

PLANNING BOARD MEETING

Wednesday, August 19, 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 July 22, 2020**
- Item 3. Zoning Map Amendment for the property located at 3433 Continental Drive from R-10SU (Residential-High Density Special Use) to R-20 (Residential-Low Density) (Tax ID #09-342-218)**
- Item 4. Other**
- Item 5. 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

July 22, 2020 @ 6:00 PM

City Hall – Conference Room

300 W. Crowell Street, Monroe, NC

To Sheri Laney on July 23, 2020

Scheduled for adoption at the August 2020 meeting

Item 1. Call to Order/Roll Call

Vice Chair Mary Ann Rasberry called the July 22, 2020 meeting to order at 6:00 p.m. Keri Mendler called the roll. Vice Chair noted that a quorum was present.

Members Present: Mary Ann Rasberry, Richard Yercheck, John Harris (late), John Ashcraft, Renee Hartis, Richard Ali and Jennifer Smith (alternate)

Members Absent: Russ Asti, Edith Covington and Vickie Greene

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

Guests:

Item #1 – “Waxhaw Landing”/Waxhaw Highway/Highway 75

John Ross, Eagle Engineering, Inc.

Matthew Kirchner, Eagle Engineering, Inc.

Charlton Plyler, Monroe Township Farms, LLC

Item #2 – “Jonhaven Townhomes”/N. Rocky River Road

Matthew Villmer, Edge 5 Realty

Scott Swierski, Edge 5 Realty

Item #3 – “Founders Point”/Highway 74/James Hamilton Road

Matt Mandle (ESP Associates), Pulte Homes

William Morris, Pulte Homes

Fred Matrulli, Pulte Homes

Drew Ritter, Ramey Kemp and Associates

Tina Groesbeck, 2722 James Hamilton Road, Monroe

Mary Thompson, 810 S. Potter Road, Monroe

Wesley Thompson, 810 S. Potter Road, Monroe

Terry Richardson (broker)

Brian and Schaine Carter

Item 2. Approval of Minutes of Meeting

Motion: John Ashcraft made a motion to adopt the minutes of the March 4, 2020 meeting and the Staff Notes from the Special Meeting with Planning Board and City Council of February 26, 2020.

Second: Richard Ali

Action: The motion to adopt the minutes passed unanimously.

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

Keri Mendler, Planner, said tonight she would be presenting two (2) separate items under one (1) presentation. She said the first item is an Annexation request and the second item is a Zoning Text and Map Amendment request.

Keri said the applicant is requesting an Annexation and Conditional District rezoning in order to develop a 500 single-family lot subdivision. She said the total area of the project is 169.47 acres with 49.08 acres left as common open space. She said the density of this project is 2.95 units per acre. She said the property is one (1) parcel located south of Waxhaw Highway.

Keri said the subject property is currently zoned RA-20 and RA-40. She said it is located in the County and there is an Annexation request. She said the adjoining zoning is also RA-20 and RA-40.

Keri said the applicant is requesting a rezoning in order to develop 500 single-family lots. She said the total area of the project is 169.47 acres. She said the density is 2.95 units per acre. She said the minimum lot size is 6,000 square feet with 7,628 square feet as the average lot size. The proposed setbacks are 25 feet for the front and rear, 5 feet for the side and 10 feet for the corner side lots.

Keri said the project is required to have at least 12.5% of open space which would equal 21.83 acres. She said the total area of open space provided is 49.08 acres or 29.5%. She said the open space will include a clubhouse and pool and several pocket parks which will have walking paths, park benches, exercise equipment and/or playground equipment.

Keri said there are a couple of blue line streams on the site plan and they will provide the required 50-foot stream buffer. She said there will be street trees provided at a rate of one (1) per lot and all houses will have at least two (2) yard trees provided prior to the CO. She said landscaping will also be provided along Waxhaw Highway.

Keri said each home will have a minimum of a 2-car garage. She said all front load garages will have carriage-style trim and/or hardware that mimics carriage-style doors. She said driveways will accommodate at least four (4) vehicles.

Keri said there will be 5-foot wide sidewalks along both sides of the interior streets throughout the development. She said an 8-foot sidewalk will be provided along Waxhaw Highway.

Keri said the development will have two (2) entrances on Waxhaw Highway. She said there will be a right and left turn added to the western entrance and a left turn lane will be added on the eastern entrance. She said due to the number of lots, this development was required to do a Traffic Impact Analysis (TIA). She said there were some other various offsite improvements outlined in your staff report as well.

Keri said the developers are proposing that the homes will be a minimum of 1,400 heated square feet. She said the proposed exterior building materials will include fiber cement, stone, stucco and/or brick. She said vinyl will only be used for trim work. She said the front façade will also include a mix of materials with a minimum of 25% being brick, stone or stucco.

Keri said the development falls within the Walter Bickett Elementary, Monroe Middle and Monroe High Schools for the 2020 and 2021 school year. She said as far as neighborhood notification, the applicant did hold a neighborhood meeting on June 28, 2020 at Grace Baptist Church. She said two (2) individuals attended this meeting. She said a summary of the meeting was prepared and is in your packet for your review. She said in addition, a zoning notification sign will be posted ten (10) days prior to the public hearing. She said an official rezoning notification will be sent to the adjacent property owners located within at least 150 feet, ten (10) days prior to the public hearing.

Keri said the Land Development Plan does indicate this area as Suburban. She said that 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. She said the density for Suburban residential is 2-4 units per acre, and the proposed project is consistent with the Future Land Use Plan

Keri said staff recommends approval of the rezoning and she would be happy to answer any questions you might have.

Vice Chair asked if there were any questions for Keri.

John Ashcraft said that the applicant is proposing 2.9 units per acre. He said the zoning is currently either R-20 and R40. Keri said correct, it has a split zoning. Mr. Ashcraft said if they followed the R-20 guidelines for development, would they still have to come for a Conditional District. Keri said this property is located in the County right now so it is an Annexation. She said she does not know what the County's requirements are if they were to develop in the City. Mr. Ashcraft said if the applicant develops the property as R-20...Keri said 20,000 square foot minimum lots would not come before the Planning Board. She said this Board would not have a say over minimum house size or exterior materials. Mr. Ashcraft said he understands all of that. He said just because we approve the Annexation, it doesn't force us to approve the development. He asked if that was correct. Keri said it would ultimately be up to City Council to make that decision, but it is correct that they could annex the property and not approve the rezoning. She said it would have to be rezoned to something within a certain time period if it was annexed.

John Ashcraft said he was asking all of these questions for his own clarification. He said to approve the rezoning means that you do not mind the development being in the road. He said if you do not approve the actual development, then there are certain conditions that we are not happy with. Keri said she is not sure she understands the question. Mr. Ashcraft asked if we could approve the Annexation but not approve the Conditional District. Keri said correct.

Vice Chair asked if there were any other questions. There were none.

Vice Chair asked if there was anyone who would like to speak in favor of the proposal.

Mr. John Ross of Eagle Engineering came forward and introduced Mr. Matthew Kirchner with Eagle Engineering and Mr. Charlton Plyler representing Monroe Township Farms, the owner and applicant of the property. He thanked the Board for allowing everyone to speak tonight. He said it is always a challenge following a presentation made by the City of Monroe. He said staff here is very thorough with their technical review, so much so where we have been through the Technical Review Committee and we have been through a couple of iterations of the site plan to get to this point. He said Keri steals all of their thunder and excitement when it comes to a presentation.

Mr. Ross said this site is primarily an agricultural use right now. He said the southeast corners have some wooded areas. He said there are some fairly significant trees. He said their goal is to save as many

significant trees because that is the dome of the site, the hot point of the site or the beacon. He said that is where they are proposing to have the clubhouse and swimming pool. He said their goal is to work that design around as many of those significant trees as we possibly can.

Mr. Ross said there are a couple of blue line streams that were noted on the site and a few wetland areas. He said we have reworked our site plan to avoid those areas.

Mr. Ross said we have done a full traffic impact analysis. He said there were a total of 12 intersections that were studied including our two (2) access point. He said there were some recommendations for improvements all along the frontage of the site, as well as our two (2) access points. He said there are three (3) other locations off-site. He said the developer has committed to making all of those off-site improvements as part of this development. He said they are all outlined in the upper left corner of Sheet RG2.

Mr. Ross said we did a full wetlands assessment on the site. He said their consultant did meet with the Army Corp of Engineers and gained their concurrence. He said, again, they made modifications to the site for avoidance of wetlands rather than mitigation.

Mr. Ross said because this plan is also working with site topographic conditions, we are working to maintain the existing ponds and areas of established trees, and also working to minimizing grading and maintaining as many of those trees as possible.

Mr. Ross said Keri went through most of the amenities, but we will have a centralized clubhouse and a pool complex. He said the 49 acres of common open space and pocket parks will include walking paths, park benches, exercise equipment and/or playground equipment.

Mr. Ross said Keri also went over the elevations. He said all of the notes identify the 1,400 square foot homes with brick, stone, stucco, no vinyl. He said 25% of the frontage of every home will be either brick, stone or stucco. He said if there are vinyl materials to be used, they would only be allowed for trim work. He said slab foundations, as opposed to crawl spaces, will be required to have four (4) courses of brick extending up the face of that slab. He said the frontage of each home will have articulation meaning that no more than 24 linear feet of that frontage will be without a break. He said all of the front-loaded garages will have carriage-style trim.

Mr. Ross said their plan is consistent with the Future Land Use Plan. He said we are meeting and mitigating all the traffic impacts generated by this site. He said we are avoiding wetlands. He said we are working with the natural constraints of the site. He said they are very pleased that City staff is finding that there is a favorable recommendation and that there is a statement of consistency to be made.

Vice Chair asked if there were questions for Mr. Ross.

John Harris asked Mr. Ross what his build-out time would be. Mr. Ross said it would be about ten (10) years.

John Ashcraft asked Mr. Ross what is the timeline for the amenities to be put in place. He asked if the project was to be completely built out. Mr. Ross said not completely built out. He said it is normally driven by the developer and market conditions. He said normally you need about 100 units in place before something like the pool complex will be built. He said within each phase, where there is a pocket park or an amenity associated with that phase, they would be built concurrent with the phase. Keri said staff has

started requesting the requirement that the commencement of the main amenities start with 50% of occupancy of the subdivision. She said staff will stop giving COs until the commencement of the main amenities start. Mr. Ross said in this case we would want to commit that it would be sooner than that. Keri said that is the threshold on the site plan and agreed to.

Richard Yercheck said to Mr. Ross that it is a minimum of 1,400 square feet. He asked how big are you going to go and what are your price points looking like. Mr. Ross said the price point for entry level, being a 1,400 foot-home at a minimum, would be starting in the mid-\$250,000s and as we open up, the high \$300,000s (\$380,000, \$390,000). He said the larger homes might be in the 3,200-square foot range. He said some of the homes (with the 3-car garage) are the 3,200 to 3,500-square foot type.

Richard Yercheck said his daughter just graduated from Monroe High School and he knows for a fact that it is a Title 1. He said so is Walter Bickett and Monroe Middle. He said there is no foreseeable change to that. He asked Mr. Ross how this would affect this build-out and a \$300,000 house. Mr. Ross said that is a very fair question. He said market analysis says this area in particular (the western side of Monroe) is a growing area. He said there is demand and need. He said not everyone who lives in one of these homes will necessarily work in the City of Monroe—he said Weddington, that direction. He said GAP analysis tells us that this is the sweet spot and this is the demand.

Richard Yercheck said this subdivision will be in the Monroe cluster. He said the Monroe cluster is still having difficulty. He said one of the issues we run into with getting people to move into the Monroe area is they don't like the schools. John Ashcraft said students have the opportunity to opt out but they cannot do that in Monroe now. Richard Yercheck said Samuel Clemens had a saying "There are lies, there are damn lies and there are statistics." He said they have the opportunity to opt out. He said to Mr. Ross that he is excited that you want to do this in Monroe. He said with the ten (10) year build-out, he wanted everyone to understand some of the challenges. Mr. Ross said they recognize that a lot of good things could happen in ten (10) years.

John Ashcraft said right around the corner on M.L. King, on the Secrest Family Property, about 350 single-family homes were approved. He said multi-family has been taken out of it. Keri said she had not been involved with this project.

Vice Chair said that we've been told previously that houses that you build are based on the client's choice. She said to Mr. Ross that if you don't have anybody that comes in and says they want one of the 3,500-square foot homes, could you end up with all starter homes. Mr. Ross said very unlikely but he said the minimum is a 1,400-square foot home which we anticipate will be a \$250,000 home. He said he is not sure that this qualifies as a starter home, but that would be a lower end in this community. Vice Chair said it could be that everyone that comes before you may want the smaller home or lesser expensive of the homes. She asked the applicant if they had a limit on the \$250,000 homes. Mr. Ross said it would be market-driven. Keri said if the Planning Board is concerned about that, you have the ability to make the recommendation limiting the number of 1,400-square foot homes. She said to be honest, that is hard for staff to keep track of but that is an option.

Richard Yercheck said you would want to sell as many of the bigger houses as possible...Mr. Ross said there is a mix of 51 and 61 or two (2) different types of lots. He said the lots around the perimeter are a little bit larger lots. He said the lot prices will drive the home price up. He said normally the lot price is about 22% of the new price home. He said the lots themselves would work toward increasing that number. John Ashcraft said the lots on the water would be a little bit higher. Mr. Ross said yes, any of the premium

lots backing up to the tree-save or common areas or some of the larger interior pod lots, certainly they would be premium lots.

Richard Yercheck asked how do we limit, in 20 years, the amount of rentals that could potentially show up. He said as we hear from the community, Planning Board and City Council, we have too many rental homes in Monroe. He said how do we keep some of these corporations from coming in and buying homes and making rentals out of them. Mr. Ross said we are not building a rental product; we are building a home product for sale. He said we only have the control of that to the point that it is sold to an individual.

Richard Yercheck asked if we could put something in the HOA that limits or excludes rental. Mr. Ross said we would have to talk to an attorney on that.

John Ashcraft said his son lives in Charlotte in Myers Park. He said he is in a condo. He said he thinks the maximum number of units that can be non-rental is like 10%. He said once you reach that level, you cannot rent to anyone. Mr. Ross said the question is how to enforce this. He said they would be willing to work with staff on this. Mr. Yercheck said what your HOA does, we cannot control but he is excited that we are putting in a quality product in Monroe. John Ashcraft said he appreciates all the amenities. He said we get these things all the time and nobody adds anything.

Vice Chair said while we are discussing the HOA, she asked Mr. Ross about street parking. She said the streets are only about 20 feet. Mr. Ross said the streets are consistent with the subdivision design requirements of the City. He said we are also providing that every driveway will be allowed to park four (4) cars in addition to the 2-car garage. Vice Chair asked if it could be put in the HOA rules that you cannot park on the street. Mr. Ross said he does not believe that an HOA can enforce that but certainly we can put that in there. Vice Chair said if there is a car parked on both sides a fire truck cannot get down the street.

Vice Chair said to Mr. Ross, on the homes per acre, when you take out the 49.08 acres of common ground of the 169.47 acres with almost 3 houses per acre, then you are looking at about 4.15 houses. Mr. Ross asked Vice Chair why she would take out the common area. Vice Chair said the way the houses look when you drive into the subdivision...Mr. Ross said the goal is to cluster the homes and create more community open space. Vice Chair said on the front of the property it says that the lots will take up 87.50 acres which then drives the appearance of 5.7 houses per acre. She said when you are driving in they are pretty close. Mr. Ross said that does not account for the fact that there are street rights-of-way. He said that 89 acres are purely the individual residential lots, not the subdivision less common open space. Vice Chair said when you look at the houses, side-by-side, it is the visual and it makes a difference on how it looks.

Vice Chair asked if the houses were ten (10) feet apart. Keri said the setback proposed is 5-feet for the side.

Richard Ali asked Mr. Ross for the reactions of the two (2) people that attended the neighborhood meeting. Mr. Ross said both people lived across the street on Midtown Road. He said one (1) gentleman is, he believes, the owner of Elizabethan Gardens and he was more interested if this project would get him utilities for his property. He said the man said he did not want to oppose the project; he was just interested in what was going on. He said the other person was a resident who expressed concern that during construction there would be noise.

Vice Chair asked Mr. Ross if he had an average home size he would like to see. Mr. Ross said he would like to see them all at 3,000 square feet but he did not think that was realistic. He said he thought they will be more of the 2,200-2,400 square foot range just as an average. He said this is what most new type homes are.

Vice Chair asked everyone if they would like to talk about the possible percentage of minimum square footage. John Ashcraft said he wouldn't know what to put. He said he would like it to be in there but it may be something for staff and legal counsel. Richard Ali said what is difficult is that this is a ten (10)-year project. He said who knows what the market will be like eight (8) years from now. He said it is hard to project. Keri said to that point, with a ten (10) span it has been proven to be difficult to keep up with percentages to make sure they don't go over. She said it has been difficult for staff to keep track of information for projects that were approved in the 2006, 2007 era.

John Ashcraft said with his son's condo, the HOA monitors this. Keri asked if he was referring to the rental or minimum house size. Mr. Ashcraft said the rental. Keri said we cannot regulate rental or home ownership through the City. She said they might be able to do this through their HOA.

Richard Ali said in eight (8) years from now, \$350,000 might be realistic or very unrealistic.

Jennifer Smith asked Mr. Ross if the 1,400-square foot houses are going to be interspersed with the larger homes. Mr. Ross said typically the 1,400 would be on the interior lots. He said the larger homes would be around the perimeter or premium lots.

Vice Chair asked Mr. Ross how many homes (on the site plan) would be in the orange color and how many would be in the tan color. Mr. Ross said the orange would be 276 and the tan are 224. He said not quite a 50/50 split.

Vice Chair asked if there were any other questions for Mr. Ross. There were none.

Vice Chair asked if there was anyone else who would like to speak in favor of the project. There was no one.

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

Richard Ali said to Mr. Ross that enrollment at the schools is 70% - 80% right now. He said this project is going to be an extended project and we have a lot of projects already approved in the same school districts. He asked how this was going to impact the schools. Mr. Ross said these enrollments are significantly lower than any of the other schools in the County right now. He said there is ten (10) years to respond and act if there is a need. He said this project doesn't even have the first children for enrollment. He said we are a year to get site grading permits to begin construction and a year and a half before the first house probably starts and probably two (2) years before there is somebody waiting at a bus stop. He said there is plenty of reactionary time.

Jennifer Smith said when you opt out of the schools, do you then have to pay whatever school you apply to a monthly fee since you are out of that district. Richard Yercheck said if you are going to opt out of your school and go to another one, you don't have to pay anything but you will have to provide your own transportation. Vice Chair said there are certain schools you cannot opt for because they are at capacity.

Vice Chair asked if there were any further questions or comments from the Board. There were none.

Vice Chair asked for a motion on this proposal.

Motion: Richard Yercheck made a motion to recommend approval of the Annexation of 169.47 acres located along Waxhaw Highway and further identified with parcel ID #09-351-014.
Second: Renee Hartis
Action: The motion to recommend approval of the Annexation request passed unanimously.

Vice Chair 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: Richard Yercheck made a motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance.
Second: John Ashcraft
Action: The motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance passed unanimously.

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

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

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

Keri Mendler, Planner, introduced this item. She said tonight she is presenting a Zoning Text and Map Amendment request. She said the applicant is requesting the rezoning in order to develop 38 townhomes. She said the total area of the project is 13.39 acres with 7.49 acres left as common open space. She said the density of this project is 2.84 units per acre. She said the property is located along N. Rocky River Road and to the northwest corner is Union Power Cooperative. She said the neighborhood behind the property is the Colonial Village Subdivision.

Keri said the subject property is currently zoned R-20 and the adjoining zoning is R-10-SU (a Special Use approved in 1998/1999). She said this is an older Special Use district that we no longer have. She said there is R-20 zoning to the north and south. She said across Rocky River Road is the GI zoning district.

Keri said the applicant is requesting the rezoning in order to develop 38 townhomes. She said the total acreage of the project is 13.39 acres. Again, she said the density is 2.84 units per acre. She said the project is required to provide at least 50% open space because it has that multi-family component to it. She said

this equals 6.69 acres. She said the total area of open space provided is 7.49 acres or 56%. She said the open space will include some recreation areas with playgrounds and fenced dog parks.

Keri said street trees will be provided at a rate of three (3) per building. She said each set of townhomes will also have two (2) trees outside of the right-of-way. She said there will also be landscaping around the perimeter of the site. She said there will also be landscaping along N. Rocky River Road.

Keri said the townhomes will all have 2-car garages and the front-load garages will have carriage-style trim and/or hardware that mimics the carriage-style doors. She said driveways will be able to accommodate at least two (2) vehicles. She said a 5-foot wide sidewalk will be provided along both sides of the interior roads throughout the development. She said there will also be 8-foot wide sidewalk along N. Rocky River Road.

Keri said the development will have one (1) full access entrance and a left turn lane will be added on N. Rocky River Road into the development. She said due to the number of lots, a Traffic Impact Analysis (TIA) was not required by NCDOT or the City of Monroe, but one of NCDOT's requirements was a left turn lane.

Keri said for the elevations, the developer is proposing the townhomes to be a minimum of 1,974 heated square feet. She said the proposed exterior building materials will include vinyl, stone and/or brick. She said the vinyl will be high quality vinyl that is at least .044 inches thick. She said the vinyl also has a backing material, must be heat resistant with UV reflective additives and must be wind resistant. She said the applicant has agreed to a minimum of 25% brick or stone on the front façade.

Keri said the development does fall within the Rocky River Elementary, Monroe Middle and Monroe High Schools for the 2020/2021 school year. She said as far as neighborhood notification, the applicant did hold a neighborhood meeting at the project site on July 17th. She said three (3) households attended this meeting, all from the Colonial Village Subdivision. She said they seemed to be accepting of the project, with no noticeable disagreement to this project during the meeting.

Keri said a notification sign will be posted ten (10) days prior to the public hearing. She said an official rezoning notification letter will be sent to the adjacent property owners within at least 150 feet of the subject property, again ten (10) days prior to the public hearing.

Keri said the Land Development Plan indicates this area is Suburban. She said a mix of housing types and sizes is preferred in Suburban locations. She said attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. She said the density for Suburban residential is 2-4 units per acre.

Keri said the proposed project is consistent with the Future Land Use Plan. She said staff recommends approval of the rezoning with the condition that vinyl be used for trim work only. She said she would be happy to answer any questions. She said the applicant is here as well to answer any questions.

Richard Ali asked Keri about the elevations. Keri said the applicant could better answer.

Mr. Scott Swierski of Edge 5 Realty came forward and said there would be stone or brick and a 4-foot wrap with a nice ledge on it. He said each dormer would be wrapped with brick or stone. He said there would be the wrap around the front and then the dormers would be fully wrapped in stone. He said it would give it a nice appearance and also carry that work up top.

John Ashcraft asked Mr. Swierski for the square footage. Mr. Swierski said 1,974 square feet. He said they will all be similar. He said they are going to change up the buildings a little bit so they don't look alike. He said they will be three (3) bedrooms, two and a half (2.5) baths, with hardwood floors and granite. He said they will be very nice for the area.

Renee Hartis asked Mr. Swierski if he would be willing to do fiber cement or something like that instead of the vinyl. Mr. Swierski said they have discussed this with staff but they would prefer the vinyl because they are trying to keep the price point consistent with the project and the area. He said the starting price will be around \$252,000. He said they do plan on having an HOA and restrictive rentals. He said if that is a requirement (fiber cement), then yes, they would be happy to accommodate and do that.

Richard Yercheck asked Mr. Swierski how many different designs are the buildings going to be. He said right now they are all the same. Mr. Swierski said that is right, this is just an elevation for the blueprint. He said they are all going to be the same but they will change the exterior of each one. He said one may have stone, one may have brick, one may be a cream color, etc.

Richard Yercheck asked Mr. Swierski if they were all going to have carriage-style doors. Mr. Swierski said yes. He said roof shingle will probably stay the same, doors will stay the same, and trim color will stay the same.

Richard Yercheck said to Mr. Swierski that he is doing good except for the vinyl siding. He said he knows that you are working on a price point so that the profit margin is in there and we are working on what happens in 12 years. Mr. Swierski said he agreed. He said he started building when he was a little boy, Carpenter's Union, etc. He said he built many homes for himself. He said half of the problem where you see vinyl flapping off the building is because of the quality of the vinyl and installation. He said he will commit right now to do hardi-board.

Vice Chair asked if there were any other questions from the Board. Richard Yercheck said the design and the concept is good. He said it is a good fit for the space. He said he appreciates all the houses coming in but that is a needed product as well. He asked Mr. Swierski for the build out time. Mr. Swierski said 18 months. He said he has been in real estate for 25 years. He said he met Keri two (2) years ago and she is the one that brought up the Future Land Use. He said he started studying the plan. He said he discovered we do not have any townhomes and when we do get them, just outside of Indian Trail, they go very fast. He said once they receive official approval from City Council they will advertise. He said he feels they will be in and out in 18 months.

John Ashcraft said he likes the concept, it is not a huge development and making good use of the space. He said his daughter lives in Charlotte across from Blakeney. He said the condos there look exactly like these townhomes. He said he would like to recommend or encourage to designate no more than a certain amount to be rentals before going to City Council. Keri said this is something for HOA documents, we cannot regulate at the City level. She said City Council cannot make their decision on this because we cannot enforce it. Mr. Swierski said we hear you on this.

John Ashcraft said he feels that amenities are always good. He said especially for children. He said if there are none, they will be riding bikes out on the highway. He asked Mr. Swierski if this is going to be done at the beginning or after it is all built. Mr. Swierski said it is going to be as they move along. He said because there will only be 38 units and two (2) streets, it will go very fast. He said whether they sell or not will not dictate the speed of the project. He said he would anticipate being completely done from start to

finish in 18 months. He said he would anticipate the recreation area on the first street to the left will probably go within six (6) months.

Vice Chair asked if the dog park would be fenced. Mr. Swierski said yes, both will be fenced. He said the recreation areas will also be fenced and they are going to add benches.

Richard Yercheck said the next concern would be the stormwater pond. Mr. Swierski said they plan on running a fence across that as well that mimics the other fences. He said there would also be landscaping.

Richard Ali asked Mr. Swierski if \$252,000 would be the starting price. Mr. Swierski said yes but it will probably be around \$278,000 because we are going to give them some standard things, granite in the kitchen, hardwood floors, stainless steel appliances, on all of them. He said they will be able to upgrade a few things such as appliances, a door or window, or a Jacuzzi tub. He said it will raise the price.

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

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

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

Motion: Richard Yercheck made a motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance with staff recommendations and that hardi-board be used in place of vinyl.
Second: Jennifer Smith
Action: The motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance passed unanimously.

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

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

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**

Doug Britt said there are people in the Council Chambers that will be speaking as citizens.

Doug Britt, Senior Planner, introduced this item. He said tonight he is presenting a Zoning Map and Text Amendment. He said the request is by Pulte Homes Company, LLC for the property located along W.

Highway 74 and James Hamilton Road. He said the applicant is requesting to rezone to a Conditional District to develop a 153 lot subdivision that will consist of both single-family attached homes and single-family detached homes. He said the total area of the project is 36.23 acres. He said the property backs up to the Karrington Place Subdivision as well as backs up to Kempers Lane and commercial development on Hwy 74 near James Hamilton Road.

Doug said this property is a combination of GB (General Business) as well as R-40 (Single-Family Residential). He said the piece of land furthest away from Hwy 74 is R-40 and then everything from that point back to Hwy 74 is zoned GB. He said typically, GB zoning district allows retail sales and services in a commercial district and R-40 is a single-family residential zoning district.

Doug said it will be a total of 153 lots. He said the applicant is requesting 8.50 acres of open space. He said single-family detached homes will have a lot size ranging from 5,000 square feet to approximately 1,200 square feet. He said the average townhome lot size will be 2,400 square feet. He said the overall density of the project is 4.22 units per acre. He said the townhomes are located directly parallel to Hwy 74. He said the single-family homes are located on the other side of the creek, backing up to Karrington Place.

Doug said the setbacks for the townhomes are proposed at a 20-foot front, 20-foot rear and side (end units) will be 10 feet. He said the single-family detached homes will have a 20-foot front, 20-foot rear and a 5-foot side yard setback. He said the townhomes are being proposed on a 21-foot-wide lot and the detached homes are being proposed on a 41-foot-wide lot.

Doug said all single-family homes will have sodded front yards prior to the issuance of the CO. He said the applicant has proposed for each single-family detached home to have at least two (2) trees planted in the front yard. He said the single-family attached townhomes will have at least one (1) tree planted per building. He said a 50-foot landscape buffer will be provided along James Hamilton Road. He said the buffer will utilize existing vegetation as well as new plantings. He said the developer is also proposing a 30-foot buffer screening along the adjacent residential lots that back up to Karrington Place.

Doug said the project is required to provide at least 12.5% open space, which would be 4.5 acres. He said the applicant is proposing 23% or 8.5 acres. He said the developer is proposing the amenity area to consist of a tot lot and benches.

Doug said the project is providing a 2-car garage for each single-family detached home and the single-family attached townhomes will have a 1-car garage. He said the detached homes will have two (2) parking spaces in the driveway and the attached homes will have one (1) parking space in the driveway.

Doug said the developer is proposing to install 5-foot sidewalks on both sides of interior streets as well as an 8-foot sidewalk along James Hamilton Road.

Doug said the stormwater management program will be reviewed and analyzed at the building permit stage, if approved by City Council. He said the subdivision will be required to meet all stormwater requirements of the City of Monroe for both water quality and water quantity.

Doug said the proposed project is located off of James Hamilton Road and Highway 74. He said James Hamilton Road is maintained by the City of Monroe and Highway 74 is maintained by the North Carolina Department of Transportation (NCDOT). He said 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. He said due to number of lots (153) being proposed for the project a Traffic Impact Analysis was not required.

by the City of Monroe Engineering Department or NCDOT. He said the access off of James Hamilton Road will be a full movement access. He said a left turn lane will be required to be installed on James Hamilton Road to serve the proposed project. He said the access off of Highway 74 will be right in/right out and there are no improvements required at this access by NCDOT.

Doug provided an image off Google Maps of the area which helped identify the turns into and out of the subdivision. He explained that the purpose of a Traffic Impact Analysis (TIA) is not to address the existing traffic. He said the purpose is to mitigate the impact that their project is having on the surrounding roads. He said that is why they are putting a left turn in on James Hamilton Road to help mitigate any burden they are bringing to the area. He said eventually John Moore Road will be a Michigan Left and you will not have the ability to cross over like you do on Rocky River Road. He said you will need to turn right to go toward Indian Trail and then make a U-turn to come back toward Monroe. He said there will be no left turns at that intersection when it is all said and done.

Doug said there is a plan in coordination with the Superstreet at Rocky River Road. He said James Hamilton Road will be realigned so that it will directly intersect perpendicular to Myers Road. He said the City has given around \$250,000 or \$300,000 toward that project but all DOT projects have been pushed back. Further discussion was held on proposed transportation projects.

Mary Ann Rasberry asked Doug if there is any worry about people going through James Hamilton Road into the subdivision and coming out onto Hwy 74 to turn right. Doug said when staff reviewed the plan, this was a point that he brought up. He said the applicant can better address this.

Doug said the building materials for the proposed project will be brick, fiber cement, stone and stucco. He said the developer is not necessarily opposed to mixed materials on the front facades of the homes. He said the developer states that the front facades of the 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. He said the only vinyl or aluminum that they will use will be for eaves, soffits, windows, and garage doors. He said the developer is proposing to provide landscaping around foundations of the homes in lieu of providing the typical four (4) courses of brick veneer extending up the slab. He said, additionally, the developer has stated garage doors shall contain, but not be limited to, carriage-style hardware on the garage doors.

Doug said the minimum square footage for the single-family attached townhomes will be 1,400 square feet, with a 1-car garage, and the minimum square footage for the detached homes will be 1,600 square feet, with a 2-car garage.

Doug said there would be a 41-foot wide lot with a 5-foot setback. He said the house is roughly 30-feet wide.

Doug said the project does fall within the Porter Ridge Elementary and Piedmont Middle and Piedmont High School capacity enrollment areas.

Doug said the Land Development Plan indicates this property is located within the Community Corridor and the back portion is the Suburban land use area. He said the Community Corridor does support multi-family and commercial. He said Suburban supports some commercial and single-family, but at lower densities. He said the Suburban category allows up to 2-4 units and the Community Corridor allows up to 4-10 units per acre. He said the project is located in both these Land Use categories and based on the allowed densities in each character area, an overall project density of 4.22 units per acre is consistent with the Land Development Plan.

Doug said the developer did have a neighborhood meeting on December 2, 2019. He said he did not go to the meeting, but Keri did go and there were probably between 20-30 people that attended the meeting. He said from reading the meeting notes there was concern about the traffic in this area. He said the concerns were that this project would further aggravate transportation. He said there was also concern about the exterior materials from some of the adjacent homes. He said it was probably in Karrington Place because the houses were all brick and the proposed homes will not be all brick.

Doug said this rezoning will go to City Council on August 18th for a public hearing. He said staff will post the property and notify all people within 150 feet of the project property.

Doug said if the Planning Board does choose 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. He said the ordinance typically requires that there be a 50-foot buffer if there is multi-family. He said staff did not see the need for this because all the property is still GB and it has frontage on Hwy 74. He said staff thought it would be a good trade-off for the 50-foot buffer to have landscaping of deciduous and evergreen trees to help buffer the townhomes. Richard Yercheck asked if there would be a berm and John Ashcraft asked if there would be a fence. Doug said that would be up to the Board's discretion. He said his reason for making that recommendation is because he does not know when the commercial area will develop. He said his thought was to provide some type of buffer for the existing townhomes.
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 not be 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 public easements.

Doug said these are staff recommendations if the Planning Board chooses to move this forward with the recommendation of approval.

Doug said he would be glad to answer any questions.

John Ashcraft said that there are no amenities in here for children. Doug said there is a tot lot. Mr. Ashcraft said what about teenagers. Doug said staff did raise this concern to the developers. Richard Yercheck asked Doug what were the amenities being proposed. Doug said a tot lot is a swing set.

John Ashcraft expressed concern that there was nothing for teenagers to do. Doug said there is a fine line as to what amenities are offered based on 150 lots. He said you would probably not have a big pool or clubhouse with 150 lots. He said it is up to this Board's discretion. Mr. Ashcraft said he is not talking about a pool or clubhouse, but a basketball court... Mary Ann Rasberry said picnic tables or barbeque. Doug said staff has raised that question also.

Jennifer Smith asked how much more traffic will be added to the area. Doug said there is someone here tonight that will address traffic. He said the purpose of the left turn lane is to help mitigate traffic they are bringing to the area. He said access on Hwy 74 will have to be right in/right out because you can't turn left. He said there is concern that people will use the subdivision as a cut-through to get to Hwy 74. He said eventually there will have to be speed humps.

Doug said this concludes his presentation. He said he is here to answer more questions and the applicant is also here. He said there are several citizens from the community here to speak as well.

Vice Chair asked if there were any more questions for Doug. There were none.

Vice Chair asked if there was anyone who would like to speak in favor of the proposal.

Mr. Matt Mandle with ESP Associates located at 3475 Lakemont Blvd, Fort Mill, SC came forward to speak. He said there are several other members of his team here tonight: William Morris with Pulte Homes, Fred Matrulli with Pulte Homes and Drew Ritter with Ramey Kemp who is our Traffic Engineer. He said Doug did a great job summarizing the project.

Mr. Mandle said he has one (1) clarification to Doug's staff report. He said the community meeting was February 27, 2020, not December. He said regarding the conditions, they had several conversations with Doug and the applicant, and they are agreeable to committing to all conditions as part of the project.

Mr. Mandle said the existing zoning, as Doug pointed out, is GB and R-40. He said regarding the Future Land Use Map, this is the City's plan for future development and a guiding document that staff is researching as they review these applications as they are provided. He said they do have some consistency with that document as they provided two (2) different land uses and densities to be consistent. He said the Community Corridor area permits a density up to 4-10 units per acre. He said the Suburban permits a density of 2-4 units per acre. He said overall, their density is right at 4.22, so if you blend the average of those two they are well within the permitted density of the Land Use Plan.

Mr. Mandle said they did not have to do a traffic study because the trips generated from their project did not require a traffic study. He said access on Hwy 74 will be a right in/right out with full movement access on James Hamilton Road with a left turn lane into the community.

Mr. Mandle said their traffic consultant is here as well to speak more about some of the trip generation of this development vs. the existing zoning and even some densities that could occur under the permitted uses of the Land Use Plan.

Mr. Mandle said they are trying to preserve many of the natural tree canopy features of the site as possible to serve as a buffer between the townhomes and single-family and also to provide some aesthetic views.

Mr. Mandle said there will be sidewalk on both sides of the street so there would be a lot of walkability.

Mr. William Morris of Pulte Homes, 11121 Carmel Commons Blvd, Charlotte, came forward and said the townhomes are 22-feet wide, 1-car garage and the single-family homes are 30-feet wide, 2-car garage. He said the square footage is from 1,600 to 2,800 square feet. He said we will commit to all exterior elevation specs that Doug spoke of: 4 courses of brick around the foundation, carriage-style doors, 25% brick or stone front facades. He said these are the single-family elevations.

Vice Chair asked Doug about the ordinance that said you needed 2.5 parking spaces for a 3-bedroom townhome. Mr. Mandle said there would be two (2) parking spaces in the driveway and one (1) in the garage. He said that would give you three (3) spaces. Doug said that is reasonable.

Richard Yercheck said are we doing hardi-board and no vinyl except for trim. Mr. Mandle said correct.

Richard Ali asked what is above on the front garage. Mr. Mandle said that is hardi-board.

Richard Yercheck asked if there would be room in the open space to put up a basketball court and/or sand volleyball court, etc. Mr. Mandle said part of this is getting feedback from all of you. He said we have an idea of what we like to provide our residents, but would like to hear suggestions. Mr. Yercheck mentioned a tot lot. Vice Chair said that is for little people. Mr. Ashcraft said teenagers need something to do. Mr. Yercheck said also preteens until they start driving.

Vice Chair asked if there would be an HOA. Mr. Mandle said yes. Vice Chair asked about rentals. Richard Yercheck said the next big fear that we have is that ten (10) years down the road these will all be rental units. He asked if there was a way you could put restrictions on the HOA to keep rentals down to 10% or less. Mr. Mandle said we can certainly put this in the HOA. Mr. Yercheck said somewhere down the line they can vote to change this but if it is there on the front end, they are less likely to change it and less likely to think about it on the front end unless you do this.

Mr. Fred Mattrulli from Pulte Homes, same Charlotte address, came forward and spoke about rentals and the investor purchasing into communities. He said we get this a lot from investors who want to come in and buy a whole string of townhomes or single-family homes. He said Pulte has sold to investors but they are very strategic about how we do that. He said we don't group them together or sell large amounts. He said we may sell to one or three investors. Richard Yercheck said we are in the community, living here and listening to our friends and neighbors talk about one of the biggest issues we've got in Monroe which is too many rentals. He said whether they are nice rentals or not, we want people to buy, live here and buy into the community. He said if they are living in a rental, that tends to make them transient and less likely to commit to the community. Vice Chair said also less like to take care of the exterior property.

Jennifer Smith asked what the garage door is made out of. She was told it would be vinyl. Renee Hartis said they have agreed to the recommendation of hardi-board on the top of the garage.

Jennifer Smith said there is a little, small entrance where you go into the house and then you have this massive part of the garage which is the focal point or all you see. Doug said that is the by-product of a 40-foot lot with 5-foot setbacks.

Richard Ali asked if there were any Pulte Homes in Monroe. Applicant said that Pulte is all over the Charlotte-Metro area. Mr. Ali asked where has Pulte built this same elevation near here. Applicant said we built these homes in Starmount Cove in South Charlotte. He said nothing in Union County. Jennifer Smith asked how long ago was Starmount Cove built. Applicant said it was recently closed out a few

months ago. He said it is the same basic home, but vinyl. He said the elevations are less attractive, not as much masonry.

Mr. Mandle said these elevations probably aren't rendered to match the commitment of materials. He said there will be a totally different look along with the garage treatment.

Richard Ali asked about the price points on the homes. Mr. Mandle said probably in the mid-\$200,000s for the townhomes and high \$200,000s and low \$300,000 for single-family.

Vice Chair asked if there was any chance that you not do the townhomes and do some other homes. Applicant said we did look at that at some point, but we had some direction from staff. Doug said yes because the Community Corridor node does not encourage single-family detached homes. He said it talks about doing higher density, multi-family, townhomes or commercial uses. Vice Chair said on Hwy 74? Doug said his reaction would be that he does not think that single-family detached homes as you get closer to Hwy 74 are very conducive to being located on Hwy 74.

Richard Yercheck said as this is going to be part of the entry into Monroe, it has to look good. He said it will be one of the first things people see coming into Monroe. He said it would be nice if there were some more amenities, not just for the little kids but for some older kids. He said he likes the project but he wants to make sure that when somebody is sitting there with a 12 or 13-year-old (like John's point), they have something to do besides riding their bike to the BP and hanging out there.

Richard Ali asked how wide are the townhomes. Mr. Mandle said 22 feet wide. Vice Chair said 1,400-foot heated? Mr. Mandle said they start at closer to 1,500. Vice Chair said they are not all the same? Mr. Mandle said there are two (2) different floor plans so you'll get variations in square footage. Doug said he is not trying to persuade this Board, but as it is zoned right now, the GB zoning portion equates to retail sales and service. He said theoretically, their request is really a down-zone from the property right now. He said within the Land Use Plan, this property is projected for the Community Corridor node, which talks about multi-family, townhomes, retail sales and services. He said he cannot speak about the traffic part because he knows that traffic is a big concern of the community. He said he will say that it ends up being a transition to go to the townhomes and single-family. Vice Chair said it is just too many.

Mr. Mandle asked the traffic engineer to speak about what he studied. He said it will give you an idea of what the trips would be under the current zoning vs. what we are proposing.

Richard Ali asked what are the interior finishes to these houses. Mr. Mandle said there will be a wide range of selections that the buyer can choose from. He said it is typically between hard woods, granite countertops. Mr. Ali asked what would be the base. Mr. Mandle said the base home would have a mixture between hard wood or tile in the kitchen, with carpet in the bedrooms. Mr. Ali said granite would then be an upgrade. Mr. Mandle said yes.

Mr. Drew Ritter from Ramey Kemp came forward to speak about traffic. He said he knows there are questions on how many trips this would generate. He said to touch on Doug's point, this is going to be less intensive than with commercial. He said one (1) fast food business could generate 2,800 daily trips. He said what they are proposing here will generate less than half of that. He understands a lot of issues that are being brought up, but what they are proposing is less intensive. He said a traffic study was not required and there would be no anticipated offsite improvements, other than the left turn lane on James Hamilton. He said he would expect a lot of the traffic to exit the site at the right in/right out on Hwy 74.

Mr. Ritter said also, for the rezoning, this just gives you another comparison. He said per the ordinance, the applicant can do up to 270 townhomes and that would be about 2300 or 2400 daily trips. He said he understands a lot of the traffic concerns, but this is going to be a lot less intensive of what could go in there.

Doug Britt asked Mr. Ritter if he could speak about the trip generation as far as gaining access to the site, like coming from Charlotte. He said what did it show in reference to the Superstreets and the access of this project being east of the U-turn. Mr. Ritter asked Doug if he was saying where they would enter the site. Doug said yes.

Mr. Ritter said there are approximately 41,000 vehicles a day on Hwy 74 per NCDOT count stations. He said there are approximately 7,700 vehicles per day on N. Rocky River Road. He said to answer Doug's question, he projected that with some of the traffic leaving on James Hamilton, you would expect some of them, if going toward Charlotte, to come out the full access. He said exiting he had about 65% going toward Charlotte from the right in/right out (going north on Hwy 74). Doug ask what about gaining access. Mr. Ritter said entering he had approximately half of the traffic entering the full access on James Hamilton and the remaining 35%....He said you are only looking at eight (8) vehicles in the peak hour and 28 vehicles in the p.m. peak hours. He said that is the worst that it will be.

Vice Chair asked Mr. Ritter what he meant by 8 trips. Mr. Ritter said eight (8) new vehicles added to that intersection in the a.m/p.m. peak hour. Vice Chair said only eight (8) with all the new townhomes?

Richard Yercheck asked Mr. Ritter how many he was anticipating on a normal day less the eight (8)? Mr. Ritter said he would have to pull a traffic count for this actual intersection. Mr. Yercheck said eight (8) extra trips to what number? Mr. Ritter said to whatever this left turn volume is in the a.m/p.m. peak hour. He said if it is 200 left turns in the a.m peak hour, he would add eight (8) to that 200. Vice Chair said only eight (8) people are going to get up in the morning to go to work? Mr. Ritter said eight (8) additional to 200. He said these generations in these tables are accounting for the traffic in the proposed project or the trips coming from the proposed project. Mr. Yercheck said it is very confusing the way that it is being presented because we do not know the base number. He said you are giving us the icing without the cake.

Mr. Ritter said say there are 200 left turns there in the peak hour. He said this site would only be adding eight (8). Richard Ali said even though you are building this development, you are adding eight (8) trips to that existing 200? Mr. Ritter said the eight (8) is based on the distribution. He said there are going to be vehicles coming from all different directions, but based on the distribution of what is coming from Charlotte and going back entering into the subdivision, it would be eight (8) on that left turn. He said that would be eight (8) for the entire hour.

Vice Chair said the trips are scattered out all through the day. She said this subdivision is going to be mostly early morning and afternoon, coming and going from work. She said it is going to be a little more intense at some more times of the day than a shopping center is. Mr. Ritter said right. He said you would anticipate the heaviest between 7:00 a.m and 9:00 a.m and 4:00 p.m to 6:00 p.m.

Mr. Ritter presented some additional tables showing trip generation. He said if a fast food business was to come in at this time, it would generate 92 trips in the a.m. entering the site, 87 trips exiting the site, in that a.m. peak hour.

Further discussion was held on traffic and tables presented. Doug explained that that this is a traffic study of a particular projection. He said it is not saying what exactly what the counts will be. Mr. Ritter said it is an estimated guess based on some historical data in the area. He said this is going to generate less than

half of what they could add to this site. He said if a fast food business were to go in on this site, it would generate double the amount of traffic of what is being proposed for this site.

Mr. Ritter said this site did not require a traffic study so there is no need to get all caught up in the numbers.

John Ashcraft suggested that the Board move off this topic. He said unless they can get this cleared up, City Council is going to slam dunk this thing. He said he knows that some people on Council who are adamantly opposed to anything being built out there. He said it might be an uphill battle.

Vice Chair asked if there was anyone else who would like to speak in favor of this proposal.

Ms. Mary Thompson came forward and said she lives at 810 S. Potter Road. She said she is here to represent the family selling this property. She said her family does have a choice of who they sell the property to. She said she knows that it is currently zoned General Business and we could very easily be talking to a Super Walmart or anybody like that but her father had this land for her entire life so well over 60 years. She said he has been very careful about who he leases to and sells to. She said he lives in the area so he has an interest as well. She said we do not need approval for rezoning; she said they do not have to go to City Council to get that approved because it is already business. She said he is choosing not to do that. She said the majority of the land he owns and the family owns is business. She said they are trying to make a wise choice for the community. She said one of the Board members mentioned that "you want people who are going to come here, buy here, live here, and take care of your land." She said that is what her father and the family wants too. She said by choosing to sell to Pulte, we feel like we are making a wise decision and that we are making a good, conscience decision for the City of Monroe. She said if we allow more business to come in, you are going to increase your crime and you are going to increase the traffic flow. She said you were just talking about traffic. She said traffic is here to stay and that is the way you grow a City. She said it is just going to happen, it is inevitable. She said let's make a smart decision on how we grow it and protect our community. She said she is just asking that you consider that when you make your decision to present this in favor to the City Council.

Keri said she was going to bring in citizens that were for or against this proposal. Vice Chair agreed.

Ms. Tina Groesbeck came forward and said she lives at 2722 James Hamilton Road. She said she is one of the homeowners in the community that will be one of the most impacted by this new development coming in. She said she is a licensed North Carolina and South Carolina broker and also works in new home construction. She said she is definitely for development in the area. She said there are a few things that she would like to point out to you and make a proposal to possibly bridge some of the gaps between everybody. She said at first, when this development came about, she was undecided. She said she has not once been approached by Pulte to talk about the development and the proposal. She said she came home one day and there were flags on her front yard. She said she knows this is a gas easement because she is knowledgeable about that. She said she is okay with this but nobody explained what they were doing or how they were doing this. She said her children were at home because of the pandemic and there were literally vehicles driving on her front yard through the easement. She said and when the children called her to let her know, she pulled it up and unfortunately it was not ESP, because she was looking for a mark on the vehicle. She said it was not the gas company or ESP. She said she does not know who it was driving literally through the front yard.

Ms. Groesbeck said she did her due diligence in order to find out about this meeting. She said other than that, she would not be here or know anything about it. She said she would like to be able to speak to somebody and she feels that a developer would want to come to a homeowner and discuss the berm or lack

thereof of a berm. She said there is no indication of how they are going to give us any sort of privacy separate from the 40-foot lots.

Ms. Groesbeck said she also wanted to mention that where they are building the road that comes up where there is a cul-de-sac in the back, that part of her house is her bedroom. She said if somebody is driving up the street, where are the headlights going. She said a lot of the trees are dead. She said she would like to propose for a tree survey before we proceed forward.

Ms. Groesbeck said if they are doing multi-family, currently it is her understanding that the response time from the Fire Department is at least 8 – 9 minutes. She said she knows there is a proposed Fire Station in the northwest part of town but that does not cover this.

Ms. Groesbeck showed a map of the development and different communities just around Fowler Secret that are full-brick homes on more than a half an acre, except for the patio community. She said the patio community is also full brick. She said that although she understands and agrees that hardi-board is a great material, she said staying in conformity with the development and neighborhood should be considered as well. She said she proposes more brick. Jennifer Smith asked Ms. Groesbeck if she thought this would devalue her property. Ms. Groesbeck said it could possibly devalue the area.

Richard Ali asked Ms. Groesbeck if she was not in favor of this. Ms. Groesbeck said as proposed she is not in favor. She said she did go to the community meeting and beyond that there was nothing. Mr. Mandle said we had the community meeting in February. He said this is the first meeting of public notification since that time frame. He said Planning Board meeting is the first meeting and the next meeting would be City Council. He said to Ms. Groesbeck that there are representatives from Pulte here and they can talk with you further to address your concerns. He said the area adjacent to your home will be a landscaped area so if there aren't existing trees there to be preserved, they would be installing a landscaped area between your home and the property line so that there would be a visual screen. Ms. Groesbeck asked if there could be consideration of a berm. Mr. Mandle said we are not into design but it is something we can consider.

Doug said he wanted to explain that the Planning Board meeting is a public meeting but not a meeting where we notify the public. He said that would be the City Council meeting.

Ms. Groesbeck said there is one other thing she would like to mention. She said she lives off of Hwy 74 and there is going to be traffic regardless and it is going to be heavy because they are in a Suburban area. She said she thinks that the Bypass was not mentioned previously. She said traffic will be on James Hamilton Road going out to hit the Bypass. She said she would like someone to consider site distance because of the curve on James Hamilton.

Mr. Brian Carter came forward and said he lives at 2802 James Hamilton Road. He said the development will be at the side and back of this property. He said he wasn't at the first meeting but there has been little contact from Pulte. He said he has asked for some things that they were going to do in this development as to isolation of his home from the rest of the development. He said if they are going to do this for the townhomes, they can do this for our existing homes as well. He said his home is brick and the neighbor homes are brick. He said the development going in would not match the homes. He said we are larger parcels with brick homes. He said that is what James Hamilton is. He said if you want to elevate the value of Monroe, he said this is the wrong direction. He said this is not the right thing to do.

Mrs. Schaine Carter spoke and said she is also at 2802 James Hamilton Road. She said she is opposed right now because Pulte has not come to us and demonstrated how they can make us part of this community that we did not choose to be engulfed in. She said she also has a problem with the amount of homes and how they are not spread out on larger lots and all brick like the rest of the other homes. She said she feels that it does devalue their homes and as far as the traffic, there is definitely a traffic issue. She said this will only add to the problem. She said the schools are already burdened and the Fire Department response already burdened. She asked the Board to please consider the emergency response situation for their area with this much added to it.

Vice Chair asked if there was any further questions or comments.

John Ashcraft said it appears by what was said that there are several people who live over in that area that are not very privy on this and this is going to impact them. He said they certainly wanted Pulte to have a meeting with them so that concerns are cleared up before City Council.

Richard Yercheck asked how dated the material presented to us was because somebody had mentioned that Pulte had an update...Mr. Mandle said they have been communicating with Doug and actually had a submittal as recent as July 15, 2020. He said he thinks this is where some of the lapse is with some of the neighbors. He said he would be happy to have a talk with them and go through some of these items that have been updated. He said as Doug mentioned, they were not notified of this meeting but they would be happy to reach out and talk to them and show them some of the updates. He said some of the updates do address some of their concerns about landscaping and buffering on their property.

Richard Yercheck said he does not dislike the project but he is not really on top of it and doesn't feel good about it right now. He said he would like to see the updated plans that Pulte has. Doug said the updated site plan was in the Board packets. Mr. Mandle said some of the additions as of July 15th were to add some of the landscaped areas and also along the perimeters and property lines. Doug said that is why he added a second sheet with site plan notes and that is the most recent.

John Ashcraft said to Doug and the Vice Chair that this can still go forward either with our recommendation, or no recommendation. Doug said it would be forwarded with no recommendation, recommendation for approval or recommendation for disapproval.

Richard Yercheck said to the applicant that you would be well-served before you go to City Council to have a community meeting. He said that is entirely up to you. He said this is Pulte's first foray into Monroe, Union County so if those same folks show up at City Council, it is going to be a tough meeting.

John Ashcraft said the traffic information has to be clarified because Council is always concerned about that.

Doug reminded the Board, before they make any motion, that the applicant did agree to staff's recommendations but he didn't get any direction about the amenity area.

Vice Chair 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: Richard Yercheck made a motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance with staff recommendations and added amenities for teens and tweens.
Second: John Ashcraft
Action: The motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance passed unanimously.

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

Motion: Richard Yercheck made a motion to recommend the adoption of the Ordinance amending Section 156.98 - Conditional Districts Established and to recommend the adoption of the Ordinance amending Section 156.106 - Official Zoning Map.
Second: John Ashcraft
Action: The motion to recommend adoption passed with Mary Ann Rasberry opposing.

Richard Yercheck said to the applicants that he is not too crazy about their project. He said it is too dense and there will be more neighbors coming out and talking about it. He said you need a much cleaner, clearer traffic study.

Item 7. Other

There was no other business.

Item 8. Adjournment

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

Motion: Richard Ali made a motion to adjourn the meeting.
Second: Jennifer Smith
Action: The motion to adjourn passed unanimously.

The meeting was adjourned at 8:40 pm.

Respectfully Submitted,

Mary Ann Rasberry, Vice Chair
Planning Board

Maryann Brown
Secretary to the Board



STAFF REPORT

TO: Planning Board Members

DATE: August 19, 2020

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Map Amendment for the property located at 3433 Continental Drive further identified as tax parcel 09-342-218

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map amendment for the property located at 3433 Continental Drive further identified as tax parcel 09-342-218 from R-10SU (Residential-High Density Special Use) to R-20 (Residential-Low Density)

REVIEW

The City of Monroe has received a request from Paul Goforth to rezone the subject property from R-10SU (Residential- High Density Special Use) to R-20 (Residential-Low Density). The property is currently zoned R-10SU which is an old zoning classification.

This property was zoned to the R-10SU district in 1997 as part of the Colonial Village Subdivision. The July 3, 1997 City Council minutes for this rezoning state this parcel was reserved for a future daycare facility; however, the minute's state that "any actual plans for development of the daycare would come back as an amendment to the Special Use Permit." The City no longer uses Special Use Permits for zoning districts therefore the petitioner has requested a general rezone to R-20.

The minimum lot size for the Colonial Village subdivision was 9,000 square feet. The lot in question is currently 1.27 acres. The proposed rezoning to R-20 for this parcel will require a 20,000 square foot lot size and development will be restricted to single family detached residences. Adjacent parcels, not located within the Colonial Village subdivision, are also zoned R-20.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Single Family Residential	R-10SU (Colonial Village)
East	Single Family Residential	R-10SU (Colonial Village)/R-20 (Residential)
South	Single Family Residential	R-20 (Residential)
West	Industrial	GI (General Industrial)

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 and in the public interest because the proposed rezoning will be consistent with surrounding parcels currently zoned R-20.

PUBLIC NOTIFICATION

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

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

RECOMMENDATION

Planning staff recommends approval of the proposed rezoning.

Attachments:

Ortho Map
Zoning Map
Resolution- Approving
Resolution-Denying
Ordinance 156.106

Ortho Map

Legend

- Centerlines
- Parcels

**Existing: R-10SU
(Residential- High
Density Special Use)**

**Owner: Rocky River
of Monroe, LLC**

Acres: 1.27



0 75 150
Feet

N ROCKY RIVER RD

AEROPONTE PKWY

CONTINENTAL DR

Zoning Map

Legend

 Centerlines

 Parcels

Zoning Districts

Code

 R-20

 R-10SU

 G-I

Existing: R-10SU
(Residential- High Density
Special Use)

Owner: Rocky River
of Monroe, LLC

Acres: 1.27



0 75 150
 Feet

AEROPOLITE PKWY

CONTINENTAL DR

N ROCKY RIVER RD

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

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the property located at 3433 Continental Drive 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. The proposed rezoning will allow a density of 2 units per acre. The proposed rezoning is a reasonable use and in the public interest because the proposed rezoning will be consistent with surrounding parcels currently zoned R-20.

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): 09-342-218

Adopted this 19th day of August, 2020.

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

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

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the property located at 3433 Continental Drive 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. The proposed rezoning will allow a density of 2 units per acre. However, the potential that a new lot could take access off Continental Drive that is not part of the Colonial Subdivision could have an adverse impact on adjoining properties within the neighborhood therefore the proposed rezoning is not a reasonable use or in the public interest. 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): 09-342-218

Adopted this 19th day of August, 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 property with tax parcel: 09-342-218 from R-10SU (Residential-High Density Special Use) to R-20 (Residential-Low Density).

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 1st day of September, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk