

PLANNING BOARD MEETING

Wednesday, December 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 November 12, 2020**
- Item 3. Zoning Map and Text Amendment request by ETC Partnership for property located at 806 Circle Drive from Conditional District “ETC Crematorium Amendment I” to Conditional District “ETC Crematorium Amendment II” (Tax ID #09-195-010-B)**
- Item 4. Zoning Text and Map Amendment request for property located along Secrest Short Cut Road from Residential (R-40) to Conditional District “Secrest Meadows” and further identified with Parcel IDs #09-256-001, 09-256-001L, 09-256-001J and 09-256-001D**
- Item 5. Other**
- Item 6. Next Meeting: January 6, 2021**
- 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

November 12, 2020 @ 6:00 PM

City Hall – Conference Room

300 W. Crowell Street, Monroe, NC

To Sheri Laney on November 13, 2020

Scheduled for adoption at the December 2020 meeting

Item 1. Call to Order/Roll Call

Vice Chair Mary Ann Rasberry called the November 12, 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, John Harris, Richard Yercheck, John Ashcraft, Renee Hartis, Richard Ali and Jennifer Smith (alternate)

Members Absent: Russ Asti, Edith Covington and Vickie Greene

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

Guests: Clint Lawrence; Arturo U. Martinez; Francisco Aguilar; Jesus O. Lopez

Item 2. Approval of Minutes of Meeting

Motion: Richard Yercheck made a motion to approve the minutes of the October 7, 2020 meeting.

Second: John Ashcraft

Action: The motion to approve the minutes passed unanimously.

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)

John Ashcraft asked the Vice Chair to be recused from this request.

Doug Britt, Senior Planner, introduced this item and said this is a rezoning request for property located at 1402 Miller Street. He said the applicant has requested to rezone the property from General Business (GB) to Conditional District “Big Brothers Collision” in order to allow an automotive collision repair shop on the property. He said the property is located on the corner of Miller Street and Myers Street. He said the driveway access comes in off of Miller Street.

Doug presented a zoning map of the area and site plan of the property which shows the existing building. He said the property to the north, west, east and south is zoned General Business (GB). He said there is already a fence around the site. He said there is paved parking along the front and there is a future expansion area in the back. He said they are not anticipating any other improvements to the site at this time.

Doug said the property is within the Community Corridor which talks about allowing commercial uses. He

said the project is consistent with the Land Use plan.

Doug said staff does recommend approval of the project and he would be happy to answer any questions if you have any at this time.

Vice Chair asked if there were any questions for Doug.

Richard Yercheck asked Doug if there were any conditions or recommendations that you would add to this project. Doug said no but one thing that was added to the site plan is that the property is surrounded by a fence, and we did stipulate that slats be added to the fence. He said the applicant has agreed to this and it is already indicated on the site plan. He said we did not require additional landscaping because there are utility lines everywhere.

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

Vice Chair asked if the applicant would like to speak. Mr. Martinez came forward and introduced his partner, Francisco. He said they have been through the building and it looks pretty good. He said it has all the space that they need. He said to his understanding a letter was sent out to all the neighbors about this request. He said this is pretty much a commercial area. He said they would like to get the rezoning so that they can keep their business there. He said they have been in business 11 years leasing this body shop. He said if there are any questions, he would be happy to answer them.

Vice Chair said one of the questions that usually comes up with this kind of business is will there be vehicles or parts of vehicles parked outside. Mr. Martinez said they don't do any junk cars. He said they are not like a mechanical shop where someone leaves their car. He said a car would come in, gets fixed, then it is picked up.

Vice Chair asked if anyone is here to speak against this proposal. There was no one.

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: Richard Ali
Action: The motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance passed unanimously (with the exception of John Ashcraft, who did not participate in the deliberations or vote since he recused himself).

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: Richard Ali
Action: The motion to recommend adoption passed unanimously (with the exception of John Ashcraft, who did not participate in the deliberations or vote since he recused himself).

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)

Doug Britt, Senior Planner, introduced this item and said this is a general rezoning. He said the applicant just wants to rezone from one district to another district. He said the property is currently zoned General Industrial (GI) and the applicant is requesting to rezone to Residential (R-10) at 502 Miller Street. He said the property is located at the corner of Miller Street and Fairley Avenue. He said the property is currently a single-family home and has not had active utilities since 2009. He said it has since lost its “grandfathered” status for single-family uses. He said as the property currently sits, it can only be utilized for industrial purposes such as office, which would be subject to slight modification such as paved driveway and paved parking. He said the current owner would like to rezone the property back to residential to be used for residential purposes.

Doug explained that there are houses on Highway 74 and they are likely zoned General Business (GB). He said as long as somebody lives in the house, maintains utilities and does not let utilities go dormant for more than 180 straight days, they can continue to live in that property forever. He said people may say that the City tries to run people out, but it does not. He said if somebody comes in and says there is a house that is grandfathered and nonconforming and they want to live in the house but it has been vacated more than 180 days with utilities terminated, we tell them they cannot use it for residential purposes. He said in this request, there is an existing house on a small lot. He said if they wanted to use it for purposes that it is zoned for, they can use it for an office or industrial manufacturing (it is zoned GI) which would require a paved parking lot, landscaping and a buffer. He said all commercial uses are required to have a buffer around adjacent residential uses.

Doug said the applicant is requesting to rezone the property back to Residential (R-10). He said R-10 is Residential High Density and it is our smallest zoning district at 10,000 square foot lots. He said this area is in the Traditional Development area which is basically small lots.

Doug said staff recommends approval of this request since the lot is so small and there is already a house on the property.

John Harris asked Doug about the status of the nearby Buggy Factory building. Doug said the Buggy Factory is further down the street and is the same piece of property that has the water tower on it. He said the Buggy Factory is slowly happening and they should be submitting the application soon to convert the old mill to apartments. He said it has already been approved by Council.

John Ashcraft said to Doug that there appears to be another house with a car parked that is zoned General Industrial. Doug said the lot would be the status that the requested home has lost. Mr. Ashcraft asked what is the condition of the house that is requesting R-10 zoning. Doug said he did not know; he said he has never been in the house. He said the applicants can better answer this.

The applicant, Juan, said the house is not in livable condition. He said they will remodel the whole house. Vice Chair asked if the they will be living in the house. Juan said yes.

Richard Yercheck asked Doug if there were any conditions that should be applied to this request. Doug said with a general rezoning, you cannot add any conditions. He said the City has done very few general rezonings since he has been with the City. He said staff usually tells people that chances of getting a rezoning from R-20 to GB are few and far between. He said they are better doing a Conditional District to

be approved by Council so that they are able to see what you are going to do, see a site plan, etc. He said something like this request staff sees as something non-invasive.

John Ashcraft said in regards to them refurbishing the house and bringing it up to code, they could not get a certificate of occupancy until it meets City Code. Doug said correct, utilities have been off for so long that it will trigger certain inspections such as gas inspections, etc. He said Minimum Housing will not be triggered unless there is something on the outside of the house first.

Doug said it will be up to the applicant to pull all the proper permits. He said once they pull the permits, the inspectors can go into the house to see its condition.

Jennifer Smith asked for the age of the house. Doug said it is probably from the 1950s or 1960s.

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

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 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 156.106 – Official Zoning Map.

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

Item 5. **Next Meeting – December 2, 2020**

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: Richard Yercheck made a motion to adjourn the meeting.

Second: John Ashcraft

Action: The motion to adjourn passed unanimously.

The meeting was adjourned at 6:20 p.m.

Respectfully Submitted,

Mary Ann Rasberry, Vice Chair
Planning Board

Maryann Brown
Secretary to the Board



STAFF REPORT

TO: Planning Board Members

DATE: December 2, 2020

FROM: Lisa Stiwinter, Planning Director

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map and Text Amendment request for property located at 806 Circle Drive (Tax Parcel: 09-195-010-B)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment request by ETC Partnership for the property located at 806 Circle Drive from Conditional District (CD) “ETC Crematorium Amendment I” to Conditional District “ETC Crematorium Amendment II”.

REVIEW

The applicant is requesting a zoning map amendment from Conditional District “ETC Crematorium Amendment I” to Conditional District “ETC Crematorium Amendment II” in order to add a 1,900 square foot addition to the existing building and to be able to hold funeral and memorial services in conjunction with the current funeral planning/crematorium business located on the property.

The current conditional district was approved by City Council on May 5, 2015 which authorized the applicant to operate funeral planning/crematorium services on the property without visitations and funerals based on the limited parking. In August of 2016, the applicant received approval to allow visitation and viewings. The subject property is a total of 0.95 acres, but the applicant also owns the adjacent property that is .93 acres for a total of 1.88 acres. The site currently contains an existing 3,200 square foot building with a total of 60 paved parking spaces between the two parcels.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

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

REQUIREMENTS

Density & Dimensional Standards

The applicant is proposing an addition that will satisfy the 10-foot setback requirement.

