

November 3, 2015

The Union County Planning Board met in regular session on Tuesday, November 3, 2015, at 7:00 p.m. in the Board of Commissioners Formal Board Room, located on the First Floor of the Union County Government Center, 500 North Main Street, Monroe, NC, 28112.

PRESENT: Everette Medlin, Chris Duggan, Sean Maher, Robert Traficanti, Russell Wing

ABSENT: Don Fisher, Patrick Harrison, Clint Laster, Roger Stanton

ALSO PRESENT: Richard Black, Lee Jenson, Jim King, Brian Matthews

ITEM NUMBER ONE

Call to Order

Chairman Everette Medlin called the meeting to order.

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 Robert Traficanti and seconded by Sean Maher to approve the agenda. The vote was 5 to 0.

ITEM NUMBER FOUR

Approval of the August 4, 2015 Minutes

The August 4, 2015 Minutes were not ready at this time they will be ready for approval at the next regular meeting in December.

ITEM NUMBER FIVE

Conditional Rezoning Petition #15-03, Moore Farms Active Adult Community, requesting rezoning classification from R-40 to MPD (Master Planned Development) containing 116.11 acres, being Tax Map #M7-120-012, N7-120-012, M7-120-013, N7-120-013, M7-120-014, N7-120-014, 07-138-003A, located off Waxhaw-Indian Trail road, within Vance Township.

Rezoning Staff Report

Case	RZ-2015-003	
Request	Proposed Zoning	B-4
Existing Site	Existing Zoning	R-20

Characteristics	Existing Use	Single Family Residence	
	Site Acreage	1.244	
Applicant	Chris Azar		
Submittal Date	8/7/15		
Location	5604 Indian Trail Fairview Rd. Across the street from the intersection of Stinson Hartis Rd. and Indian Trail Fairview Rd.		
Tax Map Number(s)	07-060-061		
Plan Consistency	Comprehensive Plan	Designation	Neighborhood Center
		Consistent with Request	Yes
Recommendations	Planning Staff	Recommend Denial of Rezoning Request	
	Planning Board		

Summary

This is a request to rezone 1.244 acres of property from a zoning designation of R-20 to a zoning designation of B-4. The subject property sits on Indian Trail Fairview Rd. directly across the street from the intersection of Stinson Hartis Rd. and Indian Trail Fairview Rd. The property is currently utilized as a single-family residence.

Analysis

This is a map amendment request to change the zoning on the subject tracts from a R-20 zoning district to a B-4 zoning district. This is a regular rezoning and not a conditional rezoning meaning that this request will just establish a different zoning district and will not establish any type of uses or site plan. Any and all uses allowed under the B-4 designation could be established if the rezoning is approved.

Location Characteristics and Surrounding Zoning

Location Overview

The subject property sits on Indian Trail Fairview Rd. directly across the street from the intersection of Stinson Hartis Rd. and Indian Trail Fairview Rd. The property is currently utilized as a single-family residence. The area surrounding the rezoning request is a mix of medium density residential development and commercial uses. The property lies near the future interchange of the Monroe Bypass and Indian Trail Fairview Rd.

Area Zoning

The subject property is currently zoned R-20, which is a medium density residential zoning district. Surrounding properties inside Union County’s jurisdiction are zoned R-20. Indian Trail has jurisdiction over the parcels to the west of the subject property. Indian Trail’s zoning designation on these properties is LI.

Comprehensive Plan Consistency

The subject property is located within a Neighborhood Center as designated on the Comprehensive Plan. Neighborhood Centers are located near concentrations of existing or planned residences, in areas with access to major thoroughfares and utilities and where not in competition with existing centers. These centers should incorporate uses such as grocery stores, retail establishments, restaurants and services.

While the B-4 district allows uses which are consistent with the Neighborhood Center designation it also allows some uses which may not be consistent with the designation. A better option would be to submit a Conditional Rezoning request that identifies the uses and establishes a site plan for the site.

This parcel is located in an area that is near the interchange of the Monroe Bypass and Indian Trail Fairview Rd. This is one of the areas that staff is looking at to develop a small area plan for. The potential exists for this interchange to receive a lot of development pressure and having a plan in place to help guide that development is paramount. Waiting until after an area plan is finished is the right time to consider a rezoning request in this area.

Recommendation

Staff is of the opinion that this rezoning request should be denied based on the range of uses allowed in the B-4 district. Staff also recommends that rezonings in this area be denied based on the Monroe Bypass interchange and the need to develop a small area plan to help guide development.

Lee Jenson came up to speak to the Board and answer any questions from the Board on the Conditional Rezoning Petition.

John Ross of Eagle Engineering representing the applicant came up to speak to the Board and answer any questions from the Board on the Conditional Rezoning Petition.

Motion was made by Russell Wing and seconded by Sean Maher to approve the Conditional Rezoning Petition.

Amended Motion was made by Chris Duggan and seconded by Robert Traficanti to have the developer include on the plans showing bicycle lanes on the proposed 60' right of way. The vote was 4 to 1.

ITEM NUMBER SIX

Planning Staff Report (Work In Progress)

Richard Black stated to the Board that there is an intersection study in the County that was going to take place and that county staff was going to be reviewing it and an advisory committee.

Richard Black stated to the Board that the consultant for the UDO was working on a development guide to help assist people with the review process to make it easier. Also, that the Board and staff will review the Rules of Procedure for the Planning Board and see if any changes needed to be made.

ITEM NUMBER SEVEN

Brief Comments

No Brief Comments

ITEM NUMBER EIGHT

Adjournment

The meeting adjourned at 9:00 p.m.