

April 5, 2016

The Union County Planning Board met in regular session on Tuesday, April 5, 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, Clint Laster, Sean Maher, Roger Stanton, Russell Wing

ABSENT: 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 to the Agenda

There were no additions or deletions to the agenda.

ITEM NUMBER THREE

Approval of the Agenda

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

ITEM NUMBER FOUR

Approval of the January 5, 2016 Minutes

Motion was made by Russell Wing and seconded by Don Fisher to approve the January 5, 2016 Minutes. The vote was 6 to 0.

ITEM NUMBER FIVE

Conditional Rezoning Petition #16-01, Moore Farm Active Adult Community II, request rezoning classification from R-40 and MPD to 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.

Lee Jenson presented the staff report to the Board and answered any questions they may have.

John Ross of Eagle Engineering presented the applicant's request to the Board and answered any questions they may have.

Conditional Zoning Staff Report

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|-------------------------------|--|---|-------------------|
| Case | CZ-2016-001 | | |
| Reference Name | Moore Farms Active Adult Community II | | |
| Request | Proposed Zoning | MPD | |
| | Proposed Use | 269 lot age restricted community with varying housing options | |
| Existing Site Characteristics | Existing Zoning | MPD and R-40 | |
| | Existing Use | Vacant/Tree Farm | |
| | Site Acreage | 116.11 | |
| Applicant | Abbie Eileen Moore Pitt, Steven Pitt, Amy Elizabeth Russo, and Amanda Carol Moore | | |
| Submittal Date | March 4, 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 Rezoning Tract to MPD | |
| | Planning Board | Recommend Approval of Rezoning Tract to MPD | |

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

Motion was made by Russell Wing and seconded by Roger Stanton to approve the Petition as presented with the previous conditions. The vote was 6 to 0.

ITEM NUMBER SIX

Planning Staff Report

Brian Matthews stated that staff was still working on the Critical Intersection Plan and had identified 14 areas and hope to have it moving forward within the next 60 days for MPO funding.

Brian Matthews stated that Planning was working on getting new software to be in place by July to help with permitting and to review plans in digital format.

Lee Jenson stated that Planning had been approved to work on the Hemby Bridge small area plan.

ITEM NUMBER SEVEN

Brief Comments

No Comments

ITEM NUMBER EIGHT

Adjournment

The meeting adjourned at 8:00 p.m.