Parking

The property has a paved parking area with 60 paved 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.

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. The petitioner mailed a letter to the property owners within 150 ft. of the property informing them of the request.
2. A rezoning notification sign 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 Conditional District (CD) "ETC Crematorium Amendment I" to Conditional District "ETC Crematorium Amendment II".

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- Future Land Use Map
- Attachment 5- Future Land Use Description
- Attachment 6-Resolution Approval
- Attachment 7-Resolution Denial
- Attachment 9 &10-Ordinances

Prepared: 11-17-20 DB



Ortho Map

Case #: 21-20000013

Legend

- Centerlines
- Parcels

**Existing: CD
ETC Crematorium
Amendment I**

**Owner: Holland Partnership,
LLC**

Acres: .95



0 70 140
Feet

Zoning Map

Case #: 21-20000013

Legend

— Centerlines

□ Parcels

Zoning Districts

Code

■ R-20

■ R-10

■ OT

■ CD

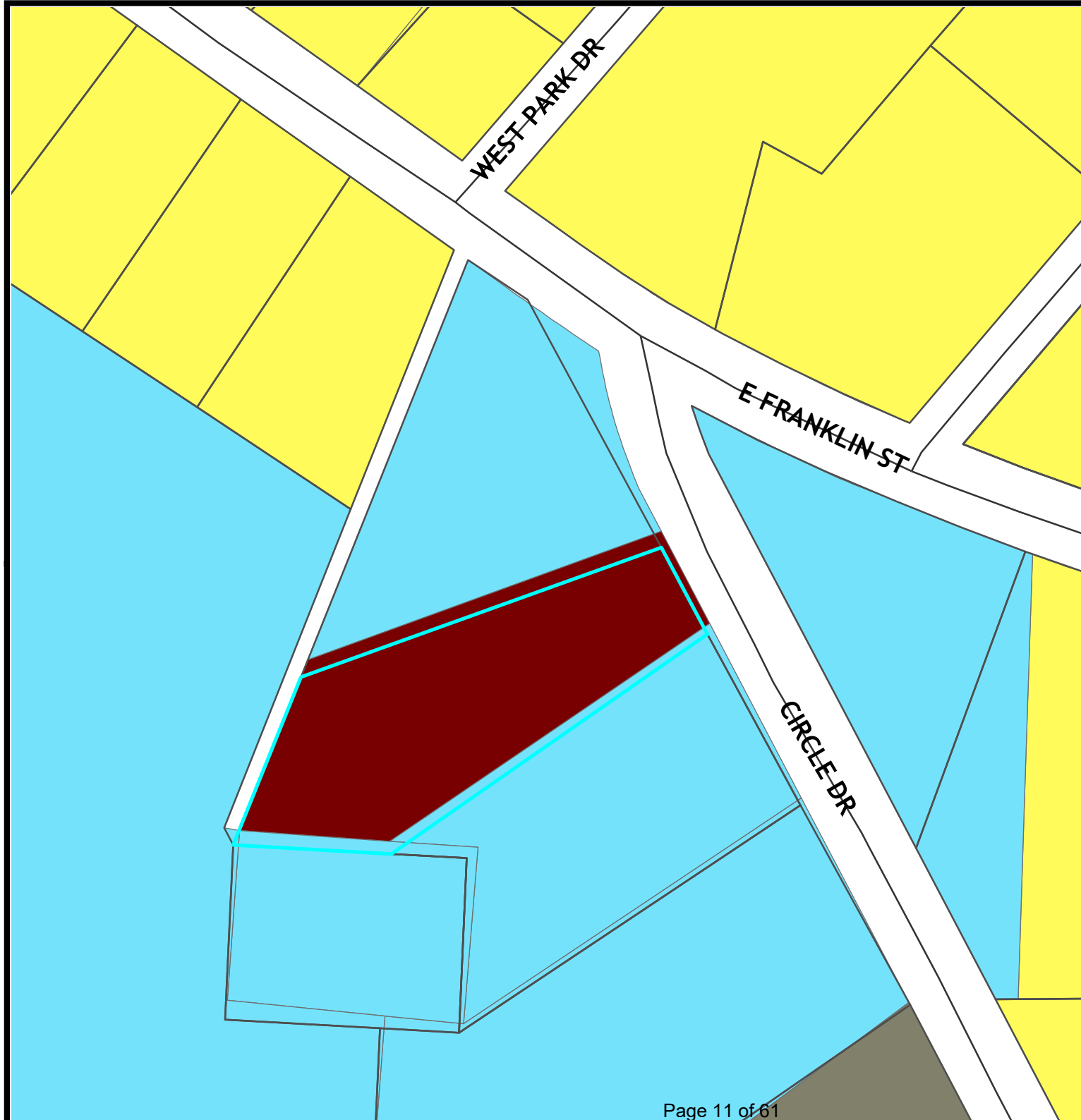
Existing: CD
ETC Crematorium
Amendment I

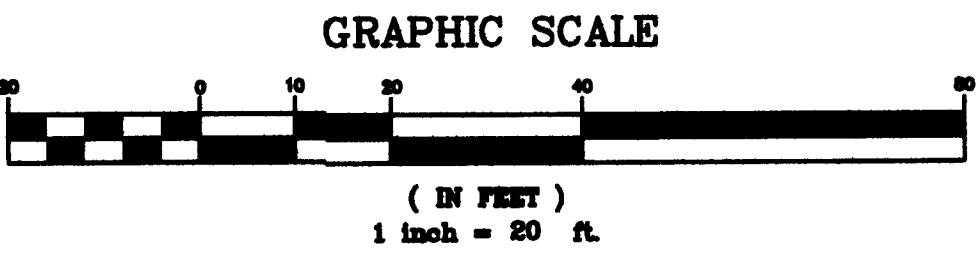
**Owner: Holland Partnership,
LLC**

Acres: .95

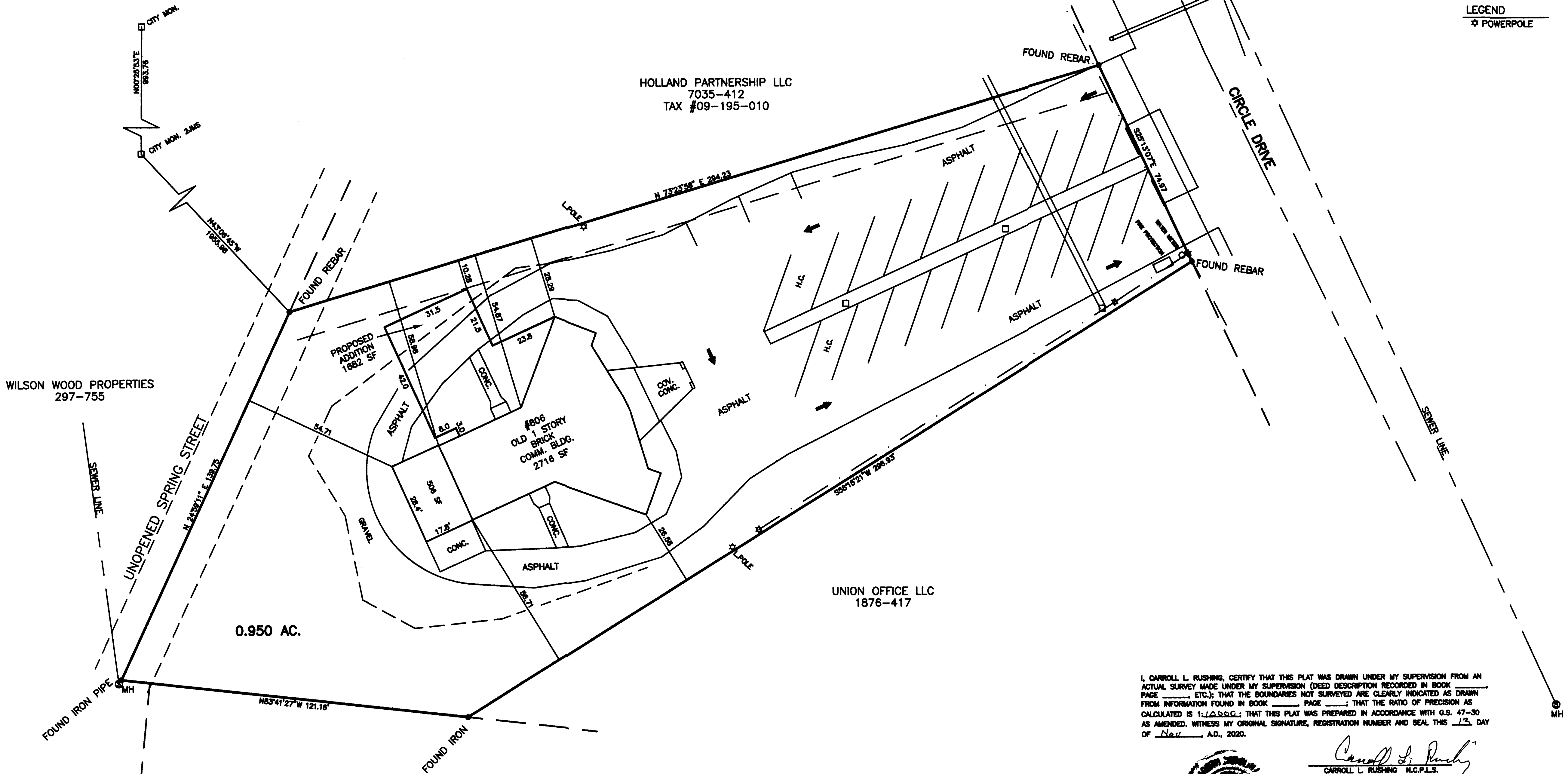


0 90 180
Feet





LEGEND
* POWERPOLE



I, CARROLL L. RUSHING, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK PAGE ____ ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK ____ PAGE ____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15 DAY OF Nov, A.D., 2020.

