

PLANNING BOARD MEETING

Wednesday, October 7, 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 September 2, 2020**
- Item 3. Zoning Map Amendment request by Rhonda and Macon Griffin for the property located at 418 E. Franklin Street from R-O-SU to Conditional District (CD) “A Cause for Tea”**
- Item 4. Zoning Map Amendment request by Typar Realty for the property located at 2648 Nelda Drive from General Business (GB) to Conditional District (CD) “2648 Nelda Drive”**
- Item 5. Other**
- Item 6. 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

September 2, 2020 @ 6:00 PM

City Hall – Conference Room

300 W. Crowell Street, Monroe, NC

To Sheri Laney on September 3, 2020

Scheduled for adoption at the October 2020 meeting

Item 1. Call to Order/Roll Call

Vice Chair Mary Ann Rasberry called the September 2, 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; Keri Mendler, Planner; Ashley Britt, Assistant City Attorney (Zoom); Maryann Brown, Administrative Assistant

Guests: Matthew Kirchner, Eagle Engineering on behalf of James River Equipment

Item 2. Approval of Minutes of Meeting

Motion: John Ashcraft made a motion to approve the minutes of the August 19, 2020 meeting.

Second: Renee Hartis

Action: The motion to approve the minutes passed unanimously.

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”

Keri Mendler, Planner, said tonight she would be presenting a zoning map and text amendment request by James River Equipment for properties located along Morgan Mill Road. She said the subject properties are currently zoned a mixture of zoning districts including R-10 and R-20, both of which are residential zoning districts, and Conditional District “James River Equipment – Amendment 1”. She said the original Conditional District was approved in 2016 in order to allow for retail sales and retain all of the G-I uses. She said the applicant requested an amendment in 2018 to allow for an expansion of the main building as well as the storage areas. She said now they are requesting an additional amendment to include the remaining parcels to the south that they have acquired over the years, as well as that portion of the remaining original parcel that was zoned residential and retained that residential zoning.

Keri said the adjoining property to the north is zoned General Industrial (G-I) and is owned by James River Equipment. She said they are retaining this property as G-I so it is not part of this request. She said additionally, to the north is CD "Scotch Meadows", the residential project that came before this Board recently. She said to the south there is some R-10 and R-20 zoning. She said across Morgan Mill Road is the G-I zoning district as well.

Keri said the applicant is proposing to expand the gravel for the display and circulation on these parcels for heavy equipment. She displayed the overall site plan which shows all the parcels owned by James River Equipment.

Keri said they will have additional stormwater ponds in the expanded area and they are proposing landscaping buffers along the property lines adjacent to the residential to the east and south. She said along the west they are proposing a 70-foot buffer, which also includes a 20-foot sanitary sewer easement. She said 50 feet of that will be landscaped or existing trees and 20 feet of that will be the sanitary sewer easement. She said there is a 6-foot tall fence that will be installed along the residential lots. She said above S.L. Polk Road, which is a private drive, they will have a fence and some additional landscaping.

Keri said part of their request is to abandon a portion of S.L. Polk Road as they have acquired property north and south of that. She said they will pave a section of the road so that one of the homeowners will still have access. She said this will go through the formal approval process with the Engineering Department at a later date.

Keri said the Land Development Plan indicates this area is in the Community Corridor and the Traditional Development Character Areas. She said 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. She said this designation encourages a more unified approach to improving the area's physical environment and economic viability. She said commercial is a priority use in the Community Corridor area.

Keri said Traditional Development surrounds the downtown core and is anchored by the City's most historic neighborhoods. She said this designation allows more small-scale commercial and service uses that support surrounding residences. She said commercial is also a priority use in the Traditional Development character area.

Keri said staff is of the opinion that the proposed rezoning is consistent with the Land Development Plan and is a reasonable use as well.

Keri said as far as the neighborhood notification, the applicant did hold a neighborhood meeting on July 29, 2020 at the Lee Park Church. She said no individuals attended this meeting. She said staff will post the property with a rezoning sign ten (10) days prior to the public hearing. She said an official rezoning notification letter will be sent out as well.

Keri said as she mentioned, staff does recommend approval of this rezoning. She said she would be happy to answer any questions. She said Matthew Kirchner of Eagle Engineering is also here if you have any questions.

Richard Yercheck asked if we knew the design of the 6-foot fence. Mr. Kirchner said there would be a 6-foot tall vinyl privacy fence in the front. He said there would be chain link fence around the rest of the property with a 75-foot buffer.

Richard Yercheck asked if any of the neighbors, even though they did not attend the neighborhood meeting, had any complaints. Mr. Kirchner said they did not. He said the neighboring properties that had access to that road have already agreed to abandon that road as well.

Richard Ali asked Mr. Kirchner if this was adjacent to Scotch Meadows. Mr. Kirchner said Scotch Meadows is to the north across the creek. Mr. Ali asked if Scotch Meadows was ultimately approved by Council. Keri said yes, but they did make changes from when it went before Planning Board.

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

Vice Chair asked Mr. Kirchner if he would like to say anything. Mr. Kirchner said he was just here to answer any questions you may have.

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 156.98 – Conditional Districts Established and Section 156.106 – Official Zoning Map.

Motion: Richard Yercheck made a motion to recommend the adoption of the Ordinance amending Section 156.98 - Conditional Districts Established and 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: Richard Yercheck made a motion to adjourn the meeting.
Second: Renee Hartis
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

DRAFT



STAFF REPORT

TO: Planning Board Members

DATE: October 7, 2020

FROM: Lisa Stiwinter, Planning Director

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map Amendment request for property located at 418 E. Franklin Street (Tax Parcel: 09-231-205)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment request by Rhonda and Macon Griffin for the property located at 418 E. Franklin Street from R-0-SU to Conditional District (CD) “A Cause for Tea”.

REVIEW

The applicant is requesting a zoning map and text amendment request from R-0-SU to Conditional District (CD) “A Cause for Tea” in order to operate a restaurant, gift shop, and an event/meeting venue on the subject property. The property is located in the South Monroe Historic District and has a 4,300 square foot home with 75 paved parking spaces.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Retail & Medical Office	Office Transitional
East	Residential	Office Transitional & R-10
South	Residential	R-10
West	Residential & Medical Office	Office Transitional & R-10

REQUIREMENTS

Density & Dimensional Standards

The applicant is proposing no changes to the current 10 foot setbacks.

Parking

The property has a paved parking area with 75 parking spaces.

Landscaping

The applicant is not proposing any additional landscaping.

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates that this property is located in the Traditional Development area. Development considerations within this area include: single-family residential, multi-family residential, commercial, office, medical, civic, and mixed use. Traditional Development, which surrounds the downtown core, is anchored by the city's most historic neighborhoods. This designation allows some small-scale commercial and service uses that support surrounding residences. The dense transportation network offers easy access to downtown. The design and scale of neighborhoods encourages active living and affords residents the ability to live, work, shop, and play within a walkable community. Buildings are generally oriented toward a comprehensive network of walkable streets.

PUBLIC NOTIFICATION

1. A rezoning notification sign will be posted 10 days prior to the public hearing.
2. 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 R-0-SU to Conditional District "A Cause for Tea"

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

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

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

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

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

1. Motion to recommend denial of the zoning map amendment

Attachments:

Attachment 1-Ortho Map
Attachment 2-Zoning Map
Attachment 3-Site Plan
Attachment 4-Photos
Attachment 5- Future Land Use Map
Attachment 6- Future Land Use Description
Attachment 7-Resolution Approval
Attachment 8-Resolution Denial
Attachment 9 & 10-Ordinances

Prepared: 9-24-18 DB



Ortho Map

Case #: 21-20000007

Legend

— Centerlines

□ Parcels

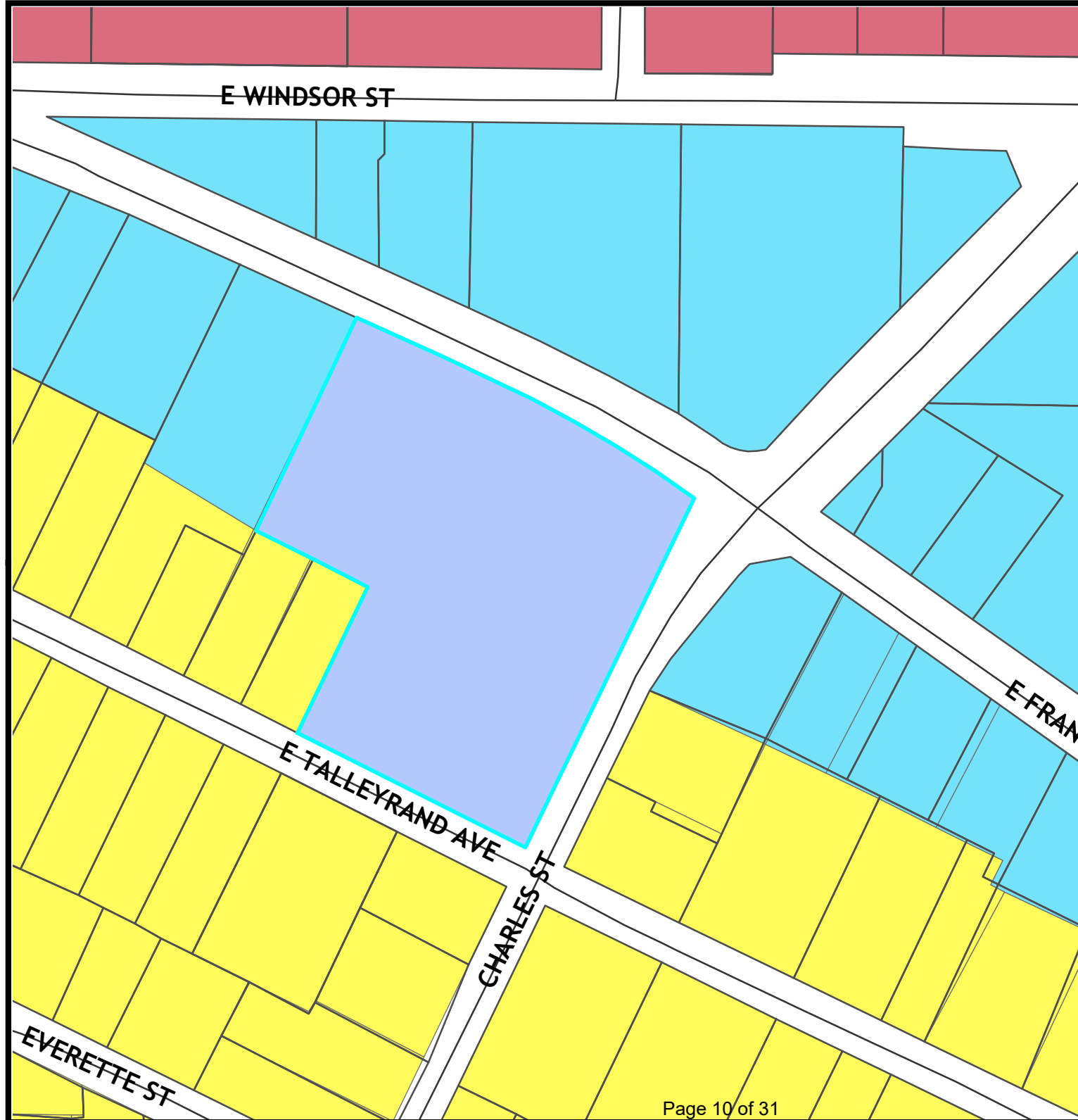
Existing: R-O-SU

**Owner: Youth With a Mission
Charlotte, Inc.**

Acres: 2.65



0 110 220
Feet



Zoning Map

Case #: 21-20000007

Legend

Centerlines

Parcels

Zoning Districts

Code

R-10

R-O-SU

OT

GB

Existing: R-O-SU

**Owner: Youth With a Mission
Charlotte, Inc.**

Acres: 2.65



0 110 220 Feet

PROPOSED CONDITIONALS and USES:

1 - RESTAURANT (Open daily for lunch and Tea)

Food will also be prepared for events.

2 - GIFT SHOP (retail)

3 - SPECIAL EVENTS VENUE (Tea Parties, Bridal Showers, Baby Showers, Birthday Celebrations.)

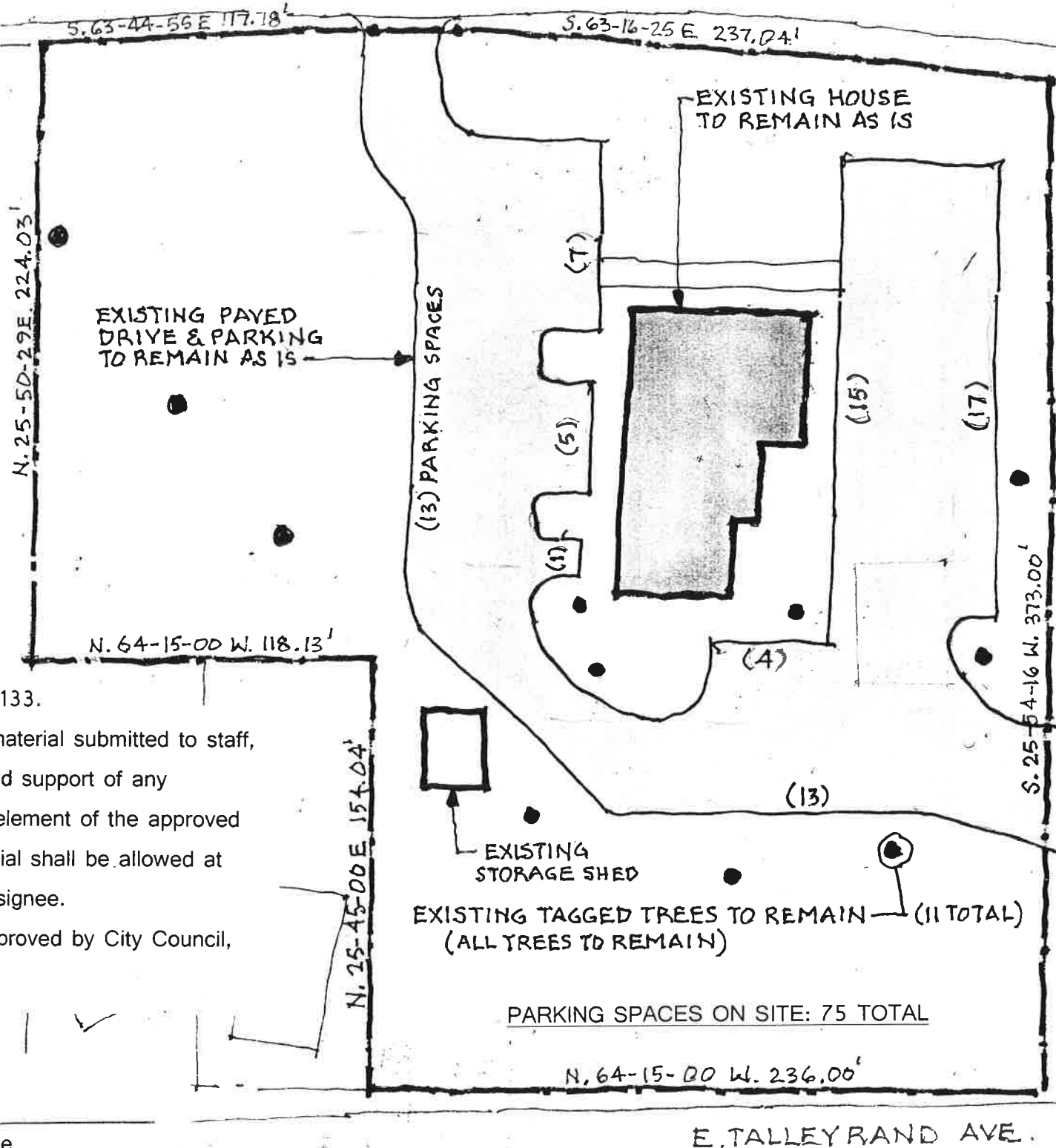
4 - MEETING ROOMS for enrichment courses (Music, Culinary, Spiritual Development)

NOTES:

1 - Sign Regulations shall adhere to the OT (Office Transitional) sign regulations in section 156.133.

2 - 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 the submitted material shall be allowed at the discretion of the planning director or his/her designee.

3 - Petitioner voluntarily agrees to all conditions approved by City Council, which is listed on the Site Plan.



Petitioner Signature

Date

CONDITIONAL DISTRICT - A CAUSE for TEA - SITE PLAN

418 E. FRANKLIN ST.

SCALE: 1"=50'-0"





Future Land Use Map

Case #: 21-20000007

Legend

- Centerlines
- Parcels
- FLUM**
- TYPE_V3**
- Traditional Development

Existing: R-O-SU

**Owner: Youth With a Mission
Charlotte, Inc.**

Acres: 2.65



0 140 280
Feet

TRADITIONAL LAND USE DESCRIPTION

Traditional Development, which surrounds the downtown core, is anchored by the city's most historic neighborhoods. This designation allows some small-scale commercial and service uses that support surrounding residences. The dense transportation network offers easy access to downtown. The design and scale of neighborhoods encourages active living and affords residents the ability to live, work, shop, and play within a walkable community. Buildings are generally oriented toward a comprehensive network of walkable streets. Cul-de-sacs should be limited to the extent possible, such as locations where topography, natural features, or existing development makes other street connections prohibitive. Requiring pedestrian connections and designating stub outs for future street connections is encouraged.

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
*CONDITIONAL DISTRICT “A CAUSE FOR TEA”***

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 “A CAUSE FOR TEA”* further described below property is consistent with the adopted Land Development Plan because commercial is listed as a priority use and retail would fall under that classification. The proposed development is a reasonable use and in the public interest because there is existing commercial uses across W. Franklin Street in the general area as well as other commercial uses on the same side of W. Franklin Street further east and west of the subject property.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance of the zoning map amendment for property with Union County Tax Parcel Number: 09-231-205.

Adopted this 7th day of October, 2020

Maryann Raspberry, Planning Board Vice-Chairman

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
*CONDITIONAL DISTRICT “A CAUSE FOR TEA”***

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 “A CAUSE FOR TEA”* further described below property is consistent with the adopted Land Development Plan because commercial is listed as a priority use and retail would fall under that classification. However, the proposed development is not a reasonable use and is not in the public interest because there is existing residential surrounding this property and the commercial use has the potential to disrupt the 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 of the zoning map amendment for property with Union County Tax Parcel Number: 09-231-205.

Adopted this 7th day of October, 2020

Maryann Raspberry, Planning Board Vice-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 at 418 E. Franklin Street (Tax Parcel 09-231-205) from R-0-SU to Conditional District (CD) “A Cause for Tea”.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 3rd day of November, 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) “418 E. Franklin Street”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 3rd day of November, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: October 7, 2020

FROM: Lisa Stiwinter, Planning Director

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map Amendment request for property located at 2648 Nelda Drive (portion of tax parcel # 09-301-002)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment request by Typar-Realty for the property located at 2648 Nelda Drive from General Business (GB) to Conditional District (CD) “2648 Nelda Drive”.

REVIEW

The applicant is requesting a zoning map and text amendment request from General Business (GB) to Conditional District (CD) “2648 Nelda Drive” in order to operate a light manufacturing/distribution business in addition to all uses that are allowed in the General Business (GB) on the subject property. The applicant has proposed there will be no outside storage on the site and has placed a condition on the site plan stating this.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Retail	GB (General Business)
East	Retail/Office	GB (General Business) & Conditional District
South	Multi-Family Residential	RMF (Residential Multi-Family)
West	Vacant	GB (General Business)

REQUIREMENTS

Density & Dimensional Standards

The applicant is proposing no changes to the current 10 foot setbacks.

Parking

The property has a paved parking area with 15 parking spaces.

Landscaping

The applicant is not proposing any additional landscaping.

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this property is located in the Community Corridor. The Community Corridor area generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, epicenter of the city's commercial activity, and the spine of the community with critical connections to major employers and activity centers. The vision for the Community Corridor is for redevelopment to occur as nodes of activity (preferred with a mixture of uses). This may be achieved by focusing more intense commercial/mixed-use nodes at key intersections with transitional uses as a buffer to adjacent residential areas. The proposed used is not consistent with the Land Development Plan, but the proposed development is a reasonable use and is in the public interest because the proposal will be light manufacturing without any outside storage which will not be out of character for the area.

PUBLIC NOTIFICATION

1. A rezoning notification sign will be posted 10 days prior to the public hearing.
2. 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 General Business (GB) to Conditional District (CD) "2648 Nelda Drive".

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

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

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

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

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

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

Attachments:

Attachment 1-Ortho Map
Attachment 2-Zoning Map
Attachment 3-Site Plan
Attachment 4-Photos
Attachment 5- Future Land Use Map
Attachment 6- Future Land Use Description
Attachment 7-Resolution Approval
Attachment 8-Resolution Denial
Attachment 9 &10-Ordinances

Prepared: 9-24-18 DB

Ortho Map

Case #: 20-20000008

Legend

- Centerlines
- Parcels

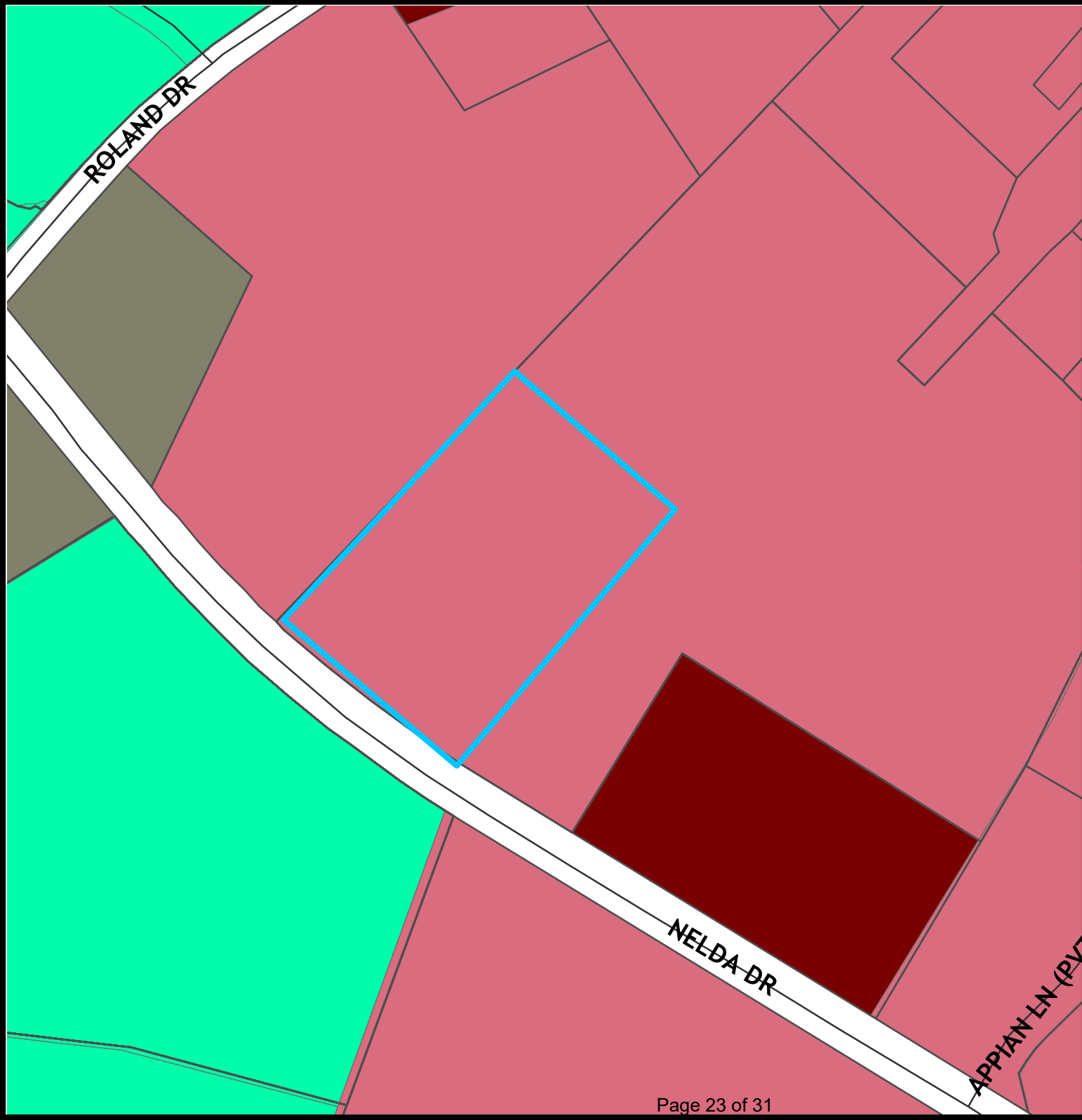
Existing: GB
(General Business)

Owner: Ty-Par Realty Inc.

Acres: 1.19



0 50 100
Feet



Zoning Map

Case #: 20-20000008

Legend

- Centerlines
- Parcels

Zoning Districts

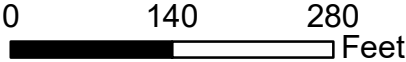
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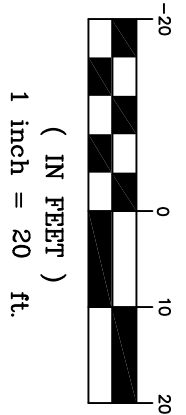
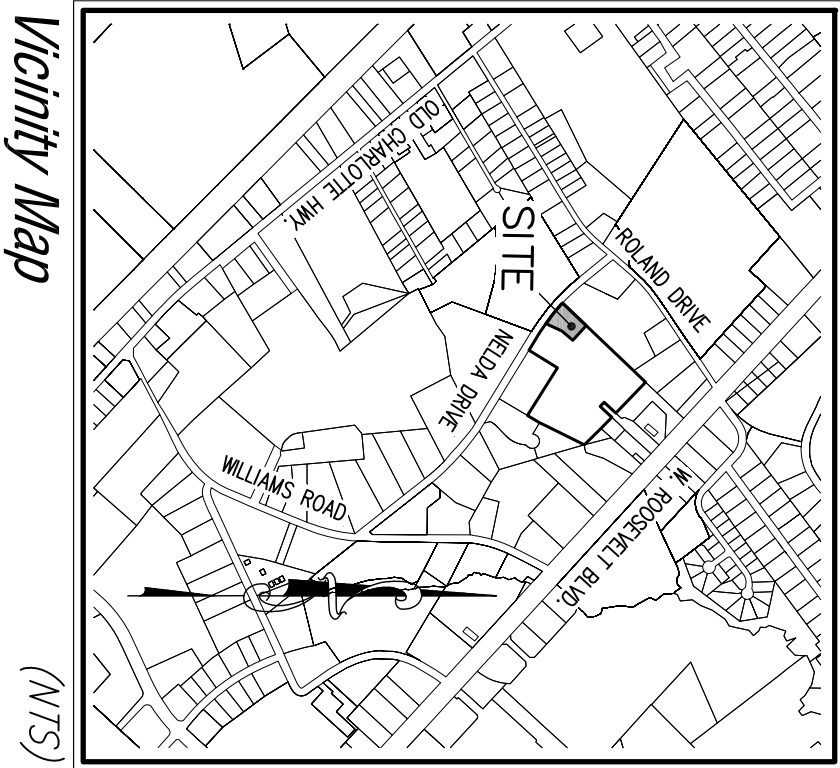
- R-20
- R-MF
- GB
- CD

Existing: GB
(General Business)

Owner: Ty-Par Realty Inc.

Acres: 1.19





PD: 09301033
ROLAND DRIVE INV. LLC
DB: 4082, PG. 5646
ZONED: GB

PD: 09301002
TY-PAR REALTY, INC.
DB: 465, PG. 034, PC. D, FILE 594
(LESS AND EXCEPT A PORTION OF LOT 2,
PC. K, FILE 761 AND
2.55 AC. TRACT ON PC. L, FILE 523)
ZONED: CD

12.06 Acres Total
10.87 Acres Residual

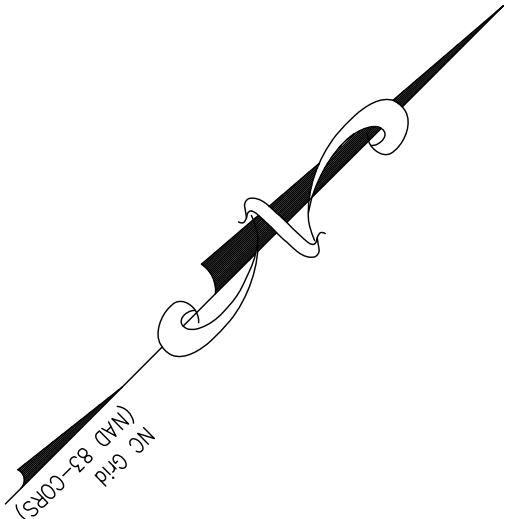
Legend	
Fence Line.....	PP
Power Line.....	PP
Light pole.....	PP
Fire hydrant.....	PP
Water meter.....	PP
Water valve.....	PP
Gravel.....	PP
General Public Utility Easement.....	PP
Temporary Construction Easement.....	PP
Iron Pin Set.....	PP

LINE TABLE		
LINE	BEARING	LENGTH
L1	M42°17'17"E	12.14

CURVE TABLE				
CHORD LENGTH	RAIUS	CHORD BEG	CHORD END	DIST
CT	194.11	188.00	550.87	194.00

Petitioner voluntarily agrees to all conditions approved by City Council, which are listed on this site plan.

Petitioner Signature _____ Date _____



State Plane Coordinate values were used for this project. All distances are in feet using Virtual Reference Stations.

- Notes:
- 1) All survey information was taken from a survey by Lawrence Associates.
 - 2) The proposed development shall meet all requirements of the phase II stormwater ordinance.
 - 3) Proposed development will meet all City landscaping requirements.
 - 4) Dumpster screening shall be on 8 foot wall surrounding three sides and constructed of masonry materials to match the building. The dumpster shall be located on a concrete pad. An aesthetically pleasing gate shall be utilized. The dumpster location will be reviewed and approved by the City's Solid Waste Coordinator.
 - 5) All elevation, pockets, or other supplemental material submitted to staff, Planning Board and/or City Council in reference and support of this Conditional District shall be regarded as an integral element of the approved site plan.
 - 6) Only uses permitted within the GB (General Business) Zoning District and Manufacturing & Processing uses shall be permitted as part of Conditional District "2648 Nelda Drive"
 - 7) Landscaping is to be kept in a thriving condition at all times.
 - 8) All signage shall adhere to the GB (General Business) zoning district requirements.
 - 9) Parking lot landscaping and street trees to be provided at the time of permitting.
 - 10) No outside storage allowed.

Site Notes:
1) Applicant: Ty-Par Realty, Inc.
2593 W. Roosevelt Blvd.
Monroe, NC 28111
Phone: 704-238-9700
2) Site Acreage: 1.19 Acres
3) Parcel Number: 09-501-002
4) Current Zoning: GB-General Business

Legend	
Fence Line.....	PP
Power Line.....	PP
Light Pole.....	PP
Water Main.....	PP
Water Valve.....	PP
Gravel.....	PP
General Public Utility Easement.....	PP
Temporary Construction Easement.....	PP
Iron Pin Found.....	PP

NO.	DATE	BY	ISSUE
1)	09/25/2020	CDL	ADDRESSED TRC COMMENTS

Ty-Par Realty, Inc.

Attn: Christa Tyson
2593 W. Roosevelt Blvd.
Monroe, NC 28111
Phone: 704-238-9700
christa@typarrealty.com

LAWRENCE ASSOCIATES

106 W. Jefferson St.
Monroe, North Carolina 28112
P. 704-289-1013

www.lawrencesurveying.com
Firm License Number: C-2856



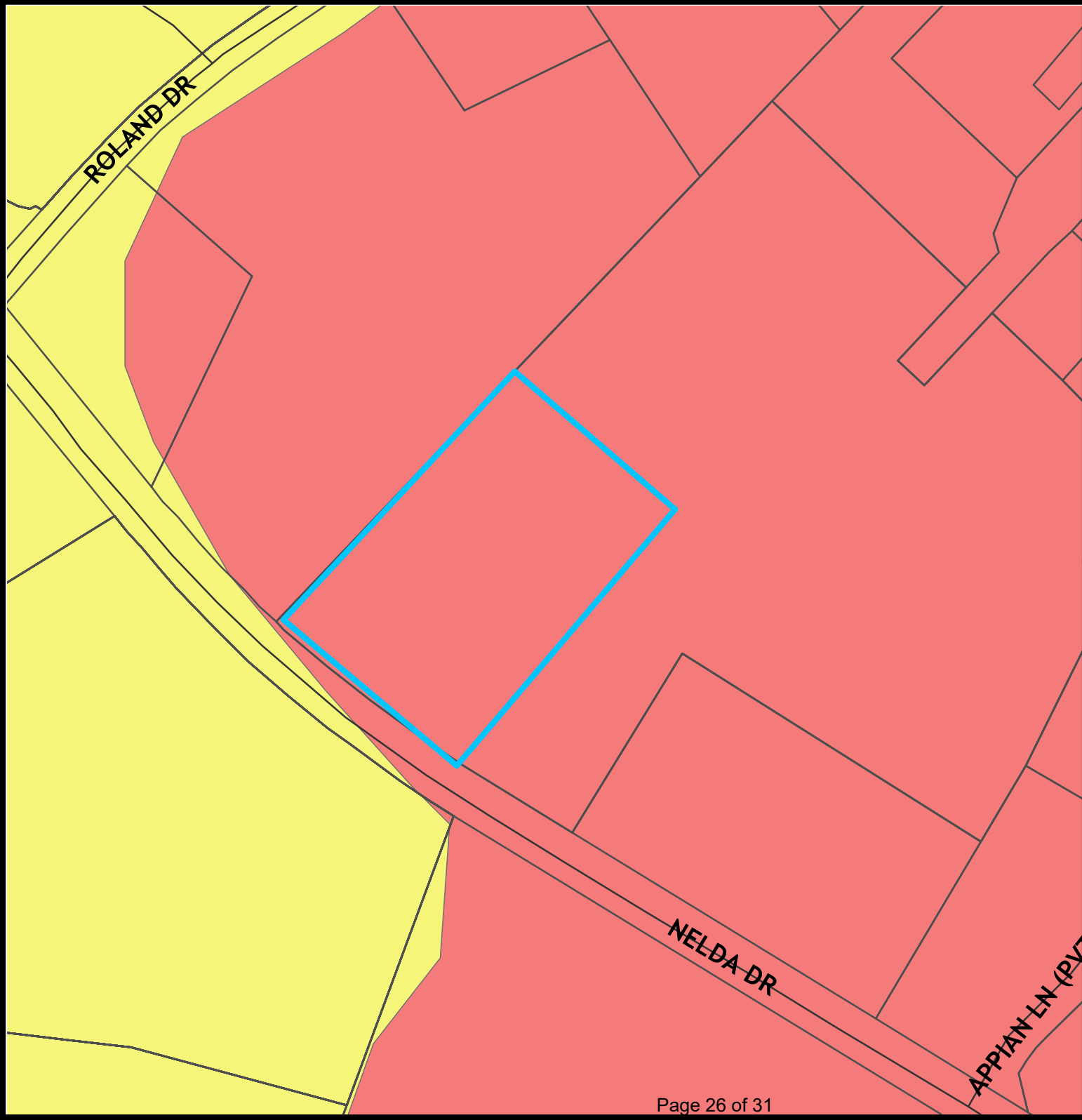
2648 Nelda Drive
Conditional District

DESIGNED BY	DRAWN BY	CHECKED BY
CDL	JLH	CDL
SCALE	DATE	JOB NUMBER
1" = 20'	09/14/2020	2746-5849

CU - 2.0

20/061E





**Future Lane
Use Map**

Case #: 20-20000008

Legend

- Centerlines
- Parcels

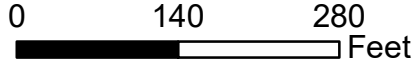
FLUM

- Community Corridor
- Suburban

**Existing: GB
(General Business)**

Owner: Ty-Par Realty Inc.

Acres: 1.19



LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates that this property is located in the Community Corridor. The Community Corridor area generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, epicenter of the city's commercial activity, and the spine of the community with critical connections to major employers and activity centers. For this reason, the area's design and performance is important to the entire community. Currently, the corridor is characterized by uncoordinated visual design, uncontrolled curb cuts, and disinvestment. In response, this designation encourages a more unified approach to improving the area's physical environment and economic viability. While linear due to its orientation on US 74, the vision for the Community Corridor is for redevelopment to occur as nodes of activity (preferred with a mixture of uses). This may be achieved by focusing more intense commercial/mixed-use nodes at key intersections with transitional uses as a buffer to adjacent residential areas. The proposed use is not consistent with the Land Use Plan, but staff is of the opinion the use is a reasonable one and in the public interest.

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “2648 NELDA DRIVE”**

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 “2648 NELDA DRIVE” further described below property is not consistent with the adopted Land Development Plan because industrial uses are not listed as a priority use in the community corridor. The proposed development is a reasonable use and is in the public interest, because the proposed use will be light manufacturing without any outside storage which will not be out of character for the 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 approval, the Land Development Plan would be amended to reflect the land use modification.

The proposed development is a reasonable use and in the public interest because the proposed use is compatible with the surrounding the area.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance of the zoning map amendment for property with Union County Tax Parcel Number: 09-301-002 portion.

Adopted this 7th day of October, 2020

Maryann Raspberry, Planning Board Vice-Chairman

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
*CONDITIONAL DISTRICT “2648 NELDA DRIVE”***

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 “2648 NELDA DRIVE”* further described below property is not consistent with the adopted Land Development Plan because industrial uses are not listed as a priority use in the community corridor. The proposed development is an unreasonable use and is not in the public interest because the proposed light manufacturing use has a potential to adversely affect property values in the area.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance of the zoning map amendment for property with Union County Tax Parcel Number: 09-301-002 portion.

Adopted this 7th day of October, 2020

Maryann Raspberry, Planning Board Vice-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 at 2648 Nelda Drive (Tax Parcel 09-301-002 portion) from General Business (GB) to Conditional District (CD) “2648 Nelda Drive”.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 3rd day of November, 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) “2648 Nelda Drive”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 3rd day of November, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk