

## June 7, 2016

The Union County Planning Board met in regular session on Tuesday, June 7, 2016, 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, Chris Duggan, Don Fisher, Patrick Harrison, Roger Stanton, Robert Traficanti, Russell Wing

**ABSENT:** Clint Laster, Sean Maher

**ALSO PRESENT:** Richard Black, Lee Jenson, Brian Matthews

### **ITEM NUMBER ONE**

#### **Call to Order**

Chairman Everette Medlin called the meeting to order.

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**

Motion was made Russell Wing and seconded by Chris Duggan to switch Item #5 on the Agenda to Item #6. The vote was 6 to 0.

### **ITEM NUMBER THREE**

#### **Approval of the Agenda**

Motion was made by Robert Traficanti and seconded by Don Fisher to approve the agenda. The vote was 6 to 0.

### **ITEM NUMBER FOUR**

#### **Approval of May 3, 2016 Minutes**

Motion was made by Robert Traficanti and seconded by Russell Wing to approve the May 3, 2016 Minutes. The vote was 6 to 0.

### **ITEM NUMBER FIVE**

**Conditional Rezoning Petition #16-03, Harkey Creek**, requesting rezoning classification from R-20 to MPD (Master Planned Development) containing 78.316 acres, being Tax Map #09-396-004, 09-396-004A, 09-396-005, 09-396-006, 09-366-020, 09-366-020B, 09-366-020D, located off Old Charlotte Highway, within Monroe Township.

## Conditional Zoning Staff Report

Case	CZ-2016-003		
Reference Name	Harkey Creek		
Request	Proposed Zoning	MPD	
	Proposed Use	268 lot community with varying housing options	
Existing Site Characteristics	Existing Zoning	R-20	
	Existing Use	Vacant/Agricultural/SF Residence	
	Site Acreage	78.316	
Applicant	Robert Burkett		
Submittal Date	March 4, 2016		
Location	Off of Old Charlotte Highway between Monroe and Indian Trail		
Tax Map Number	09-396-004, a portion of 09-366-020, 09-366-020B, 09-366-020D, 09-396-005, 09-396-004A, 09-396-006		
Plan Consistency	Comprehensive Plan	Designation	Mixed Residential
		Consistent with Request	Yes
Recommendations	Planning Staff	Recommend Approval of Rezoning Tract to MPD	
	Planning Board		

### Project Summary

This is a request to establish a MPD District on a 78.316 acre site to support the development of 268 lot community with varying housing options. The subject property lies off of Old Charlotte Highway between Monroe and Indian Trail. Access to the site will be facilitated by one point of access off of Old Charlotte Highway. The site is undeveloped and is currently being farmed. 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 a 78.316 acre site to support the development of a 268 lot community with varying housing options. The subject property consists of several parcels containing 78.316 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 area to support the neighborhood residents
- A mix of housing styles to support different lifestyles
- The provision of a fairly sizeable amount 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 Old Charlotte Highway.

### Location Characteristics and Surrounding Zoning

#### *Location Overview*

The subject property lies off of Old Charlotte Highway between Monroe and Indian Trail. It is located immediately to the north of the Grayson subdivision and lies to the east of the Sandalwood subdivision. The subject property is currently a vacant tract of land that currently being farmed. Surrounding land uses include a variety of different land uses including residential, agricultural, institutional, commercial and industrial.

#### *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 with some B-4 and HC. Significant areas adjacent to and in the vicinity of this property are located within the zoning jurisdiction of Indian Trail and Monroe. The areas inside of these municipalities are zoned for a variety of residential, commercial and industrial uses.

#### **Community Meeting**

The applicant held a community meeting on May 12, 2016 at 6:00PM, at Bakers 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 as well as the Town of Indian Trail and the City of Monroe. Approximately 61 residents attended the meeting. A second community is scheduled for June 3, 2015 at 5:00PM, at Bakers Fire Department.

#### *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. 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/townhome residential development pattern consisting of different housing types, contains a sidewalk 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 between two Community Centers -Large, located at the intersection of Old Charlotte Highway and Wesley Chapel Stouts Rd and the intersection of Old Charlotte Highway and Rocky River Rd. Being that this property is located between two commercial nodes 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 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.

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 MPD and incorporating all of the applicants proposed development conditions.

Lee Jenson presented the Conditional Rezoning Petition.

Robert Burkett applicant for Harkey Creek answered questions from the Board.

Motion was made by Russell Wing and seconded by Robert Traficanti to approve with the staff condition on stormwater design per cluster development. The vote was 5 to 2.

**ITEM NUMBER SIX**

**TXT #16-01 – Union County Development Ordinance Text Amendments**, Section 80.070 – Minor Subdivisions, Section 60.070 – Lots and Access, Section 60.080 – Driveways and Entrances, Section 60.160 – Traffic Impact Analysis (TIA), Section 105.200 – Subdivision, Minor

Dan Johnson presented his text amendment and answered Board questions.

Motion was made by Don Fisher and seconded by Roger Stanton to table this text amendment to the July meeting date. The vote was 6 to 0.

**ITEM NUMBER SEVEN**

Planning Staff Report

Motion was made by Don Fisher and seconded by Robert Traficanti to move the July 5, 2016 meeting to July 14, 2016. The vote was 6 to 0.

**ITEM NUMBER EIGHT**

Brief Comments

No Comments

**ITEM NUMBER NINE**

Adjournment

The meeting adjourned at 10:30 p.m.