

January 6, 2015

The Union County Planning Board met in regular session on Tuesday, January 6, 2015, at 7:00 p.m. in the Union County Board of Commissioner's Board Room, located on the First Floor of the Union County Government Center, 500 North Main Street, Monroe, NC, 28112.

PRESENT: Everette Medlin, Christopher Duggan, Don Fisher, Patrick Harrison, Roger Stanton, Russell Wing, Clint Laster

ABSENT: James Howie, Robert Traficanti

ALSO PRESENT: Lee Jenson, Joe Lesch, Brian Matthews

ITEM NUMBER ONE

Call to Order

Chairman Everette Medlin called the meeting to order at 7:00 p.m.
Alternate Patrick Harrison and Alternante Clint Laster were made a voting member at this time.

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 Russell Wing and seconded by Chris Duggan to approve the agenda.
The vote was 6 to 0.

ITEM NUMBER FOUR

Conditional Rezoning Petition #15-01, Weddington Creek, requesting rezoning classification from R-20 (Residential) to R-8 (Conditional) containing 75.705 acres, being on Tax Map #06-003-006, located on NC Highway 84 and Airport Road, within Sandy Ridge Township.

Case	CZ-2015-001	
Reference Name	Weddington Creek	
Request	Proposed Zoning	R8 CZ
	Proposed Use	140 Lot Single Family Neighborhood
Existing Site Characteristics	Existing Zoning	R-20
	Existing Use	Vacant/Wooded

	Site Acreage	74.33	
Applicant	Hopper Communities/5300 Weddington Rd., LLC		
Submittal Date	December 9, 2014		
Location	North side of Weddington Rd. (Highway 84) just west of the intersection of Airport Rd.		
Tax Map Number	06-003-006		
Plan Consistency	Comprehensive Plan	Designation	Mixed Residential
		Consistent with Request	Yes
Recommendations	Planning Staff	Recommend Approval of Rezoning Tract to R8 CZ	
	Planning Board	Recommend Approval of Rezoning Tract to R8 CZ by a vote of 6-1	

Project Summary

This is a request to establish an R8 Conditional Zoning District on a 74.33 acre site to support the development of a 140 lot Single Family Residential neighborhood. The subject property fronts on Weddington Rd. (NC Highway 84) just west of the intersection with Airport Rd. Access to the site will be facilitated by two access points along Weddington Rd. The site is undeveloped and is heavily wooded. There is a significant Flood Hazard Area located on the west side of the property that is proposed to be preserved as part of the neighborhood’s common area. This site was previously granted Sketch Plan approval for a 110 lot Single Family Residential neighborhood in September 2014. This plan utilized the Cluster provisions of the old Union County Land Use Ordinance which allowed lot sizes to be reduced from 20,000 square feet to 15,000 square feet in exchange for an equal amount of open space. A rezoning is needed to facilitate the development of smaller lot sizes. Based on the overall tract size no additional density will be granted if the rezoning is approved.

Analysis

This is a map amendment request to establish an R8 Conditional Zoning District for the purpose of constructing a 140 lot Single Family Residential neighborhood. The subject property consists of one parcel containing 74.33 acres. The conceptual layout is generally consistent with the Union County Development Ordinance, but will be reviewed in further detail if the rezoning is approved. Some features of the proposed neighborhood include:

- 140 Single Family Residential lots
- Street trees along both sides of all internal roads
- Sidewalks along both sides of the main collector street and along one side of all local streets
- Protection of the Special Flood Hazard Area and jurisdictional streams via common area and stream buffers
- Future connectivity to adjacent property

Site access is provided through two neighborhood entrances along Weddington Rd. The entrance closest to Airport Rd. is the main entrance to the neighborhood and as such will have a full movement pattern. The secondary entrance closest to the culvert for the East Fork Twelve Mile Creek crossing will be a right in / right out movement only.

Location Characteristics and Surrounding Zoning

Location Overview

The subject property is located just west of the intersection of Weddington Rd. and Airport Rd. on the north side of Weddington Rd. The subject property is currently a vacant tract of land that is heavily wooded. The majority of surrounding land uses are low to medium density residential development and agricultural in nature, however, a parcel across Airport Rd. was recently rezoned to a PUD-14 Zoning District of which a component is a commercial area similar to a B-2 Zoning District. The actual location of the commercial component of the PUD-14 is yet to be determined.

Area Zoning

The subject property is currently zoned R-20, which is a medium density residential zoning district. The majority of surrounding properties within Union County's jurisdiction are zoned either R-20 or RA-20, which are both medium density residential districts. There are adjacent properties located within the corporate limits of the Village of Wesley Chapel. The majority of these tracts are zoned either R-40, which is a low density residential district, and R-20.

Community Meeting

The applicant held a community meeting on December 22, 2014, at 6:00PM, at the Spirit of Joy Church located at 8600 Potters Rd. 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. Four adjacent property owners out of 25 notified attended the meeting.

Summary of Concerns

No major concerns were raised during the community meeting. There was some brief discussion regarding lot sizes, neighborhood entrances, architectural standards, house elevations, utilities, development timelines, amenities, open space, and stream buffers. An issue was raised regarding a patio encroachment onto the subject property by an adjacent landowner. Bart Hopper, of Hopper Communities, stated that they would work with the property owner to keep his property as is.

Comprehensive Plan Consistency

The subject property is located within the Mixed Residential portion of the Union County Comprehensive Plan, however, it is located on the edge of this area immediately adjacent to the Single Family Area. The Mixed Residential areas are located in areas easily served by utilities. They are intended to accommodate a variety of housing types and will accommodate slightly higher densities than Single Family and Agricultural Areas. Some commercial uses are also appropriate in these areas as well. These neighborhoods should have a connected street network, short block lengths and adequate pedestrian and bicycle facilities.

The proposed development consists of a medium density, single family residential development pattern, contains a sidewalk network for pedestrian use, and provides for future connectivity to adjacent property. These aspects make this an ideal development for the transition area between the Single Family Area and the Mixed Residential Area.

In addition to the above statements the proposed rezoning helps to support several of the strategies of the Comprehensive Plan, such as:

- Live 1.0 – The proposed conditional district will offer a smaller lot, single family residential product.

- Conserve 1.3 – The proposed conditional district will establish riparian buffers around the East Fork Twelve Mile Creek and one of its tributaries. In addition the buffers will be completely surrounded by common open space.

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-20 to R-8 CZ and incorporating all of the applicants proposed development conditions.

Motion was made by Russell Wing and seconded by Don Fisher to approve the Conditional Rezoning Petition as presented. The vote was 6 to 1.

ITEM NUMBER FIVE

Planning Staff Report (Work In Progress)

Brian Matthews introduced our new Zoning Administrator Jim King to the Board.

ITEM NUMBER SIX

Brief Comments

No Comments

ITEM NUMBER SEVEN

Adjournment

Motion was made by Roger Stanton and seconded by Don Fisher to adjourn. The meeting adjourned at 9:00 p.m.

**Agenda for
Union County Planning Board
Tuesday, January 6, 2015 at 7:00 p.m.
First Floor, Union County Government Center
Commissioners Formal Board Room**

7:00 p.m.

1. Call to Order
2. Additions and/or Deletions of the Agenda
3. Approval of the Agenda
4. **Conditional Rezoning Petition #15-01, Weddington Creek**, requesting rezoning classification from R-20 (Residential) to R-8 (Conditional) containing 75.705 acres, being on Tax Map #06-003-006, located on NC Highway 84 and Airport Road, within Sandy Ridge Township.
5. Planning Staff Report (Work In Progress)
6. Brief Comments
7. Adjournment