering, Inc.). Additionally, Ms. Keri Mendler (City of Monroe Planning) was in attendance. Mr. Ross indicated that the meeting would be recorded for accuracy in developing notes summarizing the conversation.

1. Mr. Ross introduced the Development Team and provided a general description of the site location and planned development of the project. Mr. Ross outlined the zoning process within the City of Monroe for the project which include technical review, public information meeting, planning board, public hearing and City Council decision. The purpose of this meeting is to provide attendees an overview of the project and to receive comments from the public.
2. Mr. Ross noted the project will likely be heard at the July 22 Planning Board meeting and the August City Council meeting for a public hearing and decision. Notification for the City Council meeting date will be provided by the City.

Discussion Points from the Public Information Meeting regarding the Waxhaw Landing Annexation and Rezoning Petition:

3. **What is the total project size and number of residential lots to be developed?** *The project consists of 168.5 Acres and the proposed development includes 500 single family lots. The lots are divided into two lot widths, 61' and 51' wide, with the larger lots around the site perimeter and the smaller lots typically located toward the interior of the development.*
4. **Has a builder for the homes been selected?** *Discussions with the project builder are in process, but a final decision has not been made. The character and building materials for the homes to be constructed are presented on the "Building Elevations" board and the "Conditional Notes" sheet of the plan set.*

5. **What about wetlands on the site?** *A complete wetlands study and delineation has been conducted and a letter of concurrence has been secured from the Army Corps of Engineers. The Site Plan has been adjusted to avoid wetland impacts.*
6. **Where are the entrance locations and what traffic improvements will be required?** *There are two points of access from Highway 75 and additional right of way is reserved on the southern property line to allow for future connectivity if needed. A Traffic Impact Analysis has been conducted in accordance with City and NCDOT scoping requirements. A total of 12 intersections in the vicinity of the site were studied. As outlined in the TIA, improvements include the two site entrances, along the property frontage, and at two off-site intersections. The improvement will be constructed as part of the project development.*
7. **When would construction begin?** *Beyond the zoning and annexation process, the project would go through construction document and permitting phases. It would likely be a year or more before construction activities would occur on site; and a few months beyond that before home construction would begin.*

Attendees at the meeting were encouraged to sign the Attendance Sheet. A copy of the attendance list is attached.

NEIGHBORHOOD MEETING

WAXHAW LANDING CONDITIONAL DISTRICT

DATE: Tuesday, June 30, 2020

Monroe Township Farms, LLC

Grace Baptist Church

Parcel 09351014

TIME: 6:00pm - 7:30pm

Thank you for attending the Neighborhood Meeting for the Waxhaw Landing site. We encourage you to provide comments and opinions on this project so that we may consider them in our planning process.

The Monroe Township Farms, LLC application is to annex and rezone a 169.48-acre parcel located along Highway 75 in Monroe, NC.

	NAME	ADDRESS	E-MAIL	PHONE
1	John Ross	Eagle Engineering, Inc. 2013A Van Buren Avenue Indian Trail, NC	jross@eagleonline.net	704-882-4222
2	Matthew Kirchner	Eagle Engineering, Inc. 2013A Van Buren Avenue Indian Trail, NC	mkirchner@eagleonline.net	704-882-4222
3	Keri Mender	City of Monroe, Planning Dept 300 W. Crowell Street, Monroe NC 28112	kmender@monroenc.org	704-282-5797
4	Jimmy Moore	2004 New Town Rd Monroe, NC 28110	Jimmy FomooRe @msn.com	843 385 1890
5	BETH WARREN	1517 NEW TOWN RD MONROE, NC 28110	SHARPSHEARS 4me ~ GMAIL.com	404 282 7984
6				
7				
8				
9				
10				
11				



STAFF REPORT

TO: Planning Board Members

DATE: July 22, 2020

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Map Amendment request for Conditional District “Jonhaven Townhomes” (Parcel ID #'s: 09-342-117 and 09-342-117D)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning text and map amendment for the properties located along N. Rocky River Road further identified with parcel ID numbers 09-342-117 and 09-342-117D from R-20 (Residential-Low Density) to Conditional District (CD) “Jonhaven Townhomes”

REVIEW

The applicant, Scott Swierski on behalf of Edge 5 Realty, Inc., is requesting a conditional district rezoning in order to develop 38 townhomes. The total area of the project is 13.39 acres, with 7.49 acres or 56% of common open space. The density of this project is 2.84 units per acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Single Family Residential	R-20 (Residential, City)
East	Colonial Village Subdivision	R-10SU (Special Use District for Residential
South	Single Family Residential	R-20 (Residential, City)
West	Industrial/Commercial	GI (General Industrial)

Proposal

The applicant, Scott Swierski on behalf of Edge 5 Realty, Inc., is requesting a conditional district rezoning in order to develop 38 townhomes with 7.49 acres or 56% of common open space.

REQUIREMENTS

Density & Dimensional Standards

The density of the proposed project is 2.84 units per acre. The minimum lot size for the townhomes is 2,280 sqft. The data below is simply to provide the board with information to compare the proposed density being to what is allowed by the zoning ordinance in other residential districts in Monroe.

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

The proposed minimum setbacks are as follows:

Front: 15 feet

Exterior Side: 5 feet

Interior Side: 0 feet

Rear: 19 feet

The ordinance requires multi-family projects to provide a fifty-foot landscaping buffer around the perimeter of the property. The applicant is proposing a fifty-foot buffer along the northern, southern, and western property line and a twenty-five-foot buffer along the eastern property line. The applicant is proposing to install a wooden fence along the eastern property line. The ordinance does allow a 10-foot reduction in the required buffer if a fence is installed, making the required buffer along this property line 40-feet. The applicant is requesting a deviation of 15-feet as part of this rezoning.

Landscaping

Street trees will be provided at a rate of one (1) per building with two (2) units, and at a rate of three (3) per building with three or more units. Each set of units will also have two (2) trees outside of the right-of-way. Landscaping will be provided in the perimeter buffer of the site as well as along the wetland and stream buffer.

Open Space

The project is required to provide at least 50% open space which would equal 6.69 acres. The total area of open space provided is 7.49 acres or 56%. The open space includes recreation areas with playgrounds and fence dog parks.

Elevations

The developer is proposing the townhomes will be a minimum of 1,974 heated square feet. The proposed exterior building materials will include vinyl, stone and/or brick. The vinyl will be a high-quality vinyl that is at least .044 inches thick. It will also have backing material, must be

heat resistant with UV reflective additives, and must be wind resistant. The applicant has agreed to a minimum of 25% brick or stone on the front facade.

Parking

The townhomes will have two (2) car garages. All front load garages will have carriage style trim and/or hardware that mimics carriage style doors. Driveways will be able to accommodate at least two (2) vehicles.

Sidewalk

A five foot (5') wide sidewalk will be provided along both sides of the interior roads throughout the development. Eight foot (8') wide sidewalk will be provided along N. Rocky River Road.

Stormwater

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

Stream Buffer

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

Schools

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

“The above 38 townhome project, located on Rocky River Rd N across from the Union Power Cooperative, will be within the following school attendance areas for the 2020-2021 school year:

Rocky River Elementary	Currently at 82% rated capacity
Monroe Middle	Currently at 80% rated capacity
Monroe High	Currently at 69% rated capacity

PLEASE NOTE: Although the above schools are the current assignments for this area, the Union County Public Schools Board of Education has the obligation and reserves the right to modify assignments in order to optimize facility utilization and efficiency.

By our accounting, this will bring the number of planned and not built housing units within the Rocky River ES area to approximately 308 units.

This includes:

- Willoughby Woods: 60 additional units
- Dogwood Forest: 21 units
- Village at Rocky River: 180 units

Also within the Monroe cluster attendance area (for a total of approximately 1568 housing units) are:

- Medlin Forest: 75 units
- Greywood Estates: 11 additional units

- Twin Brook: 14 additional units
- Thomas Estates: 13 additional units
- Fieldstone: 53 additional units
- Ridgewood: 22 additional units
- Secrest Commons: 495 units
- Alexander Commons: 77 units
- Waxhaw Landing: 500 units

This proposal is not expected to present an adverse impact to enrollment at the above schools.”

Transportation

The development will have one (1) full access entrance, a left turn lane will be constructed on N. Rocky River Road to access this development. Due to the number of proposed lots the North Carolina Department of Transportation did not require a Traffic Impact Analysis for this project, the City’s Engineering Department did not require a TIA for this project either.

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this area is Suburban. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods. Multimodal connectivity between neighborhoods and to nearby center also should be emphasized. Strategic connections to the off-street multi-use trail network are preferred and open space should be preserved in both active and passive forms within neighborhoods. The density for suburban residential is 2-4 units per acre.

The proposed project is consistent with the Future Land Use Plan. Staff believes this use is a reasonable use for the property as it is along a major thoroughfare and provides a transition from industrial uses to single-family uses.

PUBLIC NOTIFICATION

The applicant will hold a neighborhood meeting on July 17, 2020 at the proposed development site. Since the neighborhood meeting had not happened at the time of preparing this staff report, staff will be prepared to answer questions that may come from this meeting.

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

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

RECOMMENDATION

Staff recommends approval of Conditional District “Jonhaven Townhomes” with the condition that no vinyl be used, except for trim work.

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

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

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

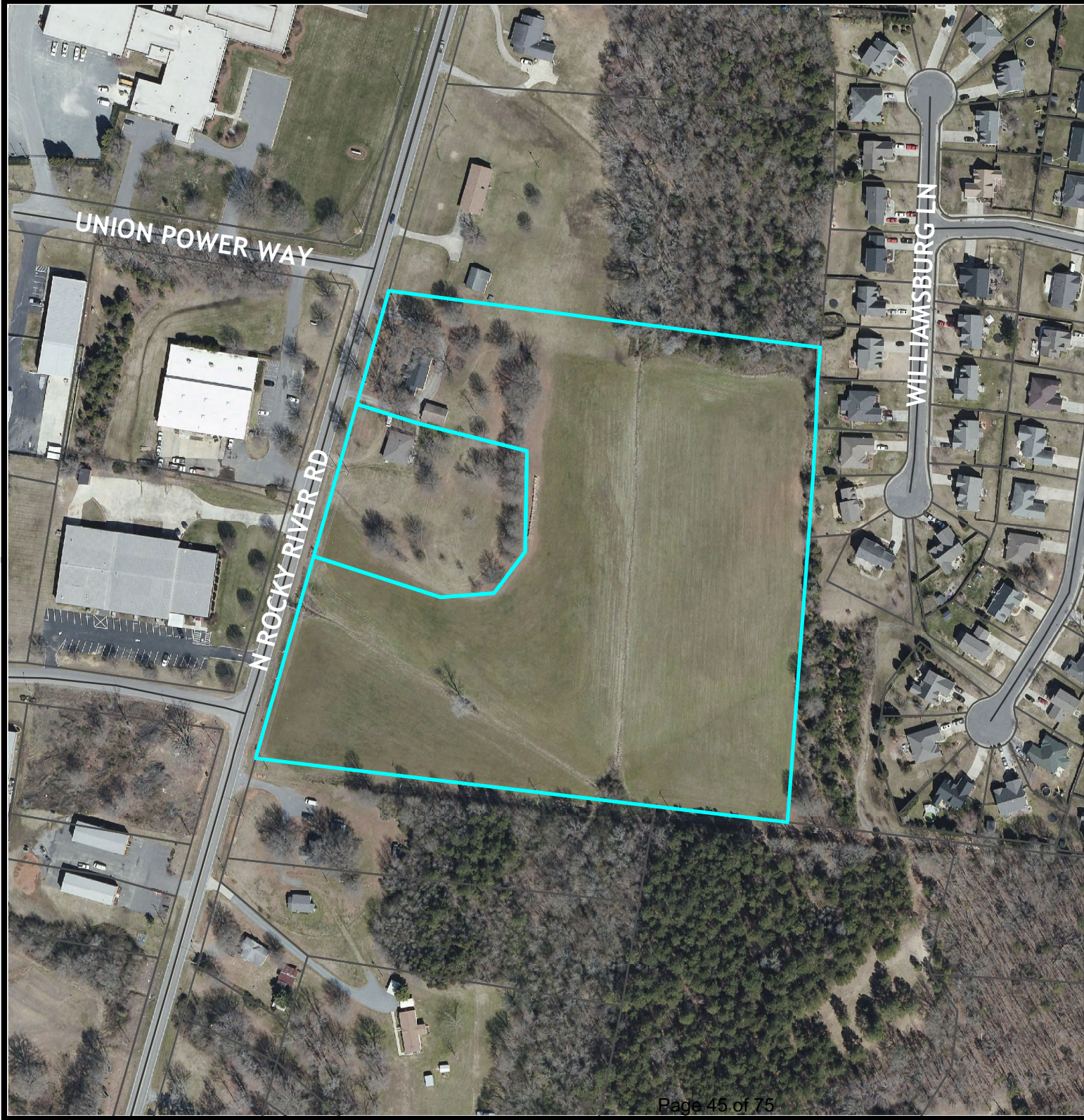
- 1. Motion to recommend adoption of the Ordinance amending section 156.98- Conditional Districts Established and section 156.106- Official Zoning Map.*

