

PLANNING BOARD MEETING

Wednesday, June 5, 2024

6:00 PM

City Hall Council Chambers

300 West Crowell Street

Monroe, NC

AGENDA

- Item 1.** **Call to Order – Roll Call**
- Item 2.** **Pledge of Allegiance and Moment of Silence**
- Item 3.** **Conflicts of Interest**
- Item 4** **Annexation and Zoning Map Amendment request for property located along Weddington Highway (Parcel ID#:09-316-009C) from Union County R-20 to City of Monroe RLD (Residential Low Density)**
- Item 5.** **Zoning Map Amendment request for Conditional District (CD) “Waxhaw Landing Phase 2 – Amendment 1” (Parcel ID #:09-351-015)**
- Item6.** **Zoning Map Amendment request for Conditional District (CD) “Waxhaw Landing Phase 3 – Amendment 1” (Parcel ID #:09-321-003)**
- Item 7.** **Zoning Text Amendment to Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 8.3.10: Fences, Walls, and Berms, 8.7.4: Non-residential Design Standards, and 8.7.5: Industrial Building Design Standards**
- Item 8.** **Zoning Text Amendment to Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 7.5 Accessory Uses & Accessory Structures**
- Item 9.** **Zoning Text Amendment to Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 3.3.2: Technical Review Committee (TRC)**
- Item 10.** **Unified Development Ordinance (UDO) Discussion**
 a. Density calculation
 b. Reduce number of lots that triggers legislative process
 c. RLD/RMD/RHD dimensional standards
- Item 11.** **Next Meeting: July 3, 2024**
- Item 12.** **Adjournment**

ATTENTION BOARD MEMBERS:

Please contact Kimberly Davis at 704.282.4527 or Keri Mendler at 704.282.5797 to confirm your attendance.

Thank you.

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



STAFF REPORT

TO: Planning Board Members

DATE: June 5, 2024

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Annexation and rezoning of 30.443 acres located at 2505 Weddington Road and further identified with parcel ID number 09-316-009C

SUMMARY STATEMENT

Planning Board is requested to consider the annexation of 30.443 acres and rezoning of the property located at 2505 Weddington Road and further identified with parcel ID number 09-316-009C. The request is to annex and rezone the property from Union County R-20 to Residential Low Density (RLD) City of Monroe.

REVIEW

SH Monroe, LLC is requesting the annexation of 30.443 acres and rezoning of the property located at 2505 Weddington Road and further identified with parcel ID number 09-316-009C. The property is currently zoned R-20 in Union County and the applicants are requesting to rezone the property to Residential Low Density (RLD) in the City of Monroe. The property is currently developed with a charter school.

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area is designated as a Suburban land use category. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods.

Planning Staff believes the request is consistent with the Land Use and Transportation Plan because civic land uses are a priority use in the Suburban land use category.

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 annexation and the rezoning to Residential Low Density (RLD).

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

Approval Actions

1. Motion to recommend approving annexation request.
2. Motion to recommend adoption of the Resolution Approving Land Use and Transportation Plan Compliance.
3. Motion to recommend adoption of the Ordinance amending section 157.1.2.1.

Denial Actions

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

Attachments:

Attachment 1- Ortho Map
Attachment 2- Zoning Map
Attachment 3- Future Land Use Map
Attachment 4- FLUM Description
Attachment 5- Annexation Plat
Attachment 6- Approval Resolution
Attachment 7- Denial Resolution
Attachment 8- Ordinance 157.1.2.1

Ortho Map
PLANXA-2024-00041

Legend

- Centerlines
- City Limits
- ▭ Parcels
- ▭ Subject Property

Existing:
Union County R-20

Owner:
SH Monroe, LLC

Acres: 30.443



0 305 610 Feet

Attachment 1

Zoning Map
PLANXA-2024-00041

Legend

Centerlines

City Limits

Parcels

Monroe Zoning Districts

CC-MX2

CD

UC Zoning Districts

B-2

CITY

R-20

RA-20

Subject Property

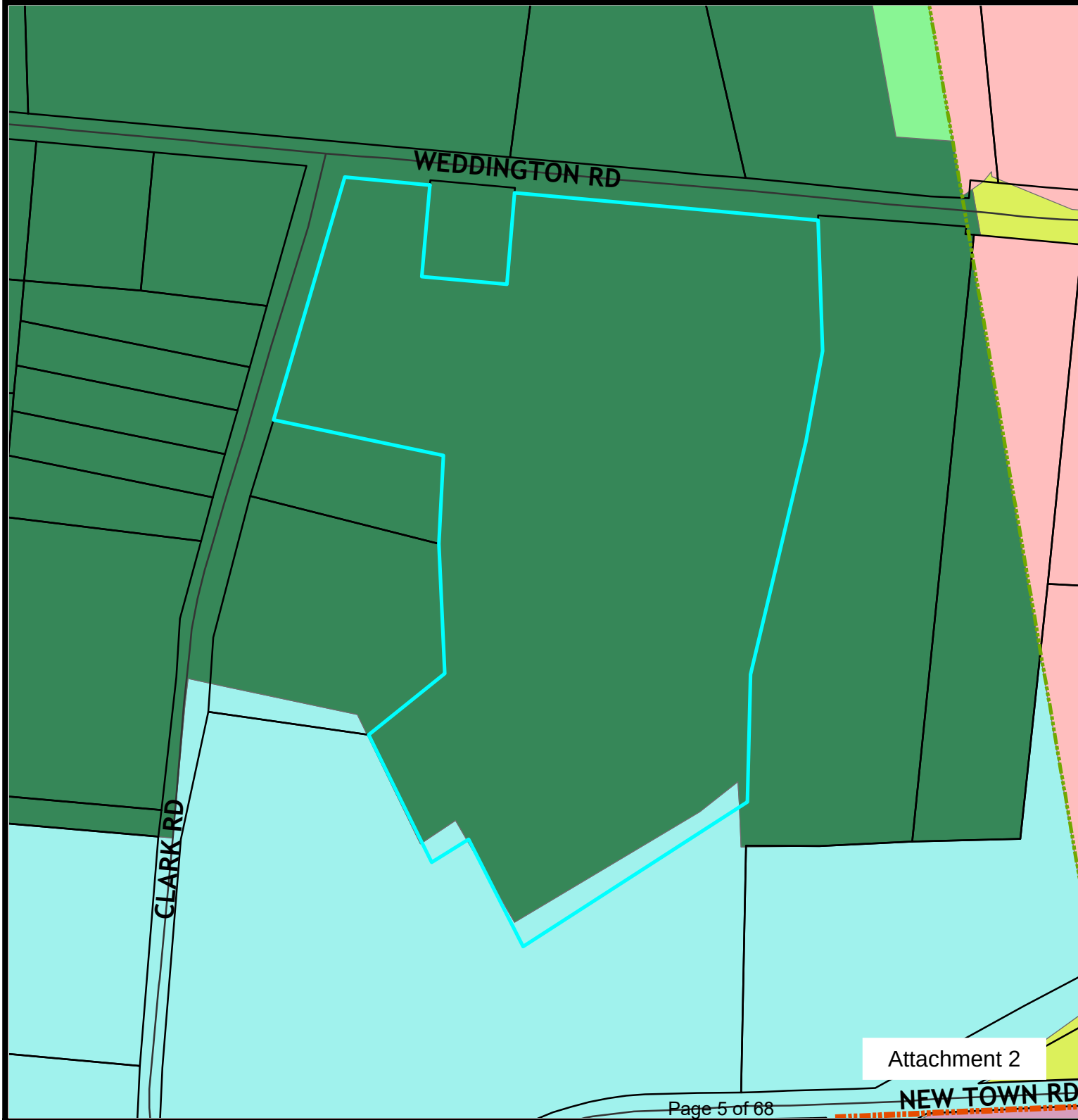
Existing:
Union County R-20

Owner:
SH Monroe, LLC

Acres: 30.443



0 305 610
Feet



Future Land Use Map
PLANXA-2024-00041

Legend

Centerlines

City Limits

Parcels

Future Land Use Character Area

Suburban

Subject Property

Existing:
Union County R-20

Owner:
SH Monroe, LLC

Acres: 30.443



0 305 610 Feet

Attachment 3

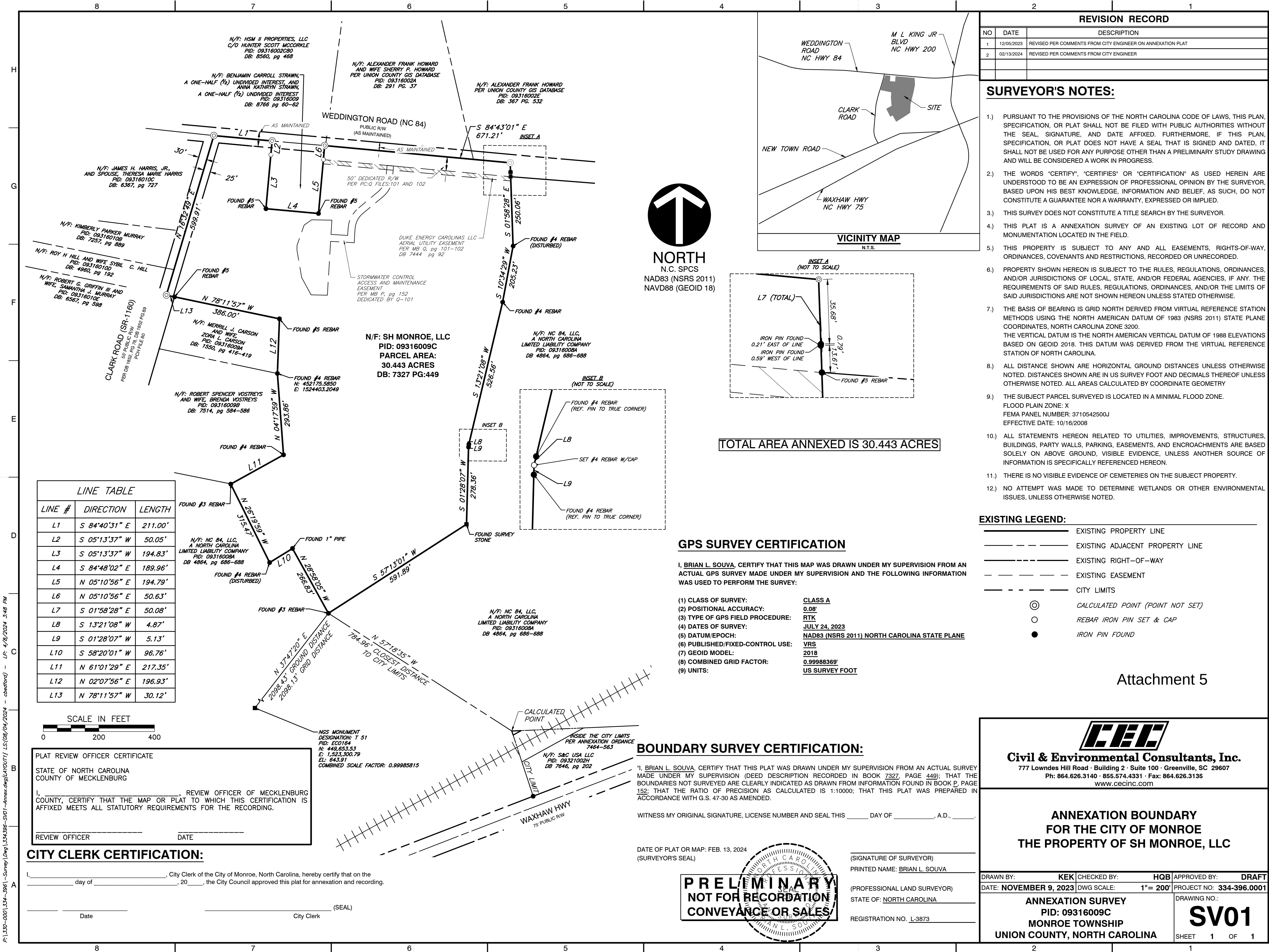
WEDDINGTON RD

CLARK RD

Future Land Use Plan

The Land Development Plan indicates this area is Suburban. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. 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.

P:\1300-000\134-396-Survey\Draw\134-396-SV01-Annex.dwg(LAYOUT1) LS:08/04/2024 - cbedford - LP: 4/18/2024 3:48 PM



REVISION RECORD		
NO	DATE	DESCRIPTION
1	12/05/2023	REVISED PER COMMENTS FROM CITY ENGINEER ON ANNEXATION PLAT
2	02/13/2024	REVISED PER COMMENTS FROM CITY ENGINEER

- SURVEYOR'S NOTES:**
- PURSUANT TO THE PROVISIONS OF THE NORTH CAROLINA CODE OF LAWS, THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE, AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION, OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
 - THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
 - THIS PLAT IS A ANNEXATION SURVEY OF AN EXISTING LOT OF RECORD AND MONUMENTATION LOCATED IN THE FIELD.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, ORDINANCES, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED.
 - PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES, IF ANY. THE REQUIREMENTS OF SAID RULES, REGULATIONS, ORDINANCES, AND/OR THE LIMITS OF SAID JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.
 - THE BASIS OF BEARING IS GRID NORTH DERIVED FROM VIRTUAL REFERENCE STATION METHODS USING THE NORTH AMERICAN DATUM OF 1983 (NSRS 2011) STATE PLANE COORDINATES, NORTH CAROLINA ZONE 3200. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATIONS BASED ON GEOID 2018. THIS DATUM WAS DERIVED FROM THE VIRTUAL REFERENCE STATION OF NORTH CAROLINA.
 - ALL DISTANCE SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. DISTANCES SHOWN ARE IN US SURVEY FOOT AND DECIMALS THEREOF UNLESS OTHERWISE NOTED. ALL AREAS CALCULATED BY COORDINATE GEOMETRY
 - THE SUBJECT PARCEL SURVEYED IS LOCATED IN A MINIMAL FLOOD ZONE. FLOOD PLAIN ZONE: X
FEMA PANEL NUMBER: 3710542500J
EFFECTIVE DATE: 10/16/2008
 - ALL STATEMENTS HEREON RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, AND ENCRoACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
 - NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.

EXISTING LEGEND:	
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	CITY LIMITS
	CALCULATED POINT (POINT NOT SET)
	REBAR IRON PIN SET & CAP
	IRON PIN FOUND

Attachment 5

Civil & Environmental Consultants, Inc.
777 Lowndes Hill Road · Building 2 · Suite 100 · Greenville, SC 29607
Ph: 864.626.3140 · 855.574.4331 · Fax: 864.626.3135
www.cecinc.com

**ANNEXATION BOUNDARY
FOR THE CITY OF MONROE
THE PROPERTY OF SH MONROE, LLC**

DRAWN BY: KEK	CHECKED BY: HQB	APPROVED BY: DRAFT
DATE: NOVEMBER 9, 2023	DWG SCALE: 1"= 200'	PROJECT NO.: 334-396.0001
ANNEXATION SURVEY PID: 09316009C MONROE TOWNSHIP UNION COUNTY, NORTH CAROLINA		SV01 SHEET 1 OF 1

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

R-2024-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the property located at 2505 Weddington Road further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as a Suburban land use category. Civic uses, including schools, are a priority land use within this character area. The proposed rezoning to the Residential Low Density (RLD) designation would allow residential uses and schools which would be consistent with the Plan. The proposed rezoning is a reasonable use and in the public interest because the surrounding parcels are also residential zoning districts.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of a Resolution Approving Land Use and Development Plan Compliance of the zoning map amendment for property with Union County Tax Parcel Number: 09-316-009C.

Adopted this 5th day of June, 2024.

Kenneth Deal, Chair

Attest:

Kimberly Davis, Secretary to Planning Board

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

R-2024-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the property located at 2505 Weddington Road further described below is not consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Suburban where civic uses are a priority use. The proposed rezoning to the Residential Low Density (RLD) designation would allow residential uses and schools which would be consistent with the Plan. However, this proposal is not a reasonable use or in the public interest because:

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Use and Transportation Plan Compliance of the zoning map amendment for property with Union County Tax Parcel Number: 09-316-009C.

Adopted this 5th day of June, 2024.

Kenneth Deal, Chair

Attest:

Kimberly Davis, Secretary to Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2024-XX

Preamble

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

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

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

Rezone the properties located at 2505 Weddington Road and further identified as tax parcel ID number 09-316-009C. The request is to rezone the properties from Union County R-20 to Residential Low Density (RLD) City of Monroe.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 9th day of July, 2024.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: June 5, 2024

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Zoning Map Amendment request for Conditional District (CD) “Waxhaw Landing Phase 2 – Amendment 1” (Parcel ID #:09-351-015)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map amendment for the property located along Waxhaw Highway and further identified with parcel ID number 09-351-015 from CD “Waxhaw Landing Phase 2” to CD “Waxhaw Landing Phase 2 – Amendment 1”.

REVIEW

The applicants are requesting an amendment to the conditional district in order to modify the transportation improvements previously required by the North Carolina Department of Transportation (NCDOT). The approved development consists of 64 single family lots on 29.21 acres, with 10.07 acres left as common open space.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Solar Panels	RA-40 (County) & RA-20 (County)
East	Waxhaw Landing Ph. 1- Under Construction	CD “Waxhaw Landing”
South	Residential	RA-40 (County)
West	Residential	RA-40 (County)

Proposal

The applicants received approval on June 14, 2022 to develop a residential subdivision that will consist of 64 single-family detached homes. The development will be a mix of 60-foot (44) and 80-foot (20) wide lots. The total area of the project is 29.21 acres, with 10.07 acres or 34.47% of that reserved as common open space. The density of this project is 2.19 units per acre.

REQUIREMENTS

Over the last several months the developer has engaged in conversations with the North Carolina Department of Transportation (NCDOT) regarding the original transportation improvements required for this project.

This phase of Waxhaw Landing includes one entrance off Waxhaw Highway with two internal connections to the first phase, which has two connections to Waxhaw Highway. A Traffic Impact Analysis (TIA) was prepared when this project first went through the rezoning process and the following improvements were required at the time:

1. Construct a westbound left turn lane with 100' of full storage with appropriate tapers.
 - a. Install a three-lane section between this access and the next access point of the original phase.
2. At Fletcher Broome and Waxhaw Highway (NC75), install a traffic signal with railroad preemption.

The developer will still construct a left turn lane into this phase of the development. However, as part of this amendment request the application is requesting to pay a fee-in-lieu directly to NCDOT for the cost of left turn lanes at Fletcher Broome (part of Phase 3 original requirements) and the cost of a standard signal without railroad preemption.

The fee-in-lieu will go to a potential project to improve another rail crossing nearby; however, this project is not currently funded, nor is there a timeframe for if/when it may be completed.

FUTURE LAND USE PLAN CONSISTENCY

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

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 at least 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Staff has concerns that the original project(s) warranted a signal with railroad preemption at Fletcher Broome and left turn lanes at this intersection, but this amendment would no longer result in those improvements being made. While the developer will be paying a fee-in-lieu for improvements, it is possible the proposed project may not come to fruition. For these reasons staff recommends denial of the proposed rezoning amendment.

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

Approval Actions

1. Motion to recommend adoption of a Resolution *Approving* Land Use and Transportation Plan compliance and authorization for staff to draft the resolution based on the reason(s) provided and authorization for the Chair to sign, at a later date.
2. Motion to recommend adoption of the Ordinance amending Section 157.1.2.1- Official Zoning Map.

Denial Actions

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

Attachments:

1. Ortho Map
2. Zoning Map
3. Current Approved Rezoning Site Plan
4. Proposed Zoning Site Plan
5. FLUM Map
6. FLUM Description
7. Approval Resolution
8. Denial Resolution
9. Ordinance 157.1.2.1

Ortho Map

PLMA-2024-00200

Legend

- Centerlines
- Parcels
- City Limits

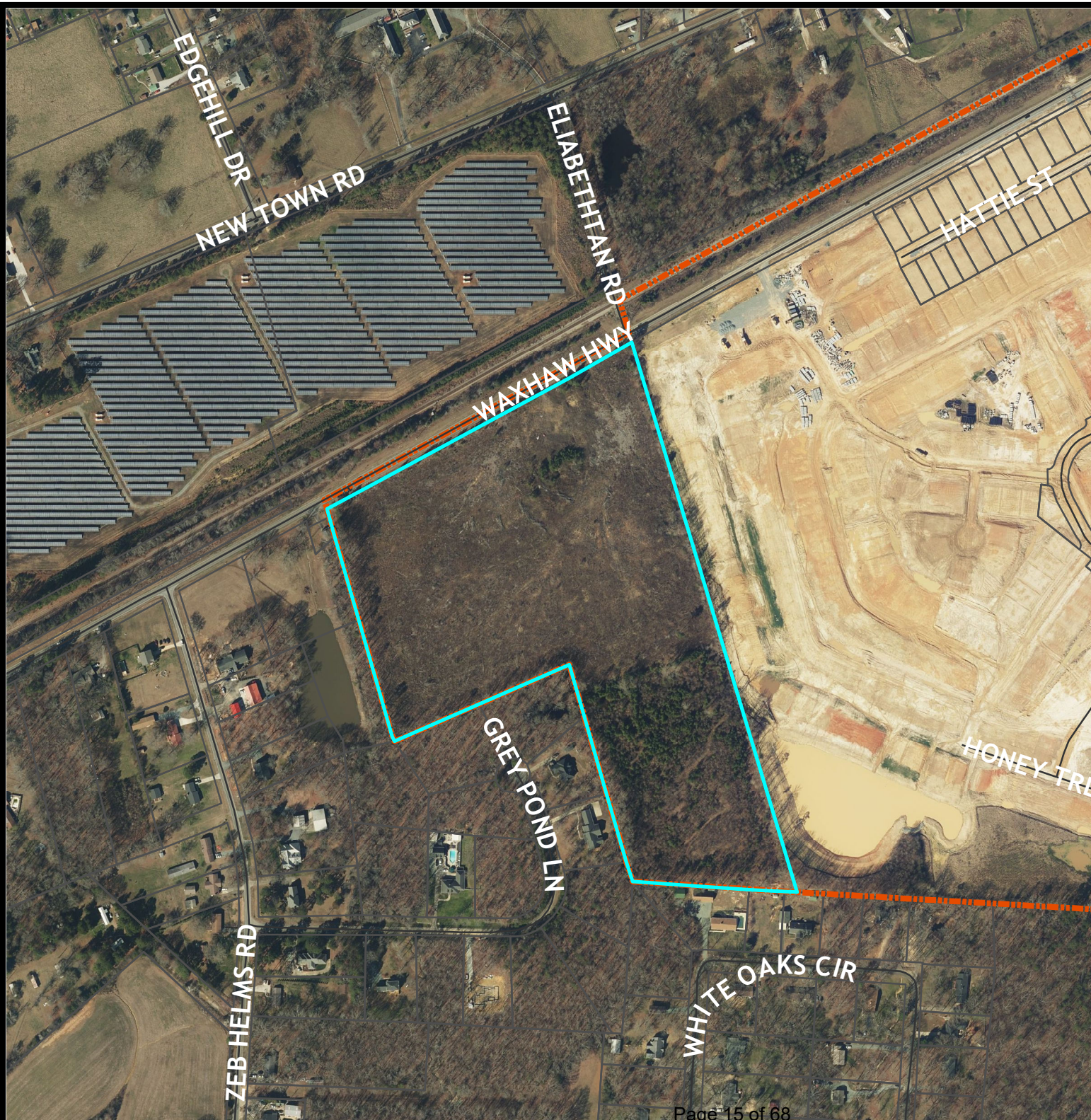
Existing: CD "Waxhaw Landing Phase 2"

Owner: Ward Starnes

Acres: 29.21



0 370 740 Feet



Zoning Map

PLMA-2024-00200

Legend

Centerlines

Parcels

City Limits

Zoning Districts

CD

Union Co. Zoning

R-8

RA-20

RA-40

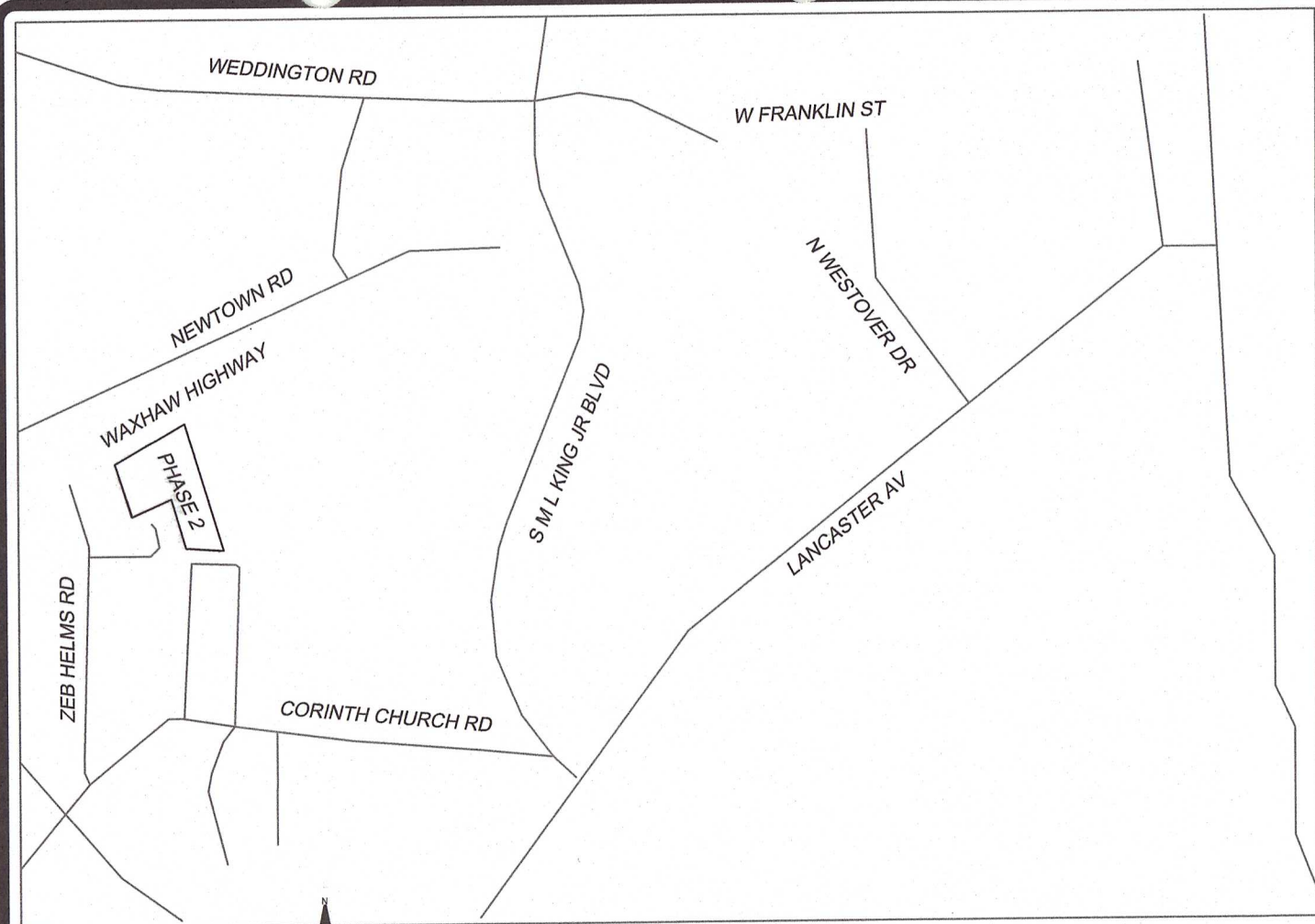
Existing: CD "Waxhaw
Landing Phase 2"

Owner: Ward Starnes

Acres: 29.21



0 370 740
Feet



VICINITY MAP
(NOT TO SCALE)

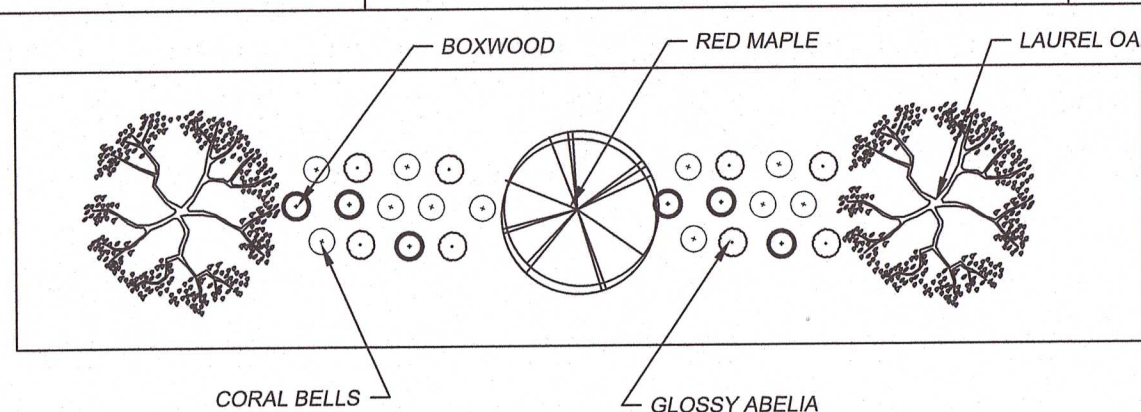
- SITE DEVELOPMENT NOTES:**
- PROPOSED REZONING FROM RA-20 AND RA-40 (UNION COUNTY) TO CONDITIONAL DISTRICTS "WAXHAW LANDING - PHASE 2"
 - ROADS WILL BE PUBLIC STREETS CONSTRUCTED IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
 - SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
 - 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/HER DESIGNEE.
 - TREES WITHIN THE DEVELOPMENT THAT ARE 75" OR GREATER IN CIRCUMFERENCE WILL BE PRESERVED AND WILL NOT BE REMOVED TO THE EXTENT PRACTICAL.
 - TREES WITHIN THE DEVELOPMENT THAT ARE 25" OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, DRIVEWAY AREA, STORM WATER MANAGEMENT FEATURE, OR STORM OR UTILITY EASEMENT.
 - DEVELOPER RESERVES THE RIGHT TO REMOVE SICK OR DAMAGED TREES AT DEVELOPERS DISCRETION.
 - SETBACK MEASUREMENTS SHALL BE MADE FROM THE EXTERIOR WALL DIMENSIONS AT THE FOUNDATION. ARCHITECTURAL FEATURES (INCLUDING BUT NOT LIMITED TO OVERHANGS, STOODS, EAVES, AND SOFFITS) AND MECHANICAL UNITS MAY PROJECT INTO SETBACKS.
 - ACCESSORY STRUCTURES SHALL NOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME, AND SHALL MAINTAIN A MINIMUM FIVE FOOT (5') SETBACK FROM ALL PROPERTY LINES. ACCESSORY STRUCTURES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS.
 - LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
 - HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
 - COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY'S BEING ISSUED.
 - MINIMUM LOT SIZE IS 6,000 SF. AVERAGE LOT SIZE IS 9,899 SF. LOT SIZES ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PHASE. ALL LOTS WILL MAINTAIN THE MINIMUM LOT SIZE OF 6,000 SF SHOWN ON THIS PLAN WHEN PROJECT IS PLATTED.
 - EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO, OR BRICK. VINYL SHALL ONLY BE USED FOR TRIM WORK ONLY. HOUSE FRONTAGE SHALL HAVE ARCHITECTURAL ELEMENTS OF EITHER STONE, STUCCO, OR BRICK MATERIAL. HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM FOUR COURSE BRICK/BRICK VENEER OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB.
 - 50% OF FRONT ELEVATION (NOT INCLUDING WINDOWS AND GARAGE DOORS) WOULD BE MADE UP OF A COMBINATION OF FRONT PORCH, MASONRY (STONE OR BRICK), FIBER CEMENT SHAKE, OR WINDOW TRIM (INCLUDING SHUTTERS); THE REMAINING PORTION CAN BE HORIZONTAL FIBER CEMENT LAP SIDING.
 - MINIMUM HOUSE SIZE SHALL BE 1,600 SF.
 - STREET TREES SHALL BE PROVIDED AT A RATE OF 1 PER EVERY 50' WITH A CALIPER OF 3 INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES.
 - EACH LOT SHALL HAVE AT LEAST 2 YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. YARD TREES SHALL HAVE A MINIMUM CALIPER OF 3 INCHES MEASURED 6 INCHES ABOVE GRADE. 1 TREE MAY BE PLACED IN REAR OF LOT TO MEET THIS REQUIREMENT.
 - ALL FRONT LOAD GARAGES SHALL HAVE CARRIAGE STYLE DOORS. ALL HOUSES SHALL HAVE A STANDARD TWO (2) CAR ATTACHED GARAGE. 80' WIDE LOTS WILL HAVE SIDE-LOADED GARAGES.
 - ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE. EACH DRIVEWAY SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES.
 - ALL EXPOSED CHIMNEYS SHALL BE STUCCO, FIBER CEMENT, OR BRICK VENEER CONSISTENT WITH THE ARCHITECTURE.
 - THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24' LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
 - THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
 - ALL FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - MAIL KIOSK LOCATIONS WILL BE COORDINATED WITH USPS AND WILL HAVE AT LEAST 1 HANDICAP PARKING SPACE FOR EACH LOCATION.

Parcel Table		
Parcel #	Sq. Ft.	Acres
1	9,738	0.22
2	9,734	0.22
3	9,731	0.22
4	11,536	0.26
5	16,584	0.38
6	18,555	0.43
7	13,089	0.30
8	11,612	0.27
9	11,080	0.25
10	13,358	0.31
16	9,650	0.22
17	11,431	0.26
18	8,790	0.20
19	8,054	0.18
20	9,211	0.21
21	7,800	0.18
22	7,800	0.18
23	7,800	0.18
24	7,800	0.18
25	7,800	0.18
26	7,800	0.18
27	10,231	0.23

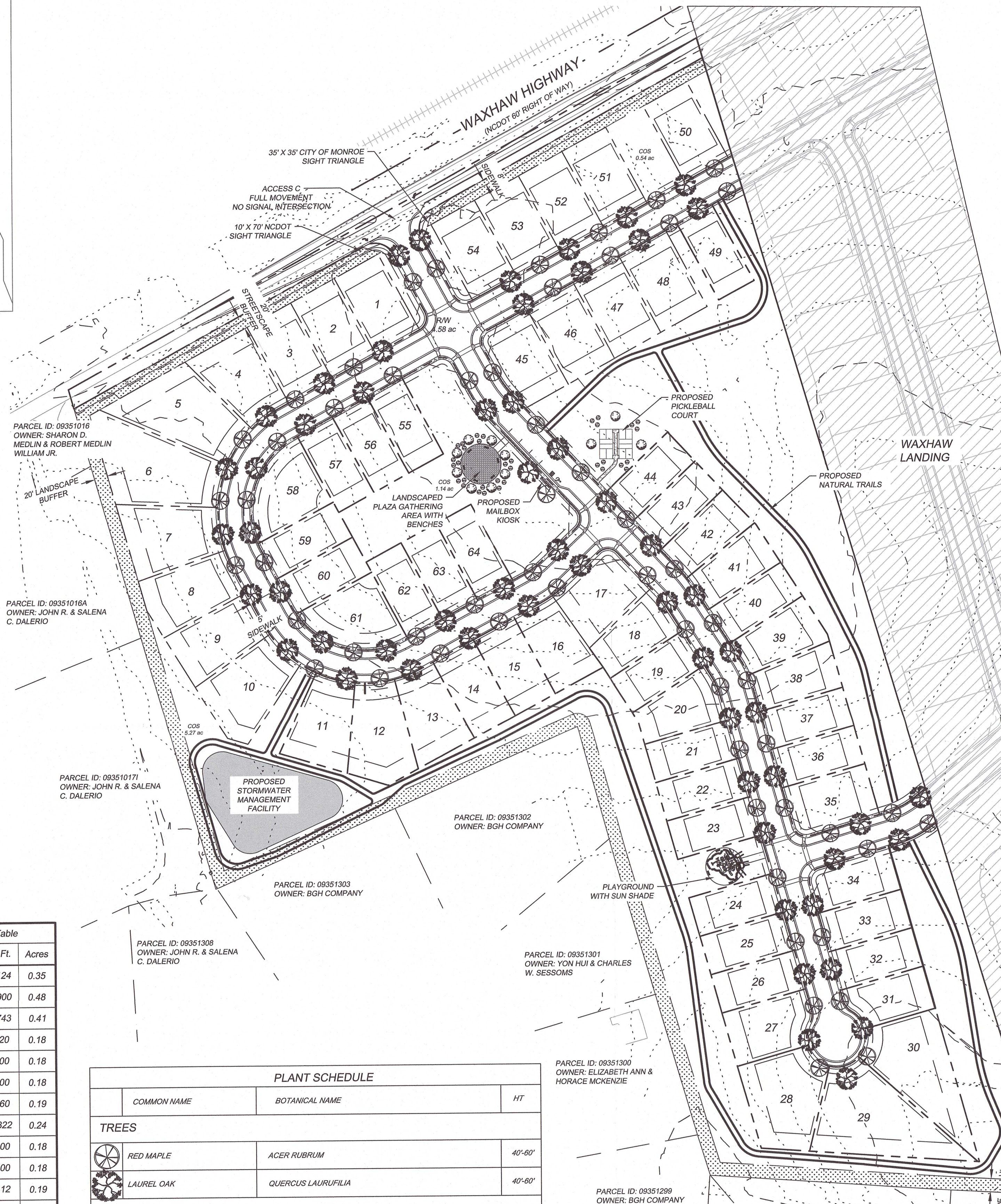
Parcel Table		
Parcel #	Sq. Ft.	Acres
50	9,749	0.22
51	9,745	0.22
52	9,743	0.22
53	9,742	0.22
54	9,740	0.22
55	7,752	0.18
56	7,800	0.18
57	7,849	0.18
58	11,288	0.26
59	7,797	0.18
60	7,797	0.18
61	11,288	0.26
62	7,800	0.18
63	7,800	0.18
64	7,800	0.18

Parcel Table		
Parcel #	Sq. Ft.	Acres
28	15,124	0.35
29	20,900	0.48
30	17,743	0.41
31	8,020	0.18
32	7,800	0.18
33	7,800	0.18
34	8,460	0.19
35	10,322	0.24
36	7,800	0.18
37	7,800	0.18
38	8,412	0.19
39	8,832	0.20
40	7,800	0.18
41	8,350	0.19
42	8,238	0.19
43	7,800	0.18
44	7,800	0.18
45	10,770	0.25
46	10,400	0.24
47	10,400	0.24
48	10,400	0.24
49	7,800	0.18

PLANT SCHEDULE			
	COMMON NAME	BOTANICAL NAME	HT
TREES			
	RED MAPLE	ACER RUBRUM	40'-60'
	LAUREL OAK	QUERCUS LAURIFILIA	40'-60'
SHRUBS			
	GLOSSY ABELIA	ABELIA x GRANDIFLORA 'KALEIDOSCOPE'	24" MIN
	CORAL BELLS	HEUCHERA x 'GEORGIA PEACH'	12"
	BOXWOOD	BUXUS x 'GREEN MOUNTAIN'	24" MIN



TYPICAL 20' LANDSCAPE BUFFER (NTS)



SITE AND DEVELOPMENT DATA

JURISDICTION	UNION COUNTY
PROPOSED JURISDICTION	CITY OF MONROE
TAX PARCEL(S):	09351015
DEED BOOK AND PAGE	7926/361
SITE ADDRESS:	WAXHAW HWY
ZONING	RA-20 & RA-40 (UNION COUNTY)
PROPOSED ZONING	CONDITIONAL DISTRICT "WAXHAW LANDING - PHASE 2"
TOTAL AREA	29.21 AC
TOTAL LOTS	64 LOTS (44-60' WIDE & 20-80' WIDE)
DENSITY	2.19 LOTS PER ACRE
AREA IN LOTS	14.54 AC
OPEN SPACE	10.07 AC (34.47%)
SETBACKS IN CONDITIONAL DISTRICT	
MINIMUM FRONT SETBACK	25'
MINIMUM CORNER/SIDE SETBACK	10'/5'
MINIMUM REAR SETBACK	25'
MINIMUM LOT SIZE	6,000 SQ. FT.
MINIMUM LOT WIDTH	60'

OFF-SITE ROAD IMPROVEMENTS:

- ACCESS C ONTO NC 75
- CONSTRUCT WESTBOUND LEFT TURN LANE WITH 100' OF FULL STORAGE AND APPROPRIATE TAPERS.
- INSTALL THREE LANE SECTION BETWEEN ACCESS C AND ACCESS A
- FLETCHER BROOME ROAD @ NC 75 INTERSECTION
- CONSTRUCT TRAFFIC SIGNAL WITH RAILROAD PREEMPTION.
- NC DOT WILL ALLOW PLATTING OF 25 LOTS FOR EACH OF THE BROWNING AND STARNES PORTIONS (PH. 2 & 3) OF WAXHAW LANDING PRIOR TO ROADWAY IMPROVEMENTS BEING INSTALLED. UPON THE PLATTING OF THE 26TH LOT OF EITHER THE BROWNING OR STARNES PORTION OF THE DEVELOPMENT THE FULL COMPLEMENT OF IMPROVEMENTS TO THE FLETCHER BROOME @ NC75 INTERSECTION, BOTH TURN LANES AND SIGNAL, SHALL BE INSTALLED AND OPERATIONAL.

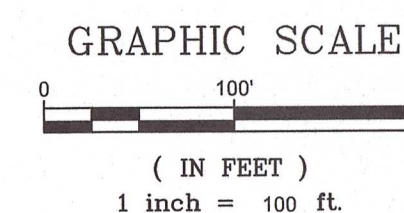
GENERAL PROVISIONS:

- DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS CONDITIONAL ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE (UDO).
- THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR.
- ZONING IS TO BE CHANGED FROM RA-20 AND RA-40 (UNION COUNTY) TO CONDITIONAL DISTRICT "WAXHAW LANDING - PHASE 2"

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

PETITIONER SIGNATURE: DATE: JUNE 16, 2022

APPROVED
by CC 6-14-22



WAXHAW LANDING - PHASE 2
MONROE, NC

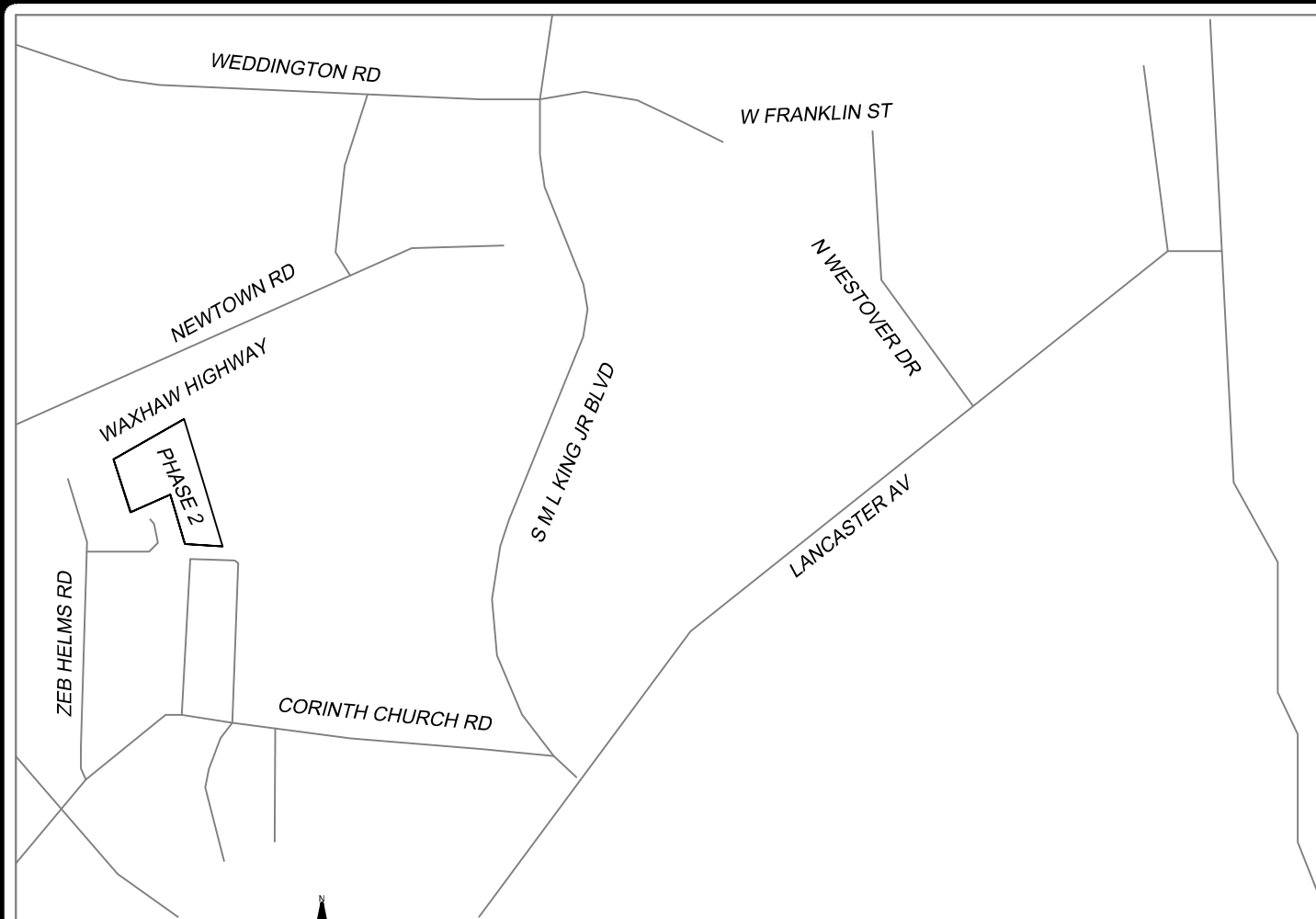
BRD LAND & INVESTMENT I, LP
725 CHERRY ROAD, SUITE 3234
ROCK HILL, SC 29730

CONDITIONAL REZONING SITE
PLAN PHASE II

DESIGNED BY	DAM	CHECKED BY	BLD
DRAWN BY	KCB	DATE	06/03/2021
SCALE	AS SHOWN	JOB NUMBER	7461

Sheet

RZP-1



VICINITY MAP
(NOT TO SCALE)

SITE DEVELOPMENT NOTES:

- PROPOSED REZONING FROM CONDITIONAL DISTRICTS WAXHAW LANDING PHASE 2 TO CONDITIONAL DISTRICT WAXHAW LANDING PHASE 2 - AMENDMENT 1"
- ROADS WILL BE PUBLIC STREETS CONSTRUCTED IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
- SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
- 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/HER DESIGNEE.
- TREES WITHIN THE CIRCUMFERENCE THAT ARE 75" OR GREATER IN CIRCUMFERENCE WILL BE PRESERVED AND WILL NOT BE REMOVED TO THE EXTENT PRACTICAL.
- TREES WITHIN THE DEVELOPMENT THAT ARE 25" OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET SECTION, BUILDING PAD, DRIVEWAY AREA, STORM WATER MANAGEMENT FEATURE, OR STORM OR UTILITY EASEMENT.
- DEVELOPER RESERVES THE RIGHT TO REMOVE SICK OR DAMAGED TREES AT DEVELOPER'S DISCRETION.
- SETBACK MEASUREMENTS SHALL BE MADE FROM THE EXTERIOR WALL DIMENSIONS AT THE FOUNDATION. ARCHITECTURAL FEATURES (INCLUDING BUT NOT LIMITED TO OVERHANGS, STOOBS, EAVES, AND SOFFITS) AND MECHANICAL UNITS MAY PROJECT INTO SETBACKS.
- ACCESSORY STRUCTURES SHALL NOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME, AND SHALL MAINTAIN A MINIMUM FIVE FOOT (5') SETBACK FROM ALL PROPERTY LINES. ACCESSORY STRUCTURES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
- HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
- COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY'S BEING ISSUED.
- MINIMUM LOT SIZE IS 6,000 SF. AVERAGE LOT SIZE IS 9,899 SF. LOT SIZES ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PHASE. ALL LOTS WILL MAINTAIN THE MINIMUM LOT SIZE OF 6,000 SF SHOWN ON THIS PLAN WHEN PROJECT IS PLATTED.
- EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO, OR BRICK. VINYL SHALL ONLY BE USED FOR TRIM WORK ONLY. HOUSE FRONTAGE SHALL HAVE ARCHITECTURAL ELEMENTS OF EITHER STONE, STUCCO, OR BRICK MATERIAL. HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM FOUR COURSE BRICK/ BRICK VENEER OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB.
- 50% OF FRONT ELEVATION (NOT INCLUDING WINDOWS AND GARAGE DOORS) WOULD BE MADE UP OF A COMBINATION OF FRONT PORCH, MASONRY (STONE OR BRICK), FIBER CEMENT SHAKE, OR WINDOW TRIM (INCLUDING SHUTTERS); THE REMAINING PORTION CAN BE HORIZONTAL FIBER CEMENT LAP SIDING.
- MINIMUM HOUSE SIZE SHALL BE 1,600 SF.
- STREET TREES SHALL BE PROVIDED AT A RATE OF 1 PER EVERY 50' WITH A CALIPER OF 3 INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES.
- EACH LOT SHALL HAVE AT LEAST 2 YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. YARD TREES SHALL HAVE A MINIMUM CALIPER OF 3 INCHES MEASURED 6 INCHES ABOVE GRADE. 1 TREE MAY BE PLACED IN REAR OF LOT TO MEET THIS REQUIREMENT.
- ALL FRONT LOAD GARAGES SHALL HAVE CARRIAGE STYLE DOORS. ALL HOUSES SHALL HAVE A STANDARD TWO (2) CAR ATTACHED GARAGE. 80' WIDE LOTS WILL HAVE SIDE-LOADED GARAGES.
- ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE. EACH DRIVEWAY SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES.
- ALL EXPOSED CHIMNEYS SHALL BE STUCCO, FIBER CEMENT, OR BRICK VENEER CONSISTENT WITH THE ARCHITECTURE.
- THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24 LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
- THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
- ALL FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- MAIL KIOSK LOCATIONS WILL BE COORDINATED WITH USPS AND WILL HAVE AT LEAST 1 HANDICAP PARKING SPACE FOR EACH LOCATION.

PARCEL ID: 09351016A
OWNER: SHARON D. MEDLIN & ROBERT MEDLIN
WILLIAM JR.

PARCEL ID: 09351018A
OWNER: JOHN R. & SALENA C. DALERIO

PARCEL ID: 09351017I
OWNER: JOHN R. & SALENA C. DALERIO

PARCEL ID: 09351302
OWNER: BGH COMPANY

PARCEL ID: 09351308
OWNER: JOHN R. & SALENA C. DALERIO

PARCEL ID: 09351301
OWNER: YON HUI & CHARLES W. SESSOMS

PARCEL ID: 09351300
OWNER: ELIZABETH ANN & HORACE MCKENZIE

PARCEL ID: 09351299
OWNER: BGH COMPANY

PARCEL ID: 09354028
OWNER: DIMOCK MATTHEW WAYNE SR, DIMOCK EUGENIA YVONNE; 8065-387

PARCEL ID: 09354030
OWNER: MAN S. & TERRY A. ANGLE

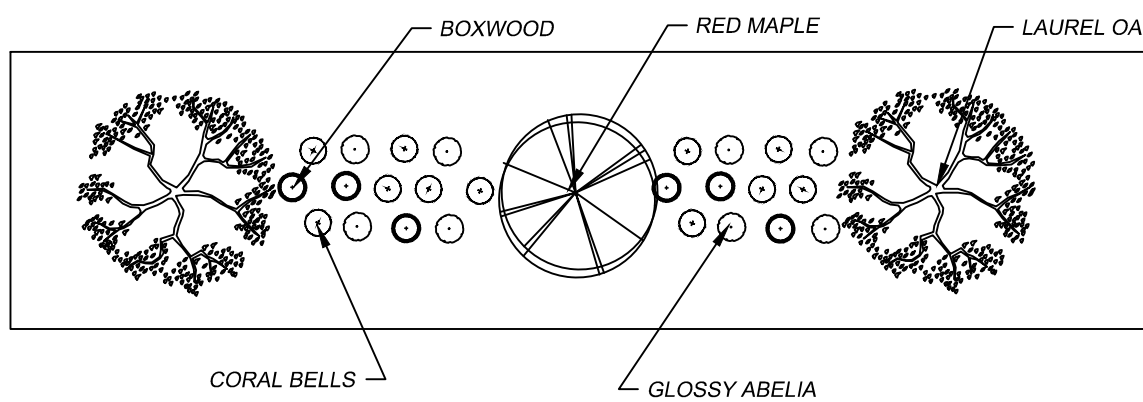
PARCEL ID: 09354031
OWNER: MAN S. & TERRY A. ANGLE

PARCEL ID: 09354032
OWNER: JAMES JAMES AND TERRY ANGLE

PARCEL ID: 09354033
OWNER: JAMES JAMES AND TERRY ANGLE

PARCEL ID: 09354034
OWNERS: KEVIN BROOKS AND BERNADETTE PLAISTED

PLANT SCHEDULE			
	COMMON NAME	BOTANICAL NAME	HT
TREES			
	RED MAPLE	ACER RUBRUM	40'-60'
	LAUREL OAK	QUERCUS LAURIFOLIA	40'-60'
SHRUBS			
	GLOSSY ABELIA	ABELIA x GRANDIFLORA 'KALEIDOSCOPE'	24' MIN
	CORAL BELLS	HEUCHERA x 'GEORGIA PEACH'	12"
	BOXWOOD	BUXUS x 'GREEN MOUNTAIN'	24' MIN



TYPICAL 20' LANDSCAPE BUFFER (NTS)

SITE AND DEVELOPMENT DATA

JURISDICTION	CITY OF MONROE
TAX PARCEL(S):	09351015
DEED BOOK AND PAGE	7926/361
SITE ADDRESS:	WAXHAW HWY
ZONING	CD "WAXHAW LANDING - PHASE 2"
PROPOSED ZONING	CONDITIONAL DISTRICT "WAXHAW LANDING - PHASE 2 - AMENDMENT 1"
TOTAL AREA	29.21 AC
TOTAL LOTS	64 LOTS (44-60' WIDE & 20-80' WIDE)
DENSITY	2.19 LOTS PER ACRE
AREA IN LOTS	14.54 AC
OPEN SPACE	10.07 AC (34.47%)
SETBACKS IN CONDITIONAL DISTRICT	
MINIMUM FRONT SETBACK	25'
MINIMUM CORNER/SIDE SETBACK	10'/5'
MINIMUM REAR SETBACK	25'
MINIMUM LOT SIZE	6,000 SQ. FT.
MINIMUM LOT WIDTH	60'

OFF-SITE ROAD IMPROVEMENTS:

- ACCESS C ONTO NC 75
- CONSTRUCT WESTBOUND LEFT TURN LANE WITH 100' OF FULL STORAGE AND APPROPRIATE TAPERS.
- INSTALL THREE LANE SECTION BETWEEN ACCESS C AND ACCESS A.
- PURSUANT TO AN AGREEMENT TO BE EXECUTED BY THE DEVELOPER AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DEVELOPER AGREES TO MAKE A PAYMENT-IN-LIEU DIRECTLY TO NCDOT FOR AN AMOUNT EQUAL TO THE VALUE OF THE CONSTRUCTION COSTS OF AN 100' EASTBOUND AND 100' WESTBOUND LEFT TURN LANE AND TRAFFIC SIGNAL AT THE INTERSECTION OF FLETCHER BROOME ROAD AND NC 75
- THERE WILL BE A ONE-TIME LUMP SUM AGREEMENT WITH NCDOT TO ENCOMPASS PHASES 2 & 3
- PHASES 2 & 3 ARE COLLECTIVELY RESPONSIBLE FOR THE LUMP SUM PAYMENT. IN NO EVENT SHALL EACH PROJECT BE INDIVIDUALLY RESPONSIBLE FOR THE LUMP SUM PAYMENT OF THE AFOREMENTIONED IMPROVEMENTS, RESULTING IN MULTIPLE PAYMENTS TO NCDOT.
- THE AGREEMENT BETWEEN NCDOT AND THE DEVELOPER MUST BE FULLY EXECUTED PRIOR TO THE DRIVEWAY PERMITS BEING ISSUED FROM NCDOT
- NCDOT WILL ALLOW PLATTING OF 25 LOTS FOR THIS PHASE OF WAXHAW LANDING PRIOR TO ROADWAY IMPROVEMENTS BEING INSTALLED. UPON THE PLATTING OF THE 26TH LOT OF WAXHAW LANDING PHASE 2, A WESTBOUND LEFT TURN LANE WITH 100' OF FULL STORAGE AND APPROPRIATE TAPERS WILL BE INSTALLED ALONG WITH THE INSTALLATION OF A THREE LANE SECTION BETWEEN WAXHAW LANDING PHASE 1 ACCESS A AND WAXHAW LANDING PHASE 2 ACCESS C

GENERAL PROVISIONS:

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

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

PETITIONER SIGNATURE _____

DATE _____

WAXHAW LANDING - PHASE 2
MONROE, NC

BRD LAND & INVESTMENT I, LP
725 CHERRY ROAD, SUITE 3234
ROCK HILL, SC 29730

CONDITIONAL REZONING SITE
PLAN PHASE II

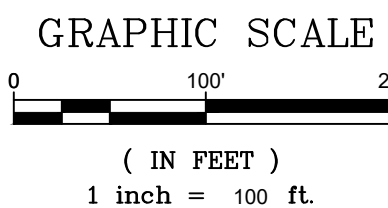
DESIGNED BY DAM
CHECKED BY BLD
DATE 08/03/2021
JOB NUMBER 7461

Sheet

RZP-1

EAGLE ENGINEERING
20134 Van Buren Avenue
Indian Trail, NC 28079
(704) 862-4222
www.eagleonline.net

REVISIONS
NO. DATE BY ISSUE
1 02/17/22 KEL REVISED LAYOUT
2 05/26/22 KEL REVISED PERMIT NOTES
3 05/26/22 KEL REVISED OFF-SITE ROAD IMPROVEMENT NOTES



Future Land Use Map

CD "Waxhaw Landing, Phase 2"

Legend

— Centerlines

▭ Parcels

Future Land Use Character Area

▭ Suburban

Acres: 29.2



0 310 620 Feet

Future Land Use Plan Consistency

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

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “WAXHAW LANDING PHASE 2 – AMENDMENT 1”
R-2024-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “Waxhaw Landing Phase 2 – Amendment 1” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. Residential uses are priority uses within this character area and the permitted density is 2-4 units per acre. Furthermore, this character area recommends multimodal connections between neighborhoods. This proposed development is at 2.19 units per acre and provides multimodal connectivity between neighborhoods; therefore, it is consistent with the plan. The proposed rezoning is reasonable because: _____

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): 09-351-015.

Adopted this 5th day of June, 2024.

Kenneth Deal, Chair

Attest:

Kimberly Davis, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “WAXHAW LANDING PHASE 2 – AMENDMENT 1”
R-2024-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “Waxhaw Landing Phase 2 – Amendment 1” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. Residential uses are priority uses within this character area and the permitted density is 2-4 units per acre. Furthermore, this character area recommends multimodal connections between neighborhoods. This proposed development is at 2.19 units per acre and provides multimodal connectivity between neighborhoods; therefore, it is consistent with the plan. However, this area is seeing an increase in development and allowing the developer to pay a fee-in-lieu for improvements rather than install the improvements at the time of development may adversely affect conditions that will be present with the additional lots and traffic; therefore, the project is not a reasonable use or in the public interest.

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-351-015.

Adopted this 5th day of June, 2024.

Kenneth Deal, Chair

Attest:

Kimberly Davis, Secretary to Planning Board

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE
O-2024-XX**

Preamble

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

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

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

Rezone the property located along Waxhaw Highway and further identified with parcel number 09-351-015 from Conditional District (CD) “Waxhaw Landing Phase 2” to Conditional District (CD) “Waxhaw Landing Phase 2 – Amendment 1”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 9th day of July 2024.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: June 5, 2024

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Zoning Map Amendment request for Conditional District (CD) “Waxhaw Landing Phase 3 – Amendment 1” (Parcel ID #:09-321-003)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map amendment for the property located along Waxhaw Highway and further identified with parcel ID number 09-321-003 from CD “Waxhaw Landing Phase 3” to CD “Waxhaw Landing Phase 3 – Amendment 1”.

REVIEW

The applicants are requesting an amendment to the conditional district in order to modify the transportation improvements previously required by the North Carolina Department of Transportation (NCDOT). The approved development consists of 150 single family lots on 67.15 acres, with 28.63 acres left as common open space.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	CSX Railroad & Single Family Residential	B-2 (County) & RA-20 (County)
East	Residential & Walter Bickett Elementary	RA-20 (County) & CD Walter Bickett School)
South	Vacant	RA-40 (County)
West	Waxhaw Landing Ph. 1- Under Construction	CD “Waxhaw Landing”

Proposal

The applicants received approval on April 1, 2022 to develop a residential subdivision that will consist of 150 single-family detached homes. The development will be a mix of 55-foot (52), 60-foot (86), and 80-foot (12) wide lots. The total area of the project is 67.15 acres, with 28.63 acres or 42.63% of that reserved as common open space. The density of this project is 2.23 units per acre.

REQUIREMENTS

Over the last several months the developer has engaged in conversations with the North Carolina Department of Transportation (NCDOT) regarding the original transportation improvements required for this project.

This phase of Waxhaw Landing includes one entrance off Waxhaw Highway with two internal connections to the first phase, which has two connections to Waxhaw Highway. A Traffic Impact Analysis (TIA) was prepared when this project first went through the rezoning process and the following improvements were required at the time:

1. Construct a westbound left turn lane with 100' of full storage with appropriate tapers.
 - a. Install a three-lane section between this access and the next access point of the original phase.
2. At the intersection of Fletcher Broome Road and Highway 75/Waxhaw Highway:
 - a. Construct eastbound and westbound left turn lanes along Highway 75
 - b. Add "DO NOT STOP ON TACKS" signs

The developer will still construct a left turn lane into this phase of the development. However, as part of this amendment request the application is requesting to pay a fee-in-lieu directly to NCDOT for the cost of left turn lanes at Fletcher Broome and the cost of a standard signal without railroad preemption (part of Phase 2 original requirements included a railroad pre-emption signal, which includes the railroad crossing arms).

The fee-in-lieu will go to a potential project to improve another rail crossing nearby; however, this project is not currently funded, nor is there a timeframe for if/when it may be completed.

FUTURE LAND USE PLAN CONSISTENCY

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

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 at least 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Staff has concerns that the original project(s) warranted a signal with railroad preemption at Fletcher Broome and left turn lanes at this intersection, but this amendment would no longer result in those improvements being made. While the developer will be paying a fee-in-lieu for improvements, it is possible the proposed project may not come to fruition. For these reasons staff recommends denial of the proposed rezoning amendment.

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

Approval Actions

1. Motion to recommend adoption of a Resolution *Approving* Land Use and Transportation Plan compliance and authorization for staff to draft the resolution based on the reason(s) provided and authorization for the Chair to sign, at a later date.
2. Motion to recommend adoption of the Ordinance amending Section 157.1.2.1- Official Zoning Map.

Denial Actions

1. Motion to recommend adoption of a Resolution *Denying* Land Use and Transportation Plan Compliance.
2. Motion to recommend denial of the zoning map amendment.

Attachments:

1. Ortho Map
2. Zoning Map
3. Current Approved Rezoning Site Plan
4. Proposed Zoning Site Plan
5. FLUM Map
6. FLUM Description
7. Approval Resolution
8. Denial Resolution
9. Ordinance 157.1.2.1

Ortho Map

PLMA-2024-00201

Legend

- Centerlines
- Parcels
- City Limits

**Existing: CD "Waxhaw
Landing Phase 3"**

**Owner: BRD Land
& Investment**

Acres: 67.15



0 450 900
Feet

Zoning Map

PLMA-2024-00201

Legend

-  Centerlines
-  Parcels
-  City Limits

Zoning Districts

-  RMD
-  RLD
-  CD

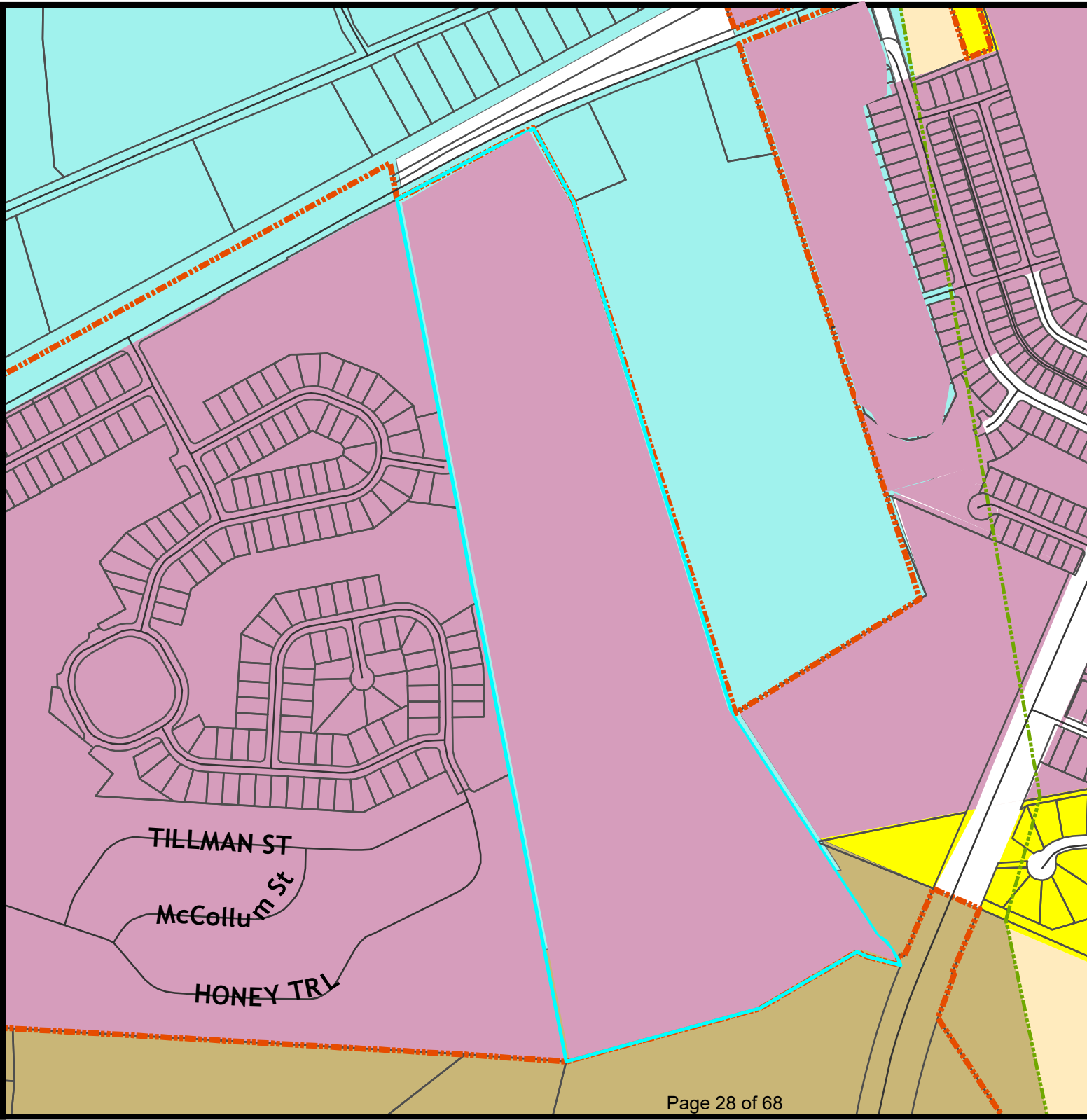
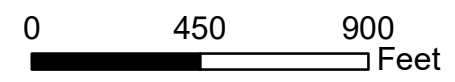
Union Co. Zoning

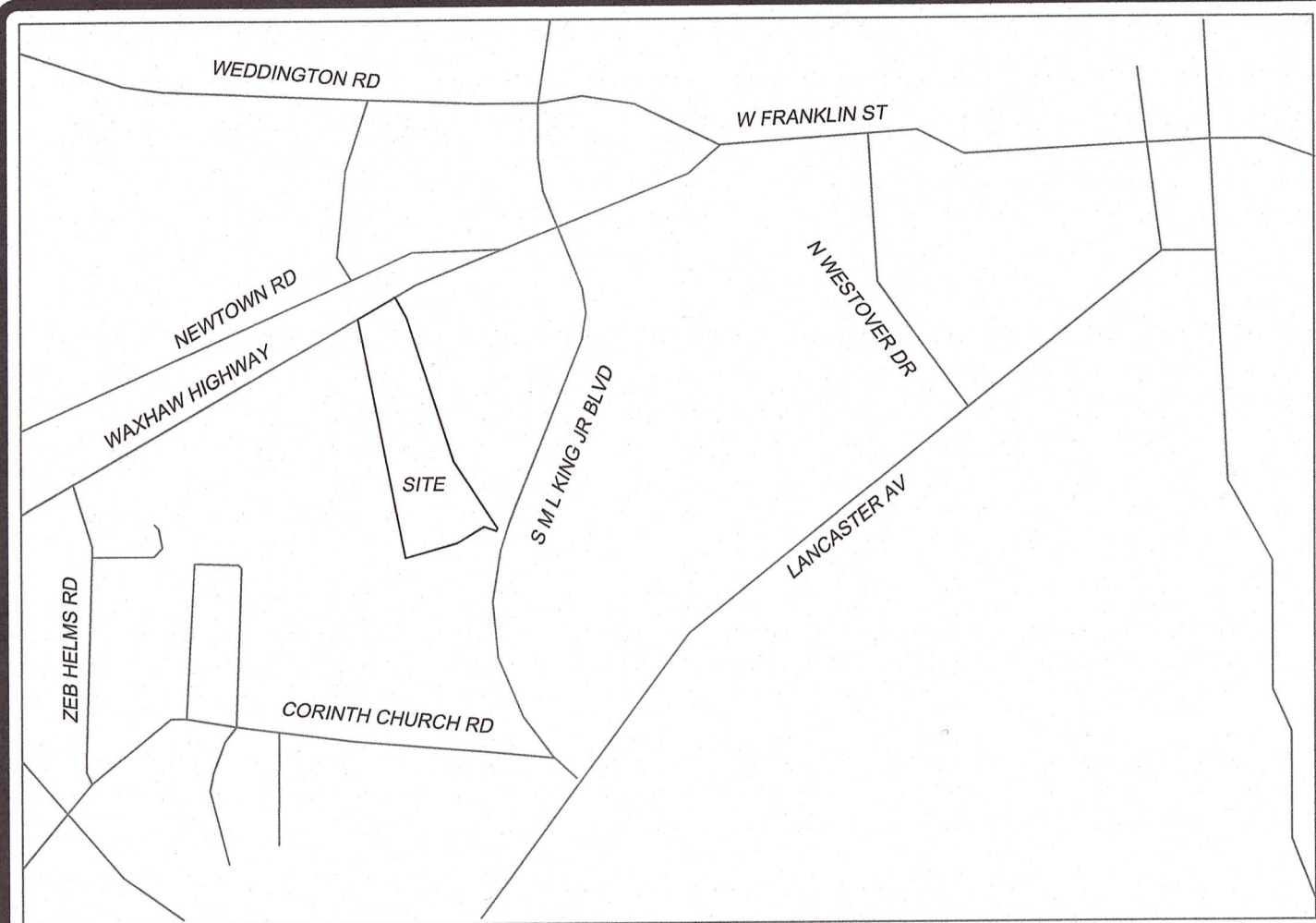
-  RA-20
-  RA-40

Existing: CD "Waxhaw Landing Phase 3"

Owner: BRD Land & Investment

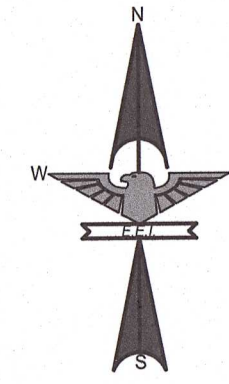
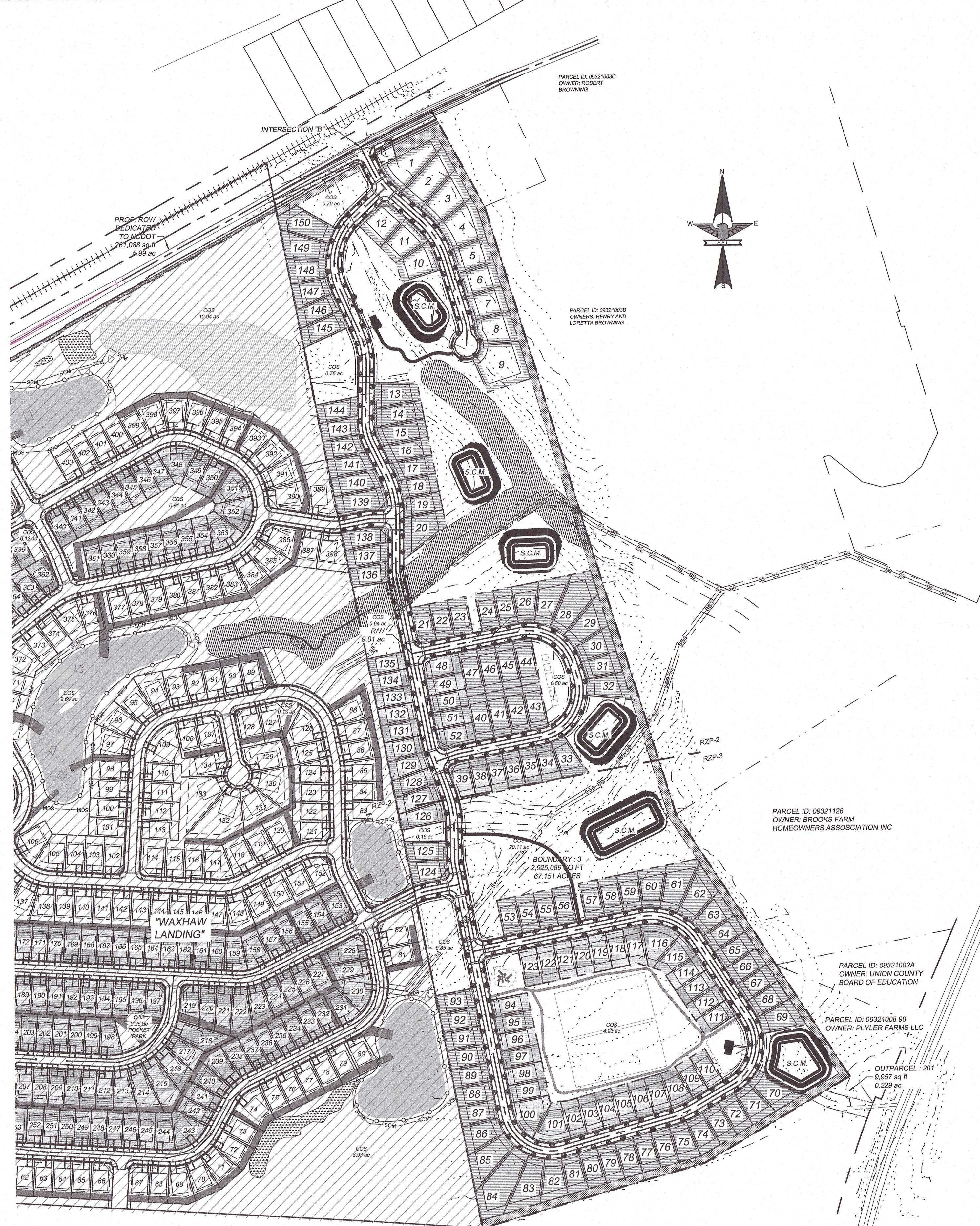
Acres: 67.15





VICINITY MAP
(NOT TO SCALE)

- 55' WIDE LOTS
- 60' WIDE LOTS
- 80' WIDE LOTS



SITE AND DEVELOPMENT DATA	
JURISDICTION	TO BE ANNEXED INTO MONROE
PROPOSED JURISDICTION	CITY OF MONROE
TAX PARCEL(S)	09321003
DEED BOOK AND PAGE	7926/361
SITE ADDRESS:	WAXHAW HWY
ZONING	RA-20, RA-40 (UNION COUNTY)
PROPOSED ZONING	CONDITIONAL DISTRICT- "WAXHAW LANDING - PHASE 3"
TOTAL AREA	67.15 AC
LOT SUMMARY	150 LOTS (12-80' WIDE, 86-60' WIDE, 52-55' WIDE)
DENSITY	2.23 LOTS PER ACRE
AREA IN LOTS	29.51 AC
OPEN SPACE	28.63 AC (42.63%)
SETBACKS IN CONDITIONAL DISTRICT	
MINIMUM FRONT SETBACK	25'
MINIMUM CORNER/SIDE SETBACK	10'/5'
MINIMUM REAR SETBACK	25'
MINIMUM LOT SIZE	6,000 SQ. FT. (AVG. AREA- 8,568 SQ. FT.)
MINIMUM LOT WIDTH	55'

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

PETITIONER SIGNATURE: *[Signature]* DATE: **APRIL 14, 2022**

NO.	DATE	BY	ISSUE
1	9/1/2021	KCB	REVISED PER CITY OF MONROE COMMENTS
2	11/04/2021	KCB	REVISED PER CITY OF MONROE COMMENTS
3	02/15/22	KEL	REVISED LAYOUT

WAXHAW LANDING - PHASE 3
MONROE, NC

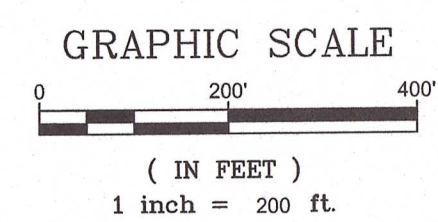
BRD LAND & INVESTMENT I, LP
725 CHERRY ROAD, SUITE 3234
ROCK HILL, SC 29730

REZONING SITE PLAN

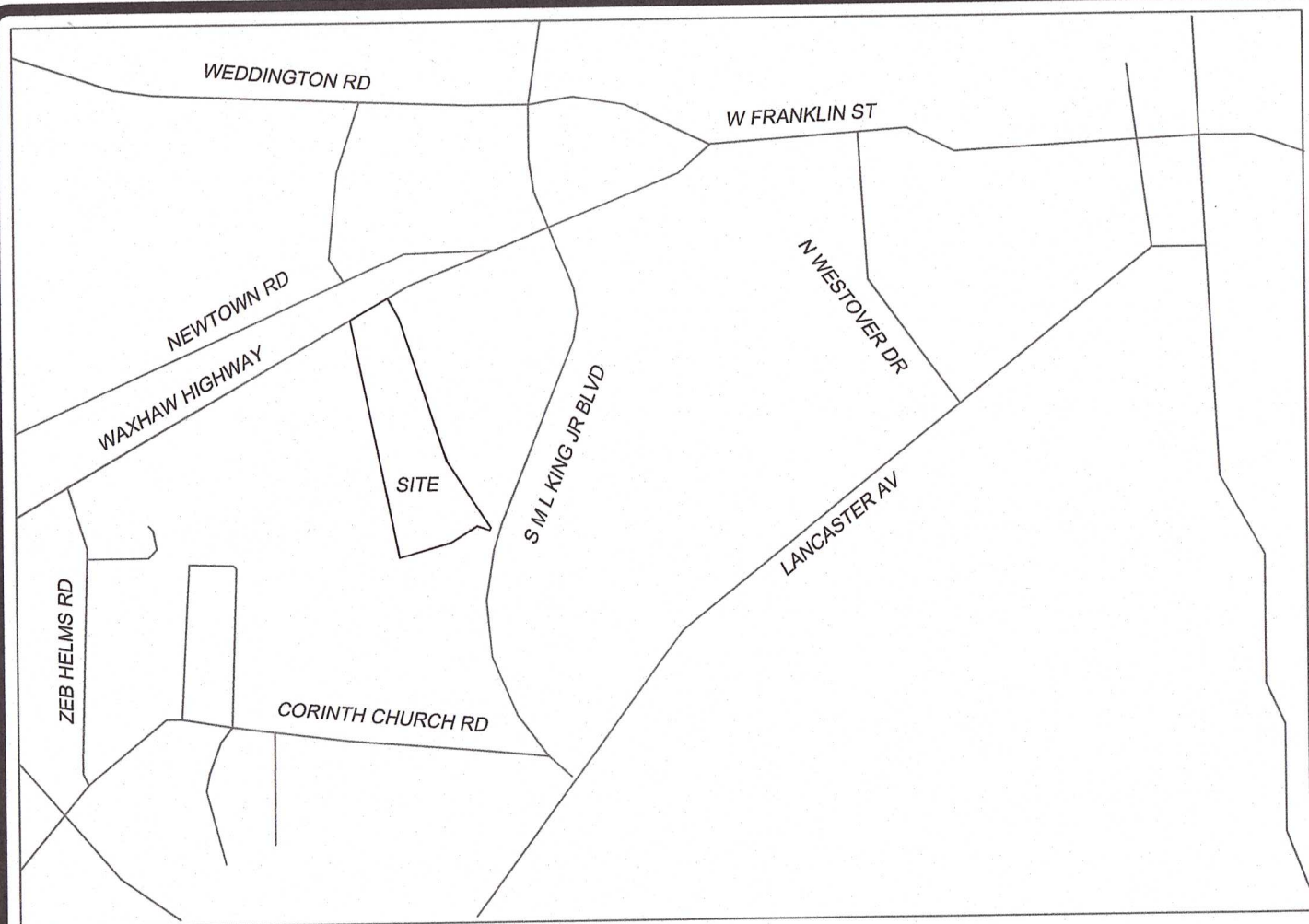
DESIGNED BY	DAM	CHECKED BY	BLD
DRAWN BY	KCB	JOB NUMBER	7461 / 7530
DATE	05/27/2021		
Scale	AS SHOWN		

RZP-1

APPROVED
by CC 4-12-22

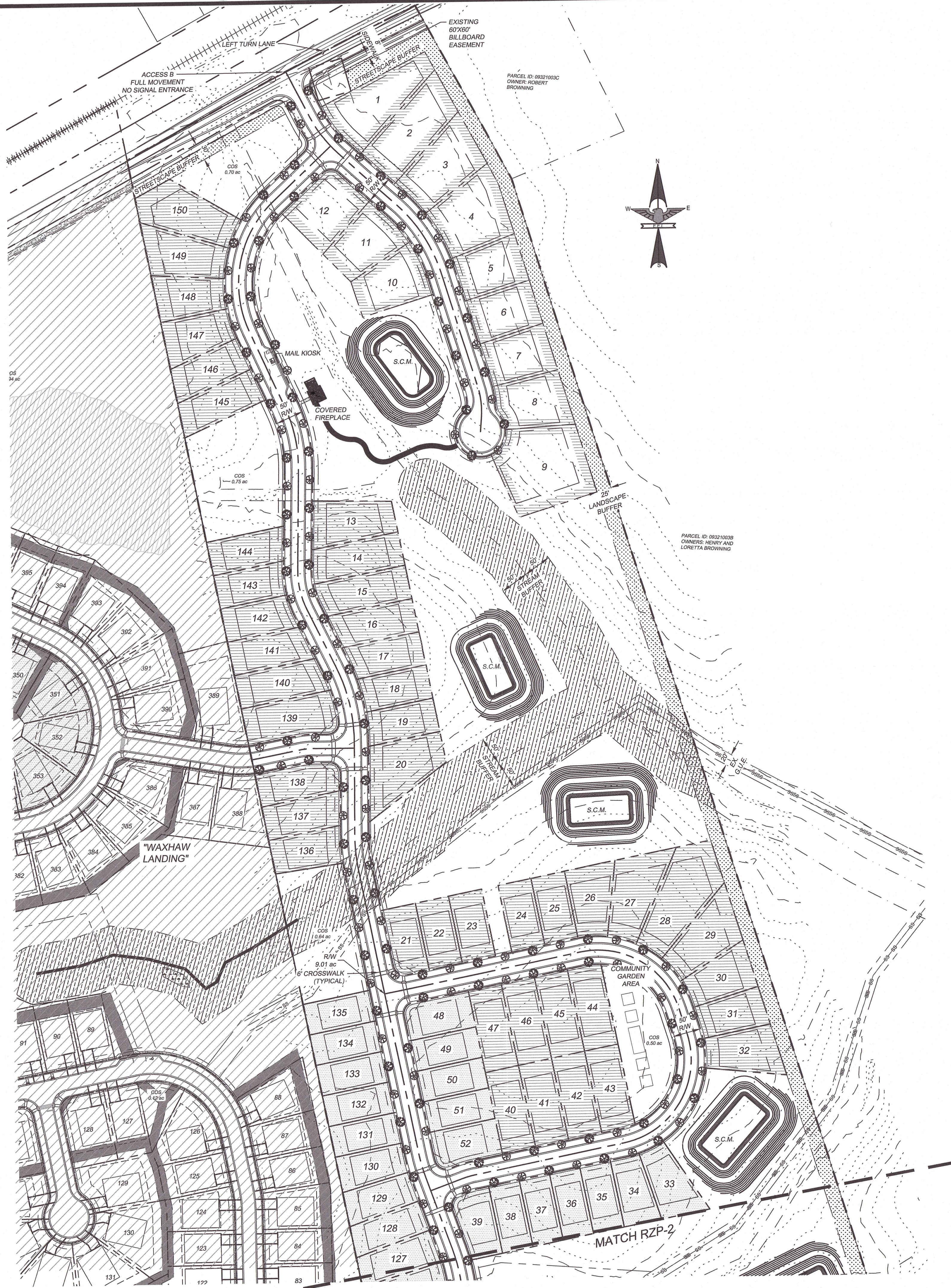


SEE SHEET RZP-4
FOR NOTES & DETAILS ON THIS PROJECT



VICINITY MAP
(NOT TO SCALE)

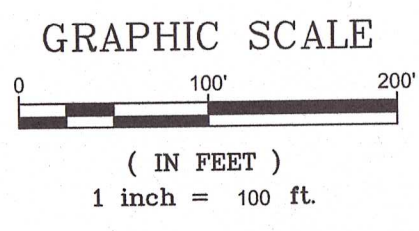
- 55' WIDE LOTS
- 60' WIDE LOTS
- 80' WIDE LOTS



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

PETITIONER SIGNATURE: *[Signature]* DATE: *April 19, 2022*

APPROVED
by CC 4-12-22



SEE SHEET RZP-3
FOR NOTES & DETAILS ON THIS PROJECT

EAGLE ENGINEERING

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

NO.	DATE	BY	ISSUE
1	9/12/21	KCB	REVISED PER CITY OF MONROE COMMENTS
2	11/04/21	KCB	REVISED PER CITY OF MONROE COMMENTS
3	02/16/22	KEL	REVISED LAYOUT

WAXHAW LANDING - PHASE 3
MONROE, NC

BRD LAND & INVESTMENT I, LP
725 CHERRY ROAD, SUITE 3234
ROCK HILL, SC 29730

DESIGNED BY	DAM	DRAWN BY	KCB	CHECKED BY	BLD
AS SHOWN		DATE	05/27/2021	JOB NUMBER	1461 / 7530

RZP-2

X:\Land Projects\202305 - Waxhaw Landing - Phase II\DWG\20230505-Resubmittal\20230505-Resubmittal.dwg - 10/23/2023 10:24 AM

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

[Signature]
PETITIONER SIGNATURE

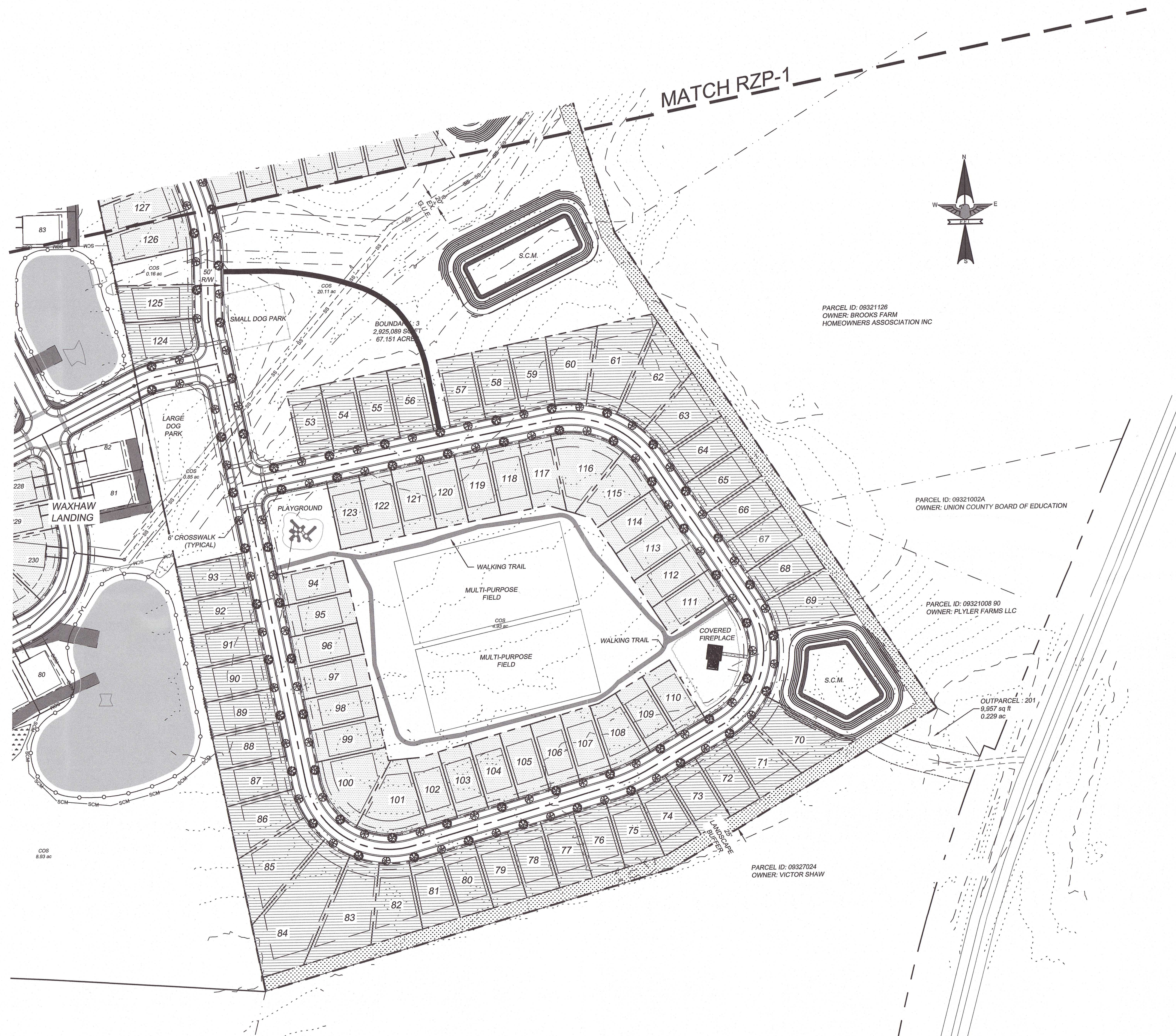
APR 14, 2022
DATE

SEE SHEET RZP-3
FOR NOTES & DETAILS ON THIS PROJECT

55' WIDE LOTS

60' WIDE LOTS

80' WIDE LOTS



APPROVED
by cc 4-12-22

GRAPHIC SCALE
0 100' 200'
(IN FEET)
1 inch = 100 ft.

EAGLE ENGINEERING

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

NO.	DATE	BY	ISSUE
1	01/2021	KCB	REVISED PER CITY OF MONROE COMMENTS
2	11/04/2021	KCB	REVISED PER CITY OF MONROE COMMENTS
3	02/15/22	KEL	REVISED LAYOUT

WAXHAW LANDING - PHASE 3
MONROE, NC

BRD LAND & INVESTMENT I, LP
725 CHERRY ROAD, SUITE 3234
ROCK HILL, SC 29730

DESIGNED BY	DRAWN BY	CHECKED BY	BLD
AS SHOWN	KCB	05/27/2021	7461 / 7530
Scale	DATE	JOB NUMBER	

REZONING SITE PLAN

RZP-3

Parcel Table		
Parcel #	Sq. Ft.	Acres
101	10,229	0.23
102	6,785	0.16
103	6,730	0.15
104	6,730	0.15
105	6,730	0.15
106	6,730	0.15
107	6,875	0.16
108	7,600	0.17
109	6,737	0.15
110	6,730	0.15
111	6,863	0.16
112	6,864	0.16
113	6,863	0.16
114	6,862	0.16
115	8,418	0.19
116	10,659	0.24
117	7,166	0.16
118	6,907	0.16
119	6,907	0.16
120	6,907	0.16
121	6,907	0.16
122	6,907	0.16
123	6,907	0.16
124	8,441	0.19
125	8,107	0.19
126	8,740	0.20
127	8,026	0.18
128	7,406	0.17
129	7,205	0.17
130	7,007	0.16
131	6,600	0.15
132	6,600	0.15
133	6,600	0.15
134	6,600	0.15
135	6,600	0.15
136	7,845	0.18
137	8,171	0.19
138	8,478	0.19
139	11,249	0.26
140	9,302	0.21
141	8,353	0.19
142	7,444	0.17
143	7,312	0.17
144	8,006	0.18
145	9,059	0.21
146	8,213	0.19
147	8,519	0.20
148	8,493	0.19
149	10,378	0.24
150	12,539	0.29

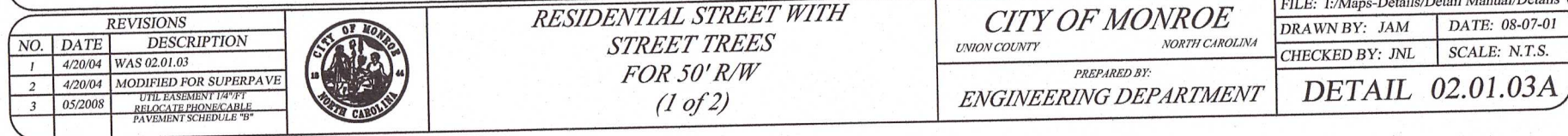
A diagram of a circular garden layout. Five trees are arranged in a circle, each represented by a different symbol: Laurel Oak (a leafy branch), Glossy Abelia (a cluster of small circles), Red Maple (a circle with radial lines), Coral Bells (a cluster of small circles), and Boxwood (a circle with a cross). The trees are labeled with lines pointing to their respective symbols.

SITE DEVELOPMENT NOTES.

- PAVEMENT SCHEDULE:

- PAVEMENT SCHEDULE**
- | | |
|---|--|
| 1 | 1 in. BIT. CONC., SURFACE COURSE, TYPE SF 9.5A |
| 2 | 2.5 in. BIT. CONC. BINDER COURSE, TYPE I 19.0B |
| 3 | 4 in. BIT. CONC. BASE COURSE, TYPE B 25.0B
OR 5 in. COMPACTED AGGREGATE BASE COURSE |
| 4 | 2 ft. 0 in. VALLEY & GUTTER |
| 5 | 4 in. CONCRETE SIDEWALK; 5 ft. WIDTH |

1. UTILITY LOCATIONS SHOWN (OTHER THAN PHONE & CABLE) ARE FOR UTILITIES OWNED AND OPERATED BY THE CITY OF MONROE
2. DEPTHS SHOWN ARE MINIMUM DEPTHS OF BURY
3. STREET LIGHTS WILL BE ON ONE SIDE OF ROAD DEPENDING ON SUBDIVISION LAYOUT

*PAVEMENT STRUCTURE FOR RESIDENTIAL STREETS WITH
LESS THAN 1,000 VEHICLES PER DAY

CITY OF MONROE
UNION COUNTY NORTH CAROLINA
PREPARED BY:
ENGINEERING DEPARTMENT

FILE: L/Maps-Details/Detail Manual/Details	
DRAWN BY: JAM	DATE: 08-07-01
CHECKED BY: JNL	SCALE: N.T.S.
DETAIL 02.01.03A	

1. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS CONDITIONAL ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE (UDO).
2. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR.
3. ZONING SHALL BE CHANGED FROM RA-20 AND RA-40 (JUNION COUNTY) TO A CONDITIONAL DISTRICT "WAXHAW LANDING - PHASE 3"

OFF-SITE ROAD IMPROVEMENTS:

1. ACCESS D ONTO NC 75
- 1.1. CONSTRUCT WESTBOUND LEFT TURN LANE WITH 100' OF FULL STORAGE AND APPROPRIATE TAPERS.
- 1.2. INSTALL THREE LANE SECTION BETWEEN ACCESS D AND ACCESS B.
2. FLETCHER BROOME ROAD @ NC 75 INTERSECTION
- 2.1. CONSTRUCT EAST AND WESTBOUND LEFT TURN LANES ALONG NC 75 WITH 100' OF FULL STORAGE AND APPROPRIATE TAPERS.
- 2.2. ADD "DO NOT STOP ON TRACKS" SIGNS.
- 2.3. AND "DO NOT STOP ON TRACKS" SIGNS SHALL BE CONSTRUCTED AS FAR AS FEASIBLE IMPROVEMENTS TO THIS INTERSECTION.
3. NCDOT WILL ALLOW PLATTING OF 25 LOTS FOR EACH OF THE BROWNING AND STARNES PORTIONS (P. 28 & 3) OF WAXHAW LANDING PRIOR TO ROADWAY IMPROVEMENTS BEING INSTALLED TO ALLOW PLATTING OF THE REMAINING OF EITHER THE BROWNING OR STARNES PORTION OF THE DEVELOPMENT THE FULL COMPLEMENT OF IMPROVEMENTS TO THE FLETCHER BROOME @ NC 75 INTERSECTION, BOTH TURN LANES AND SIGNAL, SHALL BE INSTALLED AND OPERATIONAL.

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

PETITIONER SIGNATURE

APRIL 19, 2022
DATE

EAGLE ENGINEERING



2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4227
www.eagleonline.net

NO.	DATE	BY	ISSUE	
1	8/12/2021	KCB	REVISED PER CITY OF MONROE COMMENTS	
2	02/15/22	KEL	REVISED LAYOUT	

WAXHAW LANDING - PHASE 3
MONROE, NC

BRD LAND & INVESTMENT I, LP
725 CHERRY ROAD, SUITE 3234
ROCK HILL, SC 29730

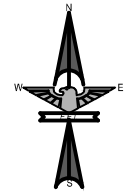
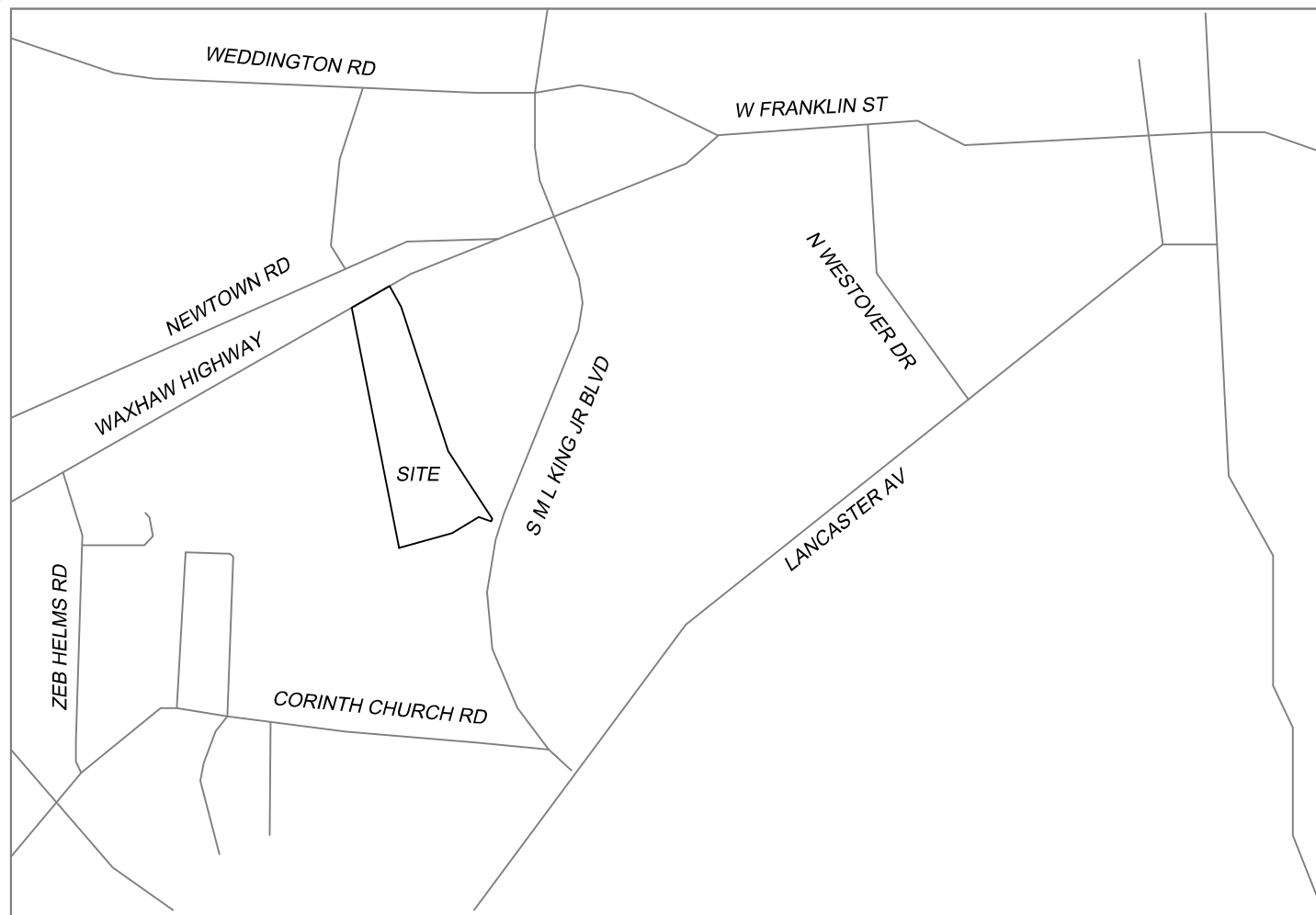
REZONING SITE PLAN

DESIGNED BY	DAM	DRAWN BY	KCB	CHECKED BY	BLD
Scale	AS SHOWN	DATE	05/27/2021	JOB NUMBER	7461 / 7530

Sheet

RZP-4

APPROVED
by CE 4-12-22



VICINITY MAP
(NOT TO SCALE)

- 55' WIDE LOTS
- 60' WIDE LOTS
- 80' WIDE LOTS

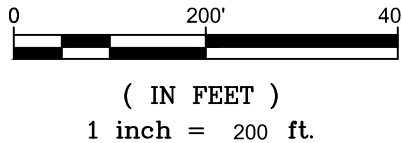


SITE AND DEVELOPMENT DATA	
JURISDICTION	CITY OF MONROE
TAX PARCEL(S):	09321003
DEED BOOK AND PAGE	7926/361
SITE ADDRESS:	WAXHAW HWY
ZONING	CD "WAXHAW LANDING - PHASE 3"
PROPOSED ZONING	CONDITIONAL DISTRICT- "WAXHAW LANDING - PHASE 3-AMENDMENT 1"
TOTAL AREA	67.15 AC
LOT SUMMARY	150 LOTS (12-80' WIDE, 86-60' WIDE, 52-55' WIDE)
DENSITY	2.23 LOTS PER ACRE
AREA IN LOTS	29.51 AC
OPEN SPACE	28.63 AC (42.63%)
SETBACKS IN CONDITIONAL DISTRICT	
MINIMUM FRONT SETBACK	25'
MINIMUM CORNER/SIDE SETBACK	10'/5'
MINIMUM REAR SETBACK	25'
MINIMUM LOT SIZE	6,000 SQ. FT. (AVG. AREA- 8,568 SQ. FT.)
MINIMUM LOT WIDTH	55'

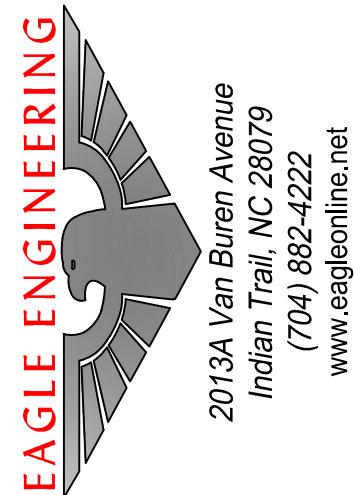
PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS SITE PLAN.

PETITIONER SIGNATURE _____ DATE _____

GRAPHIC SCALE



SEE SHEET RZP-4
FOR NOTES & DETAILS ON THIS PROJECT



WAXHAW LANDING - PHASE 3
MONROE, NC

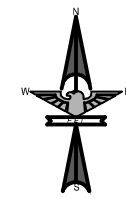
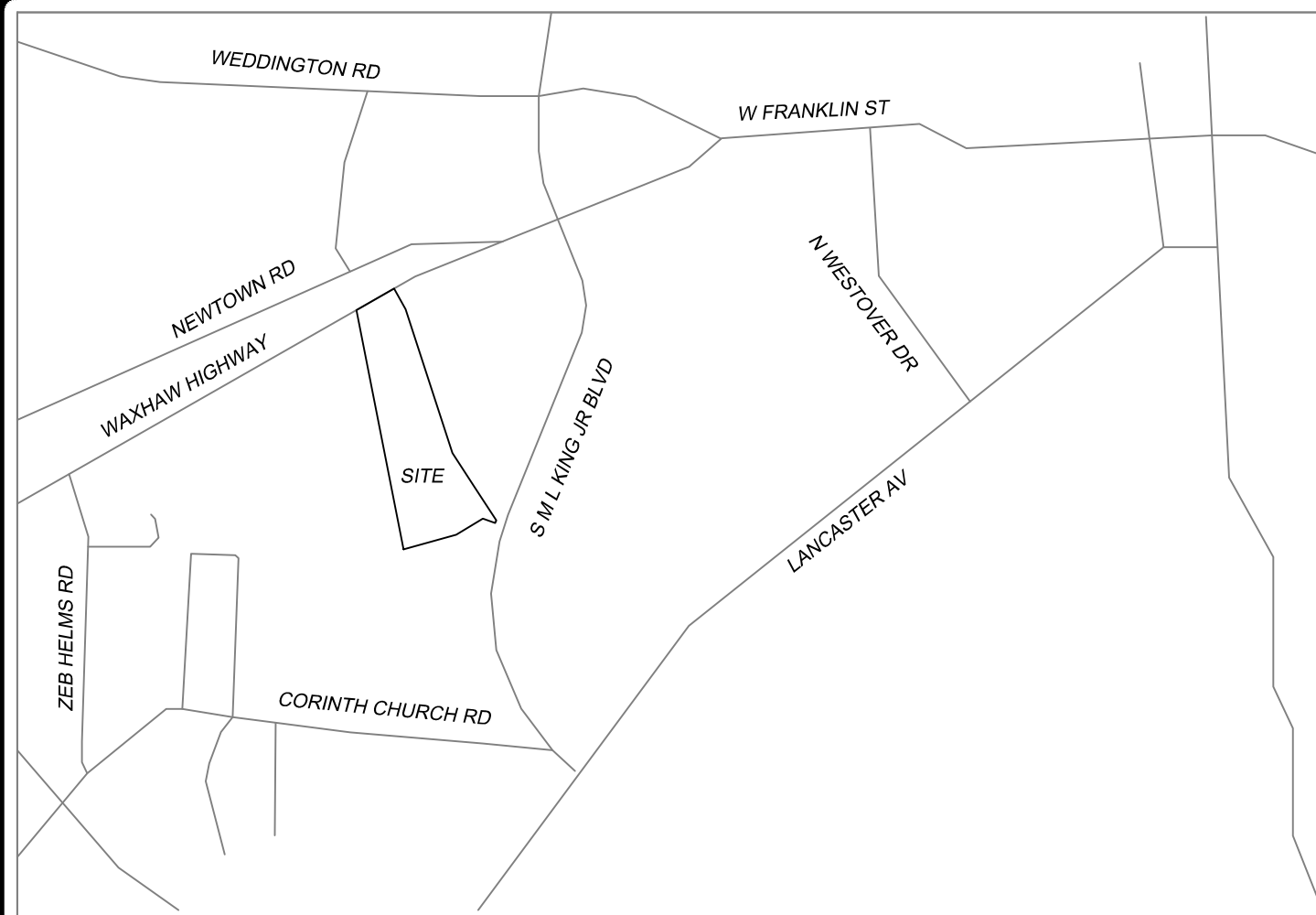
BRD LAND & INVESTMENT I, LP
725 CHERRY ROAD, SUITE 3234
ROCK HILL, SC 29730

REZONING SITE PLAN

DESIGNED BY	DAM	CHECKED BY	BLD
DRAWN BY	KCB	DATE	05/27/2021
Scale	AS SHOWN	JOB NUMBER	7461 / 7530

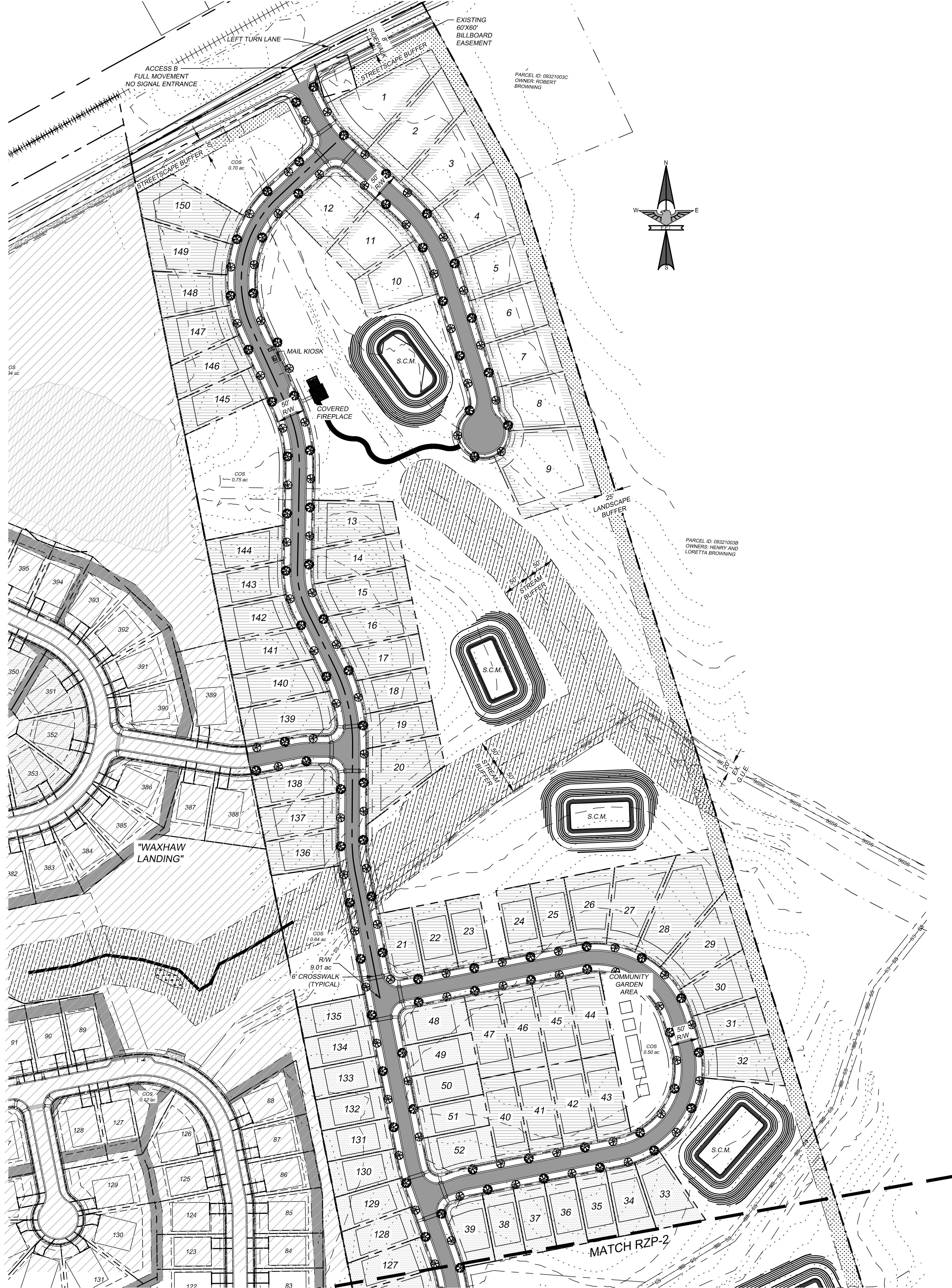
Sheet

RZP-1



VICINITY MAP
(NOT TO SCALE)

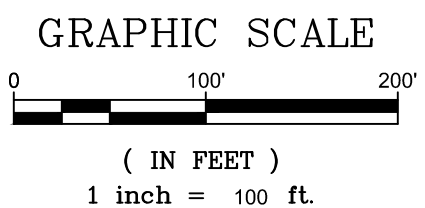
- 55' WIDE LOTS
- 60' WIDE LOTS
- 80' WIDE LOTS

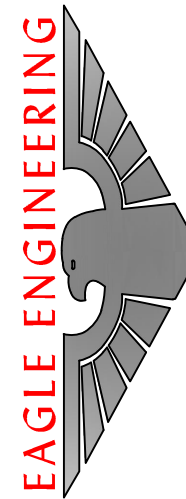


PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS SITE PLAN.

PETITIONER SIGNATURE _____ DATE _____

SEE SHEET RZP-4
FOR NOTES & DETAILS ON THIS PROJECT





2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 862-4222
www.eagleonline.net

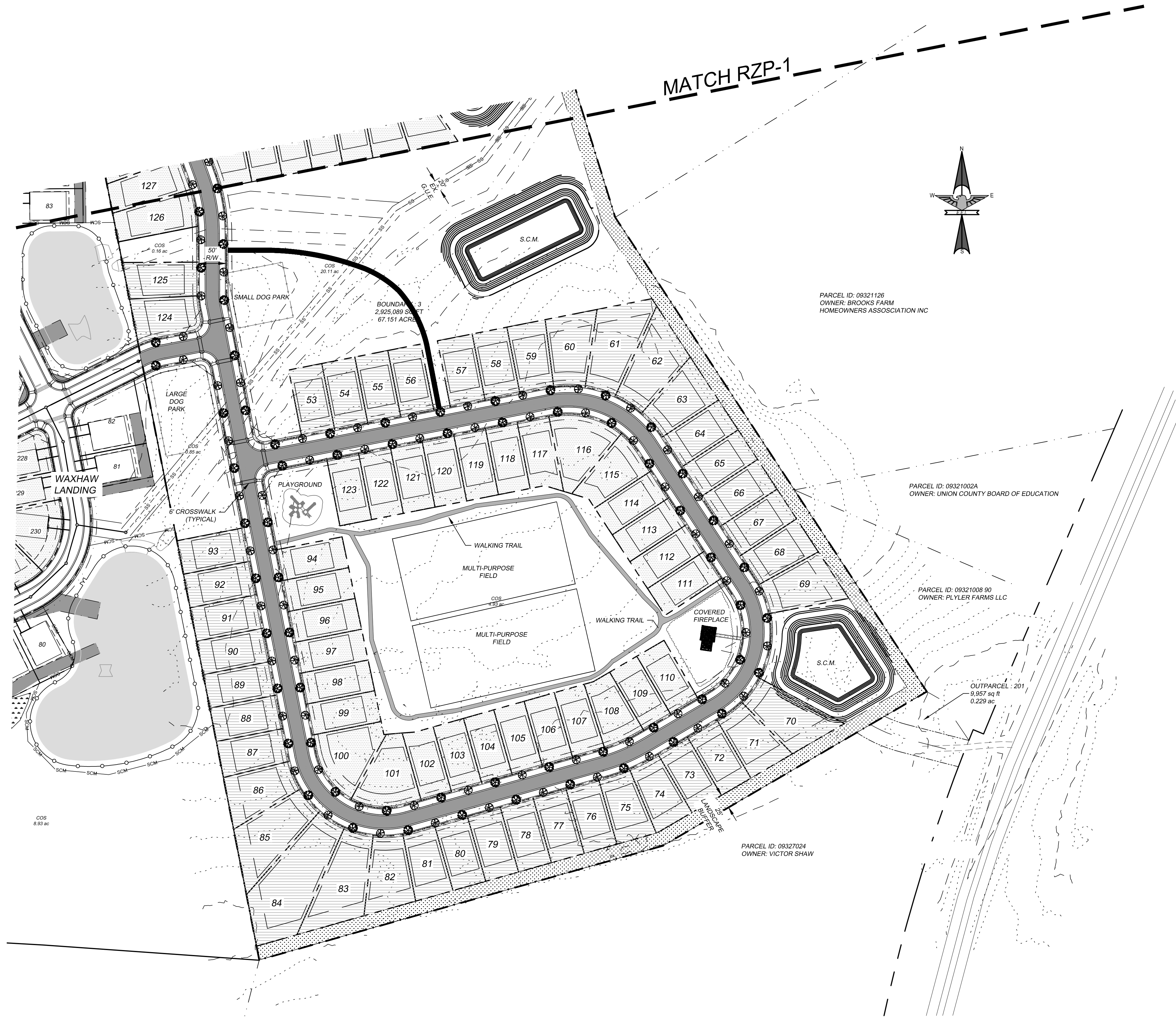
NO.	DATE	BY	ISSUE
1	8/1/2021	KCB	REVISED PER CITY OF MONROE COMMENTS
2	11/01/2021	KCB	REVISED PER CITY OF MONROE COMMENTS
3	02/15/2022	KEL	REVISED LAYOUT

WAXHAW LANDING - PHASE 3
MONROE, NC

BRD LAND & INVESTMENT I, LP
725 CHERRY ROAD, SUITE 3234
ROCK HILL, SC 29730

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	JOB NUMBER
DAM	KCB	BLD	05/27/2021	7461 / 7530
Scale	AS SHOWN			

RZP-2

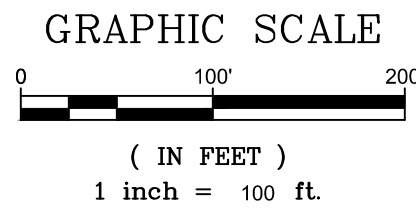


- 55' WIDE LOTS
- 60' WIDE LOTS
- 80' WIDE LOTS

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

PETITIONER SIGNATURE _____ DATE _____

SEE SHEET RZP-4
FOR NOTES & DETAILS ON THIS PROJECT



NO.	DATE	BY	ISSUE
1	9/1/2021	KCB	REVISED PER CITY OF MONROE COMMENTS
2	11/04/2021	KCB	REVISED PER CITY OF MONROE COMMENTS
3	02/15/2022	KEL	REVISED LAYOUT

WAXHAW LANDING - PHASE 3
MONROE, NC

BRD LAND & INVESTMENT I, LP
725 CHERRY ROAD, SUITE 3234
ROCK HILL, SC 29730

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	JOB NUMBER	BLD
AS SHOWN	DAM	KCB	05/27/2021	7461 / 7530	

Sheet

RZP-3

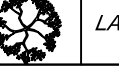
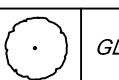
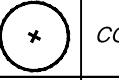
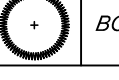
EAGLE ENGINEERING

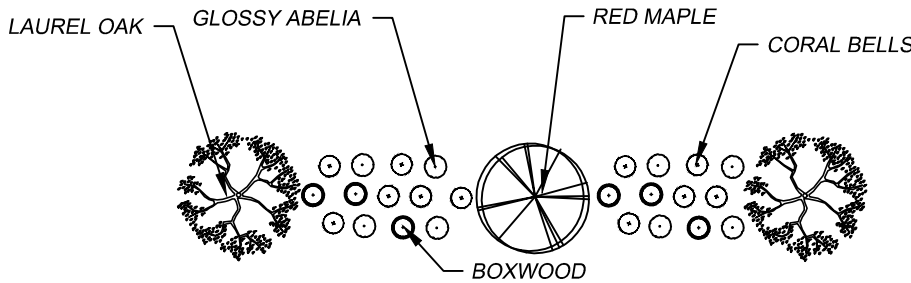
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 862-4222
www.eagleonline.net

Parcel Table		
Parcel #	Sq. Ft.	Acres
1	14,834	0.34
2	14,687	0.34
3	13,547	0.31
4	14,607	0.34
5	9,870	0.23
6	9,600	0.22
7	9,855	0.23
8	11,016	0.25
9	21,096	0.48
10	10,835	0.25
11	10,852	0.25
12	11,990	0.28
13	10,281	0.24
14	9,637	0.22
15	9,658	0.22
16	8,747	0.20
17	7,803	0.18
18	7,260	0.17
19	7,386	0.17
20	12,641	0.29
21	7,114	0.16
22	7,200	0.17
23	7,200	0.17
24	7,200	0.17
25	7,246	0.17
26	8,821	0.20
27	11,674	0.27
28	16,199	0.37
29	11,099	0.25
30	8,445	0.19
31	7,629	0.18
32	9,362	0.21
33	8,671	0.20
34	7,147	0.16
35	6,600	0.15
36	6,600	0.15
37	6,600	0.15
38	6,600	0.15
39	7,610	0.17
40	8,849	0.20
41	8,849	0.20
42	8,849	0.20
43	8,825	0.20
44	8,809	0.20
45	8,849	0.20
46	8,849	0.20
47	8,849	0.20
48	7,713	0.18
49	6,600	0.15
50	6,600	0.15

Parcel Table		
Parcel #	Sq. Ft.	Acres
51	6,600	0.15
52	7,866	0.18
53	7,200	0.17
54	7,200	0.17
55	7,200	0.17
56	7,200	0.17
57	7,571	0.17
58	7,571	0.17
59	7,853	0.18
60	9,486	0.22
61	12,842	0.29
62	11,763	0.27
63	9,119	0.21
64	7,630	0.18
65	7,580	0.17
66	7,580	0.17
67	7,581	0.17
68	7,914	0.18
69	9,789	0.22
70	11,111	0.26
71	8,557	0.20
72	7,290	0.17
73	7,290	0.17
74	7,924	0.18
75	7,870	0.18
76	7,290	0.17
77	7,290	0.17
78	7,290	0.17
79	7,290	0.17
80	7,290	0.17
81	7,661	0.18
82	9,471	0.22
83	13,641	0.31
84	20,168	0.46
85	12,842	0.29
86	9,230	0.21
87	7,492	0.17
88	7,290	0.17
89	7,290	0.17
90	7,290	0.17
91	7,290	0.17
92	7,290	0.17
93	7,290	0.17
94	6,748	0.15
95	6,794	0.16
96	6,840	0.16
97	6,886	0.16
98	6,931	0.16
99	6,977	0.16
100	10,589	0.24

Parcel Table		
Parcel #	Sq. Ft.	Acres
101	10,229	0.23
102	6,785	0.16
103	6,730	0.15
104	6,730	0.15
105	6,730	0.15
106	6,730	0.15
107	6,875	0.16
108	7,600	0.17
109	6,737	0.15
110	6,730	0.15
111	6,863	0.16
112	6,864	0.16
113	6,863	0.16
114	6,862	0.16
115	8,418	0.19
116	10,659	0.24
117	7,166	0.16
118	6,907	0.16
119	6,907	0.16
120	6,907	0.16
121	6,907	0.16
122	6,907	0.16
123	6,907	0.16
124	8,441	0.19
125	8,107	0.19
126	8,740	0.20
127	8,026	0.18
128	7,406	0.17
129	7,205	0.17
130	7,007	0.16
131	6,600	0.15
132	6,600	0.15
133	6,600	0.15
134	6,600	0.15
135	6,600	0.15
136	7,845	0.18
137	8,171	0.19
138	8,478	0.19
139	11,249	0.26
140	9,302	0.21
141	8,353	0.19
142	7,444	0.17
143	7,312	0.17
144	8,006	0.18
145	9,059	0.21
146	8,213	0.19
147	8,519	0.20
148	8,493	0.19
149	10,378	0.24
150	12,539	0.29

PLANT SCHEDULE			
	COMMON NAME	BOTANICAL NAME	HT
TREES			
	RED MAPLE	ACER RUBRUM	40'-60'
	LAUREL OAK	QUERCUS LAURIFOLIA	40'-60'
SHRUBS			
	GLOSSY ABELIA	ABELIA x GRANDIFLORA 'KALEIDOSCOPE'	24' MIN
	CORAL BELLS	HEUCHERA x 'GEORGIA PEACH'	12"
	BOXWOOD	BUXUS x 'GREEN MOUNTAIN'	24' MIN



TYPICAL 25' LANDSCAPE BUFFER (NTS)

SITE DEVELOPMENT NOTES:

- PROPOSED REZONING FROM CD "WAXHAW LANDING - PHASE 3" TO CONDITIONAL DISTRICT "WAXHAW LANDING PHASE 3-AMENDMENT 1".
- ROADS WILL BE PUBLIC STREETS CONSTRUCTED IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
- SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
- 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/HER DESIGNEE.
- TREES WITHIN THE DEVELOPMENT THAT ARE 75" OR GREATER IN CIRCUMFERENCE WILL BE PRESERVED AND WILL NOT BE REMOVED TO THE EXTENT PRACTICAL.
- TREES WITHIN THE DEVELOPMENT THAT ARE 25" OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, DRIVEWAY AREA, STORM WATER MANAGEMENT FEATURE, OR STORM OR UTILITY EASEMENT.
- DEVELOPER RESERVES THE RIGHT TO REMOVE SICK OR DAMAGED TREES AT DEVELOPERS DISCRETION.
- SETBACK MEASUREMENTS SHALL BE MADE FROM THE EXTERIOR WALL DIMENSIONS AT THE FOUNDATION. ARCHITECTURAL FEATURES (INCLUDING BUT NOT LIMITED TO OVERHANGS, STOOPS, EAVES, AND SOFFITS) AND MECHANICAL UNITS MAY PROJECT INTO SETBACKS.
- ACCESSORY STRUCTURES SHALL NOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME, AND SHALL MAINTAIN A MINIMUM FIVE FOOT (5') SETBACK FROM ALL PROPERTY LINES. ACCESSORY STRUCTURES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
- HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
- COMMENCEMENT OF THE AMENITY AREA SHALL

- BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY'S BEING ISSUED.
- MINIMUM LOT SIZE IS 6,000 SF.
- EXTERIOR MATERIALS SHALL BE A LIMITED TO A MIX OF FIBER CEMENT, STONE, STUCCO, OR BRICK. VINYL SHALL ONLY BE USED FOR TRIM WORK ONLY. HOUSE FRONTAGE SHALL HAVE A MINIMUM OF 25% ARCHITECTURAL ELEMENTS OF EITHER STONE, STUCCO, OR BRICK MATERIAL. HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM FOUR COURSE BRICK/ BRICK VENEER OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB.
- MINIMUM HOUSE SIZE SHALL BE 1,600.
- STREET TREES SHALL BE PROVIDED AT A RATE OF 1 PER EVERY 50' WITH A CALIPER OF 3 INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES.
- EACH LOT SHALL HAVE AT LEAST 2 YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE MINIMUM CALIPER OF 3 INCHES MEASURED 6 INCHES ABOVE GRADE. 1 TREE MAY BE PLACED IN REAR OF LOT TO MEET THIS REQUIREMENT.
- ALL FRONT LOAD GARAGES SHALL HAVE CARRIAGE STYLE DOORS. ALL HOUSES SHALL HAVE A STANDARD TWO (2) CAR ATTACHED GARAGE.
- ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE. EACH DRIVEWAY SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES.
- ALL EXPOSED CHIMNEYS SHALL BE STUCCO, FIBER CEMENT, OR BRICK VENEER CONSISTENT WITH THE ARCHITECTURE.
- THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24 LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
- THE MAJORITY OF ALL ROOF AREAS ON ANY HOUSE SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
- ALL FRONT LAWNS OF ALL SINGLE FAMILY HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- MAIL KIOSK LOCATIONS WILL BE COORDINATED WITH USPS AND WILL HAVE AT LEAST 1 HANDICAP PARKING SPACE FOR EACH LOCATION.
- ALL 80' WIDE LOTS WILL BE REQUIRED TO HAVE SIDE LOAD GARAGES.

OFF-SITE ROAD IMPROVEMENTS:

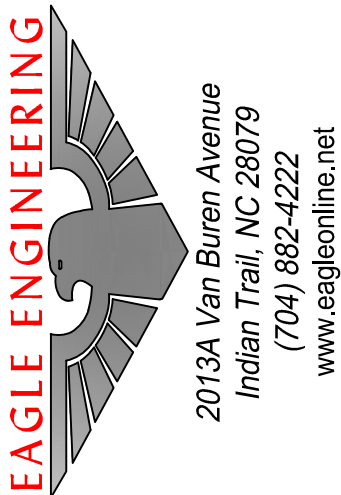
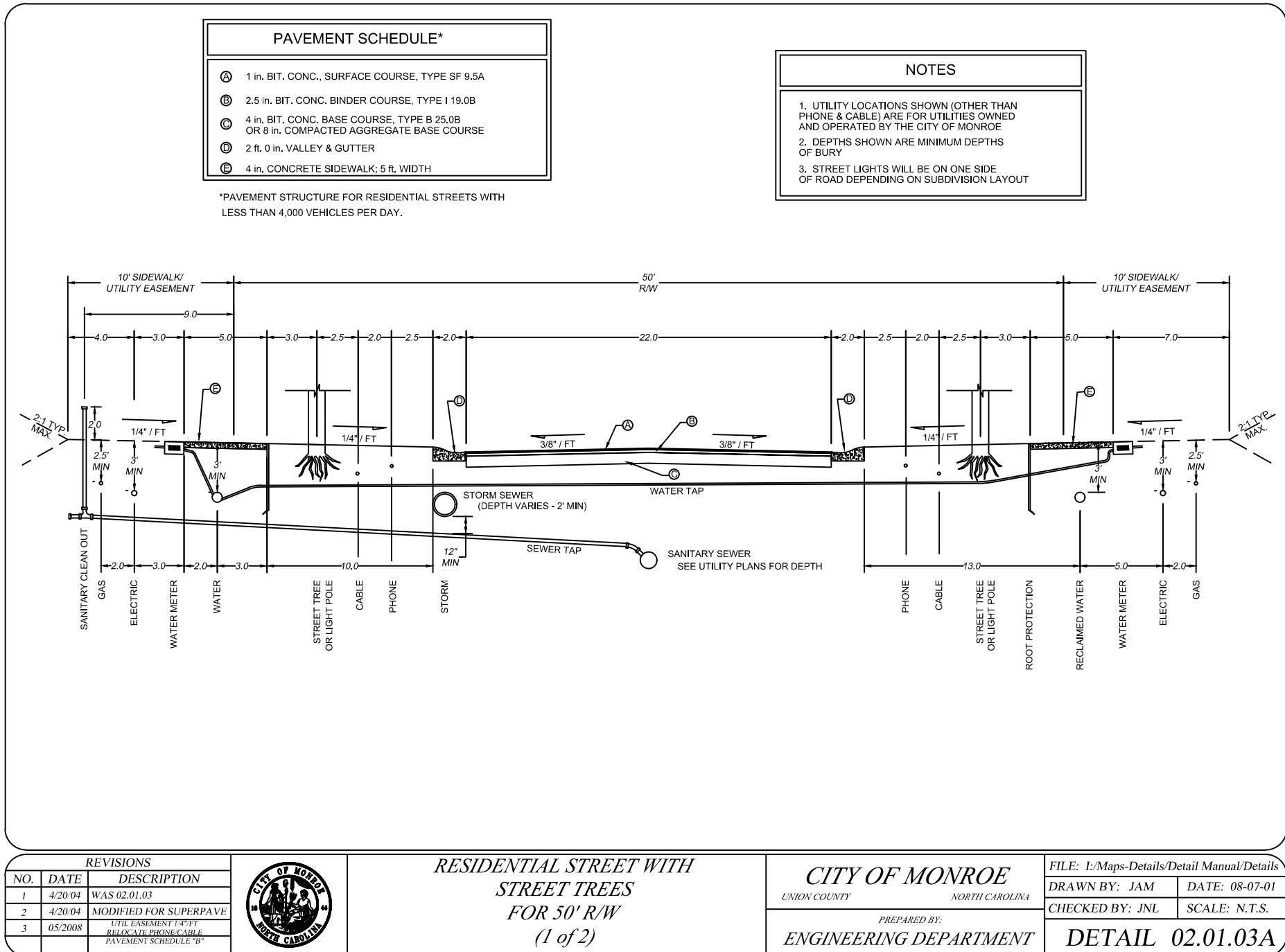
- ACCESS D ONTO NC 75
 - CONSTRUCT WESTBOUND LEFT TURN LANE WITH 100' OF FULL STORAGE AND APPROPRIATE TAPERS.
 - INSTALL THREE LANE SECTION BETWEEN ACCESS D AND ACCESS B.
- PURSUANT TO AN AGREEMENT TO BE EXECUTED BY THE DEVELOPER AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DEVELOPER AGREES TO MAKE A PAYMENT-IN-LIEU DIRECTLY TO NCDOT FOR AN AMOUNT EQUAL TO THE VALUE OF THE CONSTRUCTION COSTS OF AN 100' EASTBOUND AND 100' WESTBOUND LEFT TURN LANE AND TRAFFIC SIGNAL AT THE INTERSECTION OF FLETCHER BROOME ROAD AND NC 75
 - THERE WILL BE A ONE-TIME LUMP SUM AGREEMENT WITH NCDOT TO ENCOMPASS PHASES 2 & 3
 - PHASES 2 & 3 ARE COLLECTIVELY RESPONSIBLE FOR THE LUMP SUM PAYMENT. IN NO EVENT SHALL EACH PROJECT BE INDIVIDUALLY RESPONSIBLE FOR THE LUMP SUM PAYMENT OF THE AFOREMENTIONED IMPROVEMENTS, RESULTING IN MULTIPLE PAYMENTS TO NCDOT.
 - THE AGREEMENT BETWEEN NCDOT AND THE DEVELOPER MUST BE FULLY EXECUTED PRIOR TO THE DRIVEWAY PERMITS BEING ISSUED FROM NCDOT
- NCDOT WILL ALLOW PLATTING OF 25 LOTS FOR THIS PHASE OF WAXHAW LANDING PRIOR TO ROADWAY IMPROVEMENTS BEING INSTALLED. UPON THE PLATTING OF THE 26TH LOT OF WAXHAW LANDING PHASE 3, A WESTBOUND LEFT TURN LANE WITH 100' OF FULL STORAGE AND APPROPRIATE TAPERS WILL BE INSTALLED ALONG WITH THE INSTALLATION OF A THREE LANE SECTION BETWEEN WAXHAW LANDING PHASE 1 ACCESS B AND WAXHAW LANDING PHASE 3 ACCESS D

GENERAL PROVISIONS:

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

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

PETITIONER SIGNATURE _____ DATE _____



2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 862-4222
www.eagleonline.net

WAXHAW LANDING - PHASE 3
MONROE, NC

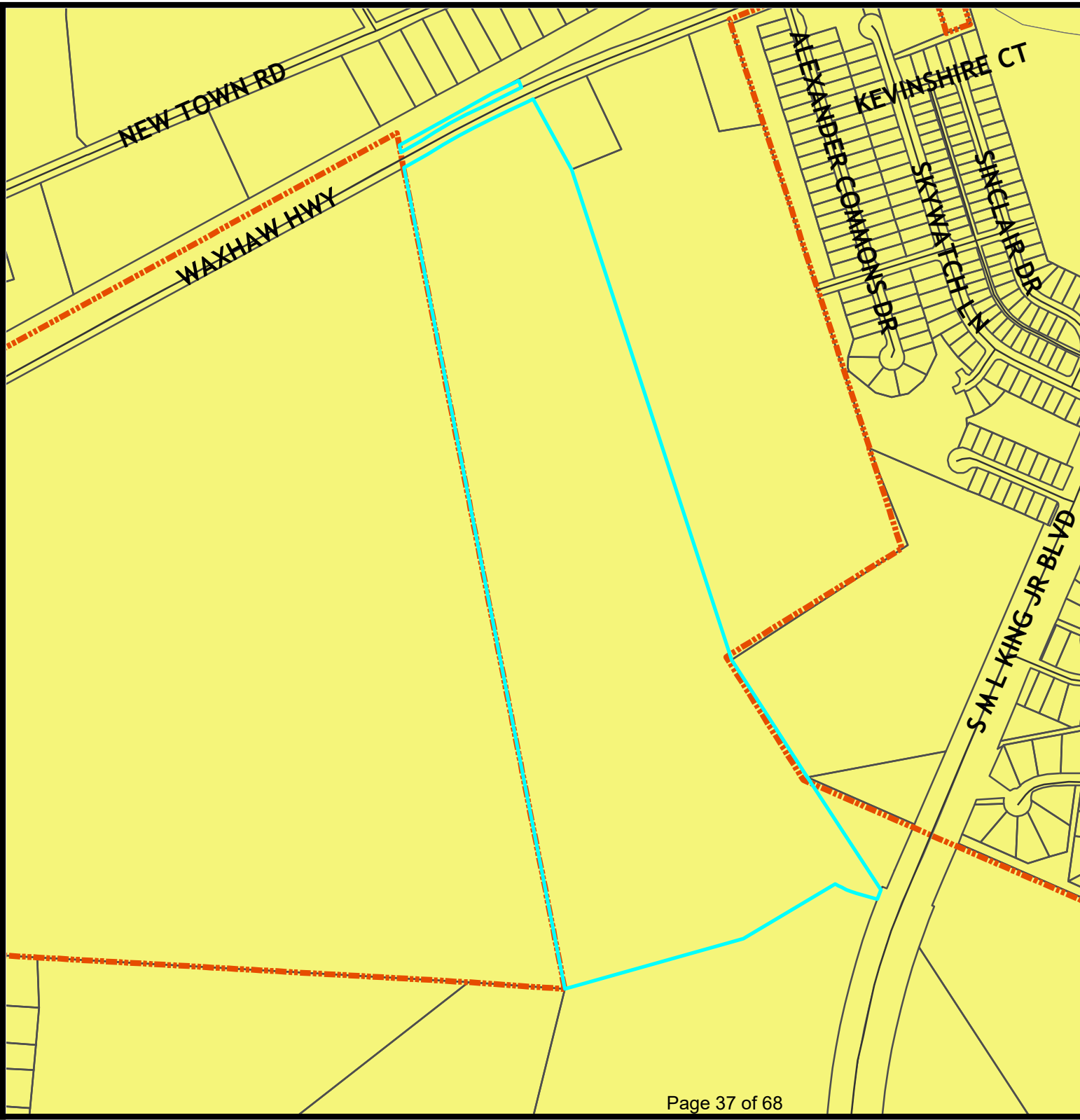
BRD LAND & INVESTMENT I, LP
725 CHERRY ROAD, SUITE 3234
ROCK HILL, SC 29730

REZONING SITE PLAN

DESIGNED BY: DAM	CHECKED BY: BLD
AS SHOWN	7461 / 7530
DATE: 05/27/2021	JOB NUMBER
Scale	

Sheet

RZP-4



Future Land Use Map

CD "Waxhaw Landing Ph.3"

Legend

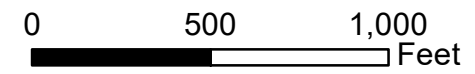
- Centerlines
- Parcels
- City Limits

FLUM Future Land Use Character Area

- Suburban

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

Acres: 67.10



Future Land Use Plan Consistency

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

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “WAXHAW LANDING PHASE 3 – AMENDMENT 1”
R-2024-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “Waxhaw Landing Phase 3 – Amendment 1” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. Residential uses are priority uses within this character area and the permitted density is 2-4 units per acre. Furthermore, this character area recommends multimodal connections between neighborhoods. This proposed development is at 2.19 units per acre and provides multimodal connectivity between neighborhoods; therefore, it is consistent with the plan. The proposed rezoning is reasonable because: _____

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): 09-321-003.

Adopted this 5th day of June, 2024.

Kenneth Deal, Chair

Attest:

Kimberly Davis, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “WAXHAW LANDING PHASE 3 – AMENDMENT 1”
R-2024-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “Waxhaw Landing Phase 3 – Amendment 1” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. Residential uses are priority uses within this character area and the permitted density is 2-4 units per acre. Furthermore, this character area recommends multimodal connections between neighborhoods. This proposed development is at 2.19 units per acre and provides multimodal connectivity between neighborhoods; therefore, it is consistent with the plan. However, this area is seeing an increase in development and allowing the developer to pay a fee-in-lieu for improvements rather than install the improvements at the time of development may adversely affect conditions that will be present with the additional lots and traffic; therefore, the project is not a reasonable use or in the public interest.

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-321-003.

Adopted this 5th day of June 2024.

Kenneth Deal, Chair

Attest:

Kimberly Davis, Secretary to Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2024-XX

Preamble

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

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

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

Rezone the property located along Waxhaw Highway and further identified with parcel number 09-321-003 from Conditional District (CD) “Waxhaw Landing Phase 3” to Conditional District (CD) “Waxhaw Landing Phase 3 – Amendment 1”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 9th day of July 2024.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board

DATE: June 5, 2024

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Patrick Blaszyk, Planner

SUBJECT: Zoning Text Amendment Request to the Unified Development Ordinance (UDO)

SUMMARY STATEMENT

Planning Board is requested to consider various zoning text amendments to the Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 8.3.10 *Fences Walls and Berms*, Section 8.7.4 *Non-Residential Design Standards*, and Section 8.7.5 *Industrial Building Design Standards*.

REVIEW

Sections 1-3: Sections one through three are requesting the modification of the zoning districts where barbed wire is allowed as a fencing material. This would allow for barbed wire in the General Industrial and Heavy Industrial zoning districts. Allowing barbed wire in the industrial zoning districts could assist in providing additional safety and security measures for the industrial activities in these zoning districts.

RECOMMENDATION

Planning staff recommends approval of the presented text amendments for Sections 8.3.10, 8.7.4 and 8.7.5 of the Unified Development Ordinance.

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

APPROVAL	DENIAL
1. Motion to adopt Resolution <i>Approving</i> Land Use and Transportation Plan compliance	1. Motion to adopt Resolution <i>Denying</i> Land Use and Transportation Plan Compliance, authorization for staff to draft the resolution based on the reason(s) provided and authorization for the Chair to sign the resolution
2. Motion to adopt the Ordinance amending Code of Ordinances-Title XV: Land Usage, Chapter 157: Section 8.3.10 <i>Fences Walls and Berms</i> , Section 8.7.4 <i>Non-Residential Design Standards</i> , and Section 8.7.5 <i>Industrial Building Design Standards</i>	2. Motion to deny the zoning text amendment

Attachments:

1. Approval Resolution: R-2024-xx
2. Denial Resolution R-2024-xx
3. O-2024-xx

**RESOLUTION APPROVING LAND USE AND TRANSPORTATION
PLAN COMPLIANCE
R-2024-xx**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning text amendment to amend the Chapter 157, Section 8.3.10 *Fences Walls and Berms*, Section 8.7.4 *Non-Residential Design Standards*, and Section 8.7.5 *Industrial Building Design Standards* is consistent with the Land Use and Transportation Plan because the Land Use and Transportation Plan is the guide for future growth; allowing barbed wire for industrial activities in the General Industrial and Heavy Industrial zoning districts sets Monroe up for best planning practices by allowing for additional security and safety measures to be permitted.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Use and Transportation Plan Compliance to amend Section 8.3.10 *Fences Walls and Berms*, Section 8.7.4 *Non-Residential Design Standards*, and Section 8.7.5 *Industrial Building Design Standards*.

Adopted this 5th day of June, 2024

Kenneth Deal, Planning Board Chair

Attest:

Kimberly Davis, Secretary to Planning Board

**RESOLUTION DENYING LAND USE AND TRANSPORTATION
PLAN COMPLIANCE
R-2024-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning text amendment to amend the Chapter 157, Section 8.3.10 *Fences Walls and Berms*, Section 8.7.4 *Non-Residential Design Standards*, and Section 8.7.5 *Industrial Building Design Standards* is not consistent with the Land Use and Transportation Plan because the Land Use and Transportation Plan is the guide for future growth, allowing for barbed wire as a fencing material in the General Industrial and Heavy Industrial zoning districts does not set Monroe up for best planning practices because allowing barbed wire fences in the industrial zoning districts could lead to safety concerns due to the nature of barbed wire and could also be unsightly, especially in residential or urban areas.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Use and Transportation Plan Compliance to amend Section 8.3.10 *Fences Walls and Berms*, Section 8.7.4 *Non-Residential Design Standards*, and Section 8.7.5 *Industrial Building Design Standards*.

Adopted this 5th day of June, 2024

Kenneth Deal, Planning Board Chair

Attest:

Kimberly Davis, Secretary to Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2024-XX

Preamble

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

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

TEXT AMENDMENT

Section 1. Amend §157.8.3.10.C “FENCES, WALLS AND BERMS” follows:

C. **Barbed Wire Fences.** Barbed wire fencing is ~~only~~ permitted in conjunction with agricultural activities in the, RLD, and RMD districts. It is also permitted in the GI and HI districts. Barbed wire may be approved by special use permit in other districts in accordance with the required standards of review in Section 3.4.9: Special Use Permits and if deemed necessary to protect health and safety in association with utility structures, landfills, airports or similar civil uses.

Section 2. Amend §157.8.7.4.C “NON-RESIDENTIAL DESIGN STANDARDS” as follows:

C. **Prohibited Design Elements.** The following design elements, which do not promote high quality development or redevelopment, are prohibited:

1. Large, monotonous, unarticulated blank wall surfaces;
2. Exposed and untreated block walls;
3. Chain link fences and barbed wires except as otherwise permitted in commercial ~~and industrial~~-zoned properties;
 - a. Areas used for the parking and or storage of vehicles, materials and or goods may utilize a chain-link fence/barbed wire or similar along the perimeter of those areas. Chain-link fences may not be utilized as part of the required perimeter buffer / screening requirements set forth in Section 8.3 Landscaping, Buffering, Fences and Walls. Chain-link may only be utilized in the front yard as part of a design alternative. Fencing required as part of a

state and or federal requirement (i.e., Federal Aviation Administration, NC-DOT, etc). are exempt from these standards.

4. Mirror window glazing;
5. False fronts;
6. Loading bays or loading doors;
7. Lack of architectural features; and
8. Lack of change in materials.

Section 3. **Amend §157.8.7.5.7 “INDUSTRIAL BUILDING DESIGN STANDARDS” as follows:**

7. **Prohibited Elements.** The following design elements, which do not promote high quality development or redevelopment, are prohibited:
 - a. Reflective surfaces;
 - b. Exposed and untreated block walls; and
 - c. ~~Barbed Wire and chain link fencing.~~

Section 4. This Ordinance shall be effective upon adoption.

Adopted this ____ day of _____, 2024.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board

DATE: June 5, 2024

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Zoning Text Amendment Request to the Unified Development Ordinance (UDO)

SUMMARY STATEMENT

Planning Board is requested to consider a zoning text amendment to Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 7.5: Accessory Uses and Accessory Structures.

REVIEW

Planning Board is requested to consider a text amendment to add a new subsection to section 7.5: Accessory Uses and Accessory Structures of the Unified Development Code. The purpose of the addition is to add language addressing donation bins including the requirement of a zoning permit, only allowing bins on developed lots, and setting requirements for the size and materials of the bins.

RECOMMENDATION

Planning staff recommends approval of the presented text amendment.

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

APPROVAL	DENIAL
----------	--------

1. Motion to adopt Resolution <i>Approving</i> Land Use and Transportation Plan compliance	1. Motion to adopt Resolution <i>Denying</i> Land Use and Transportation Plan Compliance, authorization for staff to draft the resolution based on the reason(s) provided and authorization for the Chair to sign the resolution
2. Motion to adopt the Ordinance amending Code of Ordinances-Title XV: Land Usage, Chapter 157: Section 7.5: Accessory Uses and Accessory Structures	2. Motion to deny the zoning text amendment

Attachments:

1. Approval Resolution: R-2024-xx
2. Denial Resolution: R-2024-xx
3. O-2024-xx

**RESOLUTION APPROVING LAND USE AND TRANSPORTATION
PLAN COMPLIANCE
R-2024-xx**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning text amendment to amend Chapter 157, Section 7.5: *Accessory Uses and Accessory Structures* is consistent with the Land Use and Transportation Plan because the document states that our vibrant community will be a great place to live and work, highlighted by safe and attractive neighborhoods. Further regulating donation bins will provide for attractive neighborhoods by protecting residential areas as bins are only allowed in commercial zoning areas and limiting the number of bins will reduce the visual of the bins; therefore, the text amendment is consistent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Use and Transportation Plan Compliance to amend Section 7.5: *Accessory Uses and Accessory*

Adopted this 5th day of June, 2024

Kenneth Deal, Planning Board Chair

Attest:

Kimberly Davis, Secretary to the Planning Board

**RESOLUTION DENYING LAND USE AND TRANSPORTATION
PLAN COMPLIANCE
R-2024-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning text amendment to amend the Chapter 157, Section 7.5: *Accessory Uses and Accessory* is not consistent with the Land Use and Transportation Plan because: _____

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Use and Transportation Plan Compliance to amend Section 7.5: *Accessory Uses and Accessory*

Adopted this 5th day of June, 2024

Kenneth Deal, Planning Board Chair

Attest:

Kimberly Davis, Secretary to the Planning Board

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2024-XX

Preamble

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

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

TEXT AMENDMENT

Section 1. **Amend §157.7.5 “Accessory Uses and Accessory Structures” to add subsection B. Donation Boxes:**

B. Donation Boxes. Donation Bins shall comply with the following standards.

1. Shall only be located in the General Business (GB) zoning district.
2. Shall display the owner's name and phone number in a prominent location on the donation drop box.
3. Shall only be located on a developed lot.
4. Shall not be located closer than 20 feet to any public street right-of-way.
5. Shall not be located between the front building line of the principal building and a street right-of-way.
6. Shall not obstruct pedestrian or vehicular circulation, nor be located in public rights-of-way, required building setbacks, vehicle accommodation areas, or other unsafe locations.
7. Shall be low reflectance earth tone, muted, subtle or neutral colors.
8. Shall be no larger than six feet in width, six feet in length, and six feet in height.
9. Shall be constructed of noncombustible material and properly maintained.
10. Any donations left outside of the box shall be removed within 36 hours.
11. An approved zoning permit shall be obtained prior to the donation box being located on a lot.
12. The donation box owner must provide documentation of the property owner's approval to place the donation box on his/her property. This shall be submitted with the zoning permit application.
13. Each parcel is limited to one (1) donation box, whether owned by the same company or not.

14. Donation boxes must comply with State Law.
15. Effect on existing donation bins. Any donation bin located within the zoning jurisdiction shall be required to comply with all the provisions herein by January 1, 2025.

Section 2. **Amend Section §157.11 “DEFITION OF TERMS” as follows:**

Donation Bin. A receptacle that is an unattended box, bin, canister, or other similar container used for the solicitation and collection of clothing and household goods and other miscellaneous items

Section 3. This Ordinance shall be effective upon adoption.

Adopted this ____ day of _____, 2024.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board

DATE: June 5, 2024

FROM: Lisa Stiwinter, Director of Planning and Development

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Zoning Text Amendment Request to the Unified Development Ordinance (UDO)

SUMMARY STATEMENT

Planning Board is requested to consider a zoning text amendment to the Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 3.3.2: *Technical Review Committee (TRC)*.

REVIEW

Planning Board is requested to consider a text amendment to provide language to the Unified Development Ordinance (UDO) to clarify what is expected of applicants during a review with the Technical Review Committee.

RECOMMENDATION

Planning staff recommends approval of the presented text amendments for section 3.3.2 of the Unified Development Ordinance.

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

APPROVAL	DENIAL
1. Motion to adopt Resolution <i>Approving</i> Land Use and Transportation Plan compliance	1. Motion to adopt Resolution <i>Denying</i> Land Use and Transportation Plan Compliance, authorization for staff to draft the resolution based on the reason(s) provided and authorization for the Chair to sign the resolution

2. Motion to adopt the Ordinance amending Code of Ordinances-Title XV: Land Usage, Chapter 157: Section 3.3.2: <i>Technical Review Committee (TRC)</i>	2. Motion to deny the zoning text amendment
---	---

Attachments:

1. Approval Resolution: R-2024-xx
2. Denial Resolution R-2024-xx
3. O-2024-xx

**RESOLUTION APPROVING LAND USE
AND TRANSPORTATION PLAN COMPLIANCE
R-2024-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning text amendment to amend the Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 3.3.2: *Technical Review Committee (TRC)* is consistent with the Land Use and Transportation Plan because the Land Use and Transportation Plan represents a vision for the City's future and its success relies on continued collaboration among community partners to implement its recommendations.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Use and Transportation Plan Compliance to amend Section 3.3.2: *Technical Review Committee (TRC)*.

Adopted this 5th day of June, 2024

Kenneth Deal, Planning Board Chair

Attest:

Kimberly Davis, Secretary to the Planning Board

**RESOLUTION DENYING LAND USE AND TRANSPORTATION
PLAN COMPLIANCE
R-2024-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning text amendment to amend the Code of Ordinances-Title XV: Land Usage, Chapter 157, 3.3.2: *Technical Review Committee (TRC)* is not consistent with the Land Use and Transportation Plan because:

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Use and Transportation Plan Compliance to amend Section 3.3.2: *Technical Review Committee (TRC)*

Adopted this 5th day of June, 2024

Kenneth Deal, Planning Board Chair

Attest:

Kimberly Davis, Secretary to the Planning Board

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2024-XX**

Preamble

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

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

TEXT AMENDMENT

Section 1. Amend §157.3.3.2 “Technical Review Committee (TRC)” as follows:

3.3.2. TECHNICAL REVIEW COMMITTEE (TRC)

A. Designation and Responsibility.

1. The Technical Review Committee, referred to in this UDO as the “TRC”, is an administrative body consisting of the various staff departments related to development at the City. The TRC shall be determined by the Director and may revised from time to time. Members of the TRC include Planning, Engineering, Building Standards, Fire, Energy Services, and Water Resources departments. Other City departments or outside agencies with specific expertise may be called upon to provide review and recommendation determined by the Director, depending on the nature and complexity of the development project to review.

B. Powers and Duties. The TRC has the following powers and duties:

1. **Zoning Map Amendment.** The TRC will review general and conditional district rezoning requests.
2. **Land Use Plan Amendment.** The TRC will review amendments to the future land use map within Forward Monroe.
3. **Special Use Permit.** The TRC will review special use permits.

4. **Planned Development.** The TRC will review planned development applications.
5. **Minor Subdivision Final Plat.** The TRC will review minor subdivision plats.
6. **Major Subdivision Preliminary Plat.** The TRC will review preliminary plats for major subdivisions.
7. **Major Subdivision Final Plat.** The TRC will review final plats for major subdivisions.
8. **Site Plan.** The TRC will review and approve and or deny site plans.

C. **Addressing TRC Comments.** Applicants must address TRC Comments and submittal requirements from all appropriate city departments before a permit is issued and/or before a project moves forward in a proposed rezoning to Planning Board.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this ____ day of _____, 2024.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board

DATE: June 5, 2024

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Unified Development Ordinance (UDO) Discussion

SUMMARY STATEMENT

At the May 1, 2024 Planning Board meeting, members discussed a number of topics. The Planning Board Chair emailed staff with a list of topics for further discussion at the June meeting.

REVIEW

Planning Board is requested to consider holding discussion on various sections of the Unified Development Ordinance (UDO) that was identified at the May 1, 2024 Planning Board meeting. The Planning Board Chair prepared a collaborative list of sections of the UDO that were of concern to Planning Board members and emailed to them to planning staff to include on future Planning Board agendas.

While each of these topics may not be discussed at the June meeting, staff felt it was necessary to include all the topics as presented to staff for the Planning Board's awareness. The Chair provided the following list of items for discussion:

1. Technical Review Committee (TRC) language to require completion before being forwarded to Planning Board – a draft text amendment is part of this month's agenda; however, the current TRC section of the UDO is provided for the Board's reference during their discussion. Section 3.3.2: *Technical Review Committee (TRC)* is included for review.
2. Require multi-family developments over 50 units to go through a legislative process similar to single-family residential developments. Discussion was held at the May meeting to reduce the number 50 lots/units to a lower number as well. Current Section 4.2: *Residential Zoning Districts* of the UDO is included for reference.

- If Planning Board wishes for a text amendment to apply similar language for multi-family developments, staff will need to draft an amendment to the appropriate section(s).
3. Density Calculations; discussion was held to remove flood plain, open space, tree save, etc. from density calculations. An additional item discussed consisted of developments divided by an existing roadway and the associated development requirements. Current Section 5.1.B: *Mixed-Use Zoning Districts*, Section 8.10.1.B: *Density and Intensity*, and Section 11: *Definitions* of the UDO are included for review.
 4. Residential Zoning District Standards for the Rural Residential (RR), Residential Low Density (RLD), Residential Medium Density (RMD), and Residential High Density (RHD) zoning district. The development standard tables for each residential zoning district in the UDO are provided for review and discussion.

RECOMMENDATION

Planning staff recommends the Planning Board discuss these topics and direct staff on any future zoning text amendments to the Unified Development Ordinance (UDO) they wish to consider.

Attachments:

Relevant UDO Sections for Discussion

Topic 1:

3.3.2. TECHNICAL REVIEW COMMITTEE (TRC)

A. Designation and Responsibility.

1. The Technical Review Committee, referred to in this UDO as the “TRC”, is an administrative body consisting of the various staff departments related to development at the City. The TRC shall be determined by the Director and may be revised from time to time. Members of the TRC include Planning, Engineering, Building Standards, Fire, Energy Services, and Water Resources departments. Other City departments or outside agencies with specific expertise may be called upon to provide review and recommendation determined by the Director, depending on the nature and complexity of the development project to review.

B. Powers and Duties. The TRC has the following powers and duties:

1. **Zoning Map Amendment.** The TRC will review general and conditional district rezoning requests.
2. **Land Use Plan Amendment.** The TRC will review amendments to the future land use map within Forward Monroe.
3. **Special Use Permit.** The TRC will review special use permits.
4. **Planned Development.** The TRC will review planned development applications.
5. **Minor Subdivision Final Plat.** The TRC will review minor subdivision plats.
6. **Major Subdivision Preliminary Plat.** The TRC will review preliminary plats for major subdivisions.
7. **Major Subdivision Final Plat.** The TRC will review final plats for major subdivisions.
8. **Site Plan.** The TRC will review and approve and or deny site plans.

Topic 2:

4.2. RESIDENTIAL ZONING DISTRICTS

D. Single-Family Residential Subdivision Rezoning Standards.

- a. A Single-Family Residential Subdivision with lot counts between 50 and 99 shall be reviewed as a Conditional District Rezoning as outlined in Section 4.6 “Conditional Zoning” following the Zoning Map Amendment process outlined in Section 3.4.6 “Zoning Map Amendment (Rezoning)”.
- b. Single-Family Residential Subdivisions with lot counts greater than 100 shall be reviewed as a Planned Development as outlined in Section 4.5.2 “Planned Unit Development” following the Planned Developments process outlined in Section 3.4.7 “Planned Developments (Rezoning)”.

Topic 3:

5.1 PURPOSE AND INTENT

B. Density. Character areas, as designated on the FLUM, are defined by a variety of residential densities (density) and intensities. Density is measured by dwelling units per net acre. All residential densities denoted in the adopted Forward Monroe plan are not guaranteed by right. The appropriate allocation of density shall encourage a sustainable development. Subdivision, zoning, and site plan review criteria shall ensure that density assigned to new development is consistent with established residential development patterns and provides equitable use of the land.

1. Each mixed-use zoning district shall allow for residential density and implement their respective character area as identified within the Future Land Use Map defined in Forward Monroe. Due to the unique nature of mixed-use districts, density greater than ten (10) dwelling units per acre may be permitted.
2. Each mixed-use zoning district shall define its permitted density in its respective district standards development table.

8.10.1 DENSITY AND INTENSITY

B. Calculation of Density. Residential density shall be measured by dwelling units per net acre (du/ac).

1. All residential densities denoted in the adopted Forward Monroe plan are not guaranteed by right. The appropriate allocation of density shall encourage sustainable development.
2. Subdivision, zoning, and site plan review criteria and procedures shall assure that density is consistent with established residential development patterns and provides equitable use of the land.
3. Residential Density is calculated as net density. Density is not transferable across state roads. Existing and proposed street right-of-way, stream buffers, and utility easements shall not be used to calculate maximum site density.

11 DEFINITION OF TERMS

DENSITY. The maximum number of residential dwelling units permitted per net acre of land. In determining density, a fractional unit shall not entitle an additional unit. Density is not transferable across state roads. Existing and proposed street rights-of-way, stream buffers, and utility easements shall not be used to calculate maximum site density.

Topic 4:

RR, RLD, RMD, and RHD dimensional standards

RR District Development Standards Table		
Building Height		Maximum 3 Stories
Density		Maximum 1 Unit / Acre
Setbacks ¹	Front	50'
	Side	20' (interior lot) 40' (corner lot)
	Rear	25'
Lot	Width	100' Minimum
	Area	40,000 Square Feet Minimum
	Coverage	30% Maximum
Open Space		N/A
Additional Standards	¹ In any area that is located outside of 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.	

RLD District Development Standards Table		
Building Height		Maximum 3 Stories
Density		Maximum 2 Units / Acre
Setbacks ¹	Front	25'
	Side	15' (interior lot) 20' (corner lot)
	Rear	20' (interior lot) 25' (through lot)
Lot	Width	100' Minimum
	Area	20,000 Square Feet Minimum
	Coverage	20% Maximum
Open Space		See Section 8.8: Open Space
Additional Standards	¹ In any area that is located outside of 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.	

RMD District Development Standards Table		
Building Height		Maximum 3 Stories
Density		Maximum 3 Units / Acre (By-Right) Maximum 4 Units / Acre (Cluster)
Setbacks ¹	Front	20' May be reduced to 15' where a common parking area is provided (no driveway/garage)
	Side	10' (interior lot) 15' (corner lot)
	Rear	10' (interior lot) 20' (through lot)
Lot	Width ²	75' Minimum
	Area	12,000 Square Feet Minimum (By-Right) 6,500 Square Feet Minimum (Cluster) (Refer To Table 4.2.2.1)
	Coverage	40% Maximum 50% Maximum (Townhomes / Attached and Duplex / Triplex / Quadplex)
Open Space		See Section 8.8: Open Space
Additional Standards	¹ 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. ² Lot width minimum requirements shall not apply to townhomes/attached single family or duplex/triple/quadplex units.	

RHD District Development Standards Table		
Building Height		Maximum 4 Stories
Density		Maximum 10 Units / Acre
Setbacks ¹	Front	15' non-multifamily residential structures 20' for multifamily and non-residential structures or where off-street parking (driveway, garage or similar) is provided
	Side	5' (interior lot) 15' (corner lot)
	Rear	10' (interior lot) 20' (through lot)
Lot	Width ²	50' Minimum
	Area	5,000 Square Feet Minimum
	Coverage	60% Maximum 70% Maximum (Townhomes / Attached and Duplex / Triplex / Quadplex, Multifamily)
Open Space		See Section 8.8: Open Space
Additional Standards	¹ 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. ² Lot width minimum requirements shall not apply to townhomes/attached single family.	