

August 4, 2015

The Union County Planning Board met in regular session on Tuesday, August 4, 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, Don Fisher, Patrick Harrison, Clint Laster, Sean Maher, Roger Stanton, Robert Traficanti, Russell Wing

ABSENT: Chris Duggan

ALSO PRESENT: Richard Black, Brian Matthews

ITEM NUMBER ONE

Call to Order

Vice Chairman Russell Wing called the meeting to order.
Alternate member Patrick Harrison was 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 Everette Medlin and seconded by Roger Stanton to approve the agenda.
The vote was 7 to 0.

ITEM NUMBER FOUR

Approval of the April 7, 2015 Minutes & May 5, 2015 Minutes

Motion was made by Roger Stanton and seconded by Don Fisher to approve the April 7, 2015 & May 5, 2015 Minutes. The vote was 7 to 0.

ITEM NUMBER FIVE

Preliminary Plat Review of Bridgemore Subdivision, for Hemby Bridge LLC, located on Mill Grove Rd, containing 41.897 acres with 41 lots, Tax Map #07-036-006, and being within Vance Township.

Subdivision Name	Bridgemore
Type	Cluster
Proposed Number of Lots	41
Tax Parcel Number(s)	07-036-006
Township	Vance
Existing Zoning	RA-40
School District	Porter Ridge High School

Summary

This is a request to develop a single family cluster subdivision on a 41.897 acre property in the Town of Hemby Bridge off of Mill Grove Rd. The property is currently a vacant mostly wooded tract.

Analysis

This subdivision request is for a cluster development meaning that lot sizes are allowed to be reduced but the overall density of the development will still comply with the underlying zoning designation. In this case the underlying zoning of the parcel is RA-40. The cluster provisions of the Union County Development Ordinance allow a reduction in lot size down to 20,000 square feet, however, the development is still required to meet an overall density of 1 unit per acre. This is accomplished by preserving the remaining property in the development as open space. This development will include 41, single family residential lots with lot sizes ranging from 20,113 square feet to 31,258 square feet. Amenities included within the development include sidewalks, streetlights, and street trees. Also provided is approximately 15 acres of common open space to be used by the residents of the neighborhood as well as a potential pedestrian connection to Hemby Bridge Elementary School which lies across North Fork Crooked Creek.

Location Characteristics and Surrounding Zoning

Location Overview

The subject property is located along Mill Grove Rd. inside the Town of Hemby Bridge. Directly across the street is the Hemby Acres subdivision. Approximately a half a mile to the southwest is a fairly large commercial center which contains a grocery store, gas station, a restaurant, and several other small retail establishments. The subject property lies along North Fork Crooked Creek and contains a fairly sizeable floodplain, which is being preserved in open space.

Area Zoning

The subject property is currently zoned RA-40. Most of the immediate area is zoned RA-40 as well. The corner of Mill Grove Rd. and Idlewild Rd. is zoned for commercial uses.

Comprehensive Plan Consistency

The subject property is located within a Mixed Residential Area as designated on the Comprehensive Plan. The Mixed Residential Areas are intended for a mix of residential uses at potentially higher densities.

Recommendation

Staff is of the opinion that this subdivision is consistent with the Comprehensive Plan in that it provides for single family development on smaller lots within an area identified as allowing for a mix of housing styles. In addition this development meets all of the requirements of the Union County Development Ordinance and has secured all required permits/approvals including approvals from UCPW, UC Stormwater, NCDENR and NCDOT. Based on the above factors staff recommends approval of this development.

Motion was made by Everette Medlin and seconded by Don Fisher to approve the Preliminary Plat. The vote was 7 to 0.

ITEM NUMBER SIX

Preliminary Plat Review of Scotch Meadows Subdivision, for Carolina Development Services, located on Antioch Church Rd, containing 46.19 acres with 44 lots, Tax Map#06-069-023, 06-069-002D, 06-069-002G, and being within Sandy Ridge Township.

Subdivision Name	Scotch Meadows
Type	Cluster
Proposed Number of Lots	44
Tax Parcel Number(s)	06-069-023, 06-069-002D, and 06-069-002G
Township	Sandy Ridge
Existing Zoning	R-40
School District	Weddington High School

Summary

This is a request to develop a single family cluster subdivision on a 46.19 acre property in the Sandy Ridge Township off of Antioch Church Rd. The property is currently a vacant tract.

Analysis

This subdivision request is for a cluster development meaning that lot sizes are allowed to be reduced but the overall density of the development will still comply with the underlying zoning designation. In this case the underlying zoning of the parcel is R-40. The cluster provisions of the Union County Development Ordinance allow a reduction in lot size down to 20,000 square feet, however, the development is still required to meet an overall density of 1 unit per acre. This is accomplished by preserving the remaining property in the development as open space. This development will include 44, single family residential lots with lot sizes ranging from 20,025 square feet to 40,003 square feet. Amenities included within the development include sidewalks, streetlights, and street trees. Also provided is approximately 15.9 acres of common open space to be used by the residents of the neighborhood as well as a landscaped pocket park.

Location Characteristics and Surrounding Zoning

Location Overview

The subject property is located along Antioch Church Rd. in the Sandy Ridge Township just north of the intersection of Weddington Rd. (Highway 84). Approximately a quarter of a mile to the east is a large commercial center which contains grocery stores, a gas station, restaurants, and several other large to medium sized retail establishments.

Area Zoning

The subject property is currently zoned R-40. Most of the immediate area is zoned R-40 as well. The corner of Weddington Rd. and Waxhaw Indian Trail Rd. (about a quarter mile to the east) is zoned for commercial uses.

Comprehensive Plan Consistency

The subject property is located within a Single Family Residential Area as designated on the Comprehensive Plan. The Single Family Residential Areas are intended for the development of single family residential houses at densities of approximately one unit per acre.

Recommendation

Staff is of the opinion that this subdivision is consistent with the Comprehensive Plan in that it provides for single family development at a one unit per acre density. In addition this development meets all of the requirements of the

Union County Development Ordinance and has secured all required permits/approvals including approvals from UCPW, UC Stormwater, NCDENR and NCDOT. Based on the above factors staff recommends approval of this development. The subject property is currently zoned R-40. Most of the immediate area is zoned R-40 as well. The corner of Weddington Rd. and Waxhaw Indian Trail Rd. (about a quarter mile to the east) is zoned for commercial uses.

Comprehensive Plan Consistency

The subject property is located within a Single Family Residential Area as designated on the Comprehensive Plan. The Single Family Residential Areas are intended for the development of single family residential houses at densities of approximately one unit per acre.

Recommendation

Staff is of the opinion that this subdivision is consistent with the Comprehensive Plan in that it provides for single family development at a one unit per acre density. In addition this development meets all of the requirements of the Union County Development Ordinance and has secured all required permits/approvals including approvals from UCPW, UC Stormwater, NCDENR and NCDOT. Based on the above factors staff recommends approval of this development.

Motion was made by Roger Stanton and seconded by Robert Traficanti to approve the Preliminary Plat. The vote was 7 to 0.

ITEM NUMBER SEVEN

PUD Amendment PUD-6-(B-2), requesting a site plan amendment from a 75,000 square foot building to a 15,000 square foot Indoor Swim Training Facility, located at the intersection of Tom Short & Rea Rd, containing 9.05 acres, Tax Map #06-201-007 and being within Sandy Ridge Township.

PUD Permit	000001
Existing Use	Vacant
Proposed Use	Indoor Swim Training Facility Approximately 15,000 square feet
Tax Parcel Number(s)	06-201-007
Township	Sandy Ridge
Existing Zoning	PUD-6, B-2 use designation
Existing Approvals	Currently approved for a 75,000 square foot, 3 story office building

Summary

This is a request to amend a portion of the existing PUD located in the vicinity of the intersection of Tom Short and Rea Rds. Anytime a specific plan of development is proposed for any portion of the PUD a review by the Planning Board and an approval by the Board of County Commissioners is required under the Union County Development Ordinance. In this case, a plan of development was previously approved which will allow the construction of a 75,000 square foot, 3 story office building on this specific portion of the PUD. Due to changing market conditions this development was not realized and this application seeks to change the approved plans to a 15,000 square foot indoor swim training facility.

Analysis

This request seeks to amend the approved PUD to allow the construction of a 15,000 square foot indoor swim training facility. The existing parcel of land is approximately 9.05 acres. This development will take place on

approximately two acres of this property potentially allowing further development of the remaining 7.05 acres. The proposed use of an indoor swim training facility is consistent with allowed uses inside the B-2 zoning district, which this portion of the PUD is required to adhere to. The proposed building is approximately 15,000 square feet and lies toward the rear of the property. It is served by a parking lot that is proposed to contain 62 parking spaces which exceeds the minimum required of 38. When considering a PUD request it is important to consider the entire PUD and not just the specific site. In this case the entire PUD includes the commercial area where Kohls is located, as well as portions of Hunter Oaks, which is a single family neighborhood. The building designs and materials should be consistent in the PUD. The proposed building uses mostly brick with some variation in color and design. This is fairly consistent with the existing commercial buildings within the PUD.

Location Characteristics and Surrounding Zoning

Location Overview

The subject property is located at the intersection of Tom Short and Rea Rds., however the primary access to this portion of the property will be off of Tom Short Rd. The property contains a tributary of Six Mile Creek and its associated floodplain. The proposed development is located outside of the floodplain area. This property is located near the Kohls shopping center and several single family neighborhoods.

Area Zoning

The subject property is currently zoned PUD-6 with a B-2 use designation. The majority of the immediate area is also located inside the PUD. Some of that area also has a B-2 use designation, however some has an R-20 or R-6 use designation. Other areas are zoned for single family residential development.

Comprehensive Plan Consistency

The subject property is located within a Small Community Center Area. Small Community Centers are intended to accommodate community based commercial uses including retail, restaurants and services. These centers can range in size up to 400,000 square feet.

Recommendation

Staff is of the opinion that this PUD amendment is consistent with the Comprehensive Plan in that it provides for commercial development in an area designated for that type of development. It is also in keeping with the overall design uniformity within the PUD since it utilizes mostly brick materials and includes some variation in color and design.

The Union County Planning Board recommends that the Union County Board of Commissioners approve the amendment to the PUD.

Motion was made by Roger Stanton and seconded by Robert Traficanti to approve the PUD Amendment. The vote was 7 to 0.

ITEM NUMBER EIGHT

Conditional Rezoning Petition #15-02, Maxwell & Amy Anthony, James Allen Lee, requesting rezoning classification from R-20 to MPD (Master Planned Development) containing 50.34 acres, being Tax Map #09-399-005, located off Goldmine Road within Monroe Township.

Case	CZ-2015-002	
Reference Name	Union Athletic Club, LLC	
Request	Proposed Zoning	MPD
	Proposed Use	Indoor and outdoor athletic facility
Existing Site Characteristics	Existing Zoning	R-20
	Existing Use	Vacant
	Site Acreage	50.34

Applicant	James Allen Lee for Maxwell and Amy Anthony		
Submittal Date	July 17, 2015		
Location	Off of Goldmine Rd. behind the Union County Public Works Operations Center		
Tax Map Number	09-399-005 01		
Plan Consistency	Comprehensive Plan	Designation	Employment Center
		Consistent with Request	Yes
Recommendations	Planning Staff	Recommend Approval of Rezoning Tract to MPD	
	Planning Board	Recommended Approval of Rezoning Tract to MPD	

Project Summary

This is a request to establish a MPD District on a 50.34 acre site to support the development of an indoor and outdoor athletic facility. The subject property lies off of Goldmine Rd. behind the Union County Public Works Operations Center. Access to the site will be facilitated by one point of access off of Phil Hargett Rd. in the Monroe Corporate Center Industrial Park. The site is undeveloped and is currently being farmed. There is a significant Flood Hazard Area located on the south side of the property. This area will remain relatively undisturbed except for a road crossing allowing access to the facility. A rezoning is needed to facilitate the development since the mix of proposed uses is not allowed in any one existing zoning district.

Analysis

This is a map amendment request to establish a MPD District on a 50.34 acre site to support the development of an indoor and outdoor athletic facility. The subject property consists of one parcel containing 50.34 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:

- An indoor athletic training facility containing a football field, track, and basketball courts
- Offices for support staff as well as a possible office for a Physical Therapist
- A restaurant inside the indoor training facility
- Outdoor athletic fields

Site access is provided through an entrance off of Phil Hargett Rd.

Location Characteristics and Surrounding Zoning

Location Overview

The subject property is located behind the Union County Public Works Operations Center off of Goldmine Rd. It is located just west of the Monroe Corporate Center Industrial Park and also near the airport. It borders two residential subdivisions on the north and west. The subject property is currently a vacant tract of land that currently being farmed. Surrounding land uses are mixed. The area to the east and south are primarily commercial and industrial, while the areas to the north and west are primarily residential.

Area Zoning

The subject property is currently zoned R-20, which is a medium density residential zoning district. The majority of surrounding properties are not within the zoning jurisdiction of Union County. The majority of the area to the east is inside the City of Monroe and is zoned for industrial uses. The areas to the north and west are inside the Town of Indian Trail and are zoned for residential uses.

Community Meeting

The applicant held a community meeting on July 23, 2015 at 6:00PM, Spiroflow Systems, Inc. at 1609 Airport 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. Approximately 25 residents attended the meeting.

Summary of Concerns

Concerns raised during the community meeting included issues such as the location of the field house in relation to the neighborhoods, noise pollution, light pollution, increased crime, the look of the detention pond, disturbance of wildlife, management of items such as lights, is another park necessary, security, increases in traffic.

In response to the community meeting the applicant revised the site plan to move the building further away from the neighborhoods. They also established operating hours and noise standards for the operation of their facility.

Comprehensive Plan Consistency

The subject property is located within an Employment Center area of the Comprehensive Plan. The Employment Areas are intended to be areas where new commercial and industrial development will locate. This area was designated as such due to the already present industrial development, the proximity to the Monroe Airport, and the proximity to the Public Works Operations Center.

The proposed development lies on the edge of the Employment Center. The development being proposed on the site is a good transition from the more industrial areas in Monroe and the more residential areas of Indian Trail.

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 MPD and incorporating all of the applicants proposed development conditions.

The Union County Planning Board recommended that the Union County Board of Commissioners change the zoning classification from R-20 to MPD and incorporating all of the applicants proposed development conditions as well as the condition that any access road to the facility be designed and constructed to minimum NCDOT standards.

Amy Anthony and James Allen Lee were present to answer questions from the Board.

Motion was made by Robert Traficanti and seconded by Sean Maher to approve the Conditional Rezoning pending improvements to the road. The vote was 7 to 0.

ITEM NUMBER NINE

Planning Staff Report

No Staff Report at this time.

ITEM NUMBER TEN

Adjournment

The meeting adjourned at 9:30 p.m.