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

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

Attachments:

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



Ortho Map

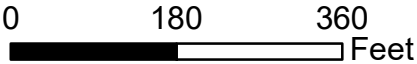
Legend

- Centerlines
- Parcels

**Existing: R-20
(Residential- Low Density)**

**Owner: Edge 5
Realty, Inc**

Acres: 13.39



Zoning Map

Legend

Centerlines

Parcels

Zoning Districts

R-20

R-10SU

G-I

GB

CD

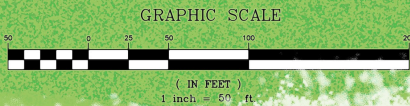
**Existing: R-20
(Residential- Low Density)**

**Owner: Edge 5
Realty, Inc**

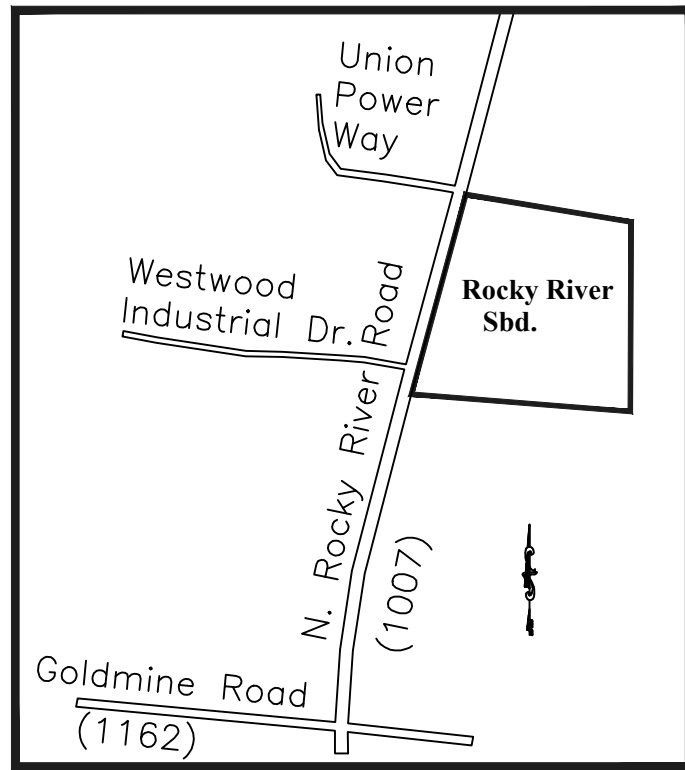
Acres: 13.39



0 180 360
Feet

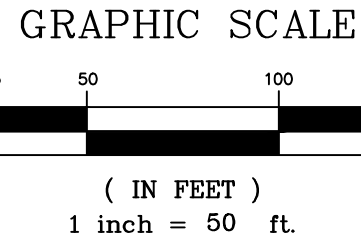
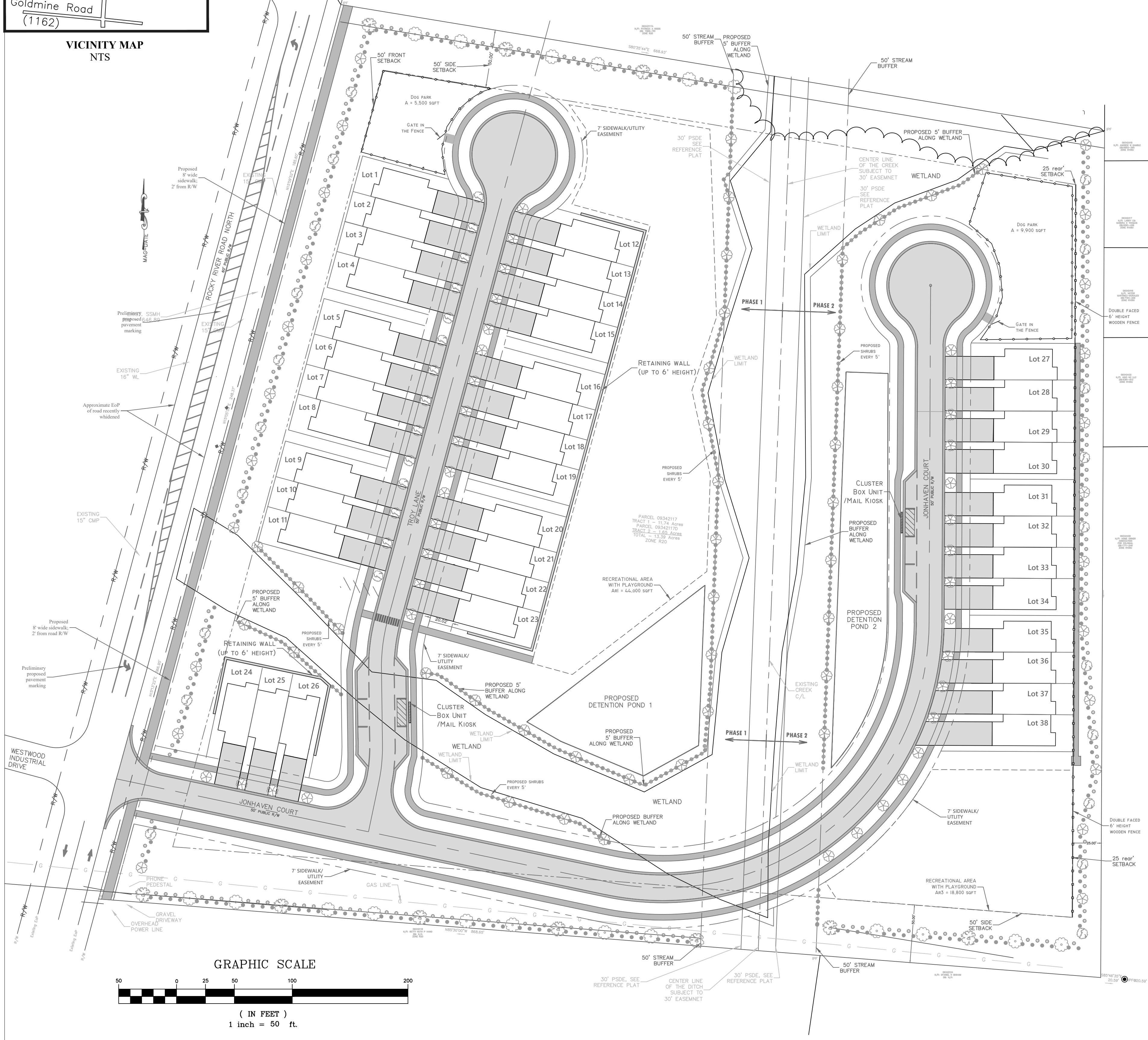
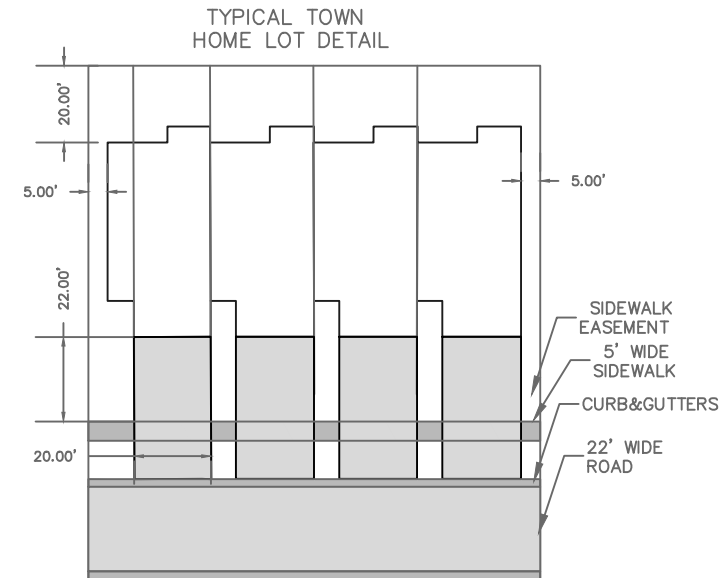


JONHAVEN SUBDIVISION



VICINITY MAP
NTS

PROPOSED PLANTS SCHEDULE				
SYMBOL	COMMON NAME	LATIN NAME	QUANTITY	COMMENTS
	Bonfire Sugar Maple	Acer saccharum	10	Large maturing tree
	Southern Magnolia	Magnolia grandiflora	18	Large maturing tree
	Cherry, Okame	Prunus x Okame	97	Small maturing tree
	Japanese Maple	Acer palmatum	36	Small maturing tree
	English Holly	Ilex aquifolium	127	Shrub
	Great Myrtle	Lagerstroemia	127	Shrub
	Wax Myrtle	Myrica Cerifera	138	Shrub
	Wild Olive	Osmanthus Americana	184	Shrub



SITE AND DEVELOPMENT DATA

- Along Rocky River Road North front setback – 50'
Northern side setback – 50'
Rear setback – 25' (concrete flume is 4' wide, 21' is enough to plant trees and shrubs)
Southern side setback – 50' (landscaping will be provided between gas line and property line)
- Development consists of 10 buildings (38 units). Total impervious area (buildings, roads, sidewalks – 5.87 Acres = 44% of total 13.39 Acres. Open space is 56% including 62,800sqft of two Recreational areas and two Dog parks.
- 50' buffer along the stream is shown.
- 5' proposed wetland buffer is shown.
- Each townhome unit utilizes rollout carts.
- Size of lots are:

Minimum interior lot size	2,280 sqft/0.05 Acres
Minimum exterior lot size	2,690 sqft/0.06 Acres
- Exterior materials will be a high quality vinyl material that is at least 0.044 inches thick. The vinyl shall also have backing material, it must be heat resistant with UV reflective additives, and must be wind resistant. The front façade of each unit shall contain a minimum of 25% brick or stone materials.
- Development is planning in two (2) phases – before and after stream crossing on Jonhaven Court.
- Density of the project is 13.39 Acres/38 Units = 2.84 units/Acre
- Every unit has 3 bedrooms.
- Parking requirements

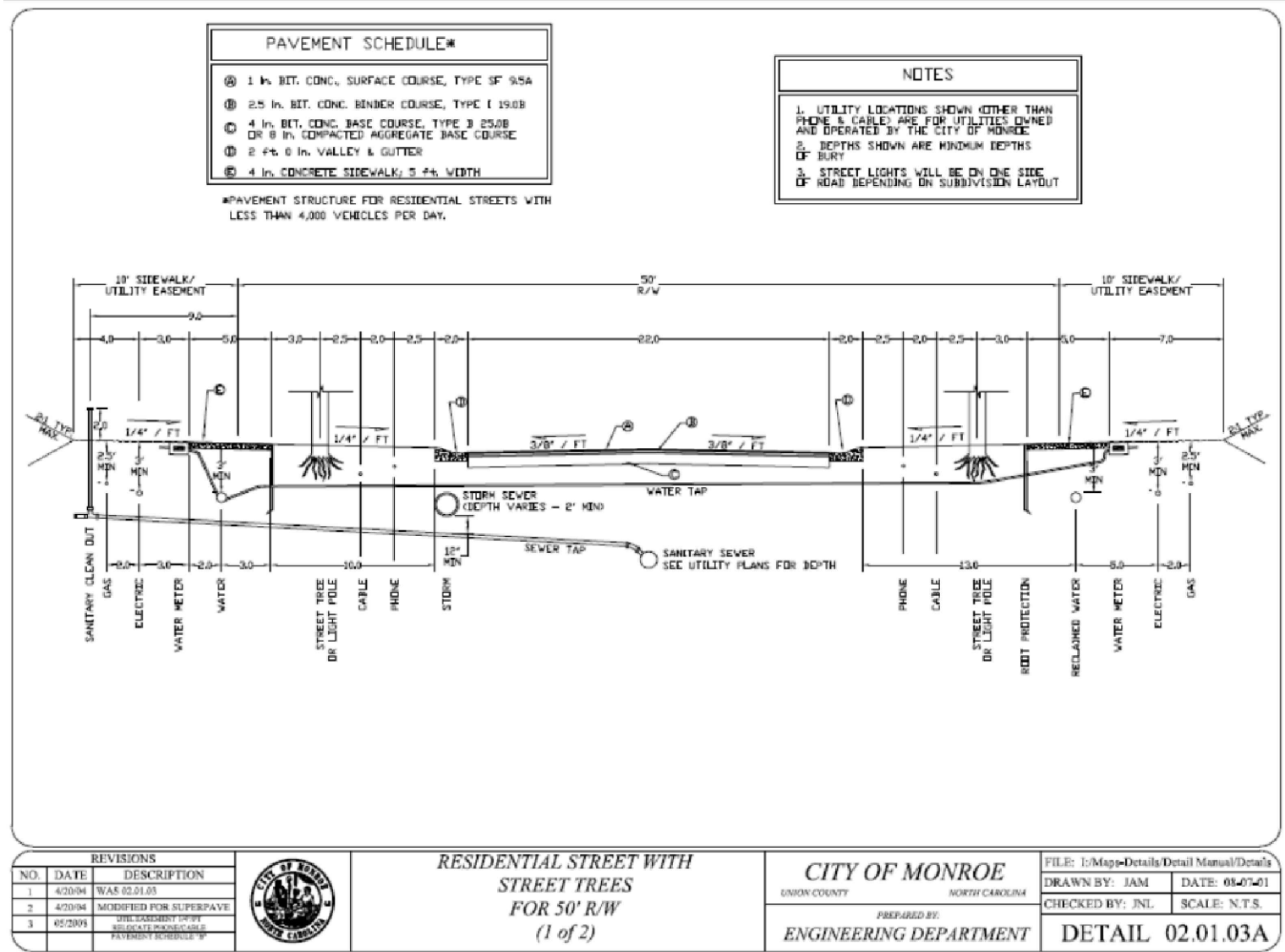
Required Parking (1 space per BR plus 0.5 space per unit	38 units*3 BR=114+0.5*38=133 spaces
Provided Parking (2 spaces in driveway, 2 spaces in garage)	38 units*4 spaces/unit+8 =160 spaces

