PLANNING BOARD MEETING

Wednesday, March 3, 2021
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 February 3, 2021**

Item 3. **Zoning Map and Text Amendment request for the property located at 2330 Concord Avenue and further identified as Tax Parcel ID #09-180-003-S from Conditional District (CD) "Union County Human Services Building" to Conditional District (CD) "Union County Human Services and Emergency Services Complex"**

Item 4. **Zoning Map and Text Amendment request for the property located along Olive Branch Road and further identified as Tax Parcel ID #s 09-143-014 and 09-143-015 from R-20 (Residential Low Density) to Conditional District (CD) "Olive Branch"**

Item 5. **Zoning Map and Text Amendment request for the properties located along N. Charlotte Avenue and further identified as Tax Parcel ID #09-264-023B from Conditional District (CD) "Dickerson Blvd. Residential" to Conditional District (CD) "Braemar Village"**

Item 6. **Zoning Map and Text Amendment request for the properties located at the intersection of the Monroe Expressway, Concord Highway and Ridge Road and further identified as Tax Parcel ID #s 09-213-008, 09-213-008-A, 09-213-008-C and 09-213-008-K from Conditional District (CD) "Union Commons" and R-40 to Conditional District (CD) "The Ridge at 601"**

Item 7. **Discussion and Recommendation of Chairman and Possibly Vice-Chairman Positions**

Item 8. **Joint Planning Board and City Council Meeting on March 31, 2021 @ 4:00 p.m.**

Item 9. **Other**

Item 10. **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
February 3, 2021 @ 6:00 PM
City Hall – Conference Room
300 W. Crowell Street, Monroe, NC

To Sheri Laney on February 4, 2021
Scheduled for adoption at the March 2021 meeting

Item 1. Call to Order/Roll Call

Vice Chair Mary Ann Rasberry called the February 3, 2021 meeting to order at 6:00 p.m. Doug Britt called the roll. Vice Chair noted that a quorum was present.

Members Present: Mary Ann Rasberry, Richard Yercheck, Jennifer Smith (alternate) and Patrick Furr (ETJ member)

Members Absent: Edith Covington, Richard Ali and Renee Hartis

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

Guests: Brandon Pridemore (R Joe Harris and Associates), Amy Massey (Kimley-Horn and Associates), Ocie Vest, Davis Wiggins, David Moore (Stratford Land – all on Zoom), Edward Gulka (resident)

Vice Chair introduced Patrick Furr, the new ETJ member on the Planning Board. Patrick Furr said he lives in Monroe now and is a native from Charlotte. He said he lived in Mint Hill before coming to Monroe ten (10) years ago. He said he has a lovely wife, four (4) kids and nine (9) grandkids. He said he lives right down the road in the National Historic District in the historic Heath House. He said he really likes Monroe's diversity and he is up for the challenge on this Board. He said he appreciates you letting him come on this Board. Vice Chair said to Mr. Furr that we are glad to have you and thank you for volunteering.

Item 2. Approval of Minutes of Meeting

Motion: Jennifer Smith made a motion to approve the minutes of the December 2, 2020 meeting.
Second: Richard Yercheck
Action: The motion to approve the minutes passed unanimously.

Item 3. Annexation of 340.514 acres located along Marion Lee Road, US Highway 601 and White Store Road and further identified with parcel ID numbers 09-125-132 and 09-128-001

Item 4. Zoning Map and Text Amendment request for properties located along Marion Lee Road, US Highway 601 and White Store Road from RA-40 (Union County Residential Low Density) to Conditional District (CD) "The Greenway at Lake Lee"

Doug Britt, Senior Planner, introduced this item and said he would be doing one (1) presentation for both the Annexation and Zoning Map and Text Amendment Request.

Doug said tonight's presentation is an Annexation and Zoning Map and Text Amendment request filed by Stratford Land for the properties located along US Highway 601, White Store Road and Marion Lee Road. He said the applicants are requesting an Annexation and Conditional District rezoning in order to develop an 820 lot, single-family residential subdivision that will consist of single-family attached and detached homes, as well as a commercial area that is identified for future development. He said the total area being annexed is 340.514 acres. He presented an aerial map of the property. He said the map shows the City Limits and the ETJ of Monroe. He said the bigger parcel is the ETJ and the smaller parcel to the south of Marion Lee Road is outside the ETJ. He said the developer has requested to annex both these properties into the City of Monroe.

Doug also presented a zoning map of the area. He said the property in the City of Monroe and in the ETJ is zoned R-20. He said the property to the south of Marion Lee Road is zoned RA-40 in Union County.

Vice Chair asked Doug if we are annexing the ETJ portion. Doug said yes.

Doug said the applicants are requesting a Conditional District rezoning in order to develop an 820-lot subdivision that will consist of both single-family attached townhomes and detached homes and approximately 47% or 151.17 acres of common open space. He said the minimum lot size for a single-family attached townhome will be 2,200 square feet and roughly those lots are 22-feet wide. He said the lot sizes for the single-family detached homes will range from 5,300 square feet to 14,000 square feet with an average of about 7,600 square feet. He said the amount of minimum heated square footage of the townhomes will be 1,360 square feet, excluding the garages. He said the minimum heated square footage of the single-family detached homes will be 1,600 square feet, excluding the garages as well. He said the density of the project is 2.54 units per acre.

Doug went over the site plan with the Board. He said the lots to the north will have 100 townhomes. He said the pink area along Hwy 601 would be the commercial area. He said if Council approves this project, the applicants would have to come back at a later time to develop the commercial area. He said the commercial area has no designated use at this time. He said the yellow area will have the 41-foot wide lots and there are 199 of those. He said the tan lots located south of Marion Lee Road and to the middle of the project are the 51-foot wide lots and there are 371 of those. He said the blue lots located inland and along the lake, as well as north of Marion Lee Road, are the larger lots and are the 61-foot wide lots. He said there are 150 of those.

Doug said the townhomes will have a front setback of 20 feet, obviously the interior will be 0 feet, and the end units will have a 15-foot separation from other buildings or property line. He said they are proposing a 0-foot rear yard setback. He said the rear yard setback will be zero but you can see that there is space of at least 50-feet wide that goes from the townhome lot to the parking lot.

Doug said the detached homes would have a front setback of 20 feet, a corner setback of 10 feet, a side setback of 5 feet, and a rear setback of 30 feet. He explained that there will be a Phase 1, the townhomes will be Phase 2A, the middle section will be 2B, the section below that will be Phase 3, and Phase 4A is north of Marion Lee road. He said Phase 4B will be south of Marion Lee Road.

Doug said sidewalks will be required along both side of the interior streets, 5-feet on both sides, and the exterior will have an 8-foot sidewalk.

Doug said the project is required to provide at least 12.5% open space for the land area of the residential portion of the project, which would equal 40.3 acres. He said the applicants are providing 47% or 151.17 acres of open space. He said the developer is proposing six (6) amenity areas for the project. He said four (4) areas are active and four (4) areas are passive. He said the passive areas include features such as arbor/sitting areas, bike racks, fitness stations and landscaping. He said the active areas include benches, bike racks, a 1,400-square foot cabana with bathrooms, children's playground equipment, fitness stations, general-purpose field, landscaping and a swimming pool. He said additionally, a trail system will be established throughout the development and all amenity areas will be maintained by the HOA.

Doug went over the primary amenity area, which is down by the lake. He said that will have the cabana with bathrooms, playground equipment and pool. He said there are passive areas and there are three (3) other active areas which will have more features than the passive areas. He said the trail system throughout the project will not be paved. He provided examples of what some of the amenity areas would look like.

Doug said as far as landscaping and buffering, all single-family homes will have sodded front yards prior to issuance of the Certificate of Occupancy. He said the applicants have committed to one (1) yard tree for the 41-foot wide lots and two (2) yard trees for the 51 and 61-foot wide lots. He said street trees will be provided throughout the development. He said additionally, the Ordinance does require a 50-foot buffer adjacent to the townhomes so they are providing a 50-foot buffer. He said a lot of the area is already landscaped and wooded. He said from his standpoint it does not make sense to cut down trees and plant new trees.

Doug said the blue areas on the site plan are streams located within the project. He said there is a 50-foot buffer on both sides. He said there is also a 35-foot buffer located along the lake that is required by the City.

Doug said as far as stormwater, if the project gets approved, stormwater will be reviewed at the building permit stage. He said the applicant will submit for erosion control, controlled stormwater run-off, water quality and water quantity.

Vice Chair asked Doug if there were retention ponds. Doug said there will be.

Vice Chair asked Doug what kind of buffer is going to be along the yards that back up to Hwy 601. She asked if there was going to be a berm. Doug said with the lots that back up to Hwy 601 there would be a 25-foot landscape buffer. Mr. Brandon Pridemore, Civil Engineering Consultant, said at this time it is undecided. He said Engineering will dictate that. He said if they have to clear the area they will probably use a landscape berm with additional plantings. Doug said it is common to have a landscape buffer so you cannot see the road. He said a berm is ideal but if there are existing trees (along Hwy 601 it is heavily wooded) and they can leave the existing trees, it is better off leaving them and not clearing. He said a berm sometimes affects draining.

Patrick Furr said he has seen several projects going in and around Monroe and we do not have a consistent landscaping plan. Doug said this is not done at this stage in the process. He said this will be at staff level between several departments. He said the landscape plan that was provided by the applicant would be reviewed at that time.

Doug went over the transportation improvements and displayed a plan that showed all improvements at Hwy 74, Hwy 601, White Store Road and main access points. Highlights detailed by Doug:

- New right turn lane will be required along Hwy 74 to turn onto Hwy 601 by Hilltop.
- Restriping on Hwy 601 and a third left turn lane for storage that will turn left onto Hwy 74 headed west.
- Adding an additional left turn lane which will create two (2) left turn lanes onto Hwy 74 and turn left onto Pageland Hwy.
- On White Store Road there is a northern and southern portion. They will be adding a right decel lane on Pageland Hwy to turn right onto White Store Road north.
- Right turn lane will be installed on White Store Road north to turn right onto Hwy 601.
- Restriping and dedicated left turn lane to turn left on Hwy 601 to White Store Road.
- Restriping to install a left turn lane north of Hwy 601 into the subdivision.
- On White Store Road, they will be installing a right turn lane to turn right off of White Store Road onto Hwy 601 headed north. In addition, installing a left turn lane on White Store Road headed south of Hwy 601.
- Installation of a traffic signal at White Store Road.
- Coming out of the subdivision, there will be two (2) left turn lanes onto Hwy 601 going north. In addition, there will be a lane going straight across Hwy 601 or turning right onto Hwy 601.

Amy Massey of Kimley-Horn and Associates came forward and said Kimley-Horn performed the Traffic Impact Analysis or TIA for this project. She said she just wanted to clarify that there is also going to be a thru-lane coming off of existing White Store Road to go toward this project. She said right now there is only one (1) lane that goes in both directions to the north and south. She said now, with this project, there is going to be a left turn coming out, straight out, and a right turn. Doug said if you go straight you will be going into the subdivision. He said there will be a traffic light.

Doug said regarding schools, in the staff report is information provided by the school system. He said this was done verbatim and he did not make any changes. He said the project falls within Rock Rest Elementary, East Union Middle and Forest Hills High School. He said the school system does not indicate any adverse enrollments at these schools due to this project.

Doug said regarding elevations, the exterior building materials for the project will consist of brick, fiber cement, stone and stucco. He said the developer is proposing the front façade of all the homes, including townhomes and detached homes, to consist of at least 25% brick or stone. He said vinyl will only be used for eaves, soffits, trim and windows. He said the minimum heated square footage as proposed for the single-family attached townhomes will be 1,360 square feet, excluding the garage. He said the minimum square footage for the single-family detached homes will be 1,600 square feet, excluding the garage, with houses up to 3,000 square feet plus. He said the homes will be constructed on a slab foundation and will be provided with a brick or stone water table that extends at least 18 inches above the finished floor on the front and side facades. He said the developer is encouraging side-load garages for this project where they are appropriate; however, no commitment for a specific number has been provided. He said all garages, with the exception of side-load garages, will be furnished with carriage-style hardware and/or windows along the top. He said the developer is not allowing the garages to stick out in front of the house. He presented the architectural elements showing examples of what is not permitted and what is permitted by the City.

Vice Chair asked if the brick or stone that extends at least 18 inches above the finished floor goes all around the house. Doug said only the front and sides, not the rear.

Doug explained that staff typically deals with two (2) different types of developers. He said we deal with developers that come in to develop a project but they do not have a home building division. Or, he said staff deals with a developer that has a development division and a home building division. He said the applicants do not have a builder at this time. He said this Conditional District is binding. He said all the requirements are binding even if the project is sold to another developer at a later time. He said generally speaking the project is going to look like the site plan in front of you.

Doug presented the townhome elevations. He said the townhomes have different characters on some of them. Vice Chair asked Doug if you can get one (1) car between the garage door and the sidewalk or would it be two (2) cars side by side. Doug said all garages are two (2) car garages on the single-family detached homes. He said the townhomes in the middle will have one-(1) car garages and the townhomes on the end will have two (2) car garages. He said all driveways within the project, whether single-family detached homes or townhomes will have driveways that can accommodate two (2) vehicles. He said if you have a townhome with a one (1)-car garage, it would be able to accommodate three (3) vehicles on the property. He said if you have a detached home, it would be able to accommodate at least four (4) vehicles on the property, two (2) in the garage and two (2) in the driveway.

Patrick Furr asked if a representative from Stratford is here. Mr. Pridemore said he was representing Stratford. He said he had two (2) questions. He said Stratford's target as far as price, if he is not mistaken, is $270,000 to $300,000 or $300,000 and above. He said these are step-up homes vs. first-time homes. Doug said the applicant will address that later, but that as far as the City goes, we can't base decisions on price, but that he will continue with his presentation.

Doug said on the townhomes, he estimated that of the 100 townhomes, 50 townhomes will be 2-bedroom units and 50 townhomes will be 3-bedroom units. He said the City requires one parking space per bedroom plus ½ space per unit. He said based on that assumption, there would be a total of 300 parking spaces required for the townhome portion. He said they have a little overflow parking lot that has 26 places. He said if you add all that and based on the number of end and interior units, they are providing 368 parking spaces. He said staff is satisfied with the parking spaces they are providing.

Doug said as far as the Land Use Plan, in 2018 the City adopted the Future Land Use Plan which identified the pace the City wants to grow at. He said this area is identified as Suburban. He said the Suburban housing density rate is 2-4 units per acre and this project is 2.5 units per acre. He said staff is of the opinion that based on the single-family district at this location it is consistent with the Land Development Plan.

Doug said there was a neighborhood meeting on September 3, 2020 and there were about 15 or 20 people in attendance. He said this is going to City Council next Wednesday. He said since the Planning Board did not have a quorum for its January meeting, we agreed to let the applicants keep the schedule of going to City Council in February. He said this item was to be presented at the January Planning Board meeting. He said staff did send out rezoning notification letters to adjacent property owners as well as post rezoning notification signs in five (5) different locations. He said staff received five (5) phone calls and four (4) e-mails inquiring about the project.

Doug said that staff does recommend approval of the project and he will be glad to answer any questions. He said Brandon Pridemore is here representing the applicants and the developer, Stratford Land.

Jennifer Smith asked Doug if there are any other existing subdivisions in that area. Doug said there is Cottage Green which was approved in 2016 or 2017 for a total of 218 lots. He said they are well underway for construction. He said he knows that they are probably going to do an expansion but nothing has been

submitted. Ms. Smith asked Doug for the price points of those homes. Doug said he did not know. Richard Yercheck said they are starter homes. Doug said the minimum square footage of the homes at Cottage Green is 1,421 square feet and they go up to 2,200 square feet.

Patrick Furr asked Doug for the price point of the homes for this development. He also asked Doug if they are going to grade in stages.

Mr. Pridemore said to answer the question about price points, we felt that the medium price point for the overall development is probably going to be in the $270,000 to $280,000 range. He said personally we feel like it is going to be higher because of what they are seeing in the market place. He said what they do not want to do, and this is a lesson learned from a rezoning he did two (2) years ago, is overstate the price. He said this did not make sense to the Planning Commission. He said they think the townhomes will start at $230,000 to $240,000 range. He said the next price point, which is their 40-foot lots, would probably be in the $240,000 to $250,000 range. He said when they get to the 50-60 foot lots, they will probably be around $270,000 to $360,000. He said this area is a little bit untested because there is not a lot of development and the other project out there is age-targeted so it is a different community.

Mr. Pridemore said to answer the second question, we are going to develop this is phases. He went over the site plan of the project.

Doug said since they are in a watershed, which means all the drinking water comes from Lake Lee, the Ordinance limits the amount of impervious area, meaning rooftops, streets, pavement, driveways, sidewalks, all of which is limited to no more than 36% of the entire project.

Richard Yercheck asked Mr. Pridemore how many builders do you think are going to work inside of this project. Mr. Pridemore said originally they thought there would be three (3), but in today's market there will be maybe one (1). He said it is a little up in the air.

Richard Yercheck asked Mr. Pridemore if he was planning on staying in the project or is he planning on getting all of this finished with the City Council and then finding a builder and selling the project or are you staying involved all the way through. Mr. Pridemore said more than likely Stratford Land will sell. He said they have owned this for almost 14 years. He said the market will dictate where they are at. Mr. Yercheck said to everyone that this project will come to a point and they will probably market it.

Mr. Pridemore said we put so much detail and control standards that it is very enforceable from City standards.

Richard Yercheck said for us in Union County and the City of Monroe this project is intimidating to look at because we do not have anything like this right now.

Mr. Pridemore said if you look at it from a density standpoint, this is the least dense plan he has presented to the City in five (5) years. He said it is just the sheer size as they are dealing with close to 400 acres of land.

Vice Chair said that the first thing she noticed when she was out there is that they would harvest the timber. She asked Mr. Pridemore if he said this would not be in his plan. Mr. Pridemore said there would be clearing but they will leave natural areas that will break up the expanses. Vice Chair said the timber was obviously planted for harvesting. She asked if it was in the Conditional District that we will preserve the timber. Doug said what is in there is that trees 75 inches or greater in circumference, which is a little over

6 feet, are part of the preserve unless they are in the right-of-way or road. He said if they are in the right-of-way or road they can be replaced at a 3:1 ratio.

Vice Chair said the trees did not look that big around. She said they were very tall and skinny. Mr. Pridemore said this has been harvested numerous times in the past few decades.

Richard Yercheck said he likes the fact that it is less dense because he felt if there were three (3) neighborhoods that would go in there it would be 300-400 house neighborhoods. Vice Chair said there are just so many houses that she cannot fathom it.

Jennifer Smith said she was concerned with the price point. She asked why we could not get any price points up to $300,000 and above to start out with instead of $200,000. Richard Yercheck said we are not there yet. He said we don't have the amenities to bring somebody in there who would want a $500,000 house.

Vice Chair said if we continue to approve and build this, when the amenities get here the developers are going to have to jump over Monroe and go east to find the property to build those $500,000 homes.

Mr. Pridemore said the ultimate issue is that price points are not enforceable. He said we have a variety of products and he has no doubt that they will have a number of homes over $300,000 when this is done.

Jennifer Smith said if the $200,000 homes do not take off right away, by the time they get run down who is going to want to put the $300,000-$400,000 homes in.

Jennifer Smith asked Mr. Pridemore if he had any idea what the HOA fees would be. Mr. Pridemore said he did not know.

Jennifer Smith asked if there was any stone on the homes. Mr. Pridemore said there would be stone.

Patrick Furr said he looks at something like this, say Bonterra. He said it has a pool and some people like pools and some people don't. He said but it is an amenity. He said in Harrisburg there is a project going on with this price point. He said they want an athletic field at the project. He asked why this project does not have something more than a bike trail or a soft walking trail. He asked where is the pizazz that would make somebody want to move there and spend that extra $20,000 on the house. He said in other words bring up the value of the house. Mr. Pridemore said they are trying to set up a minimum benchmark to enforce. Richard Yercheck said to remember that they are not planning on building this. He said their plan is to get this to a point with minimum standards so that if MI Homes, Shea, or whoever comes in, has to meet these standards.

Doug said this project has six (6) different areas. He said they have committed to a 1,400 square foot clubhouse. He read off all the amenities that have been committed to, including a community pool.

Vice Chair asked what percentage of homes needs to be built before the swimming pool, clubhouse and other areas will be installed. Doug said usually 51%. Vice Chair said so 51% of homes need to be built before the amenities.

Discussion was held on the amenities. Doug said this is by far a more detailed amenity plan that we have seen. He said on the very first page of the eight (8) sheets that were provided to the Board, there is a

signature line that has to be signed by the developer that they have agreed to all the conditions. He said the conditions go with the property.

Doug said touching on price points, at the Cottage Green subdivision the minimum square footage of homes is 1,420 square feet. Keri said the homes start at $259,000 up to $305,000. Doug said Cottage Green is an age-targeted subdivision. He said age-targeted is nothing more than a marketing ploy. He said they target to an older population and they will not have as nice of amenities as this project. He said Ryan Homes is the builder. He said quite honestly, the houses do not look bad but when you consider that they can be over $300,000, he is surprised that they go for so much.

Vice Chair asked if there were any further questions. There was none.

Vice Chair asked if there was anybody who would like to speak regarding this request.

Mr. Edward Gulka came forward and said he is a resident of Canterbury Lane, which is off of Hwy 601. He said he has been a resident of Union County for almost three (3) years. He said seven (7) months ago he moved to his present home. He said he spoke to some of his neighbors and they range in age from younger than him to into their 80s. He said the concerns that he has heard from most of his neighbors are:

1. Being annexed into Monroe.
2. The amount of density that is coming to the area. He said now it is mostly woodland. He said for him this was the most prominent selling point to the home. He said after he moved in, his very first day, it was quieter at his house than his property on the Blue Ridge Parkway. He said the very first day he woke up he had deer and hawks in his yard. He said he is concerned with the excavation and movement of 820 homes. He said a lot of the wildlife will relocate.
3. He said he relocated to Union County from Mecklenburg County and lived in some of that growth area where Mecklenburg County had the approach of "if it's available land, we are going to build on it and whatever happens to Mother Nature, happens".

Mr. Gulka said he is just asking the Planning Board to look at this from the amount of density and new traffic that is going to come into the area and weigh that against the increased tax value of other things that are going to happen, whether it is a burden on law enforcement, fire, hospitals, and schools. He said he heard part of the projection with the impact potential on the schools in Monroe. He said as you have 120 homes with maybe 2.5 to 3 people per home with however many children that are going to be there for a span of 6 – 10 years before the project is completed, this is where you can take into effect of how much further down after this development and the development across the street is going to continue down Hwy 601 where already in other parts of the Union County area there is starting to be additional developments and additional developments going towards Wesley Chapel and the Weddington area. He said the traffic congestion on Hwy 74 can get pretty intense. He said he can tell you that with the traffic congestion at Hwy 74 and Hwy 601 the improvements would be greatly accepted now.
Richard Yercheck said his fear is if this project, as presented, does not move forward, they are going to break that up into three (3) or four (4) different parcels and it is going to be four (4) neighborhoods. He said to Mr. Gulka to ask them what the density would be in those neighborhoods.

Mr. Gulka said he understands and with his employment he has seen a lot of growth in Charlotte to see how things are done in one manner vs. another. He said from a presentation standpoint, if this project was capped with only one (1) builder or possibly a builder for the townhomes and a builder for the single-family detached, that would be phenomenal just from a neighborhood development standpoint and an aesthetic value because it will be consistent. He said he knows that his acre lot is going to be a larger lot than most

likely anything that is going to be in the neighborhood. He said this would help improve his value eventually. He said everyone that he has spoken to has indicated that but in the same token he looks at it at what cost only from the standpoint of a neighbor's house is across the street, there is a buffer in their yard, but the noise will be there.

Vice Chair said when she was out there her concern mostly was about the number of units that will empty out onto your road to get to Hwy 601. Mr. Gulka said there are 11 occupied residences there. He said the only other thing he would want to bring to the attention of the Board is when you come into Marion Lee Road, there is going to be a portion of Marion Lee where there is a portion of water area on both sides. He said when there is an extremely heavy rain, there is a potential already for our road to not quite flood, but water starts cresting onto the roadway. He said as you come in off of Hwy 601, the property slopes down at grade for little ways. He said it is not drastic by any means but it does slope down and gradually starts to come back up. He said just from a development standpoint, the concern is going to be improvements that need to be made.

Keri said she heard Mr. Gulka said he was concerned about his property being annexed. She said she wanted to clarify that the City cannot involuntarily annex your property. She said you would have to petition the City to annex you or your neighbors. She said the annexation of the property for this project would not affect the status of you or your neighbors.

Jennifer Smith asked if there was any consideration of having single-family homes in there instead of all the townhomes. Doug said there are only 100 townhomes and 720 single-family homes. He said from a planning standpoint, we call townhomes single-family attached homes.

Doug said this is the first plan in the 13 years he has been with the City that has gotten this far with this property. He said proposed projects have never even been presented to the Planning Board. He said the first plan he saw was in 2010 and it was 987 lots. He said it has taken someone 13 years to finally move forward with a plan.

Vice Chair said she is from Houston, Texas and if she was still in Houston and she looked at this plan she would say great. She said but she is not in Houston, she is in Monroe.

Vice Chair asked if there was anybody else that would like to speak for or against this project. There was no one.

Vice Chair asked if anyone would like to make a motion.

Doug reminded everyone that there was one (1) presentation for two (2) items. He said the first motion needs to be made for the Annexation request to approve or deny.

Doug said the next motion to be made is for adoption of the Resolution Approving the Land Development Plan Compliance, recommending approval or denial.

Motion: Richard Yercheck made a motion to recommend adoption of the Resolution of Land Development Compliance.

Doug said the first motion is to recommend approval or denial of the Annexation.

Motion: Richard Yercheck made a motion to recommend approval of the Annexation of 340.514 acres located along Marion Lee Road, US Highway 601 and White Store Road and further identified with parcel ID numbers 09-125-132 and 09-128-001

Patrick Furr said he would like some discussion before this motion is adopted. Richard Yercheck said the way Roberts Rules works is to make a motion to approve, somebody seconds, after the second there is discussion and then the vote.

Second: Patrick Furr

Vice Chair said there is a motion and a second. She asked if there was any discussion.

Patrick Furr said this is a major project for Monroe. He said it is a big thing. He said it is kind of scary because we don't have all the facts. He said this developer might come in and sell it, this builder might come in and then another builder, etc. He said we have got to cover our backside. He said people are going to go somewhere and they are going to live somewhere. He said the good side of this is that there are 820 homes. He said we don't have homes all around it. He said we have had a very nice gentleman come in to state his grievances. He said 14 lots are there at this point. He said if you are ever going to take a chance on something, especially this size, he thinks this might be the place in the one to take a chance on for Monroe. He said this is just his opinion.

Richard Yercheck said they are going to have a tough road when they get to City Council anyway. He said his fear is that if this project does not move forward, they bust that land up and they sell it in three (3) or four (4) lots. Vice Chair said it doesn't mean that we have to approve that either. Mr. Yercheck said he understands but that is his fear because we have seen the density in those smaller neighborhoods. Vice Chair said her fear is that they are going to build 820 homes.

Patrick Furr said coming out of Charlotte, you cannot go towards Belmont or Lake Norman. He said the only way you can go is east. He said Monroe is sitting east. Vice Chair said if we want to solve our school problems we need…Mr. Yercheck said he gets it and he has a fair amount of knowledge as it relates to that. He said this is not our issue. He said it is the County's issue. He said that issue will be addressed. He said it is just like NCDOT. He said they are not going to build schools in anticipation of people coming. Vice Chair said she is not talking about building schools. She said she is talking about the quality of the schools and the success of the children and their families. Mr. Yercheck said he appreciates that but Union County Public Schools will address that with teachers, etc. He said if you are looking at Monroe and the Monroe cluster, we already have a 500 house community going in that is going to be just for Monroe. He said this will push the County to have to do something with the Monroe cluster. Vice Chair said we have 3,722 homes ready to be built and there are additional homes that haven't come before this Board or City Council. She said they all look the same.

Patrick Furr agreed with Vice Chair. He said he has been reading up on all of this. He said there is no variance.

Vice Chair asked if there was any other discussion. Jennifer Smith said she is with the Vice Chair on the schools.

Richard Yercheck said from 2012 and 2014 moving forward and prior to that, Union County was the #1 large school system of the State of North Carolina. Jennifer Smith said if you live in the City, it has to be a private school. Mr. Yercheck said his oldest daughter graduated from Monroe High School just two (2) years ago. He said he gets it.

Patrick Furr said this area is Forest Hills and according to data it is at 61% occupancy. Richard Yercheck said it is a school of choice meaning that if you choose to go there you must provide your own transportion.

Vice Chair said a motion has been made and seconded to annex the 340.514 acres along Marion Lee Road to the City of Monroe. She asked all those in favor say "Aye". Richard Yercheck and Patrick Furr said Aye. Jennifer Smith and Mary Ann Rasberry opposed this annexation.

Action: The motion to recommend approval of the Annexation failed with Richard Yercheck and Patrick Furr in favor of the recommendation to approve and Jennifer Smith and Mary Ann Rasberry in opposition.

Richard Yercheck said this is a tie but it will move on to Council as a split decision. He said his question now is if we can vote on the next request because we don't have approval for the annexation.

Ashley Britt said the Board has to vote on every item because there has to be a recommendation to Council on each request. She asked for clarification of the last vote. She said there were two (2) in favor and were the other two (2) against? Richard Yercheck said that is correct. Ashley said OK, then that failed and so there is no recommendation for the annexation. Richard Yercheck said that is correct.

Motion: Richard Yercheck made a motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance.
Second: Patrick Furr
Action: The motion to recommend adoption of the Resolution Approving the Land Development Plan Compliance failed with Richard Yercheck and Patrick Furr in favor of the recommendation to approve and Jennifer Smith and Mary Ann Rasberry in opposition.

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: Patrick Furr
Action: The motion to recommend adoption of the Ordinance amending Section 156.98 – Conditional Districts Established and Section 156.106 – Official Zoning Map failed with Richard Yercheck and Patrick Furr in favor of the recommendation to approve and Jennifer Smith and Mary Ann Rasberry in opposition.

Vice Chair said that all three (3) items will go to City Council with no recommendations.

Item 5. **Other**

There was no other business. Vice Chair asked if there was anything on the docket for future development. Doug said there are 3,000 lots coming down the pipeline. Keri said this Board will see requests at future meetings.

Item 6. **Next Meeting – March 3, 2021**

Item 8. **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: Jennifer Smith
Action: The motion to adjourn passed unanimously.

The meeting was adjourned at 7:29 p.m.

Respectfully Submitted,

Mary Ann Rasberry, Vice Chair
Planning Board

Maryann Brown
Secretary to the Board

DRAFT

STAFF REPORT

TO: Planning Board Members

DATE: March 3, 2021

FROM: Lisa Stiwinter, Director of Planning & Development

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map and Text Amendment request for Conditional District "Union County Human Services & Emergency Services Complex" (Parcel ID # 09-180-003-S)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment for the property located at 2330 Concord Avenue further identified as tax parcel # 09-180-003-S. The request is to rezone the property from R-20 (Residential-Low Density) and Conditional District "Union County Human Services Building" to Conditional District "Union County Human Services & Emergency Services Complex".

REVIEW

The applicant, Union County is requesting a conditional district rezoning in order to develop the Emergency Services Building, a radio tower, future warehouse/radio shop, and covered bays along Concord Avenue. The total area of the proposed project is approximately 35 acres.

The existing conditional district that is a portion of the current request was approved as Conditional District "Union County Human Services Building", which authorized the development of the 176,000 square feet Union County Human Service Building, and was approved by City Council in 2015.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	**Zoning District**

North	Commercial	GB (General Business)
East	Single Family Residential & Commercial	General Business (GB) & R-20 (Residential)
South	Single Family Residential	R-20 (Residential)
West	Single Family Residential & Church	Conditional District "Blue Sky Meadows"

Proposal

The applicant is requesting a conditional district rezoning in order to develop the Union County Emergency Services complex on the same property as the current Union County Human Services building site. The Emergency Services building will be approximately 24,000 square feet with a future warehouse/radio shop and covered bays totaling approximately 14,000 square feet.

Additionally, the applicant is requesting to construct a 160-foot radio tower on the subject property. Towers are typically approved by the Board of Adjustment through the Special Use Permit process; however since a conditional district was required for the development of the Emergency Services complex, the City Attorney's office advised the tower could be included as part of the conditional district application. The communication tower will be solely for emergency services communication and will not offer any colocation opportunities as normally required for telecommunication towers.

REQUIREMENTS

Density & Dimensional Standards

The required building setback from both Concord Avenue and Skyway Drive is 50 feet. The minimum side and rear for the site are ten (10) feet. The proposed site plan satisfies all of the setback requirements of the ordinance.

The minimum required setback for the communication tower is 150 feet since the adjacent property is residentially zoned. The proposed site plan indicates the tower is located 160 feet from the adjacent residential property line.

Landscaping

The existing streetscape buffer on Concord Avenue will be extended to the undeveloped portion of the site that is being proposed for development. The streetscape buffer will include a mixture of trees and shrubs. The applicant is proposing to utilize the existing tree line on Skyway Drive to satisfy the streetscape buffer requirement on Concord Highway. Additionally, trees and shrubs are proposed internally to the site to satisfy the parking lot landscaping requirements as well as screening the base of the tower.

Parking

The proposed site will include 50 parking spaces in phase 1 with a future expansion of 24 spaces for a 74 total spaces. The existing Human Services building currently has 718 parking spaces.

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. The location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and actual site discharge points. At the time of site plan submittal, site will meet stormwater management requirements in accordance with Chapter 159 Stormwater Management Ordinance of the Monroe Code of Ordinances.

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. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods. 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. Planning staff is of the opinion the proposed use is consistent with the future land use plan.

PUBLIC NOTIFICATION

1. A rezoning notification sign will be posted 10 days prior to the public hearing.
2. An official rezoning notification letter will be sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Staff recommends approval of the rezoning from R-20 (Residential-Low Density) and Conditional District “Union County Human Services Building” to Conditional District (CD) “Union County Human Services & Emergency Services Complex” with the following conditions:

1. Applicant shall obtain all federal, state and local permits prior to construction.

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

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

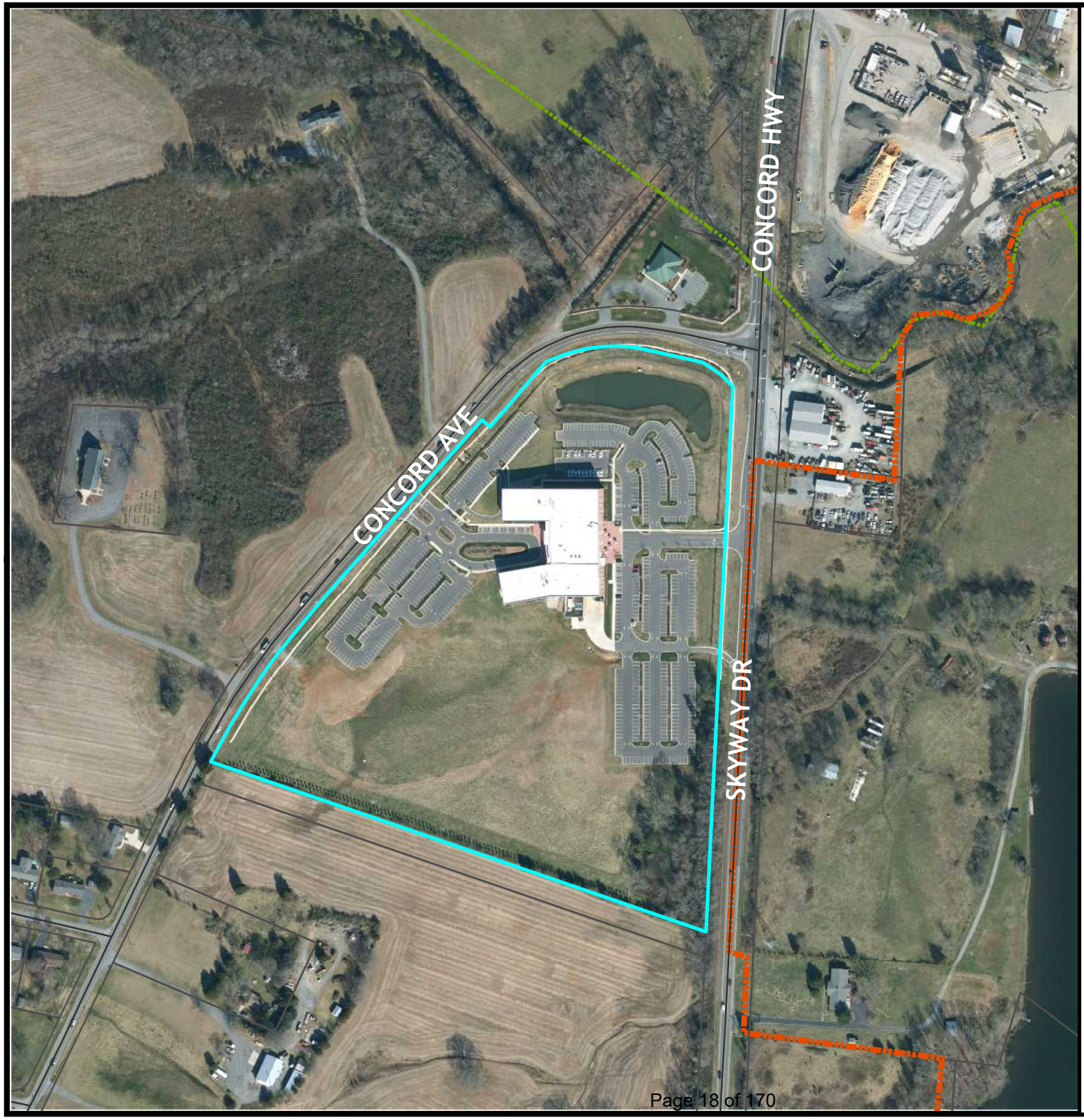
If the Resolution of Land Development Plan Compliance is recommended for approval, the Planning Board will also need to make the following motion:

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 & Elevations
Attachment 4-Proposed Tower
Attachment 5-Tower Appraisal Impact Study (entire copy provide at meeting)
Attachment 6- Future Land Use Map
Attachment 7- Future Land Use Description
Attachment 8-Resolution Approval
Attachment 9-Resolution Denial
Attachment 10 &11-Ordinances



City of Monroe
Where Heartland Meets High Tech

Ortho Map

Legend

- City Limits
- Centerlines
- Parcels

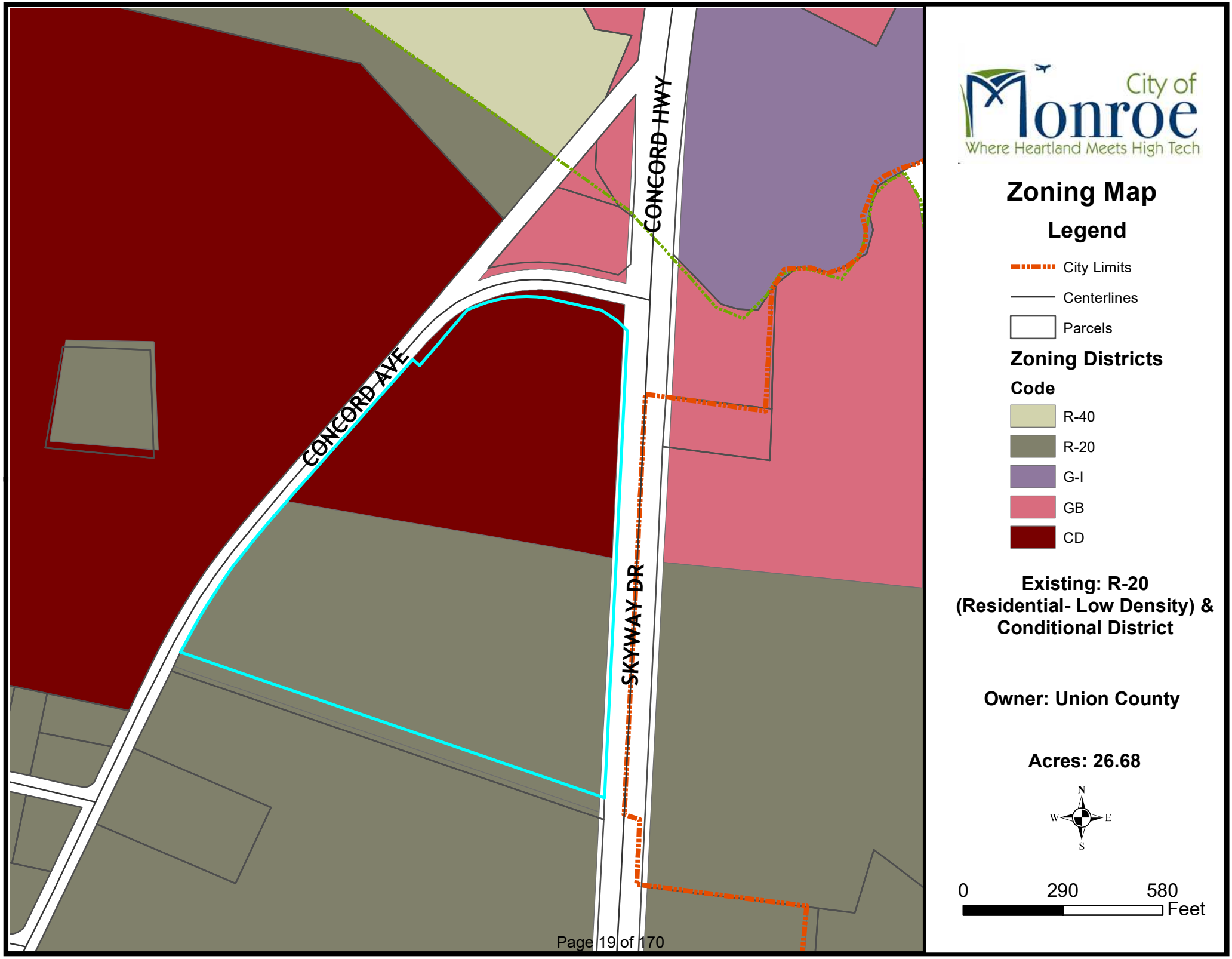
Existing: R-20 (Residential- Low Density) & Conditional District

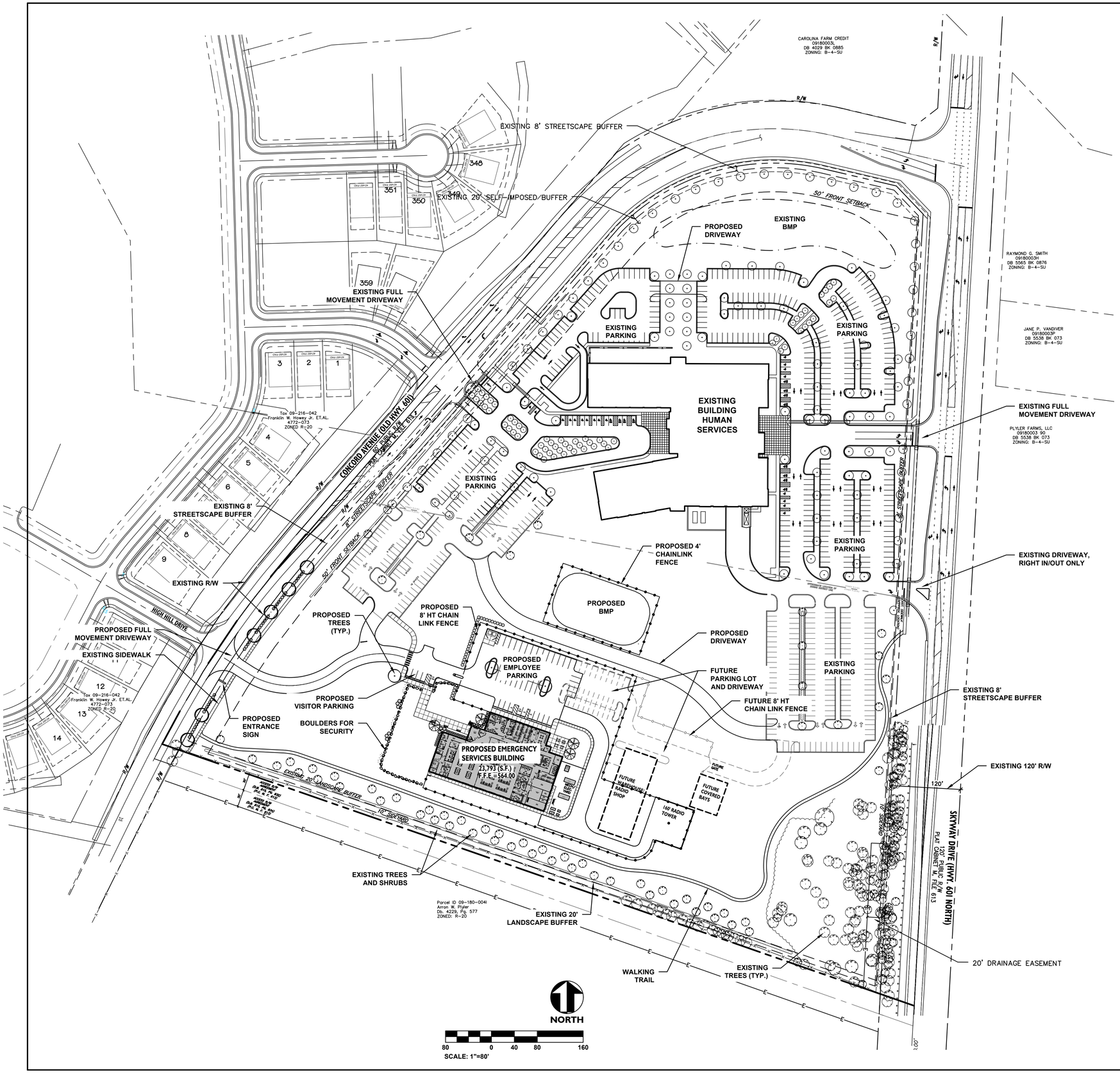
Owner: Union County

Acres: 26.68

N
W E
S

0 290 580 Feet


CONCORD HWY
CONCORD AVE
SKYWAY DR
City of
Monroe
Where Heartland Meets High Tech
Zoning Map
Legend
City Limits
Centerlines
Parcels
Zoning Districts
Code
R-40
R-20
G-I
GB
CD
Existing: R-20
(Residential- Low Density) &
Conditional District
Owner: Union County
Acres: 26.68
N
W
E
S
0
290
580
Feet



GENERAL DATA

JURISDICTION: CITY OF MONROE
WATERSHED: ROCKY (03040105)
CURRENT USE(S): AGRICULTURE/VACANT
PROPOSED USE(S): GOVERNMENT BUILDING
BUILDING HEIGHT: PER THE APPROVED REZONING: BUILDINGS SHALL BE A MAXIMUM OF THREE (3) STORIES OR FIFTY (60) FEET, WHICHEVER IS GREATER.

YARD REQUIREMENTS:

MINIMUM SETBACK ALONG PUBLIC STREETS:	50 FEET
MINIMUM SETBACK ALONG INTERNAL PARKING AREAS:	N/A
MINIMUM REAR YARD:	N/A
MINIMUM SIDE YARD (LEFT):	N/A
MINIMUM SIDE YARD (RIGHT):	N/A
MINIMUM BUILDING SEPARATION:	N/A

REQUIRED BUFFERS: (PER SECTIONS 156.217 AND 156.218)

FRONT:	8 FEET
SIDE (LEFT):	20 FEET
REAR:	N/A
SIDE (RIGHT):	20 FEET

REQUIRED SCREENING: (PER SECTION 156.219)

FRONT:	N/A
SIDE (LEFT):	N/A
REAR:	N/A
SIDE (RIGHT):	N/A

HUMAN SERVICES BUILDING DATA

OWNER: UNION COUNTY PHONE#: 704.283.3868
PARCEL NUMBERS: 091800000381
ZONING: R-20/G-I
LOT SIZE: 35 ACRES +/-
DENSITY: N/A
BUILDING SF: 175,856 +/-
NUMBER OF UNITS/SUITES: N/A
PARKING SUMMARY:
VISITOR PROVIDED: 283
EMPLOYEE PROVIDED: 282-PHASE 1
153-FUTURE
TOTAL PROVIDED: 718

EMERGENCY SERVICES COMPLEX DATA

OWNER: UNION COUNTY PHONE#: 704.283.3868
PARCEL NUMBERS: 091800000381
ZONING: R-20-SU
LOT SIZE: 35 ACRES +/-
DENSITY: N/A
PROPOSED BUILDING SF: 23,772 +/-
FUTURE BUILDING SF: 13,700 +/-
NUMBER OF UNITS/SUITES: N/A
PARKING SUMMARY:
VISITOR PROVIDED: 5
EMPLOYEE PROVIDED: 50 - PHASE 1
24 - FUTURE
TOTAL PROVIDED: 79

LANDSCAPE REQUIREMENTS

PARKING LOT LANDSCAPING
ONE (1) TREE AND SIX (6) SHRUBS PER 2,000 SF OF BUILDING
199,648 +/- SF BUILDING = 100 TREES AND 599 SHRUBS REQUIRED
100+ TREES AND 600+ SHRUBS PROVIDED

STREETSCAPE BUFFER (SKYWAY DRIVE AND CONCORD AVENUE)
THREE (3) CANOPY TREES AND TWENTY (20) SHRUBS PER 100 LF

1,400 L.F. SKYWAY DRIVE=42 CANOPY TREES AND 280 SHRUBS REQUIRED
42 CANOPY TREES AND 0 UNDERSTORY TREES AND 280 SHRUBS PROVIDED

1,713 L.F. CONCORD AVENUE=51 CANOPY TREES AND 343 SHRUBS REQUIRED
51 CANOPY TREES AND 0 UNDERSTORY TREES AND 343 SHRUBS PROVIDED

BUFFERYARD LANDSCAPING
FIVE (5) CANOPY OR TEN (10) UNDERSTORY AND TWENTY (20) EVERGREEN TREES AND TWENTY (20) SHRUBS PER 100 LF.
1308'± = 13 CANOPY, 130 EVERGREEN, 0 UNDERSTORY AND 260 SHRUBS REQUIRED
13 CANOPY, 130 EVERGREEN, 0 UNDERSTORY AND 260 SHRUBS PROVIDED

ALL LANDSCAPING IS TO CONFORM TO THE CITY OF MONROE STANDARDS AS SHOWN IN THE ZONING CODE.

ALL SPECIFIED PLANTS MAY BE SUBSTITUTED WITH AN EQUIVALENT PLANT APPROVED BY THE CITY OF MONROE ZONING CODE.

ALL AREAS NOT DESIGNATED FOR PLANTINGS ARE TO BE GRASSED.

CANOPY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT, TWO (2) INCHES IN CALIPER WHEN PLANTED. UNDERSTORY TREES SHALL BE A MINIMUM OF FOUR (4) FEET IN HEIGHT, AND ONE (1) INCHES IN CALIPER WHEN PLANTED.

TREES SEVENTY-FIVE (75) INCHES IN CIRCUMFERENCE MUST BE PRESERVED AND SHALL NOT BE REMOVED.

SHRUBS OTHER THAN EVERGREENS SHALL BE EXPECTED TO REACH A MINIMUM HEIGHT OF THIRTY-SIX (36) INCHES, AND A MINIMUM SPREAD OF THIRTY (30) INCHES WITHIN THREE (3) YEARS.

CONDITIONAL NOTES

1. THE PROPOSED DEVELOPMENT SHALL MEET ALL REQUIREMENTS OF THE PHASE II STORMWATER ORDINANCE.
2. PROPOSED DEVELOPMENT WILL MEET ALL CITY LANDSCAPING REQUIREMENTS.
3. ALL PARKING AND DRIVE AREAS ARE TO BE PAVED WITH ASPHALT OR CONCRETE.
4. PROJECTS DISTURBING ONE ACRE OR MORE OF SOIL WILL REQUIRE A GRADING PLAN FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES AND BEFORE ANY BUILDING PERMITS CAN BE ISSUED. PROVIDE A COPY OF THE GRADING PERMIT FROM NCDENR, MOORESVILLE REGIONAL OFFICE.
5. COMMERCIAL DEVELOPMENT SITES OUTSIDE THE FLOODPLAIN WHICH RESULT IN A NET INCREASE IN BUILT-UPON AREA ARE REQUIRED TO CONFORM TO EPA PHASE II STORM WATER REQUIREMENTS. NON-RESIDENTIAL DEVELOPMENT SITES THAT CUMULATIVELY DISTURB MORE THAN 1/2 ACRE AND IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE IS REQUIRED TO CONFORM TO THE PROVISIONS OF THE ORDINANCE.
6. SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE GB (GENERAL BUSINESS) SIGN REQUIREMENTS AS PER THE CITY OF MONROE CODE OF ORDINANCES.
7. DROP OFF WINDOW WILL NOT HAVE A REMOTE MICROPHONE BUT WILL BE EQUIPPED WITH A SPEAKER.
8. THE SPILLOVER LIGHTING ALONG THE PERIMETER OF THE PROPERTY SHALL NOT EXCEED ONE FOOT CANDLE.
9. SITE LIGHTING WILL BE PROVIDED VIA A LEASE WITH THE CITY OF MONROE ELECTRICAL DEPARTMENT.
10. IF A DUMPSTER IS UTILIZED IT WILL BE REQUIRED TO BE CONSTRUCTED ON A CONCRETE PAD AND SCREENED WITH AN EIGHT (8) FOOT WALL THAT MATCHES THE EXTERIOR OF THE BUILDING AND SHALL HAVE AN AESTHETICALLY PLEASING GATE.
11. ANY PROPERTY LINE MODIFICATIONS BY A PLAT MAP MUST BE COMPLETED PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR THE SITE.
12. A 50' VEGETATED BUFFER WILL PROVIDED ON EITHER SIDE OF ANY JURISDICTIONAL STREAM REMAINING ON SITE AFTER PROJECT COMPLETION.
13. ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
14. ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN; MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DESCRETION OF THE DIRECTOR OR HIS DESIGNEE.
15. TREES WITHIN THE DEVELOPMENT THAT ARE 75" OR GREATER IN CIRCUMFERENCES MUST BE PRESERVED AND SHALL NOT BE REMOVED.
16. PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS SITE PLAN.

PETITIONER SIGNATURE DATE

adwarchitects
environmentsforlife
architecture planning interiors
2815 COLISEUM CENTRE DRIVE
SUITE 500
CHARLOTTE, NORTH CAROLINA 28217
P704.379.1919
F704.379.1920
www.adwarchitects.com

Architects Design Group

benesch
Alfred Benesch & Company
2359 Perimeter Pointe Parkway, Suite 350
Charlotte, NC 28208
www.benesch.com
P 704.521.9880
Corp. NC License: F-1320
Project #17.000332

UNION COUNTY HUMAN SERVICES & EMERGENCY SERVICES COMPLEX

MONROE, NC

CONDITIONAL DISTRICT "UNION COUNTY HUMAN SERVICES & EMERGENCY SERVICES COMPLEX"

DATE 02.03.2021
PROJECT NO 19053

REVISIONS

NO	DATE	DESCRIPTION:

THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, PA. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT OF ADW ARCHITECTS, PA.

NOT FOR CONSTRUCTION

SEAL

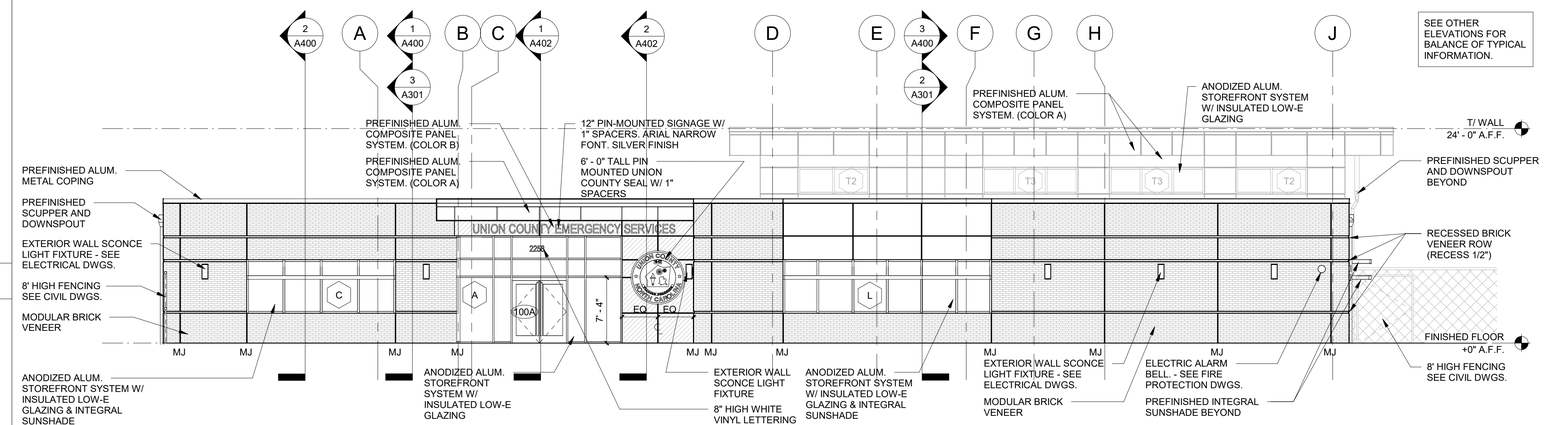
SHEET NUMBER RZ-1

1. FIELD BRICK SHALL MATCH MERIDIAN LIGHT GRAY WIRECUT #761. ACCEPTABLE ALTERNATE MANUFACTURERS INCLUDE: CAROLINA CERAMICS, FORTERA-HANSON BRICK, & TAYLOR CLAY PRODUCTS. SUBMIT COLOR FOR ARCHITECT'S APPROVAL.
2. MORTAR SHALL BE CUSTOM COLORED IN AREAS OF MASONRY. SUBMIT FULL RANGE OF COLORS FOR SELECTION.
3. PREFINISHED ALUMINUM COPING, PREFINISHED ALUMINUM COMPOSITE METAL PANEL (COLOR A), & EXTERIOR LIGHTING FIXTURES SHALL HAVE SILVER FINISH TO MATCH STOREFRONT. SUBMIT FULL RANGE OF COLORS FOR ARCHITECT'S SELECTION.
4. PREFINISHED ALUMINUM COMPOSITE METAL PANEL SYSTEM (COLOR B) - SHOWN HATCHED - SHALL BE CUSTOM COLORED TO MATCH UNION COUNTY LOGO BLUE.
5. ALUMINUM STOREFRONT AND SUNSHADES SHALL BE CLEAR ANODIZED.
6. HOLLOW METAL DOORS AND FRAMES SHALL BE PAINTED TO MATCH BRICK VENEER. SEE ELEVATIONS.
7. PREFINISHED COLLECTION BOXES AND DOWNSPOUTS SHALL BE SILVER TO MATCH STOREFRONT U.N.O.
8. SIGNAGE SHALL HAVE SILVER FINISH TO MATCH STOREFRONT U.N.O.
9. SEALANTS SHALL MATCH ADJACENT MATERIAL COLOR.
10. MASONRY JOINTS SHALL MATCH COLOR OF ADJACENT MATERIAL.
11. UTILITY METERS SHALL BE PAINTED TO MATCH ADJACENT MATERIAL.
12. PAINT ALL ITEMS PENETRATING ROOF TO MATCH ROOF COLOR.
13. ALL EXPOSED STEEL SHALL BE PAINTED TO MATCH ADJACENT COLOR U.N.O.
14. BOLLARDS SHALL BE PAINTED (P-X) U.N.O.
15. FUTURE BUILDING & STRUCTURES ON SITE SHALL HAVE METAL SIDING TO MATCH THE MAIN BUILDING WITH OPTIONAL MASONRY BASE.

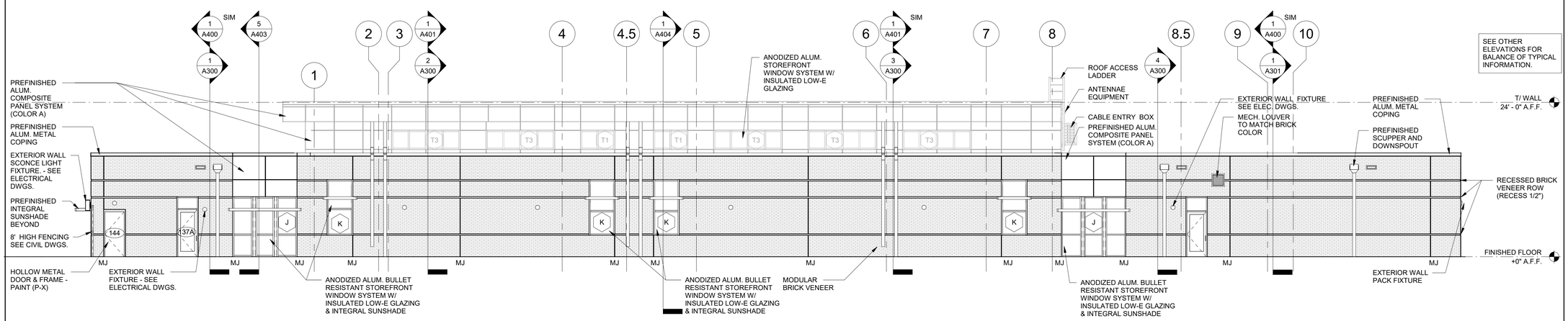
EXT. COLOR SCHEDULE NOTES | NTS | 5

1. MASONRY JOINTS (MJ) ARE TO BE MAX 30'-0" APART U.N.O. IN DRAWINGS.
2. MASON IS TO COMPLETELY FILL THE HEAD AND BED JOINTS OF ALL MASONRY.
3. MASON IS TO KEEP ALL CAVITIES CLEAR OF MORTAR.
4. SEE SHEET SERIES A400 - WALL SECTIONS FOR ADDITIONAL INFORMATION AND DETAILS.
5. GRIND ALL EXTERIOR WELDS SMOOTH PRIOR TO PAINTING.
6. PROVIDE END CAPS ON ALL ALUMINUM TUBES WITH OPEN EXPOSED ENDS.
7. PROVIDE SOLID BRICKS @ CORNERS & FOR SOLDIER COURSES. PROVIDE FINISHED FACE ON VISIBLE SIDES.

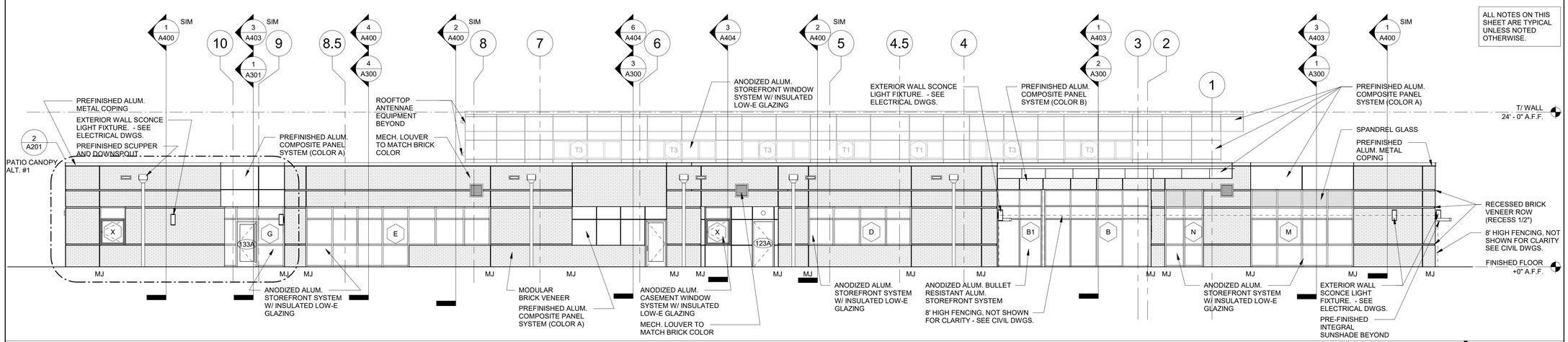
GENERAL NOTES | NTS | 4



WEST ELEVATION | 1/8" = 1'-0" | 3



SOUTH ELEVATION | 1/8" = 1'-0" | 2



NORTH ELEVATION | 1/8" = 1'-0" | 1

adwarchitects
environments for life
architecture planning interiors
2815 COLISEUM CENTRE DRIVE
SUITE 500
CHARLOTTE, NORTH CAROLINA 28217
P704.379.1919
F704.379.1920
www.adwarchitects.com

Architects Design Group
WINTER PARK, FL • DALLAS, TX
333 N Knowles Avenue
Winter Park, Florida 32789
Phone: (407) 647-1709

UNION COUNTY EMERGENCY SERVICES COMPLEX

MONROE, NC

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

DATE: 10.13.20
PROJECT NO: 19053

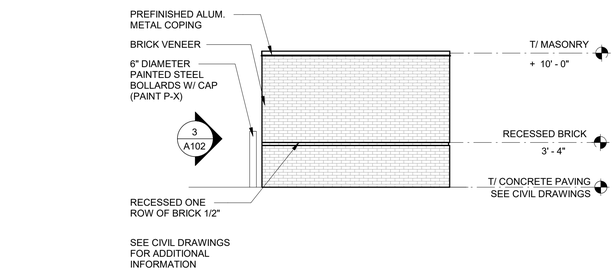
REVISIONS

NO:	DATE:	DESCRIPTION:

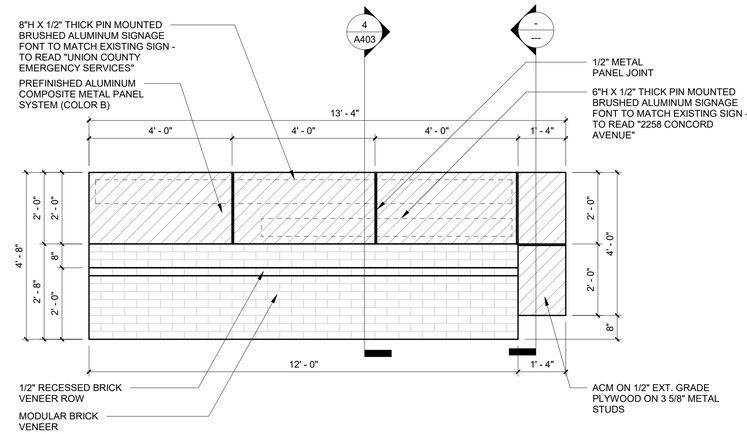
THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS. PA. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT IF ADW ARCHITECTS, PA.

SEAL

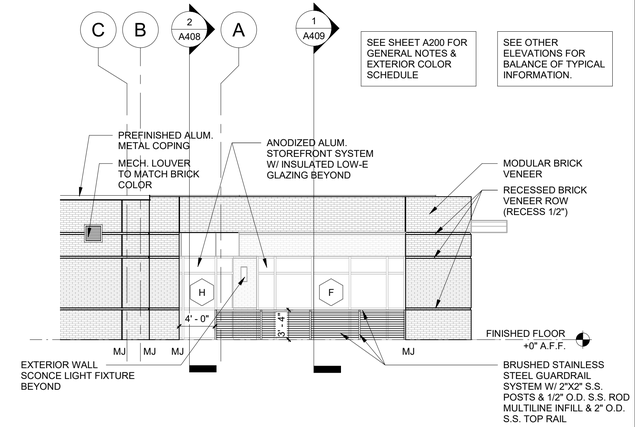
SHEET NUMBER A200



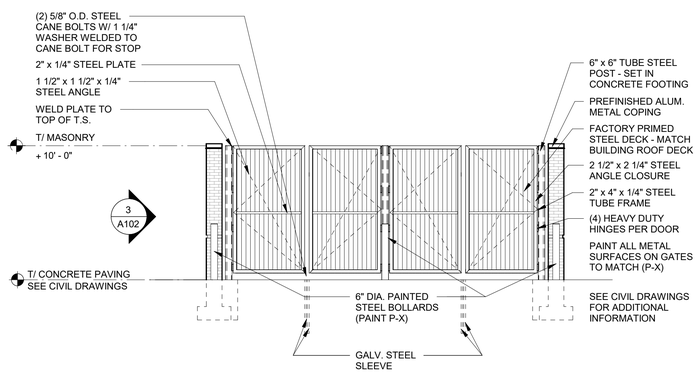
DUMPSTER ELEVATION 3/16" = 1'-0" 8



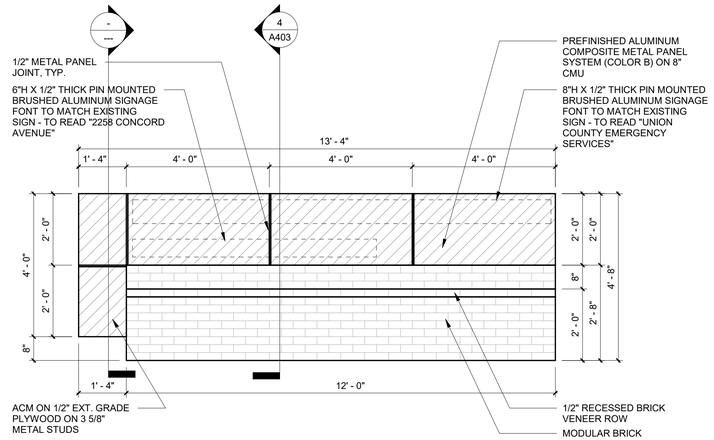
SIGNAGE ELEVATION 1/2" = 1'-0" 5



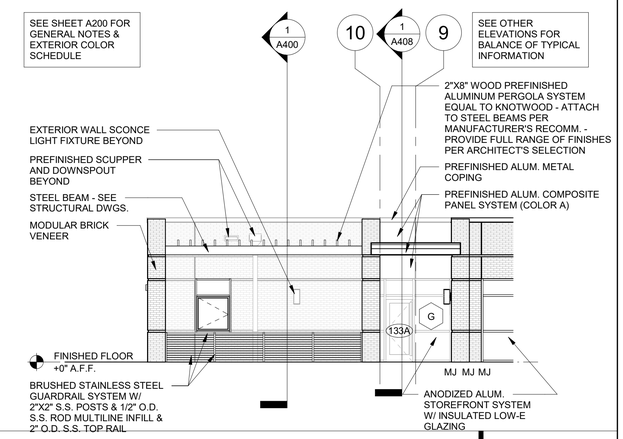
ALT. #1 EAST ELEVATION 1/8" = 1'-0" 3



DUMPSTER ELEVATION 3/16" = 1'-0" 7



SIGNAGE ELEVATION 1/2" = 1'-0" 4

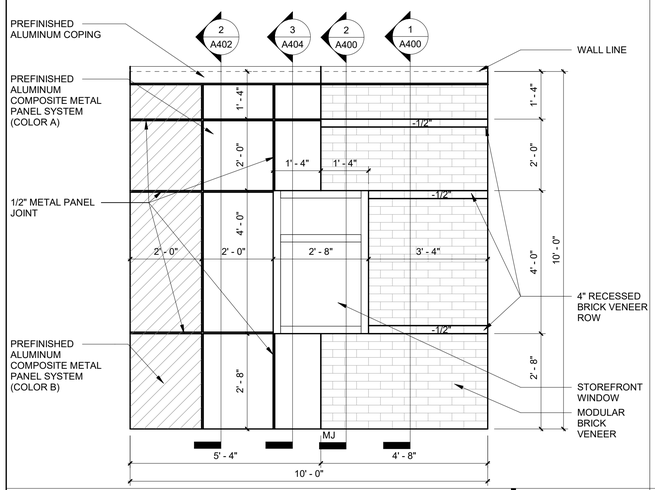


ALT. #1 NORTH ELEVATION 1/8" = 1'-0" 2

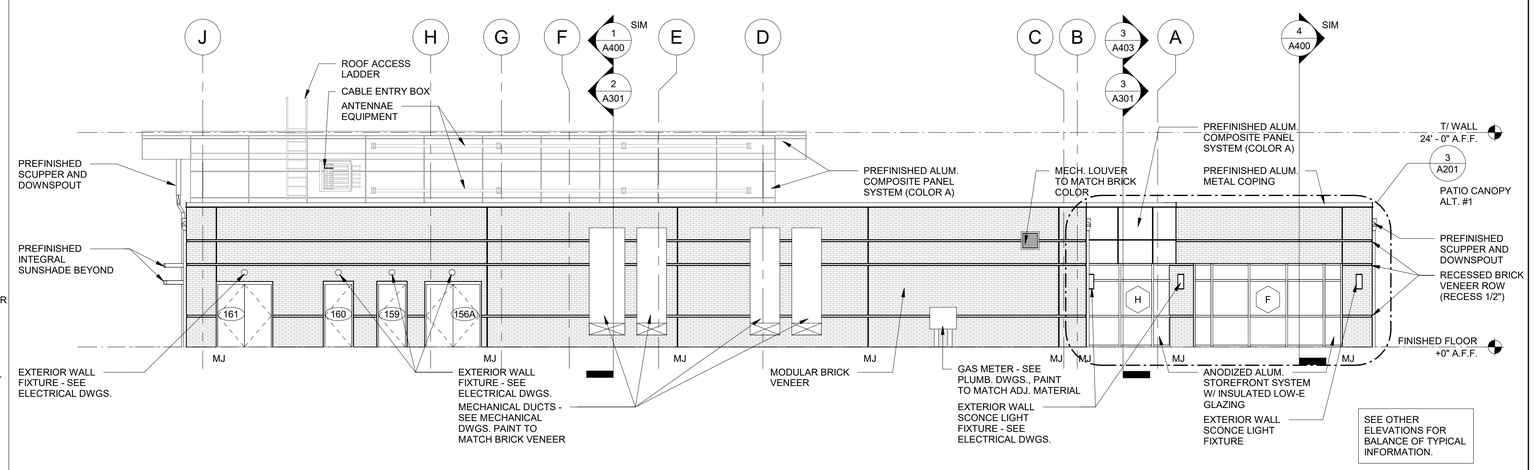
GENERAL NOTES:

1. CONTRACTOR SHALL BUILD MOCK-UP PANEL IN SAME MANNER AS THE FINISHED WALL WILL BE CONSTRUCTED. CONTRACTOR SHALL BRACE WALL AS REQUIRED FOR PUBLIC SAFETY. WALL SHALL BE CONSTRUCTED AND APPROVED BY ARCHITECT & OWNER PRIOR TO ORDERING VENEER MATERIALS. COORDINATE PANEL LOCATION ON SITE WITH ARCHITECT AND OWNER.

2. SEE A200 FOR TYPICAL NOTES.



MOCK-UP WALL ELEVATION 1/2" = 1'-0" 6



EAST ELEVATION 1/8" = 1'-0" 1

adwarchitects
environments for life
architecture planning interiors
2815 COLISEUM CENTRE DRIVE
SUITE 500
CHARLOTTE, NORTH CAROLINA 28217
P704.379.1919
F704.379.1920
www.adwarchitects.com

Architects Design Group
WINTER PARK, FL • DALLAS, TX
333 N Knowles Avenue
Winter Park, Florida 32789
Phone: (407) 647-1709

UNION COUNTY EMERGENCY SERVICES COMPLEX

MONROE, NC

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

DATE: 10.13.20
PROJECT NO: 19053

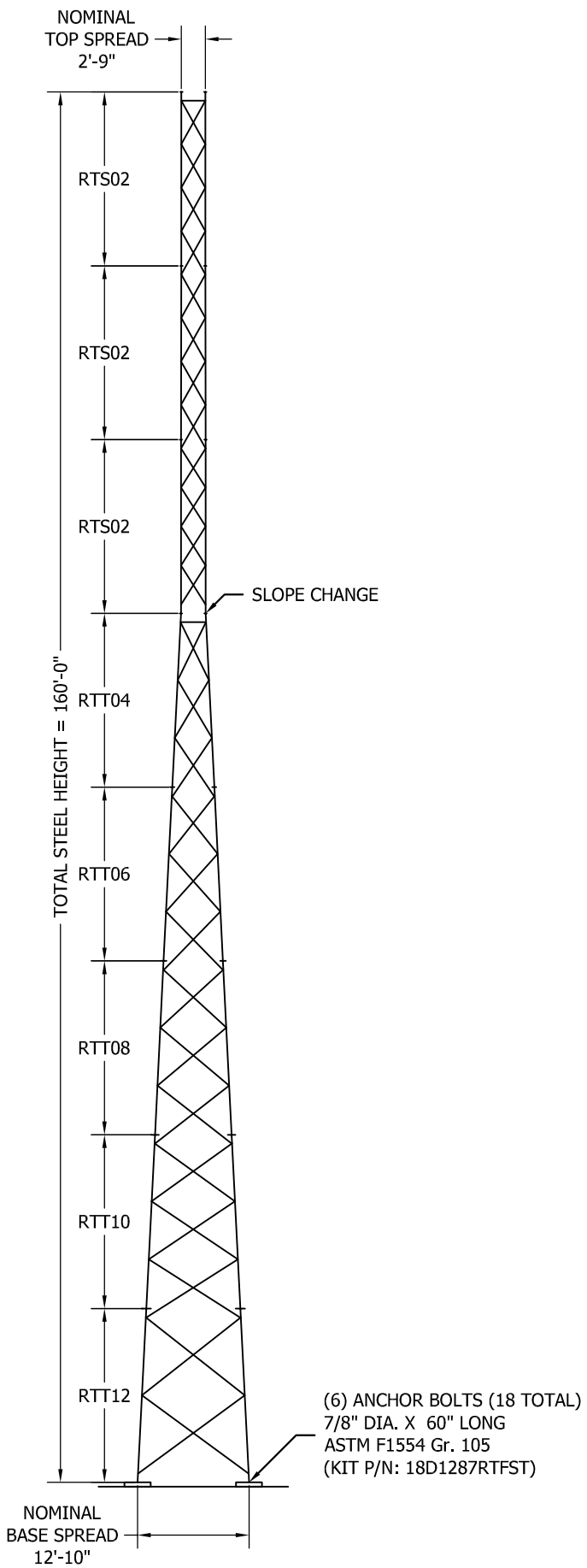
REVISIONS

NO:	DATE:	DESCRIPTION:

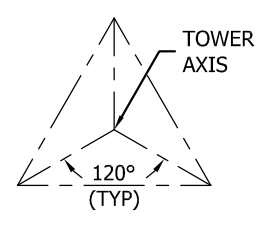
THIS DRAWING IS THE PROPERTY OF ADW ARCHITECTS, PA. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR PART. IT SHALL NOT BE USED ON ANY OTHER PROJECT OR GIVEN TO ANY OTHER COMPANY OR AGENCY WITHOUT THE CONSENT IF ADW ARCHITECTS, PA.

SEAL

SHEET NUMBER A201



MAXIMUM FACTORED REACTIONS			
COMPRESSION PER LEG	=	98.6	KIPS
TENSION PER LEG	=	85.5	KIPS
SHEAR PER LEG	=	8.0	KIPS
TOTAL SHEAR	=	13.1	KIPS
TOTAL O.T.M	=	1,057.5	FT-KIPS



TOWER CONFIGURATION
N.T.S.

TOWER DESIGN LOADING

DESIGN WIND LOAD PER ANSI/TIA-222-G USING THE FOLLOWING DESIGN CRITERIA:
ASCE 7-16 ULTIMATE WIND SPEED (NO ICE): 121 MPH
BASIC WIND SPEED (W/ICE): 30 MPH PER ASCE 7-16
DESIGN ICE THICKNESS: 1.50" PER ASCE 7-16
EXPOSURE CATEGORY: C
STRUCTURE CLASS: III
TOPOGRAPHIC CATEGORY: 1
EARTHQUAKE SPECTRAL RESPONSE ACCELERATION: S_S: 0.214, S_1: 0.086, SITE CLASS: D

THIS STRUCTURE HAS BEEN DESIGNED TO SUPPORT THE FOLLOWING LOADS:

ELEVATION (FT)	ANTENNA LOADING	LINE SIZE (NOM)
TOP	LIGHTNING ROD	-
TOP	(1) MA-WD55-DS16B ON A 3 FT SIDE ARM	(1) 1/2"
140	(1) MA-WD55-DS16B ON A 3 FT SIDE ARM	(1) 1/2"
100	(1) MYA1503 ON A 3 FT SIDE ARM	(1) 1/2"
10	(1) 8230 GPS, LEG-MOUNTED	(1) 1/2"

SECTION MAIN MEMBER SCHEDULE

SECTION	LEGS	DIAGONALS	HORIZONTALS
RTS02	PIPE 2.875x0.203	L1 1/2x1 1/2x1/8 (4)	L1 1/2x1 1/2x3/16 (1)
RTS02	PIPE 2.875x0.203	L1 1/2x1 1/2x1/8 (4)	N/A
RTS02	PIPE 3.500x0.216	L1 1/2x1 1/2x1/8 (4)	N/A
RTT04	PIPE 3.500x0.216	L1 1/2x1 1/2x1/8 (3)	L1 1/2x1 1/2x3/16 (1)
RTT06	PIPE 4x0.226	L1 1/2x1 1/2x1/8 (3)	N/A
RTT08	PIPE 4x0.226	L1 3/4x1 3/4x1/8 (3)	N/A
RTT10	PIPE 4x0.226	L2x2x1/8 (3)	N/A
RTT12	PIPE 4.500x0.337	L2 1/2x2 1/2x3/16 (2)	N/A

NOTE:
SECTION NUMBERS ARE FOR REFERENCE ONLY.
FOR NOMINAL FACE WIDTH DIMENSIONS, REFER TO THE STRESS ANALYSIS.
THE NUMBERS SHOWN IN PARENTHESES INDICATE THE NUMBER OF BAYS FROM TOP TO BOTTOM.

FILE NO.
Q20-10577-2

REVISIONS

REV.	DESCRIPTION	DWN	CHK	APP

PRELIMINARY
NOT FOR CONSTRUCTION

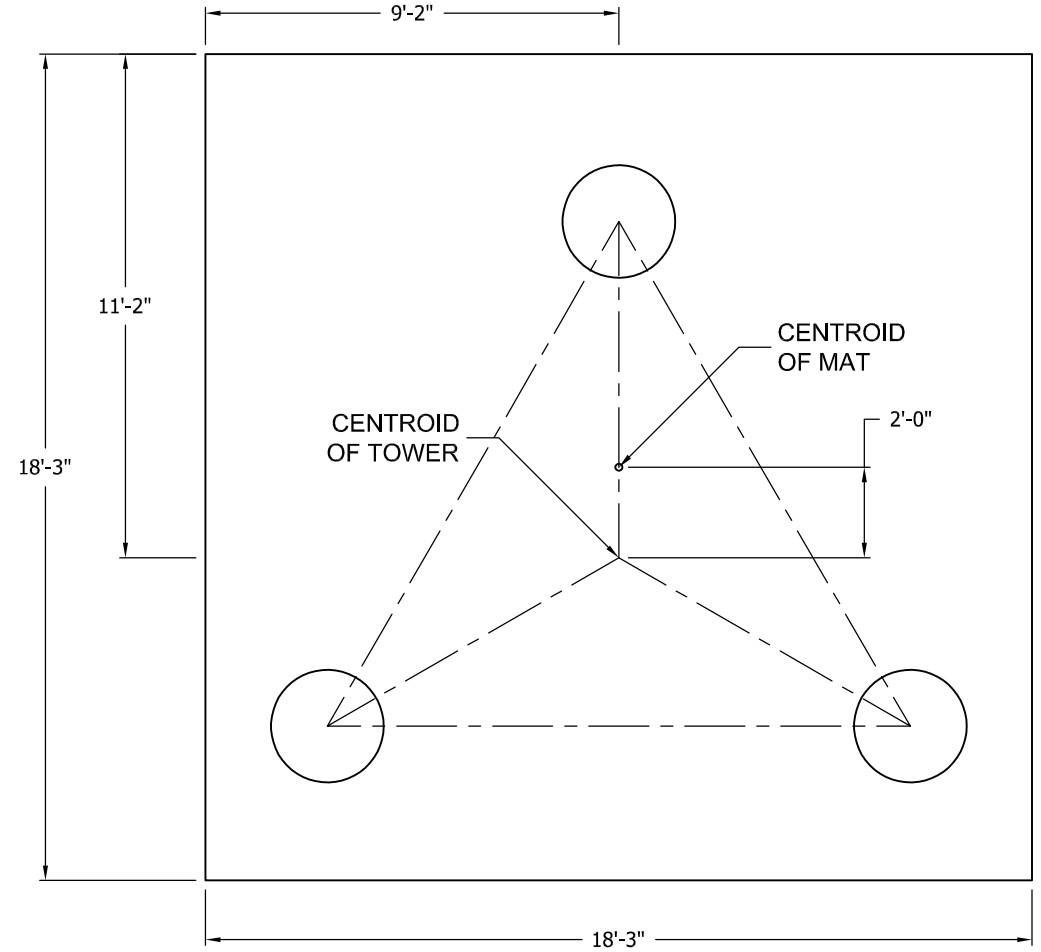
ROHN® PRODUCTS LLC
PO BOX 5999
PEORIA, IL 61601-5999
TOLL FREE 800-727-ROHN

THIS DRAWING IS THE PROPERTY OF ROHN. IT IS NOT TO BE REPRODUCED, COPIED OR TRACED IN WHOLE OR IN PART WITHOUT OUR WRITTEN CONSENT.

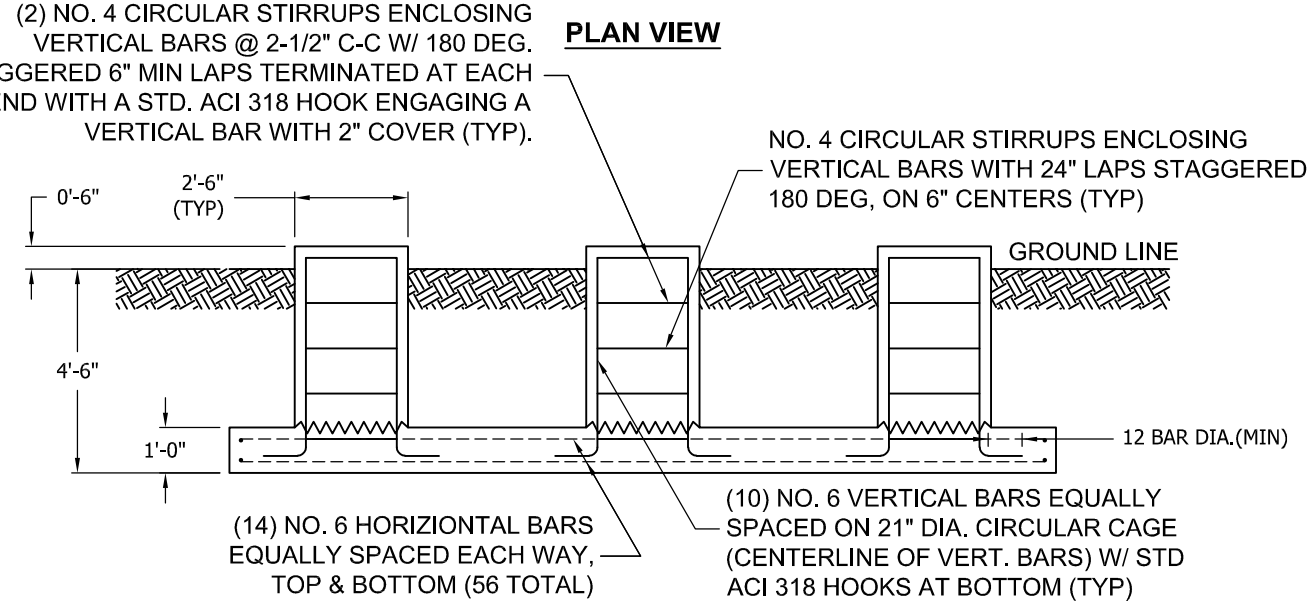
MISSION CRITICAL PARTNERS
DESIGN PROFILE
160 FT RT TOWER
UNION CO. PUBLIC SAFETY CENTER, NC

DWN: AS	CHK'D:	DATE: 08/04/2020
ENG'R:	SHEET #: 1 OF 1	
PRJ. ENG'R: AS	PRJ. MANG'R:	
DRAWING NO: Q20-10577-2 PROFILE		REV: 0

NOTE: SEE DRAWING NO. B090548 FOR STANDARD FOUNDATION NOTES.



PLAN VIEW



ELEVATION VIEW

FACTORED REACTIONS

Maximum O.T.M =	1,057.5 FT-K
Total Tower Wt =	9.2 KIPS
Total Shear =	13.1 KIPS
Max. Shear/Leg =	8.0 KIPS
Max. Ten./Leg =	85.5 KIPS
Max. Comp./Leg =	98.6 KIPS

CONCRETE VOLUME

ROUND PIER	2.2	CU.YDS
PAD	12.3	CU.YDS
TOTAL	14.5	CU.YDS

FILE NO.
Q20-10577-2

REVISIONS

REV.	DESCRIPTION	DWN	CHK	APP

PRELIMINARY
NOT FOR CONSTRUCTION

ROHN® PRODUCTS LLC
PO BOX 5999
PEORIA, IL 61601-5999
TOLL FREE 800-727-ROHN

THIS DRAWING IS THE PROPERTY OF ROHN. IT IS NOT TO BE REPRODUCED, COPIED OR TRACED IN WHOLE OR IN PART WITHOUT OUR WRITTEN CONSENT.

MAT W/RAISED PIERS
PRESUMPTIVE CLAY PER ANSI/TIA-222-G

DWN: AS	CHK'D:	DATE: 8/4/2020
ENG'R:	SHEET #: 1 OF 1	
PRJ. ENG'R: AS	PRJ. MANG'R:	
DRAWING NO: Q20-10577-2 FOUNDATION		REV: 0

S:\Quotes\2020\Q20-10577\Q20-10577-2.dxf

IMPACT STUDY

Impact Study - Cell Tower
Skyway Drive
Monroe, Union County, North Carolina 28110

Type Report: Impact Study

Effective Date
December 12, 2020

(UNI-005)

December 24, 2020

Mr. Gordon Vincent
Facilities Project Manager
Union County Government Center
500 North Main Street
Monroe, NC 28112

RE: Impact Study for Proposed Telecommunications Facility located on a property along Skyway Drive, Monroe, Union County, North Carolina. Union County Parcel

Dear Mr. Vincent:

I have completed a study of the proposed tower. The scope of the assignment is to provide an analysis and conclusions addressing items within my field of expertise associated with the issuance of a special use permit for the proposed development. A special use permit includes fiour findings of fact, of which two are addressed in this analysis. Details of these items are contained within this report.

The impact study is intended to conform to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The impact study is not an appraisal as it does not report a value of any property; however, the study employs appraisal methodology to reach our conclusions of the impact of the proposed development.

The proposed development is a wireless telecommunications facility to be located on a 26.68-acre site owned by Union County. The siting of the proposed tower is near the primary transportation corridor for Union County, US Highway 74 or Roosevelt Boulevard. The location substantially lowers the incremental impact of the proposed tower. The abutting land uses include commercial and industrial uses. The surrounding land uses are contributing factors in the development of conclusion regarding the potential impact of the facility.

The conclusions of this study are supported by the data and reasoning set forth in the attached narrative. Your attention is invited to the Assumptions and Limiting Conditions section of this report. The analysts certify that we have no present or contemplated future interest in the proposed development, and that our fee for this assignment is in no way contingent upon the conclusions of this study.

Real Property Appraisers and Consultants
1100 Sundance Drive, Concord, North Carolina 28027
Telephone: 704-605-0595

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS:

It is an extraordinary assumption of this report that the proposed development will be constructed as detailed in the report. Further, it is an assumption of the study that the maintenance will occur through a non-exclusive right-of-way that we assume is a legal access.

It is an extraordinary assumption of this report that the improvements as described within this report are compliant with the appropriate ordinance regarding items including but not necessarily limited to setbacks, landscaping, access and other items outside our field of expertise for this assignment. These items will be addressed as part of the application by others with expertise within the respective fields.

The content and conclusions of this report are intended for our client and for the specified intended uses only. They are also subject to the assumptions and limiting conditions as well as the specific extraordinary assumption set forth in this report.

It is our opinion that the proposed development will not substantially injure the values of adjacent or abutting properties and that the proposed development is in harmony with the area in which it is to be located.

Thank you for the opportunity to be of service. If you have any questions or comments, please contact our office.

Sincerely yours,

MICHAEL P. BERKOWITZ
MPB REAL ESTATE, LLC

(UNI-004)

TABLE OF CONTENTS

SCOPE OF THE ASSIGNMENT 6
PREMISES OF THE STUDY 7
Identification of Subject 7
Client, Purpose, and Intended Use and Intended Users 7
Analyst 7
Property Inspection 7
Extraordinary Assumptions of Report 7
Effective Date of Study 8
Date of Report 8
Type Report 8
Study Development and Reporting Process 8
PROPOSED FACILITY 8
Tower 8
Site Improvements 9
Access 10
Physical Considerations 12
SURROUNDING LAND USES 12
MONROE UNIFIED DEVELOPMENT ORDINANCE 13
MARKET RESEARCH 15
Conclusions 28
Subject Neighborhood 28
ADDENDA 31
Certifications 32
Qualifications of the Analyst 39

SCOPE OF THE ASSIGNMENT

In accordance with our agreement with the client, this impact study is specific to the needs of our client as part of an application for a special use permit to be considered by City of Monroe officials. Our study and the reporting of our study is in agreement with our client as follows:

The proposed development requires a Special Use Permit. The report is intended to address items relevant to the issuance of a special use permit. The following excerpt from the City of Monroe Unified Development Ordinance (UDO) shows four items for consideration in the approval or denial of a special use permit.

The scope of the assignment includes research of existing towers in Monroe and the surrounding area. The neighborhoods and their surrounding developments are researched to determine whether the proposed development, referred to as the "911 Center Site", is consistent with the location of other towers in the area and their impact, if any, on neighborhood development patterns and property values.

The proposed development is part of an emergency response center proposed by the applicant. The development will require a zoning approval for development. Given the tower is part of this development, the analysis is based on the hypothetical condition that the center will receive approval for development. This is reasonable given that the tower will not be constructed without this approval making the special use permit application moot.

The impact study provides an analysis of the surrounding properties. The analysis includes existing improvements, zoning designations and likely development patterns. The existing uses as of the effective date of this report in concert with the market data provided are contributing factors to the conclusions of this study.

PREMISES OF THE STUDY

Identification of Subject

911 Center Site

Skyway Drive
Monroe, NC 28110

Union County Tax Parcels: 09-180-003S

Client, Purpose, and Intended Use and Intended Users

Mr. Gordon Vincent
Facilities Project Manager
Union County Government Center
500 North Main Street
Monroe, NC 28112

The client and intended user is Mr. Gordon Vincent. The intended use is as an aid for City of Monroe officials in rendering a decision regarding the issuance of a special use permit for the proposed development. The study is not intended for any other use or users.

Analyst

Michael P. Berkowitz

MPB Real Estate, LLC
1100 Sundance Drive
Concord, NC 28027

Property Inspection

Michael Berkowitz inspected the property and neighborhood surrounding the proposed development. Details of surrounding land uses and observations are provided throughout the report. I also performed off site visual inspections of several towers located in and around the Skyway Drive corridor. I consider my observations in the context of the market data. They are a contributing factor to my conclusions. Photographs of the property were taken during Mr. Berkowitz's inspection.

Extraordinary Assumptions of Report

It is an extraordinary assumption of this report that the improvements as described within this report are compliant with the appropriate ordinance regarding items including but not necessarily limited to setbacks, landscaping, access and other items outside our field of expertise for this assignment.

These items will be addressed as part of the application by others with expertise within the respective fields.

Should the extraordinary assumptions not exist, we reserve the right to amend this study.

Effective Date of Study December 12, 2020

Date of Report December 24, 2020

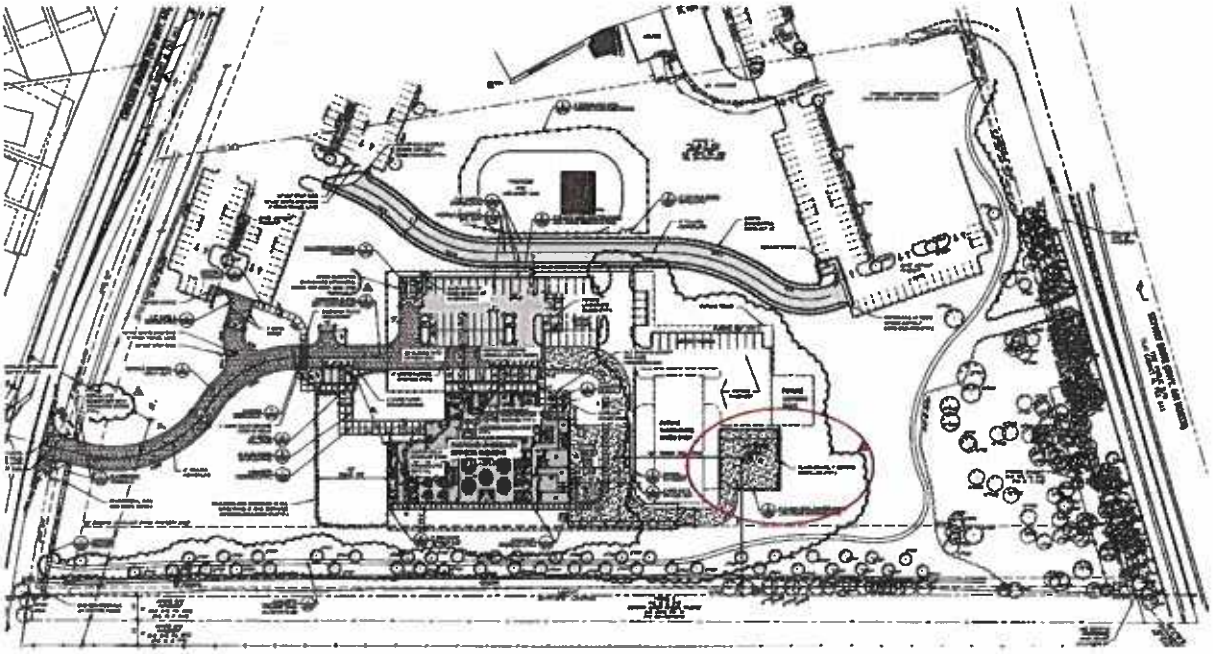
Type Report Impact Study Report

Study Development and Reporting Process In preparing this study, the analyst:

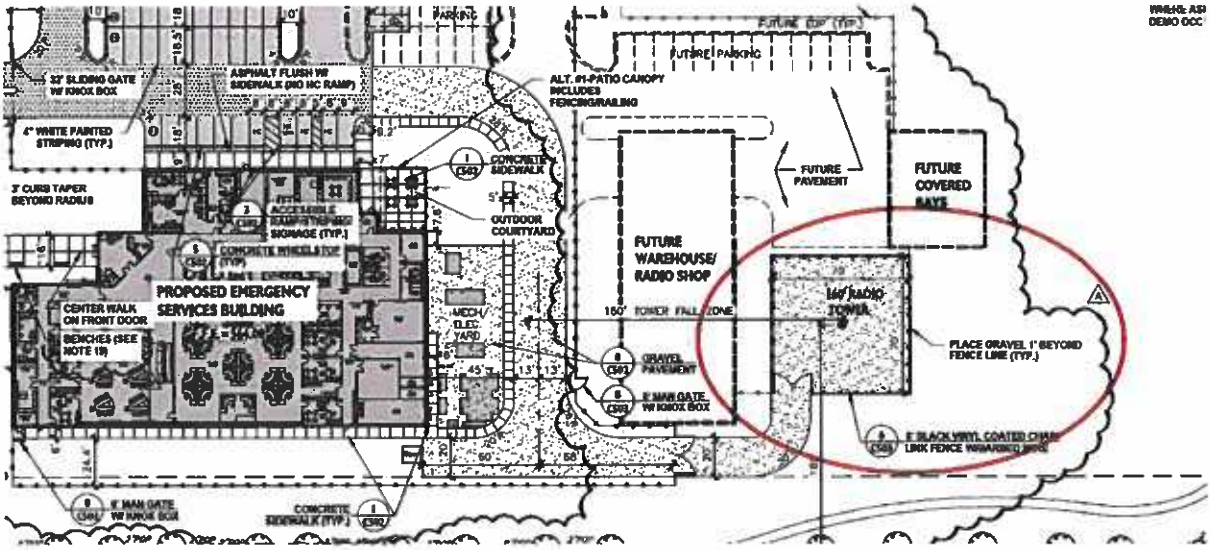
- Analyzes physical affects, if any, of the proposed construction on properties in the immediate area as well as the neighborhood;
- Reviews plans for the proposed development to determine whether it is in compliance with the City of Monroe UDO with respect to items within my field of expertise;
- Reviews site plan provided by our client with respect to the physical characteristics of the proposed development;
- Researches market data around existing cell towers along the Skyway Drive corridor to determine whether the proposed development is in accordance with the other similar developments in the area.

PROPOSED FACILITY

Tower Based on information provided to the analyst, the proposed tower will consist of a 160-foot "lattice" wireless communications tower. The survey appears to show that access to the proposed tower will be provided by a driveway extending from the parking for the proposed center. The following site plan was provided for the assignment.



SITE PLAN



SITE PLAN (TOWER)

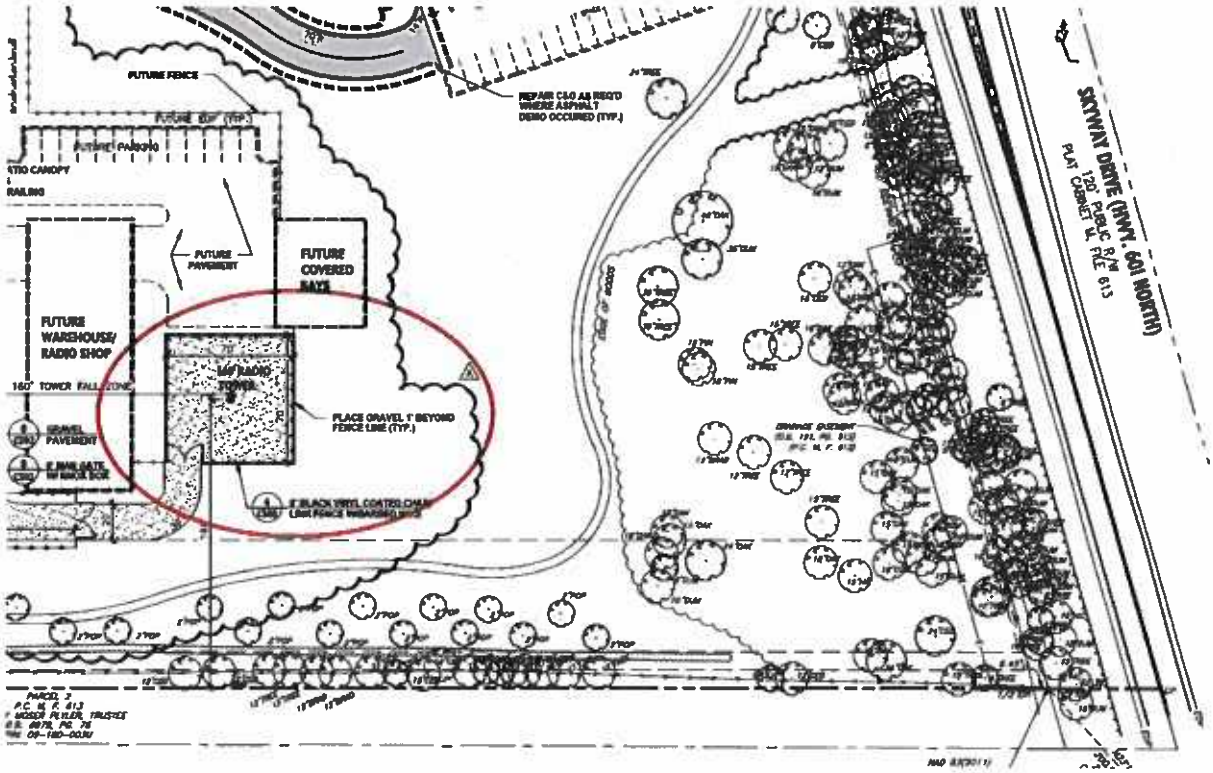
Site Improvements

The site improvements include an eight-foot black vinyl coated chain link fence with three strands of barbed wire. As we will detail throughout this report, the siting of the proposed tower in the eastern portion of the site will minimize the visual

impact for the residential properties to the west of the proposed development.

Access

According to the site plan, the access to the site will be via the site improvements planned for the development of the emergency services center. We are aware that the tower will have space for additional carriers. Therefore, there may be easements to allow access to the additional carriers. The subject is located near the intersection of Concord Avenue and Skyway Drive. These two streets represent strong transportation corridors for the area. The transportation linkage was likely part of the impetus for the selection of this site for the center. The following exhibit was extracted from the site plan showing the wooded areas between the proposed tower and Skyway Drive and the adjacent property to the south.



Skyway Dr

Physical Considerations

The parent parcel of the development is improved with the Union County DSS building. This building generates significant traffic. The proposed development is consistent with this use and is a consideration in the analysis.

The proposed tower will be in the eastern portion of the site. The perimeter of this portion of the site will remain wooded providing a natural buffer that will obscure a portion of the tower from surrounding properties. While most of the site is used for commercial purposes, there are some areas that are wooded. The physical characteristics of the subject that contribute to the conclusions of the analysis include but are not necessarily limited to:

- The siting of the tower will maintain a tree line that will serve as a buffer for most if not all of the adjacent or abutting properties.
- The location of the proposed tower is influenced by the proximity of the Skyway Drive and Roosevelt Boulevard corridors, which pose a higher external influence on land uses and development patterns.
- The existing improvements are comparable in visual aesthetics to the proposed center. The marginal increase of the tower in conjunction with the existing and proposed improvements is a factor in the analysis.

SURROUNDING LAND USES

The proposed development is located on site consisting of 26.68 acres and is improved with the Union County DSS building. While the current institutional use is consistent with the historical use of the property, developments in the area include a variety of uses that minimize the impact of the proposed tower. The following provides a summary of the

adjacent and abutting properties as well as a general overview of the neighborhood.

Because the subject site is bordered by two streets, there si only one adjacent property. I an effort to comply with the intent of the ordinance, we also consider the properties across the street on the southern portion of the site in the analysis.

The only adjacent parcel is a thin strip located to the south of the subject. This parcel is under the same ownership as the adjacent larger property. The properties are owned by Dorothy Moser Plyler, Trustee according to public records. The combined parcels consist of 54.174 acres. The property is used for agricultural purposes.

The property to the west consists of 120.067 acres improved with a single-family dwelling in the center of the site. The single-family dwelling is nestled amongst the trees on the property and was not visible from the road.

To the east of the proposed development is a 282.6-acre site also improved with a single-family dwelling. The dwelling appears to be located at the northern section of the site.

As we will discuss in the following section, the scope of the assignment is to determine whether the proposed development is in accordance with the Monroe UDO regarding the issuance of a special use permit and the development of wireless telecommunications facilities. The items within our field of expertise are detailed in the following section.

MONROE UNIFIED DEVELOPMENT ORDINANCE

As part of the assignment, I reviewed Section 156.125 of the Monroe UDO regarding the development of telecommunication towers. I also reviewed 156.33 regarding the issuance of a special use permit. The following is an excerpt from the UDO regarding considerations in issuing a special use permit.

(1) Will materially endanger the public health or safety;

(2) Will substantially injure the value of adjoining or abutting property;

(3) Will not be in harmony with the area in which it is to be located; or

(4) Will not be in general conformity with the Monroe Land Development Plan, thoroughfare plan, or other plan officially adopted by the Council.

Item 1 – While we do not address public safety issues, some of the items within this section are considered in the analysis to determine the potential impact of the proposed development.

Item 2 – The majority of the study is dedicated to this item.

Item 3 –. Harmony with the area is based on the details of the surrounding land uses.

Item 4 – This item will be addressed by others and is part of the review process from the planning department.

Based on our review of the ordinance, the remainder of the study focuses on abutting properties and potentially injurious effect of the special use on value. The land uses for the area include low-density residential and agricultural uses. The following analysis is based on the potential visual impact of the proposed development on the respective abutting properties.

Again, we will discuss property values later in the report. We acknowledge that the proposed 160-foot tower is taller than any structure in the immediate area. The siting of the proposed tower minimizes the visual impact on adjacent properties. While the abutting properties will be in proximity to the tower, the utility of the respective properties will not be impacted by the proposed tower.

Summary

The items within our field of expertise focus on the potential impact of the proposed development on property values. The agricultural developments around the subject coupled with the siting of the proposed tower amidst the trees on the site are contributing factors in the analysis.

MARKET RESEARCH

A potential issue associated with the impact of the proposed development is on property values in the immediate vicinity and the neighborhood. We researched towers in the surrounding area and identify the development patterns around these towers. After analyzing the market data, we compare this information to the proposed site and the physical characteristics and development patterns surrounding the proposed development.

Area Towers

During our research, we observed several towers in the area. Most of the towers found were located in established commercial or industrial areas. Towers are classified as comparable for a variety of reasons including but not necessarily limited to:

- *Location* – The proposed location is on a an assumed non-residentially zoned tract of land currently used for institutional purposes. The existing trees and siting at the eastern portion of the site is a factor in the analysis. The location is along a secondary transportation corridor off the Roosevelt Boulevard corridor, which is dominated by commercial and industrial uses.

- *Surrounding Developments* – The surrounding uses include low-density residential and agricultural uses. The infrastructure in the area includes above ground power lines that impose a visual impact on surrounding properties.

- *Construction Type/Height* – The proposed tower is a lattice tower with a proposed height of 160 feet.

For the research of towers, we rely on information from antennasearch.com, which we consider a reliable source of information. Our search revealed 26 towers. Several of the towers were not visible during our tour of the area and are excluded from the analysis. We also excluded towers shorter

than 100 feet as these are not considered comparable to the subject. We also excluded wireless facilities that were part of electrical transmission lines or other infrastructure. The following chart provides a summary of the towers that are visible and over 100 feet in height.

Tower Type	Year Built	Address/Location	Height (Feet)	Developments
Guyed	1983	2004 WALKUP AVE	230	Residential/Commercial
Lattice	1997	133 SACO ST	285	Industrial
Monopine	2016	Williams Road Extension	160	Industrial
Monopole	2017	2303 Stafford Street Extension	180	Industrial/Vacant Land
Monopole	2009	Dickerson Street	200	Industrial
Monopole	N/A	813 Charlotte Avenue	160	Commercial/Industrial
Lattice	2003	2519 Hayes Road	235	Industrial
Lattice	2007	3101 Matthews-Indian Trail Road	300	Commercial
Monopole	2002	2842 Gray Fox Road	184	Industrial
Guyed	1993	1092 Radio Drive	512	Rural
Monopole	1999	15200 Idlewild Road	188	Commercial/Industrial
Lattice	1996	NW Intersection 74 & Stallings Rd.	184	Industrial
Monopole	2009	Parkstone Drive Terminus	199	Rural/Residential
Monopole	2016	Waxhaw-Indian Trail Road	206	Rural
Monopole	2002	Matthews-Mint Hill & Independence Bv.	199	Commercial
Monopole	2008	Off Beverly Drive	166	Rural/Residential
Monopole	NA	209 Jim Parker Road	150	Rural/Residential
Monopole	2002	Independence Bv. Fullwood Shopping Center	199	Commercial

The initial research of market data was for those towers located on non-residentially zoned properties adjacent to low-density residential or agricultural properties. For those abutting properties that sold, the variances in physical characteristics of the site and the improvements were influential on the price paid. The isolation of the proximity of the tower did not lead to a credible conclusion given the more significant physical variances. The surrounding properties are agricultural with an estate style house. It is possible that these properties could be developed for residential purposes. Therefore, we provide two examples of cell towers. The first is for towers near residential subdivisions and the second is for more rural areas with agricultural uses.

We were able to procure data for surrounding properties for two of the local towers. The following is the analysis and presentation of market data for the two towers considered in

Union County with market data adequate in quality and quantity to develop a credible opinion as to whether the telecommunication tower impacts the value of the abutting properties.

The Vickery subdivision has a cell tower just north of the lots at the terminus of Vickery Drive. This tower has a shorter distance to improvements on adjacent properties. The vegetative buffer is comparable to the proposed tower, but there is no road between the tower and the nearby properties. The analysis for those properties closest to the tower are compared to those within the remainder of the subdivision. The following chart provides sales within the subdivision with the properties with a visual impact from the tower highlighted in yellow.

Parcel Number	Book & Page	Acreage	Address	Sale Amount	Size SFD (SF)	Price/SF	Sale Date	Assessed Value	% of Assessed Value	Year Built
7075300	6775 248	0.474	1209 VICKERY DR	$ 474,000	4,032	$ 117.56	9/21/2016	$ 387,500	122%	2016
7075301	6775 389	0.584	1215 VICKERY DR	$ 467,000	4,224	$ 110.56	9/21/2016	$ 398,200	117%	2016
7075299	6778 636	0.481	1205 VICKERY DR	$ 447,000	3,453	$ 129.45	9/26/2016	$ 358,100	125%	2016
7075302	6781 324	0.472	1305 VICKERY DR	$ 429,900	3,011	$ 142.78	9/28/2016	$ 366,300	117%	2016
7075308	6782 602	0.486	1416 VICKERY DR	$ 404,000	3,427	$ 117.89	9/29/2016	$ 344,300	117%	2016
7075305	6785 056	0.46	1415 VICKERY DR	$ 438,000	3,789	$ 115.60	9/30/2016	$ 380,200	115%	2016
7075304	6786 509	0.501	1407 VICKERY DR	$ 390,000	2,922	$ 133.47	10/4/2016	$ 316,900	123%	2016
7075315	6800 627	0.608	1300 VICKERY DR	$ 436,500	3,073	$ 142.04	10/21/2016	$ 340,200	128%	2016
7075310	6802 034	0.565	1408 VICKERY DR	$ 495,500	4,032	$ 122.89	10/24/2016	$ 387,300	128%	2016
7075309	6807 378	0.53	1412 VICKERY DR	$ 508,815	3,865	$ 131.65	10/28/2016	$ 406,700	125%	2016
7075303	6807 603	0.466	1401 VICKERY DR	$ 435,000	3,571	$ 121.81	10/31/2016	$ 362,400	120%	2016
7075298	6835 577	0.514	1201 VICKERY DR	$ 480,705	3,956	$ 121.51	12/7/2016	$ 388,200	124%	2016
7075314	6843 242	0.498	1304 VICKERY DR	$ 464,900	3,850	$ 120.75	12/16/2016	$ 375,900	124%	2016
7075307	6843 367	0.466	1423 VICKERY DR	$ 470,000	3,672	$ 128.00	12/19/2016	$ 362,500	130%	2016
7075326	6844 281	0.463	2023 DONOVAN DR	$ 450,500	2,922	$ 154.18	12/19/2016	$ 324,100	139%	2016
7075330	6847 478	0.529	2028 DONOVAN DR	$ 438,500	3,642	$ 120.40	12/22/2016	$ 355,500	123%	2016
7075335	6848 787	0.504	2011 CHALET LN	$ 475,207	3,672	$ 129.41	12/27/2016	$ 363,700	131%	2016
7075331	6848 807	0.473	2024 DONOVAN DR	$ 492,000	4,832	$ 101.82	12/27/2016	$ 420,500	117%	2016
7075332	6851 725	0.461	2018 DONOVAN DR	$ 454,348	3,594	$ 126.42	12/29/2016	$ 358,800	127%	2016
7075312	6851 804	0.542	1402 VICKERY DR	$ 417,000	3,037	$ 137.31	12/29/2016	$ 338,500	123%	2016
7075325	6859 111	0.463	2019 DONOVAN DR	$ 462,500	3,037	$ 152.29	1/13/2017	$ 338,900	136%	2016
7075317	6862 313	0.496	1110 VICKERY DR	$ 448,836	3,644	$ 123.17	1/19/2017	$ 376,500	119%	2016
7075313	6880 472	0.497	1308 VICKERY DR	$ 476,853	4,102	$ 116.25	2/22/2017	$ 395,100	121%	2016
7075350	6882 808	0.483	1004 KARA CT	$ 459,050	3,430	$ 133.83	2/24/2017	$ 344,000	133%	2016
7075311	6883 380	0.513	1406 VICKERY DR	$ 499,900	4,240	$ 117.90	2/27/2017	$ 406,500	123%	2016
7075338	6886 457	0.537	3021 CHALET LN	$ 506,000	3,803	$ 133.05	3/2/2017	$ 369,800	137%	2016
7075337	6891 603	0.531	3015 CHALET LN	$ 442,890	3,036	$ 145.88	3/10/2017	$ 323,500	137%	2016
7075333	6892 523	0.473	2012 DONOVAN DR	$ 494,990	3,777	$ 131.05	3/13/2017	$ 382,500	129%	2016
7075345	6894 492	0.534	3000 CHALET LN	$ 432,000	3,109	$ 138.95	3/16/2017	$ 336,300	128%	2016
7075306	6896 071	0.462	1419 VICKERY DR	$ 455,800	3,488	$ 130.68	3/20/2017	$ 366,600	124%	2016
7075334	6903 497	0.567	2002 DONOVAN DR	$ 469,900	3,430	$ 137.00	3/30/2017	$ 359,100	131%	2016
7075336	6928 229	0.521	3003 CHALET LN	$ 558,582	4,258	$ 131.18	5/9/2017	$ 403,700	138%	2017
7075343	6934 030	0.544	3012 CHALET LN	$ 502,000	3,646	$ 137.69	5/18/2017	$ 366,500	137%	2017
7075348	6943 103	0.473	1016 KARA CT	$ 498,677	3,609	$ 138.18	5/31/2017	$ 366,200	136%	2017
7075344	6948 415	0.56	3008 CHALET LN	$ 512,900	4,059	$ 126.36	6/8/2017	$ 408,800	125%	2016
7075322	6954 471	0.516	2005 DONOVAN DR	$ 512,000	3,910	$ 130.95	6/16/2017	$ 388,900	132%	2017
7075341	6955 571	0.53	3024 CHALET LN	$ 499,900	4,085	$ 122.37	6/19/2017	$ 395,600	126%	2017
7075340	6957 267	0.482	3030 CHALET LN	$ 465,335	3,462	$ 134.41	6/21/2017	$ 353,700	132%	2017
7075349	6961 836	0.492	1010 KARA CT	$ 493,500	4,102	$ 120.31	6/28/2017	$ 395,100	125%	2017
7075297	6961 627	0.509	1109 VICKERY DR	$ 470,049	3,413	$ 137.72	6/28/2017	$ 358,800	131%	2017
7075347	6962 872	0.579	1020 KARA CT	$ 507,500	3,885	$ 130.63	6/29/2017	$ 371,900	136%	2017
7075351	6964 408	0.476	1002 KARA CT	$ 440,000	3,528	$ 124.72	6/30/2017	$ 353,200	125%	2016
7075316	6965 130	0.568	1210 VICKERY DR	$ 449,900	3,528	$ 127.52	6/30/2017	$ 353,400	127%	2016
7075346	6978 225	0.567	1005 KARA CT	$ 528,250	3,913	$ 135.00	7/21/2017	$ 390,200	135%	2017
7075329	7020 463	0.541	2032 DONOVAN DR	$ 457,400	3,000	$ 152.47	9/22/2017	$ 341,200	134%	2017
7075323	7029 563	0.505	2009 DONOVAN DR	$ 469,500	3,074	$ 152.73	10/6/2017	$ 342,000	137%	2017
7075328	7043 656	0.613	2027 DONOVAN DR	$ 513,500	3,963	$ 129.57	10/30/2017	$ 391,400	131%	2017
7075339	7043 673	0.548	3031 CHALET LN	$ 443,000	3,074	$ 144.11	10/30/2017	$ 333,800	133%	2017
7075324	7064 691	0.512	2015 DONOVAN DR	$ 471,085	3,609	$ 130.53	12/4/2017	$ 353,900	133%	2017
7075342	7072 416	0.525	3018 CHALET LN	$ 495,000	3,777	$ 131.06	12/15/2017	$ 382,300	129%	2017
7075327	7133 380	0.467	2025 DONOVAN DR	$ 509,000	3,735	$ 136.28	4/9/2018	$ 362,500	140%	2016

For the analysis, we used several units of comparison. The price point for the properties closest to the tower are within the range of the rest of the subdivision. While one sale is on the lower end of the range another is on the upper end of the

range indicating that the proximity to the cell tower does not influence the price point. We also looked at the price per square foot. Again, the sales in proximity to the tower were consistent with nominal variances with other properties in the subdivision. We also compared the sales prices to the assessed values of the properties. Again, this comparison yielded the same results that the market and prices paid for properties in proximity to the tower were not impacted by the tower.

The second tower found is located southeast of the Prestwick subdivision. The following aerial shows the tower to the southeast of the subdivision.

The tower is a monopole tower with some trees between the tower and the residential properties within Prestwick. Again, the visual impact of this tower, if any, would be higher for a residential property than for a commercial or industrial property. The following chart provides a summary of sales within the subdivision with the properties highlighted in yellow having some level of visual influence from the tower.

Parcel Number	Book & Page	Acreage	Address	Sale Amount	Size SFD (SF)	Price/SF	Sale Date	Assessed Value	% of Assessed Value	Year Built
7135197	6730 543	0.16	5810 PARKSTONE DR	$247,000	3,288	$75.12	7/26/2016	$246,000	100%	2006
7135211	7011 590	0.15	5807 PARKSTONE DR	$260,000	2,844	$91.42	9/8/2017	$224,100	116%	2006
7135214	6918 096	0.14	5801 PARKSTONE DR	$245,000	2,744	$89.29	4/24/2017	$217,400	113%	2006
7135218	6991 886	0.16	5717 PARKSTONE DR	$271,000	2,732	$99.19	8/10/2017	$218,500	124%	2006
7135221	6636 021	0.17	5707 PARKSTONE DR	$250,000	2,744	$91.11	3/21/2016	$220,300	113%	2006
7135228	6728 324	0.17	5706 PARKSTONE DR	$242,000	2,652	$91.25	7/25/2016	$212,300	114%	2006
7135238	6756 020	0.18	3107 ROYAL TROON LN	$260,000	2,744	$94.75	8/29/2016	$217,500	120%	2006
7135243	7228 074	0.14	3005 ROYAL TROON LN	$235,000	1,956	$120.14	8/31/2018	$179,400	131%	2006
7135190	7192 422	0.14	5704 FALKIRK LN	$274,000	2,856	$95.94	7/10/2018	$223,600	123%	2006
7135193	7228 475	0.15	5800 PARKSTONE DR	$287,500	3,026	$95.01	8/31/2018	$233,600	123%	2006
7135196	7154 843	0.16	5808 PARKSTONE DR	$256,000	2,744	$93.29	5/11/2018	$219,900	116%	2006
7135198	6903 572	0.16	5812 PARKSTONE DR	$262,000	2,744	$95.48	3/30/2017	$217,500	120%	2006
7135213	7199 856	0.14	5803 PARKSTONE DR	$277,000	2,732	$101.39	7/20/2018	$218,700	127%	2006
7135215	6985 085	0.14	5723 PARKSTONE DR	$245,000	3,268	$74.97	7/31/2017	$244,300	100%	2006
7135232	6890 100	0.17	5714 PARKSTONE DR	$238,000	1,794	$132.66	3/8/2017	$176,700	135%	2006
7135239	6820 854	0.18	3105 ROYAL TROON DR	$260,000	2,732	$95.17	11/16/2016	$225,700	115%	2006
7135279	7257 886	0.14	5911 PARKSTONE DR	$211,000	2,654	$79.50	10/25/2018	$213,200	99%	2007
7135284	7231 065	0.16	5901 PARKSTONE DR	$278,000	2,983	$93.19	9/6/2018	$231,100	120%	2007
7135201	7002 308	0.18	5818 PARKSTONE DR	$260,000	2,837	$91.65	8/25/2017	$224,700	116%	2007
7135256	6773 258	0.14	5708 FALKIRK LN	$232,500	2,104	$110.50	9/19/2016	$192,700	121%	2007
7135273	7232 509	0.15	5910 PARKSTONE DR	$273,000	3,075	$88.78	9/10/2018	$235,100	116%	2007
7135283	6943 153	0.16	5903 PARKSTONE DR	$255,000	2,654	$96.08	5/31/2017	$212,500	120%	2007

Despite consideration of adjustments to the data set for a variety of physical and market variances, the single family dwelling with the highest level of visual impact from the tower lies within the range of the data set presented. This analysis indicates that the visual impact of this tower, which is higher than the proposed development, does not substantially impact property values.

For a previous study in Gaston County, we found a tower with low-density residential and agricultural uses. This tower is located closer to the road in an open field with a significantly higher visual presence than the proposed tower. The following exhibits provide an aerial and street scene for the tower.

1852 County Line Road

As shown on the previous aerial, there are residential developments across the street from the tower. This tower is a shorter height and monopole construction. As with most rural areas of North Carolina, the market data is limited. The following data consists of some modular homes that sold along County Line Road across the street from the tower to some modular homes that sold in Lewis Farm Estates. The following chart provides a summary of the sales.

Property Sales Summary

Address	Sale Date	Sales Price	Acres	SF	Price/SF	Year Built
1848 County Line Road	5/24/11	$ 100,000	1	1,908	$ 52.41	1999
1846 County Line Road	11/16/07	$ 90,000	1.03	1,512	$ 59.52	2004
1519 Lewis Farm Road	3/5/15	$ 116,000	2.42	1,842	$ 62.98	1999
1526 Lewis Farm Road	8/29/07	$ 170,000	2.88	2,881	$ 59.01	2006

In the analysis of these sales, there are several factors that contribute to the price paid. The smaller lot sizes for the properties near the tower would warrant a downward adjustment. Regardless, the range of prices paid per square foot is considered small. The indication from this analysis is that similar single family dwelling prices paid are comparable despite the visual impact of the cell tower. The market data

indicates that even with absence of a vegetative buffer, the tower does not substantially injure the value of contiguous properties.

Another tower on a residentially zoned property is located along the NC Highway 138 corridor in Stanly County. The tower is a monopole with a height of 195 feet. Research of the market for the adjacent properties revealed a sale of the adjacent property to the north of the property improved with the tower. The following chart provides a summary of sales found in the area. The sale of the adjacent property is highlighted in yellow. The other sales are for other properties providing similar utility.

Matched Pair Analysis

Sale Date	Address	Acres	Size (SF)	Year Built	BR	BA	Sale Price	Price/SF
3/12/20	**12483 NC Hwy 138**	**2**	**1,500**	**1955**	**3**	**1**	**$ 140,000**	**$ 93.33**
1/30/20	12514 NC Hwy 138	1.91	1,070	1954	2	1	$ 103,000	$ 96.26
6/13/19	32621 Chapel Rd.	2.59	1,734	1993	3	2	$ 150,000	$ 86.51
10/26/17	32612 Chapel Rd.	2.04	1,421	1981	2	1	$ 114,000	$ 80.23
5/10/20	33515 S. Stanly School Rd.	14.46	1,008	1959	2	1	$ 117,000	$ 116.07
1/17/19	12028 NC Hwy 138	1.06	1,860	1947	3	2	$ 160,000	$ 86.02
4/16/19	12018 NC Hwy 138	0.95	1,501	1949	3	1	$ 149,000	$ 99.27
6/18/18	11636 NC Hwy 138	0.68	1,709	1945	3	1	$ 115,000	$ 67.29
6/16/19	12273 Old Aquadale Rd.	1.2	1,865	1965	3	1.5	$ 170,000	$ 91.15

As shown on the previous chart, the sale of the property adjacent to the tower site is on the upper end of the range on a price per square foot as well as price point. After researching and adjusting these sales for physical and market variances in comparison to the sale adjacent to the tower, the analysis indicates that there is no diminution in value caused by the presence of a tower on the adjacent property.

We also provide the results from a study for a proposed tower in Robeson County. The scope of the impact study addressed the potential impact of value on properties in the neighborhood. The following provides market data for the towers found in Robeson County that are a similar market to the proposed development.

The following data is segregated into two categories: single family homes and vacant land. For the data sets, the properties highlighted in yellow are those properties along the same corridor as the tower. These properties are compared to properties highlighted in green, which are along similar streets without a tower. We include additional market data as background for the paired sales analyses.

474 Long Road

This tower has a height of 180 feet. The surrounding land uses in the area are primarily agricultural. The low-density residential developments include homes constructed over a wide time span including some estate style homes. The market data for single family dwellings are summarized in the following chart.

SFD SALES						
Address	Sale Date	Sales Price	Year Built	SF	Acres	$/SF
46 SURRY	5/25/2005	$68,000	1986	1,152	2.34	$ 59.03
121 SURRY	10/29/2007	$93,000	1978	1,443	1	$ 64.45
285 JUNE	5/15/2009	$41,000	2000	1,632	1	$ 25.12
992 LONG RD	8/20/2007	$57,500	1978	972	1	$ 59.16
867 LONG RD	11/5/2009	$27,000	1962	800	1.52	$ 33.75
719 LONG RD	6/8/2015	$87,000	1989	1,437	4.37	$ 60.54
1148 LONG RD	8/14/2015	$227,500	2005	2,029	1.8	$ 112.12

The analysis of these sales as well as other sales presented later in this section includes several factors including but not necessarily limited to size, age, and lot size. The most compelling market data is the consistency in the prices paid per square foot for the highlighted properties. The comparison of the data shows some offsetting characteristics but does

provide evidence that the cell tower located along Long Road does not injure property values in the area.

The second data set is for land sales found in the area. The highlighted properties are for residential lots consistent with the low-density development patterns in the neighborhood.

LAND SALES				
Address	Sale Date	Sales Price	Acres	$/Acre
181 TROY DR	6/11/2010	$150,000	19.63	$ 7,641
WILKES RD	5/1/2013	$20,000	7.39	$ 2,706
859 LONG RD	8/22/2012	$15,000	1.24	$ 12,097
OFF LONG RD	3/24/2015	$22,000	3.43	$ 6,414

Contrary to the market data for single family dwellings, the most compelling information from this data set is the price point for the residential lots. The size of the lots is the most influential factor on price point. Again, the market data indicates that the tower has not impeded demand for land along the Long Road corridor nor has it injured land values in the area.

7746 E Hwy 211

This tower as well as the remaining tower have heights of 300-feet or higher. I have applied the same methodology with the previous analyses and segregated the data into single family dwellings and vacant land. The sales for single family dwellings are summarized in the following chart.

SFD SALES						
Address	Sale Date	Sales Price	Year Built	SF	Acres	$/SF
913 HARRIS RD	1/31/2017	$65,000	2005	1,443	1	$ 45.05
4642 OLD ALLENTON	12/7/2015	$64,000	1950	912	1	$ 70.18
146 BEAR BAY	11/13/2014	$48,000	1980	1,456	2.69	$ 32.97
877 OLD ALLENTON	6/25/2013	$46,500	1969	1,506	1.5	$ 30.88
9697 NC 211	6/26/2012	$61,000	1955	1,170	1.24	$ 52.14
8355 E NC HWY 211	6/3/2015	$75,000	1988	1,152	4.22	$ 65.10

The physical variance in this data set would require a higher level of adjustment. Notwithstanding this fact, the sales along the 211 corridor provide a similar price point and price paid per square foot. The offsetting nature of the variances is reflected in the similar price point for most sales with the property with the highest visual impact from the tower having the highest price point. The analysis of this data set provides further evidence to our conclusion.

The following chart provides a summary of land sales for the area. Again, applying the same methodology as the previous analyses, the market data provides no evidence of an adverse characteristic associated with the visual impact from the tower.

LAND SALES				
Address	Sale Date	Sales Price	Acres	$/Acre
NC HWY 211	12/17/2014	$17,500	0.59	$ 29,661
699 BAY BEAR	6/18/2015	$17,000	8.13	$ 2,091
HARRIS RD	5/14/2015	$8,500	1	$ 8,500
HARRIS RD	8/17/2015	$9,000	1.27	$ 7,087
3 PITTMAN	4/4/2014	$250,000	93.22	$ 2,682
WILKES	5/1/2013	$20,000	7.39	$ 2,706
481 HARRIS RD	2/8/2013	$25,500	0.92	$ 27,717
538 DERWOOD	9/17/2012	$45,000	17.74	$ 2,537
DERWOOD	7/19/2012	$80,000	24.84	$ 3,221
PITTMAN	5/21/2012	$15,000	14.08	$ 1,065

The best matched pair in this data set is from the sales of two mobile home lots. While the price point was higher for the sale on Harris Road, the price per acre was higher for the lot on Highway 211. This indicates that size was a significant factor in the price paid. The only other sale found lies on the lower end of the range of the data set, which is considered reasonable given its physical characteristics including some areas that appear to be undevelopable.

Kinlaw Road

The land sales in the area provide the most compelling evidence in the neighborhood for this tower. The following chart provides a summary of land sales in the area.

LAND SALES				
Address	Sale Date	Sales Price	Acres	$/Acre
HOWELL RD	5/25/2012	$98,000	47	$ 2,085
TARHEEL RD	12/12/2012	$13,000	3.37	$ 3,858
346 BARNHILL	9/3/2013	$28,500	8	$ 3,563
5168 TARHEEL	1/3/2014	$30,000	9.15	$ 3,279
KINLAW RD	9/4/2014	$27,000	6.87	$ 3,930

The sale closest to the tower sold for the highest price per acre. Again, the market data for land around this cell tower indicates that the tower does not injure the prices paid for land in the neighborhood.

The following is a summary of single-family dwelling sales found in the neighborhood.

SFD SALES						
Address	Sale Date	Sales Price	Year Built	SF	Acres	$/SF
88 BARNHILL	4/30/2012	$76,000	1995	1,458	2.01	$ 52.13
6876 HOWELL	5/22/2012	$55,000	1988	1,344	1.98	$ 40.92
7889 HOWELL	12/17/2012	$37,500	1950	1,454	1.86	$ 19.23
5168 TARHEEL	5/9/2013	$125,000	1958	1,980	5	$ 63.84
6225 HOWELL	8/10/2016	$200,000	1999	2,837	1.01	$ 100.05
6257 HOWELL	2/10/2017	$225,000	2007	3,303	1	$ 112.11
306 TARHEEL	10/17/2013	$177,500	1953	3,087	5.03	$ 90.89
3647 TARHEEL	9/5/2014	$46,000	1992	1,296	0.92	$ 23.09
5478 TARHEEL	10/3/2014	$125,000	2002	1,920	8.4	$ 62.44
8191 HOWELL	11/10/2014	$71,000	1980	1,032	1.02	$ 35.86
470 KINLAW RD	12/31/2014	$42,500	1982	1,338	1.5	$ 21.44
KINLAW RD	6/15/2015	$73,500	1962	1,485	0.89	$ 37.46

The review of sales of single-family dwellings reveals that age and condition of the improvements is the most significant factor in the prices paid. Development in the area is sparse and supply side pressures in the market and low number of transactions indicates that the neighborhood is in the stable phase of its economic development. This is similar to the subject's neighborhood. The sales price paid for the properties along the corridor of the tower and other corridors is consistent.

Davidson Drive

This tower is located in Bladen County. The surrounding developments are primarily agricultural. The tower is located off Davidson Drive. The single-family dwelling sales in the neighborhood were insufficient quantity (two sales found), to provide a credible analysis. However, the sales of land as shown on the following chart provide a reflection of the market. The following chart is a summary of the sales. Note the two first sales in the chart are for mobile home lots.

LAND SALES				
Address	Sale Date	Sales Price	Acres	$/Acre
2392 GUYTON	7/19/2012	$10,000	1	$ 10,000
300 GASTON DR	2/23/2015	$19,000	1.7	$ 11,176
MASSEY RD	10/16/2012	$25,000	15.35	$ 1,629
GUYTON ROAD	5/31/2013	$9,000	0.98	$ 9,184
GUYTON RD	10/18/2013	$20,000	5.57	$ 3,591
MASSEY RD	12/3/2013	$6,000	0.9	$ 6,667
MASSEY RD	4/23/2014	$31,500	12.37	$ 2,546
1023 STORMS RD	3/20/2015	$9,000	2	$ 4,500
303 GASTON DR	8/29/2015	$11,000	0.89	$ 12,360

The land sales for lots near the tower are consistent with other lot sales found with no visual influence from the tower. The two lots highlighted in yellow reflect the upper end of the range for vacant land. The market data indicates that development near the tower has not influenced the normal course of development for the immediate area. Further, the market data indicates that buyers are paying similar prices for lots within the visual sphere of influence of a cell tower.

The recent studies I have performed provide no empirical evidence that the proposed tower will injure property values for adjacent or abutting properties. The studies provided are for larger areas of potential influence than adjacent or abutting properties.

Other Considerations

Other potential impacts to the surrounding area include noise, traffic and lighting. The operation of a cell tower is essentially silent and would not influence the surrounding developments. The additional traffic caused by the development of the tower is nominal compared to the emergency response center and existing traffic from the DSS building. Any increases in traffic are considered nominal and does not impact the abutting properties.

Conclusions

The market activity around cell towers indicates that the visual impact of the proposed tower is not reflected in the prices paid. In other words, if I were to appraise any of the abutting properties of the proposed development, the market data does not support any adjustments for the visual impact of the tower. Therefore, I conclude that the proposed development of a wireless telecommunications facility will not substantially injure the value of abutting properties.

Subject Neighborhood

In addition to the market activity for existing towers, we also consider the surrounding developments for the subject. The question posed for this study is "would the development of the wireless facility warrant a downward adjustment to neighborhood properties?" The information from the previous analysis indicates that there is no empirical evidence to

support a quantitative adjustment. The following analysis is intended to determine whether a qualitative adjustment is warranted.

When considering qualitative adjustments in an appraisal, the appraiser must consider all factors that could contribute to an adjustment. The aesthetics and location of the proposed development as well as the existing developments are a factor in developing our opinion. The factors considered in developing our opinion include but are not necessarily limited to:

- The market has not shown a detrimental impact on development patterns in areas with visual influence from a wireless facility.
- The existing infrastructure includes above ground infrastructure that pose an existing visual influence on adjacent and abutting properties.
- The proposed development is located within the existing tree line that will screen a significant portion of the tower in all directions and minimize the potential impact.
- Roosevelt Boulevard (US Highway 74), Skyway Drive and Concord Avenue pose a more significant external influence on property values in the area.

All of these factors would contribute to the aesthetic appeal and a hypothetical valuation of properties in the neighborhood. Further, aesthetics for properties in the neighborhood have less importance than the utility of the site and improvements. The multitude of factors indicates that multicollinearity for aesthetics exists. Multicollinearity arises when multiple items correlate with each other. The multiple factors can cause a distortion of the impact of any of the factors individually without consideration for all of the factors that contribute to the common issue.

The following provides a summary of our conclusions regarding the items for a special use permit. We reiterate these items for reference purposes.

(1) Will materially endanger the public health or safety;

(2) Will substantially injure the value of adjoining or abutting property;

(3) Will not be in harmony with the area in which it is to be located; or

(4) Will not be in general conformity with the Monroe Land Development Plan, thoroughfare plan, or other plan officially adopted by the Council.

Item 2

The relationship of the proposed use will not substantially injure the value of abutting property. The market data provided no evidence that the proposed tower will adversely impact property values. External factors, including but not necessarily limited to above ground infrastructure, existing developments and roads, pose a higher influence than the proposed development. The location minimizes to the greatest extent possible the visual impact of the tower from abutting properties. This analysis is applicable to Item 3 of the ordinance.

Therefore, it is our opinion that the proposed development in accordance with the proposed conditions will not substantially injure the value of abutting properties. The proposed development has siting and existing buffers to minimize to the extent possible the visual impact of the proposed tower. It is my opinion that the proposed development will not substantially detract from the aesthetics or character of the neighborhood because of its location, size and existing external influences.

Michael P. Berkowitz

ADDENDA

Certifications

CERTIFICATION OF THE ANALYST

I, Michael P. Berkowitz, certify that, to the best of my knowledge and belief,

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this study.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. I have made a personal inspection of the property that is the subject of this report.
11. No one provided significant real property appraisal assistance to the person(s) signing this certification other than those individuals having signed the attached report.

Michael P. Berkowitz
(NC State Certified General Real Estate Appraiser #A6169)
(SC State Certified General Real Estate Appraiser #CG6277)

December 24, 2020
Date

(Rev. 06/18/12)

ASSUMPTIONS AND LIMITING CONDITIONS

ASSUMPTIONS AND LIMITING CONDITIONS

Limit of Liability
The liability of MPB REAL ESTATE, LLC and employees is limited to the client only and to the fee actually received by our firm. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. Further, client will forever indemnify and hold MPB REAL ESTATE, LLC, its officers, and employees harmless from any claims by third parties related in any way to the appraisal or study which is the subject of the report. Third parties shall include limited partners of client if client is a partnership and stockholders of client if client is a corporation, and all lenders, tenants, past owners, successors, assigns, transferees, and spouses of client. MPB REAL ESTATE, LLC will not be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property, physically, financially, and/or legally.

Copies, Distribution, Use of Report
Possession of this report or any copy of this report does not carry with it the right of publication, nor may it be used for other than its intended use; the physical report remains the property of MPB REAL ESTATE, LLC for the use of the client, the fee being for the analytical services only.

The bylaws and regulations of the Appraisal Institute require each member and candidate to control the use and distribution of each report signed by such member or candidate; except, however, the client may distribute copies of this report in its entirety to such third parties as he may select; however, selected portions of this report shall not be given to third parties without the prior written consent of the signatories of this report. Neither all nor any part of this report shall be disseminated to the general public by the use of advertising media, public relations, news, sales or other media for public communication without the prior written consent of MPB REAL ESTATE, LLC.

Confidentiality
This report is to be used only in its entirety and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by MPB REAL ESTATE, LLC whose signatures appear on the report. No change of any item in the report shall be made by anyone other than MPB REAL ESTATE, LLC. MPB REAL ESTATE, LLC shall have no responsibility if any such unauthorized change is made.

MPB REAL ESTATE, LLC may not divulge the material contents of the report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or his designee as specified in writing except as may be required by the Appraisal Institute as they may request in confidence for ethics enforcement, or by a court of law or body with the power of subpoena.

Trade Secrets
This report was obtained from MPB REAL ESTATE, LLC and consists of "trade secrets and commercial or financial information" which is privileged and confidential and exempted from disclosure under 5 U.S.C. 552 (b) (4) of the Uniform Commercial Code. MPB REAL ESTATE, LLC shall be notified of any request to reproduce this report in whole or in part.

Information Used
No responsibility is assumed for accuracy of information furnished by or work of others, the client, his designee, or public records. We are not liable for such information or the work of subcontractors. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other sources thought reasonable; all are considered appropriate for inclusion to the best of our factual judgment and knowledge. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market-related information. It is suggested that the client consider independent verification as a prerequisite to any transaction involving sale, lease, or other significant commitment of funds for the subject property.

Testimony, Consultation, Completion of Contract for Report Services
The contract for report, consultation, or analytical service is fulfilled and the total fee payable upon completion of the report, unless otherwise specified. MPB REAL ESTATE, LLC or those assisting in preparation of the report will not be asked or required to give testimony in court or hearing because of having made the report, in full or in part, nor engage in post report consultation with client or third parties except under separate and special arrangement and at an additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges, regardless of issuing party.

Exhibits
The illustrations and maps in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Various photographs, if any, are included for the same purpose as of the date of the photographs. Site plans are not surveys unless so designated.

Legal, Engineering, Financial, Structural or Mechanical Nature, Hidden Components, Soil
No responsibility is assumed for matters legal in character or nature, nor matters of survey, nor of any architectural, structural, mechanical, or engineering nature. No opinion is rendered as to the title, which is presumed to be good and marketable. The properties are abalyzed as if free and clear, unless otherwise stated in particular parts of the report. The legal description is assumed to be correct as used in this report as furnished by the client, his designee, or as derived by MPB REAL ESTATE, LLC.

MPB REAL ESTATE, LLC has inspected as far as possible, by observation, the land and the improvements; however, it was not possible to personally observe conditions beneath the soil, or hidden structural, mechanical or other components, and MPB REAL ESTATE, LLC shall not be responsible for defects in the property which may be related.

The report is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil or structures or toxic materials which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and status standard for properties of the subject type. Conditions of heating, cooling, ventilation, electrical, and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. We are not experts in this area, and it is recommended, if appropriate, the client obtain an inspection of this equipment by a qualified professional.

If MPB REAL ESTATE, LLC has not been supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representation or warranties are made concerning obtaining the above mentioned items.

MPB REAL ESTATE, LLC assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for The Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.

Legality of Use
The report is based on the premise that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in the report; further, that all applicable zoning, building and use regulations, and restrictions of all types have been complied with unless otherwise stated in the report. Further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or may be obtained or renewed for any use considered in the value estimate.

Auxiliary and Related Studies
No environmental or impact studies, special market study or analysis, highest and best use analysis, study or feasibility study has been required or made unless otherwise specified in an agreement for services or in the report.

Management of the Property
It is assumed that the property which is the subject of this report will be under prudent and competent ownership and management.

Hazardous Materials
Unless otherwise stated in this report, the existence of hazardous substances, including without limitation, asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did MPB REAL ESTATE, LLC become aware of such during their inspection. MPB REAL ESTATE, LLC had no knowledge of the existence of such materials on or in the property unless otherwise stated. MPB REAL ESTATE, LLC, however, is not qualified to test such substances or conditions. If the presence of such substances such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimate is predicated on the assumption that there is no such condition on or in the property or in the proximity that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

Soil and Subsoil Conditions
Unless otherwise stated in this report, MPB REAL ESTATE, LLC does not warrant the soil or subsoil conditions for toxic or hazardous waste materials. Where any suspected materials might be present, we have indicated in the report; however, MPB REAL ESTATE, LLC are not experts in this field and recommend appropriate engineering studies to monitor the presence or absence of these materials.

Americans with Disabilities Act (ADA)

"MPB REAL ESTATE, LLC has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA), which became effective January 26, 1992. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since MPB REAL ESTATE, LLC has no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property."

Qualifications of the Analyst

QUALIFICATIONS OF THE ANALYST

Michael P. Berkowitz
MPB Real Estate, LLC, Inc.
1100 Sundance Drive
Concord, North Carolina 28027
(704) 605-0595

EDUCATION AND CREDENTIALS

- **Duke University**
  Major: Economics 1985-1989

- **Central Piedmont Community College**

R-1 -	Introduction to Real Estate Appraisal, 2002
R-2 -	Valuation Principles and Procedures, 2002
R-3 -	Applied Residential Property Valuation, 2002
G-1 -	Introduction to Income Property Appraisal, 2003

- **Bob Ipock and Associates**

G-2 -	Advanced Income Capitalization Procedures, 2003
G-3 -	Applied Property Income Valuation 2004

- **Appraisal Institute**

520	Highest and Best Use and Market Analysis, 2004
Seminar	Rates, Multipliers and Ratios 2005
530	Advanced Sales Comparison and Cost Approaches 2006
Seminar	Apartment Appraisal, Concepts & Applications 2009
Seminar	Appraising Distresses Commercial Real Estate 2009
Seminar	Appraising Convenience Stores 2011
Seminar	Analyzing Operating Expenses 2011

AFFILIATIONS AND ACTIVITIES

- **Association Memberships**
  North Carolina State Certified General Real Estate Appraiser, October 2006, Certificate No. A6169

RELATED EXPERIENCE

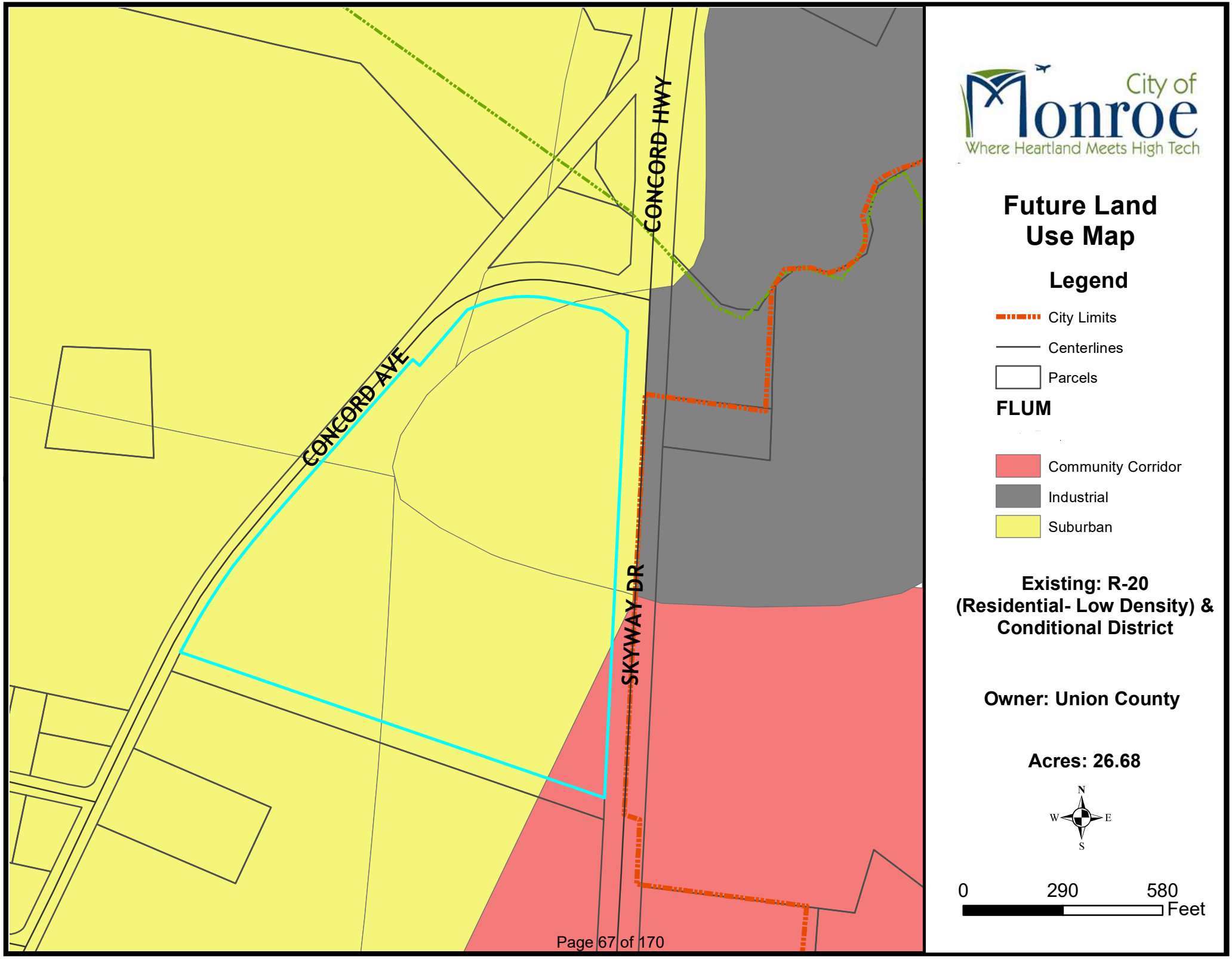
- Provided real estate consulting services for a variety of clients including real estate brokers, property owners and financial planners
- Performed financial feasibility studies for multiple property types including golf communities, and renovation projects.
- Developed plan for self-contained communities.
- Race Track expertise

APPRAISAL EXPERIENCE

A partial list of types of properties appraised include:
Retail Properties, Single and Multi-Tenant, Proposed and Existing
Office Single and Multi-Tenant Proposed and Existing
Mixed-Use Properties, Proposed and Existing
Industrial Properties, Warehouse, Flex and Manufacturing
Vacant Land
Condemnation
C-Stores
Race Tracks

CLIENTELE

Bank of America
Transylvania County
Cabarrus County
Mecklenburg County
City of Statesville
NC Department of Transportation
Henry County, GA
Town of Loudon, NH
First Citizens Bank
City of Charlotte
City of Concord
Union County
BB & T
Aegon USA Realty Advisors
Sun Trust Bank
First Charter Bank
Regions Bank
Charlotte Housing Authority
Alliance Bank and Trust
Broadway Bank
Duke Energy Corporation
Jim R. Funderburk, PLLC
Hamilton, Fay, Moon, Stephens, Steele & Martin
Senator Marshall A. Rauch
Perry, Bundy, Plyler & Long, LLP
Robinson, Bradshaw & Hinson
CSX Real Property
Baucom, Clayton, Burton, Morgan & Wood, PA
City of Mount Holly
Our Towns Habitat for Humanity
Parker, Poe, Adams & Bernstein, LLP
Central Carolina Bank
Southern Community Bank and Trust


CONCORD HWY
CONCORD AVE
SKYWAY DR
City of
Monroe
Where Heartland Meets High Tech
Future Land Use Map
Legend
City Limits
Centerlines
Parcels
FLUM
Community Corridor
Industrial
Suburban
Existing: R-20 (Residential- Low Density) & Conditional District
Owner: Union County
Acres: 26.68
N
W
E
S
0
290
580
Feet

SUBURBAN LAND USE DESCRIPTION

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. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods.

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.

Planning staff believes the proposed project is consistent with the Future Land Use Plan and is a reasonable use and in the public interest.

RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT "UNION COUNTY HUMAN SERVICES & EMERGENCY SERVICES COMPLEX"

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 "UNION COUNTY HUMAN SERVICES & EMERGENCY SERVICES COMPLEX"* 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. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. The proposed development is addressed off Concord Avenue but has frontage along Concord Highway, which is a high volume thoroughfare in the City of Monroe. The proposed development is a reasonable use and in the public interest, because there are existing nonresidential uses being operated on the same property as well as in the vicinity and this development will serve City and County residents.

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: 09-180-003-S.

Adopted this 3rd day of March, 2021

_____
Mary Ann Rasberry, Planning Board Vice-Chairman

Attest:

_____
Maryann Brown, Secretary to Planning Board

RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT "UNION COUNTY HUMAN SERVICES & EMERGENCY SERVICES COMPLEX"

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 "UNION COUNTY HUMAN SERVICES & EMERGENCY SERVICES COMPLEX"* 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. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. The proposed development is addressed off Concord Avenue but has frontage along Concord Highway, which is a high volume thoroughfare in the City of Monroe. 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 with the building expansion on the subject property. 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: 09-180-003-S.

Adopted this 3rd day of March, 2021

_____
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 2258 Concord Avenue (Tax Parcel 09-180-003-S) from Conditional District "Union County Human Services Building" to Conditional District "Union County Human Services & Emergency Services Complex".

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 13th day of April, 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) "Union County Human Services & Emergency Services Complex"

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 13th day of April, 2021.

Attest: _____ Bobby G. Kilgore, Mayor

_____
Bridgette H. Robinson, City Clerk

STAFF REPORT

TO: Planning Board Members

DATE: March 3, 2021

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Text and Map Amendment request for Conditional District "Olive Branch" (Parcel ID #'s: 09-143-014 and 09-143-015)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning text and map amendment for properties located along Olive Branch Road further identified with parcel ID numbers 09-143-014 and 09-143-015 from R-20 (Residential Low Density) to Conditional District (CD) "Olive Branch"

REVIEW

The applicant, Eastwood Homes, is requesting a conditional district rezoning in order to develop 87 single-family lots. The total area of the project is 38.79 acres, with 19.54 acres or 50% of that left as common open space. The density of this project is 2.24 units per acre.

AREA CHARACTERISTICS

The subject property is currently zoned R-20 (Residential Low Density) is located along Olive Branch Road and is directly south of the Monroe Expressway. The R-20 zoning district consists of 20,000 square foot lots with an allowable density of two (2) units per acre.

Adjoining Land Uses and Zoning District

	Existing Uses	**Zoning District**
North	Residential	R-40 (Single Family-Low Residential)
East	Residential	R-20 (Single Family-Low Residential)
South	Residential	R-20 (Single Family-Low Residential)
West	Residential	R-20 (Single Family-Low Residential)

Proposal
The applicant, Eastwood Homes, is requesting a conditional district rezoning in order to develop 87 single-family lots with 19.57 acres or 50% of open space.

REQUIREMENTS

Density & Dimensional Standards
The density of the proposed project is 2.24 units per acre. The minimum lot size is 6,250 square feet with 6,790 square feet as the average lot size. The data below is simply to provide the board with information to compare the proposed density 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
R-40	1 unit per acre

The minimum setbacks proposed are as follows:
Front: 20 feet
Side: 5 feet
Corner Lot Side: 20 feet
Rear: 20 feet

Landscaping
Street trees will be provided at a rate of one (1) per fifty (50) linear feet. All houses will have at least two (2) yard trees. A 50-foot landscaped buffer is also being provided along Olive Branch Road.

Open Space
The project is required to provide at least 12.5% open space which would equal 4.85 acres. The total area of open space provided is 19.54 acres or 50%, .77 acres or 2% 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. Houses built on slab foundations will also have a minimum of four (4) course brick or a minimum of 11 inches of stone extending up the face of the slab.

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 Olive Branch Road.

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.

Transportation
The development is proposed to be accessed by one entrance on Olive Branch Road; an eastbound right turn lane and westbound left turn lane will be added to Olive Branch Road to access this development.

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

Olive Branch will be an 87 single-family unit development located within the following school attendance areas for the current school year:

Unionville Elementary	Currently at 93% rated capacity
Piedmont Middle	Currently at 97% rated capacity
Piedmont High	Currently at 77% rated capacity

Per Board of Education policy, Piedmont Middle School is no longer accepting 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
- In adequate planning/meeting space for additional staff.

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

1. The applicant held a virtual neighborhood meeting on January 28, 2021. Both the video conference and dial-in phone conference options were available to participants. Approximately 5 individuals attended this meeting. A summary of the meeting is attached as well.

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

RECOMMENDATION

Staff recommends approval of Conditional District "Olive Branch".

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.*

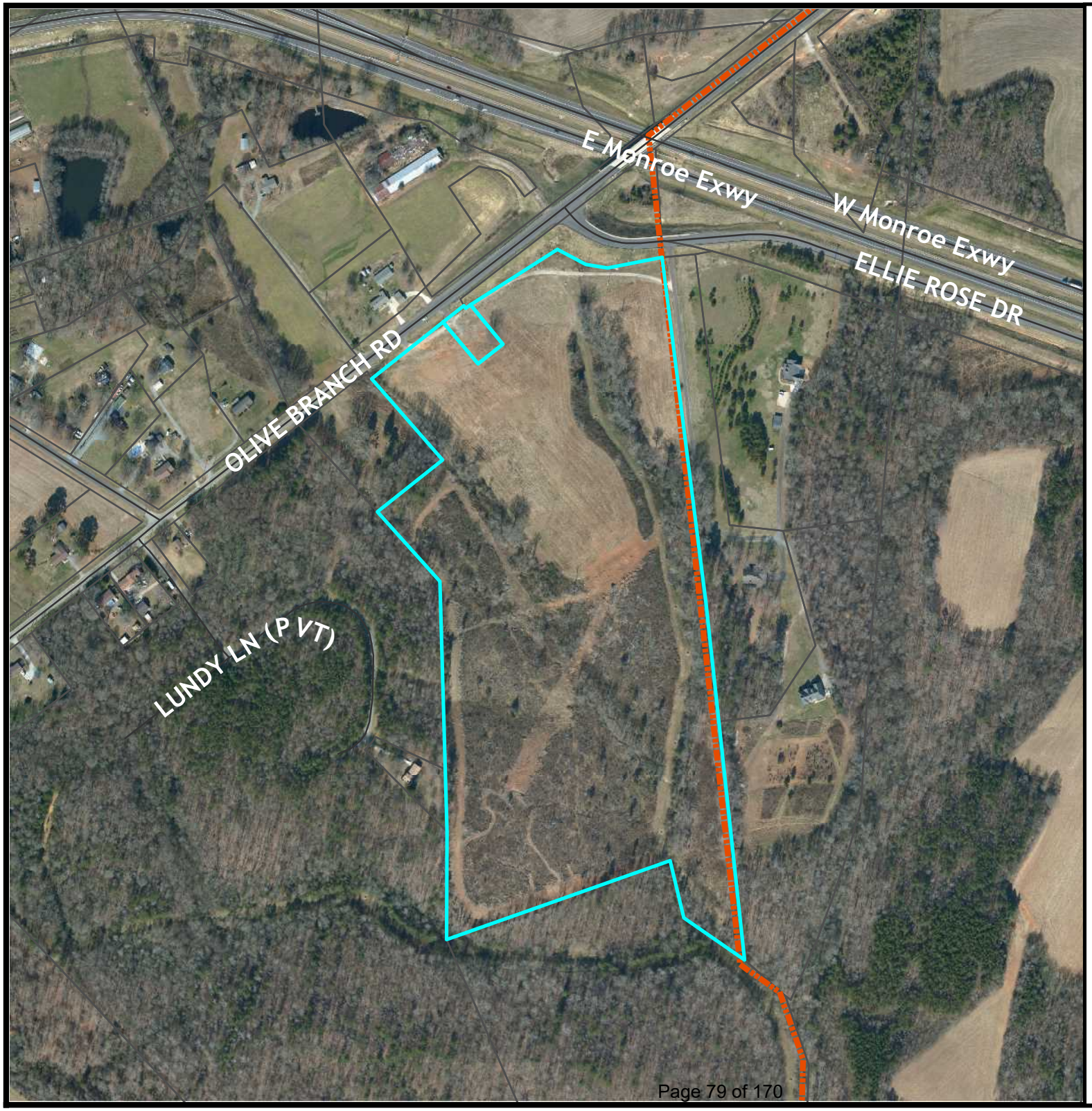
If the Resolution of Land Development Plan Compliance is recommended for denial, the Planning Board will also need to make the following motions:

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



City of Monroe
Where Heartland Meets High Tech

Ortho Map

CD "Olive Branch"

Legend

Centerlines

City Limits

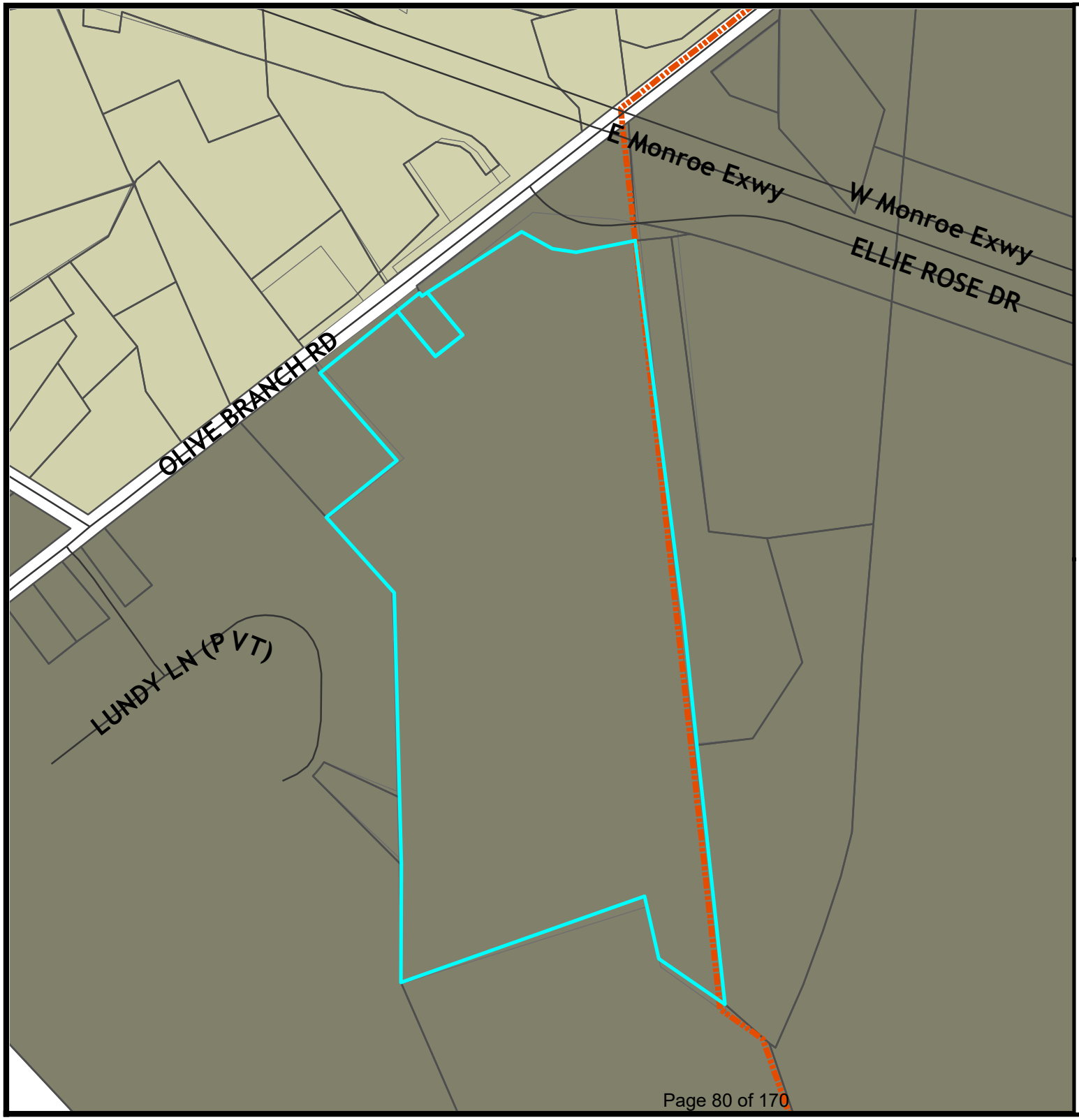
Existing: R-20
(Residential - Low Density)

Owner: Travis and Leah Austin

Acres: 38.79

N
W E
S

0 360 720 Feet



City of Monroe
Where Heartland Meets High Tech

Zoning Map

CD "Olive Branch"

Legend

Centerlines

City Limits

Zoning Districts

Code

R-40

R-20

Existing: R-20
(Residential - Low Density)

Owner: Travis and Leah Austin

Acres: 38.79

N
W E
S

0 340 680 Feet

CONDITIONAL DISTRICT REZONING "OLIVE BRANCH"

LOCATED IN

CITY OF MONROE, NORTH CAROLINA

VICINITY MAP
NOT TO SCALE

SITE DATA:

TAX PARCELS:	09143014, 09143015
TOTAL ACREAGE:	+/- 39.04 ACRES (APPROXIMATE)
DEDICATED ACREAGE:	+/- 00.25 ACRES
REMAINING SITE ACREAGE:	+/- 38.79 ACRES
EXISTING LOCATION:	CITY OF MONROE, NC
ZONING:	
EXISTING:	R-20
PROPOSED:	CONDITIONAL DISTRICT "OLIVE BRANCH"
TOTAL POTENTIAL UNITS:	87 LOTS
MINIMUM SETBACKS:	
FRONT:	20' (FROM R/W)
SIDE:	5'
CORNER:	20'
REAR:	20'
MINIMUM LOT SIZE:	6,250 SQFT
MINIMUM LOT WIDTH:	50'
AVERAGE LOT SIZE:	6,790 SQFT
OVERALL DENSITY:	2.24 DU/AC*
COMMON OPEN SPACE:	
OPEN SPACE REQUIRED:	+/- 4.85 ACRES (12.5%)
OPEN SPACE PROVIDED:	+/- 19.54 ACRES (50%)*
OPEN SPACE WITHIN FLOODPLAIN:	+/- .77 ACRES (2%)*
TREE SAVE:	
REQUIRED TREE SAVE:	+/- 3.88 ACRES (10%)
PROVIDED TREE SAVE:	+/- 6.54 ACRES (17%) MINIMUM *

*Note: Overall Density, Common Open Space, and Provided Tree Save are based on Remaining Site Acreage (+/- 38.79 Acres).

INDEX OF SHEETS

SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 OF 5	CONDITIONAL REZONING PLAN - COVER SHEET	11/12/2020	2/09/2021
2 OF 5	CONDITIONAL REZONING PLAN - SITE PLAN	11/12/2020	2/09/2021
3 OF 5	CONDITIONAL REZONING PLAN - SITE DETAILS	11/12/2020	2/09/2021
4 OF 5	CONDITIONAL REZONING PLAN - TREE PLAN	11/12/2020	2/09/2021
5 OF 5	CONDITIONAL REZONING PLAN - CONCEPTUAL PRODUCT ELEVATIONS	11/12/2020	2/09/2021

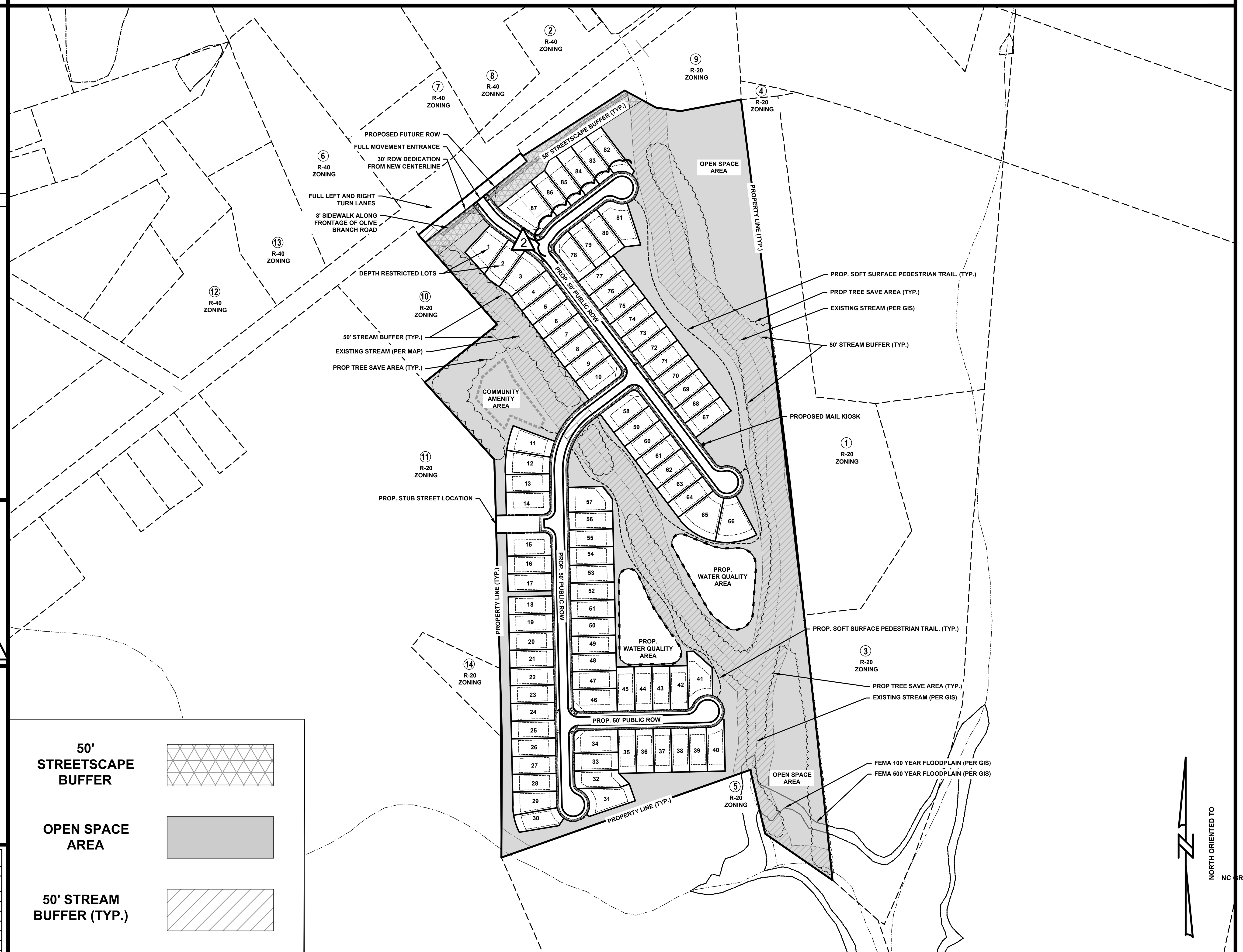
2

ENGINEERING FIRM: ESP ASSOCIATES, INC.
ADDRESS: 3475 LAKEMONT BLVD.
FORT MILL, SC 29708
PHONE: (803) 835-0906
CONTACT: MATT MANDLE
EMAIL: MMANDLE@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

Site Number	OBJECTID	Parcel Number	Owner	Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip	Book & Page
1	17592995	09108001A	GODWIN BRENDA B	GODWIN LYNN E	2700 ELLIE ROSE DR	MATTHEWS	NC	28110	1100 311
2	17593000	9.108E+96	NC DEPT OF TRANSPORTATION ROW DEPT		206 CHARTER ST	MONROE	NC	28001	
3	17593001	09108001F	GODWIN RICKY LYNN		2720 OLIVE BRANCH RD	MONROE	NC	281108820	3987 866
4	17593002	09108001G	DEPARTMENT OF TRANSPORTATION		1546 MAIL SERVICE CENTER	MONROE	NC	27611	6455 327
5	17593004	09108002A	LOVE RENTALS LLC		2675 OLD CHARLOTTE HIGHWAY	MONROE	NC	28110	7377 0371
6	17594009	9143010	BAUCOM OLLIE V		2525 OLIVE BRANCH RD	MONROE	NC	28110	7001 012
7	17594010	9143011	BAUCOM WILLIE DEAN HEIRS		2601 OLIVE BRANCH RD	MONROE	NC	28110	D124 012
8	17594015	9143013	BAUCOM WILLIE DEAN HEIRS		2601 OLIVE BRANCH RD	MONROE	NC	28110	D124 012
9	17594019	09143014A	NC DEPT OF TRANSPORTATION ROW DEPT		206 CHARTER ST	MONROE	NC	28001	1764 371
10	17594021	9143016	HILL CEMETERY		C/O BILL TAYLOR 15024 MIDDLESBOROUGH DR	MONROE	NC	28104	
11	17594022	9143017	LOVE MARTHA	LOVE VANN JUNIOR	1511 LOVE RD	MONROE	NC	28110	1485 764
12	17594023	9143018	COTTON DELISA TRUSTEE		821 SIKES MILL RD	MONROE	NC	28110	D139 1025
13	17594027	09143018D	CHANEY KIMBERLY J		2505 OLIVE BRANCH RD	MONROE	NC	28110	6250 046
14	17594047	9143093	STEPHENSON CHRISTIAN	STEPHENSON GLENDA	2302 LUNDY LN	MONROE	NC	28110	3139 330



GENERAL NOTES:

1. BASE INFORMATION PROVIDED BY UNION COUNTY GIS DATA & "GENERAL PUBLIC UTILITY EASEMENT SURVEY IN THE SECREST SHORTCUT ROAD-ROCKY RIVER ROAD ANNEXATION AREA FOR THE CITY OF MONROE" CREATED BY UNION COUNTY, DATED FEBRUARY 1998. ALL INFORMATION SHOULD BE VERIFIED FOR ACCURACY.
2. ALL SITE PLAN, ZONING AND WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONSIDERED TO BE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE/FINAL VERIFICATION.

FLOODPLAIN INFORMATION
FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM PANEL 3710544500J, 3710544600J. EFFECTIVE DATE OF STUDY 10/16/2008.

STREAM/WETLAND INFORMATION
STREAM/WETLAND INFORMATION IS BASED ON PRELIMINARY INFORMATION PROVIDED TO ESP BY UNION COUNTY GIS DATA AND "WETLAND APPROXIMATION MAP - OLIVE BRANCH TRACT UNION COUNTY, NORTH CAROLINA" PROVIDED BY NEWKIRK ENVIRONMENTAL INC. DATED 08/05/2020. FOR PURPOSES OF PREPARATION OF THIS CONDITIONAL DISTRICT REZONING PLAN, ANY POTENTIAL WETLAND AREAS AND STREAM FEATURES DEPICTED ON THE PLAN ARE CONSIDERED TO BE PRELIMINARY IN NATURE AND APPROXIMATE IN LOCATION. THE CONDITIONAL DISTRICT REZONING PLAN WILL NEED TO BE REVISED ONCE ALL AGENCIES APPROVED ON-SITE WETLAND/STREAM AND APPROPRIATE JURISDICTIONAL BOUNDARIES ARE SURVEYED AND VERIFIED WITH ACCEPTABLE LEVELS OF ACCURACY - UNIT LOSS MAY OCCUR.

ACCESS POINTS/DRIVEWAYS/STREETS
1. PROPOSED PROJECT SITE ENTRANCE LOCATIONS ARE CONSIDERED PRELIMINARY IN NATURE AND NEED TO BE VERIFIED WITH ADEQUATE SIGHT DISTANCE.
2. ALL ROADWAY AND STREET SYSTEMS ARE CONSIDERED TO BE PRELIMINARY AND WILL NEED TO BE VERIFIED FOR SUFFICIENCY TO SATISFY OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE AND APPLICABLE STANDARDS IDENTIFIED BY NCDOT. STREET CONNECTIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE BASED ON AGENCY INPUT/REVIEW.

OPEN SPACE/TREE SAVE
OPEN SPACE AND TREE SAVE AREAS ARE CONCEPTUAL AND PRELIMINARY. THE EXACT LOCATION OF THESE AREAS MY CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL LAYOUT, PRODUCT ALLOCATION, AND AS OTHER SPATIALLY DEPENDENT PROJECT COMPONENTS SUCH AS STORMWATER AREAS, WETLAND AREAS, UTILITY FEATURES, AND BUFFERS (AS APPLICABLE) FOR THIS PROJECT ARE BETTER DEFINED.

POTENTIAL STORMWATER QUALITY AREAS
LOCATION OF PROPOSED STORMWATER AREAS ARE CONCEPTUAL AND PRELIMINARY AND STILL NEED TO BE DETERMINED. THE EXACT SIZE AND LOCATION OF THESE AREAS WILL CHANGE AS THE CLIENT FINALIZES DECISIONS REGARDING FINAL LAYOUT, PTRODUCT ALLOCATION, AND AS OTHER PROPOSED CHANGES TO THE PROJECT ARE BETTER DEFINED. LAYOUT AND UNIT COUNT SUBJECT TO CHANGE BASED ON FINAL DESIGN OF STORMWATER AREAS.

PUBLIC INFORMATION
ESP ASSOCIATES IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE, MISSING OR OUTDATED INFORMATION DERIVED FROM PUBLIC SOURCES SUCH AS GIS, PLANNING AND ZONING DEPARTMENTS.

EASTWOOD HOMES

OLIVE BRANCH - CITY OF MONROE, NC

DEVELOPMENT STANDARDS

I. GENERAL PROVISIONS
1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL REZONING PLAN ASSOCIATED WITH THE CONDITIONAL REZONING PETITION. THE PETITION FILED BY EASTWOOD HOMES (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 39.04 ACRE SITE LOCATED WITH FRONTAGE ALONG OLIVE BRANCH ROAD, DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS FURTHER DESCRIBED AS A COMBINATION OF TAX PARCEL NUMBERS 09143014, 09143015.
2. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE CONDITIONAL REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE - UDO. (THE "ORDINANCE").
3. BASE INFORMATION PROVIDED UNION COUNTY GIS DATA.

II. PERMITTED USES
1. THE SITE SHALL BE DEVOTED TO A SINGLE-FAMILY RESIDENTIAL COMMUNITY CONTAINING 87 UNITS INCLUDING DETACHED DWELLINGS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN RESIDENTIAL ZONING DISTRICTS.
2. GRADING AND LOCATION OF RETAINING WALLS SHALL BE PROVIDED DURING THE CONSTRUCTION DOCUMENTATION PHASE.

III. TRANSPORTATION
1. VEHICULAR ACCESS TO THE PROPERTY SHALL BE AS GENERALLY DEPICTED ON THE CONDITIONAL REZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE CONDITIONAL REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS ALONG WITH ANY ADJUSTMENTS REQUIRED BY THE CITY AND/OR NCDOT FOR APPROVAL.
2. AS DEPICTED ON THE CONDITIONAL REZONING PLAN, THE SITE SHALL BE SERVED BY INTERNAL PUBLIC STREETS. MINOR ADJUSTMENTS TO THE LOCATIONS OF THE INTERNAL PUBLIC STREETS SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
3. THE PETITIONER SHALL CONSTRUCT INTERNAL STREETS TO MEET CITY OF MONROE PUBLIC ROADWAY STANDARDS.
4. PER NCDOT THE DEVELOPER/BUILDER MAY PLAT,BUILD, AND SELL UP TO HALF THE LOTS OR 5O LOTS WHICHEVER IS LESS BEFORE ROADWAY IMPROVEMENTS WILL BE REQUIRED. IN ORDER TO PLAT, BUILD, OR SELL ANY LOTS OVER THE HALF POINT OR 50 LOT POINT THE DEVELOPER/BUILDER WILL NEED TO INSTALL AND MAKE OPERATIONAL THE ROADWAY IMPROVEMENTS.

2

IV. STREETSCAPE / LANDSCAPING / UTILITIES
1. STREET LIGHTING, STREET SIGNAGE AND MAIL KIOSKS WITHIN THE PROPOSED DEVELOPMENT SHALL ADHERE TO THE CITY OF MONROE UDO. RECOMMENDED SCALING OF STREET LIGHTS IS SUBJECT TO APPROVAL OF THE ENGINEERING DEPARTMENT. THE CITY OF MONROE SHALL BECOME RESPONSIBLE FOR MONTHLY COSTS ONCE THE ROADWAYS ARE ACCEPTED FOR MAINTENANCE.
2. LANDSCAPING TO MEET MINIMUM ORDINANCE REQUIREMENTS.
3. 5' SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF INTERNAL STREETS. SIDEWALKS SHALL MEET ADA REQUIREMENTS AND INCLUDE CURB RAMPS, LANDING, FLARES, AND TRUNCATED DOMES. DETAILS TO BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE.
4. STREET SIGNS SHALL BE CONSISTENT WITH CITY OF MONROE STANDARD DETAIL OR APPROVED EQUIVALENT. DECORATIVE STREET SIGNS MAY BE INSTALLED (IF DESIRED) AS LONG AS THEY MEET OR EXCEED THE MINIMUM SPECIFICATION ESTABLISHED BY CITY OF MONROE. DETAILS SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE. DECORATIVE STREET SIGNS SHALL REQUIRE APPROVAL BY CITY ENGINEERING FOR PLACEMENT IN THE STREET RIGHT-OF-WAY.
   A. TRAFFIC SIGNS AND TRAFFIC CONTROL DEVICES PLACED ON THE MUNICIPAL STREET SYSTEM MUST CONFORM TO THE APPEARANCE CRITERIA OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. (GEN. STATUE 136-30).
   B. THE DECORATIVE POSTS SHOULD BE OF A SUITABLE BREAKAWAY OR YIELDING DESIGN.
   C. A PLAN SHALL BE PREPARED AND SUBMITTED SHOWING LOCATIONS, SIGN DESIGN, LETTERING, INSTALLATION DETAILS, ETC. FOR APPROVAL BY THE ENGINEERING DEPARTMENT.
   D. INSTALLATION OF THE DECORATIVE SIGNS (IF DESIRED) SHALL BE THE RESPONSIBILITY OF THE PETITIONER AND COORDINATED WITH THE CITY'S CONSTRUCTION INSPECTOR.
   E. IF THE DECORATIVE POSTS SHOULD BECOME DAMAGED OR BECOME IN NEED OF REPAIR/MAINTENANCE, IT SHALL BE THE HOMEOWNER'S ASSOCIATION'S RESPONSIBILITY TO CORRECT AT THEIR COST. THE CITY RESERVES THE RIGHT TO RE-INSTALL ANY SIGN WITH A GALVANIZED POST UNTIL REPLACEMENT DECORATIVE POST(S) CAN BE INSTALLED BY THE HOMEOWNER'S ASSOCIATION
5. SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
6. ENTRY MONUMENTATION SHALL BE PERMITTED SEPARATELY.
7. FIRE HYDRANTS SHALL BE SPACED AN AVERAGE OF 500 FEET, PER TABLE C105.1 IN APPENDIX C OF THE NORTH CAROLINA STATE BUILDING CODE: FIRE PREVENTION CODE. FIRE HYDRANTS SHALL MEET NORTH CAROLINA FIRE CODE AT TIME OF CONSTRUCTION.
8. WATER AND SEWER CONNECTIONS TO BE COORDINATED WITH CITY OF MONROE WATER RESOURCES DEPARTMENT.
9. SIDEWALK AND UTILITY PLACEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF MONROE'S STANDARD SPECIFICATION AND DETAILS MANUAL.
10. STREET TREES SHALL BE PROVIDED ON BOTH SIDES OF PUBLIC STREETS AT A RATE OF ONE (1) PER FIFTY (50) LINEAR FEET WITH A CALIPER OF 1.5 INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES AND LOCATED IN ACCORDANCE WITH THE CITY OF MONROE'S STANDARD SPECIFICATION AND DETAILS MANUAL. STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH DETAIL 02.01.03A RESIDENTIAL STREET WITH STREET TREES FOR 50' RIGHT-OF-WAY.
11. PRESERVATION OF EXISTING TREES IN OPEN SPACE AREAS AND REQUIRED BUFFERS SHALL BE DELINEATED AND FINALIZED DURING CONSTRUCTION DOCUMENTATION.
12. DEVELOPMENT SHALL COMPLY WITH PARAGRAPH 156.221 OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE. TREES THAT ARE 75" OR GREATER IN DIAMETER SHALL BE EVALUATED FOR HEALTH BY A CERTIFIED ARBORIST AND THEIR EXACT LOCATION SHOWN ON CONSTRUCTION PLANS FOR PRESERVATION PURPOSES. TREES THAT FALL WITHIN REQUIRED UTILITY AND TRANSPORTATION RIGHT-OF-WAYS AND EASEMENTS MAY BE REMOVED.
13. FRONT YARDS SHALL BE SODDED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
14. LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
15. AN 8' SIDEWALK TO BE PROVIDED ALONG OLIVE BRANCH ROAD.
16. EACH HOME SHALL HAVE AT LEAST 2 YARD TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE A MINIMUM CALIPER OF 1 $\frac{1}{2}$ INCHES MEASURED 6" ABOVE GRADE.

V. OPEN SPACE
5. THE PETITIONER SHALL PROVIDE COMMON OPEN SPACE AREAS AS GENERALLY DEPICTED ON THE CONDITIONAL REZONING PLAN.
6. COMMON OPEN SPACE SHALL BE RECORDED AND DEEDED TO THE HOMEOWNERS ASSOCIATION.
7. COMMUNITY AMENITY FEATURES SHALL CONSIST OF SOFT SURFACE TRAILS IN ADDITION TO A COMBINATION OF ANY OF THE FOLLOWING COMPONENTS: COVERED PAVILION/SHELTER WITH BENCHES, PICNIC TABLES, AND/OR PLAYGROUND. SPECIFIC DESIGN DETAILS OF THE AMENITY AREA ARE TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE. COMMUNITY MAIL KIOSKS SHALL BE COORDINATED WITH THE USPS FOR APPROVED LOCATION(S).
8. HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON OPEN SPACE,AND BMP AREAS.
9. COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY BEING ISSUED.

VI. ENVIRONMENTAL FEATURES
1. THE PETITIONER SHALL COMPLY WITH THE CITY OF MONROE'S ADOPTED STORMWATER MANAGEMENT ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE CONDITIONAL REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
2. FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM PANEL 3710544500J, 3710544600J. EFFECTIVE DATE OF STUDY 10/16/2008.
3. STREAM/WETLAND INFORMATION BASED ON PRELIMINARY INFORMATION PROVIDED TO ESP BY UNION COUNTY GIS DATA AND "WETLAND APPROXIMATION MAP - OLIVE BRANCH TRACT UNION COUNTY, NORTH CAROLINA" PROVIDED BY NEWKIRK ENVIRONMENTAL INC. DATED 08/05/2020

VII. LIGHTING
1. PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURES SHALL BE INSTALLED THROUGHOUT THE SITE ALONG ALL INTERNAL ROADS, LIGHTING FIXTURES SHALL BE UNIFORM IN DESIGN. SPACING OF STREET LIGHTS TO BE COORDINATED WITH CITY OF MONROE ENGINEERING DEPARTMENT. CITY OF MONROE SHALL BE RESPONSIBLE FOR MONTHLY COSTS WHEN ROADWAYS ARE ACCEPTED FOR MAINTENANCE.
2. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED TWENTY-FIVE (25) FEET.

VIII. HOUSING
1. ALLOWABLE BUILDING MATERIALS WILL BE FIBER CEMENT SIDING/SHAKES, STONE, BRICK, AND/OR STUCCO. VINYL AND METAL (ALUMINUM) WILL BE USED FOR TRIM WORK ONLY (WINDOWS, CASINGS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND/OR RAILINGS. AT LEAST 25% OF THE FRONT ELEVATION SHALL CONSIST OF BRICK OR STONE. IN ADDITION, EACH DETACHED HOME SHALL HAVE:
   A. A MINIMUM OF 1,700 SF OF HEATED FLOOR AREA
   B. A TWO (2) CAR GARAGE AND A PAVED (ASPHALT OR CONCRETE) DRIVEWAY THAT SHALL ACCOMMODATE UP TO TWO (2) VEHICLES
2. HOUSES BUILT ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM OF FOUR (4) COURSES BRICK OR A MINIMUM OF 11" OF STONE EXTENDING UP THE FACE OF THE SLAB.
3. THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24 LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
4. THE MAJORITY OF ALL ROOF ACCESS ON ANY HOUSE SHALL HAVE A MINIMUM $\frac{6}{12}$ PITCH ROOF.
5. ALL EXPOSED CHIMNEYS SHALL BE STUCCO OR BRICK VENEERED CONSISTENT WITH THE ARCHITECTURE OF THE HOME.
6. ALL FRONT LOADED GARAGES SHALL HAVE CARRIAGE STYLE DOORS OR HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.
7. ACCESSORY STRUCTURES SHALL NOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME AND SHALL MAINTAIN A FIVE FOOT (5') SETBACK FROM ALL PROPERTY LINES. ACCESSORY STRUCTURES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS.

IX. PHASING
1. THE SITE SHALL BE CONSTRUCTED IN A SERIES OF PHASES WHICH MAY INVOLVE UP TO 3 OR 4 PHASE COMPONENTS. THE PHASING AND CONSTRUCTION SCHEDULE MAY BE MODIFIED AND SHALL BE DETERMINED BY THE DEVELOPER AS NECESSARY DURING THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL COMMUNITY.

X. AMENDMENTS TO REZONING PLAN
1. FUTURE AMENDMENTS TO THE CONDITIONAL REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS IN THE ORDINANCE.

XI. VESTED RIGHTS PROVISION
1. ONCE THIS CONDITIONAL REZONING PETITION IS APPROVED BY THE CITY OF MONROE, THEN THE PETITIONER HEREBY REQUESTS A FIVE-YEAR VESTED RIGHT TO UNDERTAKE AND COMPLETE THE DEVELOPMENT OF THIS SITE UNDER THE TERMS AND CONDITIONS AS SO APPROVED, COMMENCING UPON APPROVAL OF THIS CONDITIONAL REZONING PETITION BY THE MONROE CITY COUNCIL. THE PETITIONER MAKES THIS REQUEST FOR A FIVE-YEAR VESTED RIGHT DUE TO THE SIZE AND PHASING OF THE PROPOSED DEVELOPMENT, MARKET CONDITIONS AND THE LEVEL OF INVESTMENT INVOLVED.

XII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
1. IF THIS CONDITIONAL REZONING PETITION IS APPROVED, CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
3. ELEVATIONS. PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN; MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS DESIGNEE.

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

Petitioner's Signature ____________________ Date ____________________

GRAPHIC SCALE
200' 0 100' 200' 400' 800'
(IN FEET)
1 inch = 200 ft.

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

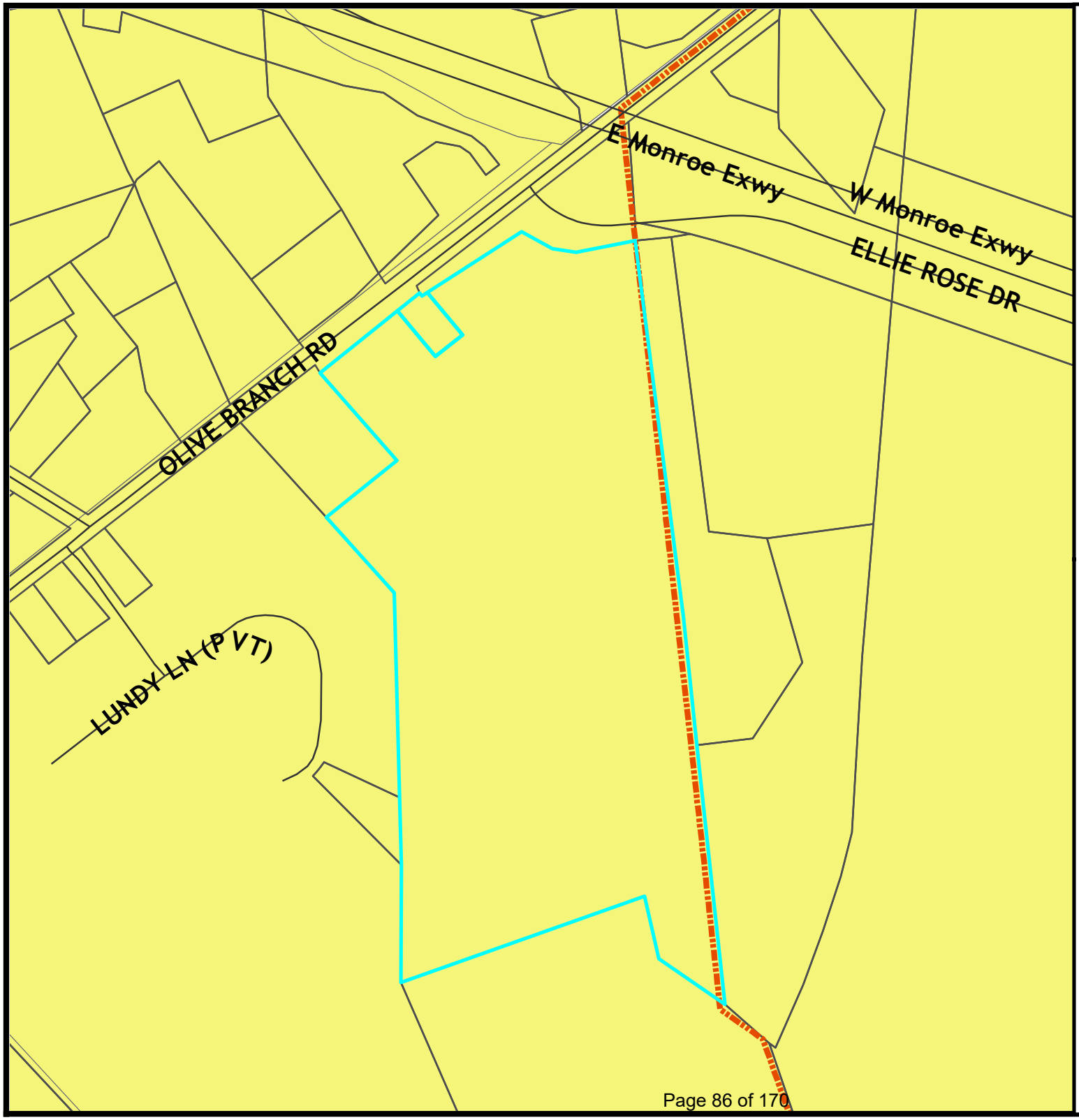
ESP Associates, Inc.
2200 Gateway Centre Blvd
Suite 216
Morrisville, NC 27560
919-678-1070
www.espassociates.com

NO.	DATE	REVISIONS	BY
1	1/26/2020		LM
2	2/09/2021		LM

COVER SHEET
OLIVE BRANCH
CITY OF MONROE
CONDITIONAL REZONING
EASTWOOD HOMES

PROJECT INFORMATION	
PROJECT MANAGER:	MM
DESIGNED BY:	LH
DRAWN BY:	LM
PROJECT NUMBER:	IR49.100
ORIGINAL DATE:	11/12/2020

SHEET:
1 of 5



City of Monroe
Where Heartland Meets High Tech

Future Land Use Map

CD "Olive Branch"

Legend

Centerlines

Future Land UseCharacter Area

Suburban

City Limits

Existing: R-20
(Residential - Low Density)

Owner: Travis and Leah Austin

Acres: 38.79

N
W E
S

0 340 680 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.

OLIVE BRANCH CONDITIONAL DISTRICT
COMMUNITY MEETING SUMMARY
JANUARY 28, 2021
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 Olive Branch was held on Thursday, January 28, 2021 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-20 to a Conditional District that would allow for the development of a single-family residential community. The project would include up to 87 homes. The proposed density for the site is about 2.24 Dwelling Units/Acre.
- The initial rezoning application was filed with the City on November 12th, 2020. City staff has reviewed the application and plans. Revised plans addressing staff TRC comments were resubmitted by January 28th, 2021.
- The current schedule for the project is as follows:
    - Planning Commission Meeting – February TBD
    - City Council Public Hearing Rezoing Final Decision – March 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.
- A resident on Ellie Rose Drive expressed concern about the number of entrances and the location of said entrances. There will be only one entrance off of Olive Branch Road to the new community.
- Estimated starting price point for the homes would be in the low $300,000's.
- Estimated size of the homes would range from 1,800 sq.ft. to 3,000 sq.ft. (the minimum being 1,700 sq.ft.).

- A resident asked if there were lots located on the eastern side of the property. There are no lots on the eastern side of the property. There is a stream, easement, and open space on that side of the property.
- A resident asked if other properties around the new community will be annexed. No other properties will be annexed, we can only annex the parcel the site is on.

PIN# 09108001
CORDES ADRIAN & CORDES SHELLY
2718 ELLIE ROSE DR
MONROE, NC 28110

PIN# 09108001A
GODWIN BRENDA B & GODWIN LYNN E
2700 ELLIE ROSE DR
MONROE, NC 28110

PIN# 09108001E90
NC DEPT OF TRANSPORTATION RIGHT WAY OF DEPT
206 CHARTER ST
ALBEMARLE, NC 28001

PIN# 09108001F
GODWIN RICKY LYNN
2720 OLIVE BRANCH RD
MONROE, NC 281108820

PIN# 09108001G
DEPARTMENT OF TRANSPORTATION
1546 MAIL SERVICE CENTER
RALEIGH, NC 27611

PIN# 09108002A
LOVE RENTALS LLC
2675 OLD CHARLOTTE HIGHWAY
MONROE, NC 28110

PIN# 09108002C
BAUCOM KAREN L TRUSTEE
3024 HELMS POND LN
MONROE, NC 28110

PIN# 09143010
BAUCOM OLLIE V
2525 OLIVE BRANCH RD
MONROE, NC 28110

PIN# 09143011
BAUCOM WILLIE DEAN HEIRS
2601 OLIVE BRANCH RD
MONROE, NC 28110

PIN# 09143013
BAUCOM WILLIE DEAN HEIRS
2601 OLIVE BRANCH RD
MONROE, NC 28110

PIN# 09143013C
NC DEPT OF TRANSPORTATION RIGHT WAY OF DEPT
206 CHARTER ST
ALBEMARLE, NC 28001

PIN# 09143014
AUSTIN TRAVIS W & AUSTIN LEAH H
5515 NEW HOPE CHURCH RD
MARSHVILLE, NC 28103

PIN# 09143014A
NC DEPT OF TRANSPORTATION RIGHT WAY OF DEPT
206 CHARTER ST
ALBEMARLE, NC 28001

PIN# 09143015
AUSTIN TRAVIS W & AUSTIN LEAH H
5515 NEW HOPE CHURCH RD
MARSHVILLE, NC 28103

PIN# 09143016
HILL CEMETERY C/O BILL TAYLOR
15024 MIDDLESBOROUGH DR
MATTHEWS, NC 28104

PIN# 09143017
LOVE MARTHA & LOVE VANN JUNIOR
1511 LOVE RD
MONROE, NC 28110

PIN# 09143093
STEPHENSON CHRISTIAN & STEPHENSON GLENDA
2302 LUNDY LN
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

Exhibit A-2

2857 Westport Road
Charlotte, NC 28208

January 14, 2021

RE: **Community Meeting Invitation**
Olive Branch Conditional District Rezoning

Dear Neighbor:

Eastwood Homes has filed a request with the City of Monroe seeking to rezone approximately 39.04 acres from R-20 to Conditional District - "Olive Branch 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 January 28, 2021 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 09143014 & 09143015.

We invite you to attend this Community Meeting on **January 28, 2021 at 6 p.m.** to learn more about the proposed community:

Meeting Details:
January 28, 2021
6:00 p.m. – 7:00 p.m.
Microsoft Teams Virtual Meeting

Join Virtually
Enter tinyurl.com/18kp4kvm in your browser and click "Continue on this browser" to join the meeting

Join by Telephone
Dial: **1 (843) 779-7114**
Conference ID: **304 082 186#**

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

George Taylor Rd
200
Monroe Expy (Toll road)
Rollins Blvd
200
Lee Park Dr
DabHar Farm
Morgan Mill Rd
Cyrus Edwards Rd
Lakeshore Dr
Ellie Rose Dr
Monroe Expressway - Bypass 74
Bentwood Ln
1006
Helms Pond Rd
Helms Pond Rd
BYP
74
Cyrus Edwards Rd
1006
Ellie Rose Dr
200
Olive Branch Road
Pineview Dr
Lundy Ln
Site
Approx. +/- 39.04 Acres
1006
Olive Branch Rd
Richardson Creek

Exhibit B

OLIVE BRANCH CM ATTENDANCE

Meeting Participant:	Parcel Id:	Address:
Adrian Cordes	09108001	2718 Ellie Rose Dr
Rick Godwin	09108001F	2720 Olive Branch Rd
Lisa Bundrick		
(504) 352 – 3039		
(304) 651 - 8455		

ESP Associates Employees:

Matt Mandle

Skylar White

Larry Mazzella

Emily Long

Eastwood:

Mike Kemp

City of Monroe:

Councilwoman - Angelia James

Keri Mendler (Planner)

Olive Branch Conditional District

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
803.802.2440
www.espassociates.com

EASTWOOD HOMES

AGENDA

I. INTRODUCTION

II. EASTWOOD HOMES

III. PROJECT PROCESS

IV. OLIVE BRANCH CONDITIONAL DISTRICT

INTRODUCTION

INTRODUCTION

- Eastwood Homes
  - Mike Kemp
  - Joe Polite

- ESP Associates – Land Planning / Rezoning / Civil Engineering
  - Matt Mandle
  - Skylar White
  - Larry Mazzella
  - Emily Long

ABOUT EASTWOOD HOMES

Driven by integrity and our core values.

- Founded by Joseph K. Stewart in 1977, Eastwood Homes is a privately held, family-owned, 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, Georgia 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

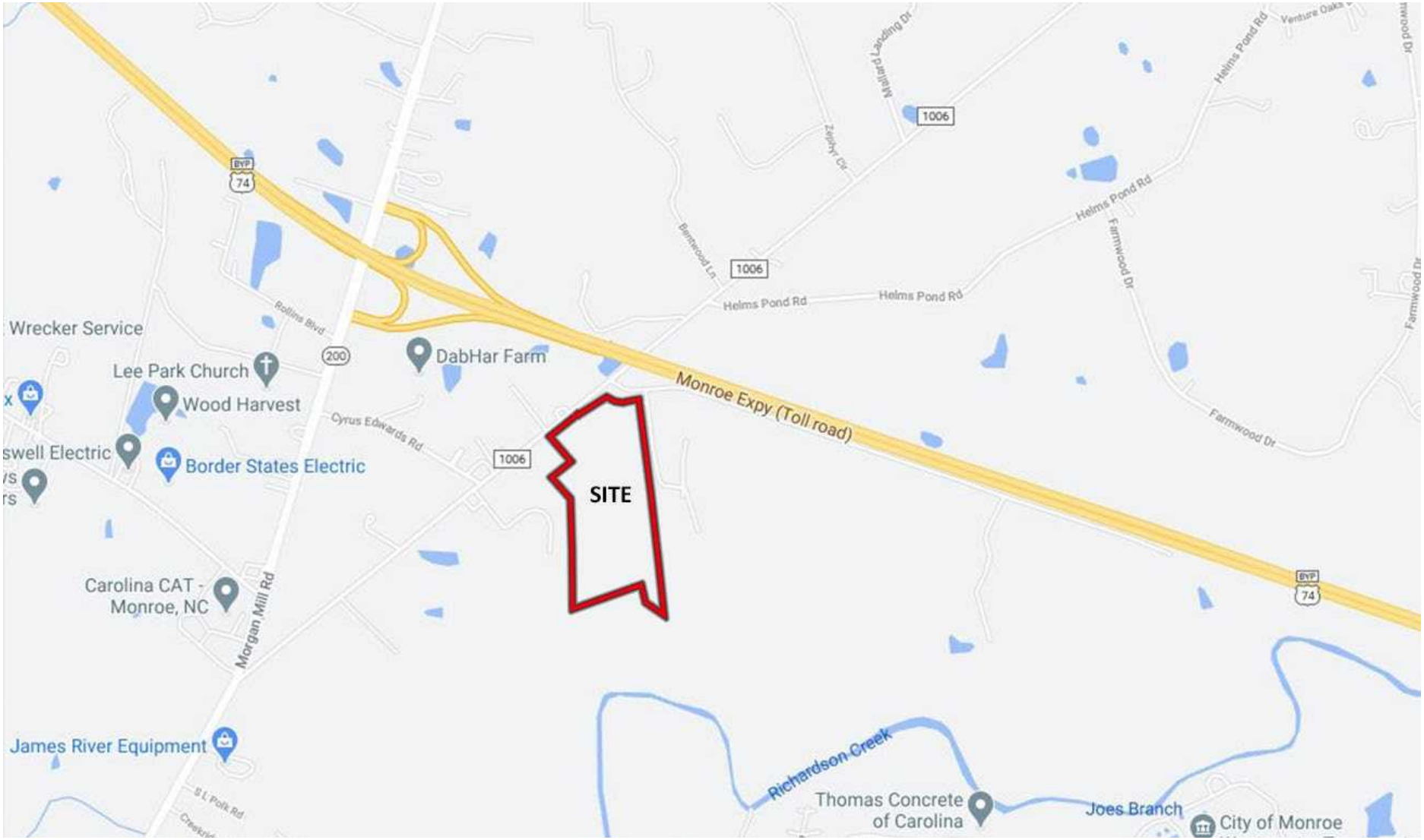
CHARLOTTE AREA COMMUNITIES

PROCESS/PROJECT SCHEDULE

○ January 26th, 2020	Required Neighborhood Meeting
○ February TBD	Planning Commission Meeting (Tentative- Date/Time TBD)
○ March TBD	City Council Public Hearing Rezoning Final Decision (Tentative- Date/Time TBD)

Olive Branch Conditional District

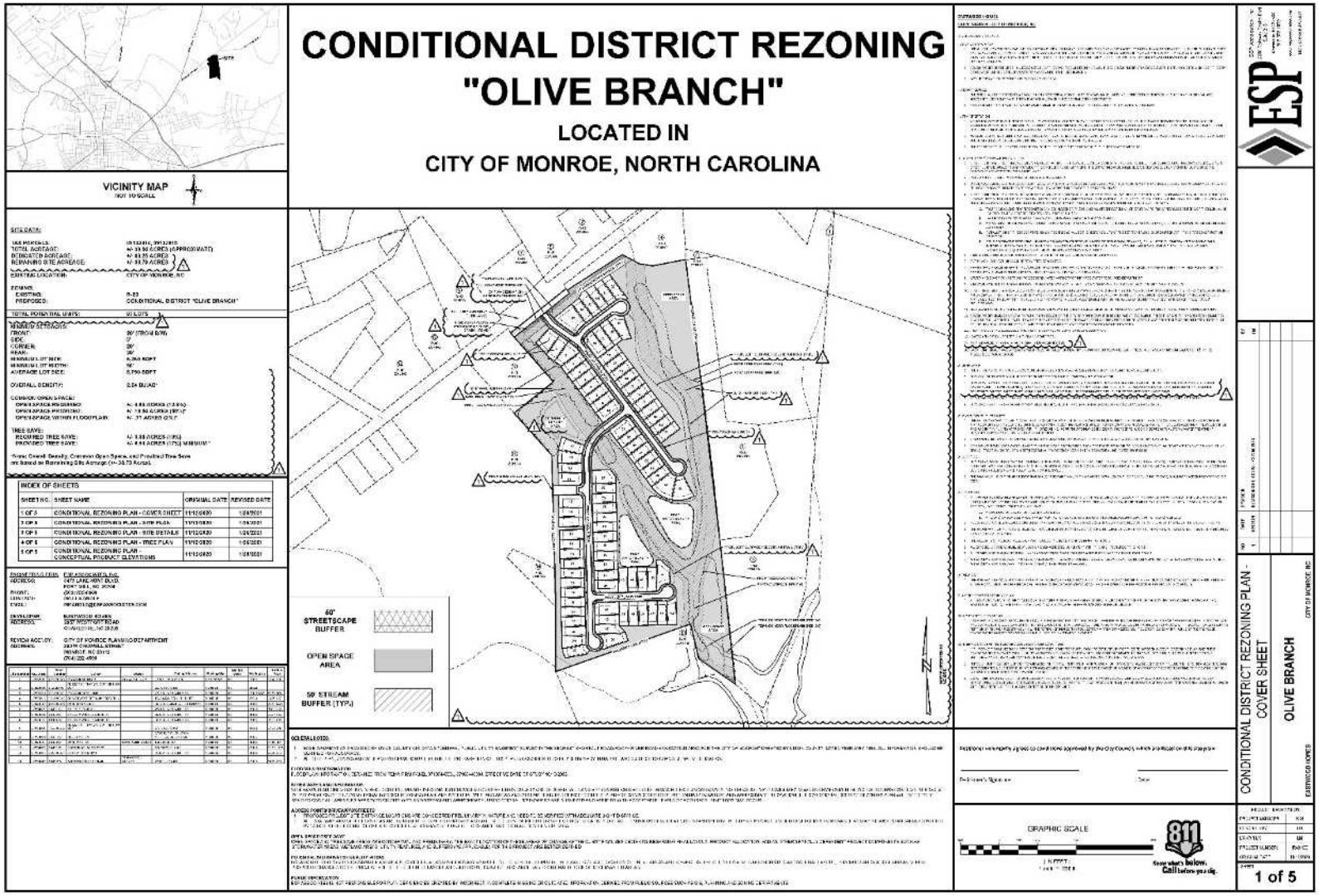
SITE CONTEXT



SITE AERIAL

- Site Acreage:
  - 39.04 Acres
- Existing Zoning:
  - R-20

REZONING PLAN



CONDITIONAL ZONING BENEFITS

CERTAINTY ON DEVELOPMENT

COMMUNITY ENGAGEMENT

HIGHER LEVEL DESIGN STANDARDS

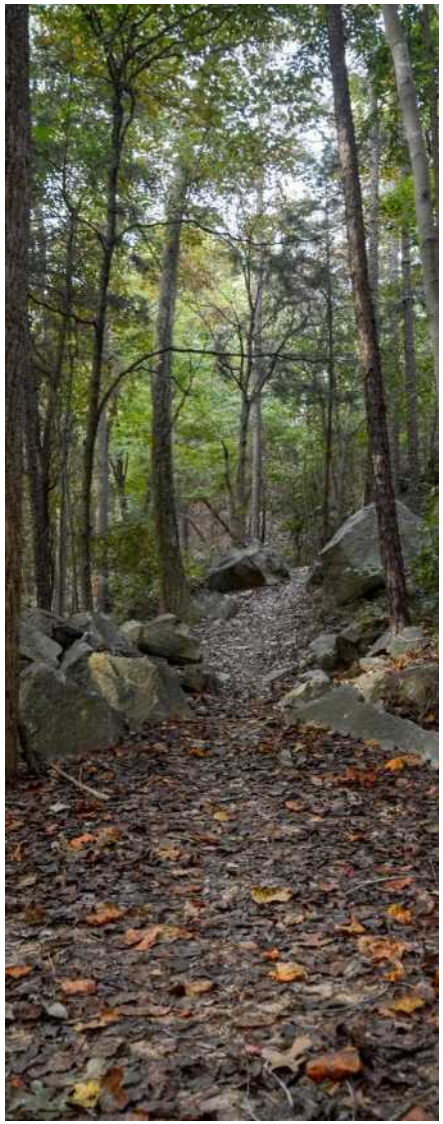
ILLUSTRATIVE PLAN

- Total Acres: 39.04
- 87 Units
- 50'x125' Lots
- 2.24 DU/AC
- Open Space: +/- 19.54 Acres (50%) Min.

- Setbacks
  - Front: 20'
  - Side: 5'
  - Back: 20'

CONCEPTUAL HOME IMAGES

AMENITY CONCEPTS



QUESTIONS?

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

RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT "OLIVE BRANCH"
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 "Olive Branch" 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 2.24 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 13,110 square feet.

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): 09-143-014 and 09-143-015

Adopted this 3rd day of March, 2021.

_____
Mary Ann Rasberry, Vice Chair

Attest:

_____
Maryann Brown, Secretary to Planning Board

RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT "OLIVE BRANCH"
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 "Olive Branch" 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 2.24 units per acre therefore it is consistent. However, adding smaller lots in an area made up of predominately larger lots 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): 09-143-014 and 09-143-015

Adopted this 3rd day of March, 2021.

_____
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 Olive Branch Road further identified with parcel ID numbers 09-143-014 and 09-143-015 from R-20 (Residential-Low Density) to Conditional District (CD) "Olive Branch"

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 13th day of April, 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) "Olive Branch"

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 13th day of April, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

STAFF REPORT

TO: Planning Board Members

DATE: March 3, 2021

FROM: Doug Britt, Senior Planner

PREPARED BY: Keri Mendler, Planner

SUBJECT: Zoning Map Amendment request for Conditional District "Braemar Village"

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment for the property located along N. Charlotte Avenue further identified as tax parcel # 09-264-023B. The request is to rezone the property from Conditional District "Dickerson Blvd. Residential" to Conditional District "Braemar Village."

REVIEW

The applicant, Carolina Development, is requesting a Conditional District rezoning in order to develop 90 attached single-family homes (townhomes). The total area of the project is 12.9 acres with 5.12 acres (40%) of open space. The site is currently zoned Conditional District "Dickerson Blvd. Residential." The previous conditional district was approved in June 2005 that authorized the development of 46 attached single-family homes on 11.03 acres at a density of 4.25 units per acre with 2.9 acres of open space.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	**Zoning District**
North	Retail Shopping Center	General Business
East	Single Family Residential and Con-met Facility	Residential Multi-Family and General Industrial

South	Single Family Residential	Residential-Low Density and General Business
West	Bi-Lo Grocery Store and Single Family Residential	General Business and Residential-Low Density

REQUIREMENTS

Proposal

The applicant, Carolina Development, is requesting a Conditional District rezoning in order to develop 90 attached single-family homes (townhomes). The total area of the project is 12.9 acres with 5.12 acres (40%) of open space.

Density & Dimensional Standards

The density of this project is 6.98 units per acre. The minimum lot size for the townhomes is 1,800 square feet. The lot width for the townhomes will be 21-feet wide. The data below is simply to provide the board with information to compare the proposed density to what is allowed by the zoning ordinance in other residential districts in Monroe.

Zoning District	Maximum Allowable Density
R-40	1 unit per acre
R-20	2 units per acre
R-10	4 units per acre
R-MF	6 units per acre

The proposed minimum setbacks are as follows:
Front: 20 feet
Exterior Side: 5 feet
Interior Side: 0 feet
Rear: 10 feet

Landscaping

The ordinance requires a 50-foot landscaped buffer for this project. A 50-foot landscaped buffer is provided along the northern, eastern, and southern property lines. Due to space constraints, a 20-foot buffer has been provided along the northwestern property line and a 28-foot buffer has been provided along the southwestern property line. Street tress will be provided at a rate of one tree for every two units. Additionally, each building (set of townhomes) will have at least two trees.

Open Space

This project is required to provide at least 50% open space, which would equal 6.45 acres. The applicant has provided 5.12 acres, which is 40% of the total site. Staff believe this is a reasonable deviation request. The open space will also include a small amenity area that includes a gazebo and a few park benches.

Elevations

The developer is proposing the exterior building materials to include fiber cement, stone, stucco, or brick. Vinyl will only be utilized for trim work. The minimum heated floor area of the townhomes is 1,300 square feet.

Parking
The applicant is proposing that all units will have at least a one car attached garage with an option for end units to have an attached two-car garage. All front load garages will have carriage style trim and/or hardware to mimic carriage style doors. Each driveway will be able to accommodate at least one (1) vehicle.

The ordinance requires multi-family projects provide parking at a rate of one (1) space per bedroom plus an additional ½ space per unit. Assuming each unit has two (2) bedrooms, this project would require 225 parking spaces. Currently they are proposing a minimum of 180 parking spaces (one car garage minimum in all units and one parking space in the driveway).

Sidewalk
Five-foot wide sidewalks will be provided along both sides of all interior streets. Additionally, a ten-foot wide sidewalk will be installed along N. Charlotte Ave. The intent is for the developer to construct this sidewalk at the time of site development. There is also a future NCDOT funded road project for this area, U-6031, that includes the sidewalk. If the road project is constructed prior to site development, the sidewalk will be installed as part of the NCDOT project.

Stormwater
The applicant will be required to provide stormwater detention/retention to manage and 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.

Transportation
The project is located between N. Charlotte Avenue and Dickerson Blvd. There is an existing private drive that runs through this property; the applicant is proposing to bring this private drive up to City standards in order for it to become a public street. Other proposed internal streets will also be built to City public street standards.

The City of Monroe did not require a traffic impact analysis for this project. Additionally, the North Carolina Department of Transportation did not require a TIA for this project either; however, they are requiring right turn lanes on N. Charlotte Avenue and Dickerson Boulevard. There is a future widening project along N. Charlotte Avenue; this proposed project was taken into consideration with the layout of this site. The current timeline for this project is 2029 for right-of-way acquisition and 2032 for construction.

Schools
The proposed 90-lot townhome development will be within the following school attendance areas for the current school year:

Rocky River Elementary	Currently at 82% rated capacity
Monroe Middle	Currently at 87% rated capacity

Monroe High	Currently at 70% rated capacity

According to Don Ogram with the school system, "they do not currently anticipate that this development will present an adverse impact on school enrollments."

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this property is located in the Community Corridor.

The Community Corridor generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, and the spine of the community with critical connections to major employers, Charlotte-Monroe Executive Airport, the hospital, and the Concord Avenue Area. For this reason, the area's design and performance is important to the entire community. The Community Corridor designation encourages a more unified approach to improving the area's physical environment and economic viability. While linear due to its orientation on US 74, the vision for the Community Corridor is for redevelopment to occur as nodes of activity (preferred with a mixture of uses). This may be achieved by focusing more intense commercial/mixed-use nodes at key intersections with transitional uses between nodes and as a buffer to adjacent residential areas. Priority uses in the Community Corridor include multi-family residential. Allowable density in this area is 4 to 10 dwelling units per acre.

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

PUBLIC NOTIFICATION

1. The applicant held a neighborhood meeting on December 16, 2020. There were no attendees at this meeting so the applicant held a second neighborhood meeting on January 7, 2021. Both meetings were held via zoom and at Eagle Engineering's offices. Three individuals attended the second meeting.
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 Conditional District "Braemar Village" with the following conditions:

1. End units will have a two (2) car garage minimum;
2. All driveways be able to accommodate at least two (2) vehicles;

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 <u>approval</u>, the Planning Board will also need to make the following motion:

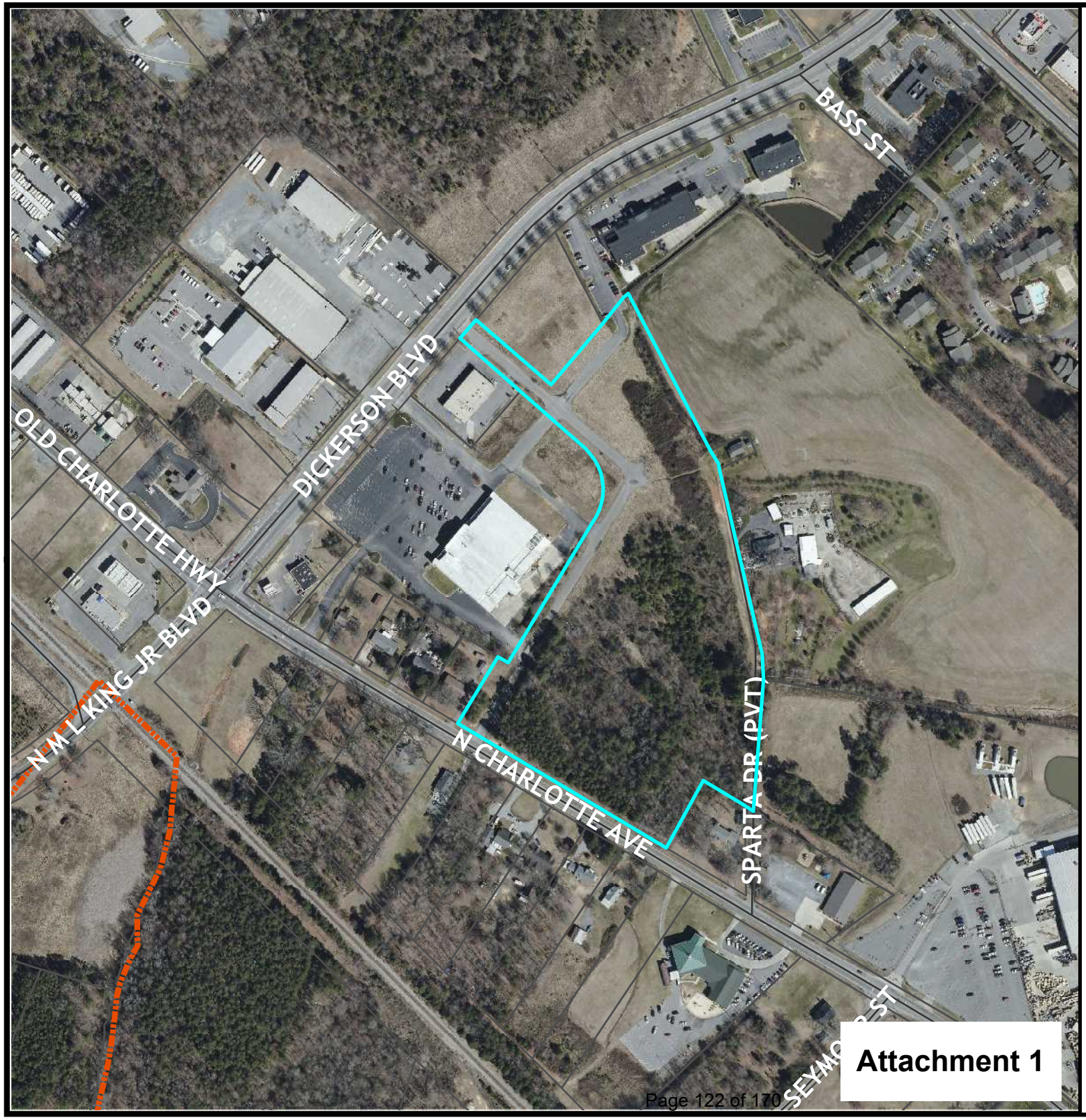
1. *Motion to recommend adoption of the Ordinance amending section 156.98- Conditional Districts Established and section 156.106- Official Zoning Map.*

If the Resolution of Land Development Plan Compliance is recommended for <u>denial</u>, 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. Elevations
5. Future Land Use Map
6. Future Land Use Description
7. Approval Resolution
8. Denial Resolution
9. Ordinance 156.106
10. Ordinance 156.98



City of Monroe
Where Heartland Meets High Tech

Ortho Map

Legend

Centerlines

Parcels

Existing: CD "Dickerson Blvd. Residential"

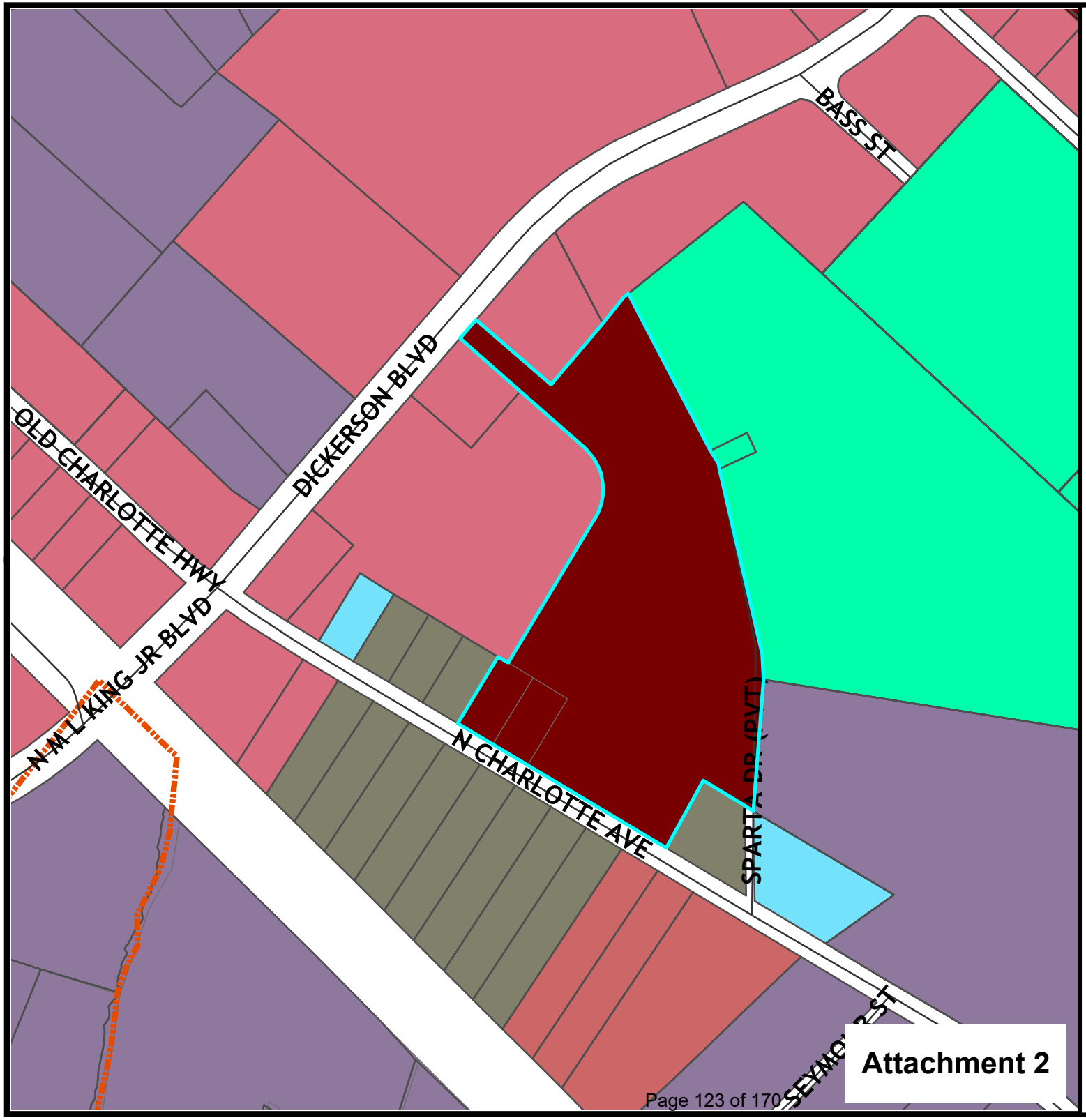
Owner: Dickerson Blvd. LLC

Acres: 12.9

N
W E
S

0 290 580 Feet

Attachment 1



City of Monroe
Where Heartland Meets High Tech

Zoning Map

Legend

Centerlines

Parcels

Zoning Districts

Code

- B-4-SU
- R-20
- R-MF
- G-I
- OT
- GB
- CD

Existing: CD "Dickerson Blvd. Residential"

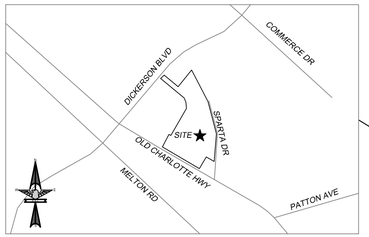
Owner: Dickerson Blvd. LLC

N
W E
S

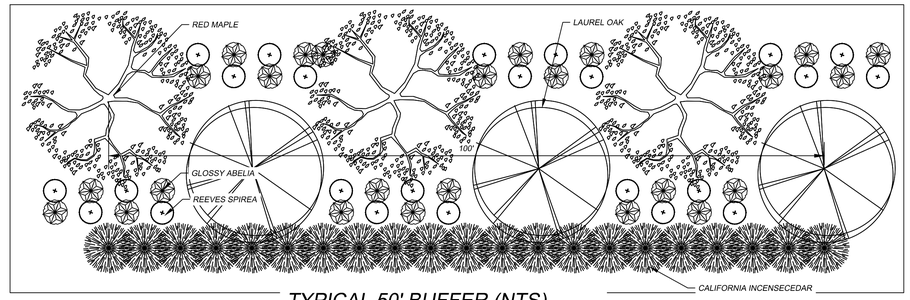
Acres: 12.9

0 290 580 Feet

Attachment 2



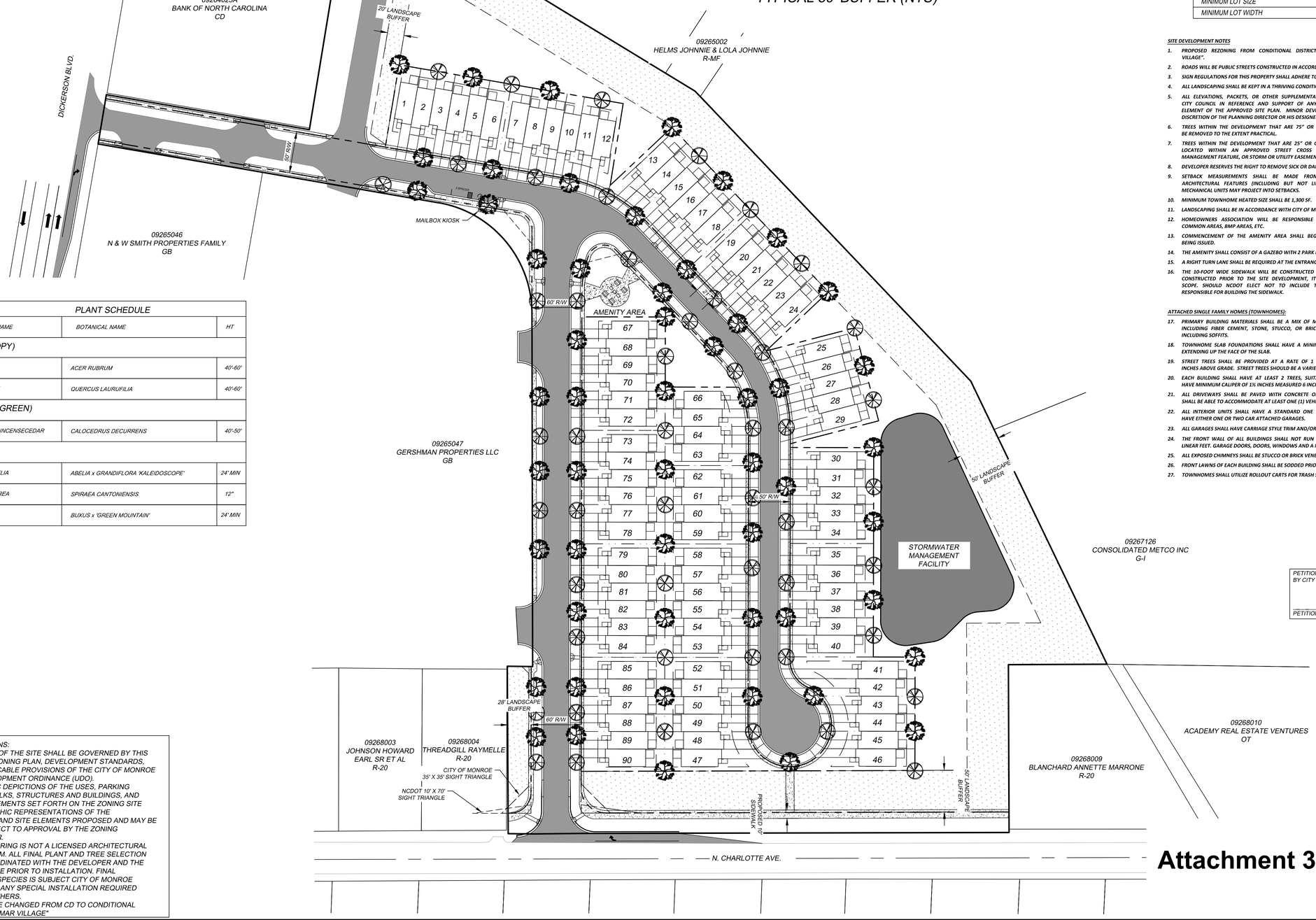
VICINITY MAP
(NTS)



TYPICAL 50' BUFFER (NTS)

SITE AND DEVELOPMENT DATA

JURISDICTION	CITY OF MONROE
TAX PARCEL(S):	09264023B
DEED BOOK AND PAGE:	6498, PG 025
SITE ADDRESS:	N. CHARLOTTE AVE
ZONING	CONDITIONAL DISTRICT
PROPOSED ZONING	CONDITIONAL DISTRICT "BRAEMAR VILLAGE"
TOTAL AREA	+/- 12.9 ACRES
LOTS	21' LOTS
TOTAL LOTS	90 LOTS
DENSITY	6.98 UNITS/ ACRE
AREA IN LOTS	4.81 ACRES
OPEN SPACE AREA PROVIDED	5.12 ACRES (40% OPEN SPACE)
SETBACKS IN CONDITIONAL DISTRICT	
MINIMUM FRONT SETBACK	20'
MINIMUM CORNER/SIDE SETBACK	5'
MINIMUM REAR SETBACK	10'
MINIMUM LOT SIZE	1,800 SQ. FT.
MINIMUM LOT WIDTH	21'



PLANT SCHEDULE

	COMMON NAME	BOTANICAL NAME	HT
TREES (CANOPY)			
	RED MAPLE	ACER RUBRUM	40'-60'
	LAUREL OAK	QUERCUS LAURUFILIA	40'-60'
TREES (EVERGREEN)			
	CALIFORNIA INCENSECEDAR	CALOCEDRUS DECURRENS	40'-50'
SHRUBS			
	GLOSSY ABELIA	ABELIA x GRANDIFLORA 'KALEIDOSCOPE'	24' MIN
	REEVES SPIREA	SPIRAEA CANTONIENSIS	12"
	BOXWOOD	BUXUS x 'GREEN MOUNTAIN'	24' MIN

GENERAL PROVISIONS:

1. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS CONDITIONAL ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE (UDO).
2. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR.
3. EAGLE ENGINEERING IS NOT A LICENSED ARCHITECTURAL LANDSCAPE FIRM. ALL FINAL PLANT AND TREE SELECTION SHALL BE COORDINATED WITH THE DEVELOPER AND THE CITY OF MONROE PRIOR TO INSTALLATION. FINAL SELECTION OF SPECIES IS SUBJECT CITY OF MONROE APPROVAL AND ANY SPECIAL INSTALLATION REQUIRED SHALL BE BY OTHERS.
4. ZONING IS TO BE CHANGED FROM CD TO CONDITIONAL DISTRICT "BRAEMAR VILLAGE"

SITE DEVELOPMENT NOTES

1. PROPOSED REZONING FROM CONDITIONAL DISTRICT "DICKERSON BLVD" TO CONDITIONAL DISTRICT "BRAEMAR VILLAGE".
2. ROADS WILL BE PUBLIC STREETS CONSTRUCTED IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
3. SIGN REGULATIONS FOR THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS.
4. ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
5. ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND/OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN. MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS DESIGNEE.
6. TREES WITHIN THE DEVELOPMENT THAT ARE 75" OR GREATER IN CIRCUMFERENCE WILL BE PRESERVED AND WILL NOT BE REMOVED TO THE EXTENT PRACTICAL.
7. TREES WITHIN THE DEVELOPMENT THAT ARE 25" OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, DRIVEWAY AREA, STORM WATER MANAGEMENT FEATURE, OR STORM OR UTILITY EASEMENT.
8. DEVELOPER RESERVES THE RIGHT TO REMOVE SICK OR DAMAGED TREES AT DEVELOPERS DISCRETION.
9. SETBACK MEASUREMENTS SHALL BE MADE FROM THE EXTERIOR WALL DIMENSION AT THE FOUNDATION. ARCHITECTURAL FEATURES (INCLUDING BUT NOT LIMITED TO OVERHANGS, STOOPS, EAVES, AND SOFFITS) AND MECHANICAL UNITS MAY PROJECT INTO SETBACKS.
10. MINIMUM TOWNHOME HEATED SIZE SHALL BE 1,300 SF.
11. LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
12. HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
13. COMMENCEMENT OF THE AMENITY AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY'S BEING ISSUED.
14. THE AMENITY SHALL CONSIST OF A GAZEBO WITH 2 PARK BENCHES.
15. A RIGHT TURN LANE SHALL BE REQUIRED AT THE ENTRANCE ALONG NORTH CHARLOTTE AVE AND DICKERSON BLVD.
16. THE 10-FOOT WIDE SIDEWALK WILL BE CONSTRUCTED AT THE TIME OF SITE DEVELOPMENT. SHOULD PROJECT U-6031 BE CONSTRUCTED PRIOR TO THE SITE DEVELOPMENT, IT WILL BE INSTALLED BY NCDOT AS IT IS PART OF THE PROJECT SCOPE. SHOULD NCDOT ELECT NOT TO INCLUDE THE SIDEWALK AS PART OF U-6031, THE DEVELOPER WILL BE RESPONSIBLE FOR BUILDING THE SIDEWALK.

ATTACHED SINGLE FAMILY HOMES (TOWNHOMES):

17. PRIMARY BUILDING MATERIALS SHALL BE A MIX OF MATERIALS, AS SHOWN ON THE SUBMITTED BUILDING ELEVATIONS, INCLUDING FIBER CEMENT, STONE, STUCCO, OR BRICK. IN ALL CASES, VINYL MAY BE USED FOR TRIM WORK ONLY, INCLUDING SOFFITS.
18. TOWNHOME SLAB FOUNDATIONS SHALL HAVE A MINIMUM OF FOUR COURSE BRICK. BRICK VENEER, OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB.
19. STREET TREES SHALL BE PROVIDED AT A RATE OF 1 PER EVERY 2 UNITS WITH A CALIPER OF 1½ INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES
20. EACH BUILDING SHALL HAVE AT LEAST 2 TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE MINIMUM CALIPER OF 1½ INCHES MEASURED 6 INCHES ABOVE GRADE.
21. ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE. EACH DRIVEWAY SHALL BE ABLE TO ACCOMMODATE AT LEAST ONE (1) VEHICLE.
22. ALL INTERIOR UNITS SHALL HAVE A STANDARD ONE CAR ATTACHED GARAGE (MINIMUM), AND ALL END UNITS SHALL HAVE EITHER ONE OR TWO CAR ATTACHED GARAGES.
23. ALL GARAGES SHALL HAVE CARRIAGE STYLE TRIM AND/OR HARDWARE THAT MIMICS CARRIAGE STYLE DOORS.
24. THE FRONT WALL OF ALL BUILDINGS SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24 LINEAR FEET. GARAGE DOORS, DOORS, WINDOWS AND A MIX OF MATERIALS SHALL CONSTITUTE ARTICULATION.
25. ALL EXPOSED CHIMNEYS SHALL BE STUCCO OR BRICK VENEER CONSISTENT WITH THE ARCHITECTURE.
26. FRONT LAWNS OF EACH BUILDING SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
27. TOWNHOMES SHALL UTILIZE ROLLOUT CARTS FOR TRASH SERVICE AND RECYCLING SERVICE.

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

PETITIONER SIGNATURE _____ DATE _____

Attachment 3

EAGLE ENGINEERING
20134 Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

PRELIMINARY
NOT FOR CONSTRUCTION
01/22/21

NO.	DATE	BY	ISSUE

BRAEMAR VILLAGE
MONROE, NC

CAROLINA DEVELOPMENT SERVICES, LLC
2627 BRECKONRIDGE CENTRE DR
MONROE, NC 28110

REZONING SITE PLAN
CONDITIONAL DISTRICT "BRAEMAR VILLAGE"

DESIGNED BY	BLD	DRAWN BY	BLD
		CHECKED BY	MCK
Scale	AS SHOWN	DATE	01/22/2021
		JOB NUMBER	7208

Sheet
RZP - 1

Braemar Village – 21’ Townhome Elevations

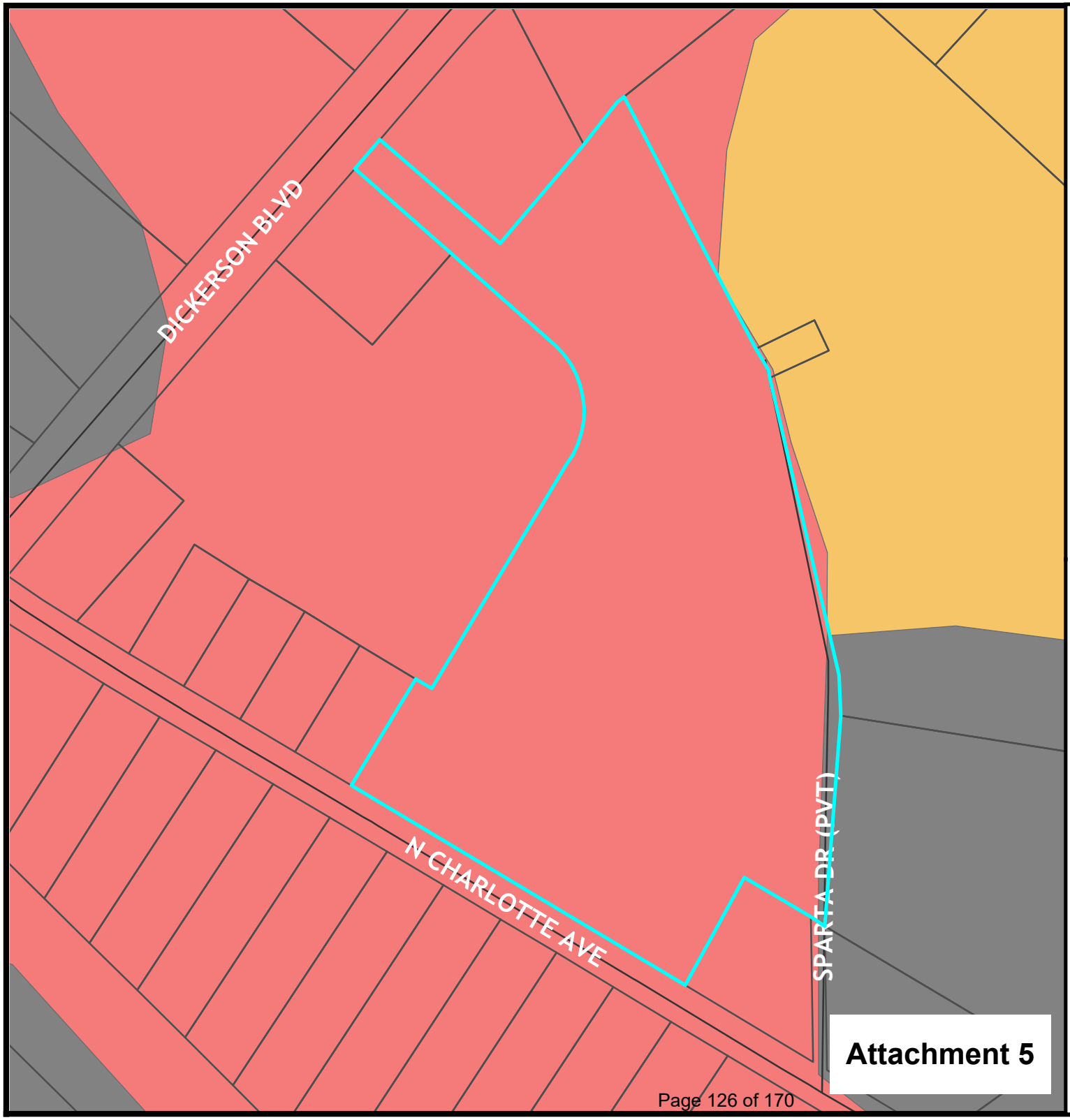
21’ Townhome

21’ Townhome

Attachment 4

LIFE. BUILT. BETTER.

MeritageHomes
Setting the standard for energy-efficient homes



City of Monroe
Where Heartland Meets High Tech

Future Land Use Map

Legend

Centerlines

Parcels

Future Land Use Character Area

Community Corridor

Industrial

Traditional Development

Existing: CD "Dickerson Blvd. Residential"

Owner: Dickerson Blvd. LLC

Acres: 12.9

N
W E
S

0 180 360 Feet

Attachment 5

Future Land Use Description

The Community Corridor generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, and the spine of the community with critical connections to major employers, Charlotte-Monroe Executive Airport, the hospital, and the Concord Avenue Area. For this reason, the area's design and performance is important to the entire community. The Community Corridor designation encourages a more unified approach to improving the area's physical environment and economic viability. While linear due to its orientation on US 74, the vision for the Community Corridor is for redevelopment to occur as nodes of activity (preferred with a mixture of uses). This may be achieved by focusing more intense commercial/mixed-use nodes at key intersections with transitional uses between nodes and as a buffer to adjacent residential areas. Priority uses in the Community Corridor include multi-family residential. Allowable density in this area is 4 to 10 dwelling units per acre.

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

RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE CONDITIONAL DISTRICT "BRAEMAR VILLAGE"

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 "Braemar Village" further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as the Community Corridor, which allows 4-10 units per acre; this project is 6.98 units per acre. The proposed project is a reasonable use and in the public interest because it is located near shopping and is located along two main corridors where a higher density residential project would typically locate.

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 the portion of the property with Union County Tax Parcel Number: 09-264-023B

Adopted this 3rd day of March, 2021

_____

Mary Ann Rasberry, Vice-Chairman

Attest:

_____

Maryann Brown, Secretary to Planning Board

RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT "BRAEMAR VILLAGE"

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 "Braemar Village" further described below property is consistent with the adopted Land Development Plan. The Land Development Plan identifies this area as the Community Corridor, which allows 4-10 units per acre; this project is 6.98 units per acre. However, the proposed project is not a reasonable use or in the public interest because of adjoining single family detached homes in the area. Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for denial, the Land Development Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance of the zoning map amendment for the portion of the property with Union County Tax Parcel Number: 09-264-023B.

Adopted this 3rd day of March, 2021

_____
Mary Ann Rasberry, 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 along North Charlotte Avenue and further identified with tax parcel # 09-264-023B from Conditional District "Dickerson Blvd. Residential" to Conditional District "Braemar Village".

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 13th day of April, 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) "Braemar Village."

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 13th day of April, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk

STAFF REPORT

TO:	Planning Board Members
DATE:	March 3, 2021
FROM:	Lisa Stiwinter, Director of Planning & Development
PREPARED BY:	Doug Britt, Senior Planner
SUBJECT:	Zoning Map and Text Amendment request for Conditional District "The Ridge at 601" (Parcel ID #'s: 09-213-008, 09-213-008-A, 09-213-008-C & 09-213-008-K)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map and text amendment for the properties located at the intersection of the Monroe Expressway, Concord Highway, and Ridge Road further identified as tax parcel #'s 09-213-008, 09-213-008-A, 09-213-008-C & 09-213-008-K. The request is to rezone the properties from Conditional District "Union Commons" and R-40 to Conditional District "The Ridge at 601".

REVIEW

The applicant, Ridge Road Partners, LLC is requesting a conditional district rezoning in order to develop a mixed-use project that will consist of apartments, single family attached townhomes, and commercial uses at the intersection of the Monroe Expressway, Concord Highway, and Ridge Road. The total area of the proposed project is 58.13 acres. The residential portion of the project that is being proposed totals 41.23 acres and the proposed commercial area is 16.90 acres. The total common open space being provided for this project is 28% or 16.28 acres.

The existing conditional district that is a portion of the current request was approved as Conditional District "Union Commons", which authorized the development of 301,589 square feet of office/retail space on 48.92 acres, and was approved by the City Council in 2004. As part of the approval process, planning staff did request the reservation of 16.87 acres of right-of-way for the Monroe Expressway that was agreed to and reserved by the developer.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	**Zoning District**
North	Single-Family Residential & Vacant	RA-40 (Residential low density) Unionville & B-2 Unionville
East	Single-Family Residential	RA-40 (Residential low density) Unionville & B-2 Unionville
South	Monroe Expressway	R-40 (Residential low density)
West	Agriculture & Single-Family Residential	R-40 (Residential low density)

Proposal
The applicant is requesting a conditional district rezoning in order to develop a mixed-use project that will consist of 307 apartments, 215 single-family attached townhomes, a 48,000 square foot grocery store, 7,800 square feet of retail space, a 150-room hotel, convenience store/gas station, and a drive thru restaurant.

The developer has excluded the following uses from this project: motor vehicle repair, building material sales, funeral services, exterminating services, trade schools, and recording studios.

REQUIREMENTS

Density & Dimensional Standards
The minimum lot size for the single family attached townhome lots will be 1,400 square feet with an average of 1,600 square feet per lot. The minimum heated square footage of the single family attached townhomes will be 1,100 square feet excluding the garage, and the minimum square footage for the apartments will be as follows: one (1) bedroom units 425 square feet, two (2) bedroom units 670 square feet, and three (3) bedroom units 1,100 square feet. The density of the total project is 8.98 units per acre.

Setbacks
Single Family Attached Townhome Units
Front/Corner: 20 ft.
Exterior Side: 5 feet
Interior Side: 0 feet
Rear: 10 feet

Apartments & Commercial
Front/Corner: 10 ft.
Side: 10 ft.
Rear: 10 ft.

Zoning District	Maximum Allowable Density
R-40	1 units per acre
R-20	2 units per acre

Elevations
The exterior building materials for the single family attached townhomes and apartments will consist of brick, fiber cement, stone and stucco. The developer is proposing the front façade of both the single family attached townhomes and apartments to consist of at least twenty-five (25%) brick or stone. Vinyl is only proposed for trim work on both of the proposed housing options. The townhomes constructed on slab foundations will be provided with a minimum of four (4) courses of brick of standard size or stone extending up the face of the slab, while all of the apartments will be provided with brick foundations on all of the buildings.

The minimum heated square footage proposed for the single family attached townhomes is 1,100 square feet excluding the garage. All garages will be furnished with carriage style hardware and/or windows along the top.

The developer is proposing both two-story and three-story apartment buildings for the project. The two-story buildings will offer the options for one-bedroom, two-bedroom and three-bedroom units. The three-story buildings will offer the options for studios, one-bedroom, two-bedroom, two-bedroom split, and three bedroom units. The minimum square footage for the apartments will be as follows: one (1) bedroom units 425 square feet, two (2) bedroom units 670 square feet, and three (3) bedroom units 1,100 square feet.

The commercial exterior building materials will consist of brick, stone, stucco/synthetic stucco, and fiber cement. Prohibited commercial exterior materials include: wood, vinyl, metal and mirrored glass.

Landscaping
All single family attached townhomes and apartments will have sodded front yards prior to the issuance of the certificate of occupancy. Each building (set of townhomes) and apartments will have at least two trees planted suitable for healthy growth in our climate.

Street trees in the single family attached townhome portion of the project will be provided at a rate of three (3) trees per townhome building. The street tree layout and planting schedule will be finalized during the construction plan review. The apartments units and commercial uses are required to be provided with trees and shrubs throughout the parking lot as indicated on the site plan.

Additionally, the ordinance requires multi-family projects provide a fifty-foot (50) landscape buffer around the perimeter of the residential portion of the project. The developer is proposing to install a mixture of trees and shrubs within the buffer to satisfy the screening requirement of the ordinance.

Open Space and Amenities
The project area is a total of 58.13acres. The area devoted for residential is 41.23 acres and the area devoted to commercial is 16.90 acres. Pursuant to the ordinance, the residential portion of the project is required to provide at least 50% open space of land area of the residential portion of the project, which would equal approximately 20 acres. The applicant is providing 13.24 acres or 32% of open space in the residential portion of the project. The overall open space area being provided for the entire project is 16.28 acres or 28%. The proposed amenities include the

following: benches, children's playground equipment, clubhouse and pool, gazebo, picnic area, bike racks, and hard surface courts.

Parking
The interior units of the single family attached townhomes will be provided with a one (1) car garage while the end units will have two (2) car garages. All driveways of the single family attached townhome units will be able to accommodate at least two (2) vehicles.

The ordinance requires multi-family projects provide parking at a rate of one (1) space per bedroom plus an additional ½ space per unit. At this time, the developer has not committed to the number of bedrooms being provided for this project. Based on an estimate of 112 two-bedroom townhome units and 113 three-bedroom townhome units, there would be a total of 670 parking spaces required for the single family attached townhome portion of the project. The applicant is proposing for each interior townhome unit to have a one (1)-car garage and each end townhome unit to be provided with a two (2)-car garage. All driveways within the single family attached portion of the project will accommodate at least two (2) vehicles. The total parking spaces provided including the garages and driveways for the single family attached townhomes is 719 parking spaces.

As previous stated the two-story apartment buildings will offer the options for one-bedroom, two-bedroom and three-bedroom units. There are a total 51 units in the proposed nine (9) two-story apartment buildings proposed for the project. In order to establish an estimate, if all 51 units were two-bedroom units, a total of 128 parking spaces would be required based on one (1) space per bedroom plus an additional ½ space per unit

The proposed three-story apartment building will have 48 bedrooms per building and could be a total of 30 or 32 units per building based on the interior layout that is constructed. Based on 48 bedrooms in a 32 unit building the required number of parking spaces for each three-story apartment building is 64 spaces. There are eight (8) three-story buildings proposed which would require 512 parking spaces. The developer is proposing a total of 567 parking spaces for the apartment complex.

The proposed parking spaces provided for the commercial portion of the project is as follows:
Grocery (48,000 square feet): 167 spaces
Hotel (150 rooms): 151 spaces
Retail (7,800 square feet): 51 spaces
Restaurant with drive thru: 47 spaces
Convenience store/Gas station: 20 spaces
Total Spaces for Commercial Uses: 436 spaces

Schools
The proposed 522 unit (215 townhomes and 307 apartments) development is currently within the following school attendance areas:

Unionville Elementary	currently at 93% rated capacity
Piedmont Middle	currently at 97% rated capacity
Piedmont High	currently at 77% rated capacity

Per Board of Education policy, Piedmont Middle School is no longer accepting 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
- In adequate planning/meeting space for additional staff.

Sidewalk

The developer is proposing to install five (5) ft. wide sidewalks on both sides of the interior private streets as well as an eight (8) ft. wide sidewalk along the property frontage of Concord Highway and Ridge Road. The developer is also providing sidewalks throughout the apartments and commercial portion of the project. Additionally, multiple connections are being provided from the internal sidewalk to the public sidewalk along Ridge Road.

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. The location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and actual site discharge points. At the time of site plan submittal, site will meet stormwater management requirements in accordance with Chapter 159 Stormwater Management Ordinance of the Monroe Code of Ordinances.

Stream Buffer/Flood Plain

All streams located on the site have been provided with a 50 ft. undisturbed stream buffer on both sides as required by the ordinance.

Transportation

The developer is proposing for all streets and access ways/drive aisles to be privately maintained. The Homeowners Association will maintain the streets in the single family attached townhome portion of the project. The owners of the apartment complex and individual commercial properties will maintain their access ways/drive aisles. The streets in the single family attached townhome portion will be required to be constructed to the City of Monroe construction standards and inspected. A traffic impact study was completed for this project and was reviewed by both the City of Monroe Engineering Department and the North Carolina Department of Transportation (NCDOT). The required transportation improvements for the project are as follows:

Access A

-This intersection shall be full movement intersection with no signal and no additional lanes to be added. Existing lanes shall be restriped to be a combined right and straight lane and a combined left and straight lane.

Access B
-This intersection shall be full movement intersection with no signal and the addition of a left turn lane on Ridge Road into the site. The existing lanes shall be restriped to be a combined right and straight lane and a combined left and straight lane.

Access C
-This intersection shall be a left over and right out only intersection with no signal and the addition of a left turn lane into the site. The existing lanes shall be restriped to be a combined right and straight land

Access D
-This intersection shall be a right in and right out only intersection with no signal and no additional lanes to be added. Existing lanes shall be restriped to be a combined right and straight lane and straight lane only.

Concord Highway & Ridge Road Intersection
The intersection of Ridge Road and Concord Highway shall be improved with a right turn lane from Ridge Road onto Concord Highway and the existing left turn lane storage on Ridge Road extended. Additionally, there shall also be an additional left turn lane installed on Concord Highway.

LAND DEVELOMENT PLAN CONSISTENCY

The Land Development Plan indicates this area is located in a regional mixed-use center. These centers are usually large-scale, measuring one mile in diameter that represents approximately a 20-minute walking distance. These centers are master-planned areas that are built in phases with a mix of non-residential, residential, and civic uses. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high-density residential and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. Single-family residential should typically be discouraged within the center, but can be located to the periphery of the center as a transitional use.

The Future Lane Use Map designates two future interchanges of the Monroe Expressway as Regional Mixed Use Centers; however, the FLUM does not specify a dominant land use (or uses) for the center to respect market conditions and allow flexibility. Priority uses within the mixed-use centers include multi-family residential, commercial, office, medical, civic, and mixed-use.

Planning staff is of the opinion the development pattern of a mixed-use development with different housing options and nonresidential development at this location is consistent with the Land Development Plan at 8.98 units per acre and is a reasonable use due to the project being located within a Regional Mixed-Use Center.

PUBLIC NOTIFICATION

The applicant sent a notification letter to the property owners within 150 feet of the subject property and held a neighborhood meeting on Tuesday, July 7th to discuss the project. There were approximately 10 people in attendance for the meeting.

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 Conditional District "The Ridge at 601".

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

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

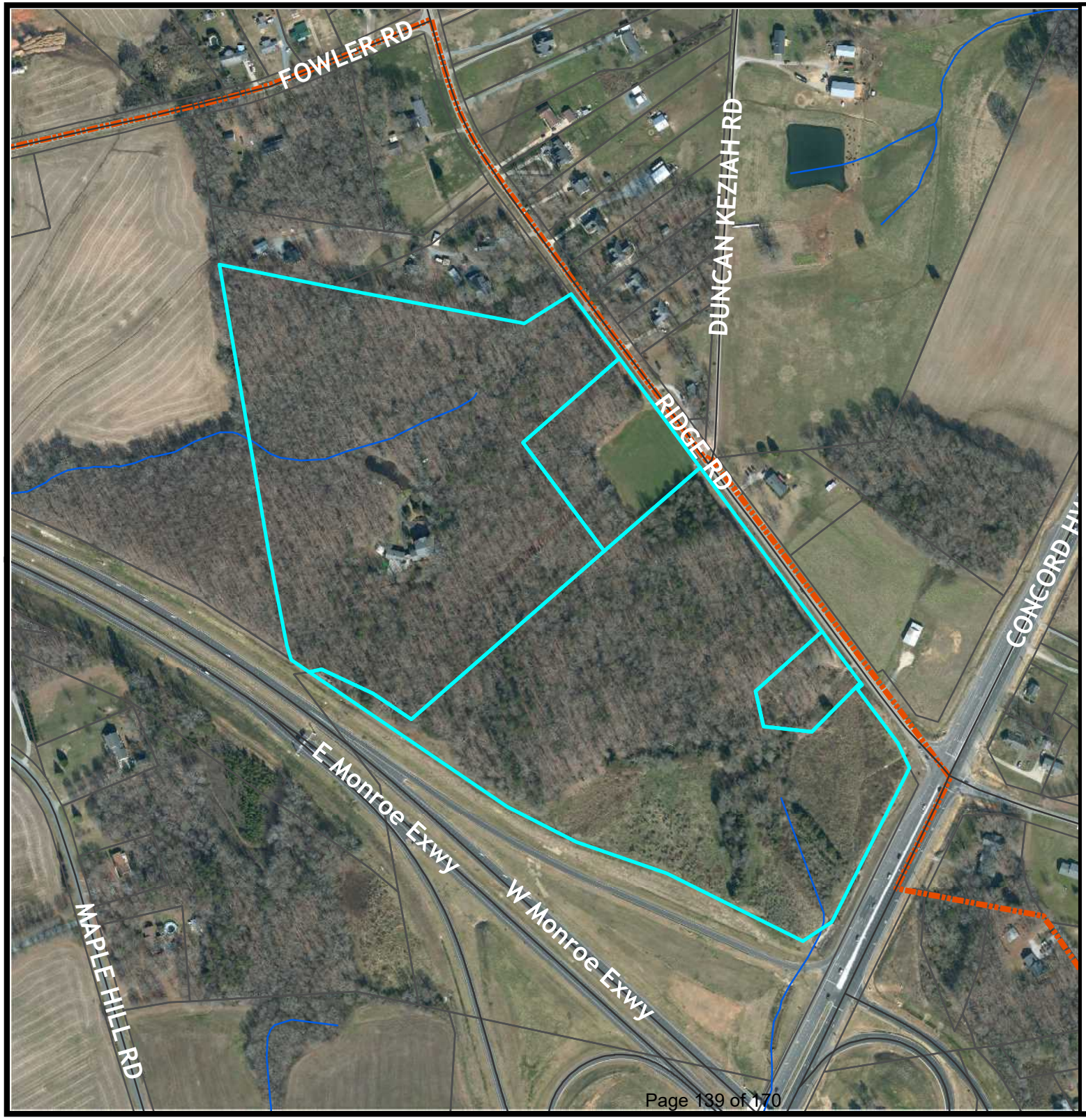
If the Resolution of Land Development Plan Compliance is recommended for approval, the Planning Board will also need to make the following motions:

1. *Motion to recommend adoption of the Ordinance amending section 156.98- 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:

Motion to recommend denial of the zoning map amendment

Attachments:
Attachment 1-Ortho Map
Attachment 2-Zoning Map
Attachment 3-Site Plan
Attachment 4-Elevations
Attachment 4A-Residential
Attachment 4B-Commercial
Attachment 5-Future Land Use Map
Attachment 6-FLUM Description
Attachment 7-Resolution Approval
Attachment 8-Resolution Denial
Attachment 9 & 10-Ordinances



City of Monroe
Where Heartland Meets High Tech

Ortho Map

Legend

- City Limits
- Centerlines
- Parcels
- streams

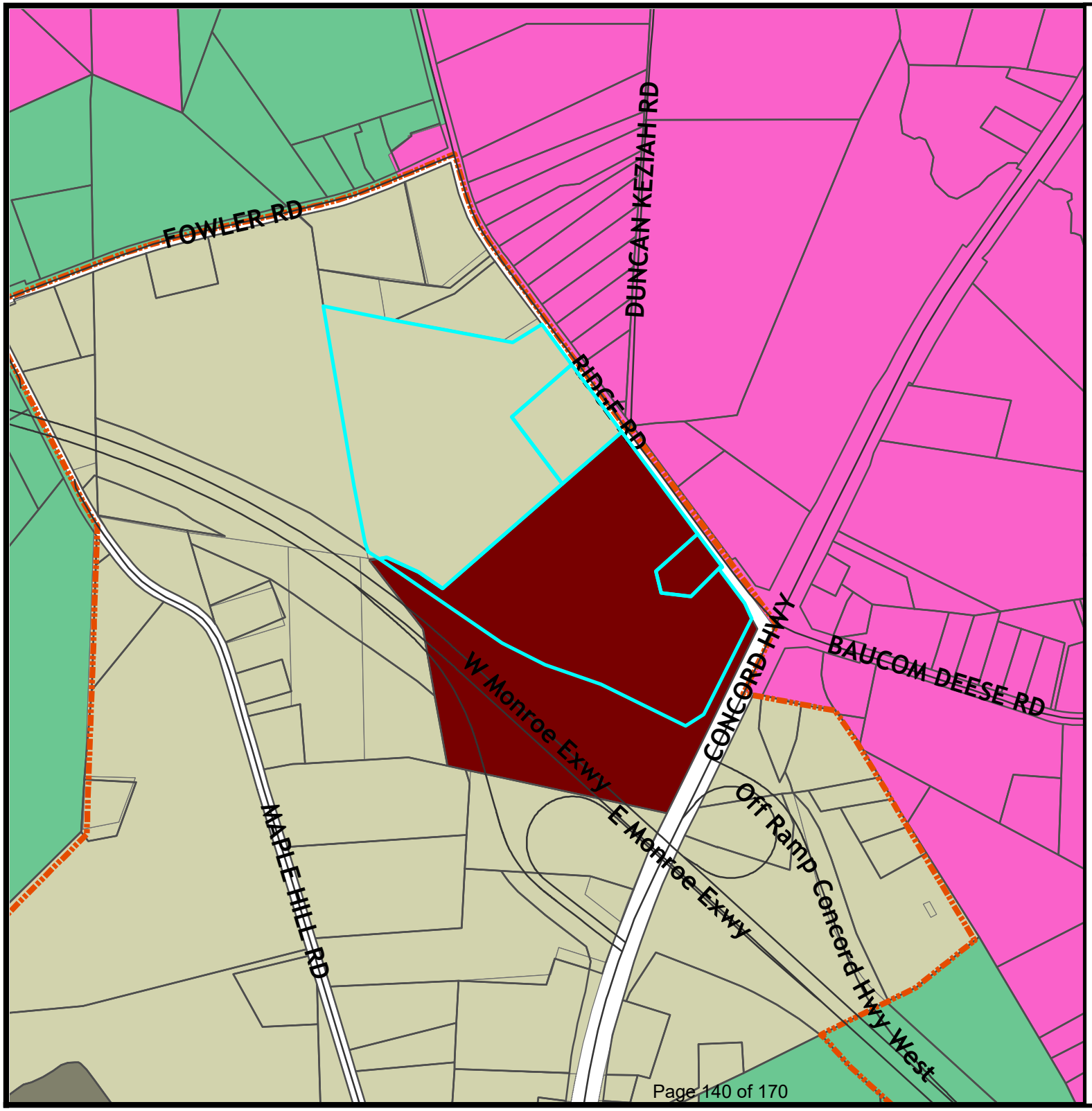
Existing: R-40 (Residential- Low Density) & Conditional District

Owner: 601 Bypass Land, LLC, John & Paul Davis, Dennis Cantile

Acres: 58.13

N W E S

0 360 720 Feet



City of Monroe
Where Heartland Meets High Tech

Zoning Map

CD "The Ridge at 601"

Legend

Centerlines

Parcels

Other Jurisdictions

Union County

Unionville

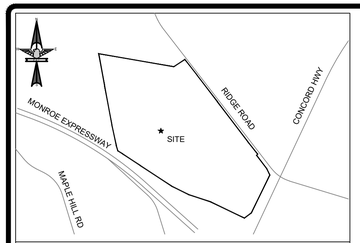
Existing: CD "Union Commons" & R-40

Owner: 601 Bypass Land LLC
John and Paul Davis
Dennis Cantile

Acres: .39

N
W E
S

0 580 1,160 Feet



VICINITY MAP
(NOT TO SCALE)

SITE DEVELOPMENT NOTES:

1. PROPOSED REZONING FROM CD AND R-40 TO CONDITIONAL DISTRICT "THE RIDGE AT 601".
2. ROADS ARE TO BE PRIVATELY MAINTAINED.
3. PROPOSED USES FOR THIS PROJECT ARE SINGLE FAMILY, MULTI-FAMILY, AND COMMERCIAL USES.
4. SIGN REGULATIONS FOR THIS RESIDENTIAL PORTION OF THIS PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS, AND SIGN REGULATIONS FOR THE COMMERCIAL SIDE OF THIS PROJECT SHALL ADHERE TO THE GB SIGN REQUIREMENTS.
5. ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
6. ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND/OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN. MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS DESIGNEE.
7. TREES WITHIN THE DEVELOPMENT THAT ARE 75" OR GREATER IN CIRCUMFERENCE WILL BE PRESERVED AND WILL NOT BE REMOVED TO THE EXTENT PRACTICAL.
8. TREES WITHIN THE DEVELOPMENT THAT ARE 25" OR GREATER IN CIRCUMFERENCE MAY ONLY BE REMOVED IF THEY ARE LOCATED WITHIN AN APPROVED STREET CROSS SECTION, BUILDING PAD, DRIVEWAY AREA, STORM WATER MANAGEMENT FEATURE, OR STORM OR UTILITY EASEMENT.
9. DEVELOPER RESERVES THE RIGHT TO REMOVE SICK OR DAMAGED TREES AT DEVELOPERS DISCRETION.
10. SETBACK MEASUREMENTS SHALL BE MADE FROM THE EXTERIOR WALL DIMENSION AT THE FOUNDATION. ARCHITECTURAL FEATURES (INCLUDING BUT NOT LIMITED TO OVERHANGS, STOOPS, EAVES, AND SOFFITS AND MECHANICAL UNITS MAY PROJECT INTO SETBACKS.
11. ACCESSORY STRUCTURES SHALL NOT BE LOCATED BEYOND THE FRONT CORNER OF THE HOME, AND SHALL MAINTAIN A MINIMUM FIVE FOOT (5') SETBACK FROM ALL PROPERTY LINES. ACCESSORY STRUCTURES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS.
12. LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
13. HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF OPEN SPACE, COMMON AREAS, BMP AREAS, ETC.
14. CHAIN LINK FENCE SHALL NOT BE USED ON ANY PART OF THE PROJECT.
15. COMMENCEMENT OF THE AMENITIES AREA SHALL BEGIN NO LATER THAN 50% OF THE CERTIFICATE OF OCCUPANCY'S BEING ISSUED.

ATTACHED SINGLE FAMILY (TOWNHOMES):

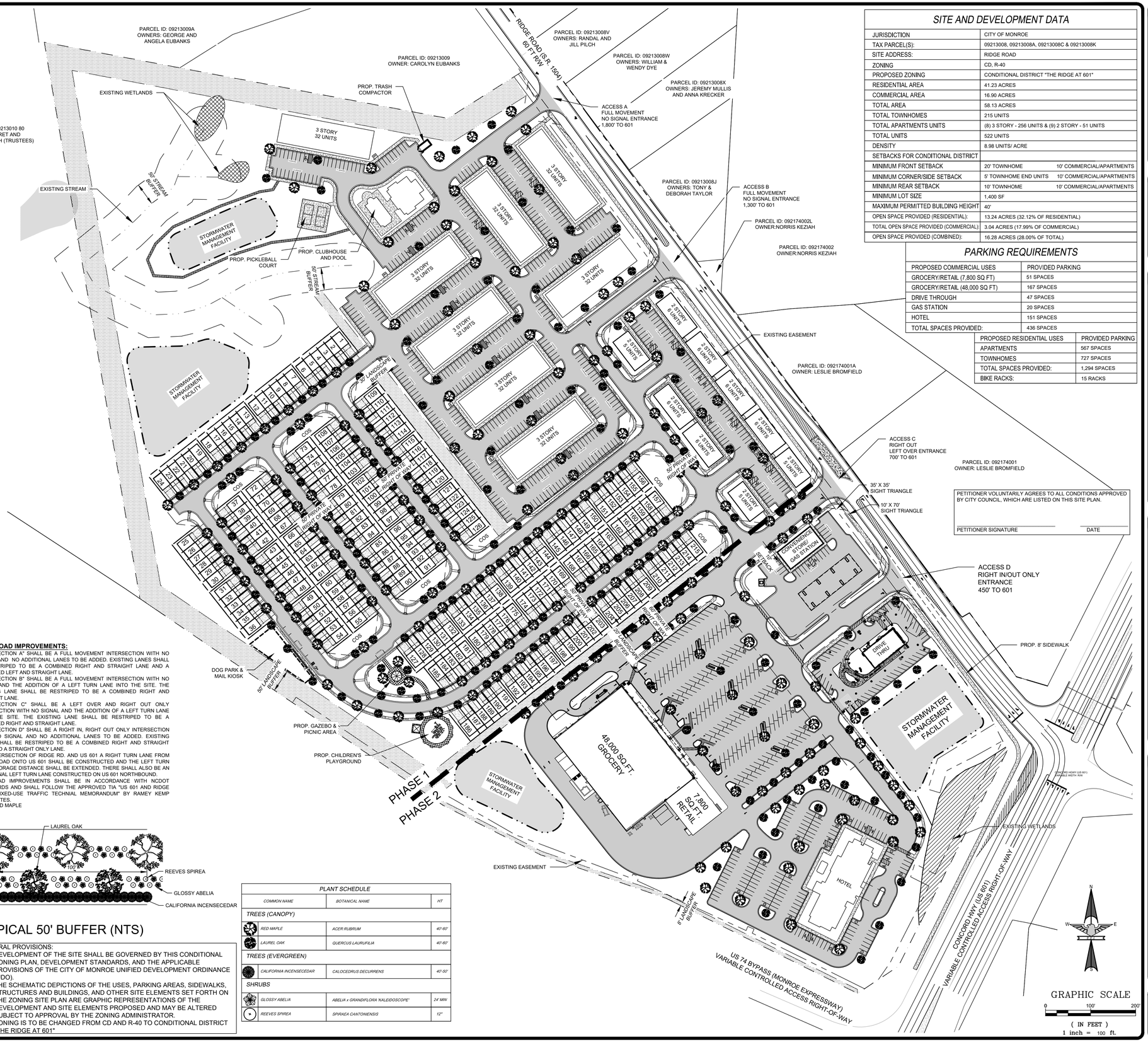
16. MINIMUM LOT SIZE SHALL BE 1,400 SQFT.
17. MINIMUM HEATED TOWNHOME SQUARE FOOTAGE SHALL BE 1,100 SQFT.
18. EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT , STONE, STUCCO, OR BRICK MATERIALS. BRICK VENEER WILL BE USED ON THE FOUNDATIONS. VINYL SHALL BE LIMITED TO TRIM WORK ONLY.
19. TOWNHOMES SHALL CONSIST OF A MINIMUM 25% BRICK OR STONE ALONG THE FRONT FACADE.
20. TOWNHOMES BUILT ON SLAB FOUNDATIONS SHALL HAVE A MINIMUM FOUR COURSE BRICK, OF STANDARD SIZE, EXTENDING UP THE FACE OF THE SLAB.
21. STREET TREES SHALL BE PROVIDED AT A RATE OF 3 PER BUILDING WITH A CALIPER OF 1 $\frac{1}{2}$ INCHES MEASURED 6 INCHES ABOVE GRADE. STREET TREES SHOULD BE A VARIETY OF SPECIES.
22. EACH BUILDING SHALL HAVE AT LEAST 2 TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE MINIMUM CALIPER OF 1 $\frac{1}{2}$ INCHES MEASURED 6 INCHES ABOVE GRADE.
23. ALL END UNITS SHALL HAVE A (2) CAR GARAGE AND ALL INNER UNITS SHALL HAVE A MINIMUM OF (1) CAR GARAGE.
24. ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT FROM THE ROAD TO THE GARAGE. EACH INNER DRIVEWAY SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES, AND END UNITS SHALL BE ABLE TO ACCOMMODATE AT LEAST TWO (2) VEHICLES.
25. CARRIAGE STYLE HARDWARE SHALL BE UTILIZED ON ALL GARAGES.
26. THE FRONT WALL OF ALL HOUSES SHALL NOT RUN UNBROKEN (UNARTICULATED) FOR A DISTANCE OF MORE THAN 24 LINEAR FEET. ALL WALL OFFSETS SHALL BE A MINIMUM OF ONE (1) FOOT IN DEPTH.
27. THE MAJORITY OF ALL ROOF AREAS ON ANY BUILDING SHALL HAVE A MINIMUM 6/12 PITCH ROOF.
28. ALL EXPOSED CHIMNEYS SHALL BE STUCCO OR BRICK VENEER CONSISTENT WITH THE ARCHITECTURE.
29. FRONT LAWNS OF ALL TOWN HOMES SHALL BE SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
30. ALL UNITS WILL UTILIZE ROLL OUT CARTS FOR GARBAGE BINS AND RECYCLING BINS.

COMMERCIAL:

1. THE FOLLOWING USES WILL BE EXCLUDED FROM THIS PROJECT: MOTOR VEHICLE REPAIR SHOP, BUILDING MATERIALS SALES, FUNERAL AND INTERNMENT SERVICES, EXTERMINATION SERVICES, TRADE SCHOOLS, RECORDING STUDIOS
2. LANDSCAPE PLANTERS WILL BE PERMITTED IN LIEU OF FOUNDATION PLANTINGS ALONG BUILDING FRONTAGES.
3. EXTERIOR MATERIALS SHALL BE LIMITED TO A BRICK, STONE, STUCCO OR SYNTHETIC STUCCO, FIBER CEMENT OR SIMILAR MATERIAL.
4. WOOD, VINYL, METAL AND MIRRORED GLASS IS PROHIBITED.

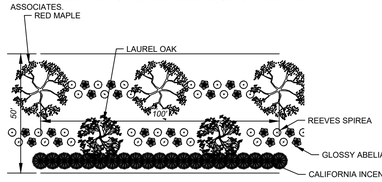
APARTMENTS:

1. THE MINIMUM SQUARE FOOTAGE OF 1-BEDROOM APARTMENTS SHALL BE 425 SQ. FT.
2. THE MINIMUM SQUARE FOOTAGE OF 2-BEDROOM APARTMENTS SHALL BE 670 SQFT.
3. THE MINIMUM SQUARE FOOTAGE OF 3-BEDROOM APARTMENTS SHALL BE 1,100 SQFT.
4. EXTERIOR MATERIALS SHALL BE LIMITED TO A MIX OF FIBER CEMENT , STONE, STUCCO, OR BRICK MATERIALS. VINYL SHALL BE USED FOR TRIM WORK ONLY.
5. APARTMENTS SHALL CONSIST OF A MINIMUM 25% BRICK OR STONE ALONG THE FRONT FACADE.
6. BRICK VENEER WILL BE USED ON THE FOUNDATIONS.
7. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF MONROE PARKING LOT LANDSCAPING STANDARDS (§156.220) . TREES & SHRUBS SHOULD BE A VARIETY OF SPECIES.
8. EACH BUILDING SHALL HAVE AT LEAST 2 TREES, SUITABLE FOR HEALTHY GROWTH IN OUR CLIMATE. EACH TREE SHALL HAVE A MINIMUM CALIPER OF 1 $\frac{1}{2}$" MEASURED 6 INCHES ABOVE GRADE.
9. THE MAJORITY OF ALL ROOF AREAS ON ANY BUILDING SHALL HAVE A MINIMUM 6/12 PITCHED ROOF.
10. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH BRICK AND OPAQUE GATES.



OFF-SITE ROAD IMPROVEMENTS:

1. "INTERSECTION A" SHALL BE A FULL MOVEMENT INTERSECTION WITH NO SIGNAL AND NO ADDITIONAL LANES TO BE ADDED. EXISTING LANES SHALL BE RESTRIPED TO BE A COMBINED RIGHT AND STRAIGHT LANE AND A COMBINED LEFT AND STRAIGHT LANE.
2. "INTERSECTION B" SHALL BE A FULL MOVEMENT INTERSECTION WITH NO SIGNAL AND THE ADDITION OF A LEFT TURN LANE INTO THE SITE. THE EXISTING LANE SHALL BE RESTRIPED TO BE A COMBINED RIGHT AND STRAIGHT LANE.
3. "INTERSECTION C" SHALL BE A LEFT OVER AND RIGHT OUT ONLY INTERSECTION WITH NO SIGNAL AND THE ADDITION OF A LEFT TURN LANE INTO THE SITE. THE EXISTING LANE SHALL BE RESTRIPED TO BE A COMBINED RIGHT AND STRAIGHT LANE.
4. "INTERSECTION D" SHALL BE A RIGHT IN, RIGHT OUT ONLY INTERSECTION WITH NO SIGNAL AND NO ADDITIONAL LANES TO BE ADDED. EXISTING LANES SHALL BE RESTRIPED TO BE A COMBINED RIGHT AND STRAIGHT LANE AND A STRAIGHT ONLY LANE.
5. THE INTERSECTION OF RIDGE RD. AND US 601 A RIGHT TURN LANE FROM RIDGE ROAD ONTO US 601 SHALL BE CONSTRUCTED AND THE LEFT TURN LANE STORAGE DISTANCE SHALL BE EXTENDED. THERE SHALL ALSO BE AN ADDITIONAL LEFT TURN LANE CONSTRUCTED ON US 601 NORTHBOUND.
6. ALL ROAD IMPROVEMENTS SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS AND SHALL FOLLOW THE APPROVED TIA "US 601 AND RIDGE ROAD MIXED-USE TRAFFIC TECHNIAL MEMORANDUM" BY RAMEY KEMP ASSOCIATES.



TYPICAL 50' BUFFER (NTS)

GENERAL PROVISIONS:

1. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS CONDITIONAL ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE (UDO).
2. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR.
3. ZONING IS TO BE CHANGED FROM CD AND R-40 TO CONDITIONAL DISTRICT "THE RIDGE AT 601"

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	HT.
TREES (CANOPY)		
RED MAPLE	ACER RUBRUM	40'-60'
LAUREL OAK	QUERCUS LAURIFILIA	40'-60'
TREES (EVERGREEN)		
CALIFORNIA INCENSECEDAR	CALOCEDRUS DECURRENS	40'-50'
SHRUBS		
GLOSSY ABELIA	ABELIA x GRANDIFLORA 'KALEIDOSCOPE'	24" MIN
REEVES SPIREA	SPIRAEA CANTONIENSIS	12"

SITE AND DEVELOPMENT DATA

JURISDICTION	CITY OF MONROE	
TAX PARCEL(S):	09213008, 09213008A, 09213008C & 09213008K	
SITE ADDRESS:	RIDGE ROAD	
ZONING	CD, R-40	
PROPOSED ZONING	CONDITIONAL DISTRICT "THE RIDGE AT 601"	
RESIDENTIAL AREA	41.23 ACRES	
COMMERCIAL AREA	16.90 ACRES	
TOTAL AREA	58.13 ACRES	
TOTAL TOWNHOMES	215 UNITS	
TOTAL APARTMENTS UNITS	(8) 3 STORY - 256 UNITS & (9) 2 STORY - 51 UNITS	
TOTAL UNITS	522 UNITS	
DENSITY	8.98 UNITS/ ACRE	
SETBACKS FOR CONDITIONAL DISTRICT		
MINIMUM FRONT SETBACK	20' TOWNHOME	10' COMMERCIAL/APARTMENTS
MINIMUM CORNER/SIDE SETBACK	5' TOWNHOME END UNITS	10' COMMERCIAL/APARTMENTS
MINIMUM REAR SETBACK	10' TOWNHOME	10' COMMERCIAL/APARTMENTS
MINIMUM LOT SIZE	1,400 SF	
MAXIMUM PERMITTED BUILDING HEIGHT	40'	
OPEN SPACE PROVIDED (RESIDENTIAL):	13.24 ACRES (32.12% OF RESIDENTIAL)	
TOTAL OPEN SPACE PROVIDED (COMMERCIAL):	3.04 ACRES (17.99% OF COMMERCIAL)	
OPEN SPACE PROVIDED (COMBINED):	16.28 ACRES (28.00% OF TOTAL)	

PARKING REQUIREMENTS

PROPOSED COMMERCIAL USES	PROVIDED PARKING
GROCERY/RETAIL (7,800 SQ FT)	51 SPACES
GROCERY/RETAIL (48,000 SQ FT)	167 SPACES
DRIVE THROUGH	47 SPACES
GAS STATION	20 SPACES
HOTEL	151 SPACES
TOTAL SPACES PROVIDED:	436 SPACES

PROPOSED RESIDENTIAL USES	PROVIDED PARKING
APARTMENTS	567 SPACES
TOWNHOMES	727 SPACES
TOTAL SPACES PROVIDED:	1,294 SPACES
BIKE RACKS:	15 RACKS

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

PETITIONER SIGNATURE DATE

EAGLE ENGINEERING
20134 Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	BY	ISSUE
1	09-24-2020	DAM	ADDRESSED CITY OF MONROE COMMENTS
2	10-30-2020	DAM	ADDRESSED CITY OF MONROE COMMENTS
3	11-25-2020	DAM	ADDRESSED CITY OF MONROE COMMENTS
4	01-22-2021	DAM	ADDRESSED CITY OF MONROE COMMENTS
5	2-17-2021	BLD	ADDRESSED CITY OF MONROE COMMENTS

THE RIDGE AT 601
MONROE, UNION COUNTY, NC

For the Benefit of:
RIDGE ROAD PARTNERS, LLC.

REZONING SITE PLAN

DESIGNED BY	BLD	DRAWN BY	BLD
Scale	AS SHOWN	DATE	09/16/2020
CHECKED BY	MCK	JOB NUMBER	6752

Sheet
RZP-1.0

2-STORY APARTMENTS

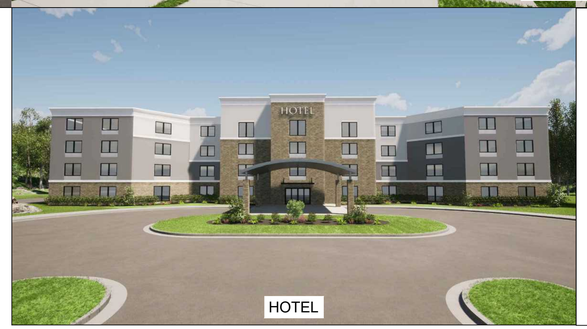
DRIVE-THRU RESTAURANT

3-STORY APARTMENTS

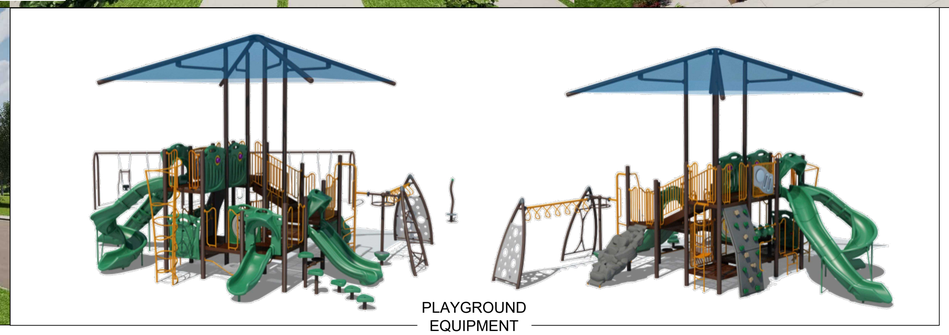
GAS & C-STORE

RETAIL & GROCERY

TOWNHOMES



HOTEL



PLAYGROUND EQUIPMENT

GENERAL PROVISIONS:

1. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS CONDITIONAL ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE (UDO).
2. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR.
3. ZONING IS TO BE CHANGED FROM CD AND R-40 TO CONDITIONAL DISTRICT "THE RIDGE AT 601"

EAGLE ENGINEERING
20113A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	BY	ISSUE
1	09-24-2020	DAM	ADDRESSED CITY OF MONROE COMMENTS
2	10-30-2020	DAM	ADDRESSED CITY OF MONROE COMMENTS

For the Benefit of:

THE RIDGE AT 601

MONROE, UNIO

DESIGNED BY	BLD	CHECKED BY	MCK
DRAWN BY	BLD	DATE	09/16/2020
Scale	AS SHOWN	JOB NUMBER	6152

Sheet

RZP-1.1

2-STORY APARTMENTS

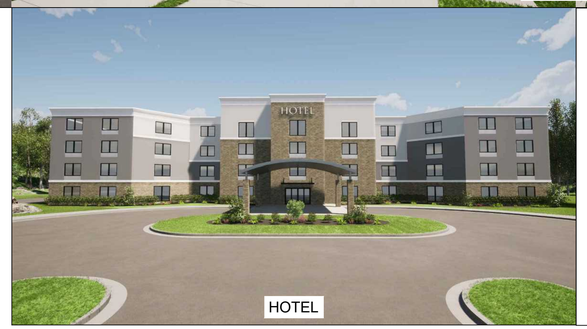
DRIVE-THRU RESTAURANT

3-STORY APARTMENTS

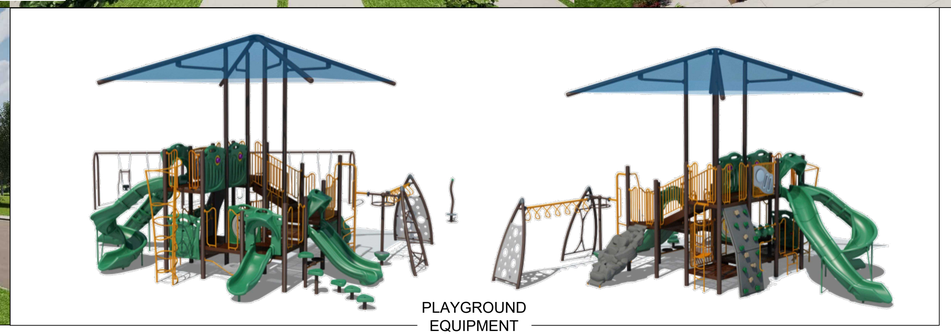
GAS & C-STORE

RETAIL & GROCERY

TOWNHOMES



HOTEL



PLAYGROUND EQUIPMENT

GENERAL PROVISIONS:

1. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS CONDITIONAL ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE (UDO).
2. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR.
3. ZONING IS TO BE CHANGED FROM CD AND R-40 TO CONDITIONAL DISTRICT "THE RIDGE AT 601"

EAGLE ENGINEERING
20113A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	BY	ISSUE
1	09-24-2020	DAM	ADDRESSED CITY OF MONROE COMMENTS
2	10-30-2020	DAM	ADDRESSED CITY OF MONROE COMMENTS

For the Benefit of:

THE RIDGE AT 601

MONROE, UNION

DESIGNED BY	BLD	CHECKED BY	MCK
DRAWN BY	BLD	JOB NUMBER	6152
Scale	AS SHOWN	DATE	09/16/2020

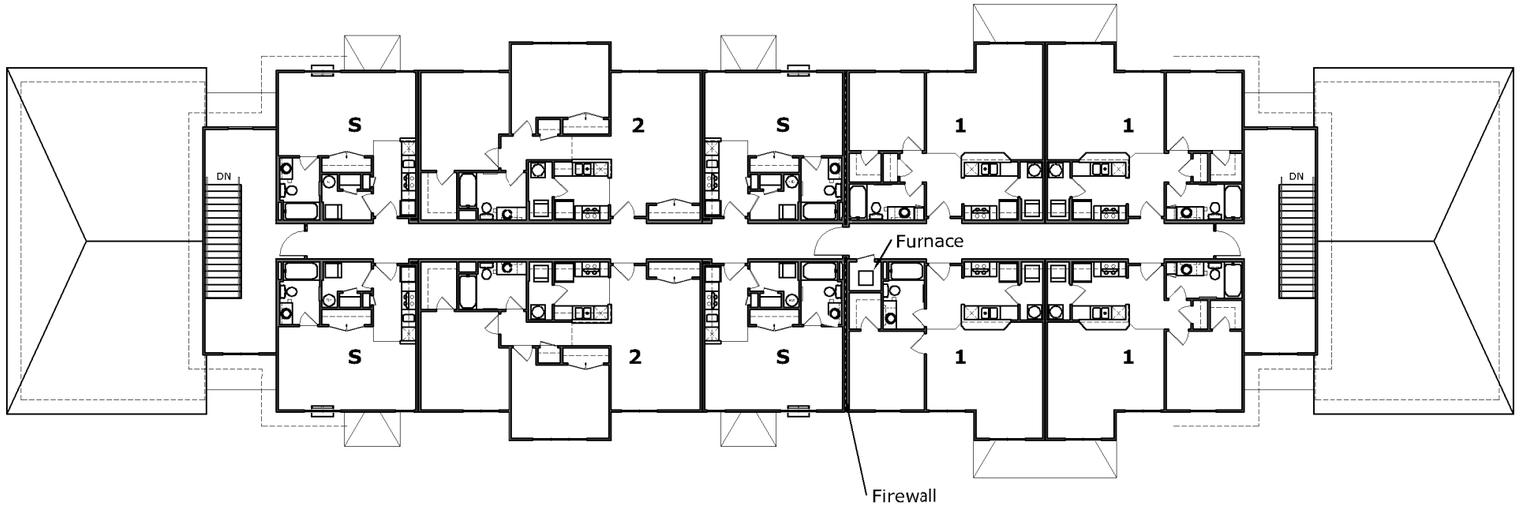
REZONING ILLUS

Sheet

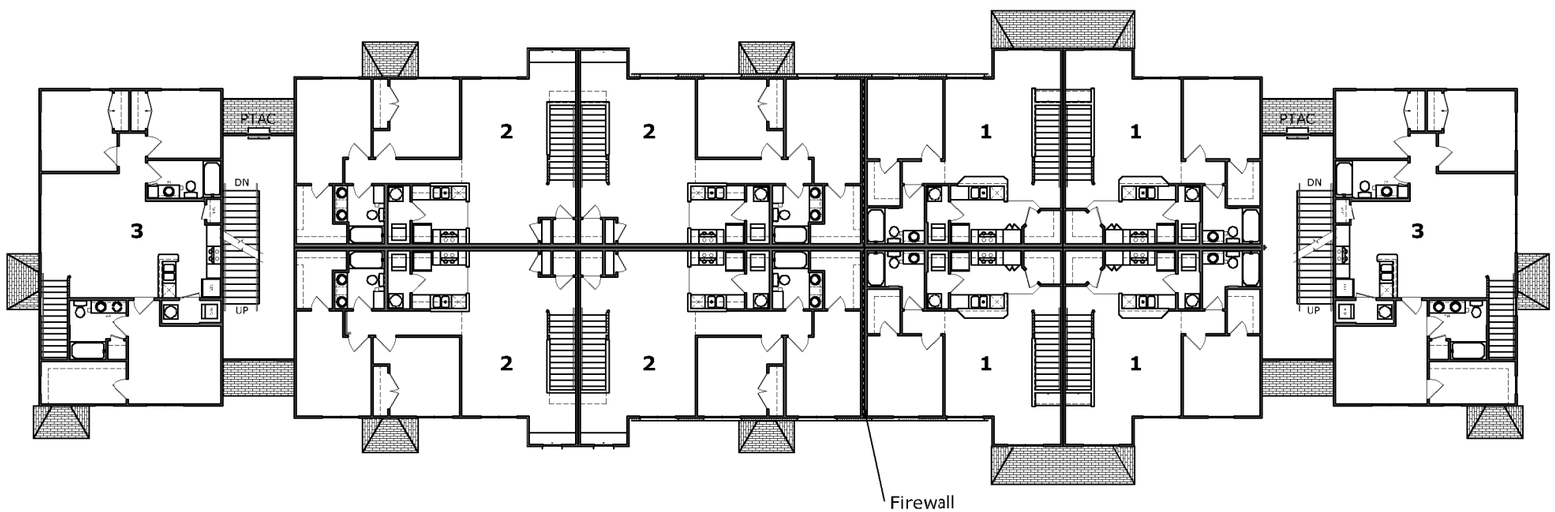
RZP-1.1

HEARTLAND DESIGN
10/31/2014

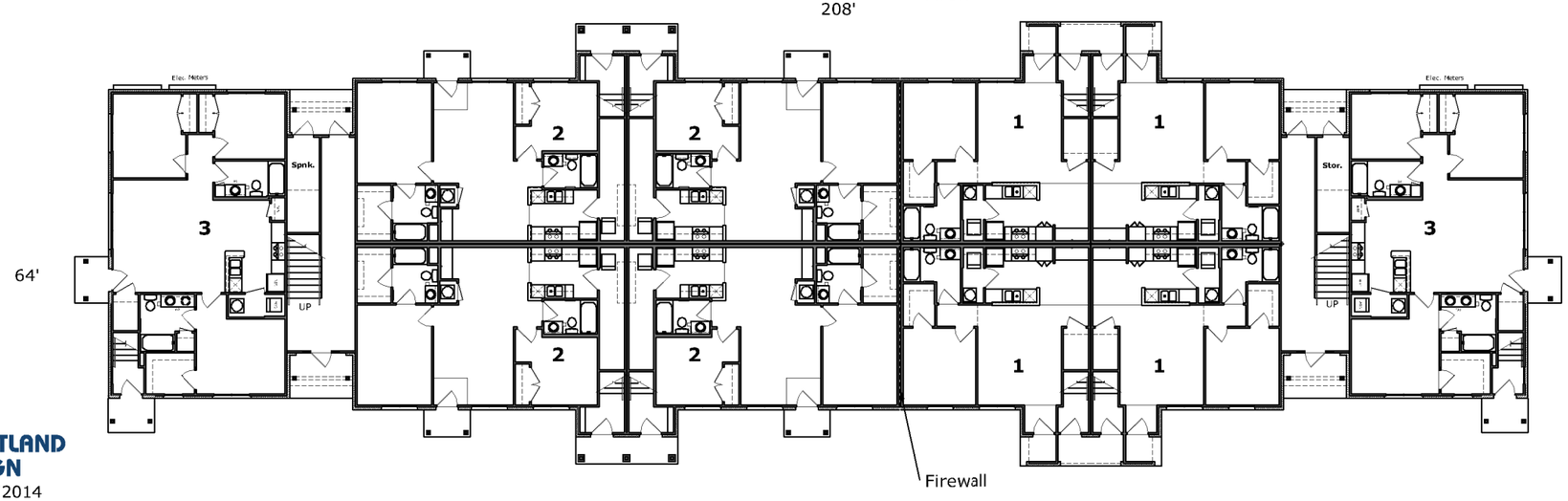
MALLARD CREEK
MIXED - ELEVATIONS
1/16" = 1'-0"



3rd Floor
7,308 sf



2nd Floor
9,768 sf



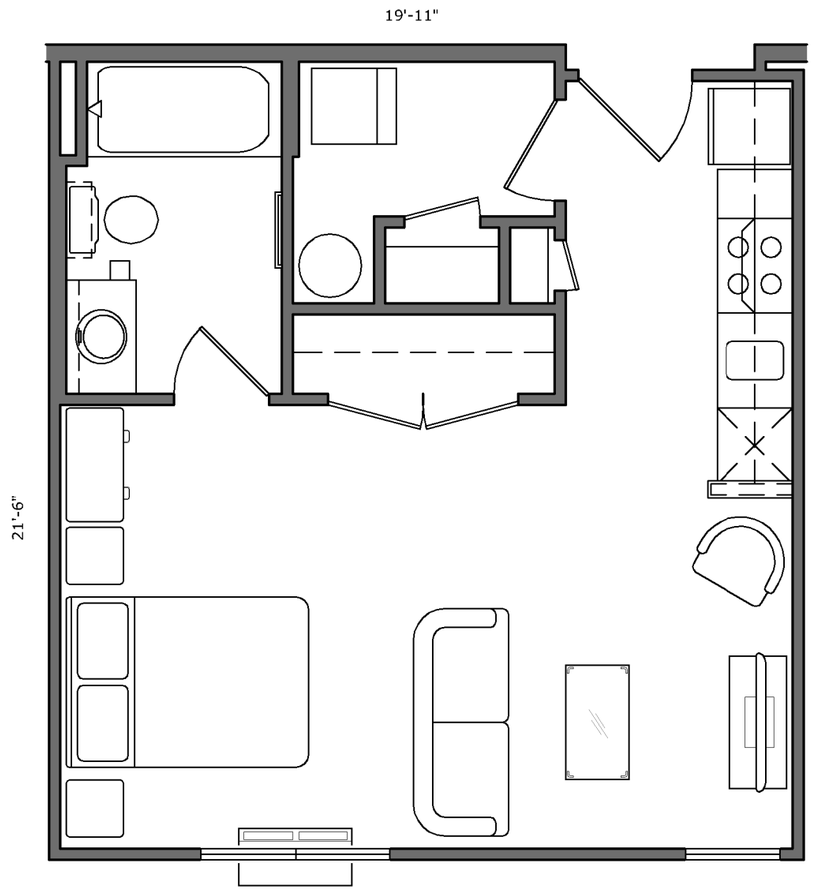
1st Floor
9,768 sf

TALLEY:	SHOWN:	ALTERNATE:
STUDIOS	4	8
1-BD.	12	12
2-BD.	6	4
2-BD.-SPLIT	4	4
3-BD.	4	4
TOTAL	**30**	**32**

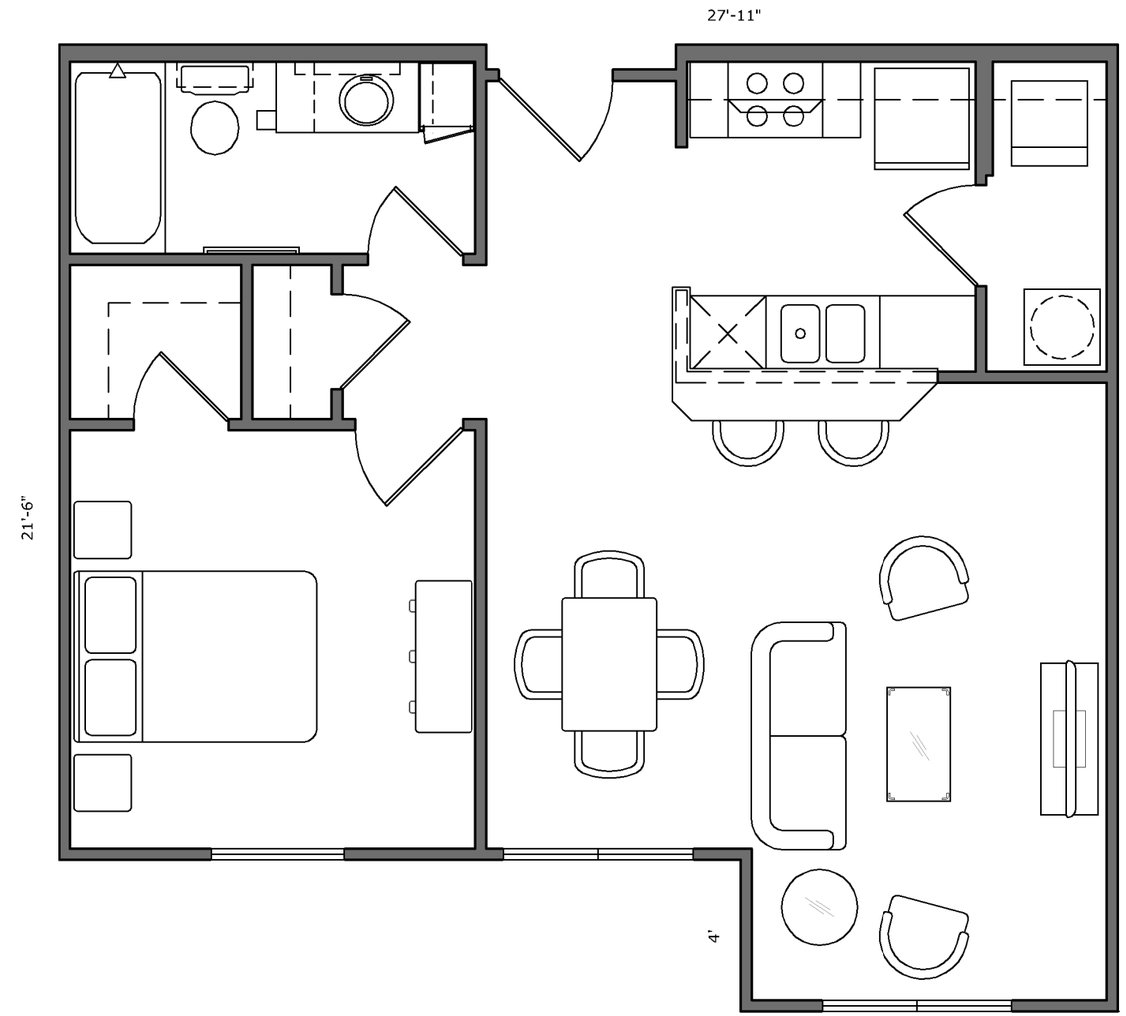
26, 844 sf

HEARTLAND DESIGN
10/31/2014

MALLARD CREEK
MIXED - FLOOR PLANS
NTS



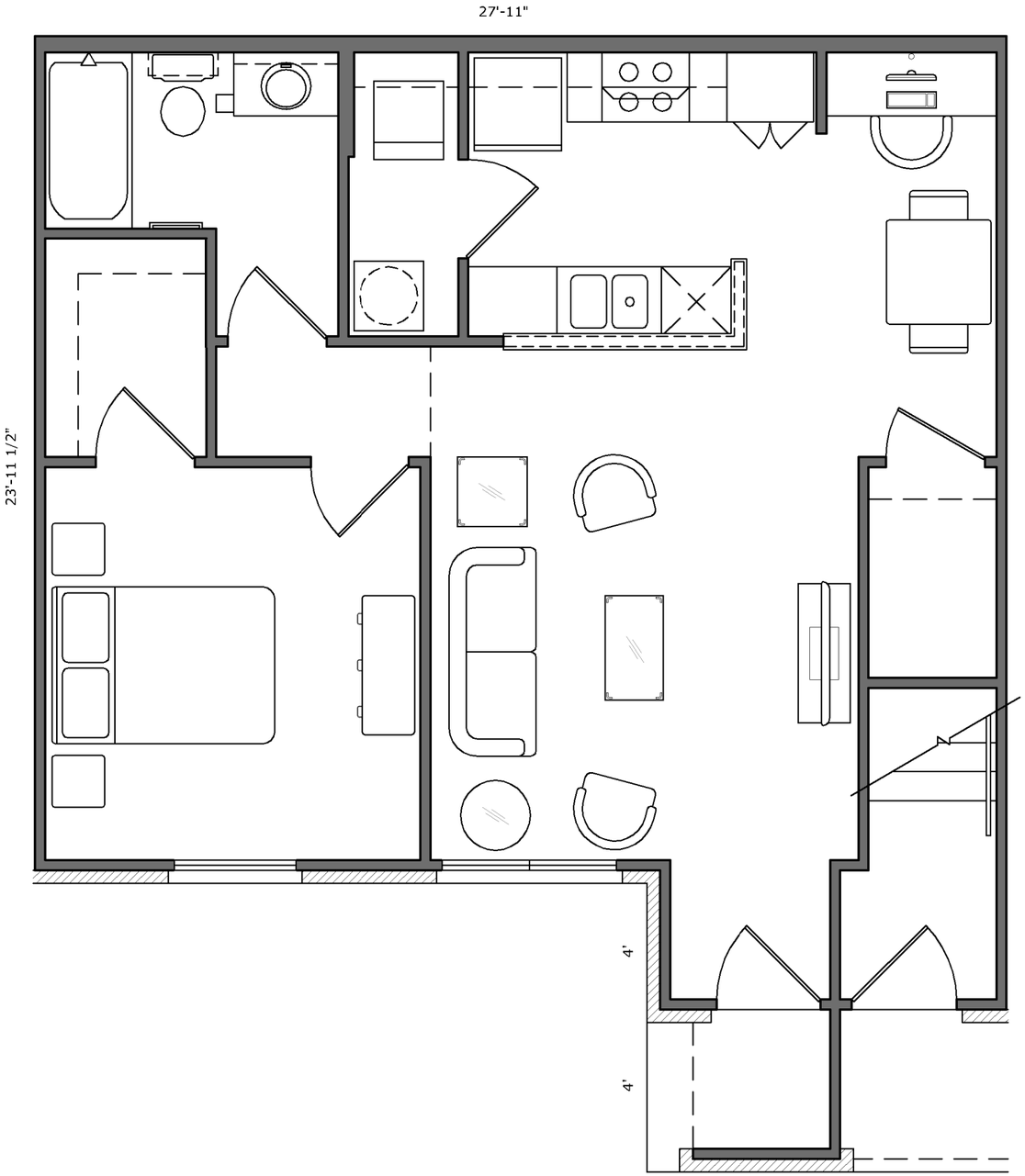
1-Bd. – 3rd Floor
425 sf



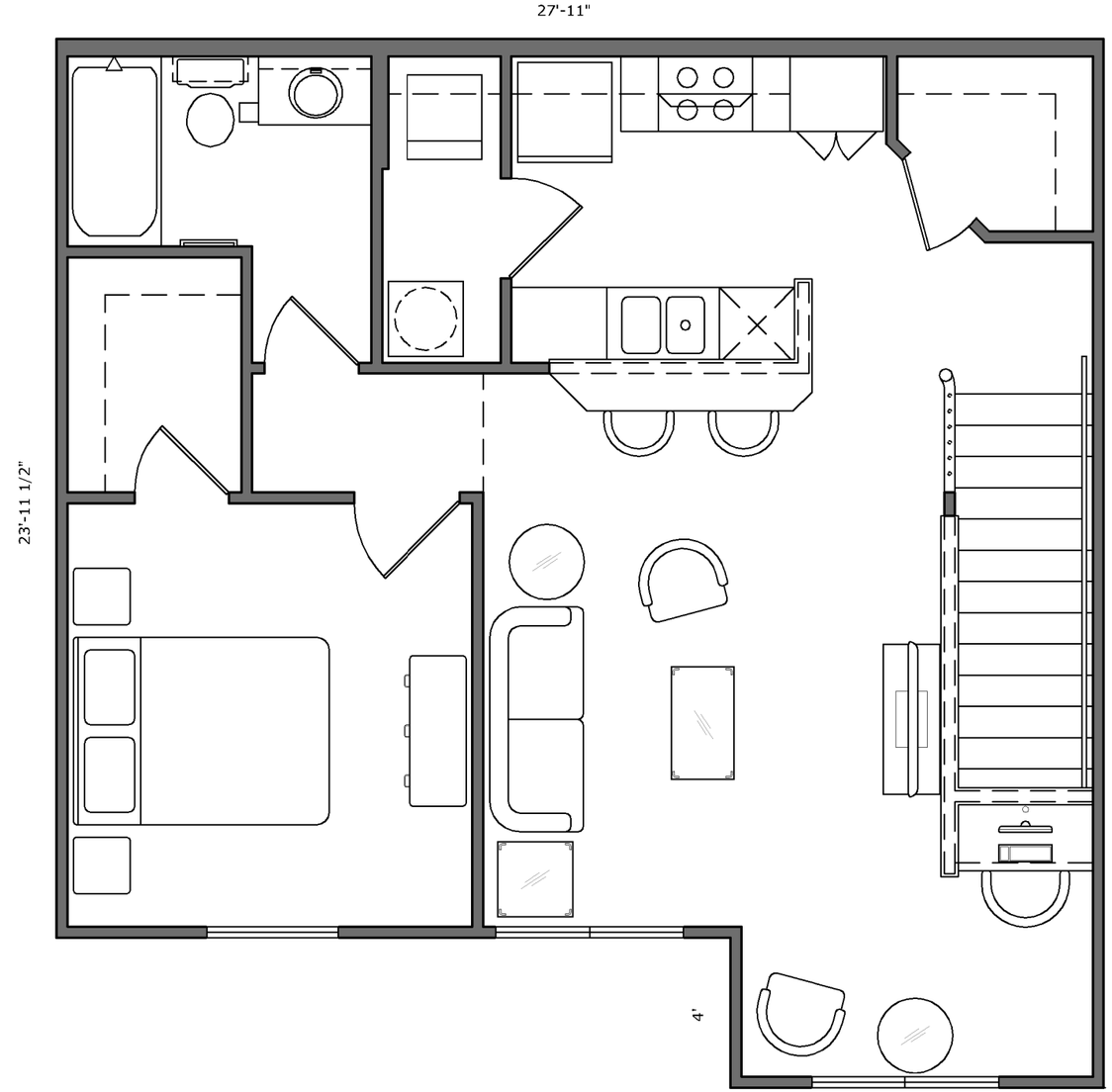
1-Bd. – 3rd Floor
637 sf

HEARTLAND DESIGN
10/31/2014

MALLARD CREEK
MIXED - STUDIO & 1-BD. - 3rd FLOOR UNITS
1/4" = 1'-0"



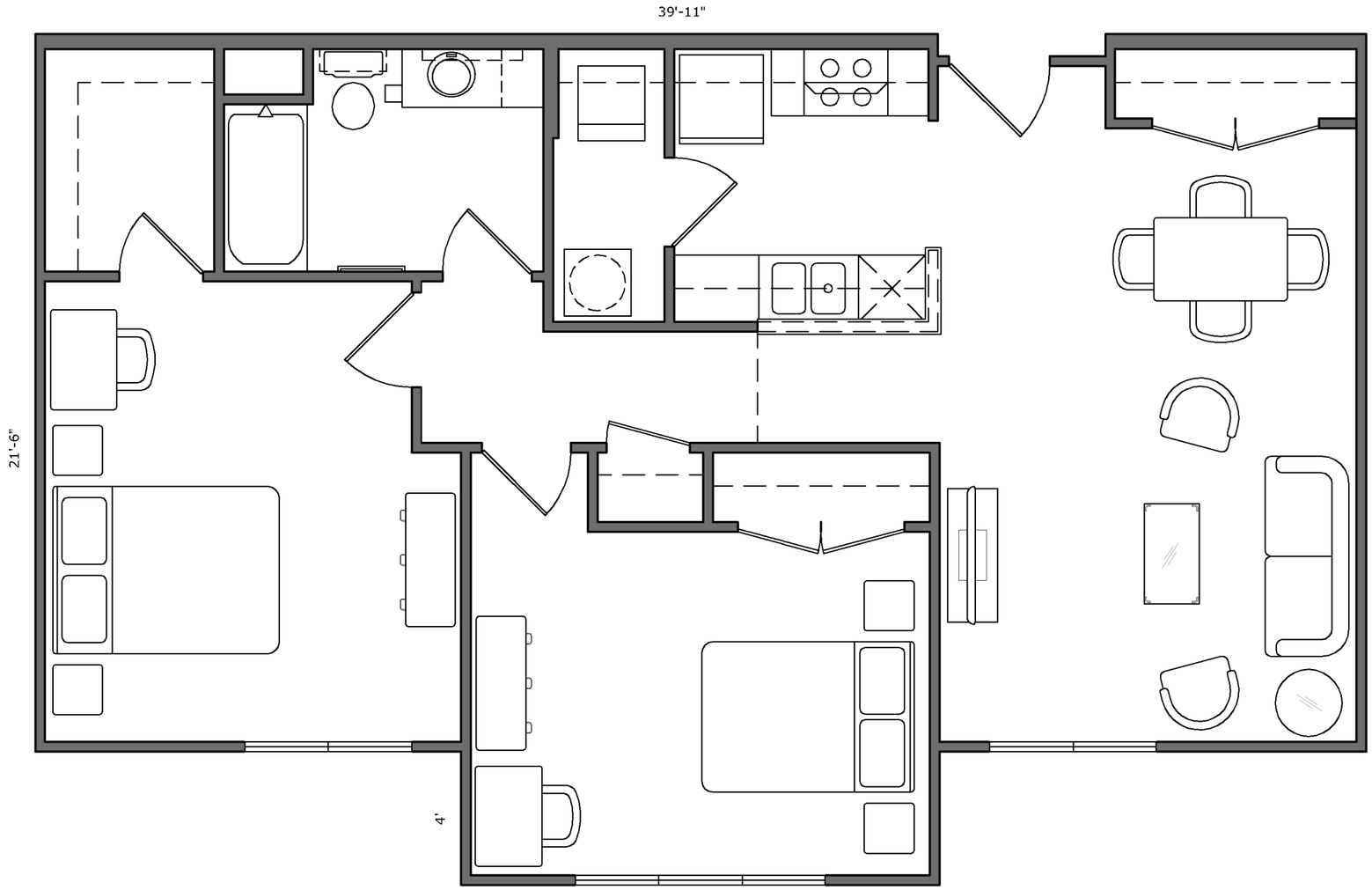
1-Bd. – 1st Floor
668 sf



1-Bd. –2nd Floor
708 sf

HEARTLAND DESIGN
10/31/2014

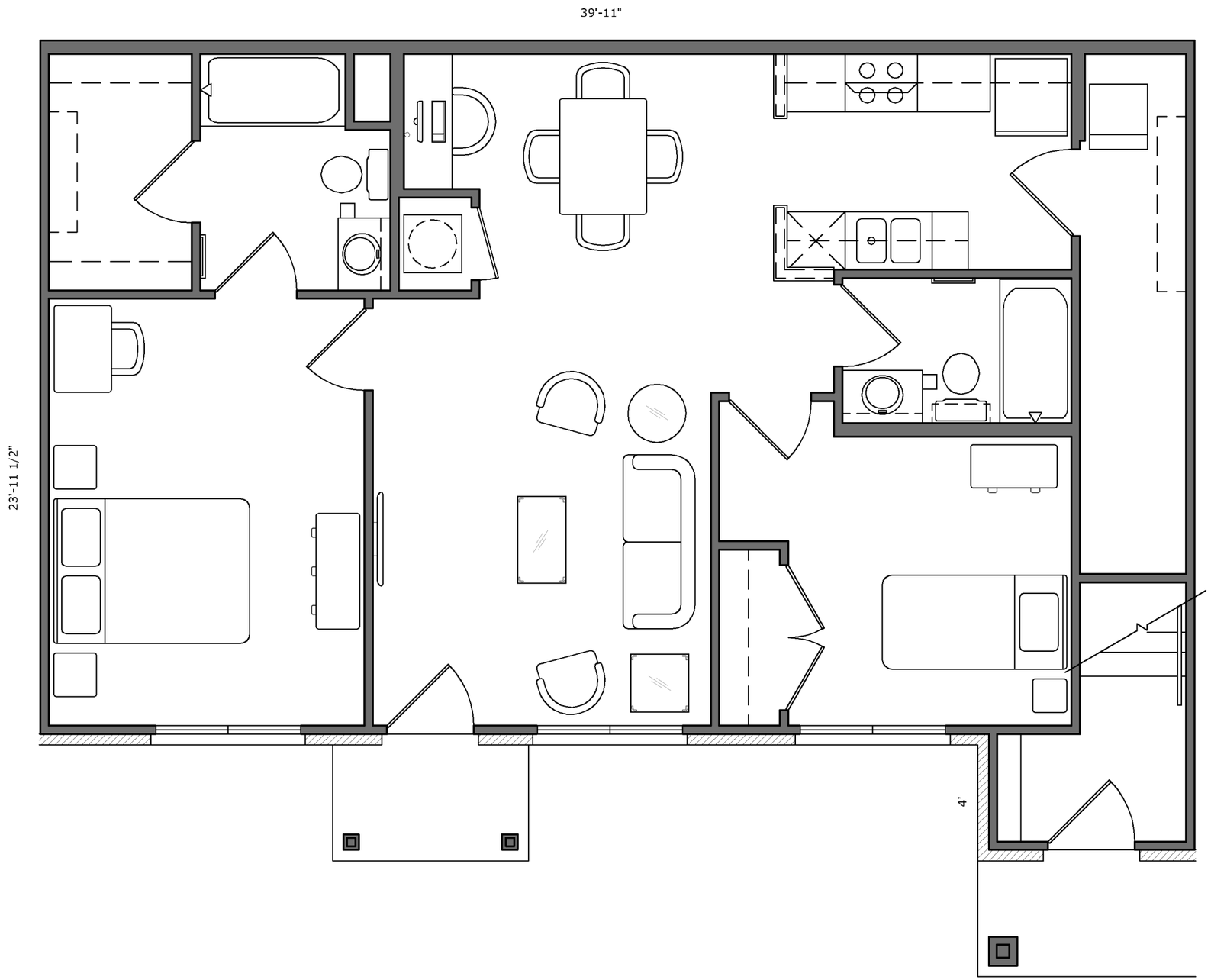
MALLARD CREEK
MIXED - 1-BD. 1st & 2nd FLOOR UNITS
1/4" = 1'-0"



2-Bd. – 3rd Floor
913 sf

HEARTLAND DESIGN
10/31/2014

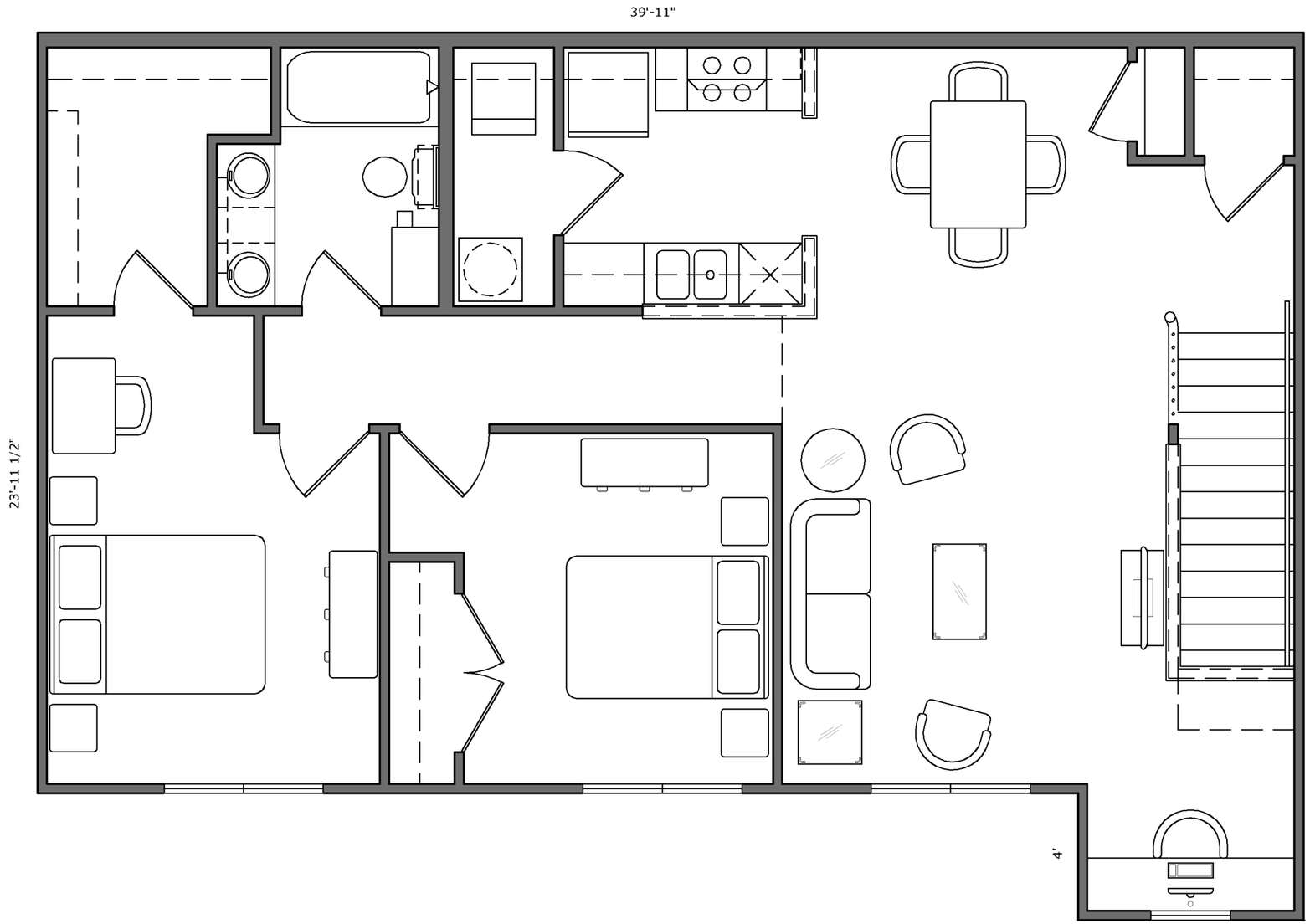
MALLARD CREEK
MIXED - 2-BD. - 3rd FLOOR UNITS
1/4" = 1'-0"



2-Bd. Split – 1st Floor
929 sf

HEARTLAND DESIGN
10/31/2014

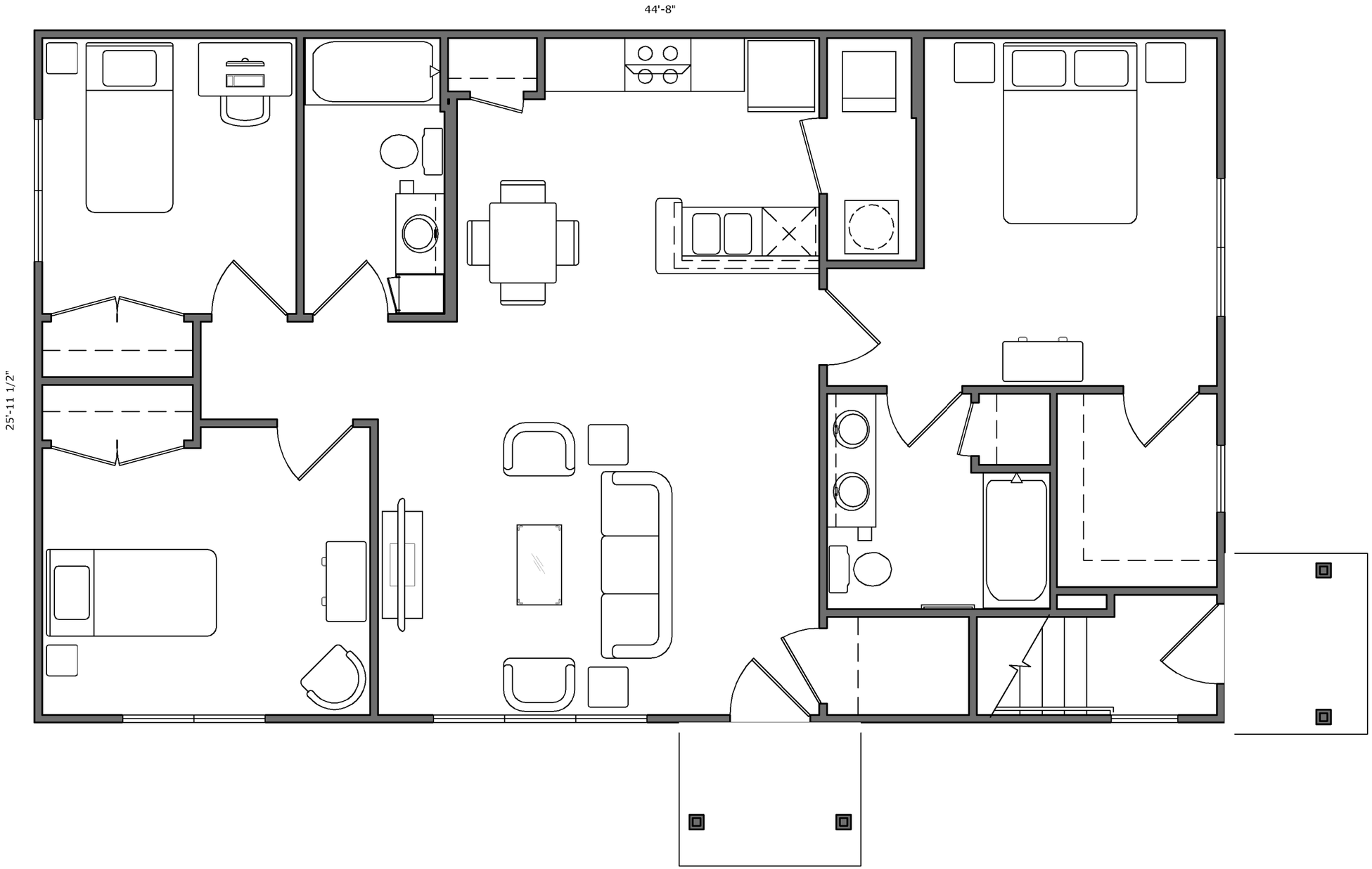
MALLARD CREEK
MIXED - 2-BD. SPLIT - 1st FLOOR UNITS
1/4" = 1'-0"



2-Bd. – 2nd Floor
999 sf

HEARTLAND DESIGN
10/31/2014

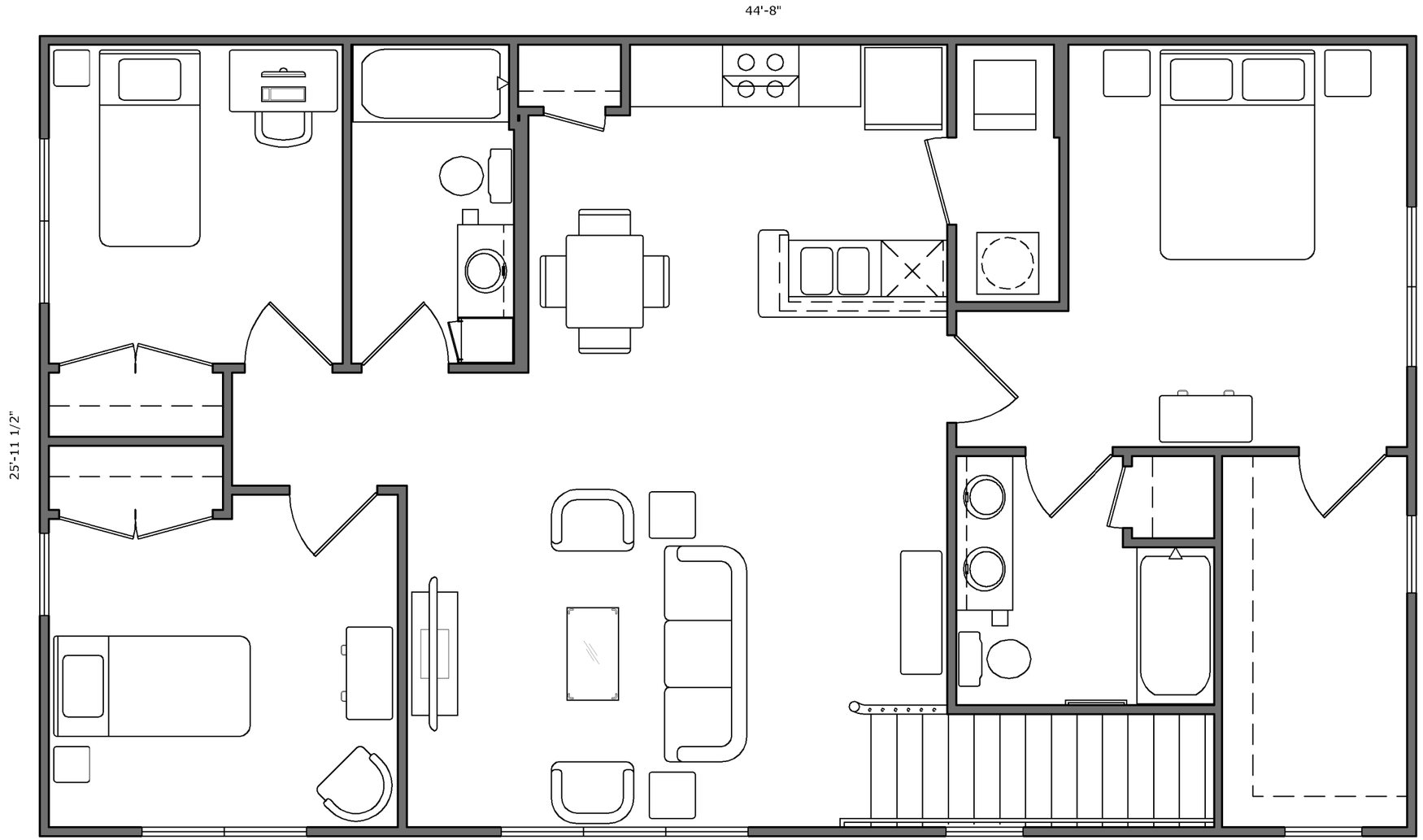
MALLARD CREEK
MIXED - 2-BD. - 2nd FLOOR UNITS
1/4" = 1'-0"



3-Bd. – 1st Floor
1,119 sf

HEARTLAND DESIGN
10/31/2014

MALLARD CREEK
MIXED - 3-BD. - 1st FLOOR UNITS
1/4" = 1'-0"



3-Bd. – 2nd Floor
1,155 sf

HEARTLAND DESIGN
10/31/2014

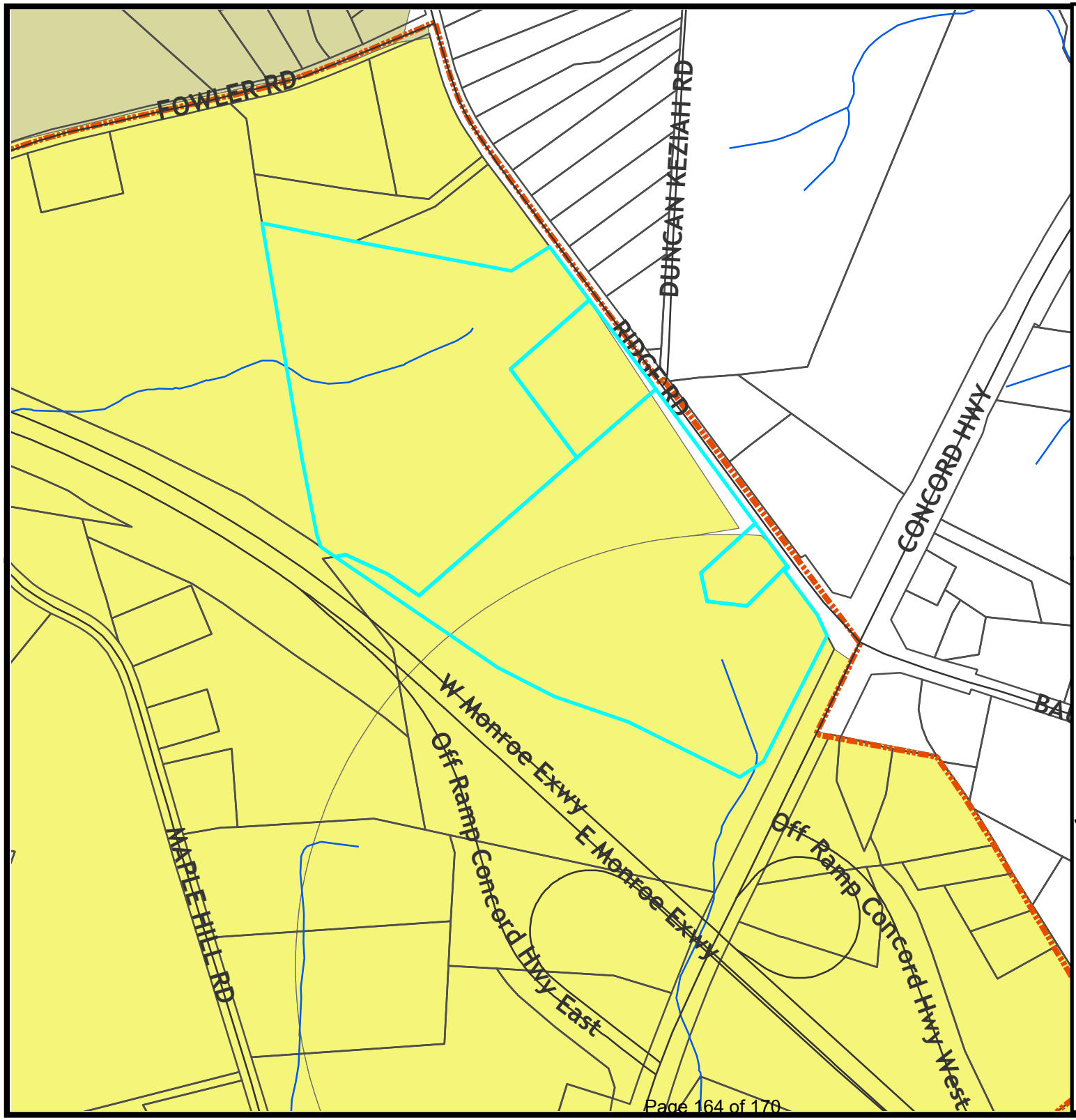
MALLARD CREEK
MIXED - 3-BD. - 2nd FLOOR UNITS
1/4" = 1'-0"

HOTEL

grocery

Drive-Thru
Drive-Thru

gas



City of Monroe
Where Heartland Meets High Tech

Future Land Use Map

Legend

- streams
- Centerlines
- Parcels
- Rural
- Suburban

Existing: R-40 (Residential- High Density) & Conditional District

Owner: 601 Bypass Land, LLC, John & Paul Davis, & Dennis Cantile

Acres: 58.13

N W E S

0 440 880 Feet

Mixed-Use Centers attract people beyond Monroe for shopping, entertainment, employment, or recreation. These centers are usually large-scale, measuring one mile in diameter that represents approximately a 20-minute walking distance. These centers are master-planned areas that are built in phases with a mix of non-residential, residential, and civic uses. It is likely that Regional Mixed- Use Centers will support the most intense concentrations of retail, employment, high-density residential and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. Single-family residential should typically be discouraged within the center, but can be located to the periphery of the center as a transitional use.

The FLUM designates two future interchanges of the Monroe Expressway as Regional Mixed Use Centers; however, the FLUM does not specify a dominant land use (or uses) for the center to respect market conditions and allow flexibility. Priority uses within the mixed-use centers include: multi-family residential, commercial, office, medical, civic, and mixed-use.

RESOLUTION APPROVING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT "THE RIDGE AT 601"

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 *"The Ridge at 601"* further described below property is consistent with the adopted Land Development Plan. These centers are master-planned areas that are built in phases with a mix of non-residential, residential, and civic uses. It is likely that Regional Mixed- Use Centers will support the most intense concentrations of retail, employment, high-density residential and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. Single-family residential should typically be discouraged within the center, but can be located to the periphery of the center as a transitional use. The project is consistent with the plan because it offers both a commercial and residential component at a location with major highways which include the Monroe Expressway and Concord Highway. The proposed development is a reasonable use and in the public interest, because the Regional Mixed- Use Centers recommends concentrations of retail, employment, high-density residential that this development will offer by providing single family attached townhomes, apartments, and commercial 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 properties with Union County Tax Parcel Numbers: 09-213-008, 09-213-008-A, 09-213-008-C & 09-213-008-K.

Adopted this 3rd day of March, 2021.

_____
Mary Ann Rasberry, Vice Chair

Attest:

_____
Maryann Brown, Secretary to Planning Board

RESOLUTION DENYING LAND DEVELOPMENT PLAN COMPLIANCE
CONDITIONAL DISTRICT "THE RIDGE AT 601"

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 *"The Ridge at 601"* further described below property is consistent with the adopted Land Development Plan. These centers are master-planned areas that are built in phases with a mix of non-residential, residential, and civic uses. It is likely that Regional Mixed- Use Centers will support the most intense concentrations of retail, employment, high-density residential and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. Single-family residential should typically be discouraged within the center, but can be located to the periphery of the center as a transitional use. The project is consistent with the plan because it offers both a commercial and residential component at a location with major highways which include the Monroe Expressway and Concord Highway. However, the proposed density for this development at 8.98 units per acre is significantly higher than the existing surrounding lots and the density in conjunction with the proposed commercial uses 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 the adoption of the Resolution Denying Land Development Plan Compliance for properties with Union County Tax Parcel Numbers: 09-213-008, 09-213-008-A, 09-213-008-C & 09-213-008-K.

Adopted this 3rd day of March, 2021.

_____
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 property located at the intersection of Concord Highway and Ridge Road and further identified as tax parcel #'s 09-213-008, 09-213-008-A, 09-213-008-C & 09-213-008-K. The request is to rezone the property from Conditional District "Union Commons" and R-40 to Conditional District "The Ridge at 601".

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 13th day of April, 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) "The Ridge at 601"

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 13th day of April, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk