

September 6, 2016

The Union County Planning Board met in regular session on Tuesday, September 6, 2016, at 7:00 p.m. in the Personnel Training 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, Roger Stanton, Robert Traficanti, Russell Wing

ABSENT: Chris Duggan, Clint Laster, Sean Maher

ALSO PRESENT: Brian Matthews

ITEM NUMBER ONE
Call to Order

Chairman Everette Medlin called the meeting to order.

Motion was made by Roger Stanton and seconded by Don Fisher to recess meeting and reconvene in the Personnel Training Room. The vote was 6 to 0.

Motion was made by Don Fisher and seconded by Robert Traficanti to make Alternate Patrick Harrison a voting member. The vote was 6 to 0.

ITEM NUMBER TWO
Additions and/or Deletions of the Agenda

There were no additions or deletions of the agenda.

ITEM NUMBER THREE
Approval of the Agenda

Motion was made by Roger Stanton and seconded by Patrick Harrison to approve the agenda. The vote was 6 to 0.

ITEM NUMBER FOUR
Conditional Rezoning Petition #16-02, Hazel Properties,LLC requesting rezoning classification from R-20 to R-4CZ containing 4.8 acres, being Tax Map #08-321-005 A01, located off Allen Black Road, within Goose Creek Township.

Conditional Zoning Staff Report

Case	CZ-2016-002
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Reference Name	Allen Black Property		
Request	Proposed Zoning	R-4 CZ	
	Proposed Use	14 lot SFD neighborhood	
Existing Site Characteristics	Existing Zoning	R-20	
	Existing Use	Vacant	
	Site Acreage	4.8	
Applicant	Hazel Properties, LLC		
Submittal Date	March 4, 2016		
Location	Off of Allen Black Rd. near the Mecklenburg County line		
Tax Map Number	08-321-005 A01		
Plan Consistency	Comprehensive Plan	Designation	Mixed Residential
		Consistent with Request	Yes
Recommendations	Planning Staff	Recommend Approval of Rezoning Tract to R-4 CZ	
	Planning Board		

Project Summary

This is a request to establish an R-4 CZ District on a 4.8 acre site to support the development of a 14 lot single family unit community. This request is part of a larger development that is proposed to be developed through the Town of Stallings. The total project size is approximately 60 acres on which approximately 160 single family units are proposed. The subject property lies off of Allen Black Rd. between the Town of Stallings and the Town of Mint Hill. Access to the site will be facilitated by two points of access: one off of Allen Black Rd and the other off of Lawyers Rd. The site is undeveloped and is currently being vacant. A rezoning is needed to facilitate the development since the current zoning does not allow for the density that is proposed.

Analysis

This is a request to establish an R-4 CZ District on a 4.8 acre site to support the development of a 14 lot single family unit community. The subject property consists of one parcel containing 4.8 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:

Site access is provided through entrances off of Allen Black Rd. and Lawyers Rd.

The majority of the proposed development lies within the planning jurisdiction of the Town of Stallings and will be subject to their rezoning processes. The entire development is included for you reference but only the 4.8 acres that is in the unincorporated area of Union County is what the Planning Board and Union County BOCC are reviewing.

Location Characteristics and Surrounding Zoning

Location Overview

The subject property lies off of Allen Black Rd. between the Town of Stallings and the Town of Mint Hill. It is located immediately to the north of the Steven's Mill subdivision and lies to the east of the Mecklenburg County line. The subject property is currently a vacant tract of land. Surrounding land uses include primarily vacant and low to medium density residential uses.

Area Zoning

The subject property is currently zoned R-20, which medium density residential zoning district. The majority of surrounding properties within the zoning jurisdiction of Union County are zoned R-20. Significant areas adjacent to and in the vicinity of this property are located within the zoning jurisdiction of Stallings. The areas inside of these municipalities are zoned for residential uses and commercial uses.

Community Meeting

The applicant held a community meeting on April 27, 2016. The purpose of this meeting is to solicit comments and concerns from surrounding property owners. Approximately 50 residents attended the meeting.

Summary of Concerns

The major issues that surfaced at the community meeting concerned storm water runoff and traffic (especially the addition of traffic to Lawyers Rd).

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. These aspects make this an ideal development for the transition area between the Single Family Area and the Mixed Residential Area.

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-4 CZ and incorporating all of the applicants proposed development conditions. Staff also is of the opinion that a condition should be placed on the development such that if the County approves the request and subsequently the Town of Stallings denies the portion in their jurisdiction then the County Planning staff will initiate a rezoning back to R-20.

Engineer David Malcolm with McAdams Company came up to present the Conditional Rezoning Petition to the Board and answer any questions the board may have.

Motion was made by Robert Traficanti and seconded by Patrick Harrison to approve the Petition and to include all conditions and commitments from the Developer. The vote was 6 to 0.

ITEM NUMBER FIVE

Planning Staff Report

No Planning Staff Report

ITEM NUMBER SIX

Brief Comments

No Comments

ITEM NUMBER SEVEN

Adjournment

The meeting adjourned at 8:30 p.m.

