



Union County Planning Division

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January 9, 2018

The Union County Planning Board met in regular session on Tuesday, January 9, 2018, 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: Chris Duggan, Don Fisher, Charles Griffin, Patrick Harrison, Everette Medlin, Robert Traficanti, Russell Wing

ABSENT: Clint Laster

ALSO PRESENT: Brian Matthews, Richard Black, Bjorn Hansen, Lee Jenson

ITEM NUMBER ONE

Call to Order

Chairman Don Fisher called the meeting to order.

Motion was made by Robert Traficanti and seconded by Everette Medlin for Alternate Charles Griffin to be made a voting member at this time. Vote was unanimous.

ITEM NUMBER TWO

Additions and/or Deletions to the Agenda

Agenda Item #7 was deleted from the Agenda.

ITEM NUMBER THREE

Approval of the Agenda

Motion was made by Patrick Harrison and seconded Robert Traficanti to approve the agenda.

The vote was 7 to 0.



ITEM NUMBER FOUR

Approval of December 5, 2017 Minutes

Discussion of the Minutes will be at the February 2018 Meeting

ITEM NUMBER FIVE

Conditional Rezoning Petition #17-07, requesting rezoning classification from R-40 to Office CZ, containing 1.544 acres, being Tax Map #06-156-003, located at 1425 Providence Road South, being within Sandy Ridge Township.

Planning Staff Report
Rezoning Case # CZ-2017-007
Staff Contact: Lee Jenson

Summary of Request

This is a request to amend the Zoning Map of Union County by rezoning a parcel of land from R-40 (Residential, 40,000 square foot minimum lot size) to O CZ (Office, Conditional District). The applicant requests the rezoning, on behalf of his client, in order to develop the property as an office site. Uses on the site, if approved, would be limited to office uses, personal improvement services, instructional or service studios, day care centers and animal services including grooming or training, supplies and veterinary. Since this is a conditional rezoning request the district is bound by all conceptual plans and conditions approved as part of the process. The applicant is proposing several restrictions on the property including: height limitations, use limitations, dedication of right-of-way for future widening, design guidelines, etc. Specific restrictions are found on the rezoning plan.

Owner/Applicant

Owner: Charlene G Carter
6622 Loblolly Cir
Waxhaw, NC 28173

Applicant: James Allen Lee
314 N Hayne St.
Monroe, NC 28112

Property Information



Location: 1425 Providence Rd. S.; more specifically identified as tax parcel 06-156-003



Existing Land Use: The parcel is currently zoned R-40 and is 1.54 acres. The land is currently residential in character. There is a single family residence located on the property.



Development Status

Petition: CZ-2017-007
Name: Truffle Plaza

Size: 1.54 acres
Tax Parcel: 06-156-003



Surrounding Land Use: The surrounding land use is a mix of residential, institutional and commercial. The immediate adjacent properties are residential. The property is surrounded by R-40 zoning on all sides. Some commercial development currently exists near the intersection of Providence Rd. and New Town Rd. which is approximately two-tenths of a mile away. The Village of Marvin lies about a quarter of a mile to the south and the Town of Weddington lies about a third of a mile to the north and west.

Utilities: Several of the properties in this area are served by Union County water and sewer, however, some other properties are served by well and septic systems.

Zoning and Land Use History: This parcel has been zoned R-40 since Union County established zoning. There have been no rezoning requests or special use permits requested for this property. The land use has always been used as a single family residence since 1950 according to the Union County GIS.



Current Zoning

Petition: CZ-2017-007

Name: Truffle Plaza

Size: 1.54 acres

Tax Parcel: 06-156-003



Legend

Rezoning Parcel

Zoning

Mixed Use or Unknown

Business

Commercial Marvin

R-40 Union County

RCD Weddington

RJC Marvin



0 250 500 1,000
Feet

Created on October 10, 2017 by Bjorn E. Hansen, AICP CTP
Contact: (704) 293-3690 or bjorn.hansen@co.union.nc.us

Planning Documents

Union County Comprehensive Plan: This property lies on the outer edge of a Neighborhood Center. Neighborhood Centers are located near concentrations of existing or planned residences; in areas with access to major thoroughfares and utilities. Typical uses include grocery stores, retail establishments, restaurants and services. Mixed residential densities are also appropriate around commercial and retail uses.



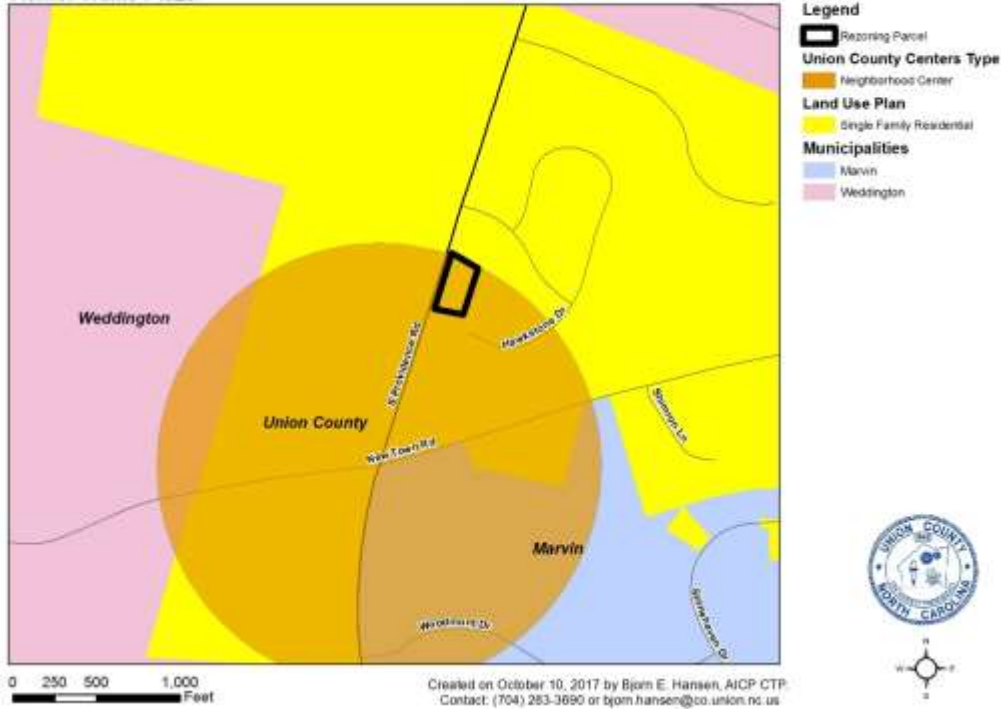
Land Use Plan

Petition: CZ-2017-007

Name: Truffle Plaza

Size: 1.54 acres

Tax Parcel: 06-156-003



Staff Comments

The rezoning request, while allowing office uses, appears to be reasonable. The office use of the property appears to be consistent with the Union County Comprehensive Plan. The office designation of the property is a good transition from the more intensive commercial and retail uses near the intersection to the single family homes in the neighborhoods to the north. Based on the petitions consistency with the Union County Comprehensive Plan and its less intensive use staff recommends approval of the request. Staff does note that the Planning Board may want to consider requirements for more intensive screening and less intensive lighting adjacent to existing residential areas.

Planning Board Recommendation

At their November meeting the Union County Planning Board voted 3-1 to recommend approval of this rezoning request. In making its decision the Board noted that the request was in general conformity with the Comprehensive Plan and that given the properties size and location the Office designation was probably the best designation for the property. The Board noted that this was a tough decision.

Board Member Russell Wing recused himself from voting on Agenda Item #7



Motion was made by Chris Duggan and seconded by Everette Medlin for Russell Wing to be recused from this Agenda Item. The vote was 7 to 0.

Lee Jenson presented some of the history of this petition and that it was reprimanded by the Board of County Commissioners to send it back to the Planning Board

Attorney James Lee pointed out some minor changes to the petition and basic features of the petition.

Five residents from the Chatsworth Subdivision spoke against the petition.

Motion was made by Robert Traficanti and seconded by Everette Medlin to deny the petition.

The vote was 6 to 0.

ITEM NUMBER SIX

Conditional Rezoning Petition #17-09, requesting rezoning classification from R-40 to R-6 CZ, containing 3.5 acres, being Tax Map #06-198-005, located at Rea Road, being within Sandy Ridge Township.

Lee Jenson explained the history of the PUD 6 and the R-40 parcel and the rezoning of R-40 to R-6 CZ and the re-assignment of some of the unused PUD 6 – R-6 to the PUD 6 – R-20 to construct 30 townhomes.

Consultant from ESP Associates gave a detailed presentation of the proposed 30 townhomes.

A representative from Pulte described the elevations for the townhouse units and are exploring with NCDOT the possibility of a deceleration lane.

Motion was made by Russell Wing and seconded by Patrick Harrison to approve the petition to R-6 CZ and assign PUD 6 – R-6. The vote was 7 to 0.

ITEM NUMBER SEVEN

PUD Amendment, (PUD 6-B2), requesting amendment to an existing Special Use Permit to allow for an additional 10,000 square feet of leasable retail/commercial space be added to the existing Marvin Town Center Development on 8.55 acres. The property is located at 9815 Suzanne Court on Tax Parcel #06-201-008M, H, L in Sandy Ridge Township.

Planning Staff Report

PUD Amendment

Staff Contact: Lee Jenson

Summary of Request

This is a request to update the PUD6 district with more detailed plans. The applicant requests the update to add approximately 10,000 sq. ft. of retail / commercial leasable space to the approved, existing 120,000 square feet. The applicant proposes to build and lease a 5,000 sq. ft. building as shown on the conceptual site plan. The additional 5,000 sq. ft.



would be constructed at a later time and is to be allocated to the day care center.

This project requires both an amendment to the existing Special Use Permit and approval to amend the PUD6 district. The Special Use Permit hearing took place at the November Board of Adjustment meeting. The Board of Adjustment approved the Special Use Permit.

Owner/Applicant

Owner: MTC Investors, LLC
c/o Raley Miller Properties, Inc.
Charlotte, NC 28277

Applicant: Raley Miller Properties
10815 Sikes Place, Ste. 300
Charlotte, NC 28277

Property Information

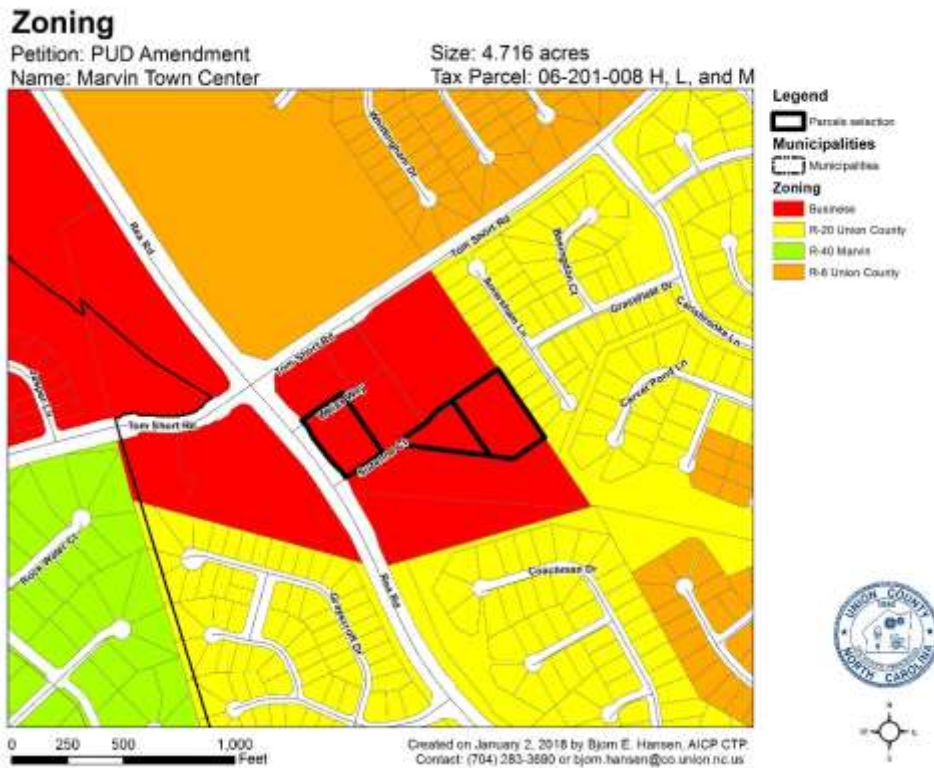
Location: Rea Rd. and Tom Short Rd., more specifically, tax parcels 06-201-008 M, 06-201-008 H, and 06-201-008 L.



Surrounding Land Use: The surrounding land use is a mix of residential and commercial land uses. The immediate adjacent properties along Rea Rd. are commercial. Across Tom Short Rd a Special Use Permit is approved for a large commercial development including several large anchor stores. Behind this development is the Hunter Oaks development..

Utilities: Most properties in this area are served by Union County water and sewer.

Zoning and Land Use History: The property under the PUD designation was designated as a PUD in the mid-1980s. There have been several SUP and PUD amendment requests associated with this property. The most recent being a SUP issued in December of 2017 to allow this expansion



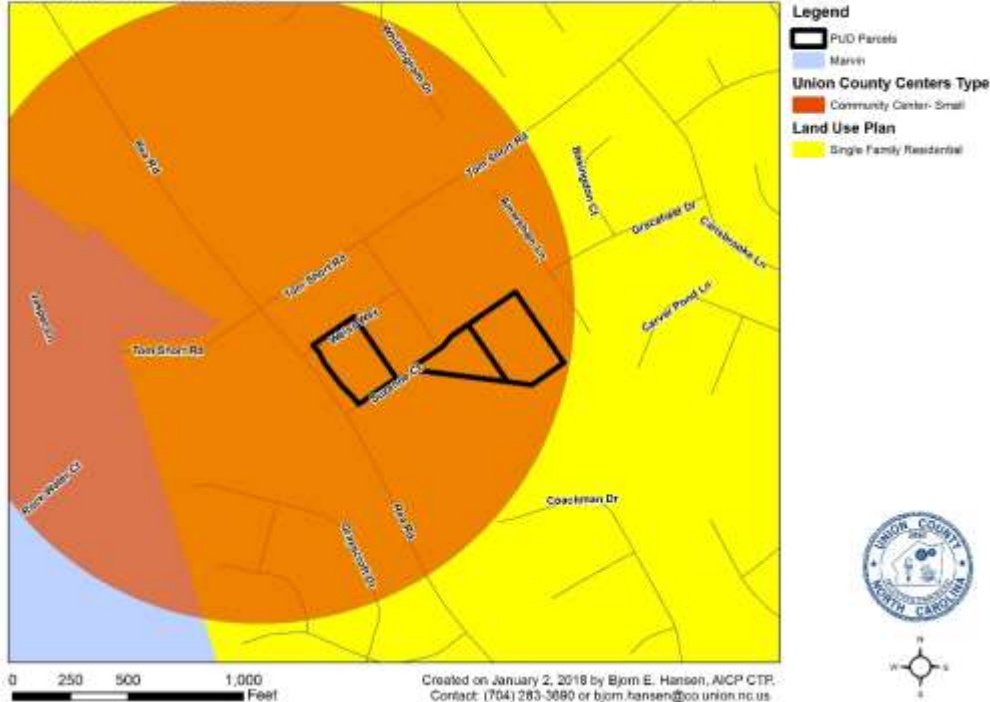
Planning Documents

Union County Comprehensive Plan: This property lies inside of a Small Community Center. Small Community Centers are located near concentrations of existing or planned residences; in areas with access to major thoroughfares and utilities. They typically serve a larger population than Neighborhood Centers and are usually anchored by a large grocery store or retailer.

Land Use Plan

Petition: PUD Amendment
Name: Marvin Town Center

Size: 4,716 acres
Tax Parcel: 06-201-008 H, L, and M



Staff Comments

The PUD amendment request appears to be reasonable. The Comprehensive Plan designates this area as Small Commercial Center. The site is currently developed as a shopping center and is unlikely to change in the foreseeable future. The addition of the 10,000 square feet of leasable space will not change the overall character of the area.

Planning Board Recommendation

The Planning Board considered this item at its January meeting. The Planning Board heard presentations from staff and from the applicant. No one was there to speak in opposition to the project. The Planning Board made a unanimous recommendation to the Board of County Commissioners to approve the request.



Lee Jenson presented the PUD Amendment to the Board and answer any questions they may have.

Ken Orndorff with Raley Miller Properties answered questions from the Board.

Motion was made by Chris Duggan and seconded by Patrick Harrison to approve the PUD Amendment. The vote was 7 to 0.

ITEM NUMBER EIGHT

Status Report

There was no status report at this time.

ITEM NUMBER NINE

Planning Board Comments

There were no comments at this time.

Adjournment

The meeting was adjourned at 10:00 p.m.

