

December 6, 2016

The Union County Planning Board met in regular session on Tuesday, December 6, 2016, 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: Don Fisher, Everette Medlin, Roger Stanton, Russell Wing

ABSENT: Chris Duggan, Patrick Harrison, Clint Laster, Sean Maher, 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

Motion was made Don Fisher and seconded by Russell Wing to cancel Item #2 on the agenda to Item #6A. The vote was 4 to 0.

ITEM NUMBER THREE

Approval of the Agenda

Motion was made by Roger Stanton and seconded by Don Fisher to approve the agenda as amended. The vote was 4 to 0.

ITEM NUMBER FOUR

Approval of November 1, 2016 Minutes

Motion was made by Don Fisher and seconded by Russell Wing to approve the November 1, 2016 Minutes. The vote was 4 to 0.

ITEM NUMBER FIVE

Conditional Rezoning Petition CZ #16-06, Moore Farms Active Adult Community II, requesting amendment to the approved conditions of MPD (Master Planned Development) containing 116.11 acres, being Tax Map #M7-120-012, N7-120-012, M7-120-013, N7-120-013, M7-120-014, N7-120-014, 07-138-003A, located off Waxhaw-Indian Trail Road, within Vance Township.

Conditional Zoning Staff Report

Case	CZ-2016-006		
Reference Name	Moore Farms Active Adult Community III		
Request	Proposed Zoning	MPD	
	Proposed Use	269 lot age restricted community with varying housing options	
Existing Site Characteristics	Existing Zoning	MPD	
	Existing Use	Vacant/Tree Farm	
	Site Acreage	116.11	
Applicant	Graham Enterprises of the Carolinas, LLC		
Submittal Date	October 26 th , 2016		
Location	Off of Waxhaw Indian Trail Rd. between the Town of Indian Trail and the Village of Wesley Chapel		
Tax Map Number	M7-120-012, N7-120-012, M7-120-013, N7-120-013, M7-120-014, N7-120-014, and 07-138-003A		
Plan Consistency	Comprehensive Plan	Designation	Mixed Residential
		Consistent with Request	Yes
Recommendations	Planning Staff	Recommend Approval of Conditional Rezoning Request	
	Planning Board	Recommend Approval of Conditional Rezoning Request	

Project Summary

This is a request to establish a MPD District on a 116.11 acre site to support the development of 269 lot age restricted, active adult community that will offer different housing options. The subject property lies off of Waxhaw Indian Trail Rd. between the Town of Indian Trail and the Village of Wesley Chapel. Access to the site will be facilitated by two points of access off of Waxhaw Indian Trail Rd. as well as two future access points to an adjacent property, which when developed will provide access to Wesley Chapel Stouts Rd. The site is undeveloped and is currently being farmed. There is a significant Flood Hazard Area located on the south and east sides of the property. These areas will remain relatively undisturbed except for a future portion of the Carolina Thread Trail (the developer is providing easements for the trail). A rezoning is needed to facilitate the development since the current zoning does not allow for the density or the mix of housing styles needed for the development to occur.

Analysis

This is a map amendment request to establish a MPD District on 116.11 acre site to support the development of 269 lot age restricted, active adult community that will offer different housing options. The subject property consists of several parcels containing 116.11 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 amenities are to support the neighborhood residents
- An entry feature off of Waxhaw Indian Trail Rd.

- The provision of interconnected trails inside the neighborhood that will also connect to the Carolina Thread Trail
- A mix of housing styles to support different lifestyles
- The preservation of the existing pecan grove off of Waxhaw Indian Trail Rd. as a community feature
- Future road connectivity which will provide access to Wesley Chapel Stouts Rd.

Site access is provided through an entrance off of Waxhaw Indian Trail Rd.

Location Characteristics and Surrounding Zoning

Location Overview

The subject property lies off of Waxhaw Indian Trail Rd. between the Town of Indian Trail and the Village of Wesley Chapel. It is located immediately to the north of the Hunter's Points subdivision and lies to the southwest of the Brandon Oaks subdivision. The subject property is currently a vacant tract of land that currently being farmed. Surrounding land uses include primarily agricultural and low to medium density residential uses.

Area Zoning

The subject property is currently zoned MPD and R-40, which are a Master Planned Development district and a low density residential zoning district. The majority of surrounding properties within the zoning jurisdiction of Union County are zoned R-40. Significant areas adjacent to and in the vicinity of this property are located within the zoning jurisdiction of Indian Trail and Wesley Chapel. The areas inside of these municipalities are zoned for residential uses.

Community Meeting

The applicant held a community meeting on March 24, 2016 at 6:00PM, at Abundant Life Church (formerly Hartis Grove Baptist Church) 4224 Blanchard Circle, Indian Trail. 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 as well as the Town of Indian Trail and the Village of Wesley Chapel. Approximately 9 residents attended the meeting.

Summary of Concerns

No major concerns were raised during the community meeting.

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 consisting of different housing types, contains a sidewalk and trail network for pedestrian use, and provides for future connectivity (pedestrian, bicycle and vehicular) to adjacent property. These aspects make this an ideal development for the transition area between the Single Family Area and the Mixed Residential Area.

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

- Live 1.0 – The proposed conditional district will offer a mix of residential housing types to support a growing and increasingly diverse population.
- Live 3.0 – The proposed development creates design guidelines that emphasize walkability, connectivity, and park/greenway creation.
- Move – Provides easements for the future Carolina Thread Trail
- Health 4.0 – Provides easements for the future Carolina Thread Trail as well as provides and interconnected network of trails and sidewalks within the neighborhood

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 MPD and R-40 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 MPD to MPD and incorporating all of the applicants proposed development conditions.

Staff stated to the Board the applicant wishes to amend some of the approved conditions.

Motion was made by Roger Stanton and seconded by Don Fisher to approve the petition with the amended conditions. The vote was 4 to 0.

ITEM NUMBER SIX

Conditional Rezoning Petition CZ#16-07, Chestnut Lane, requesting rezoning classification from R-20 to R-8 CD, containing 20.00 acres, being Tax Map #-07-141-001D & F, located on Chestnut Lane, being within Vance Township.

Conditional Zoning Staff Report

Case	CZ-2016-007		
Reference Name	Chestnut Lane		
Request	Proposed Zoning	R-8 CZ	
	Proposed Use	59 lot single family residential neighborhood	
Existing Site Characteristics	Existing Zoning	R-20	
	Existing Use	Vacant/SF Residence	
	Site Acreage	20 acres	
Applicant	Llewellyn Development, LLC		
Submittal Date	October 28, 2016		
Location	Off of Chestnut Ln. near Red Barn Trail		
Tax Map Number	07-141-001D and 07-141-001F		
Plan Consistency	Comprehensive Plan	Designation	Mixed Residential
		Consistent with Request	Yes
Recommendations	Planning Staff	Recommend Approval of Rezoning Tract to R-8 CZ	
	Planning Board	Recommend Approval of Rezoning Tract to R-8 CZ	

Project Summary

This is a request to establish an R-8 CZ on a 20 acre site to support the development of a 59 lot single family residential neighborhood. The subject property lies off of Chestnut Ln. near Red Barn Trail. Access to the site will be facilitated by one point of access off of Chestnut Ln. The site is currently used as a single family residence and is mostly undeveloped. A rezoning is needed to facilitate the development since the current zoning does not allow for the density needed for the development to occur.

Analysis

This is a map amendment request to establish an R-8 CZ on a 20 acre site to support the development of a 59 lot single family residential neighborhood. The subject property consists of two parcels containing 20 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:

- The provision of open space for future residents to use
- Future road connectivity which will provide access to adjacent parcels

Site access is provided through an entrance off of Chestnut Ln.

Location Characteristics and Surrounding Zoning

Location Overview

The subject property lies off of Chestnut Ln. near Red Barn Trail. It is located immediately to the north of Antioch Elementary School and lies to the east of the Chestnut Ln. and Weddington Matthews Rd. intersection. The subject property is currently used as a single family residence and undeveloped property. Surrounding land uses include a variety of different land uses including residential, agricultural, institutional, and commercial.

Area Zoning

The subject property is currently zoned R-20, which is a 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 Indian Trail, Weddington and Stallings. The areas inside of these municipalities are zoned for a variety of residential and commercial.

Community Meeting

The applicant held a community meeting on November 29, 2016 at 6:00PM, at Hemby Rd. location of the Wesley Chapel Volunteer Fire Department. 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 3 residents attended the meeting.

Summary of Concerns

A few of the items discussed during the meeting included:
Traffic, home sizes and price points, stormwater, impacts on schools

Comprehensive Plan Consistency

The subject property is located within the Mixed Residential portion of the Union County Comprehensive Plan. 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 consisting of sidewalks for pedestrian use and provides for future connectivity (pedestrian, bicycle and vehicular) to adjacent property. This development while located in a Mixed Residential area is also located just to the east of a proposed Neighborhood Center. Being that this property is located in close proximity to a commercial node the Union County Comprehensive Plan anticipates that the property will develop at a slightly higher density than other properties in the Mixed Residential areas.

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

- Live 3.0 – The proposed development creates design guidelines that emphasize walkability, connectivity, and park/greenway creation.

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-8 CZ and incorporating all of the applicants proposed development conditions and the condition that post construction stormwater measures equal to those required under the Cluster Subdivision option be included in the design of the development.

The Union County Planning Board unanimously recommends the approval of the rezoning request to R-8 CZ with all of the applicants proposed conditions, the condition that post construction stormwater measures equal to those required under the Cluster Subdivision option be included in the design of the development, the condition that stub street on the eastern side of the property be eliminated and replaced with a cul-de-sac (as depicted on the site plan) and that screening be provided along the eastern boundary of the property, equal to an S2, High-profile Screen with the exception that in lieu of a six foot shrub an F1, Screening Fence may be substituted. In making its recommendation to approve the rezoning the Planning Board relied heavily on the fact that the Union County Comprehensive Plan identifies this area as a higher density residential area. They also relied on the fact that the property is easily served by water and sewer and that the developer placed reasonable conditions on the project so as to protect adjacent property owners' interests.

During the public hearing on this matter some concern was expressed regarding the use of vinyl siding as a primary material type. The developer stated that his intent was not to use vinyl siding as a primary material and that he would agree to a condition restricting the use of vinyl siding as a primary material type.

The Applicant Llewellyn Development was there to answer any questions the Board may have. The applicant stated to the Board that they had proposed and added some new conditions that some of the adjacent property owners had concern with.

Motion was by Russell Wing and seconded by Don Fisher to approve the petition with the new conditions proposed and added. The vote was 4 to 0.

ITEM NUMER SIX A

Cancellation of the January 2, 2017 Meeting

Motion was made by Roger Stanton and seconded by Russell Wing to cancel the January 2, 2017 Meeting due to it being on a Holiday. The vote was 4 to 0.

ITEM NUMBER SEVEN

Adjournment

The meeting adjourned at 8:30 p.m.