

March 3, 2015

The Union County Planning Board met in regular session on Tuesday, March 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, Don Fisher, Roger Stanton, Robert Traficanti, Russell Wing

ABSENT: Chris Duggan, Patrick Harrison, Clint Laster

ALSO PRESENT: Richard Black, Lee Jenson, 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 Don Fisher and seconded by Roger Stanton to approve the agenda. The vote was 5 to 0.

ITEM NUMBER FOUR

Approval of the July 1, 2014, August 5, 2014, September 9, 2014 Minutes

Motion was made by Russell Wing and seconded by Robert Traficanti to approve the Minutes. The vote was 5 to 0.

ITEM NUMBER FIVE

Discussion of Minutes

Brian Matthews stated to the Board that the Planning Board's Minutes are not verbatim and if they were comfortable with it that as of the November 2014 Minutes that we would start doing action minutes only where it would show who made the motion and what the vote was and if anyone wanted a copy of the recording they would be able to have that or they can watch the Board meetings on channel 16. The Planning Board agreed they were ok with this.

ITEM NUMBER SIX

Rezoning Petition #RZ-15-01, James Allen Lee, requesting rezoning classification from R-40 (Residential) to B-2 (Community Business) containing 3.756 acres, being Tax Maps #06-183-020 & 06-183-003, located off New Town Road, within Sandy Ridge Township.

Rezoning Staff Report

| | | | |
|-------------------------------|---|--|---------------------|
| Case | RZ-2015-001 | | |
| Request | Proposed Zoning | B-2 (Community Business) | |
| Existing Site Characteristics | Existing Zoning | R-40 | |
| | Existing Use | Single Family Residence | |
| | Site Acreage | 3.756 | |
| Applicant | James Allen Lee | | |
| Submittal Date | January 30, 2015 | | |
| Location | North side of New Town Rd. approximately 960 feet west of the intersection of New Town Rd. and Providence Rd. | | |
| Tax Map Number(s) | 06-183-020 and 06-183-003 | | |
| Plan Consistency | Comprehensive Plan | Designation | Neighborhood Center |
| | | Consistent with Request | Yes |
| Recommendations | Planning Staff | Recommend Approval of Rezoning Tract to B-2 (Community Business) | |
| | Planning Board | Recommended Approval of Rezoning Tract to B-2 (Community Business) | |

Summary

This is a request to rezone 3.756 acres of property, consisting of two tax parcels under the same ownership, from a zoning designation of R-40 to a zoning designation of B-2 (Community Business). The subject properties front on the north side of New Town Rd. and lie approximately 960 feet west of the intersection of New Town Rd. and Providence Rd. The property is currently utilized as a single-family

residence with the remainder of the property consisting of open areas, wooded areas, and a large power line cut.

Analysis

This is a map amendment request to change the zoning on the subject tracts from an R-40 zoning district to a B-2 (Community Business) 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-2 designation could be established if the rezoning is approved (see attached list).

Location Characteristics and Surrounding Zoning

Location Overview

The subject property is located approximately 960 feet west of the intersection of New Town Rd. and Providence Rd. on the north side of New Town Rd. The property is currently used as a single family residence and contains both open and wooded land. The western border of the property contains a rather large power line cut that separates it from the adjacent property to the west. To the east of the property is an established B-4 zoning district that contains a mix of commercial uses including a small shopping center, bank, day care center, car wash, drug store, mini-storage units, and medical offices. To the north of the property are a church and a power substation. To the west and south of the property are vacant land and low density residential development.

Area Zoning

The subject property is currently zoned R-40, which is a low to medium density residential zoning district. The majority of the properties immediately to the east are located inside Union County's jurisdiction and are zoned B-4. As you move north and south, away from the intersection of New Town and Providence Rd. the zoning changes to R-40. The properties immediately to the west are located inside the Town of Weddington and are zoned RCD. Weddington's RCD district is established to protect unique features of the property and allows different types of subdivision design including smaller lot sizes to protect these unique features.

Comprehensive Plan Consistency

The subject property is located at a Neighborhood Center node. The 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. Typical uses within Neighborhood Centers include grocery stores, retail establishments, restaurants and services. Neighborhood Centers typically range from 30,000 square feet to 125,000 square feet of retail space and generally serve an area up to two miles. The Neighborhood Center at this location currently has approximately 32,000 square feet of retail space and several service uses.

In addition to the above statements the rezoning helps to support the following strategy of the Comprehensive Plan:

- Shop 1.0 – The rezoning, if approved, will make additional land at this node available for retail development.

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 this rezoning request is consistent with the adopted Comprehensive Plan and that findings can be made to support the request, therefore staff recommends approval of the rezoning from R-40 to B-2. It should be noted, however, that since this is a traditional rezoning request all uses allowed in the B-2 district (see attachment) can be established if the property is rezoned. A Conditional

Rezoning request is the preferred option since uses can be narrowed and/or a site plan can be incorporated into the approval.

Motion was made by Roger Stanton and seconded by Russell Wing to approve the Rezoning Petition as presented.

The vote was 5 to 0.

ITEM NUMBER SEVEN

Planning Staff Report

Richard Black stated to the Board that staff would be presenting a list of amendments to the Board at the next meeting for the new Unified Development Ordinance that needed to be reviewed and that we have three Planning Board members that are up for re-appointment and wanted to encourage them to get their applications turned in to get re-appointed at the next Board of Commissioners meeting coming up on April 6, 2015.

ITEM NUMBER EIGHT

Brief Comments

No Comments

ITEM NUMBER NINE

Adjournment

The meeting adjourned at 7:30 p.m.

**Agenda for
Union County Planning Board
Tuesday, March 3, 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. Approval of July 1, 2014, August 5, 2014, September 9, 2014 Minutes
5. Discussion of Minutes
6. Rezoning Petition #RZ-15-01, James Allen Lee, requesting rezoning classification from R-40 to B-2 (Community Business) containing 3.756 acres, being Tax Maps #06-183-020 & #06-183-003, located off New Town Road, within Sandy Ridge Township.
7. Planning Staff Report (Work In Progress)
8. Brief Comments
9. Adjournment