Carroll L. Rushing
CARROLL L. RUSHING N.C.P.L.S.
L-1513



- NOTES:
1. THE PROPERTY IS TO BE USED TO OPERATE A FULL SERVICE FUNERAL HOME AND CREMATORIUM (ENGAGING IN THE CARE OR DISPOSITION OF DEAD HUMAN BODIES OR IN THE PRACTICE OF DISINFECTING AND PREPARING BY EMBALMING OR OTHERWISE DEAD HUMAN BODIES FOR THE FUNERAL SERVICE, TRANSPORTATION, BURIAL OR CREMATION, OR IN THE PRACTICE OF FUNERAL DIRECTION OR EMBALMING, ENGAGING IN MAKING ARRANGEMENTS FOR FUNERAL SERVICE, SELLING FUNERAL SUPPLIES TO THE PUBLIC, MAKING FINANCIAL ARRANGEMENTS FOR THE RENDERING OF SUCH SERVICES OR THE SALE OF SUCH SUPPLIES, VISITATIONS, FUNERAL SERVICES, MEMORIAL SERVICES, CREMATION AND ALL USES ALLOWED IN THE OFFICE TRANSITIONAL DISTRICT.) THE PROPERTY WILL BE ALLOWED TO DO ALL OF THE ABOVE AND CREMATE, HOLD FUNERAL SERVICES, MEMORIAL SERVICES, CELEBRATION OF LIFE SERVICES, FUNERAL GATHERINGS, FUNERAL MASSES, VIEWINGS, VISITATIONS, AND ANY OTHER FUNERAL FUNCTIONS OF ANY KIND ON THE PROPERTY.
 2. SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE OFFICE TRANSITIONAL (OT) SIGN REGULATIONS AS PER THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE.
 3. ALL LANDSCAPING SHALL BE KEPT IN A THIRING CONDITION.
 4. 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 REQUIRED 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.
 5. TAX #09-195-0108
 6. BUILDING SF = 4398 SF
CREMATORIUM SF = 506 SF
 7. THERE ARE 18 PARKING SPACES ON TAX #09-195-0108 AND THERE ARE 48 PARKING SPACES AND 3 HANDICAP SPACES ON TAX #09-195-010

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

PETITIONER SIGNATURE

DATE

REVISED TO SHOW PROPOSED ADDITION AND AMEND NOTES

**Carroll L. Rushing
And
Company**

ASBUILTS - CONDITIONAL DISTRICT
ETC CEMATORIUM, AMENDMENT 1

THE PROPERTY OF
HOLLAND PARTNERSHIP LLC

CITY OF MONROE
MONROE TOWNSHIP UNION COUNTY, N.C.
SCALE: 1" = 20' DATE: OCT. 23, 2020
DEED REF: 7035-415

Carroll L. Rushing N.C.P.L.S. (704) 269-5747
103 South Hayne Street, Monroe, N.C. 28112
Dep. File: \data\proj\millard3 Coord. File: \survey\data\millard

Future Land Use Map

Case #: 21-20000013

Legend

— Centerlines

▭ Parcels

FLUM

▭ Traditional Development

**Existing: CD
ETC Crematorium
Amendment I**

**Owner: Holland Partnership,
LLC**

Acres: .95



0 90 180
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 “ETC CREMATORIUM AMENDMENT II”**

R-2021-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 “ETC CREMATORIUM AMENDMENT II” further described below property is consistent with the adopted Land Development Plan because this use is considered commercial which is listed as a priority use in this character area. The proposed development is a reasonable use and in the public interest because there is existing commercial uses located along Circle Drive.

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: 09-195-010-B.

Adopted this 2nd day of December, 2020

Mary Ann Rasberry, Planning Board Vice-Chairman

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “ETC CREMATORIUM AMENDMENT II”**

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 “ETC CREMATORIUM AMENDMENT II” further described below property is consistent with the adopted Land Development Plan because this use is considered commercial which is listed as a priority use in this character area. However, the proposed development is not a reasonable use and is not in the public interest because there could be an adverse impact to the surrounding area due to increased traffic volumes due to the business expanding their services. 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: 09-195-010-B.

Adopted this 2nd day of December, 2020

Mary Ann Rasberry, 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-2021-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 806 Circle Drive (Tax Parcel 09-195-010-B) from Conditional District “ETC Crematorium Amendment I” to Conditional District “ETC Crematorium Amendment II”.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 5th day of January, 2021.

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-2021-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) “ETC Crematorium Amendment II”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 5th day of January, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: December 2, 2020

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Text and Map Amendment request for Conditional District “Secrest Meadows” (Parcel ID #'s: 09-256-001, 09-256-001L, 09-256-001J, 09-256-001D)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning text and map amendment for the property located along Secrest Short Cut Road further identified with parcel ID numbers 09-256-001, 09-256-001L, 09-256-001J, 09-256-001D from R-40 (Residential Low Density) to Conditional District (CD) “Secrest Meadows”

REVIEW

The applicant, Eastwood Homes, is requesting a conditional district rezoning in order to develop 135 single family lots. The total area of the project is 63.08 acres, with 15.77 acres or 25% of that left as common open space. The density of this project is 2.14 units per acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Residential	R-40 (Residential Low Residential)
East	Residential	R-40 (Residential Low Residential)
South	Residential	CD “Hilton Meadows” and R-20SU (1 st phase of Hilton Meadows)
West	Residential	R-40 (Residential Low Residential)

Proposal

The applicant, Eastwood Homes, is requesting a conditional district rezoning in order to develop 135 single family lots with 15.77 acres or 25% of open space.

REQUIREMENTS

Density & Dimensional Standards

The density of the proposed project is 2.14 units per acre. The minimum lot size is 6,250 sqft. with a 7,095 sqft average lot size. The data below is simply to provide the board with information to compare the proposed density being to what is allowed by the zoning ordinance in other residential districts in Monroe.

Zoning District	Maximum Allowable Density
R-10	4 units per acre
R-20	2 units per acre
Hilton Meadows Subdivision	1.45 units per acre

The minimum setbacks proposed are as follows:

Front: 20 feet

Side: 5 feet

Corner Lot Side: 10 feet

Rear: 20 feet

Landscaping

Street trees will be provided at a rate of one (1) per fifty (50) linear feet and all houses will have at least two (2) yard trees. A 50-foot landscaped buffer is also being provided along Secrest Short Cut Road.

Open Space

The project is required to provide at least 12.5% open space which would equal 7.89 acres. The total area of open space provided is 15.77 acres or 25%. 8.04 acres or 13% of provided open space is located within the flood plain. The open space will include soft surface trails in addition to a combination of any of the following components: covered pavilion/shelter with benches, picnic tables, and/or playground equipment.

Elevations

The developer is proposing the homes will be a minimum of 1,700 heated square feet. The proposed exterior building materials will include fiber cement, stone, stucco, and/or brick. Vinyl and metal will only be used for trim work. At least 25% of the front elevation shall consist of brick or stone.

Parking

Each home will have a minimum of a two (2) car attached garage. All front load garages will have carriage style trim and/or hardware that mimics carriage style doors. Driveways will be able to accommodate at least two (2) vehicles.

Sidewalk

A five foot (5') wide sidewalk will be provided along both sides of the interior roads throughout the development. Eight foot (8') wide sidewalk will be provided along Waxhaw Highway.

Stormwater

The applicant will be required to provide stormwater management to treat the stormwater runoff for the project. The stormwater will be evaluated and reviewed, if the project is approved by City Council, at the building permit stage of the process.

Stream Buffer

All blue line streams on the site have been provided with a 50' buffer on both sides as required by the ordinances.

Schools

The following is the information provided by Don Ogram with the school system:

“Secrest Meadows will be within the following school attendance areas for the 2020-2021 school year:

Porter Ridge Elementary	Currently at 77% rated capacity
Piedmont Middle	Currently at 102% rated capacity
Piedmont High	Currently at 81% rated capacity
*Capacity utilization assumes full return to in-person instruction	

PLEASE NOTE: Although the above schools are the current assignments for this area, the Union County Public Schools Board of Education has the obligation and reserves the right to modify assignments in order to optimize facility utilization and efficiency.

By our accounting, this development will bring the number of planned and not built housing units in the Porter Ridge ES area to approximately 1428.

This includes:

- Goose Creek Farm: 8 units
- Poplin Grove: 129 units
- Stratford: 207 units
- Stallings Brook: 140 units
- Woodlands Creek: 21 additional units
- Redwood: 119 units
- Simpson Farms: 194 units
- Stewarts Creek: 48 units
- Fowler Secrest Subdivision: 105 units
- Stewarts Crossing: 173 units
- Founders Point: 153 units

Also within the Piedmont cluster attendance area (for a total of approximately 1655 housing units) are:

- Victoria Estates: 14 units
- Sikes Mill Crossing: 8 units
- Ashe Meadows: 65 units
- Windsong: 27 units
- Williamston: 7 units
- Damon Hills: 12 units
- Kellystone: 5 additional units
- Bickett Ridge: 5 additional units
- The Oaks at Camden: 28 additional units
- Emerald Estates: 7 additional units
- Serena Hill: 14 units
- Kellerton Place: 228 units
- Olive Branch Subdivision: 186 units
- Ridge Rd MUD: 258 units

Per Board of Education policy, Piedmont MS is no longer accepting any further transfers due to high enrollment. Additional residential construction contributes to high enrollments, which in turn exacerbate problems such as:

- Additional mobile classrooms
- Inadequate capacity for food service and rest room facilities
- Rationing of access to the Media Center
- Insufficient parking and queuing space for parents to safely deliver or pick up their children
- Inadequate planning/meeting space for additional staff.”

Transportation

The development is proposed to be accessed by one entrance on Secrest Short Cut Road; a northbound left turn lane and southbound right turn lane will be added to Secrest Short Cut Road to access this development. There is also a proposed connection to the Hilton Meadows subdivision at an existing right-of-way stub out.

LAND DEVELOPMENT PLAN CONSISTENCY

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

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

PUBLIC NOTIFICATION

The applicant held a virtual neighborhood meeting on September 16, 2020. Both the video conference and dial-in phone conference options were available to participants. Approximately 17 individuals attended this meeting. A summary of the meeting is attached as well.

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

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

RECOMMENDATION

Staff recommends approval of Conditional District “Secrest Meadows”.

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. Building Elevations
5. Future Land Use Map
6. Future Land Use Description
7. Summary of Neighborhood Mtg.
8. Approval Resolution
9. Denial Resolution
10. Ordinance 156.106
11. Ordinance 156.98

Ortho Map

CD "Secrest Meadows"

Legend

-  Centerlines
-  Parcels
-  City Limits

Existing: R-40
(Residential- Low Density)

**Owners: Rodney and
Melinda Secrest, Byran and
Wendy Secrest, Patrick and
Gayle Secrest**

Acres: 63.08



0 330 660
 Feet

Zoning Map

CD "Secret Meadows"

Legend

Centerlines

Parcels

City Limits

Zoning Districts

Code

R-40

R-20

R-20SU

CD

Existing: R-40
(Residential- Low Density)

**Owners: Rodney and
Melinda Secret, Byran and
Wendy Secret, Patrick and
Gayle Secret**

Acres: 63.08



0 330 660
Feet



INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 OF 5	CONDITIONAL REZONING PLAN - COVER SHEET	07/01/2020	10/28/2020
2 OF 5	CONDITIONAL REZONING PLAN - SITE PLAN	07/01/2020	10/28/2020
3 OF 5	CONDITIONAL REZONING PLAN - SITE DETAILS	07/01/2020	10/28/2020
4 OF 5	CONDITIONAL REZONING PLAN - TREE PLAN	07/01/2020	10/28/2020
5 OF 5	CONDITIONAL REZONING PLAN - CONCEPTUAL PRODUCT ELEVATIONS	07/01/2020	10/28/2020

ENGINEERING FIRM: ESP ASSOCIATES, INC.
ADDRESS: 3476 LAKEMONT BLVD.
 FORT MILL, SC 29708
 (803) 835-0906
PHONE:
CONTACT: MATT HANDLE
EMAIL: MMHANDLE@ESPASSOCIATES.COM

DEVELOPER: EASTWOOD HOMES
ADDRESS: 2857 WESTPORT ROAD
 CHARLOTTE, NC 28208

REVIEW AGENCY: CITY OF MONROE PLANNING DEPARTMENT
ADDRESS: 300 W CROWELL STREET
 MONROE, NC 28112
 (704) 282-4500

[illegible]

Page 26 of 61

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

Petitioner's Signature

Date

GRAPHIC SCALE

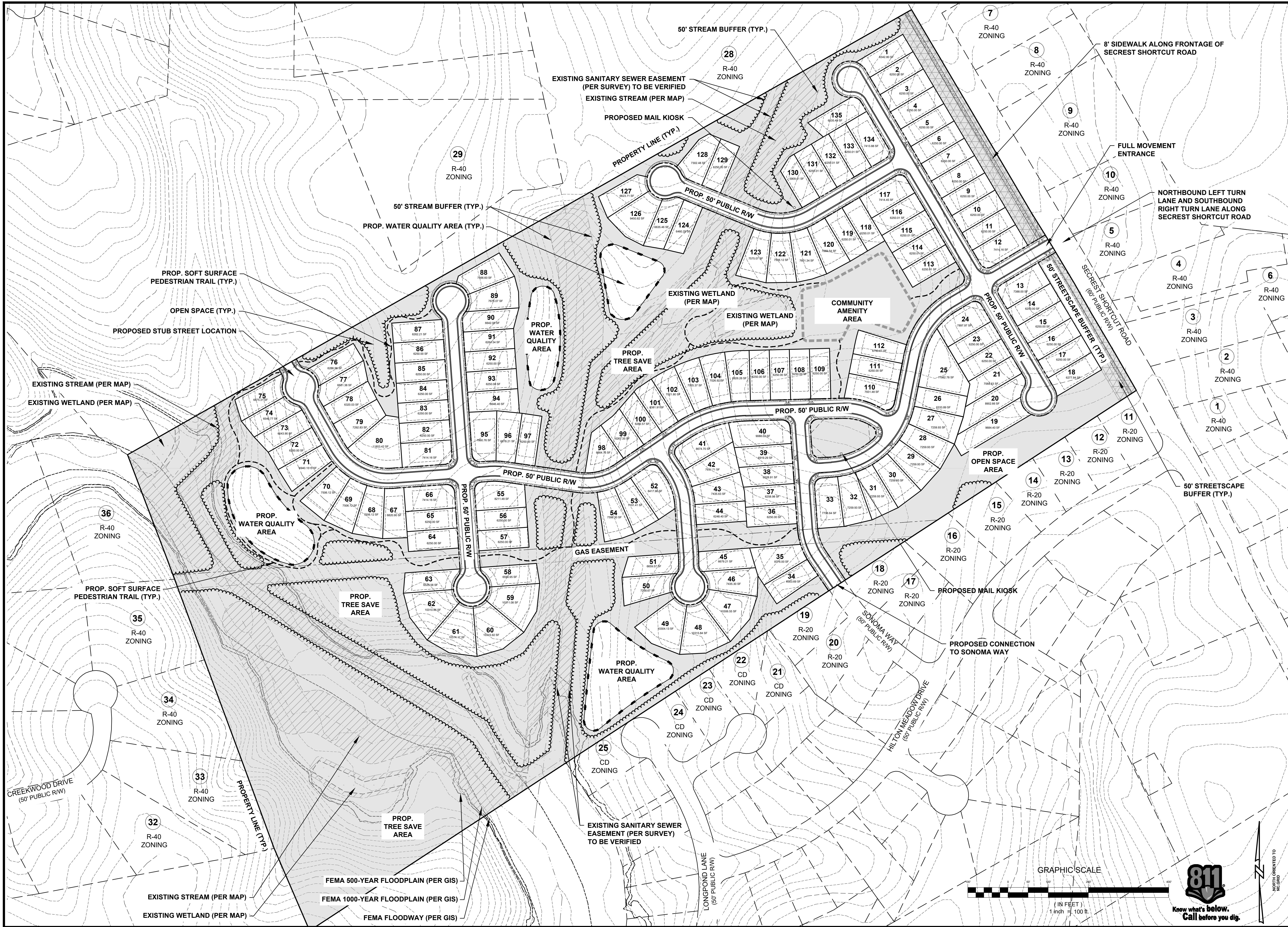


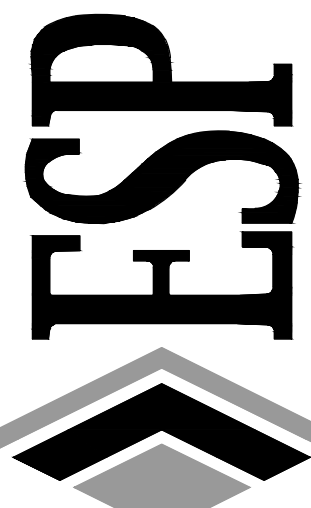
(IN FEET)
1 inch = 200 ft.



**Know what's below.
Call before you dig.**

U:\2020 Projects (JN43 - Roundabout Church Road Site (Eastwood Homes))\Submittal Working Drawings\2020-10-XX_4th Rezoning Submittal\DWG\Sheet\JN43-SHEETS 2-5.dwg, 2 OF 5, swbsh





ESP Associates, Inc.
P.O. Box 7020
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-1949 (NC)
803-502-2440 (SC)
www.espaceassociates.com

NO.	DATE	REVISION	BY	SW	LH	SW
1	06/11/2020	REVISIONS PER STAFF COMMENTS				
2	10/07/2020	REVISIONS PER STAFF COMMENTS				
3	10/28/2020	REVISIONS PER STAFF COMMENTS				

CONDITIONAL DISTRICT REZONING PLAN -
SITE PLAN (2 OF 5)

SECRET MEADOWS

EASTWOOD HOMES

CITY OF MONROE, NC

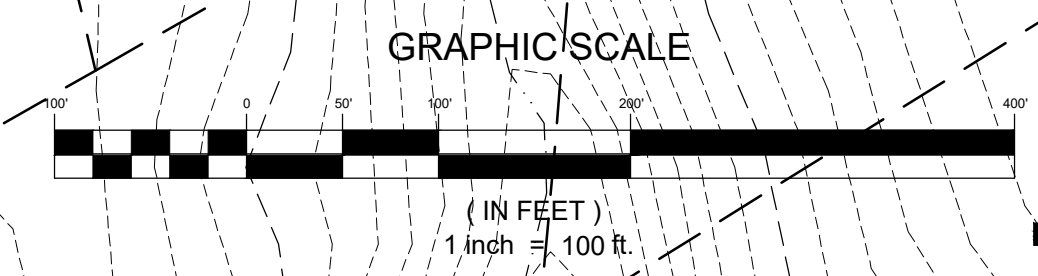
PROJECT INFORMATION

PROJECT MANAGER:	MM
DESIGNED BY:	MW
DRAWN BY:	MW
PROJECT NUMBER:	JN43.100
ORIGINAL DATE:	7/1/2020

SHEET:
2 OF 5



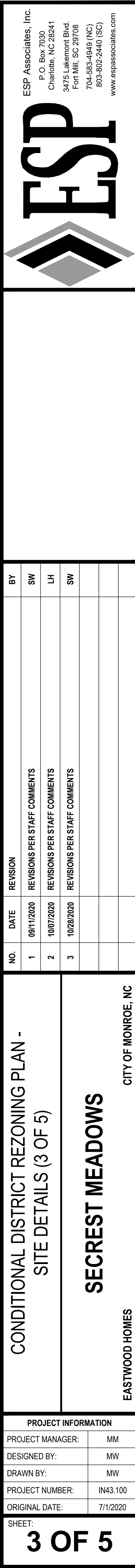
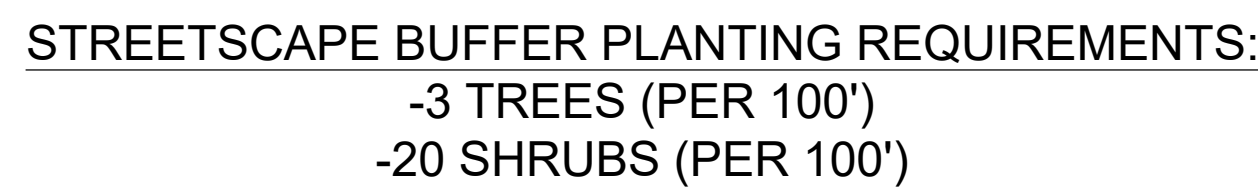
NORTH ORIENTED TO
N.C. GRID



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



811
Know what's below.
Call before you dig.



U:\2020 Projects \IN43 - Roundle Church Road Site (Eastwood Homes)\S\Initial Working Drawings\2020-10-XX_4th Rezoning\Submitted\DWG\Sheets\IN43-SHEETS 2-S.dwg, 4 OF 5, white

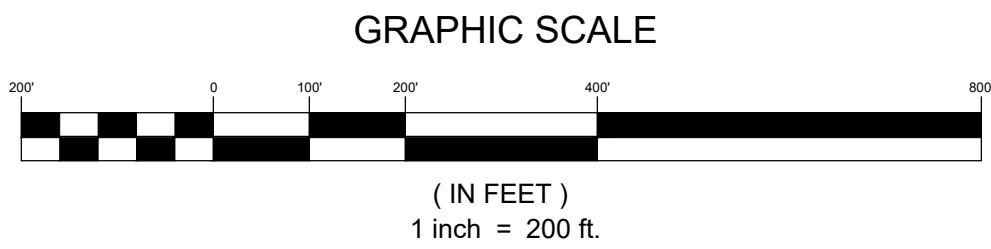
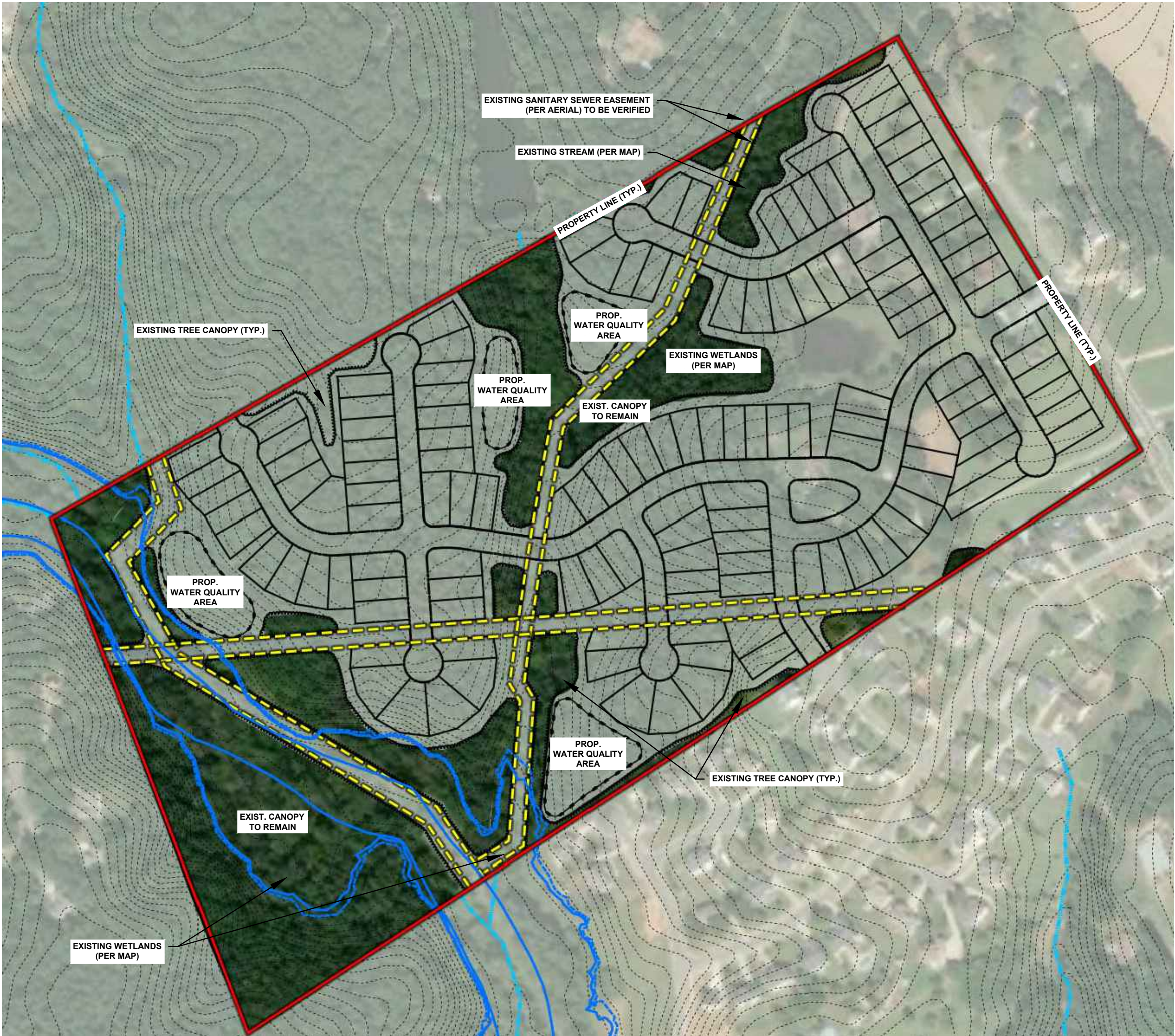


EXISTING TREE CANOPY



CANOPY TO REMAIN

NOTE: TREE ZONES ILLUSTRATED ON THIS EXHIBIT MAY BE ADJUSTED TO ACCOMMODATE TRANSITIONAL GRADING AND UTILITY EASEMENTS AS NEEDED DURING THE FINAL CD DESIGN AND SITE CONSTRUCTION PHASE.



CONDITIONAL DISTRICT REZONING PLAN -
TREE PLAN (4 OF 5)

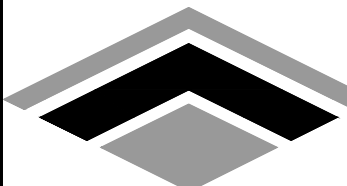
NO.	DATE	REVISION	REVISIONS PER STAFF COMMENTS
1	09/11/2020		REVISIONS PER STAFF COMMENTS
2	10/07/2020		REVISIONS PER STAFF COMMENTS
3	10/28/2020		REVISIONS PER STAFF COMMENTS

BY	SW	LH	SW

SECRET MEADOWS

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	MW
DRAWN BY:	MW
PROJECT NUMBER:	IN43.100
ORIGINAL DATE:	7/1/2020

SHEET:
4 OF 5



ESP Associates, Inc.
P.O. Box 27020
Charlotte, NC 28241
3475 Lakemont Blvd.
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704-583-1949 (NC)
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www.espassociates.com

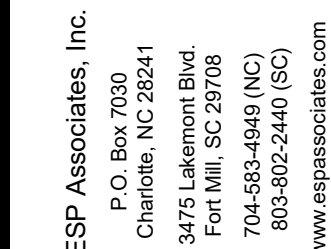
EASTWOOD HOMES CITY OF MONROE, NC



PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	MW
DRAWN BY:	MW
PROJECT NUMBER:	IN43.100
ORIGINAL DATE:	7/1/2020

EASTWOOD HOMES

NO.	DATE	REVISION	BY
1	09/11/2020	REVISIONS PER STAFF COMMENTS	SW
2	10/07/2020	REVISIONS PER STAFF COMMENTS	LH
3	10/28/2020	REVISIONS PER STAFF COMMENTS	SW



Future Land Use Map CD "Secret Meadows"

Legend

— Centerlines

▭ Parcels

▬ City Limits

Future Land Use Map Character Area

▭ Rural

▭ Suburban

Existing: Suburban

**Owners: Rodney and
Melinda Secret, Byran and
Wendy Secret, Patrick and
Gayle Secret**

Acres: 63.08



0 330 660
Feet



Future Land Use Plan

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

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

SECRET MEADOWS CONDITIONAL DISTRICT
COMMUNITY MEETING SUMMARY
SEPTEMBER 16, 2020
6:00 pm – 7:00 pm

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on **Exhibit A-1** attached. A copy of the written notice **Exhibit A-2** attached was sent via U.S. Mail.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting for Secrest Meadows was held on Wednesday, September 16, 2020 from 6:00 p.m. to 7:00 p.m. digitally through a Microsoft Teams video conference. Both video conference and dial-in phone conference options were available for participants.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the attached attendance sheets **Exhibit B.**

INTRODUCTION & SUMMARY OF PROJECT:

Items presented at the Neighborhood Meeting included a PowerPoint presentation (**Exhibit C.**)

DISCUSSION POINTS & QUESTIONS RAISED BY MEETING PARTICIPANTS:

- This evening's Community Meeting is being held in order to update neighbors about the project and timing of next steps.
- Eastwood Homes has filed a rezoning application with the City of Monroe to rezone the property from R-40 to a Conditional District that would allow for the development of a single-family residential community. The project would include up to 139 homes. The proposed density for the site is about 2.2 Dwelling Units/Acre.
- The initial rezoning application was filed with the City on July 1st, 2020. City staff has reviewed the application and plans. Initial comments were returned to the applicant on July 22nd, 2020. Revised plans addressing staff TRC comments were resubmitted by September 11th, 2020.
- The current schedule for the project is as follows:
 - Planning Board Meeting – October TBD
 - City Council Meeting – November TBD
 - It was discussed that the dates are tentative based on the current staff review of plans and that updated meeting information would be posted on the City website.
- Some residents had questions regarding the purpose of rezoning the development from R-40 to RCD. Rezoning the area to RCD allows for smaller lot sizes and larger clusters of open space.
- Residents of the surrounding neighborhoods expressed concern over the new development having a higher density than the existing neighborhoods. This raised questions about what would occur in flood zones and forested areas. The large wooded area on the western portion of the site will be preserved and required stream buffers will also be implemented.
- Estimated starting price point for the homes would be in the \$250,000 to \$ 350,000 range and higher based on selected options.

- A couple residents asked about the connection to Sonoma Way and the buffer that would exist between the two neighborhoods. It was explained that the existing subdivision provided a stub street to the Secrest Meadows property and designed it to connect to future developments. The closest lots to these existing homes will be at least 20-30 ft away. Eastwood will attempt to keep as much natural screening as possible between the two neighborhoods with additional landscaping and screening provided as needed to meet code minimum requirements.
- Residents on Hilton Meadow Drive asked about the buffer that would exist between the six existing homes and the ten lots planned adjacent to their property. There will be 20 feet of open space between the two communities, and 40-50 feet between the structure and property line.
- A resident asked if there was a planned connection to Longpond Lane. At this time there is no planned connection to this road.
- A resident asked how this community would affect traffic, as the area seems as though it is at capacity. We are coordinating with NCDOT, but as of now, no Traffic Impact Analysis has been conducted.
- A resident asked if the new community would become a part of the existing community adjacent to it. Secrest Meadows will be its own community. Residents of the neighborhood will have their own HOA.

PIN# 09253042B
BUCK BRADLEY & ALETHA
3806 SECREST SHORTCUT RD
MONROE, NC 28110

PIN# 09253059A
HAYES TIMOTHY REID
3810 SECREST SHORTCUT RD
MONROE, NC 28110

PIN# 09253059B
O'NEILL TINA M & O'NEILL MICHAEL A
3814 SECREST SHORT CUT RD
MONROE, NC 281109250

PIN# 09253059C
GARCIA RIGOBERTO & GUZMAN IRENE
3824 SECREST SHORT CUT RD
MONROE, NC 28110

PIN# 09253059D
MURRAY KEVIN D & MURRAY MARTHA R
%MURRAY PROPERTIES
2006 WALKUP AVE STE A200
MONROE, NC 28110

PIN# 09253059E
GARCIA-ARAIZA RIGOBERTO
3824 SECREST SHORTCUT
MONROE, NC 28110

PIN# 09253060A
CARTON DARRELL B HEIRS
3920 SECREST SHORTCUT RD
MONROE, NC 28110

PIN# 9253085
STALVEY GWENDEL W JR
3912 SECREST SHORTCUT RD
MONROE, NC 28110

PIN# 9256001
SECREST GAYLE B & SECREST PATRICK A
3907 SECREST SHORT CUT RD
MONROE, NC 281109251

PIN# 09256001D
SECREST GAYLE B & SECREST PATRICK ALAN
3907 SECREST SHORT CUT RD
MONROE, NC 281109251

PIN# 09256001G
POLITOWICZ LEWIS H SR
3906 SECREST SHORT CUT RD
MONROE, NC 281109251

PIN# 09256001H
MURRAY KEVIN D & MURRAY MARTHA R
%MURRAY PROPERTIES
2006 WALKUP AVE STE A200
MONROE, NC 28110

PIN# 09256001J
SECREST MELINDA T & SECREST RODNEY
ALAN
3901 SECREST SHORT CUT RD
MONROE, NC 281109251

PIN# 09256001L
SECREST BRYAN PATRICK
3815 SECREST SHORTCUT RD
MONROE, NC 281109250

PIN# 9256170
HANCOCK MARY P & HANCOCK ELIZABETH
ANN
1500 HILTON MEADOW DR
MONROE, NC 28110

PIN# 9256171
ZURAWSKI DAVID
1506 HILTON MEADOW DR
MONROE, NC 28110

PIN# 9256172
RAGLAND MARK
1512 HILTON MEADOWS DR
MONROE, NC 281108702

PIN# 9256173
DRIVER MARY P
1518 HILTON MEADOWS DR
MONROE, NC 281108702

PIN# 9256174
VINES TONI & VINES BRETT
1524 HILTON MEADOWS DR
MONROE, NC 281108702

PIN# 9256176
COOPER KURT D TRUSTEE & COOPER
TRACY L TRUSTEE
3712 RAFTERSRIDGE DR
MIDLOTHIAN, VA 23113

PIN# 9256177
FOSTER DAMON C & FOSTER TARLA D
3802 SONOMA WAY
MONROE, NC 28110

PIN# 9256178
NICHOLSON KEVIN L & AMY G
3808 SONOMA WAY
MONROE, NC 28110

PIN# 9256179
RODDEN M ALLISON
3816 SONOMA WAY
MONROE, NC 28110

PIN# 9256180
REID SHARON ELAINE & REID WILLIAM
ANTHONY
3819 SONOMA WAY
MONROE, NC 28110

PIN# 9256181
BORNSTEIN KODY & BORNSTEIN NICOLE
3813 SONOMA WAY
MONROE, NC 28110

PIN# 9256200
BEAVERSON FREDERICK DANIEL &
BEAVERSON SAMANTHA PRESSLEY
1602 NAZARETH CT
MONROE, NC 28110

PIN# 9256201
AINO NC LLC
103 FOULK RD STE 900
WILMINGTON, DE 19803

PIN# 9256202
RADER JORDAM E & RADER RONALD A
1614 NAZARETH CT
MONROE, NC 28110

PIN# 9256203
DICKENS STEVEN ALEXANDER
1620 NAZARETH CT
MONROE, NC 281108938

PIN# 9256204
FELDMAN ROSS A & FELDMAN STEPHANIE H
3907 LONGPOND LN
MONROE, NC 28110

PIN# 9256205
MCKELVY DEANNA L & MCKELVY MICHAEL D
3901 LONGPOND LN
MONROE, NC 28110

PIN# 9256240
H & E LAND DEVELOPMENT LLC
4306 ROGERS RD
MONROE, NC 28110

PIN# 09295010B
TURCHIN VLADIMIR
4006 SECREST SHORTCUT RD
MONROE, NC 28110

PIN# 09295010C
CAMPBELL JESSE PAUL & CAMPBELL
YVONNE MARIE
2175 CHARLES COURT NORTHEAST
CORYDON, IN 47112

PIN# 9295011
ZEZECH EVELYN FRANKS & FRANKS JOHN G
4015 SECREST SHORTCUT RD
MONROE, NC 281109253

PIN# 09295011D
ZEZECH MICHAEL ALAN & ZEZECH STACEY
ANN
4109 SECREST SHORTCUT RD
MONROE, NC 28110

PIN# 9295032
DAVIS ROGER ARNOLD SR & DAVIS LINDA
KAYE
3214 MEADOWOOD DR
MONROE, NC 28110

PIN# 9298080
RUSHING ANN SECREST FAMILY LTD
PARTNERSHIP
2328A GRANVILLE PL
MONROE, NC 281108181

PIN# 9298143
EARL ARTHUR J & EARL IVA K
3112 CREEKWOOD DR
MONROE, NC 28110

PIN# 9298144
AUTEN MELINDA GAIL & BRADLEY JAMES
MICHAEL
3114 CREEKWOOD DR
MONROE, NC 28110

PIN# 9298145
WILLIAMS H HASKELL & WILLIAMS
LUCYNTHIA M
3116 CREEKWOOD DR
MONROE, NC 28110

PIN# 9298146
EARHART CHARLES D & EARHART VIOLA RUTH
3120 CREEKWOOD DR
MONROE, NC 281108912

PIN# 9298147
HERRIN SANDRA C & HERRIN TONY
EUGENE
3124 CREEKWOOD DR
MONROE, NC 28110

The Honorable Bobby Kilgore
Mayor of Monroe, NC
300 W Crowell St,
Monroe, NC 28112

The Honorable Marion Holloway
Mayor Pro Tem of Monroe, NC
300 W Crowell St,
Monroe, NC 28112

The Honorable Surluta Anthony
Councilwoman, Monroe, NC
300 W Crowell St,
Monroe, NC 28112

The Honorable Freddie Gordon
Councilman, Monroe, NC
300 W Crowell St,
Monroe, NC 28112

The Honorable Angelia James
Councilwoman, Monroe, NC
300 W Crowell St,
Monroe, NC 28112

The Honorable Lynn Keziah
Councilman, Monroe, NC
300 W Crowell St,
Monroe, NC 28112

The Honorable Franco McGee
Councilman, Monroe, NC
300 W Crowell St,
Monroe, NC 28112

The Honorable Russell Asti
Planning Board Chair, Monroe, NC
300 W Crowell St,
Monroe, NC 28112

The Honorable Mary Ann Rasberry
Planning Board Vice-Chair, Monroe, NC
2507 King Arthur Drive
Monroe, NC 28110

The Honorable John Ashcraft
Planning Board, Monroe, NC
P.O. Box 1813
Monroe, NC 28112

The Honorable Edith Covington
Planning Board, Monroe, NC
315 E. Green Street
Monroe, NC 28112

The Honorable Vickie G. Greene
Planning Board, Monroe, NC
510 Evergreen Pl.
Monroe, NC 28112

The Honorable John Harris
Planning Board, Monroe, NC
601 Winchester Avenue
Monroe, NC 28110

The Honorable Renee Hartis
Planning Board, Monroe, NC
1507 Buena Vista Road
Monroe, NC 28112

The Honorable Richard Yercheck
Planning Board, Monroe, NC
3004 Manchester Avenue
Monroe, NC 28111

Lisa Stiwinter
Director of Planning & Development
300 W Crowell St,
Monroe, NC 28112

Doug Britt
Senior Planner
300 W Crowell St,
Monroe, NC 28112

Keri Mendler
Planner
300 W Crowell St,
Monroe, NC 28112



2857 Westport Road
Charlotte, NC 28208

August 25, 2020

RE: **Community Meeting Invitation
Secrest Meadows Conditional District**

Dear Neighbor:

Eastwood Homes has filed a request with the City of Monroe seeking to rezone approximately 63 acres from R-40 to R(CD) - "Secrest Meadows Conditional District" in order to accommodate their plans to develop a master planned residential community.

Eastwood Homes is planning on holding a Virtual Community Meeting on September 16, 2020 for the purposes of discussing this rezoning proposal with nearby property owners. The City of Monroe and Union County Tax Assessor's office records indicate that you are an owner of property that adjoins, is located across the street, or is near the site (within 150' feet of the site's proposed boundary). The subject site is described by Union County Tax Parcels 09256001, 09256001D, 09256001J & 09256001L.

We invite you to attend this Community Meeting on **September 16, 2020 at 6 p.m.** to learn more about the proposed community:

Meeting Details:

September 16, 2020

6:00 p.m. – 7:00 p.m.

Microsoft Teams Virtual Meeting

Join Virtually

Enter <https://tinyurl.com/y647zxqj> in your browser and click "Continue on this browser" to join the meeting

Join by Telephone

Dial: 1 (843) 779-7114

Conference ID: 813 242 926#

Thank you in advance for your interest and participation. We look forward to meeting you and sharing more information about this community. Should you have any questions or need additional information, please do not hesitate to contact Dan Robertson with Eastwood Homes at drobertson@eastwoodhomes.com

Cordially,

Dan Robertson
Eastwood Homes

SECREST MEADOWS CM ATTENDANCE

<u>Meeting Participant:</u>	<u>Parcel Id:</u>	<u>Address:</u>
Mary Ann Handy	09253059G	3812 Avondale Ln
(Mary Ann Ruggiero)	09298275	2503 Field Master Dr
Ross Feldman	09256204	3907 Longpond Ln
Beth Myers	09298261	2721 Field Master Dr
Haskell Williams	09298145	3116 Creekwood Dr
Ruth Earheart	09298146	3120 Creekwood Dr
Sharon & William Reid	09256180	3819 Sonoma Way
Mark Ragland	09256172	1512 Hilton Meadows Dr
Tony Herrin	09298147	3124 Creekwood Dr
Duncan Elliot	09298260	2715 Field Master Dr
(704) 907-4146		
(704) 975-6635		
(704) 221-1989		
(704) 219-1744		
(704) 270-6395		
(704) 219-2142		
(704) 219-0020		

Secret Meadows



AGENDA



I. INTRODUCTION

II. EASTWOOD HOMES

III. PROJECT PROCESS

IV. SECREST MEADOWS CONDITIONAL DISTRICT



INTRODUCTION



INTRODUCTION



- Eastwood Homes
 - Dan Robertson

- ESP Associates – Land Planning / Rezoning / Civil Engineering
 - Matt Mandle
 - Skylar White
 - Micah Jeffcoat

ABOUT EASTWOOD HOMES



Driven by integrity and our core values.

- Founded by Joseph K. Stewart in 1977, Eastwood Homes is a privately held residential builder with consistent track record of industry success and financial health
- Corporate headquarters in Charlotte, NC, Eastwood Homes now serves communities throughout North Carolina, South Carolina, and Virginia
- We build homes of outstanding craftsmanship while delivering unparalleled customer service. Our mission is to ensure our customers, employees, and trade partners will recommend us with confidence, inspiring every homeowner to say that their home was "Built With Care."
- Eastwood Homes is proud to be both the builder of choice and employer of choice. Celebrating 40+ years of industry success and commitment to our homebuyers, Eastwood continues to ensure that each and every home is "Built with Care." It's more than just a slogan; it's what drives us every single day, and what makes a difference for our buyers.

CHARLOTTE AREA COMMUNITIES



CHARLOTTE AREA COMMUNITIES



CHARLOTTE AREA COMMUNITIES



PROCESS/PROJECT SCHEDULE

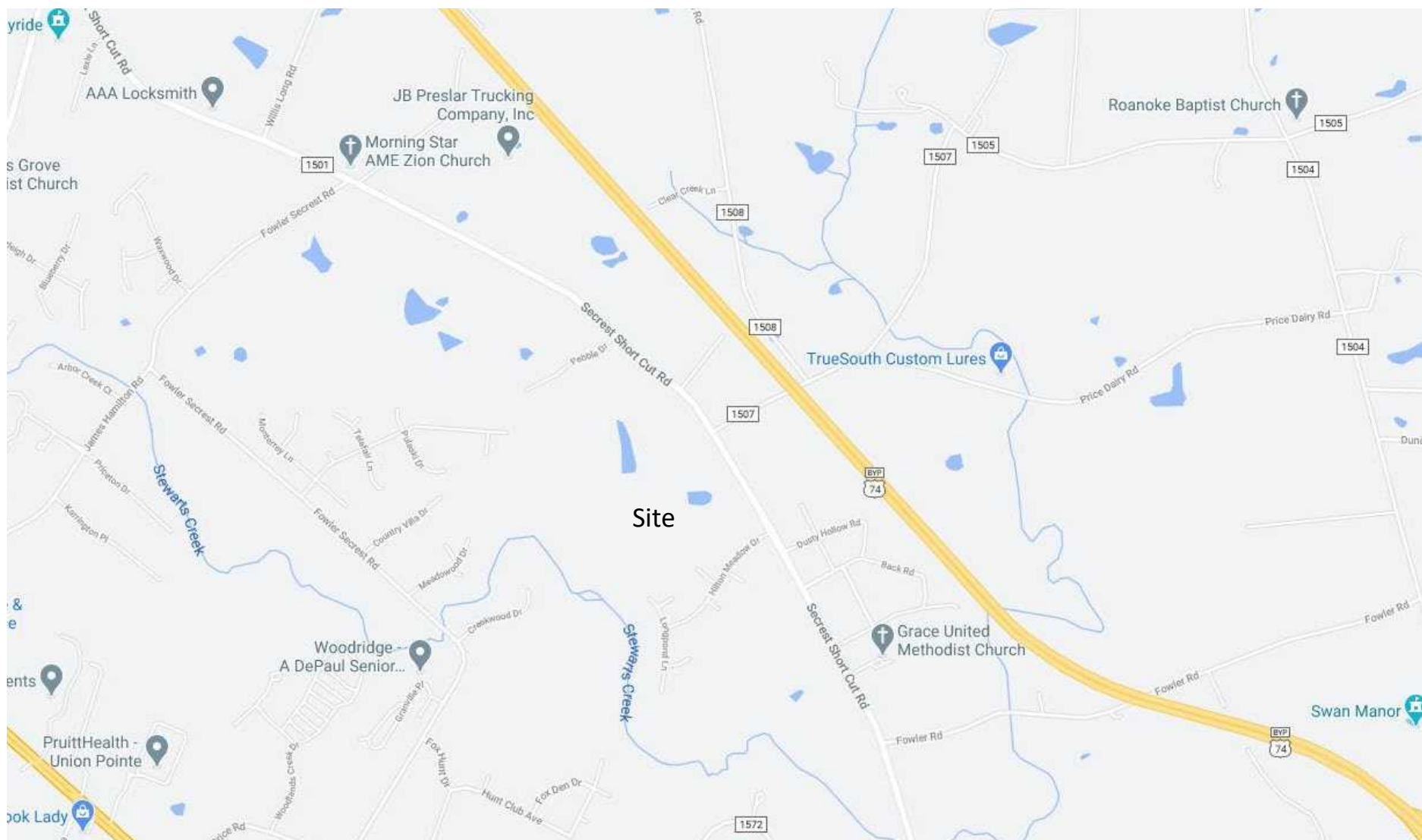


- July 1, 2020 Initial Rezoning Submittal
- September 11, 2020 Revised Conditional District Rezoning Submittal
- September 16, 2020 Required Neighborhood Meeting
- October TBD Planning Commission Meeting
(Tentative- Date/Time TBD)
- November TBD City Council Public Hearing
Rezoning Final Decision
(Tentative- Date/Time TBD)

Secrest Meadows Conditional District



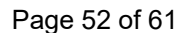
SITE CONTEXT



SITE AERIAL



- Site Acreage:
 - 63.08 Acres
- Existing Zoning:
 - R-40



CONDITIONAL ZONING BENEFITS



CERTAINTY ON
DEVELOPMENT



COMMUNITY
ENGAGEMENT



HIGHER LEVEL
DESIGN
STANDARDS

ILLUSTRATIVE PLAN

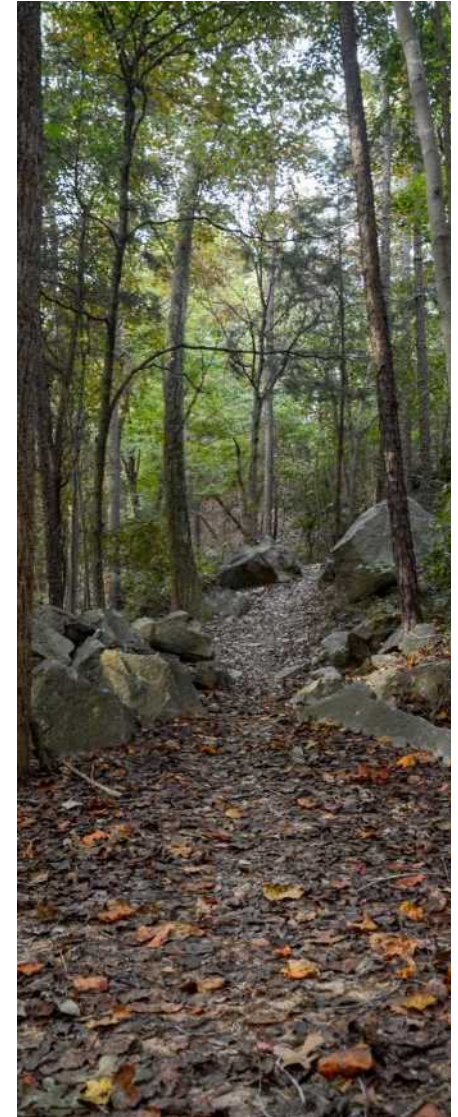


- Total Acres: 63.08
- Up to 139 Units
- 50'x125' Lots
- 2.20 DU/AC
- Open Space: +/- 7.89 Acres (12.5%) Min.
- Setbacks
 - Front: 20'
 - Side: 5'

CONCEPTUAL HOME IMAGES



AMENITY CONCEPTS



QUESTIONS?



- For additional questions and information please email:
 - mmandle@espassociates.com

**RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “SECREST COMMONS”
R-2021-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 “*SECREST COMMONS*” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the allowable residential density is 2-4 units per acre. This development is 2.14 units per acre, and therefore it is consistent. The proposed development is a reasonable use and in the public interest because the suburban character area recommends a mix of lots sizes which this development will supply for the area as the lots in this development range in size from 6,250 square feet to 11,853 square feet. Additionally, this development provides multi-modal connectivity between neighborhoods.

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): 09-256-001, 09-256-001L, 09-256-001J, 09-256-001D

Adopted this 2nd day of December, 2020.

Mary Ann Rasberry, Vice Chair

Attest:

Maryann Brown, Secretary to Planning Board

**RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT “SECREST COMMONS”
R-2021-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 “*SECREST COMMONS*” further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as Suburban. The suburban character area states the allowable residential density is 2-4 units per acre. This development is 2.14 units per acre therefore it is consistent. However, adding additional lots on an already congested corridor could have a negative impact on the surrounding area; therefore, the proposed project is not a reasonable use or in the public interest. Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for denial, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-256-001, 09-256-001L, 09-256-001J, 09-256-001D

Adopted this 2nd day of December, 2020.

Mary Ann Rasberry, 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-2021-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 properties located along Secrest Short Cut Road further identified with parcel ID numbers 09-256-001, 09-256-001L, 09-256-001J, 09-256-001D from R-40 (Residential Low Density) to Conditional District (CD) “Secrest Meadows”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 5th day of January, 2021.

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-2021-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) “Secrest Meadows”

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 5th day of January, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk