

PLANNING BOARD MEETING

Thursday, November 12, 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 October 7, 2020**
- Item 3. Zoning Map Amendment request for property located at 1402 Miller Street from General Business (GB) to Conditional District (CD) “Big Brothers Collision” (Tax Parcel #09-225-037C)**
- Item 4. Zoning Map Amendment request for property located at 502 Miller Street from General Industrial (GI) to Residential High Density (R-10) (Tax Parcel #09-228-248A)**
- Item 5. Next Meeting: December 2, 2020**
- Item 6. Other**
- Item 7. 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

October 7, 2020 @ 6:00 PM
City Hall – Conference Room
300 W. Crowell Street, Monroe, NC

*To Sheri Laney on October 8, 2020
Scheduled for adoption at the November 2020 meeting*

Item 1. Call to Order/Roll Call

Vice Chair Mary Ann Rasberry called the October 7, 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, Edith Covington (late), John Harris, Richard Yercheck, John Ashcraft, Renee Hartis, Richard Ali and Jennifer Smith (alternate)

Members Absent: Russ Asti and Vickie Greene

Staff Present: Doug Britt, Senior Planner; Maryann Brown, Administrative Assistant

Guests: Rhonda Griffin; Todd Hedgepeth; Ron Parker and Coach Furr

Item 2. Approval of Minutes of Meeting

Motion: John Ashcraft made a motion to approve the minutes of the September 2, 2020 meeting.

Second: Richard Yercheck

Action: The motion to approve the minutes passed unanimously.

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”

Doug Britt, Senior Planner, said tonight he would be presenting a Conditional District rezoning request for the property located at 418 E. Franklin Street. He said the applicant is requesting to rezone the property from R-O-SU to Conditional District (CD) “A Cause for Tea”.

Doug said currently, Youth with a Mission is at the site. He said they have been there for at least 12 years. He said Rhonda Griffin is the applicant for this project. He said she is requesting to operate a non-profit at this site.

Doug said the subject property is zoned R-O-SU. He said to the west, east and south is R-10 and to the north and east is Office Transitional (OT). He said the applicant provided a site plan and is not providing any type of modifications to the site itself. He said the site plan shows the house on the property as well as parking spaces and existing structures.

Doug said the property currently is improved with a 4,300 square foot home and has 75 parking spaces. He said the applicant is not requesting to do any type of additional improvements to the property other than possibly minor repairs.

Doug said R-O-SU is a specific type of zoning which was done in 2004 or 2005. He said the zoning was specifically done for Youth with a Mission and they used the building for housing. He said what it can be used for is that specific use. He said if you wanted to do anything else other than that, it would be required to go through the Conditional District process. He said that is what the applicant is doing tonight.

Doug said the request for the Conditional District is to operate a restaurant, gift shop, and an event/meeting venue on the subject property. He said the applicant is here tonight and will be able to answer any questions. He said his conversation with her is that this will be a place where you can get lunch and coffee. He said they will also have a small gift shop and meeting rooms for bible studies. He said they will also have events which is their main forte in raising money for their non-profit. He said they will have events different times of the year on the property.

Doug showed the future land use map and the project is consistent with that. He said he will be glad to answer any questions and the applicant is here as well to answer any questions.

Richard Ali asked if Youth with a Mission is gone or are they leaving. Doug said Youth with a Mission is the property owner and Rhonda is the applicant who applied to rezone the property. Mr. Ali asked Doug if this was a restaurant before. Doug said years ago.

Ms. Rhonda Griffin came forward to answer the question about Youth with a Mission. She said it will continue to be here in our area but they are downsizing. She said they have additional properties behind 418 E. Franklin, so they are moving into a new season of their ministry where it will be more leadership training instead of student training. She said it is important to know that they will continue to be here in Monroe. She wanted to make sure everybody understood that.

Richard Ali asked if there was anything that was going to be done to the exterior. Ms. Griffin said their plan with the property is to paint and do some repair work. She said we are a non-profit and our focus is to have events, tea parties. She said Doug said coffee but we only serve tea. She said we have two (2) sewing ministries out of Nicaragua that makes products that we sell. She said we are all about empowering women and children and helping them to discover what the plan and purpose is for their lives. She said they are excited about being in the community and to be an outreach in the area for youth at risk. She said that will be part of some of the classes that we will offer in the house.

Ms. Griffin said this began on one of our mission trips in 2012 with her home church. She said we worked with New Life Nicaragua. She said she had never traveled a lot but never had been in a third world country. She said it broke her heart to see women struggle to provide the basic needs of food, water, shelter and education for their children.

Ms. Griffin said she thought she would open a small tea once her children were out of the house and quickly discovered that there was a bigger plan. She said they had their first tea party in 2012 and they raised \$53,000 for New Life Nicaragua. She said within a three-year period, we had purchased a five-acre ministry campus for an orphanage, nutrition center, and a community center for skilled training.

Ms. Griffin said they quickly realized they needed to continue what they were doing and filed for our 501 (3)(c). She said they have raised over \$500,000 within the last seven (7) years. She said their local partner is the Health Pregnancy Center, the big mobile unit that you see on the road. She said we have helped raise funds for that.

Ms. Griffin said they are excited to grow. She said they basically have been going from venue to venue hosting our events. She said they have been doing pop-up shops. She said they have featured non-profits for vintage market days. She said they have won best of show at the Southern Women's Show. She said they have been extremely busy and are ready to have a place that can be our own brick and mortar, where we can open our shop, reach out to our community, and also continue to support our partners abroad.

Ms. Griffin passed around pictures showing what they do. She said they have mission trips, build houses for families in Nicaragua, have a Tea for Two Ministry locally, and go into nursing homes and have tea parties. She said they do a lot locally.

Ms. Griffin said one thing they are proud about are the things they sell in their shop. She said they are items made by the ladies in Nicaragua. She said they actually have a selection of 20 teas they package themselves that they sell in the tea room.

Ms. Griffin said the plan is to be open daily for you to come in and sit down with a friend, have tea, or you can have a special tea, make a reservation and have a tea party for a bridal shower, birthday party, etc.

Richard Ali asked Ms. Griffin if she had fundraisers at the Baptist Church at Christmas time. Ms. Griffin said the Baptist Church was our very first Christmas tea that we hosted for the Health Pregnancy Center.

Richard Ali said to Ms. Griffin that the reason he asked if there was any work that was going to be done outside is that this property is in the Historic District and the work would need approval. Doug said there would be no work. He said this request is a land use. He said from his discussion with the applicant, there would be no work done at this time. He said he advised the applicant if there was work, it would have to get staff level or board approval. Ms. Griffin said she lives in an historic house so she has an appreciation for preserving anything historic. She said they would follow the guidelines.

Doug said for any events where they would have outside tents, they would just need a temporary permit.

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

Vice Chair asked for a motion on this proposal.

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

Richard Yercheck said that this item is a request from Typar. He said he wanted to inform everyone that he leases from Typar. He said he does not feel that there is a conflict but if the Board wishes to have him recuse, he will do so. Doug said it is not a conflict unless you stand to lose or gain financially. Mr. Yercheck said he does not.

Doug Britt, Senior Planner, said tonight he would be presenting a rezoning request for the property located at 2648 Nelda Drive. He said the applicant is requesting to rezone this property from GB to Conditional District “2648 Nelda Drive”.

Doug said that Typar is requesting to add light manufacturing/distribution business as well as retail sales to the property. He said the property is zoned currently General Business (GB). He said the adjoining properties are GB, a Conditional District, and multi-family residential across the street. He said Nelda Drive is one of those roads where there is a hodgepodge of uses and zoning districts. He said if you go toward Williams Road there is General Industrial (GI) on one side of the road, GB on the opposite side of the road, multi-family residential and single-family residential. He said we are in the process of redoing the ordinance and the zoning map and this is an area we will be looking at because it is such a hodgepodge of uses.

Doug said the site plan of the property shows the existing property line and existing paved parking in the back. He said the reason for this request is that the GB district is generally retail sales and service. He said Typar is requesting to have some light manufacturing/distribution. He said it is not unusual to have distribution in GB because there are a lot of this use in the area. He said, however, that manufacturing is not allowed in the GB district. He said that is their request.

Doug said as far as the Land Development Plan, this area falls within the Community Corridor which talks about commercial uses and multi-family. He said what it does not allow is industrial. He said the use itself is not consistent with the plan, but staff believes it is a reasonable use in the public’s interest because they are proposing light manufacturing without any outside storage, which is not out of character for the area. He said one of the conditions that staff has recommended for this project is that they do not allow any outdoor storage. He said it would be no different than any other business with no outdoor storage allowed.

Doug said you may ask if it is not consistent with the Land Development Plan, can we approve this request. Doug said you can recommend approval because the way the Land Development Plan works, you can say something is not consistent as long as you can validate that it is a reasonable use because of this or that. He said just because it is not consistent does not mean that you cannot approve it. He said there are times when it can be consistent but not be a reasonable use so you can recommend denial.

Doug said staff recommends approval of this rezoning. He said he would be happy to answer any questions. He said Mr. Rob Parker from Typar is here to answer any questions as well.

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

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

Vice Chair asked for a motion on this proposal.

Motion: John Ashcraft made a motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance, with the condition that there be no outdoor storage.
Second: John Harris
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 5. Next Meeting Date Discussion

Doug informed everyone that the next Planning Board meeting was rescheduled to Thursday, November 12, 2020. He said yesterday City Council changed their November meeting date to November 10, 2020. He said Planning Board would typically meet the Wednesday after, which would be November 11, 2020. He said the City is closed on November 11th for Veteran's Day. He said the Planning Board will then meet on Thursday, November 12, 2020 at 6:00 p.m.

Doug said if this Board cannot meet on November 12th, there will be no need to meet in November because staff would not meet its deadline for the December City Council meeting. He said the deadline for the December meeting would be the next Monday, November 16, 2020. He said he has one (1) item at this time for the November meeting.

Item 6. Other

There was no other business.

Item 7. 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 6:22 pm.

Respectfully Submitted,

Mary Ann Rasberry, Vice Chair
Planning Board

Maryann Brown
Secretary to the Board



STAFF REPORT

TO: Planning Board Members

DATE: November 12, 2020

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Map Amendment request for property located at 1402 Miller Street
(Tax Parcel: 09-225-037C)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment request by Ulysses Martinez, prospective buyer, for the property located at 1402 Miller Street from General Business (GB) to Conditional District (CD) “Big Brothers Collision.”

REVIEW

The applicant is requesting a zoning map and text amendment from General Business (GB) to Conditional District (CD) “Big Brothers Collision” in order to allow an automotive collision repair shop on this site and retain all GB uses. The property currently has a 6,090 square foot building and a paved parking area to the side and rear of the building. The site plan also indicates a potential future building addition with notes that indicate the exterior materials will be consistent with the existing building.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	PPC Specialty Metals	General Business
East	Event Space	General Business
South	Operation Reachout, Inc	General Business
West	Monroe Plaza Shopping Center	Sub-District C of the CA-O District

REQUIREMENTS

Density & Dimensional Standards

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

Parking

The property has an existing paved parking area located to the side and rear of the building.

Landscaping

There are existing trees along Miller Street and East Myers Street. No additional landscaping is being proposed.

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates that this property is located in the Community Corridor character area. 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 proposed used is consistent with the Land Development Plan. Staff is of the opinion that the proposed use is reasonable and in the public interest.

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 to CD "Big Brothers Collision."

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

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

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

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

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

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

Attachments:

1. Ortho Map
2. Zoning Map
3. Site Plan
4. Future Land Use Map
5. Future Land Use Description
6. Approval Resolution
7. Denial Resolution
8. Ordinance 156.106
9. Ordinance 156.98

Prepared: 10-27-20 KM

Ortho Map

CD "Big Brothers Collision"

Legend

— Centerlines

□ Parcels

Existing: GB
(General Business)

Owner: Donald and Betty Wilburn

Acres: 1.29



0 70 140
Feet

Zoning Map

CD "Big Brothers Collision"

Legend

— Centerlines

▭ Parcels

Zoning Districts

Code

▭ OT

▭ GB

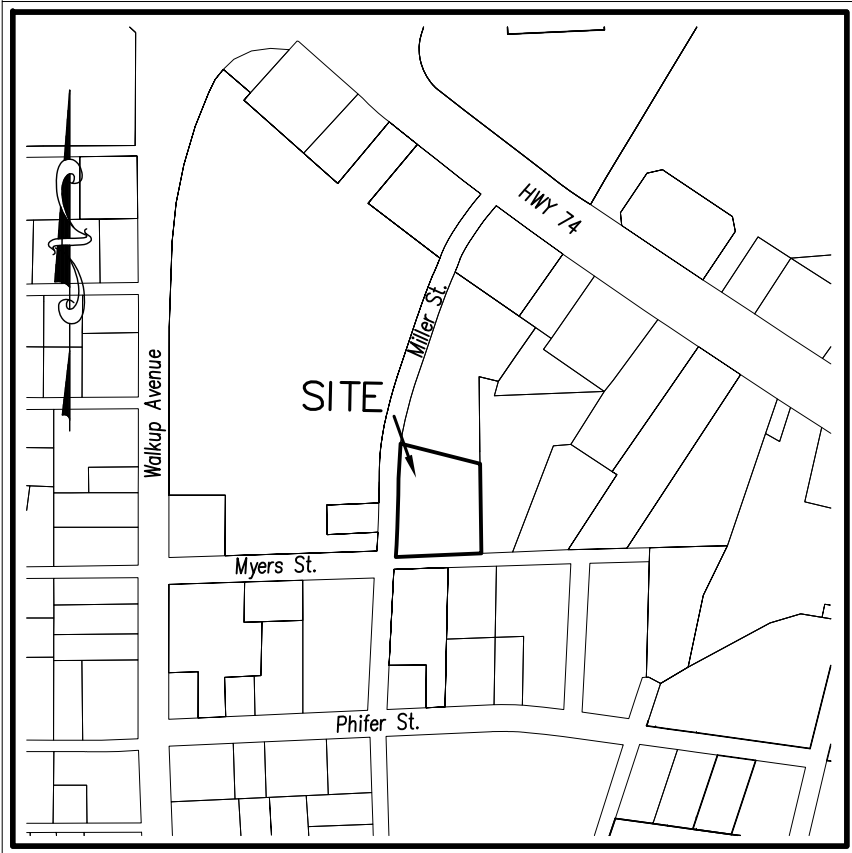
Existing: GB
(General Business)

Owner: Donald and Betty Wilburn

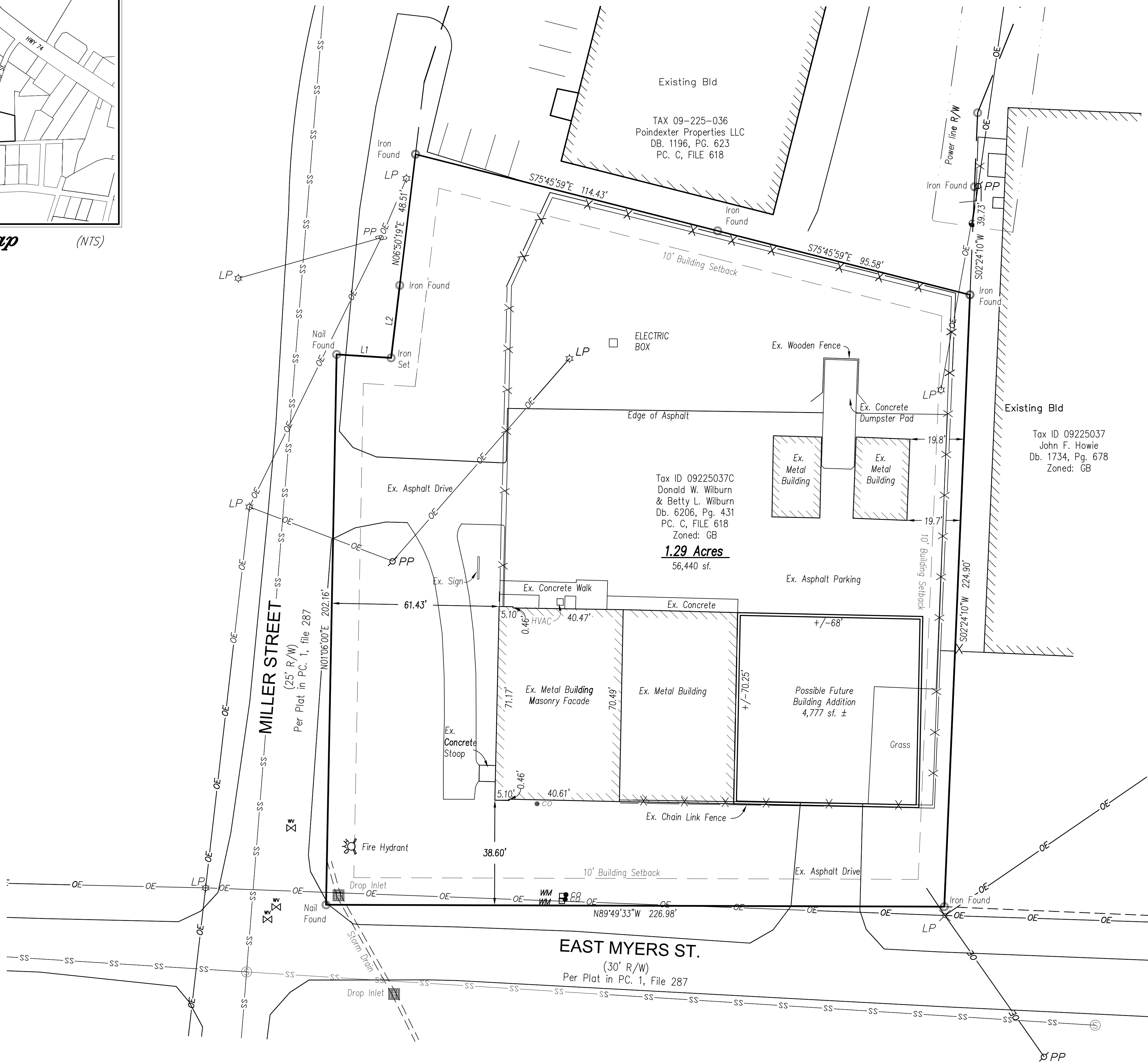
Acres: 1.29



0 70 140
Feet



Vicinity Map (NTS)



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.05	S86°24'55"E
L2	26.81	N06°48'02"E

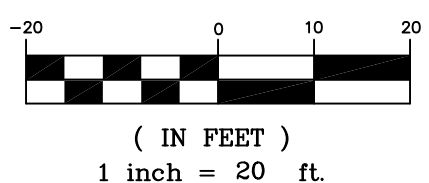
Legend	
Fence.....	- x - x - x - x - x - x -
Overhead electric..	— OE — SS — OE —
Sanitary sewer.....	— SS —
Power pole.....	⊙ PP
Light pole.....	⊙ LP
San. swr. manhole	⊙
Drop inlet.....	⊙
Water valve.....	⊙
Fire hydrant.....	⊙ FH

- 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) All elevation, packets, 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.
 - 4) Only uses permitted within the GB (General Business) Zoning District and Automotive Collision Repair shall be permitted as part of Conditional District "Big Brothers Collision".
 - 5) Landscaping is to be kept in a thriving condition at all times.
 - 6) All signage shall adhere to the GB (General Business) zoning district requirements.
 - 7) Privacy slats uniform in color and length shall be installed and maintained on the existing chain link fence. Landscaping may also be installed to provide additional screening of the site.
 - 8) Parking and/or storage of vehicles and/or parts shall be on the asphalt area only. Any driveway, vehicle accommodation or circulation expansions must be paved with asphalt and will require permitting.
 - 9) Materials for potential future expansion as shown on the site plan shall be consistent with the existing building materials.

Site Notes:
1) Applicant: Big Brothers Collision Center, LLC
134 Pedro Street
Monroe, NC 28110
Phone: 704-776-4341
2) Site Acreage: 1.29 Acres
3) Parcel Number: 09-225-037C
4) Current Zoning: GB-General Business

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

Petitioner Signature _____ Date _____



\\LAWRENCE-2019\\Lawrence Projects\\3725-3693\\Wilburn-Wilburn-Conditional Dist 10.09.2020.dwg 10/9/2020 12:08:14 PM EDT

Big Brothers Collision Center, LLC

Attn: Ulysses Martinez
134 Pedro Street
Monroe, NC 28110
Phone: 704-776-4341
bigbrotherscollision@hotmail.com

LAWRENCE ASSOCIATES

106 W. Jefferson St.
Monroe, NC 28110
P 704-283-9035
F 704-283-9035
www.lawrenceassociates.com
Firm License Number: C-2856



Big Brothers Collision Conditional District		DESIGNED BY	CHECKED BY	DATE	JOB NUMBER
		ODL	JLH	03/04/2020	3725-3693
		SCALE	1" = 20'		

CU - 2.0

Future Land Use Map

CD "Big Brother Collision"

Legend

— Centerlines

▭ Parcels

Future Land Use Character Area

▭ Community Corridor

**Existing: GB
(General Business)**

**Owner: Donald and
Betty Wilburn**

Acres: 1.29



0 80 160
Feet

Future Land Use Description

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. Priority uses include commercial uses.

The proposed project is consistent with the Future Land Use Plan. Staff believes this use is a reasonable use and in the public interest.

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “BIG BROTHERS COLLISION”
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 “*BIG BROTHERS COLLISION*” further described below property is consistent with the adopted Land Development Plan because commercial is listed as a priority use and the proposed use of a collision repair business is commercial. The proposed development is a reasonable use and in the public interest because the proposed use is surrounded by other warehouse nonresidential uses.

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): 09-225-037C.

Adopted this 12th day of November, 2020

Mary Ann Rasberry, Planning Board Vice-Chair

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “BIG BROTHERS COLLISION”
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 “*BIG BROTHERS COLLISION*” further described below property is consistent with the adopted Land Development Plan because commercial is listed as a priority use and the proposed use of a collision repair business is commercial. However, the proposed development is not a reasonable use and is not in the public interest because the proposed use has the potential to have a negative impact on surrounding uses due to the nature of a collision repair shop with loud equipment and outdoor storage. 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 the adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-225-037C.

Adopted this 12th day of November, 2020

Mary Ann Rasberry, Planning Board Vice-Chair

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 1402 Miller Street (Tax Parcel 09-225-037C) from General Business (GB) to Conditional District (CD) “EC Customs”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 1st day of December, 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) “Big Brothers Collision”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 1st day of December, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board

DATE: November 12, 2020

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Map Amendment for the property located at 502 Miller Street further identified as tax parcel 09-228-248A

SUMMARY STATEMENT

Planning Board is requested to consider a zoning map amendment for the property located at 502 Miller Street further identified as tax parcel 09-228-248A from GI (General Industrial) to R-10 (Residential-High Density).

REVIEW

The City of Monroe has received a request from Jesus Lopez to rezone the subject property from GI (General Industrial) to R-10 (Residential-High Density). The property currently contains an existing single family home. The single-family home has not had active utilities since 2009 and has since lost its “grandfathered” status for single-family uses. As the property is currently zoned it can be utilized for uses allowed within the General Industrial district, such as an office, subject to site modifications. The current owner would like to continue to utilize this property for single-family so they have requested the rezoning for that reason.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Warehouse	GI (General Industrial)
East	Single Family Residential	GI (General Industrial)
South	Vacant/Residential	R-10 (Residential)
West	Warehouse	GI (General Industrial)

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this area is Traditional Development. The Traditional Development surrounds the downtown core and is anchored by the city's most historic neighborhoods. 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. Single family residential is a priority use in this designation.

The proposed project is consistent with the Future Land Use Plan. Staff believes this use is a reasonable use and in the public interest because of the existing single family uses within the vicinity and R-10 zoning to the south of this parcel.

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 rezoning.

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

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

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

- 1. Motion to recommend adoption of the Ordinance amending section 156.106- Zoning Map*

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

Motion to recommend denial of the text amendment

Attachments:

1. Ortho Map
2. Zoning Map
3. Future Land Use Map
4. Future Land Use Description
5. Approval Resolution
6. Denial Resolution
7. Ordinance 156.106

Ortho Map

Legend

- Centerlines
- Parcels

Existing: GI
(General Industrial)

Owner: Jesus Lopez

Acres: .29



0 50 100
Feet



Zoning Map

Legend

— Centerlines

▭ Parcels

Zoning Districts

Code

▭ R-10

▭ G-I

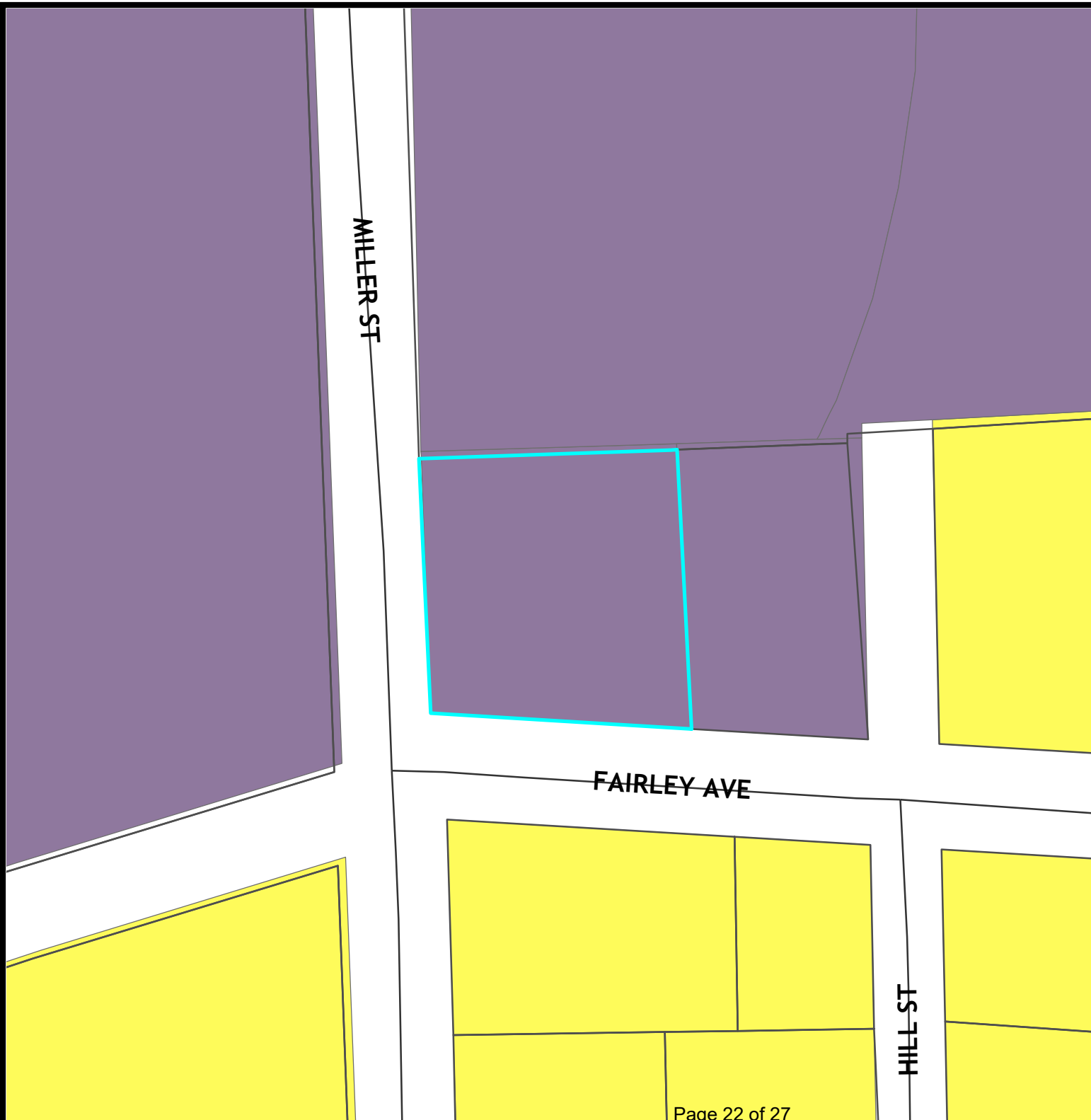
Existing: GI
(General Industrial)

Owner: Jesus Lopez

Acres: .29



0 50 100
Feet



Future Land Use Map

Legend

Centerlines

Parcels

FLUM

Future Land Use Character Area

Traditional Development

Existing: GI
(General Industrial)

Owner: Jesus Lopez

Acres: .29



0 50 100 Feet

MILLER ST

FAIRLEY AVE

HILL ST

Future Land Use Description

The Land Development Plan indicates this area is Traditional Development. The Traditional Development surrounds the downtown core and is anchored by the city's most historic neighborhoods. 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. Single family residential is a priority use in this designation.

The proposed project is consistent with the Future Land Use Plan. Staff believes this use is a reasonable use and in the public interest.

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

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the property located at 502 Miller Street further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Traditional Development. The proposed rezoning to R-10 is a single family zoning classification. Single family residential is a priority use in the Traditional Development character area. The proposed rezoning is a reasonable use and in the public interest because of the existing single family uses within the vicinity and the R-10 zoning to the south of this parcel.

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): 09-228-248A

Adopted this 12th day of November, 2020.

Mary Ann Rasberry, Planning Board Vice-Chair

Attest:

Maryann Brown, Secretary to Planning Board

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

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the property located at 502 Miller Street further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Traditional Development. The proposed rezoning to R-10 is a single family zoning classification. Single family residential is a priority use in the Traditional Development character area. However, the use is not reasonable or in the public interest because the existing development to the north is industrial and there could be a negative impact to a single family home near industrial uses. 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): 09-228-248A

Adopted this 12th day of November, 2020.

Mary Ann Rasberry, Planning Board Vice-Chair

Attest:

Maryann Brown, Secretary to Planning Board

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

Preamble

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

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

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

Rezone the property with tax parcel: 09-228-248A from GI (General Industrial) to R-10 (Residential-High Density).

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 1st day of December, 2020.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk