

PLANNING BOARD MEETING

Wednesday, September 2, 2020

6:00 PM

Conference Room

300 West Crowell Street

Monroe, NC

AGENDA

- Item 1. Call to Order – Roll Call**
- Item 2. Approval of Minutes –Meeting of August 19, 2020**
- Item 3. Zoning Text and Map Amendment request for the properties located along Morgan Mill Road further identified with parcel ID numbers 09-147-001, 09-147-002, 09-147-003, 09-147-004, and 09-147-006, from a mixture of zoning districts including R-10, R-20 and CD “James River Equipment- Amendment 1” to CD “James River Equipment- Amendment 2”**
- Item 4. Other**
- Item 5. Adjournment**

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

cc: Planning Staff
 Ashley Duncan
 Mujeeb Shah-Khan

PLANNING BOARD MEETING

August 19, 2020 @ 6:00 PM
City Hall – Conference Room
300 W. Crowell Street, Monroe, NC

*To Sheri Laney on August 20, 2020
Scheduled for adoption at the September 2020 meeting*

Item 1. Call to Order/Roll Call

Vice Chair Mary Ann Rasberry called the August 19, 2020 meeting to order at 6:00 p.m. Maryann Brown called the roll. Vice Chair noted that a quorum was present.

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

Members Absent: Russ Asti, Edith Covington, Vickie Greene and John Harris

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

Guests: Paul Goforth

Item 2. Approval of Minutes of Meeting

Motion: John Ashcraft made a motion to approve the minutes of the July 22, 2020 meeting.

Second: Richard Yercheck

Action: The motion to approve the minutes passed unanimously.

Item 3. Zoning Map Amendment for the property located at 3433 Continental Drive from R-10SU (Residential-High Density Special Use) to R-20 (Residential-Low Density) (Tax ID #09-342-218)

Doug Britt, Senior Planner, said tonight he would be presenting a zoning map amendment request regarding property located at 3433 Continental Drive.

Doug said the applicant is requesting a general rezone of the subject property from R-10SU (Residential-High Density Special Use) to R-20 (Residential-Low Density). He said the property is currently zoned R-10SU which is an old zoning classification.

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

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

Doug said the Land Development Plan indicates this area is Suburban. He said the proposed rezoning is consistent with the Land Use Plan.

Doug said staff recommends approval of the rezoning. He said he would be happy to answer any questions and the applicant is here as well.

Vice Chair asked what the applicant was planning to do with the property. Doug said at this time there were no plans to do anything with the property. He said the most that the applicant could do with the property is subdivide and make two (2) lots.

Paul Goforth, the applicant, came forward and said there would be two (2) lots created and he was planning to build a house on each lot, similar to the houses in Colonial Village. Mr. Goforth went over the zoning map in more detail and further identified the location of the two (2) lots.

Vice Chair asked if there were any further questions or comments from the Board. There were none. There was no else in attendance that wanted to speak

Vice Chair asked for a motion on this proposal.

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

Vice Chair asked for a motion on the Ordinance amending Section 156.106 – Official Zoning Map.

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

Item 4. **Other**

There was no other business.

Item 5. **Adjournment**

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

Motion: John Ashcraft made a motion to adjourn the meeting.

Second: Richard Ali

Action: The motion to adjourn passed unanimously.

The meeting was adjourned at 6:10 pm.

Respectfully Submitted,

Mary Ann Rasberry, Vice Chair
Planning Board

Maryann Brown
Secretary to the Board



STAFF REPORT

TO: Planning Board Members

DATE: September 2, 2020

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Text and Map Amendment request for the properties located along Morgan Mill Road further identified with parcel ID numbers 09-147-001, 09-147-002, 09-147-003, 09-147-004, and 09-147-006, from a mixture of zoning districts including R-10, R-20 and CD “James River Equipment- Amendment 1” to CD “James River Equipment- Amendment 2”

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment request by James River Equipment for the properties located along Morgan Mill Road further identified with parcel ID numbers 09-147-001, 09-147-002, 09-147-003, 09-147-004, and 09-147-006, from a mixture of zoning districts including R-10, R-20 and CD “James River Equipment- Amendment 1” to CD “James River Equipment- Amendment 2”

REVIEW

The original Conditional District “James River Equipment” was approved in 2016. The original Conditional District was in order to allow retail sales and retain all GI uses. The applicant requested an amendment in 2018 to allow for an expansion of the main building as well as the storage areas. The applicant is now requesting an additional amendment to include the remaining original parcel as well as additional parcels they have acquired over the years.

The applicant is proposing to expand the gravel display and circulation area on these parcels for heavy equipment. Additional stormwater ponds will also be located on the expanded area. The applicant is proposing landscape buffers along the property lines adjacent to residential properties. The applicant is proposing a 75-foot buffer on the western property line that will be landscaped during the construction phase. The applicant is proposing a 75-foot buffer along the southern property line that has existing trees that will be retained. The applicant is proposing a 70-foot

buffer adjacent to the residential lots on Morgan Mill Road which includes a 20-foot sanitary sewer easement; a 6-foot tall fence will also be installed along the rear of the residential parcels. Additionally, the applicant is providing a 45-foot buffer north of 2018 Morgan Mill Road which includes the 20-foot wide existing private drive. A fence will be installed just north of the private drive with landscaping installed north of the fence.

The applicant is also proposing to abandon S.L. Polk Road at a future date. The property owners having rights to this private drive are aware of this and have signed the required petition for abandonment in favor of abandoning the private drive. The abandonment will go through the formal process required by the Engineering Department.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Vacant/Agriculture	CD “Scotch Meadows”
East	Agriculture/ Residential	CD “Scotch Meadows”/ R-10
South	Residential	R-10 (SF Residential), R-20 (SF Residential)
West	Agriculture	GI (General Industrial)

REQUIREMENTS

Density & Dimensional Standards

The applicant is proposing no changes to the required 50-foot front setback. The applicant is providing the required 75-foot landscape buffer along the eastern and southern property lines. The applicant is proposing a 70-foot buffer along the western property line that abuts residential. They are proposing to install a solid fence which allows a reduction of 10 feet; staff believes this deviation is acceptable. They are proposing a 45-foot wide buffer to the north of 2018 Morgan Mill Road which includes the 20-foot private drive, a solid fence will also be installed here and staff believes this deviation is acceptable.

Parking/ Circulation

The applicant will be paving the existing private drive to their property line. The expanded area will consist of gravel for the display and circulation of heavy equipment and machinery.

Landscaping/Screening

The applicant is proposing landscape buffers along the property lines adjacent to residential properties. The applicant is proposing a 75-foot buffer on the western property line that will be landscaped during the construction phase. The applicant is proposing a 75-foot buffer along the southern property line that has existing trees that will be retained. The applicant is proposing a 70-foot buffer adjacent to the residential lots on Morgan Mill Road which includes a 20-foot sanitary sewer easement; a 6-foot tall fence will also be installed along the rear of the residential parcels. Additionally, the applicant is providing a 45-foot buffer north of 2018 Morgan Mill Road which includes the 20-foot wide existing private drive. A fence will be installed just north of the private drive with landscaping installed north of the fence.

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates that this property is located in the Community Corridor and Traditional Development Character Areas.

The Community Corridor serves as a primary conduit to downtown, epicenter of the city's commercial activity, and the spine of the community with critical connections to major employers and activity centers. This designation encourages a more unified approach to improving the area's physical environment and economic viability. Commercial is a priority use in the Community Corridor character area.

The Traditional Development surrounds the downtown core and is anchored by the city's most historic neighborhoods. This designation allows some small-scale commercial and service uses that support surrounding residences. Commercial is a priority use in the Traditional Development character area.

Staff is of the opinion the proposed rezoning is consistent with the Land Development Plan and is a reasonable use and in the public interest.

PUBLIC NOTIFICATION

1. The applicants held a neighborhood meeting on July 29, 2020 at Lee Park Church. No individuals attended this meeting.
2. Rezoning notification sign(s) will be posted 10 days prior to the public hearing.
3. An official rezoning notification letter will be sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Staff recommends approval of the rezoning from CD "James River Equipment- Amendment 1," R-20 (Residential- Low Density), and R-10 (Residential-High Density) to CD "James River Equipment- Amendment 2."

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

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

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

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

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

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

Attachments:

1. Ortho Map
2. Zoning Map
3. Site Plan
4. Approval Resolution
5. Denial Resolution
6. Ordinance 156.106
7. Ordinance 156.98

Prepared: 8-24-20 KM

Ortho Map

CD "James River Equipment- Am. 2"

Legend

— Centerlines

□ Parcels

Existing: CD "James River Equipment- Amendment 1"
R-20 (Residential- Low Density),
R-10 (Residential-High Density)

Owner: James River Equipment

Acres: ~14.5



0 150 300
Feet



Zoning Map

CD "James River Equipment- Am. 2"

Legend

— Centerlines

□ Parcels

Zoning Districts

Code

■ R-20

■ R-10

■ G-I

■ CD

Existing: CD "James River
Equipment- Amendment 1"
R-20 (Residential- Low Density)
R-10 (Residential-High Density)

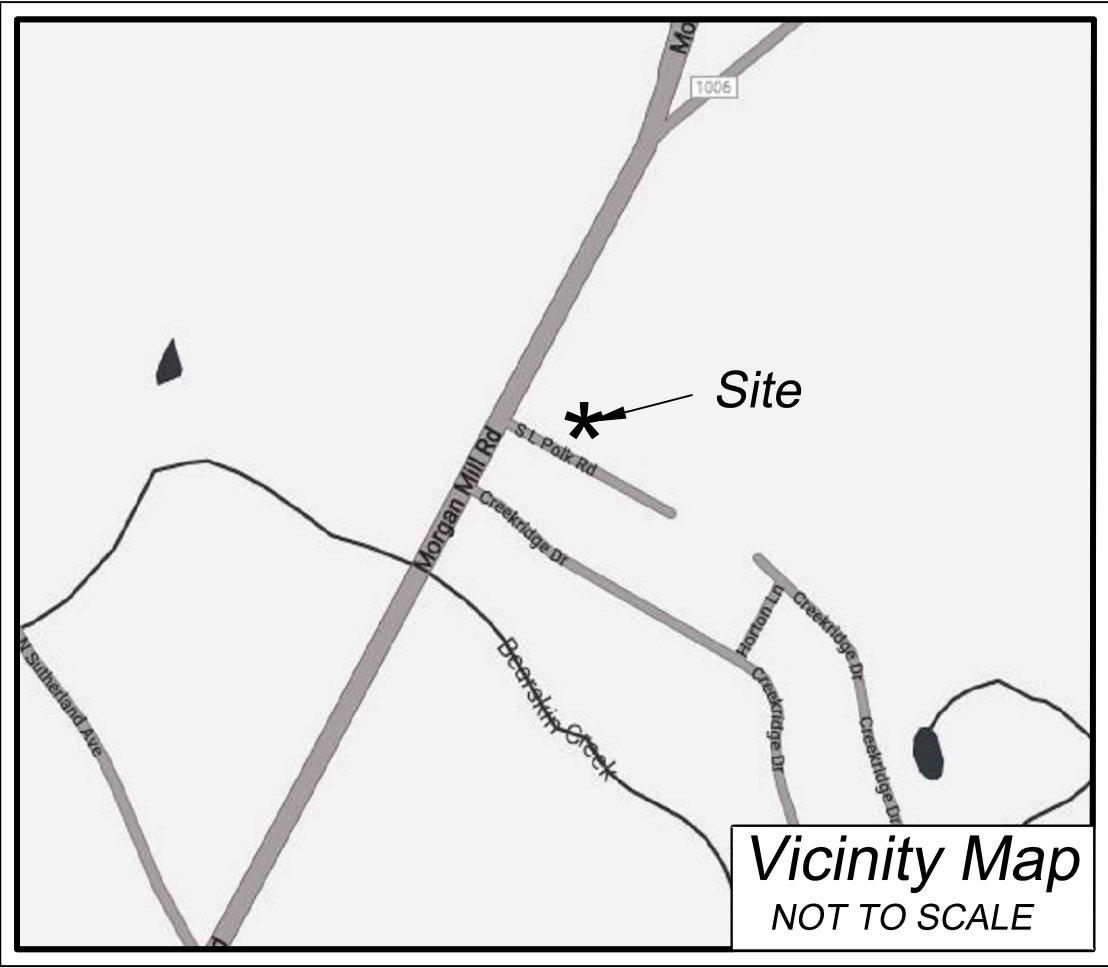
Owner: James River
Equipment

Acres: ~14.5

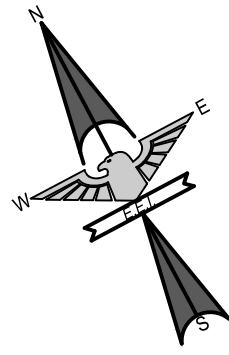


0 150 300
Feet





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WWW.NC811.ORG
NC ONE-CALL CENTER
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MISCELLANEOUS NOTES

- BOUNDARY, TITLE AND PHYSICAL INFORMATION IS TAKEN FROM AN ALTA/ACSM SURVEY PREPARED BY EAGLE ENGINEERING ON 6/04/20. THIS MAP IS NOT INTENDED TO CERTIFY TO THE LOCATION OF BOUNDARY / TITLE LINES NOR EASEMENTS AND/OR RESTRICTIONS OF RECORD.
- THE PURPOSE OF THIS PLAN IS TO REZONE PARCELS 09147002, 09147003, 09147004, 09147006 AND A PORTION OF 09147001 FROM A MIX OF RESIDENTIAL R-20 AND R-10 TO A CONDITIONAL DISTRICT ZONING.
- THE TOTAL AREA OF PARCELS TO BE REZONED IS 6.28 AC.
- ELEVATION DATUM IS REFERENCED TO NAVD 88.
- CONTOUR INTERVAL - ONE FOOT.
- AT THE TIME OF THE TOPOGRAPHIC SURVEY THERE WERE NO TREES ON SITE AT OR ABOVE 24" DBH.
- ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".
- OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.
- THIS TOPOGRAPHIC SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 3710544500J, EFFECTIVE DATE OCTOBER 16, 2006.
- USES ARE RETAIL SALES AND ALL GI USES
- ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN; MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS DESIGNEE.
- ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
- GRAVEL AREA SHALL ONLY BE USED FOR THE DISPLAY AND CIRCULATION OF HEAVY EQUIPMENT AND MACHINERY.
- THE DEVELOPER MUST REQUEST ANY DEVIATION FROM THE CITY OF MONROE STANDARD DETAIL MANUAL IN WRITING WITH JUSTIFICATION FOR REVIEW AND RECOMMENDATION BY STAFF.
- A CHAIN 6" BLACK CHAIN LINK FENCE IS TO BE INSTALLED SURROUNDING THE SITE FOR SECURITY PURPOSES. ITS FINAL LOCATION WILL BE DETERMINED AT THE TIME OF SITE PERMITTING.

LEGEND OF SYMBOLS & ABBREVIATIONS

- EIP - EXISTING IRON PIPE
EIR - EXISTING IRON REBAR
NIR - NEW IRON REBAR
S.T. - SIGHT TRIANGLE
M.B.S. - MINIMUM BUILDING SETBACK
P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
SSMH - SANITARY SEWER MANHOLE
R/W - RIGHT OF WAY
P.S.S.E. - PRIVATE SANITARY SEWER EASEMENT
GPU - GENERAL PUBLIC UTILITY EASEMENT
C.P. - COMPUTED POINT
ECM - EXISTING CONCRETE MONUMENT
E.P.K. - EXISTING P.K. NAIL
- HANDICAPPED PARKING
 - TRANSMISSION TOWER
 - UTILITY POLE
- GAS --- GAS - UNDERGROUND GASLINE
--- P-CH --- OVERHEAD UTILITY LINE
--- SS --- SANITARY SEWER LINE
⊙ - SANITARY SEWER MANHOLE
⊗ - FIRE HYDRANT
⊕ - WATER VALVE
⊖ - WATER WELL
■ - YARD INLET / AREA DRAIN
||||| - RAILROAD TRACK
⊙ - MONITORING WELL
⊠ - ELECTRIC BOX/TRANSFORMER
⊡ - CURB INLET
--- SD --- STORM DRAIN
--- W --- WATER LINE
--- X --- FENCE LINE
--- T-46 --- T-46 - UNDERGROUND TELEPHONE

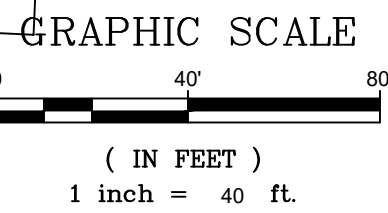
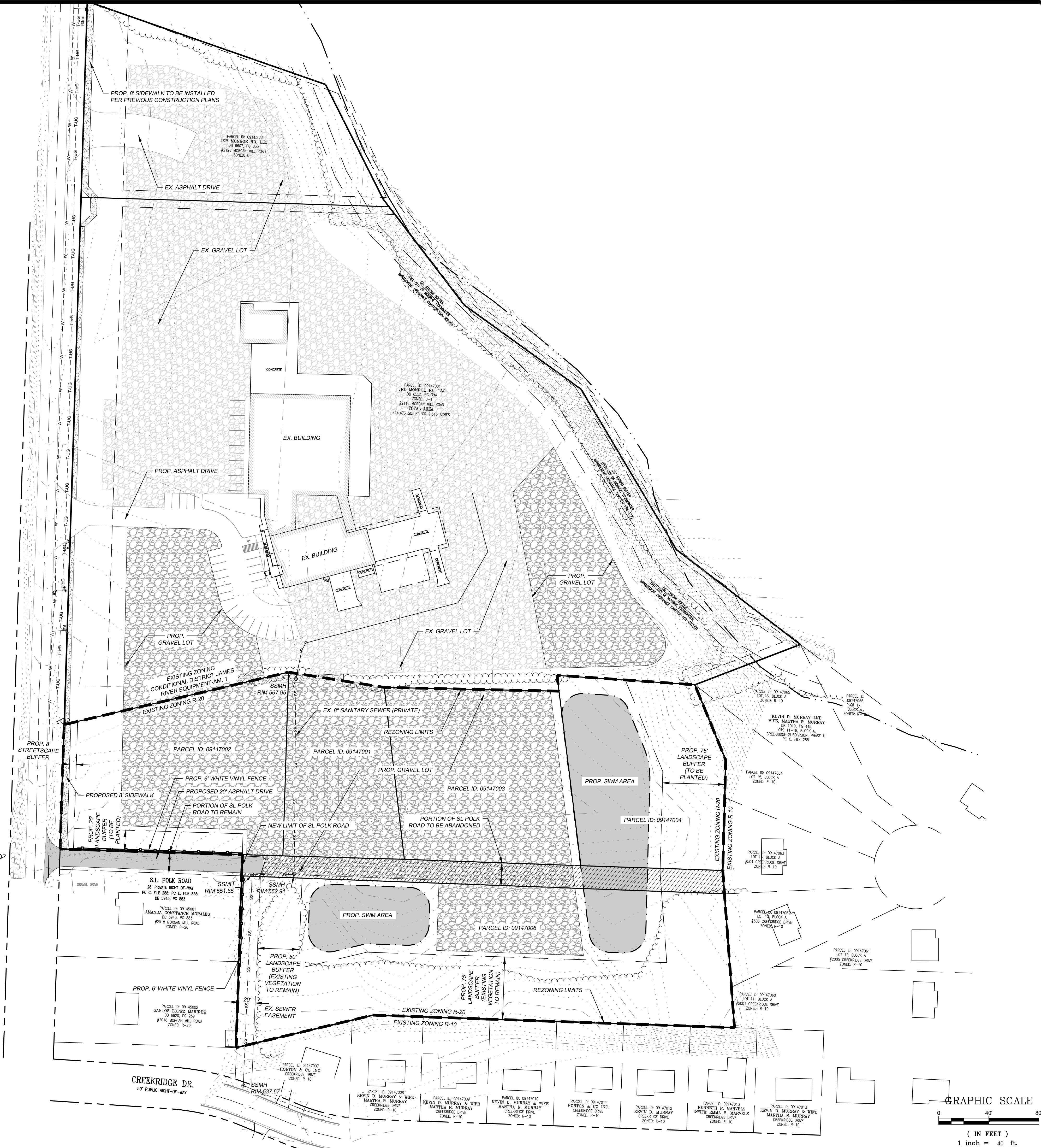
PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS SITE PLAN.

PETITIONER SIGNATURE

DATE

MORGAN MILL ROAD (N.C. HIGHWAY 200)

60' PUBLIC RIGHT-OF-WAY
PC E, FILE 855 AND PC K, FILE 552



EAGLE ENGINEERING
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 892-4222
www.eagleonline.net

NO. 1
DATE 08-21-2020
BY SAP
ISSUE ADDRESSED TRC COMMENTS

JAMES RIVER EQUIPMENT
CITY OF MONROE, MONROE TWP.,
UNION CO., N.C.
For the Benefit of:
JRE MONROE RE, LLC PROPERTY

CONDITIONAL DISTRICT
"JAMES RIVER EQUIPMENT
- AMENDMENT 2"

DESIGNED BY MTM
DRAWN BY MTM
CHECKED BY MCK
SCALE AS SHOWN
DATE 06/24/20
JOB NUMBER 5486

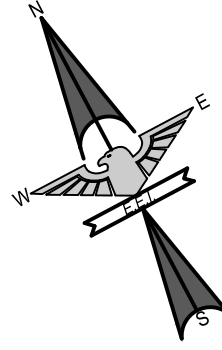
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SHEET

RZ-1.0



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LEGEND OF SYMBOLS & ABBREVIATIONS

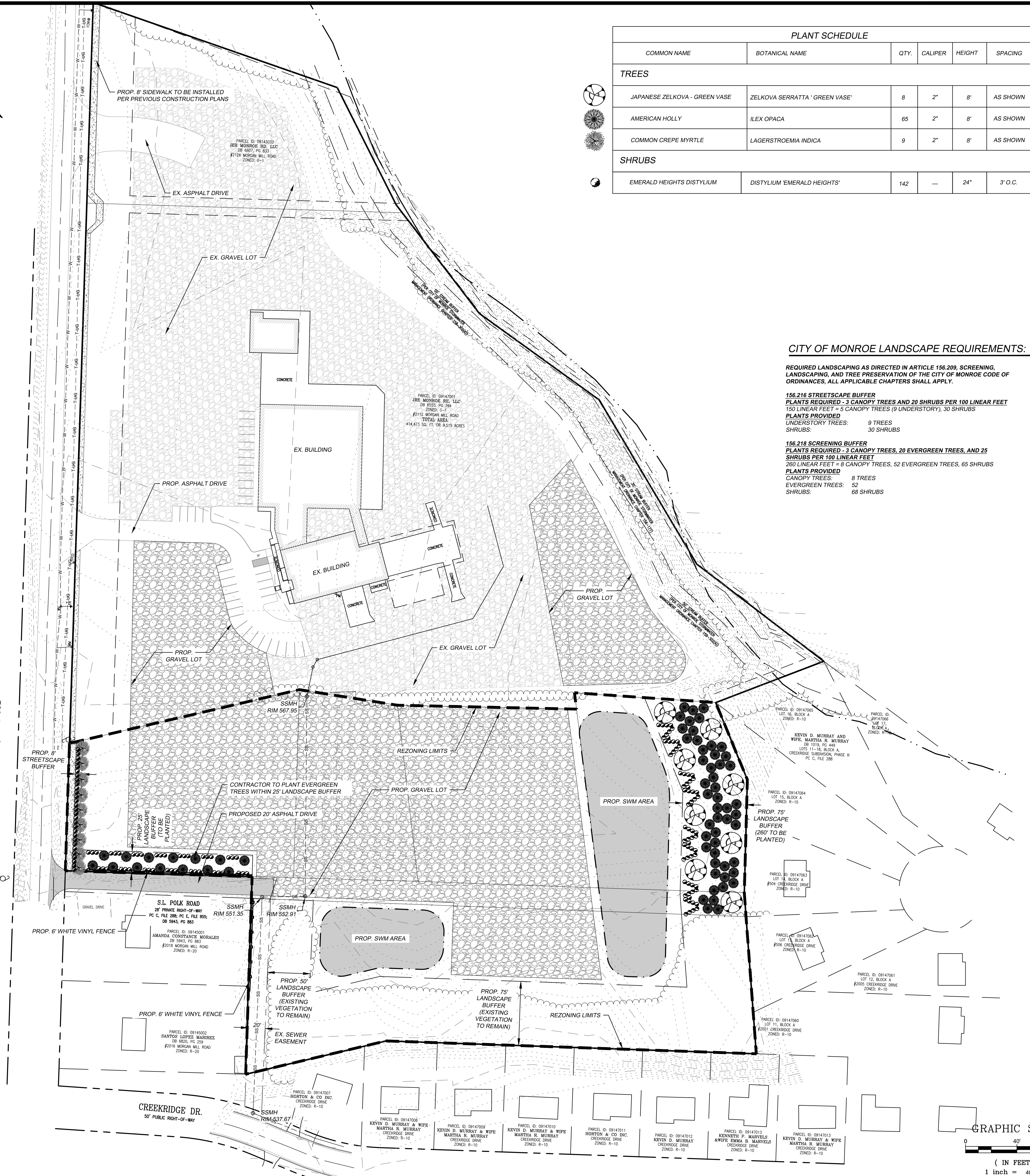
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 - ELECTRIC BOX/TRANSFORMER
 - CURB INLET
--- SD --- SD - STORM DRAIN
--- W --- W - WATER LINE
--- X --- X - FENCE LINE
--- T-UG --- T-UG - UNDERGROUND TELEPHONE

MORGAN MILL ROAD (N.C. HIGHWAY 200)
60' PUBLIC RIGHT-OF-WAY
PC E, FILE 855 AND PC K, FILE 552

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

PETITIONER SIGNATURE

DATE



PLANT SCHEDULE					
COMMON NAME	BOTANICAL NAME	QTY.	CALIPER	HEIGHT	SPACING
TREES					
JAPANESE ZELKOVA - GREEN VASE	ZELKOVA SERRATA 'GREEN VASE'	8	2"	8'	AS SHOWN
AMERICAN HOLLY	ILEX OPACA	65	2"	8'	AS SHOWN
COMMON CREPE MYRTLE	LAGERSTROEMIA INDICA	9	2"	8'	AS SHOWN
SHRUBS					
EMERALD HEIGHTS DISTYLUM	DISTYLUM 'EMERALD HEIGHTS'	142	---	24"	3' O.C.

CITY OF MONROE LANDSCAPE REQUIREMENTS:

REQUIRED LANDSCAPING AS DIRECTED IN ARTICLE 156.209, SCREENING, LANDSCAPING, AND TREE PRESERVATION OF THE CITY OF MONROE CODE OF ORDINANCES. ALL APPLICABLE CHAPTERS SHALL APPLY.

156.216 STREETSCAPE BUFFER
PLANTS REQUIRED - 3 CANOPY TREES AND 20 SHRUBS PER 100 LINEAR FEET
150 LINEAR FEET = 5 CANOPY TREES (5 UNDERSTORY), 30 SHRUBS
PLANTS PROVIDED
UNDERSTORY TREES: 9 TREES
SHRUBS: 30 SHRUBS

156.218 SCREENING BUFFER
PLANTS REQUIRED - 3 CANOPY TREES, 20 EVERGREEN TREES, AND 25 SHRUBS PER 100 LINEAR FEET
260 LINEAR FEET = 8 CANOPY TREES, 52 EVERGREEN TREES, 65 SHRUBS
PLANTS PROVIDED
CANOPY TREES: 8 TREES
EVERGREEN TREES: 52
SHRUBS: 68 SHRUBS

GRAPHIC SCALE
0 40 80
(IN FEET)
1 inch = 40 ft.



NO. 1
DATE 08-21-2020
BY SAP
ISSUE ADDRESSED TRC COMMENTS

JAMES RIVER EQUIPMENT
CITY OF MONROE, MONROE TWP.,
UNION CO., N.C.
For the Benefit of:
JRE MONROE RE, LLC PROPERTY

CONDITIONAL DISTRICT
"JAMES RIVER EQUIPMENT
- AMENDMENT 2"

DESIGNED BY MTM
DRAWN BY MTM
CHECKED BY MCK
DATE 06/24/20
JOB NUMBER 5466
SCALE AS SHOWN

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET

RZ-1.1

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “JAMES RIVER EQUIPMENT- AMENDMENT 2”
R-2020-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “JAMES RIVER EQUIPMENT- AMENDMENT 2” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Community Corridor and Traditional Development. The Community Corridor character area emphasizes economic vitality and connection to employers. The Traditional Development character area emphasizes commercial and service uses to support surrounding residences. James River Equipment sells various agriculture/construction equipment as well as farm and home equipment such as lawn mowers. Both character areas list commercial as a priority use. The proposed development is a reasonable use and in the public interest because it will provide commercial services to surrounding residences and beyond.

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): 09-147-001, 09-147-002, 09-147-003, 09-147-004, and 09-147-006.

Adopted this 2nd day of September, 2020.

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “JAMES RIVER EQUIPMENT- AMENDMENT 2”
R-2020-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Conditional District “JAMES RIVER EQUIPMENT- AMENDMENT 2” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Community Corridor and Traditional Development. The Community Corridor character area emphasizes economic vitality and connection to employers. The Traditional Development character area emphasizes commercial and service uses to support surrounding residences. James River Equipment sells various agriculture/construction equipment as well as farm and home equipment such as lawn mowers. Both character areas list commercial as a priority use. However, the surrounding parcels in this area are residential lots; the proposed project is not a reasonable use or in the public interest because of the expanding residential in this area. Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for denial, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-147-001, 09-147-002, 09-147-003, 09-147-004, and 09-147-006.

Adopted this 2nd day of September, 2020.

Russ Asti, Planning Board Chairman

Attest:

Maryann Brown, Secretary to Planning Board

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

Preamble

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

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

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

Rezone the property located along Morgan Mill Road further identified with parcel ID numbers 09-147-001, 09-147-002, 09-147-003, 09-147-004, and 09-147-006, from a mixture of zoning districts including R-10, R-20 and CD “James River Equipment-Amendment 1” to CD “James River Equipment- Amendment 2”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 6th day of October, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

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

Preamble

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

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

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

Conditional District (CD) “James River Equipment- Amendment 2.”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 6th day of October, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk