



Union County Planning Division

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February 6, 2018

The Union County Planning Board met in regular session on Tuesday, February 6, 2018, at 7:00 p.m. in the Commissioners Formal Board Room, located on the First Floor of the Union County Government Center, 500 North Main Street, Monroe, NC, 28112.

PRESENT: Chris Duggan, Don Fisher, Charles Griffin, Everette Medlin, Russell Wing

ABSENT: Patrick Harrison, Clint Laster, Robert Traficanti

ALSO PRESENT: Brian Matthews, Richard Black, Bjorn Hansen, Lee Jenson

ITEM NUMBER ONE

Call to Order

Chairman Don Fisher called the meeting to order.

Motion was made by Chris Duggan and seconded by Everette Medlin for Alternate Charles Griffin to be made a voting member at this time. Vote was unanimous.

ITEM NUMBER TWO

Additions and/or Deletions to the Agenda

There were no additions or deletions to the agenda.

ITEM NUMBER THREE

Approval of the Agenda

Motion was made by Chris Duggan and seconded by Everette Medlin to approve the agenda.

The vote was 5 to 0.



ITEM NUMBER FOUR

Approval of December 5, 2017 & January 9, 2018 Minutes

Motion was made by Russell Wing and seconded by Charles Griffin to approve the December 5, 2017 Minutes. Vote was 5 to 0.

Motion was made by Everette Medlin and seconded by Russell Wing to approve the January 9, 2018 Minutes. Vote was 5 to 0.

ITEM NUMBER FIVE

Planning Staff Report
Rezoning Case # CZ-2017-011
Staff Contact: Lee Jenson

Summary of Request

This is a request to amend the Zoning Map of Union County by rezoning a parcel of land from R-40 (Residential, 40,000 square foot minimum lot size) to B-2 CZ (Community Business, Conditional District). The applicant requests the rezoning in order to use the existing residence as a business. Since this is a conditional rezoning request the district is bound by all conceptual plans and conditions approved as part of the process.

Owner/Applicant

Owner: Fanny Martinez Corea
1505 S Providence Rd
Waxhaw, NC 28173

Applicant: Fanny Martinez Corea
1505 S Providence Rd
Waxhaw, NC 28173

Property Information

Location: 1505 S Providence Rd.; more specifically identified as tax parcel 06-156-002





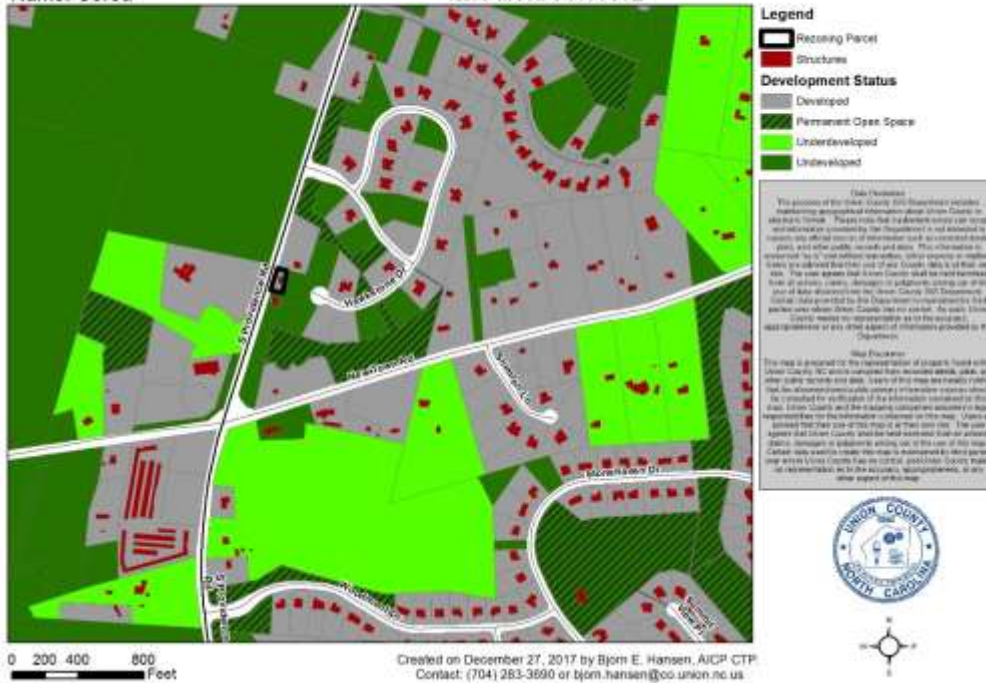
Existing Land Use: The parcel is currently zoned R-40 and is .2 acres. The land is currently used as a single family residence.



Development Status

Petition: CZ-2017-011
Name: Corea

Size: 0.215 acres
Tax Parcel: 06156002



Surrounding Land Use: The surrounding land use is primarily residential. There is a commercially zoned property immediately to the south that is used as a print shop and there is a church directly across the street.

Utilities: Several of the properties in this area are served by Union County water and sewer, however, some other properties are served by well and septic systems.

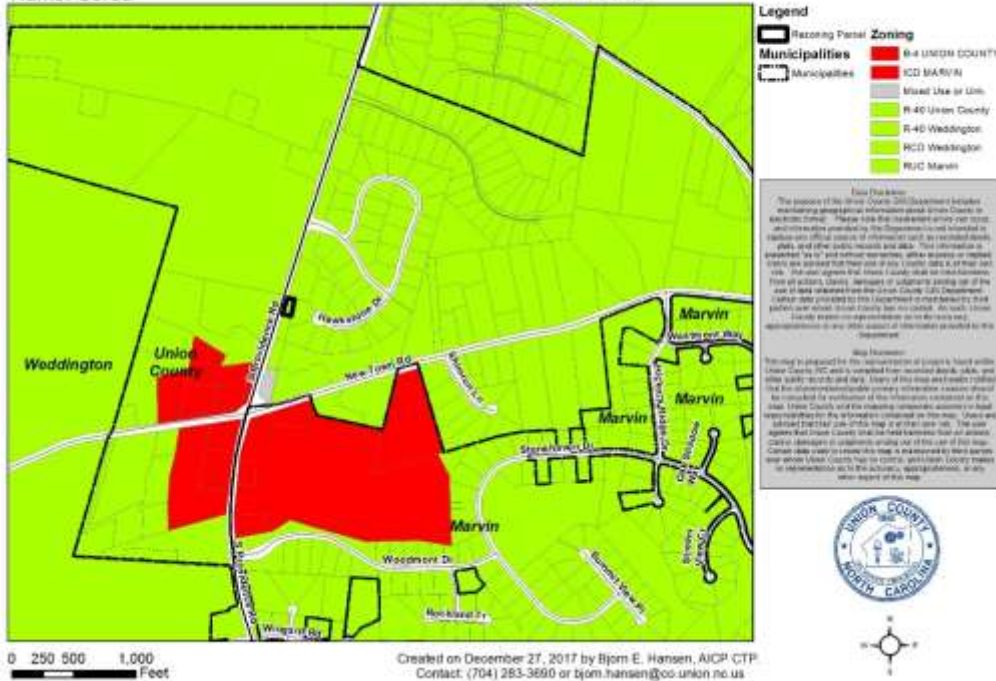
Zoning and Land Use History: This parcel has been zoned R-40 since Union County established zoning. There have been no rezoning requests or special use permits requested for this property. The land use has been single family since at least 1965 according to the Union County GIS.



Zoning

Petition: CZ-2017-011
Name: Corea

Size: 0.215 acres
Tax Parcel: 06156002



Planning Documents

Union County Comprehensive Plan: This property lies on the outer edge of a Neighborhood Center. Neighborhood Centers are located near concentrations of existing or planned residences; in areas with access to major thoroughfares and utilities. Typical uses include grocery stores, retail establishments, restaurants and services. Mixed residential densities are also appropriate around commercial and retail uses.



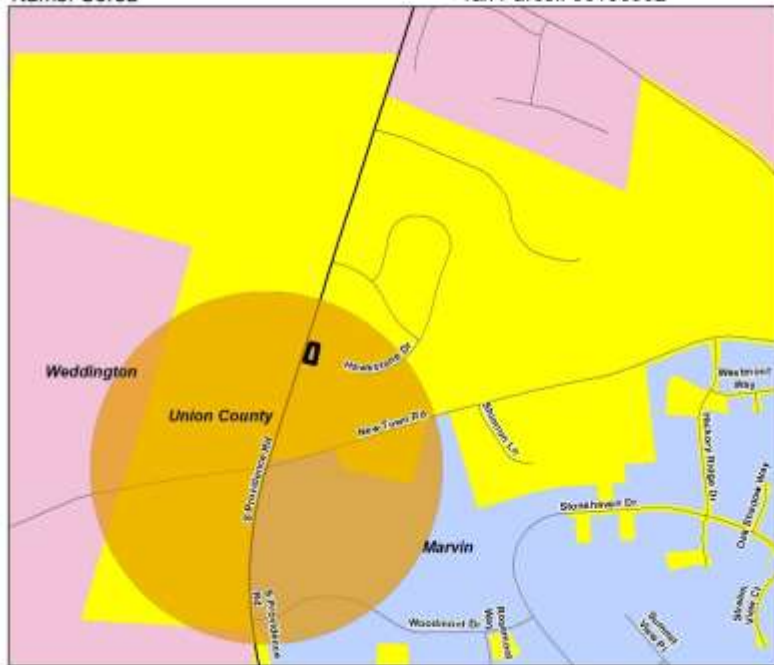
Land Use Plan

Petition: CZ-2017-011

Name: Corea

Size: 0.215 acres

Tax Parcel: 06156002



Legend

- ☐ Rezoning Parcel
- ☐ Marvin
- ☐ Weddington
- ☐ Union County Centers Type
- ☐ Neighborhood Center
- ☐ Land Use Plan
- ☐ Single Family Residential

Data Source:
The applicant for this Union County Zoning Ordinance petition shall have the responsibility for obtaining all necessary information for the rezoning. The applicant shall provide all necessary information to the Union County Zoning Administrator. The applicant shall provide all necessary information to the Union County Zoning Administrator. The applicant shall provide all necessary information to the Union County Zoning Administrator.

Disclaimer:
This map is prepared for the rezoning of property located within Union County, NC and is compiled from recorded deeds, plans, and other public records and does not constitute an endorsement of the Union County and the Mapping Commission's responsibility for the accuracy of the information contained on this map. Union County and the Mapping Commission assume no responsibility for the accuracy of the information contained on this map. The user agrees that Union County shall not be held responsible for any errors, omissions, or damages arising out of the use of the map. The user shall obtain any necessary information to the Union County Zoning Administrator and shall obtain any necessary information to the Union County Zoning Administrator.



Created on December 27, 2017 by Bjorn E. Hansen, AICP CTP
 Contact: (704) 283-3680 or bjorn.hansen@co.union.nc.us

Staff Comments

This rezoning request generally appears to be in conformance with the Union County Comprehensive Plan. There is a limited amount of development that could take place on the property based on the size of the lot. The lot is nonconforming since the acreage is below the minimum lot size and the house does not meet the setbacks of the current zoning district. The B-2 does not have a minimum lot size requirement, however, the house does not appear to meet the setback requirements of the B-2 district either. If the existing house were to be demolished, it would be very difficult to build a new structure meeting all the current regulations on the property without obtaining a variance. Based on this nonconformity and the fact that the current house is on a septic system, the only way to use the property as a commercial use is to use the current house and a maximum of five parking spaces, as depicted on the conceptual plan. Based on this information staff recommends approval of the request.

Planning Board Recommendation

The Union County Planning Board provides a recommendation to approve this request. The Planning Board negotiated two conditions that the applicant agreed to. These conditions are: 1) parking spaces will be limited to a total of five; and 2) only the existing building can be used thus no addition



Lee Jenson presented the staff report to the Board and answered any questions they may have.

Applicant Fanny Corea spoke to the Board concerning the rezoning request.

Motion was made by Chris Duggan and seconded by Charles Griffin to approve the rezoning request with conditions (1) Limited to existing size of the current structure (2) Five parking spaces. The vote was 4 to 1.

ITEM NUMBER SIX

Consideration of the Hemby Bridge Small Area Plan

Lee Jenson presented the Small Area Plan recommendations and planning process to the Board.

Motion was made by Russell Wing and seconded by Chris Duggan to approve the Hemby Bridge Small Area Plan. The vote was 5 to 0.

ITEM NUMBER SEVEN

Transportation Planning Update

Transportation Planner Bjorn Hansen showed a power point presentation to the Board on transportation planning in Union County.

ITEM NUMBER EIGHT

Status Report

- Secret Short Cut Small Area Plan
- Marshville/US 74 Corridor Study
- CRTPO

ITEM NUMBER NINE

Planning Board Comments

Don Fisher stated that the Board needed to discuss future meeting dates at the next scheduled meeting if any needed to be changed due to a holiday.

ITEM NUMBER TEN

Adjournment



