



Union County Planning Division

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November 7, 2017

The Union County Planning Board met in regular session on Tuesday, November 7, 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: Don Fisher, Charles Griffin, Everette Medlin, Robert Traficanti

ABSENT: Chris Duggan, Patrick Harrison, Clint Laster, Russell Wing

ALSO PRESENT: Richard Black, Lee Jenson, Brian Matthews

ITEM NUMBER ONE

Call to Order

Chairman Don Fisher called the meeting to order.

Motion was made by Everette Medlin and seconded by Robert Traficanti for Alternate Charles Griffin to be made a voting member at this time. Vote was unanimous.

ITEM NUMBER TWO

Additions and/or Deletions to the Agenda

There were none.

ITEM NUMBER THREE

Approval of the Agenda

Motion was made by Robert Traficanti and seconded by Everette Medlin to approve the agenda.

The vote was 4 to 0.



ITEM NUMBER FOUR

Approval of October 3, 2017 Minutes

Motion was made by Robert Traficanti and seconded by Charles Griffin to approve the October 3, 2017 Minutes. The vote was 4 to 0.

ITEM NUMBER FIVE

Conditional Rezoning Petition #17-05, requesting rezoning classification from RA-40 to RA-200 CZ, containing 90.5833 acres, being Tax Map #08-261-009, located on Indian Trail Fairview Road, being within Goose Creek Township.

Planning Staff Report
Rezoning Case # CZ-2017-005
Staff Contact: Lee Jenson

Summary of Request

This is a request to amend the Zoning Map of Union County by rezoning a parcel of land from RA-40 (Residential Agricultural, 40,000 square foot minimum lot size) to RA-200 CZ (Residential Agricultural, 200,000 square foot minimum lot size - Conditional District). The applicant requests the rezoning, on behalf of his client, in order to operate a landscaping business from a portion of the property and to maintain the rest of the property as agricultural. This is a conditional district request so the rezoning will be bound by the conceptual plan and all conditions. The conceptual plan shows a general layout of existing and proposed building locations, driveway entrances, environmental features, etc. Specific uses allowed include: Single-family residential, reclamation landfill (one acre or less and limited to use by the business that is on-site only for stumps, dirt, limbs and other natural materials that are collected as part of a landscaping business), agribusiness including employee dispatch, storage and maintenance of business equipment, office space and mulch processing.

Owner/Applicant

Owner: Emma Rose Farms, LLC
8414 Indian Trail Fairview Rd.
Indian Trail, NC 28079

Applicant: James Allen Lee
314 N Hayne St.
Monroe, NC 28112

Property Information



Location: 8414 Indian Trail Fairview Rd; more specifically identified as tax parcel 08-261-009



Existing Land Use: The parcel is currently zoned RA-40 and is 90.5833 acres. The land is mostly agricultural in character. There is a single family residence located on the property along with a few agricultural buildings.



Development Status

Petition: CZ-2017-005
Name: James Allen Lee

Size: 90.58 acres
Tax Parcel: 08-261-009



Surrounding Land Use: The surrounding land use is predominantly agricultural and rural residential in character. The property is surrounded by RA-40 zoning on all sides. The Town of Indian Trail lies about a half a mile to the west and the Town of Fairview lies about a quarter of a mile to the north and east.

Utilities: The majority of the surrounding area, including this property, is served by well and septic systems.

Zoning and Land Use History: This parcel has been zoned RA-40 since Union County established zoning. There have been no rezoning requests or special use permits requested for this property. The land use has always been rural residential and agricultural.



Zoning

Petition: CZ-2017-005
Name: James Allen Lee

Size: 90.58 acres
Tax Parcel: 08-261-009



- Legend**
- Rezoning Parcel
 - Zoning
 - Mixed Use or Unknown
 - R-40 Union County
 - RA-40 FairView
 - RA-40 Union County
 - RA-40 Unionville
 - RSF Indian Trail
 - RSF-1 Indian Trail



