



Union County Planning Division

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June 6, 2017

The Union County Planning Board met in regular session on Tuesday, June 6, 2017, 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: Don Fisher, Charles Griffin, Patrick Harrison, Clint Laster, Everette Medlin, Russell Wing

ABSENT: Robert Traficanti, Roger Stanton, Chris Duggan

ALSO PRESENT: Lee Jenson, Brian Matthews, Richard Black

ITEM NUMBER ONE

Call to Order

Richard Black called the meeting to order.

The Oath of Office was given to new member Charles Griffin by Clerk to the Board Pam Rivers.

ITEM NUMBER TWO

Election of Officers

Richard Black presided over the meeting during the election of Chairman. Don Fisher was nominated for Chairman. The Board voted unanimously to make Don Fisher Chairman.

Don Fisher presided over the meeting and the election of Vice-Chair. Russell Wing was nominated as Vice Chairman. There were no other nominations. The Board voted unanimously to make Russel Wing Vice-Chairman.

Motion was made by Russell Wing and seconded by Everette Medlin to make Alternate Patrick Harrison a voting member.

Motion was made by Patrick Harrison and seconded by Russell Wing to change the July meeting date to July 11, 2017 because of the holiday.



ITEM NUMBER THREE

Approval of the Agenda

Motion was made by Don Fisher and seconded by Patrick Harrison to approve the agenda.

The vote was 5 to 0.

ITEM NUMBER FOUR

Approval of April 4, 2017 Minutes

Motion was made by Russell Wing and seconded by Clint Laster to approve the April 4, 2017 Minutes. The vote was 5 to 0.

ITEM NUMBER FIVE

Conditional Rezoning Petition #17-03, requesting rezoning classification from R-40 to B-2 CZ, containing .200 acres, being Tax Map #06-183-010C, located at 1507 NC Highway 16, being within Sandy Ridge Township.

Conditional Zoning Staff Report

Case	CZ-2017-003		
Reference Name	1507 Providence Rd.		
Request	Proposed Zoning	B-2 CZ	
	Proposed Use	Commercial Service/Business Support Service	
Existing Site Characteristics	Existing Zoning	R-40	
	Existing Use	Vacant Metal Building/Former VFD	
	Site Acreage	0.2 acres	
Applicant	Angela Human		
Submittal Date	May 12, 2017		
Location	1507 Providence Rd.		
Tax Map Number	06-183-010C		
Plan Consistency	Comprehensive Plan	Designation	Neighborhood Center
		Consistent with Request	Yes



Recommendations	Planning Staff	Recommend Approval of Rezoning Tract to B-2 CZ with recommended conditions	
	Planning Board	Recommend Approval of Rezoning Tract to B-2 CZ with recommended conditions	

Project Summary

This is a request to establish a B-2 CZ on a .2 acre site to support the development of a small print shop. The subject property is located at 1507 Providence Rd. Access to the site will be facilitated by two points of access off of Providence Rd. One access point will be utilized for an entrance and the other will be utilized as an exit. The site is currently a vacant metal building that once housed the Providence Volunteer Fire Department. A rezoning is needed to facilitate the development since the current zoning does not allow for the type of development requested.

Analysis

This is a map amendment request to establish a B-2 CZ on a .2 acre site to support the development of a small print shop. The conceptual layout is generally consistent with the Union County Development Ordinance, but will be reviewed in further detail if the rezoning is approved.

Site access is provided through two access points off of Providence Rd.

Location Characteristics and Surrounding Zoning

Location Overview

The subject property lies at 1507 Providence Rd. It is located immediately to the north of the intersection of Providence Rd and New Town Rd. The subject property is currently a vacant metal building that previously housed the Providence Volunteer Fire Department. Surrounding land uses include a variety of different land uses including residential, institutional, and commercial.

Area Zoning

The subject property is currently zoned R-40, which is a low density residential zoning district. The majority of surrounding properties within the zoning jurisdiction of Union County are zoned R-40, B-4 and B-2. Significant areas adjacent to and in the vicinity of this property are located within the zoning jurisdiction of Weddington and Marvin. The areas inside of these municipalities are zoned for a variety of residential and commercial.

Community Meeting

The applicant held a community meeting on May 18th, 2017 at 6:00PM, at the subject property. The purpose of this meeting is to solicit comments and concerns from surrounding property owners. Notice of the community meeting consisted of a



direct first class mailing via the United States Postal Service to all adjacent property owners and property owners directly across the street from the subject site.

No residents attended the meeting.

Comprehensive Plan Consistency

The subject property is located within a Neighborhood Center node of the Union County 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 incorporate neighborhood-serving commercial uses including grocery stores, retail establishments, restaurants and services.

The proposed development consists of an existing metal building that is proposed to be used as a print shop.

Based on these factors this request for this conditional zoning district is a reasonable request and is in the public interest because it promotes the goals and strategies of the adopted Comprehensive Plan.

Recommendation

Staff is of the opinion that the findings can be made to support this Conditional Rezoning request. Staff recommends approval of the Conditional Rezoning from R-40 to B-2 CZ and incorporating all of the applicants proposed development conditions and the conditions that a fence be placed around the existing septic drainfield area to the satisfaction of the Union County Environmental Health Office and that the driveways providing access to the site be used such that one access be used for traffic entering the site and the other access be used for exiting the site.

The Union County Planning Board unanimously recommended to approve the Conditional Rezoning request from R-40 to B-2 CZ and incorporating the applicants proposed development conditions and the conditions that a fence be placed around the existing septic drainfield area to the satisfaction of the Union County Environmental Health Office and that the driveways providing access to the site be used such that one access be used for traffic entering the site and the other access be used for exiting the site. In making this recommendation the Planning Board relied heavily on the Union County Comprehensive Plan, which identifies this area as a commercial node and the fact that a commercial building already exists on the property.

Motion was made by Russell Wing and seconded by Everette Medlin to approve the Conditional Zoning Petition CZ#17-03 with the staff suggested conditions. (1) Fence or barricade off the area in the parking lot with the septic system (2) Label and use the driveways as one way in and one way out. The vote was 5 to 0.

ITEM NUMBER SIX

Planning Staff Report

Richard Black provided a report of planning projects coming up. Meeting was adjourned at 8:00 pm.