NOTES

- Proposed rezoning from R-20 to Conditional District "Jonhaven"
- Streets will be maintained by the City of Monroe.
- Minimum lot size – 0.05 Acres.
- Minimum heating area of the unit – 1,974 sqft.
- Street trees shall be provided at a rate of 3 per building with 3 or more units with a caliper of 1½ inches measured 6 inches above grade. Street trees should be a variety of species.
- Street trees shall be provided at a rate of 1 per building with 2 units with a caliper of 1½ inches measured 6 inches above grade. Street trees should be a variety of species.
- Each set of townhome buildings shall have at least 2 front yard trees, suitable for healthy growth in our climate. Each tree shall have minimum caliper of 1½ inches measured 6 inches above grade.
- All driveways shall be paved with concrete or asphalt from the road to the garage and shall be able to accommodate at least two (2) vehicles.
- All townhome units shall have a standard two car attached garage.
- Houses built on slab foundations shall have a minimum four course brick, of standard size, extending up the face of the slab.
- The front wall of all houses shall not run unbroken (unarticulated) for a distance of more than 24 linear feet. All wall offsets shall be a minimum of one (1) foot in depth
- The majority of all roof areas on any unit shall have a minimum 6/12 pitch roof.
- All exposed chimneys shall be stucco or brick veneered consistent with the architecture of the home.
- All front lawns shall be sodded prior to issuance of a Certificate of Occupancy.
- All front load garages shall have carriage style doors or hardware that mimics carriage style doors.
- Proposed setbacks for townhouse are:
Front – 15'; Rear – 19'; 0' between the units and 5' Side setback for exterior units.
- Five (5) foot wide sidewalks will be required on both sides of the street throughout the development.
- Eight (8) foot wide sidewalks will be required on the exterior road along the property frontage.
- Sign regulations for this property shall adhere to the Residential sign requirements.
- Homeowner's Association will be responsible for the ownership and maintenance of open space, common areas, BMP areas, etc.
- All landscaping shall be kept in a thriving condition.
- All elevations, packets, or other supplemental material submitted to staff, planning board, and or city council in reference and support of any conditional district shall be regarded as an integral element of the approved site plan; minor deviations from submitted material shall be allowed at the discretion of the planning director or his designee.
- Trees within the development that are 75" or greater in circumferences must be preserved and shall not be removed.
- Trees within the development that are 25" or greater in circumference may only be removed if they are located within an approved street cross section, building pad, or driveway area.
- Petitioner agrees to all conditions listed on this site plan and understands the effective date is after approval by City Council and after petitioner signs below.

Scott Swierski
Date

7/1/2020
Date



REVISION		CITY OF MONROE		FILE: D:\MapDraws\Res\Manual\Detail\	
NO. 1	DATE	DESCRIPTION	DRAWN BY: JAM	CHECKED BY: JAM	SCALE: N.T.S.
1	07/01/20	REVISION	ENGINEERING DEPARTMENT	DETAIL 02.01.03A	

Mr. Scott Swierski
Edge 5 Realty Inc
PO Box 78914
Charlotte, NC 28271
(o): 980-221-0900
email: scott@edge5realty.com

Jonhaven Subdivision
North Rocky River Road
Monroe, Union County, NC
PID: 09342117

PRESENTATION PLAN
DATE: JULY 2020
SHEET: 1 of 1
SCALE: H: 1"=50'
V: = N/A

Dmitry Shklovsky, PE
4 Dartmoor Dr., Mandaplan, NJ 07726
E-mail: davshki@gmail.com
(m): 704/497-0081



1
A-6
FRONT ELEV.
SCALE: 1/4" = 1'-0"
0 5' 10'
GRAPHIC SCALE



2
A-6
REAR ELEV.
SCALE: 1/4" = 1'-0"
0 5' 10'
GRAPHIC SCALE

PROPOSED TOWNHOUSES
N ROCKY RIVER RD
MONROE, NC 28110

PREPARED FOR: SCOTT T. SWIERSKI



DRAWN BY:
SAID IDY
7047805473
Tanjoa1973@gmail.com
Date: 12/02/19 Scale: 1/4"

NO.	REVISIONS DESCRIPTIONS	DATE	SHEET#

A6

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “JONHAVEN TOWNHOMES”
R-2020-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “JONHAVEN TOWNHOMES” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the density is 2-4 units per acre. This development is 2.84 units per acre therefore it is consistent. The proposed development is a reasonable use and in the public interest because it will provide a transition between the industrial uses on the west side of N. Rocky River Road and the single-family detached subdivision behind this property.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-342-117 and 09-342-117D

Adopted this 22nd day of July, 2020.

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “JONHAVEN TOWNHOMES”
R-2020-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “JONHAVEN TOWNHOMES” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the density is 2-4 units per acre. This development is 2.84 units per acre therefore it is consistent. However, the surrounding parcels in this area are larger residential lots; the proposed project is not a reasonable use or in the public interest because of the multi-family nature of the proposed development. Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for denial, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-342-117 and 09-342-117D.

Adopted this 22nd day of July, 2020.

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

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

Preamble

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

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

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

Rezone the properties located along N. Rocky River Road further identified with parcel ID numbers 09-342-117 and 09-342-117D from R-20 (Residential-Low Density) to Conditional District (CD) “Jonhaven Townhomes”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 18th day of August, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

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

Preamble

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

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

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

Conditional District (CD) “Jonhaven Townhomes”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 18th day of August, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: July 22, 2020

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map Amendment request for Conditional District “Founders Point” (Parcel ID #'s: 09-339-163-C, 09-339-163-F, 09-339-164, 09-339-197 portion & 09-339-197-C01 portion)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment for the properties located along W. Highway 74 and James Hamilton Road and further identified as tax parcel #'s 09-339-163-C, 09-339-163-F, 09-339-164, 09-339-197 portion & 09-339-197-C01 portion. The request is to rezone the properties from R-40 (Residential-Low Density) and GB (General Business) to Conditional District “Founders Point”.

REVIEW

The applicant, Pulte Homes Company, LLC is requesting a conditional district rezoning in order to develop a 153 lot subdivision that will consist of both single attached and detached homes. The total area of the project is 36.23 acres, with 23% or 8.50 acres of common open space. The density of this project is 4.22 units per acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Single-Family Residential	R-40 (Single Family Residential)
East	Multi-family Apartments &	GB (General Business) & R-40 (Single

	Vacant	Family Residential)
South	Automotive Repair & Sales & Retail	GB (General Business) & Conditional District
West	Truck Repair	R-40 (Single Family Residential) & Conditional District

Proposal

The applicant is requesting a conditional district rezoning in order to develop a 153 lot residential subdivision with approximately 8.5 acres of open space. The developer is proposing 94 single family attached townhome units and 59 single family detached units. The single family attached town home lot sizes within the development will average 2,441 square feet. The single family detached home lot sizes within the development will range from 5,037 square feet to 12,143 square feet with an average lot size of 5,560 square feet. The proposed single family attached townhome units will have a minimum heated square footage of 1,400 square feet with a one (1) car garage and the detached dwelling units will have a minimum heated square footage of 1,600 square feet with a two (2) car garage.

REQUIREMENTS

Density & Dimensional Standards

The density of the total project is 4.22 units per acre.

Setbacks

Single Family Attached Townhome Units

Front: 20 ft.

Side (end units): 10 ft.

Rear: 20 ft.

Single Family Detached Units

Front: 20 ft.

Side: 5 ft.

Corner: 10 ft.

Rear: 20 ft.

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

Elevations

The exterior building materials for the proposed project will be brick, fiber cement, stone and stucco. The developer is not necessarily proposing a mix of materials on the front facades of the homes. The developer states “the front facades of homes, on a per front elevation basis, may be comprised of fiber cement board or alternatively, contain a combination of either brick or stone, or stucco in conjunction with the fiber cement board as the predominant building elevation material”. Vinyl or aluminum will only be used for eaves, soffits, windows, and garage doors.

The proposed single family attached townhome units will have a minimum heated square footage of 1,400 square feet with a one (1) car garage and the detached units will have a minimum heated square footage of 1,600 square feet with a two (2) car garage. The developer is proposing to provide landscaping around the foundations of the homes in lieu of providing the typical four (4) courses of brick veneer extending up the slab. Additionally, the developer has stated garage doors shall contain, but not be limited to carriage style hardware on the garage doors.

Landscaping/Buffering

All single family homes will have sodded front yards prior to the issuance of the certificate of occupancy. The applicant is proposing for each single family detached lot to have at least two (2) trees planted per front yard at the time of the certificate of occupancy. The single family attached townhome lots will be provided with one (1) tree per building. Street trees will also be provided at a rate of one (1) tree per fifty (50) foot throughout the development. A fifty (50) foot landscaped buffer will be provided along James Hamilton Road. The buffer will utilize the existing vegetation as well as new plantings. The developer is also proposing a thirty (30) foot buffer and screening along the adjacent residential lots in Karrington Place.

Additionally, the ordinance requires multi-family projects provide a fifty-foot (50) landscape buffer around the perimeter of the townhome portion of the project. The fifty-foot (50) landscape buffer for this project is required along townhome lots 13-40 which are adjacent to properties zoned GB (General Business) that have frontage along Highway 74. The applicant is proposing the buffer in this area to be reduced to fifteen (15) feet.

Open Space

The project is required to provide at least 12.5% open space for the total land area of the site which would equal 4.53 acres. The applicant is providing 23% or 8.5 acres of open space. The developer is proposing the amenity area to consist of a community gathering area with a tot lot and benches.

Parking

Each single family detached home will have a two (2) car garage while the single family attached townhomes will have one (1) car garages. Driveways for the single family attached townhomes will be able to accommodate one (1) vehicle while driveways for the single family detached lots will be able to accommodate two (2) vehicles while driveways for the

The ordinance requires multi-family projects to provide parking at a rate of one (1) space per bedroom plus an additional ½ space per unit. Based on fifty-nine (59) three-bedroom townhome units there would be a total of two hundred seven (207) parking spaces required for the single family attached townhome portion of the project. The applicant is proposing for each townhome to have a one (1) car garage and a paved driveway that will accommodate at least one (1) vehicle for a total of one hundred eighteen (118) parking spaces. Additionally, the developer is proposing a visitor parking lot with twenty-two (22) parking spaces for an overall total of one hundred forty (140) parking spaces for the townhome portion.

Schools

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

The proposed 153 lot residential subdivision would be located within the following school attendance areas for the 2020-2021 school year:

Porter Ridge Elementary School (Current enrollment 84% of capacity)

Piedmont Middle School (Current enrollment 100% of capacity)

Piedmont High School (Current enrollment 83% capacity)

By our accounting, this development will bring the number of planned and not built housing units in the Porter Ridge ES area to approximately 1297. This includes:

- Goose Creek Farm: 8 units
- Poplin Grove: 129 units
- Stratford: 207 units
- Stallings Brook: 140 units
- Woodlands Creek: 21 additional units
- Redwood: 119 units
- Simpson Farms: 194 units
- Stewarts Creek: 48 units
- Fowler Secrest Subdivision: 105 units
- Stewarts Crossing: 173 units

Also within the Piedmont cluster attendance area (for a total of approximately 1524 housing units) are:

- Victoria Estates: 14 units
- Sikes Mill Crossing: 8 units
- Ashe Meadows: 65 units
- Windsong: 27 units
- Williamston: 7 units
- Damon Hills: 12 units
- Kellystone: 5 additional units
- Bickett Ridge: 5 additional units
- The Oaks at Camden: 28 additional units
- Emerald Estates: 7 additional units
- Serena Hill: 14 units
- Kellerton Place: 228 units
- Olive Branch Subdivision: 186 units
- Ridge Rd MUD: 258 units

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

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

- In adequate planning/meeting space for additional staff.

Sidewalk

The developer is proposing to install five (5) foot minimum sidewalks on both sides of the interior streets as well as an eight (8) foot sidewalk along James Hamilton Road.

Stormwater

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

Stream Buffer

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

Transportation

The proposed project is located off of James Hamilton Road and Highway 74. James Hamilton Road is maintained by the City of Monroe and Highway 74 is maintained by the North Carolina Department of Transportation (NCDOT). The developer is proposing for all streets in the development to be constructed to the City of Monroe street standards and be maintained by the City. Due to number of lots (153) being proposed for the project a traffic impact analysis was not required by the City of Monroe or NCDOT. The access off of James Hamilton Road will be a full movement access. A left turn lane will be required to be installed on James Hamilton Road to serve the proposed project. The access off of Highway 74 will be right in/right out and there are no improvements required at this access by NCDOT.

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this property is located in the Community Corridor and the Suburban land use area.

The Community Corridor generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, and the spine of the community with critical connections to major employers, Charlotte-Monroe Executive Airport, the hospital, and the Concord Avenue Area. For this reason, the area's design and performance is important to the entire community. The Community Corridor designation encourages a more unified approach to improving the area's physical environment and economic viability. While linear due to its orientation on US 74, the vision for the Community Corridor is for redevelopment to occur as nodes of activity (preferred with a mixture of uses). This may be achieved by focusing more intense commercial/mixed-use nodes at key intersections with transitional uses between nodes and as a buffer to adjacent residential areas. Priority uses in the Community Corridor include:

multi-family residential, commercial, office, medical, civic, industrial, and mixed-use. Allowable density in this area is 4 to 10 dwelling units per acre.

The Suburban land use area typically takes the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. 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. Connectivity between neighborhoods and to nearby centers also should be emphasized. Priority uses in the Suburban land use area include: single-family residential, multi-family residential, commercial, office, medical, and civic. Allowable density in this area is 2 to 4 dwelling units per acre.

Based on the allowable densities in each character area and the overall project density of 4.22 units per acre the project is consistent with the Land Development. The project is a reasonable use and in the public interest because it provides a mix of single family residential lot sizes.

PUBLIC NOTIFICATION

The applicant sent a notification letter to the property owners within 150 feet of the subject property and held a neighborhood meeting on Thursday, February 27th to discuss the project.

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

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

RECOMMENDATION

If the Planning Board chooses to recommend approval Planning staff would suggest the following conditions:

1. All front load garages shall have windows along the top or carriage style trim and/or hardware that mimics carriage style doors.
2. Driveways for the single family attached townhomes shall be able to accommodate two (2) vehicles.
3. Landscape buffer shall be provided along the rear of the townhomes lots 13-40. The landscaping buffer should consist of both deciduous and evergreen trees.
4. Provide a mix of materials on the front elevations of both the single family attached townhomes and detached homes, so that at least 25% of the front elevation consist of brick or stone.

5. Houses built on slab foundations shall have a minimum four course brick, of standard size, extending up the face of the slab.
6. Accessory structures shall be not located beyond the front corner of the home and shall maintain a five (5) foot setback from all property lines. Accessory structures shall not be located within in public easements.

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

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

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

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

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

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

Attachments:

Attachment 1-Ortho Map
Attachment 2-Zoning Map
Attachment 3-Site Plan & Elevations
Attachment 4-Future Land Use Map
Attachment 5-Future Land Use Description
Attachment 6-R-2020- Approval
Attachment 7-R-2020- Disapproval
Attachment 8-O-2020-XX
Attachment 9-O-2020-XX

Ortho Map

Case #: 20-20000022

Legend

-  Centerlines
-  Parcels

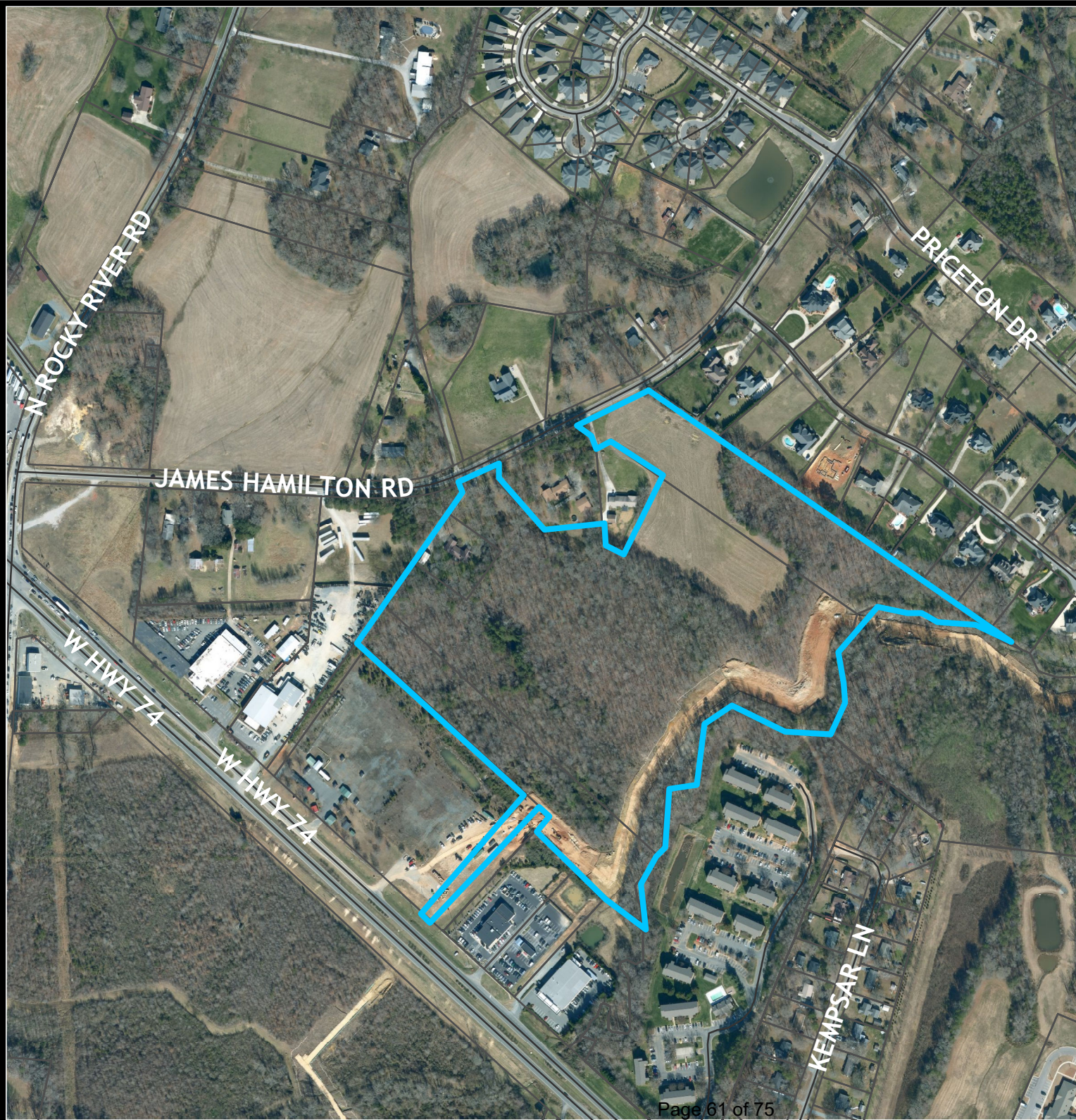
**Existing: R-40
(Residential- Low Density) &
GB (General Business)**

**Proposed: Conditional District
"Founders Point"**

Acres: 36.23



0 390 780
 Feet



Zoning Map

Case #: 20-20000022

Legend

Centerlines

Parcels

Zoning Districts

Code

R-20

R-40

GB

CD

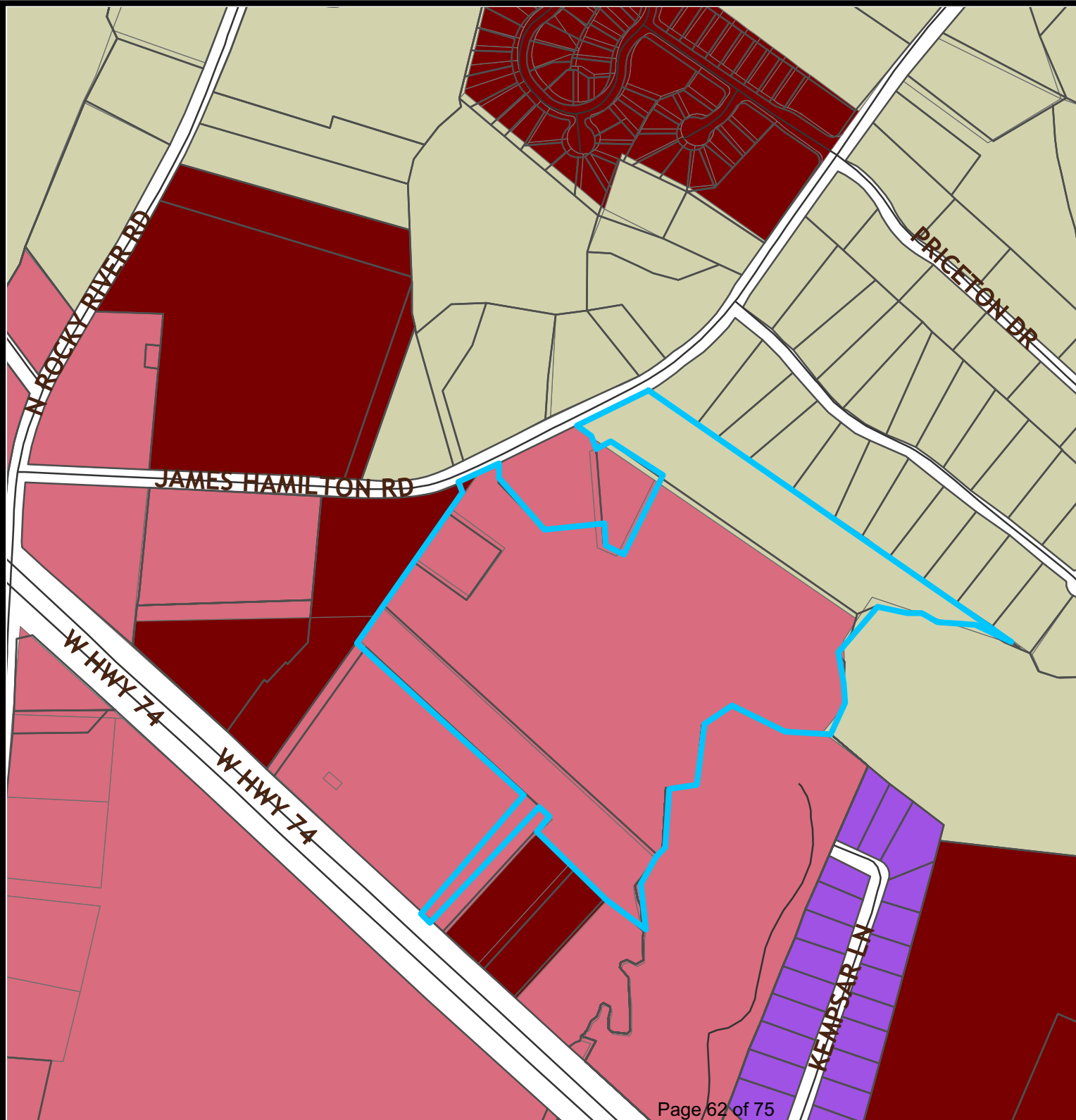
**Existing: R-40
(Residential- Low Density) &
GB (General Business)**