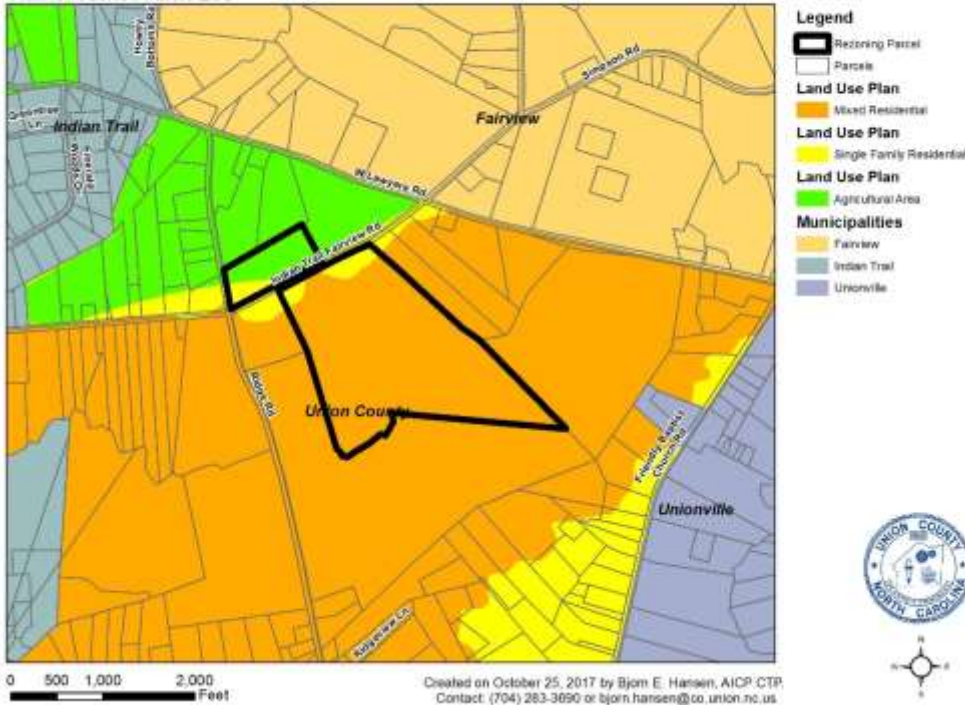
Planning Documents

Union County Comprehensive Plan: This property lies at the intersection of the Agricultural Area and the Mixed Residential area. Mixed Residential areas anticipate higher densities and different housing types the closer the property is to a commercial node. Agricultural Areas anticipate areas to remain rural residential and agricultural in nature.



Land Use Plan
Petition: CZ-2017-005
Name: James Allen Lee

Size: 90.58 acres
Tax Parcel: 08-261-009



Staff Comments

The rezoning request, while allowing commercial uses, appears to be reasonable. The commercial use of the property is relatively small compared to the overall size of the property. The commercial use specified for the property is also one that fits in nicely with the overall character of the area. Much of the equipment used in a landscaping business is also found on a working farm. The existing and proposed structures on the property will also fit in with the surrounding area as both existing and proposed structures will be similar in nature to buildings found on many farms throughout Union County and North Carolina. This rezoning will also help to preserve the rural character of the area by limiting future development since any new residential structure built on this property will be required to have at least 200,000 square feet of land. Since this rezoning request is compatible with the Union County Comprehensive Plan and helps to preserve farmland and rural character staff recommends approval of the request.

Planning Board Recommendation

At their November meeting the Union County Planning Board unanimously recommended approval of this request. In making this recommendation the Planning Board noted compliance with the Comprehensive Plan, the preservation of agricultural land and the rural nature of the area.



Lee Jenson went over with the Board the Staff Report and discussed the petition as presented.

Travis Greene Attorney for the Applicant came up to speak to the Board and answer any questions they may have.

Motion was made by Robert Traficanti and seconded by Everette Medlin to approve the petition as presented. The vote was 4 to 0.

ITEM NUMBER SIX

Condition Rezoning Petition #17-07, requesting rezoning classification from R-40 to Office CZ, containing 1.544 acres, being Tax Map #06-156-003, located at 1425 Providence Road South, being within Sandy Ridge Township.

Planning Staff Report
Rezoning Case # CZ-2017-007
Staff Contact: Lee Jenson

Summary of Request

This is a request to amend the Zoning Map of Union County by rezoning a parcel of land from R-40 (Residential, 40,000 square foot minimum lot size) to O CZ (Office, Conditional District). The applicant requests the rezoning, on behalf of his client, in order to develop the property as an office site. Uses on the site, if approved, would be limited to office uses, personal improvement services, instructional or service studios, day care centers and animal services including grooming or training, supplies and veterinary. Since this is a conditional rezoning request the district is bound by all conceptual plans and conditions approved as part of the process. The applicant is proposing several restrictions on the property including: height limitations, use limitations, dedication of right-of-way for future widening, design guidelines, etc. Specific restrictions are found on the rezoning plan.

Owner/Applicant

Owner: Charlene G Carter
6622 Loblolly Cir
Waxhaw, NC 28173

Applicant: James Allen Lee
314 N Hayne St.
Monroe, NC 28112

Property Information



Location: 1425 Providence Rd. S.; more specifically identified as tax parcel 06-156-003



Existing Land Use: The parcel is currently zoned R-40 and is 1.54 acres. The land is currently residential in character. There is a single family residence located on the property.



Development Status

Petition: CZ-2017-007
Name: Truffle Plaza

Size: 1.54 acres
Tax Parcel: 06-156-003



Surrounding Land Use: The surrounding land use is a mix of residential, institutional and commercial. The immediate adjacent properties are residential. The property is surrounded by R-40 zoning on all sides. Some commercial development currently exists near the intersection of Providence Rd. and New Town Rd. which is approximately two-tenths of a mile away. The Village of Marvin lies about a quarter of a mile to the south and the Town of Weddington lies about a third of a mile to the north and west.

Utilities: Several of the properties in this area are served by Union County water and sewer, however, some other properties are served by well and septic systems.

Zoning and Land Use History: This parcel has been zoned R-40 since Union County established zoning. There have been no rezoning requests or special use permits requested for this property. The land use has always been used as a single family residence since 1950 according to the Union County GIS.



Current Zoning

Petition: CZ-2017-007

Name: Truffle Plaza

Size: 1.54 acres

Tax Parcel: 06-156-003



Legend

Rezoning Parcel

Zoning

Mixed Use or Unknown

Business

Commercial Marvin

R-40 Union County

RCD Weddington

RUC Marvin



Planning Documents

Union County Comprehensive Plan: This property lies on the outer edge of a Neighborhood Center. Neighborhood Centers are located near concentrations of existing or planned residences; in areas with access to major thoroughfares and utilities. Typical uses include grocery stores, retail establishments, restaurants and services. Mixed residential densities are also appropriate around commercial and retail uses.



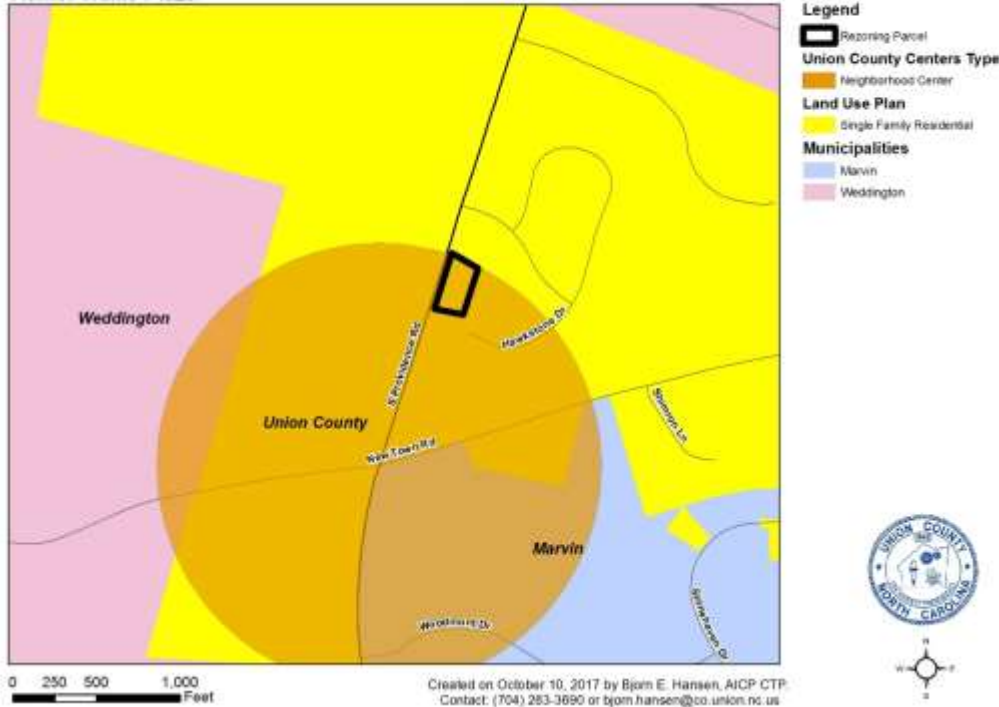
Land Use Plan

Petition: CZ-2017-007

Name: Truffle Plaza

Size: 1.54 acres

Tax Parcel: 06-156-003



Staff Comments

The rezoning request, while allowing office uses, appears to be reasonable. The office use of the property appears to be consistent with the Union County Comprehensive Plan. The office designation of the property is a good transition from the more intensive commercial and retail uses near the intersection to the single family homes in the neighborhoods to the north. Based on the petitions consistency with the Union County Comprehensive Plan and its less intensive use staff recommends approval of the request. Staff does note that the Planning Board may want to consider requirements for more intensive screening and less intensive lighting adjacent to existing residential areas.

Planning Board Recommendation

At their November meeting the Union County Planning Board voted 3-1 to recommend approval of this rezoning request. In making its decision the Board noted that the request was in general conformity with the Comprehensive Plan and that given the properties size and location the Office designation was probably the best designation for the property. The Board noted that this was a tough decision.



Lee Jenson went over with the Board the Staff Report and discussed the petition as presented.

Mike Hunter Attorney representing the Chatsworth Homeowners Association and several residents from the Chatsworth Neighborhood came up to discuss their concerns associated with the rezoning petition.

Motion was made by Robert Traficanti to deny the petition there was no second motion.

Motion was made by Charles Griffin and seconded by Everette Medlin to approve the petition as presented. The vote was 3 to 1.

ITEM NUMBER SEVEN

Status Report

- Secret Sort Cut Small Area Plan
- Marshville/US 74 Corrido
- CRTPO

There was no report at this time.

ITEM NUMBER EIGHT

Planning Board Comments

No Comments

ITEM NUMBER NINE

Adjournment

The meeting was adjourned at 9:00 p.m.

