

April 4, 2017

The Union County Planning Board met in regular session on Tuesday, April 4, 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: Chris Duggan, Don Fisher, Patrick Harrison, Everette Medlin, Roger Stanton, Russell Wing

ABSENT: Clint Laster, Robert Traficanti

ALSO PRESENT: 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 of the Agenda

There were no Additions or Deletions.

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 6 to 0.

ITEM NUMBER FOUR

Approval of December 6, 2016 Minutes

Motion was made by Roger Stanton and seconded by Patrick Harrison to approve the December 6, 2016 Minutes. The vote was 6 to 0.

ITEM NUMBER FIVE

PUD Amendment PUD-6 (B-2)/ Conditional Zoning Petition CZ #17-02, MPV Properties, requesting amendment to construct a 34,000 sq. ft. Office/Retail Development on 8.55 acres. The property is located on Rea Road, within Sandy Ridge Township.

Conditional Zoning Staff Report

Case	CZ-2017-002/PUD Amendment		
Reference Name	Rea Rd Retail/Commercial		
Request	Proposed Zoning	PUD6-B2 and B2-CZ	
	Proposed Use	35,000 square feet of retail and office	
Existing Site Characteristics	Existing Zoning	PUD6 B2 and B2	
	Existing Use	Vacant	
	Site Acreage	8.7 acres	
Applicant	George Macon (MPV Properties)		
Submittal Date	March 9, 2017		
Location	Rea Rd.		
Tax Map Number	06-201-007A and 06-222-577		
Plan Consistency	Comprehensive Plan	Designation	Community Center - Small
		Consistent with Request	Yes
Recommendations	Planning Staff	Recommend Approval of Rezoning Tract to B2-CZ and Approval of PUD Amendment with the condition to limit total commercial uses to no more than 15,000 square feet.	
	Planning Board	Recommend Approval of Rezoning Tract to B2-CZ and Approval of PUD Amendment with the condition to limit total commercial uses to no more than 15,000 square feet.	

Project Summary

This is a request to establish a B2-CZ zoning district and an amendment to the existing PUD on an 8.7 acre site to support the development of approximately 35,000 square feet of retail and office uses. The subject property lies off of Rea Rd. near the intersection of Tom Short Rd. Access to the site will be facilitated by a new driveway access near the center of the road frontage and an existing driveway access currently utilized by the Children's Lighthouse Day Care Center next door. The new driveway access is aligned with a planned access point to the property across Rea Rd. It is anticipated that a traffic signal will be installed at this alignment. The site is currently vacant. 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.

Analysis

This is a map amendment and PUD amendment request to establish a B2-CZ on an 8.7 acre site to support the development of approximately 35,000 square feet of retail and office uses. The subject property consists of one parcel containing 8.7 acres. The conceptual layout is generally consistent with the Union County Development Ordinance, but will be reviewed in further detail if the rezoning and PUD amendment is approved. Some features of the proposed development include:

- Architectural design is consistent with other building design in the PUD
- Future driveway connections will provide better internal connectivity to adjacent uses

- Sidewalk connections to the existing sidewalk south of the property

Site access is provided through an entrances off of Rea Rd.

Location Characteristics and Surrounding Zoning

Location Overview

The subject property lies off of Rea Rd. near Tom Short Rd. It is located immediately to the north of Children’s Lighthouse Day Care Center and lies a little south of the Mecklenburg County line. The subject property is currently vacant. Surrounding land uses include a variety of different land uses including residential, institutional, and commercial.

Area Zoning

The subject property is currently zoned PUD6 B2 and B2, which is a community based commercial designation. The properties within the zoning jurisdiction of Union County are zoned a mix of PUD6 B2, PUD6 R-6 and PUD6 R-20. Significant areas adjacent to and in the vicinity of this property are located within the zoning jurisdiction of Marvin. The areas inside of these municipalities are primarily zoned for residential uses.

Community Meeting

The applicant met with adjacent landowners including the owners of the Children’s Lighthouse, the proposed development across Rea Rd, the owners of the property to the north of the subject site and HOA representatives from Somerset and Amber Meadow. The purpose of these meetings is to solicit comments and concerns from surrounding property owners. No major concerns were expressed during those meetings.

Comprehensive Plan Consistency

The subject property is located within the Community Center - Small portion of the Union County Comprehensive Plan. These areas typically serve larger populations and can include 125,000-400,000 square feet of leasable space. They are typically located near concentrations of existing or planned residences with utility service and are adjacent to major thoroughfares.

The proposed development consists of up to 35,000 square feet of retail and office uses.

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

- Shop 1.0 – The proposed development will include up to 35,000 square feet of building area. Some of that area will be retail use.
- Move – The proposed development contains sidewalks that connect to the existing sidewalk system

Based on these factors this request for this conditional zoning district and PUD amendment 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 and PUD amendment request. Staff recommends approval of the Conditional Rezoning from B2 to B2-CZ and the approval of the PUD amendment request and incorporating all of the applicants proposed development conditions and the condition that office uses be limited to a maximum of 15,000 square feet.

The Union County Planning Board unanimously recommended approval of this Conditional Rezoning and PUD amendment request. No major concerns were raised by the Planning Board during their discussion. Some discussion items included the future traffic signal and the make-up of uses on the site. Some Planning Board members were concerned that the center could possibly contain all office uses and no retail. The Planning Board’s desire was to keep a good mix of retail and office uses on the site. The developer agreed to a condition that office uses be limited to a maximum of 15,000 square feet.

Motion was made by Roger Stanton and seconded by Russell Wing to approve the PUD Amendment and the Conditional Zoning Petition CZ#17-02 with the condition of no more than 15,000 square feet of Office Use. The vote was 6 to 0.

ITEM NUMER SIX
Planning Staff Report

No Report at this time.

ITEM NUMBER SEVEN
Adjournment

The meeting adjourned at 8:30 p.m.