**Proposed: Conditional District
"Founders Point"**

Acres: 36.23



0 390 780
Feet

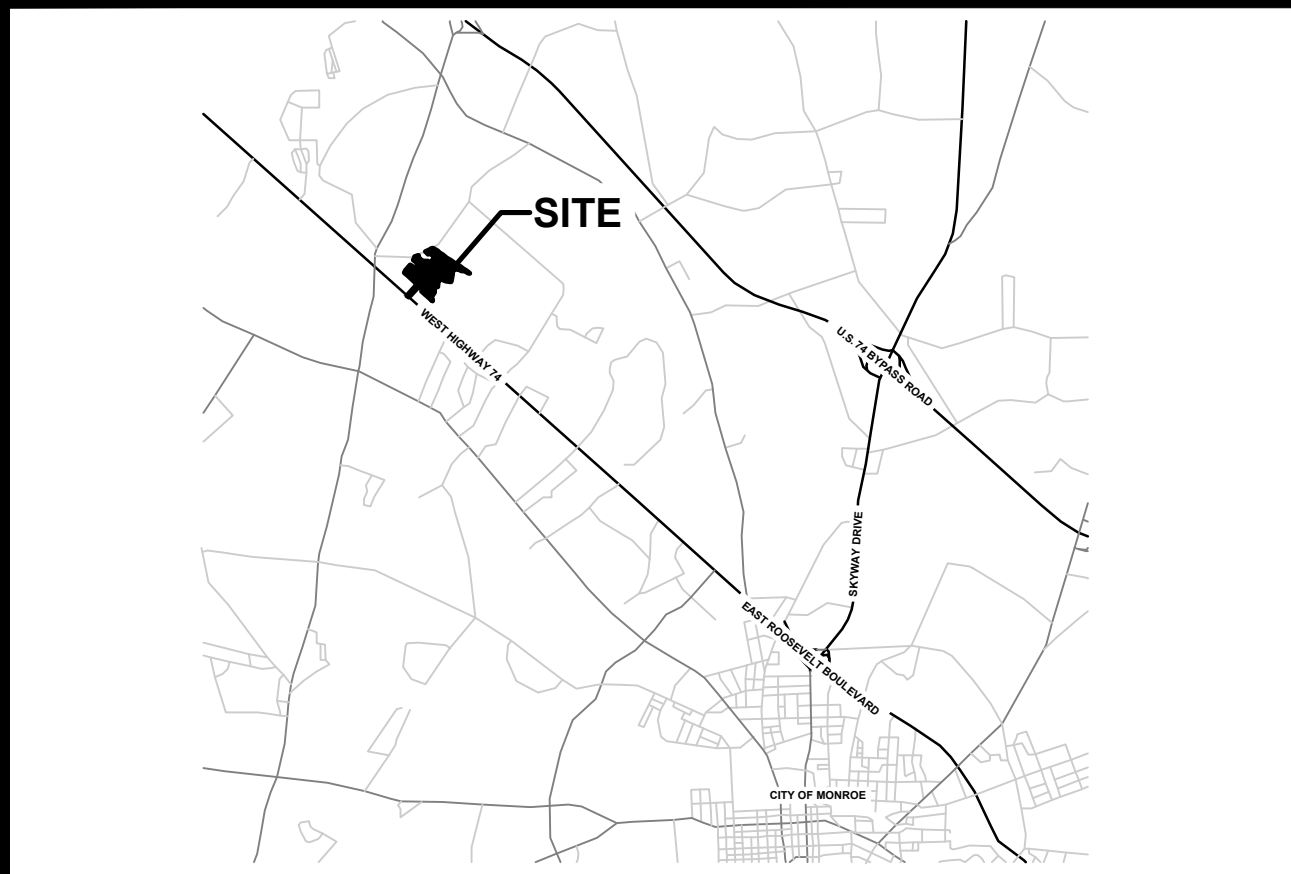


FOUNDERS POINT

CONDITIONAL DISTRICT

LOCATED IN

CITY OF MONROE, NORTH CAROLINA



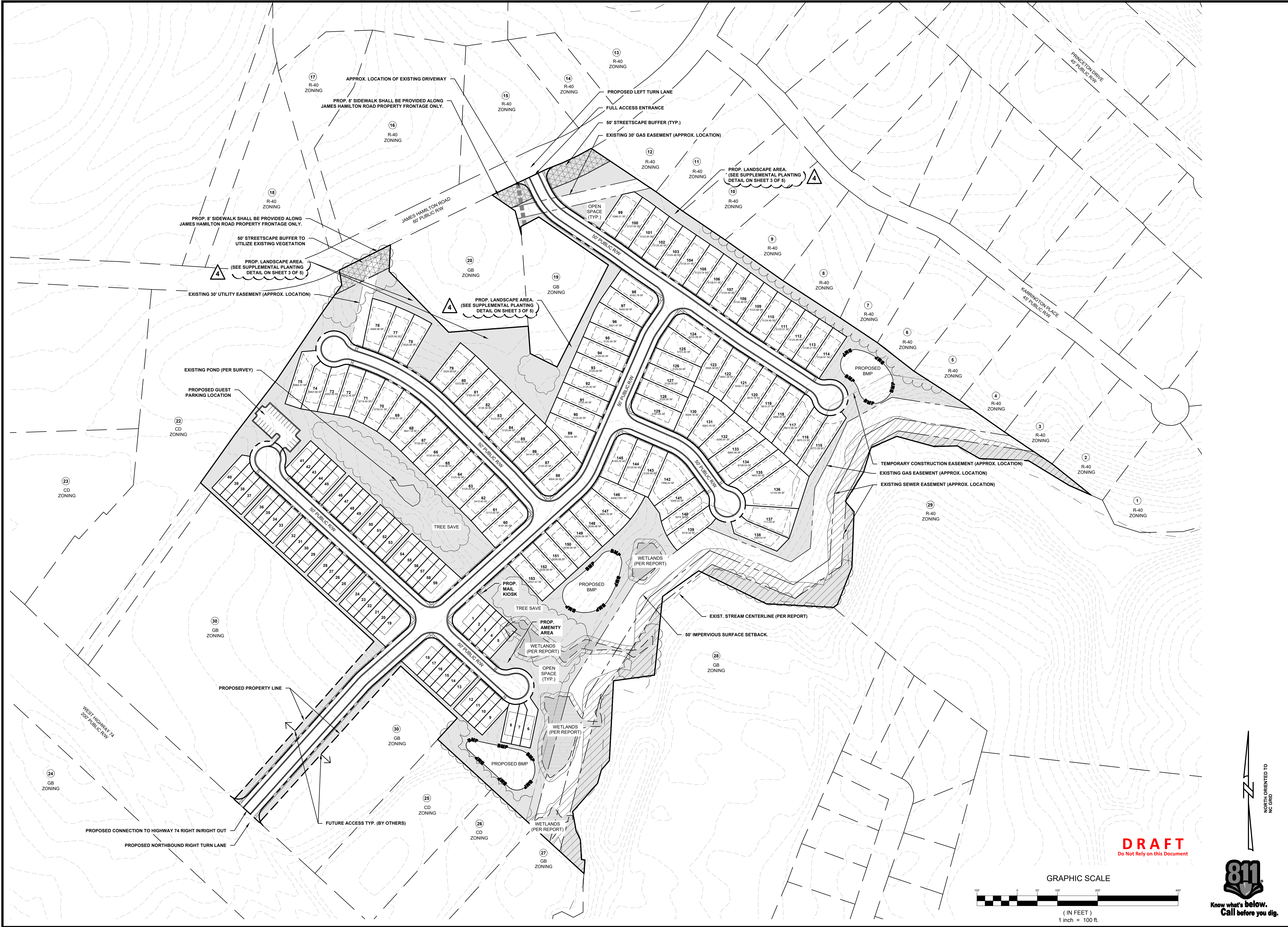
VICINITY MAP
NOT TO SCALE

SITE DATA:	
TAX PARCELS:	09339163C; 09339164; 09339163F; & A PORTION OF 09339197 AND 09339197C01
TOTAL ACREAGE:	+/- 36.23 ACRES (APPROXIMATE)
EXISTING LOCATION:	MONROE, NC
ZONING:	R-40 & GB
EXISTING:	
PROPOSED:	"FOUNDERS POINT" CONDITIONAL DISTRICT
TOTAL POTENTIAL UNITS: 153 UNITS	
SINGLE FAMILY DETACHED:	94 LOTS
SINGLE FAMILY ATTACHED:	59 UNITS
SINGLE FAMILY DETACHED MINIMUM SETBACKS:	
FRONT:	20'
SIDE:	5'
CORNER:	10'
REAR:	20'
MINIMUM LOT SIZE:	5,125 SF
MINIMUM LOT WIDTH:	41'
AVERAGE LOT SIZE:	5,660 SF
SINGLE FAMILY ATTACHED - PROPOSED MINIMUM SETBACKS:	
FRONT:	20'
SIDE:	5'
SIDE (TOWNHOME END UNITS):	10' MIN.
REAR:	20'
MINIMUM LOT SIZE:	2,185 SF
MINIMUM LOT WIDTH:	21'
AVERAGE LOT SIZE:	2,441 SF
OVERALL DENSITY:	4.22 DU/AC
COMMON OPEN SPACE:	
REQUIRED OPEN SPACE:	+/- 4.5 ACRES (12.5%)
PROVIDED OPEN SPACE:	+/- 8.5 ACRES (23%)
TREE SAVE:	
REQUIRED TREE SAVE:	+/- 2.40 ACRES (10%)*
PROVIDED TREE SAVE:	+/- 2.40 ACRES (10%)*
*NOTE: TOTAL EXISTING TREES ACREAGE (+/- 28.82 ACRES) MINUS TEMPORARY AND PERMANENT EASEMENTS (+/- 5.39 ACRES) = +/- 23.43 ACRES USED TO CALCULATE TREE SAVE	

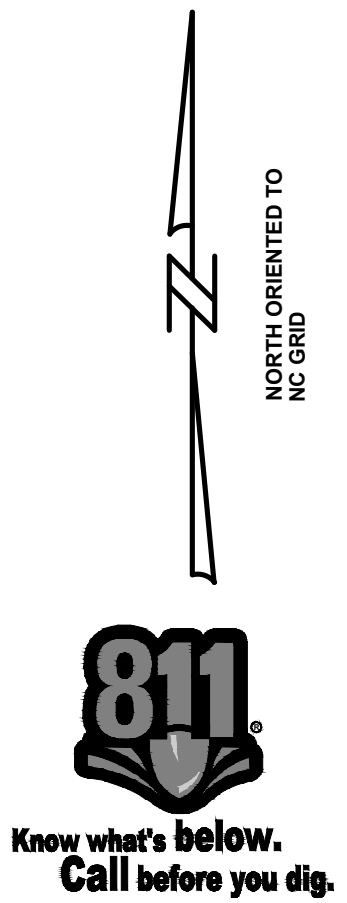
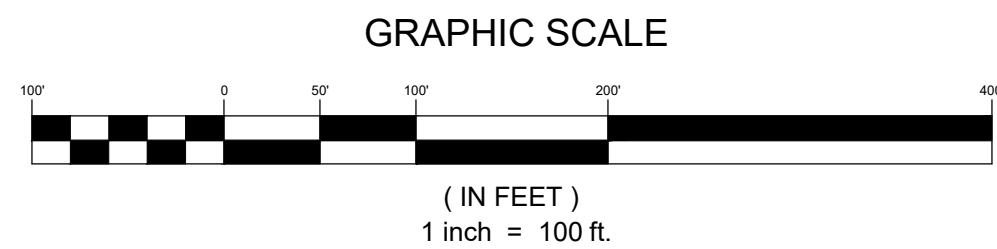
INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 OF 5	CONDITIONAL REZONING PLAN - COVER SHEET	01/29/2020	07/15/2020
2 OF 5	CONDITIONAL REZONING PLAN - SITE PLAN	01/29/2020	07/15/2020
3 OF 5	CONDITIONAL REZONING PLAN - SITE DETAILS	01/29/2020	07/15/2020
4 OF 5	CONDITIONAL REZONING PLAN - TREE PLAN	01/29/2020	07/15/2020
5 OF 5	CONDITIONAL REZONING PLAN - REPRESENTATIVE ELEVATIONS	01/29/2020	07/15/2020

ENGINEERING FIRM: ADDRESS: PHONE: CONTACT: EMAIL:	ESP ASSOCIATES, INC. 3475 LAKEMONT BLVD. FORT MILL, SC 29708 (803) 835-0906 MATT MANDLE MMANDLE@ESPASSOCIATES.COM
	DEVELOPER: ADDRESS:
	PULTE HOME COMPANY, LLC 11121 CARMEL COMMONS BOULEVARD, SUITE 450 CHARLOTTE, NC 28226
REVIEW AGENCY: ADDRESS:	CITY OF MONROE PLANNING DEPARTMENT 300 W CROWELL STREET MONROE, NC 28112 (704) 282-4500

Site Number	OBJECTID	Parcel Number	Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip
1	13036144	0025078	HEH STEVEN	3801 KARRINGTON FL	MONROE	NC	28110
2	13036165	0025079	BRUSSETTI LORNA	3805 KARRINGTON FL	MONROE	NC	28110
3	13036166	0025080	BARRELL VERNAL B & WIFE MARY H	3809 KARRINGTON FL	MONROE	NC	28110
4	13036167	0025081	KNAFF ARTHUR L	3813 KARRINGTON FL	MONROE	NC	28110
5	13036168	0025082	HELMES MONROE & COMBELL	3817 KARRINGTON FL	MONROE	NC	28110
6	13036169	0025083	JACKSON BETSY R	3821 KARRINGTON FL	MONROE	NC	28110
7	13036170	0025084	KELTER LILLIE L	3901 KARRINGTON FL	MONROE	NC	28110
8	13036171	0025085	JOHNSON DONALDEE	3905 KARRINGTON FL	MONROE	NC	28110
9	13036172	0025086	KIRKPATRICK A & TRINA J	3909 KARRINGTON FL	MONROE	NC	28110
10	13036173	0025087	PARKER KENNETH W	3913 KARRINGTON FL	MONROE	NC	28110
11	13036174	0025088	CRAWFORD WILLIAM JR	3917 KARRINGTON FL	MONROE	NC	28110
12	13036175	0025089	PATE ALAN SPOUSE ANTONI	3921 KARRINGTON FL	MONROE	NC	28110
13	13036176	0025090	ELDRIDGE VERNON	3925 KARRINGTON FL	MONROE	NC	28110
14	13036177	0025091	ELDRIDGE VERNON	3929 KARRINGTON FL	MONROE	NC	28110
15	13036178	0025092	ELDRIDGE VERNON	3933 KARRINGTON FL	MONROE	NC	28110
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17	13036180	0025094	ELDRIDGE VERNON	3941 KARRINGTON FL	MONROE	NC	28110
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19	13036182	0025096	ELDRIDGE VERNON	3949 KARRINGTON FL	MONROE	NC	28110
20	13036183	0025097	ELDRIDGE VERNON	3953 KARRINGTON FL	MONROE	NC	28110
21	13036184	0025098	ELDRIDGE VERNON	3957 KARRINGTON FL	MONROE	NC	28110
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28	13036191	0025105	ELDRIDGE VERNON	3985 KARRINGTON FL	MONROE	NC	28110
29	13036192	0025106	ELDRIDGE VERNON	3989 KARRINGTON FL	MONROE	NC	28110
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146	13036309	0025223	ELDRIDGE VERNON	4457 KARRINGTON FL	MONROE	NC	28110



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FOUNDERS POINT - CONDITIONAL DISTRICT
SITE PLAN (2 OF 5)

FOUNDERS POINT

PULTE HOME COMPANY, LLC CITY OF MONROE, NC

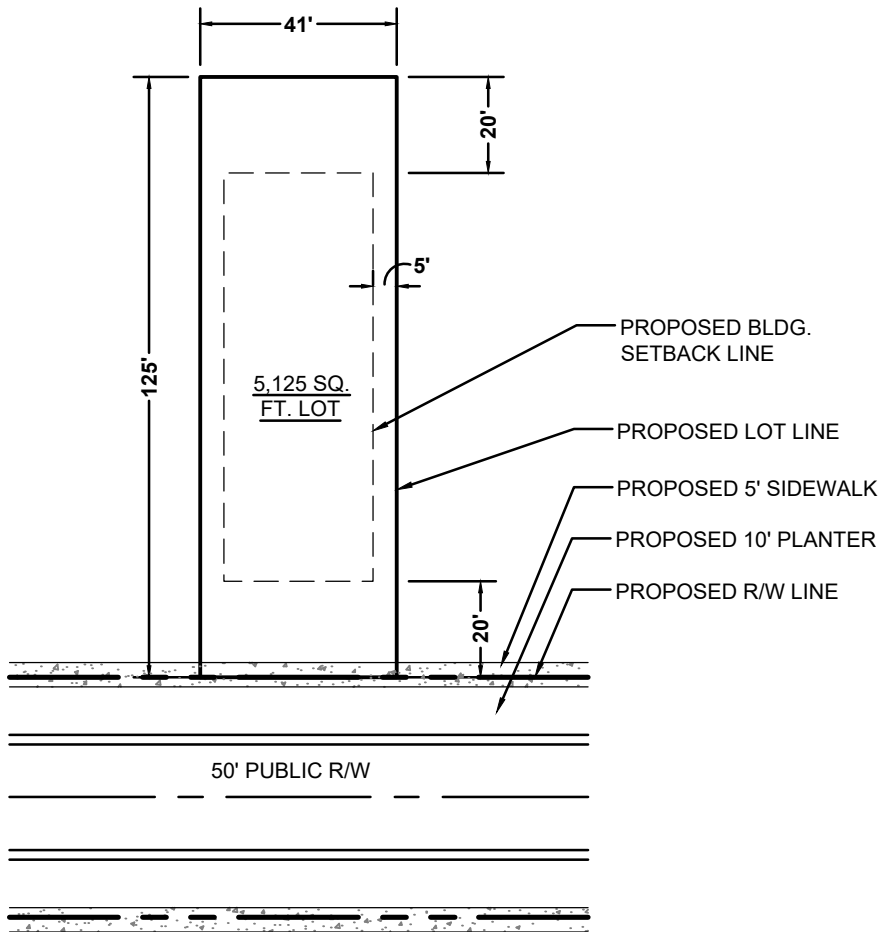
PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	SH
DRAWN BY:	SH
PROJECT NUMBER:	HQ58.101
ORIGINAL DATE:	01/29/2020
SHEET:	2 OF 5

NO.	DATE	REVISION	BY
1	3/20/2020	REVISED PER STAFF COMMENTS	AJW
2	06/09/2020	REVISED PER STAFF COMMENTS	ZW
3	7/2/2020	PLAN REVISIONS	LH
4	7/15/2020	REVISIONS PER STAFF COMMENTS	ZW

ESP Associates, Inc.
P.O. Box 27030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-8446 (NC)
803-582-2440 (SC)
www.espasociates.com

TYPICAL SINGLE FAMILY DETACHED DETAIL

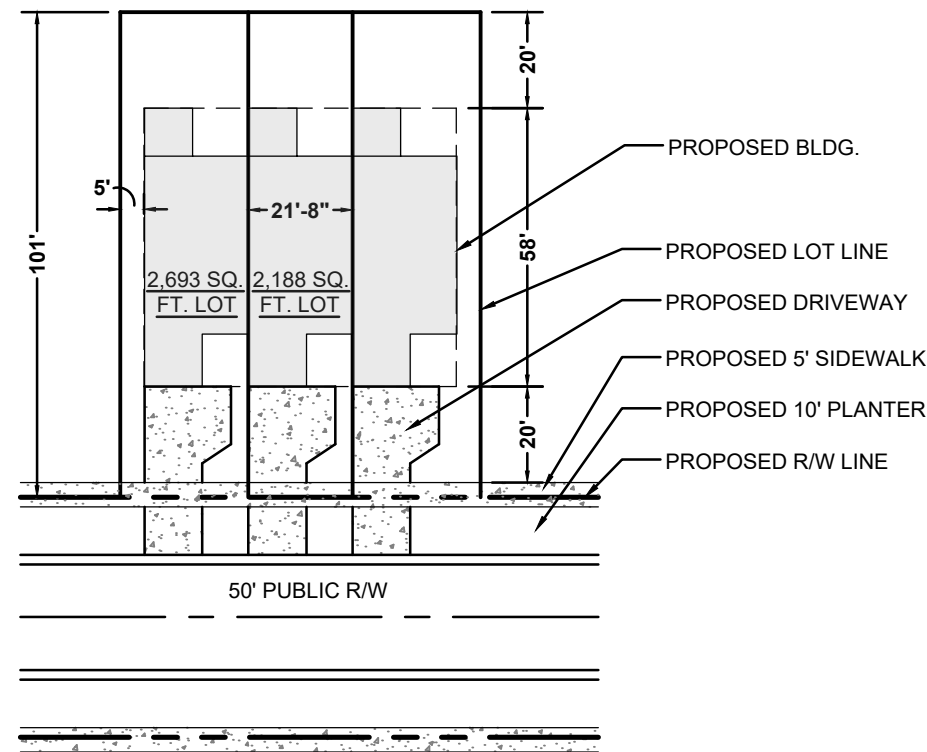
NTS



SETBACKS:
FRONT: 20'
SIDE: 5'
CORNER: 10'
REAR: 20'

TYPICAL SINGLE FAMILY ATTACHED UNIT DETAIL

NTS



PROPOSED SETBACKS:
FRONT: 20' BACK OF SIDEWALK
SIDE: 5'
MIN. SIDE (TOWNHOME END UNITS): 10'
REAR: 20'

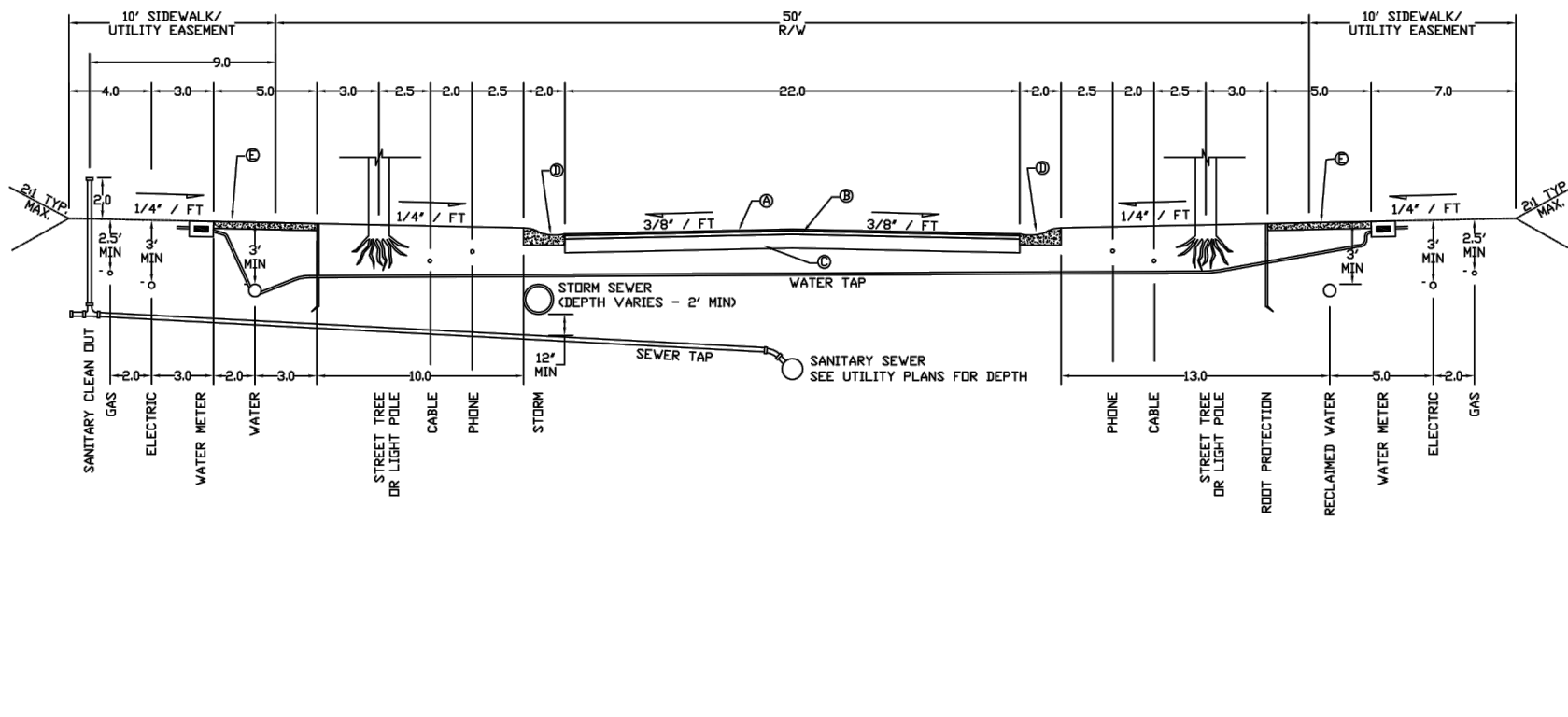
PAVEMENT SCHEDULE*

- 1 in. BIT. CONC. SURFACE COURSE, TYPE SF 9.5A
- 2.5 in. BIT. CONC. BINDER COURSE, TYPE 1 19.0B
- 4 in. BIT. CONC. BASE COURSE, TYPE 8 20.0B
- 5 in. 3/4 in. VALLEY & GUTTER
- 4 in. CONCRETE SIDEWALK, 5 ft. WIDTH

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

NOTES

- 1. UTILITY LOCATIONS SHOWN EITHER THAN 18" OR 24" DEEP AND FOR UTILITIES DEEPER THAN 24" DEEP ARE INDICATED BY THE CITY OF MONROE.
- 2. STREET LIGHTS WILL BE ON ONE SIDE OF ROAD DEPENDING ON SUBDIVISION LAYOUT.



NO.	DATE	DESCRIPTION	FILE: U:\Mapa-Detalls\Detail Manual\Details
1	02/01/20	WAS CANCELLED	DRAWN BY: JAM DATE: 08-07-01
2	02/01/20	MODIFIED FOR SUPERPAVE	CHECKED BY: JNL SCALE: N.T.S.
3	02/01/20	WAS CANCELLED	

RESIDENTIAL STREET WITH STREET TREES FOR 50' R/W (1 of 2)

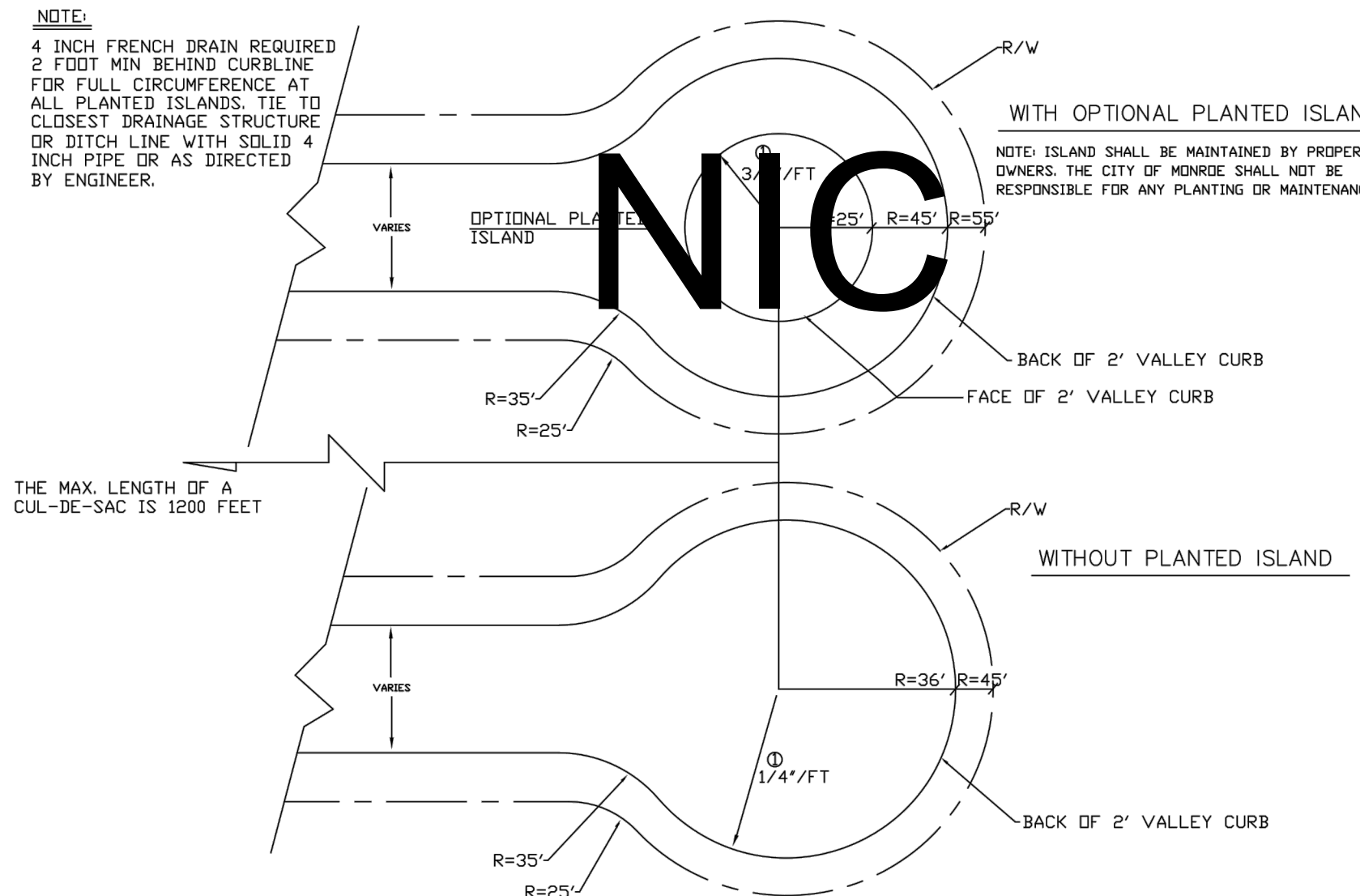
CITY OF MONROE
UNION COUNTY

PREPARED BY:
ENGINEERING DEPARTMENT

DETAIL 02.01.03A

NOTE:

4 INCH FRENCH DRAIN REQUIRED 2 FOOT MIN BEHIND CURBLINE FOR FULL CIRCUMFERENCE AT ALL PLANTED ISLANDS. TIE TO CLOSEST DRAINAGE STRUCTURE OR DITCH LINE WITH SOLID 4 INCH PIPE OR AS DIRECTED BY ENGINEER.



NO.	DATE	REVISION	FILE: U:\Mapa-Detalls\Detail Manual\Details
1	02/01/20	REVISED PER STAFF COMMENTS	DRAWN BY: JAM DATE: 08-07-01
2	06/09/2020	REVISED PER STAFF COMMENTS	CHECKED BY: JNL SCALE: N.T.S.
3	7/22/2020	PLAN REVISIONS	
4	7/15/2020	REVISIONS PER STAFF COMMENTS	

RESIDENTIAL CUL-DE-SAC

CITY OF MONROE
UNION COUNTY

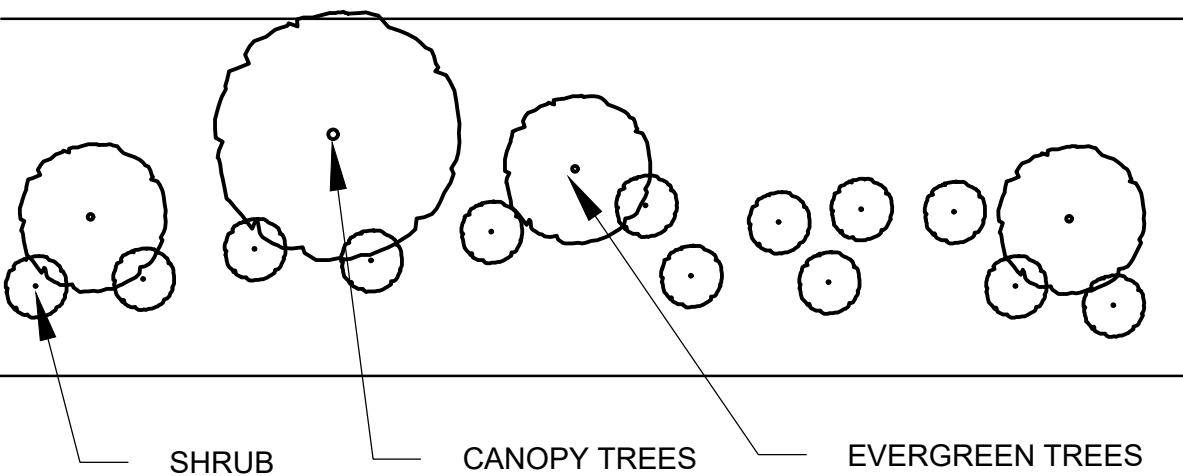
PREPARED BY:
ENGINEERING DEPARTMENT

DETAIL 02.01.08

TYPICAL SUPPLEMENTAL LANDSCAPE SCREEN

NTS

SUPPLEMENTAL LANDSCAPE SCREEN: 100' SHOWN

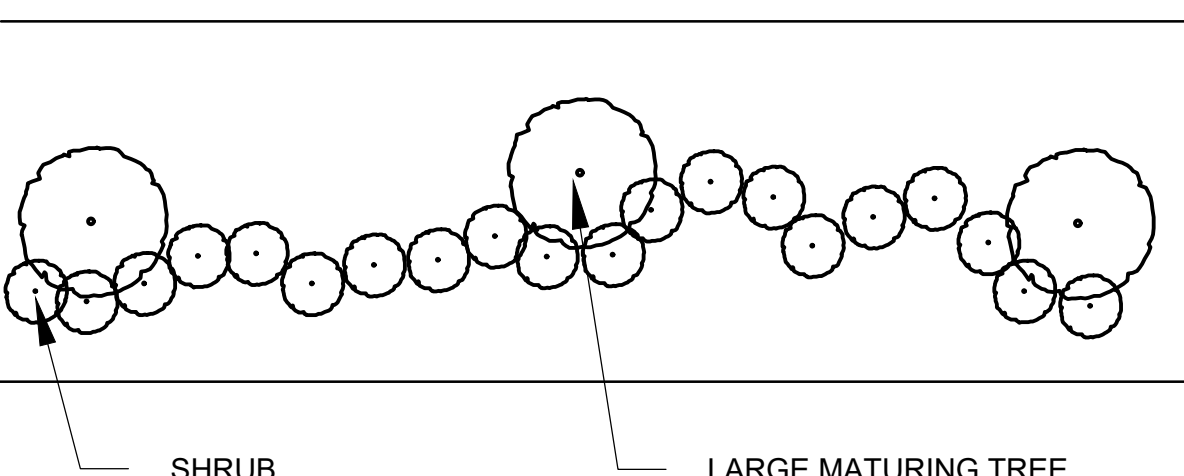


SUPPLEMENTAL BUFFER PLANTING REQUIREMENTS:
-1 CANOPY TREE (PER 100')
-3 EVERGREEN TREES (PER 100')
-10 SHRUBS (PER 100')

TYPICAL STREETSCAPE BUFFER ALONG JAMES HAMILTON ROAD

NTS

STREETSCAPE BUFFER: 8' MINIMUM REQUIRED, 50' SHOWN



STREETSCAPE BUFFER PLANTING REQUIREMENTS:
-3 TREES (PER 100')
-20 SHRUBS (PER 100')

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FOUNDERS POINT - CONDITIONAL DISTRICT
SITE DETAILS (3 OF 5)

FOUNDERS POINT

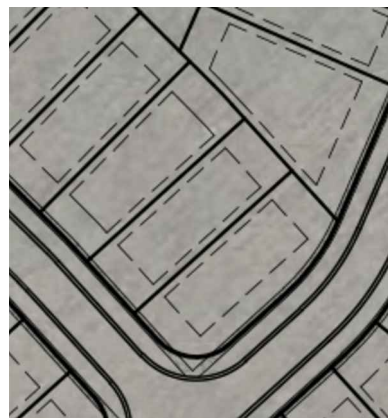
PULTE HOME COMPANY, LLC

CITY OF MONROE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	SH
DRAWN BY:	SH
PROJECT NUMBER:	HQ58.101
ORIGINAL DATE:	01/29/2020
SHEET:	3 OF 5

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803-582-2440 (SC)
www.espaceassociates.com



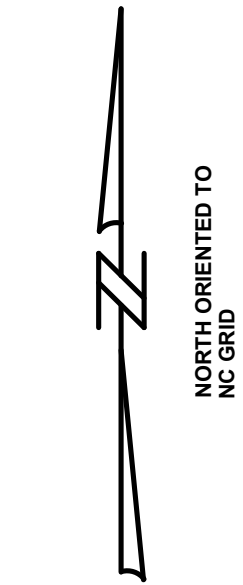
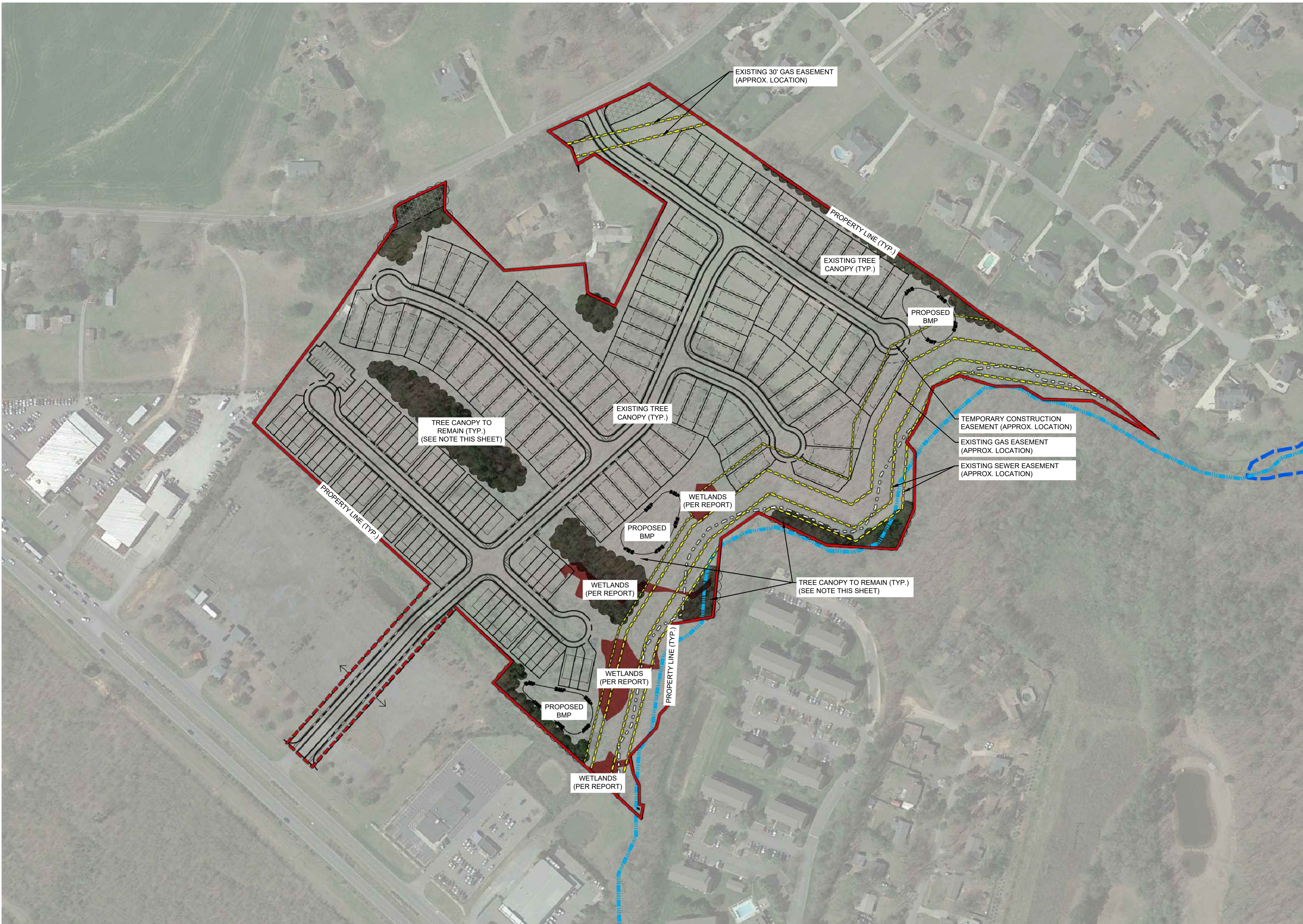


EXISTING TREE CANOPY



CANOPY TO REMAIN

NOTE: TREE ZONES ILLUSTRATED ON THIS EXHIBIT MAY BE ADJUSTED TO ACCOMMODATE TRANSITIONAL GRADING AND UTILITY EASEMENTS AS NEEDED DURING THE FINAL CD DESIGN AND SITE CONSTRUCTION PHASE.



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NTS

FOUNDERS POINT - CONDITIONAL DISTRICT
TREE PLAN (4 OF 5)

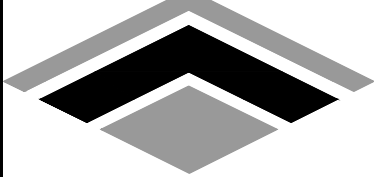
FOUNDERS POINT

PULTE HOME COMPANY, LLC

CITY OF MONROE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	SH
DRAWN BY:	SH
PROJECT NUMBER:	HQ58.101
ORIGINAL DATE:	01/29/2020
SHEET:	4 OF 5

NO.	DATE	REVISION	BY
1	03/29/2020	REVISED PER STAFF COMMENTS	AJW
2	06/09/2020	REVISED PER STAFF COMMENTS	ZW
3	7/27/2020	PLAN REVISIONS	LH
4	7/15/2020	REVISIONS PER STAFF COMMENTS	ZW

**ESP**

ESP Associates, Inc.
P.O. Box 2030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-1949 (NC)
803-502-2440 (SC)
www.espassociates.com



NOTE: IMAGES ARE REPRESENTATIONAL ONLY
AND ARE NOT FINAL DESIGNS. FINAL HOME
ELEVATION DESIGNS ARE SUBJECT TO CHANGE.

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Do Not Rely on this Document



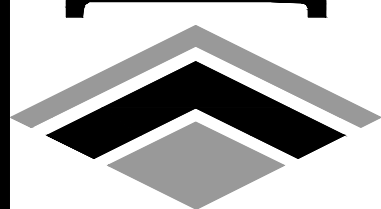
FOUNDERS POINT - CONDITIONAL DISTRICT
REPRESENTATIVE ELEVATIONS (5 OF 5)

FOUNDERS POINT

PULTE HOME COMPANY, LLC CITY OF MONROE, NC

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	SH
DRAWN BY:	SH
PROJECT NUMBER:	HQ58.101
ORIGINAL DATE:	01/29/2020
SHEET:	5 OF 5

NO.	DATE	REVISION	BY
1	03/29/2020	REVISED PER STAFF COMMENTS	AJW
2	06/09/2020	REVISED PER STAFF COMMENTS	ZW
3	7/2/2020	PLAN REVISIONS	LH
4	7/15/2020	REVISIONS PER STAFF COMMENTS	ZW



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Future Land Use Map

Legend

- Centerlines
- Parcels
- Community Corridor
- Suburban

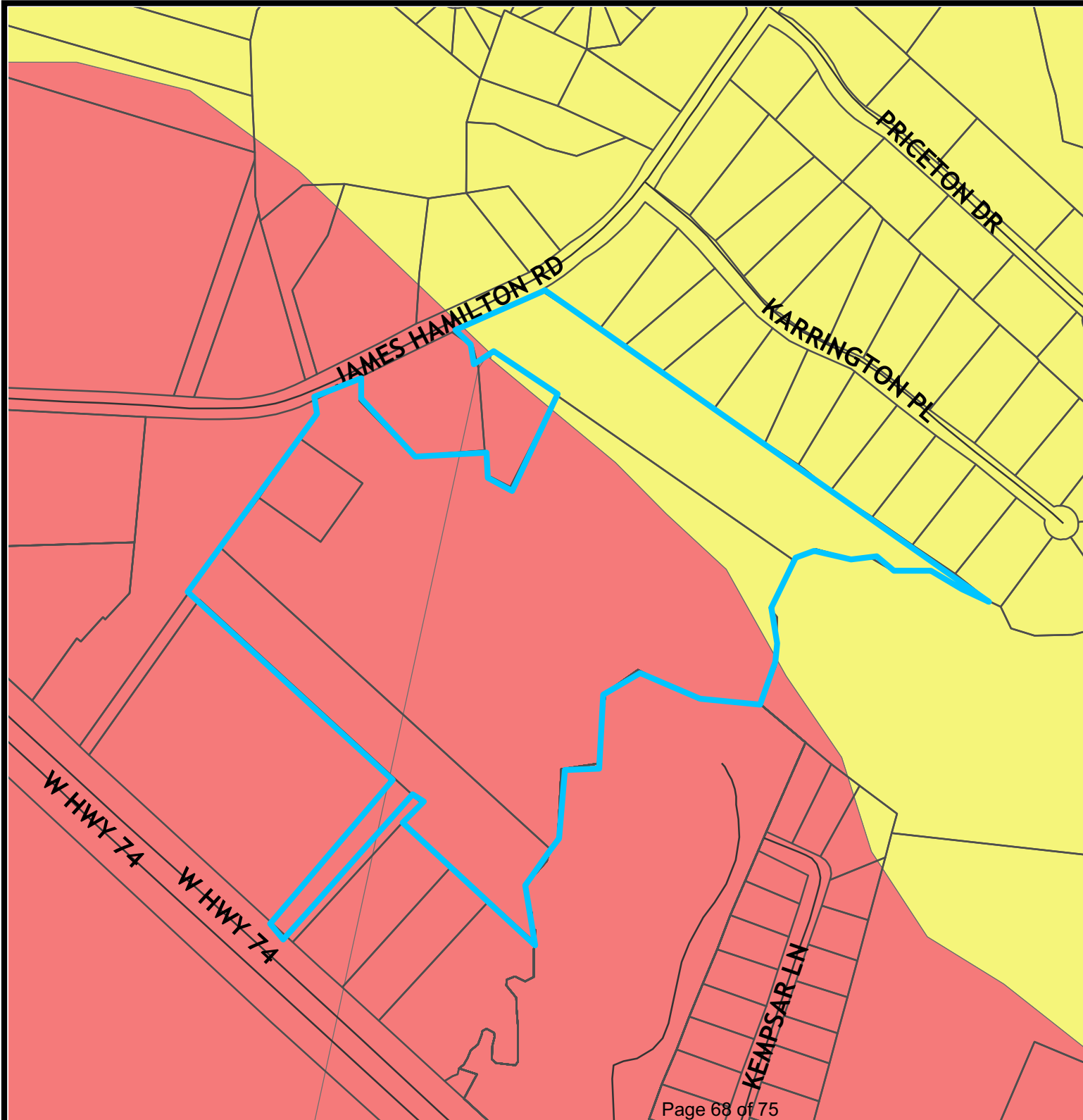
**Existing: R-40
(Residential- Low Density) &
GB (General Business)**

**Proposed: Conditional District
Founders Point**

Acres: 36.23



0 325 650
Feet



Future Land Use Description

The front portion and majority of this project falls within the Community Corridor character area while the rear portion falls within the Suburban character area.

The suburban character area residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations.

Multimodal connectivity between neighborhoods and to nearby centers also should be emphasized. Strategic connections to the off-street multi-use trail network are preferred and open space should be preserved in both active and passive forms within neighborhoods. The density for the Suburban Residential is 2-4 units per acre. Priority uses include: single-family residential, multi-family residential, commercial, office, medical, and civic.

The Community Corridor area generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, epicenter of the city's commercial activity, and the spine of the community with critical connections to major employers and activity centers. For this reason, the area's design and performance is important to the entire community. Currently, the corridor is characterized by uncoordinated visual design, uncontrolled curb cuts, and disinvestment. The density for the Community Corridor is 4-10 units per acre. Priority uses include: multi-family residential, commercial, office, medical, civic, and mixed use.

RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “FOUNDERS POINT”

R-2020-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District *“Founders Point”* further described below property is consistent with the adopted Land Development Plan because the proposed use and density are in keeping with the spirit of the plan. The Land Development Plan identifies the project area is located within the Community Corridor and the Suburban land use character areas. The Community Corridor character area serves as a primary conduit to downtown, and the spine of the community with critical connections to major employers, Charlotte-Monroe Executive Airport, and the hospital. The Community Corridor character area designation encourages a more unified approach to improving the area’s physical environment and economic viability. The Community Corridor indicates multi-family is a priority use and the allowable density is 4-10 units per acre. The Suburban land use area typically takes the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. The allowable density in the Suburban character area is 2-4 units per acre. This project has an overall density of 4.22 units per acre which is in general harmony and conformity with the Land Development Plan for this area.

The proposed project is a reasonable use and in the public interest because it provides a mix of housing types and varied lot sizes. The lot sizes range is from 2,200 square feet to 12,000 square feet. Additionally, having the townhomes closer to Highway 74 provides a buffer and transition between potential future commercial along Highway 74 and the proposed Single family residential of this project and existing single family residential along James Hamilton Road.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for properties with Union County Tax Parcel Numbers: 09-339-163-C, 09-339-163-F, 09-339-164, 09-339-197 portion & 09-339-197-C01 portion.

Adopted this 22nd day of July, 2020.

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “FOUNDERS POINT”

R-2020-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District *“Founders Point”* further described below property is consistent with the adopted Land Development Plan because the proposed use and density are in keeping with the spirit of the plan. The Land Development Plan identifies the project area is located within the Community Corridor and the Suburban land use character areas. The Community Corridor character area serves as a primary conduit to downtown, and the spine of the community with critical connections to major employers, Charlotte-Monroe Executive Airport, and the hospital. The Community Corridor character area designation encourages a more unified approach to improving the area’s physical environment and economic viability. The Community Corridor indicates multi-family is a priority use and the allowable density is 4-10 units per acre. The Suburban land use area typically takes the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. The allowable density in the Suburban character area is 2-4 units per acre. This project has an overall density of 4.22 units per acre which is in general harmony and conformity with the Land Development Plan for this area.

The proposed project is not a reasonable use or in the public interest because the project does not provide a mix of uses such as commercial and residential in the Community Corridor designation. Additionally, the single family lot sizes on the back portion of the property are much smaller than surrounding single family lots on James Hamilton Road. Based on the lack of commercial development in the Community Corridor designated area and the amount of larger single family lots in the area, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment denial recommendation, the Land Development Plan would be amended accordingly to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends the adoption of the Resolution Denying Land Development Plan Compliance for properties with Union County Tax Parcel Numbers: 09-339-163-C, 09-339-163-F, 09-339-164, 09-339-197 portion & 09-339-197-C01 portion.

Adopted this 22nd day of July, 2020.

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

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

Preamble

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

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

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

Conditional District (CD) “Founders Point”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 18th day of August, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

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

Preamble

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

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

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

Rezone the properties located along James Hamilton Road and W. Highway 74 and further identified as tax parcel #'s 09-339-163-C, 09-339-163-F, 09-339-164, 09-256-003 & 09-256-003-A. The request is to rezone the properties from City of Monroe R-40 and Union County RA-40 to Conditional District (CD) "Founders Point".

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 22nd day of August, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk