

Memorandum

To: Morganton Planning & Zoning Commission Members
From: Jesse James, Senior Planner D&D Services
Date: March 31, 2021
Subject: P&Z meeting to be held May 13, 2021 5:15

The Morganton Planning & Zoning Commission will meet on **Thursday, May 13, at 5:15 pm** in the City Hall Council Chamber. Please contact Jackie Cain (828) 438-5260 to confirm your attendance

In response to the order issued by Governor Roy Cooper, and to help mitigate the spread of COVID-19, the Planning & Zoning Commission will hold a meeting May 13, 2021 with the following guidelines. The Council Chamber will be open to the public with limitations. Listed below are ways to participate while remaining in compliance with the Governor's orders.

If citizens wish to address the commission during the meeting they may:

1. Send an email to: jcain@ci.morganton.nc.us
2. Send a letter to: City of Morganton, Attn: Jackie Cain, P.O. Box 3448, Morganton, NC 28680
3. Hand deliver a letter to City Hall: 305 East Union Street by 9:00 a.m. on Thursday May 13, 2021.
4. If a citizen would like to address the commission in person, they may attend the scheduled meeting. Limitation of fifty (50) individuals are allowed in the council chamber. Masks will be required. Please contact Jackie Cain (828) 438-5260 with any questions. Speakers during any public hearing shall be limited to three (3) minutes each. Citizens will be allowed into Council Chamber.

All comments (emails or letters) must be received by 9:00 a.m. on Thursday May 13, 2021.

Morganton Planning & Zoning Commission
Agenda: May 13, 2021
City Hall Conference Room 4
305 East Union Street (Suite A100)

I. OLD BUSINESS:

Item 1: Review and approval of the April 8, 2021 minutes

Item 2: Review of City Council action since last meeting.

No action

II. APPEARANCES

This Agenda time is reserved to provide citizens an opportunity to appear before the Planning Commission about issues other than those appearing on the agenda. Citizens may present their planning ideas, opinions or concerns for Commission consideration and discussion. Anyone wishing to speak should come to the podium, state their name, and address for the record.

III. NEW BUSINESS

Item 1: Consideration for an application submitted by Miller Stinson LLC for rezone the property listed as 0 Stonebridge Drive (PIN # 2713173434 and PIN # 2713285034). The property is currently zoned Medium Intensity District (MID) & Low Intensity District (LID) and the application is to re-zone to High Intensity District (HID).

OTHER ITEMS OF DISCUSSION

IV. ADJOURN

**Next Scheduled P&Z Meeting: Thursday June 10, 2021 at 5:15 PM
City Hall Council Chamber**

Minutes
Morganton Planning & Zoning
April 8, 2021

Members Present:

Hank Dickens, Chairman
Bill Lennon, Vice-Chairman
Rick Lingerfelt
Judy Francis
Waits Gordon
Don Smith
Pete Wallace
Eric Engstrom

Members Absent:

Kevin Kee

Also present from the City staff were Phillip Lookadoo, Director Development Design Services; Jesse James, Senior Planner; Louis Vinay, City Attorney; and Jackie Cain, Administrative Manager.

I. OLD BUSINESS:

Item 1: Review and approval of minutes.

Mr. Dickens stated a minutes from the March 11, 2021 were provided for review. Minutes were approved as submitted.

Item 2: Review of City Council action since last meeting

Mr. Dickens stated Mr. Lookadoo would review action taken by city council.

None

II. APPEARANCES:

Mr. Dickens stated this time is set-aside for individuals to come before the planning board to express any planning related concerns to the planning board.

None.

Tammy Stern and Bobby Funk, Mills Construction Company 608 Washington Street Raleigh NC,

III. NEW BUSINESS:

Item 1: Consideration of a City of Morganton zoning ordinance text amendment for compliance with the state of North Carolina passage of Chapter 160D land use law into state general statutes.

Chapter 160d of the North Carolina General Statutes is the first major recodification and modernization of the city and county development regulations since 1905. The endeavor was initiated by the Zoning and Land Use Section of the N.C. Bar Association in 2013 and emanated from the sections rewrite of the city and county board of adjustment statute earlier that year. To conform to this new statutory framework, every city and county development regulation in the state will need to be updated by July 1st, 2021.

Mr. James explained staff reviewed 160(D) and amendments that would need to change.

Updates Needed:

1. -160 D- Must not exclude manufactured homes based on the age of the home. (G.S. 160d-910)
- Zoning Ordinance- The manufactured home shall be constructed after July 13, 1994, and shall meet or exceed the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction.

2. 160 D- Must align ordinance terminology with 160D terminology for special use permits.
- Zoning Ordinance-
 -Does not mention special use permits in section 2.1.4.3 Powers and Duties, for the Board of Adjustments.
 -Section 3.4.7 (H) Telecommunication Towers- The procedure for approval of this land use is by special use permit.

3. 160D- One of the main objectives of this legislation is clearing up the differences between conditional zoning, special use permits, conditional use permit, conditional use district, and special use district. Conditional use permits, conditional use districts, and special use districts are no longer legal under 160D, which is not an issue in the City of Morganton zoning ordinance, but the word conditions, listed in several places should be changed for clarity. **Suggestion:** Use the terminology “limitations” to reference requirements needed outside of the common requirements for all uses listed on the Permitted Use Table 3.1, and all other references to “Conditions” for the requirements subsequent to this table referencing these limitations.
 - Manufactured Homes
 - (Action)1. Motion to remove (A) on Section 3.2.2.3 Development Standards within section 3.2 Overlay Districts Section. This action is consistent with the approved land use plan as it is simply applying North Carolina statutory limits to the City of Morganton zoning ordinance.

Mr. Gordon discussed the date and questioned the year as 1996. He asked how this would affect permitting for mobile homes.

Mr. James stated currently all mobile homes had to be 1994 or newer, now there isn't a year requirement.
They must meet HUD standards.

Mr. Dickens asked about the standards and how that played with our ordinance.

Mr. James stated building code/inspection requirements would see that the structure met all housing codes.

Ms. Francis added that she recalled mobile homes which were built prior to 1976 did not meet HUD standards due to something with their foundation.

Mr. James stated building code would look at the requirements for the mobile homes.

Ms. Francis stated she was amazed there were only these changes that needed to be changed.

Mr. James stated the ordinance changes in 2014 were good and perhaps the code writing companies had idea that these changes were in the horizon from legislation. Due to us having a fairly new ordinance it helped us with few changes.

Mr. Gordon made a motion

1. Motion to remove (A) on Section 3.2.2.3 Development Standards within section 3.2 Overlay Districts Section. This action is consistent with the approved land use plan as it is simply applying North Carolina statutory limits to the City of Morganton zoning ordinance.
2. Motion to make reference to special use permits for quasi-judicial decisions in the applicable sections 2.1.4.3 and 3.4.7 of the zoning ordinance. This action is consistent with the approved land use plan as it is simply aligning North Carolina Chapter 160D terminology with the City of Morganton zoning ordinance terminology.
3. Motion to convert the terminology of “conditions” to “limitations” when referencing special requirements for certain uses on the Permitted Use Table 3.1, and subsequent sections making reference to conditions. This action is consistent with the approved land use plan as it is a requirement of Chapter 160D and is only making clarity to planning terminology and does not change the actual zoning procedures within the zoning ordinance.

Mr. Gordon added this action is consistent with the approved land use plan as it is simply applying North Carolina statutory limits to the City of Morganton zoning ordinance.

Motion was seconded by Mr. Engstrom and passed unanimously (8-0).

Item 2: Consideration of a zoning text amendment to increase the existing base residential density maximums within the Central Business District (CBD) from 4 dwelling units per acre to unlimited and in the High Intensity District (HID) from 4 dwelling units per acre to 6 dwelling units per acre.

Mr. James stated consideration of a zoning text amendment to increase the existing base residential density maximums within the Central Business District (CBD) from 4 dwelling units per acre to unlimited and in the High Intensity District (HID) from 4 dwelling units per acre to 6 dwelling units per acre.

Mr. James explained our current Ordinance- HID Base Residential Density= 4 DUA (Dwelling Units per acre).

He explains definition of HID; “The High Intensity District is established to accommodate **high density residential** and wide variety of civic, institutional, retail, service, and office uses along major arterials within the City and to ensure these uses are attractive, functional, and do not have a harmful effect on adjacent neighborhoods or other commercial areas of the City.”

The current difference between HID and the next level down in zoning density is 2 DUA in the MID (Medium Intensity District). To assist with increasing density in the HID district, the City would benefit from increasing the base density to 6 dwelling units per acre based upon the definition of HID, as well as the minimal difference between HID and MID districts.

The Mission 2030 Land Use Plan recommends High Density residential development within the commercial corridors in the City. This is consistent with the permissible uses in the HID zoning.

Potential Negative Effects: Decreases the amount of performance points needed to grant more density in HID. This could potentially allow for a less desirable residential development by negating the requirement for additional standard options (Table 4.60) to increase density.

Current Ordinance-Central Business District (CBD) Base Residential Density= 4 DUA Definition of Central Business District; The Central Business District is established to protect and promote the continued vitality of downtown Morganton. It is the intent of this district to provide a concentration of activities in a pedestrian-oriented setting. These activities include retail trade, office, and professional service uses as well as **high density residential**.

By definition alone, 4 DUA is not high density residential, and furthermore, section 4.8.7 (Building Design Standards: Central Business District) requires that ALL buildings in the CBD zoning districts must comply with standards within that section regarding building design. This means that Building Design Sections in Table 4.6 Performance Standards Options (see handout) is meaningless with CBD and also, many of the points are given to CBD regardless of the development due to the nature of CBD development.

Another important fact about the CBD is average lot sizes are naturally small due to the historic grid nature of the district, as well as the natural density of the development within. This results in difficulty retaining enough points in some situations to even convert existing historic CBD buildings to condos/residential units (see handouts). The approved 2018 Downtown Masterplan references a deficit of 1,029 downtown housing units. Staff believes that lifting the maximum base density of 4 DUA to unlimited DUA (within the dimensional requirements of 35-foot height residential and 65 foot for mixed use) would help to encourage more downtown residential growth but also keep intact the existing downtown building design standards.

Mr. James stated our downtown Masterplan goal is to increase density.

Mr. Engstrom made a motion to increase the base residential density within HID zoning from 4 dwelling units per acre, to 6 dwelling units per acre. This action is consistent with the Mission 2030 Land Use plan by encouraging the goals of higher residential density within the designated High Intensity Districts listed as Commercial Corridors and Planned Destination Commercial areas on the plan and motion to increase the base residential density within CBD zoning from 4 Dwelling units per acre, to unlimited dwelling units per acre. Mr. Enstrom stated this action is consistent with the approved 2018 Downtown Masterplan by allowing for the diversity and expansion of housing listed in section 7.4. and added this action is consistent with the approved land use plan, seconded by Mr. Lingerfelt passed unanimously (8-0).

Item 3: Consideration of a zoning text amendment to modify the conditions for development of multi-family dwellings including; building lengths/widths, requirement of internal sidewalks, added street access requirement, and individualized utility meters.

Mr. James stated consideration of a zoning text amendment to modify the conditions for development of multi-family dwellings including; building lengths/widths, requirement of internal sidewalks, added street access requirement, and individualized utility meters. Mr. James explained the proposed changes:

A) Current Ordinance: Section 3.4.2 Additional Conditions for Certain Uses, G Multi-Family Dwellings- Does not give flexibility concerning the 150-foot width.

1. No multi-family dwellings or series of attached dwellings, multi-family building or other such arrangements shall exceed a length of 150 feet when measured along the longest axis of the building or series of attached units.

Mr. James explained the proposed changes: Allow for wider/longer buildings by replacing 3.4.2 (G)(1) with the following:

1. Within the LID and MID zoning districts, no multi-family dwellings or series of attached dwellings, multi-family building or other such arrangements shall exceed a length of 150 feet when measured along the longest axis of the building or series of attached units. Within all other zoning districts where such uses are allowed, no such structures shall exceed a length of 175 feet when measured along the longest axis of the building or series of attached units; except, however, if the structure meets the multi-family residential performance standards for wall materials as set out in Section 4.8.5.1(A), and for façade articulation as set out in Section 4.8.5.1(D), then such structure may be constructed up to a length of 250 feet.

Mr. James explained the changes gives more flexibility with the design of buildings while keeping intact the Ordinance's goal of not allowing long, flat, plain, building facades.

- B) Section 3.4.2 Additional Conditions for Certain Uses, G Multi-Family-** there is not a requirement to add internal sidewalks within a multi-family development, unless performance density points are chosen.

Proposal: Require sidewalks for any multi-family development, by adding new subsection 3.4.2 (G)(8) to read:

Sidewalks shall be required for internal pedestrian traffic within a multi-family development. The internal sidewalk shall connect to the public sidewalk system on the public street by which the site gains access. If there is no sidewalk present, a sidewalk shall be required on the street frontage. A minimum four (4) foot planting strip shall be located between the sidewalk and the street (back of curb) for the internal sidewalk system. The planting strip shall be planted with grass. Sidewalks shall be installed in accordance with the requirements of the City of Morganton Engineering Standards and Specifications. Sidewalks required on the public street frontage shall have a minimum six (6) foot planting strip shall be located between the sidewalk and the street (back of curb). The planting strip shall be planted with grass. Sidewalks shall be installed in accordance with the requirements of the City of Morganton Engineering Standards and Specifications.

- C) Section 3.4.2 Additional Conditions for Certain Uses, G Multi-Family (6)** All streets or access ways providing ingress and egress from the development to an existing public street system shall comply with the current standards being required by the infrastructure regulations of the Subdivision Ordinance.

Proposal: Add a sentence that specifies the type of street access allowed on multi-family development over 10 units:

Any multifamily development proposed with over 10 dwelling units shall have direct access on a collector street, or minor/major arterial street, shown on the Morganton Thoroughfare Classification Map.

Mr. James explained large housing developments should not be permitted on local streets that do not meet current City of Morganton Engineering Specifications due to high traffic volume.

- D) Section 3.4.2 Additional Conditions for Certain Uses, G Multi-Family (5)** - Each unit shall be individually metered for all utilities.

Proposal- Allow Master Metering.

Amend the first sentence of Sub-Section 3.4.2(G)(5) to read:

Each unit shall be individually metered for all utilities, except to the extent master metering is allowed and chosen. In cases where master metering is the preferred method, approval must be granted by the City Engineer.

Explanation: In some cases, individual metering is not viable, so this gives flexibility on a case by case basis.

Mr. Wallace made a motion to approve the conditions for development of multi-family dwellings including; building lengths/widths, requirement of internal sidewalks, added street access requirement, and individualized utility meters. Mr. Wallace stated this action is consistent with the approved City of Morganton Mission 2030 Land Use Plan as it meets the intent of the plan by allowing and encouraging a diverse housing mix while also providing for public safety and building design standards, seconded by Mr. Gordon and passed unanimously (8-0).

Item 4: Consideration of an amendment to the zoning ordinance to allow for staff initiation of zoning text amendments.

Mr. James stated Ordinance: 2.2.9 Zoning Text Amendment Step 2 (A) Applications to change, supplement or amend the Zoning Ordinance may be initiated by the City Council, the Planning & Zoning Commission, or anyone who owns property or resides in the area of jurisdiction of this Ordinance or the agent of such person.

Mr. James stated staff proposed: Add a sentence to the end of step 2 (A) to read: “The City’s Development and Design Department may also initiate such process by presentation to the Planning and Zoning Commission.

Mr. James explained by planning staff not being granted the ability to bring forth amendment proposals to the Planning and Zoning Commission, an extra step is created in getting issues more expediently resolved within the zoning ordinance. Typically, if staff realizes an issue with the ordinance, a motion must be made by the commission for staff to then have the ability to draft an ordinance for the next meeting agenda. If the commission approves the proposed amendment, it then moves to City Council for consideration. The current process takes a minimum of three months to complete. By staff initiating the proposed amendments, this time could be cut to two months or less.

Mr. Dickens made a motion for approval of a zoning ordinance text amendment to allow for staff initiation of zoning text amendments. This amendment is consistent with the approved land use plan and only simplifies the process in amending the zoning ordinance, seconded by Mr. Engstrom and passed unanimously (8-0).

OTHER ITEMS OF DISCUSSION

Mr. Wallace stated he stated he would like for the planning commission to initiate new ideas for growth and not be a reactive board. He stated discussion is good and suggest a meeting to begin this communication jam session. He stated perhaps a motion to initiate this meeting.

Ms. Francis questioned the funding of the updating of city comprehensive plan. She asked if that would happen this upcoming fiscal year.

She stated she knew with budget constraints it was difficult...she stated that this commission body having discussions and meeting prior to funding would be positive and have a jump start in the discussions.

Mr. Gordon agreed that staff can also bring items of discussion that they are finding difficult and begin identifying those needs.

Mr. Engstrom stated he agreed with Ms. Francis stated meeting annually or semi-annually would be good.

Ms. Francis stated having a luncheon with realtors or development community to gage their reaction(s) to issues for focus.

Mr. Lingerfelt agreed being pro-active would help.

Mr. Gordon asked Mr. Lingerfelt if he thought the change in density would help development.

Mr. Lingerfelt stated yes, less restrictiveness would assist the developer to get more space on the postage stamp in the downtown area.

Mr. James stated initially having a low density number in the CBD felt like with the low number we would have more control...but we have that with the performance points. Developers would begin to look at our ordinance, see the low density numbers and not look any further... With the changes it would allow the developers to explore deeper and see what could be done in our city.

Mr. Dickens wanted to look at pro-active planning. He stated he wanted to plan for our growth.

Mr. James stated a visioning process and inviting citizens to become involved, neighborhood groups etc.

Mr. Dickens stated we have stated we are Natures Playground, but what are we doing to make that happen and see that happening?

Mr. Dickens made a motion for commission to hold a minimum yearly workshop for visioning discussion, seconded by Mr. Engstrom and passed unanimously (8-0).

Mr. Lookadoo mentioned at city council meeting Mr. Vinay, city attorney, mentioned there is a house bill 401 "Increasing Housing Opportunities" being considered. He stated it requires municipalities to allow duplexes, tri-plexes, quad-plexes and townhouses in all residential districts. He stated there would be no single-family housing. There would be no regulation on single-family neighborhoods.

Mr. Vinay stated city council directed him to contact our lobbyist and legislators to express our opposition to the bill.

Mr. James stated this is zoning terms as a "taking"

ADJOURN

Next Scheduled P&Z Meeting:

Thursday May 13, 2021 at 5:15 PM
City Hall Council Chamber

Rezoning Evaluation

Case # PZ-12-20

0 Stonebridge Drive

Pin Numbers- 2713173434 and a portion of 2713385034

Background

An application has been submitted by the property owner, Miller Stinson LLC, to rezone properties listed as 0 Stonebridge Drive. NCPIN 2713173434 is currently zoned Medium Intensity District (MID) and the portion of NCPIN 2713385034 is currently zoned Low Impact Development (LID). The application is to re-zone both to High Intensity District (HID).

Zone Comparison

The LID is established primarily for single-family residential uses at a variety of densities depending on location and proximity to transportation corridors and services. It is also the intent of this district to allow for certain types of nonresidential community facilities and services that would not be detrimental to the residential character of the district.

The MID is intended for a variety of medium to high density residential and low to medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas at a minimum.

The HID is established to accommodate high density residential and a wide variety of civic, institutional, retail, service, and office uses along major arterials within the City and to ensure these uses are attractive, functional, and do not have a harmful effect on adjacent neighborhoods or other commercial areas of the City. HID does accommodate light manufacturing as a land use in the zoning ordinance.

Public Services

Access – NCPIN 2713173434 currently has direct access off of Stonebridge Drive. The portion of NCPIN 2713385034 will be combined with NCPIN 2713173434 upon its division from the parent parcel thereby giving the entirety of the new parcel access to Stonebridge Drive.

Water – Available via an eight inch line in Stonebridge Drive.

Sewer – Available via an eight inch line in Stonebridge Drive.

Planned Land Use

The City's 2030 Future Land Use map indicates that the parcel identified as NCPIN 2713173434 has a future land use designation of Residential Medium Density and that the portion of the parcel identified as NCPIN 2713385034 has a future land use designation of Planned Residential Mixed Use.

A review of the future land use map illustrates that both properties are either adjacent to or in close proximity to parcels that are designated as General Commercial/Retail. Amending the Future Land Use Map to reflect General Commercial/Retail would expand that node at the intersection of East Fleming Drive and Stonebridge Drive allowing for more concentrated commercial land use.

Future Rezoning

Future rezoning applications should fully take into consideration the analysis considered in determining future land use as part of the Mission 2030 Plan. Analysis shows that the best use of this subject parcel

is for light manufacturing which is consistent with either HID or EID zoning districts in the City of Morganton Zoning Ordinance.

Spot Zoning

This request will not constitute spot zoning since this property is adjacent to properties zoned HID and is 8.55 acres in size.

Impact to Surrounding Properties

Rezoning this property from LID and MID to HID would not have any major impacts to surrounding properties as all adjacent properties to the north and west of these properties are currently zoned HID.

Staff Recommendation

The zoning base districts of LID and MID are not consistent with the current use of the properties adjacent to the north and west of the subject properties. That being the case, the future land use designation for NCPIN 2713385034 is not consistent with the request to rezone the property to HID. HID could accomplish the future land use designation of NCPIN 2713173434, however, it could also be accomplished by a rezoning to MID. Ultimately the Planning and Zoning Commission should consider proposed future land use designations in the Mission 2030 plan as well as current adjacent land uses and development trends in the area when making a recommendation for action to City Council.



**City of Morganton
PETITION FOR REZONING**

Date Filed _____

TO: CITY PLANNING AND ZONING COMMISSION AND CITY COUNCIL,
MORGANTON, NORTH CAROLINA: I (we), the undersigned, do hereby respectfully
make application and request the City Planning and Zoning Commission and the City
Council to amend the Zoning Ordinance and change the Zoning Map of the City of
Morganton as hereinafter requested, and in support of this application, the following facts
are shown:

- 1) It is desired and requested that the following property be rezoned from:
MID / LID to: HID
- 2) The property sought to be rezoned is located at (street address or description of
location) 0 Stonebridge DR

Parcel #1 (You may access City of Morganton at <http://bit.ly/mzoning> in order to
obtain the following information.)

Size of tract 1.52 ^A ^B
Deed Book 939 156 page 1368 / 43 ^A ^B

Tax parcel # Map _____ Block _____ Lot # _____

PIN # 2713173434 Record # 17219

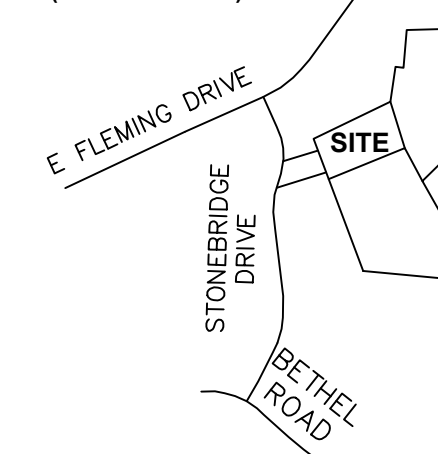
^B Part of 2713285034
The property sought to be rezoned is owned by:
Owners name(s) and address MILLER STINSON LLC
Mailing address (if different than above) 2431 CHEROKEE COURT,
THE VILLAGES, FL 32162-2626

**(For additional tracts to be rezoned please attach additional sheets with the
same information as for parcel 1.)**

- 3) Attach a legal description of all property for which rezoning is requested. (Copies of
deeds are available from the Burke County Register of Deeds Office located at the
Burke County Courthouse on South Green Street.)
- 4) An application fee of **\$750.00** must be submitted with this application.
- 5) Applicant Information

Applicant's Name (please print) MILLER STINSON LLC
Mailing Address 2431 CHEROKEE COURT, THE VILLAGES, FL 32162
Telephone Number 989 233-3732
Signature Venoy B. Miller, General Partner, MILLER STINSON LLC

**If you have questions about this form or the rezoning process, please contact City
of Morganton, Development & Design Services Department at (828) 438-5260.**



PB 52 PG 10

BURKE COUNTY NORTH CAROLINA

FILED FOR REGISTRATION AT _____ O'CLOCK ____ M
THIS THE _____ DAY OF _____, 20____
AND RECORDED IN PLAT BOOK _____ AT PAGE _____.

REGISTER OF DEEDS BURKE COUNTY

I, _____ REVIEW OFFICER OF THE
CITY OF MORGANTON, CERTIFY THAT THE MAP OR
PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS
ALL STATUTORY REQUIREMENTS FOR RECORDING

REVIEW OFFICER DATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED
HEREIN, THAT THE PROPERTY IS WITHIN THE SUBDIVISION JURISDICTION OF THE CITY OF MORGANTON,
AND THAT I (WE) HEREBY ADOPT THIS PLAN OF RECOMBINATION WITH MY (OUR) FREE CONSENT AND
HEREBY ESTABLISH ALL LOTS AND DEDICATE ALL STREETS, RIGHT OF WAYS, EASEMENTS, ALLEYS,
WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER(S)

PRELIMINARY

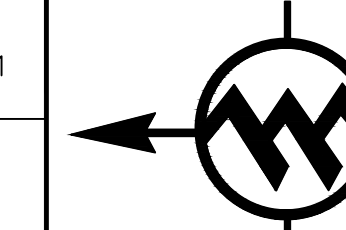
SCALE IN FEET



MORGANTON TWP - BURKE COUNTY - NORTH CAROLINA

RECOMBINATION SURVEY

PROPERTY OF: MILLER STINSON, LLC

CAD BY DEH	PROJECT DATE MAR 22 2021	 WEST CONSULTANTS PLLC P-0210
FILE DATA SITE.DWG	SCALE 1" = 60'	
PROJECT NUMBER 19061	PROJECT MANAGER DEH	

LEGEND
 CP-COMPUTED POINT
 HYD-HYDRANT
 IPF-IRON PIPE FOUND
 NLS-NAIL SET
 OW-OVERHEAD WIRE
 PL-PROPERTY LINE
 PT-POINT
 RF-REBAR FOUND
 RS-REBAR SET
 R/W-RIGHT OF WAY
 TRF-TRANSFORMER
 UP-UTILITY POLE
 WM-WATER METER

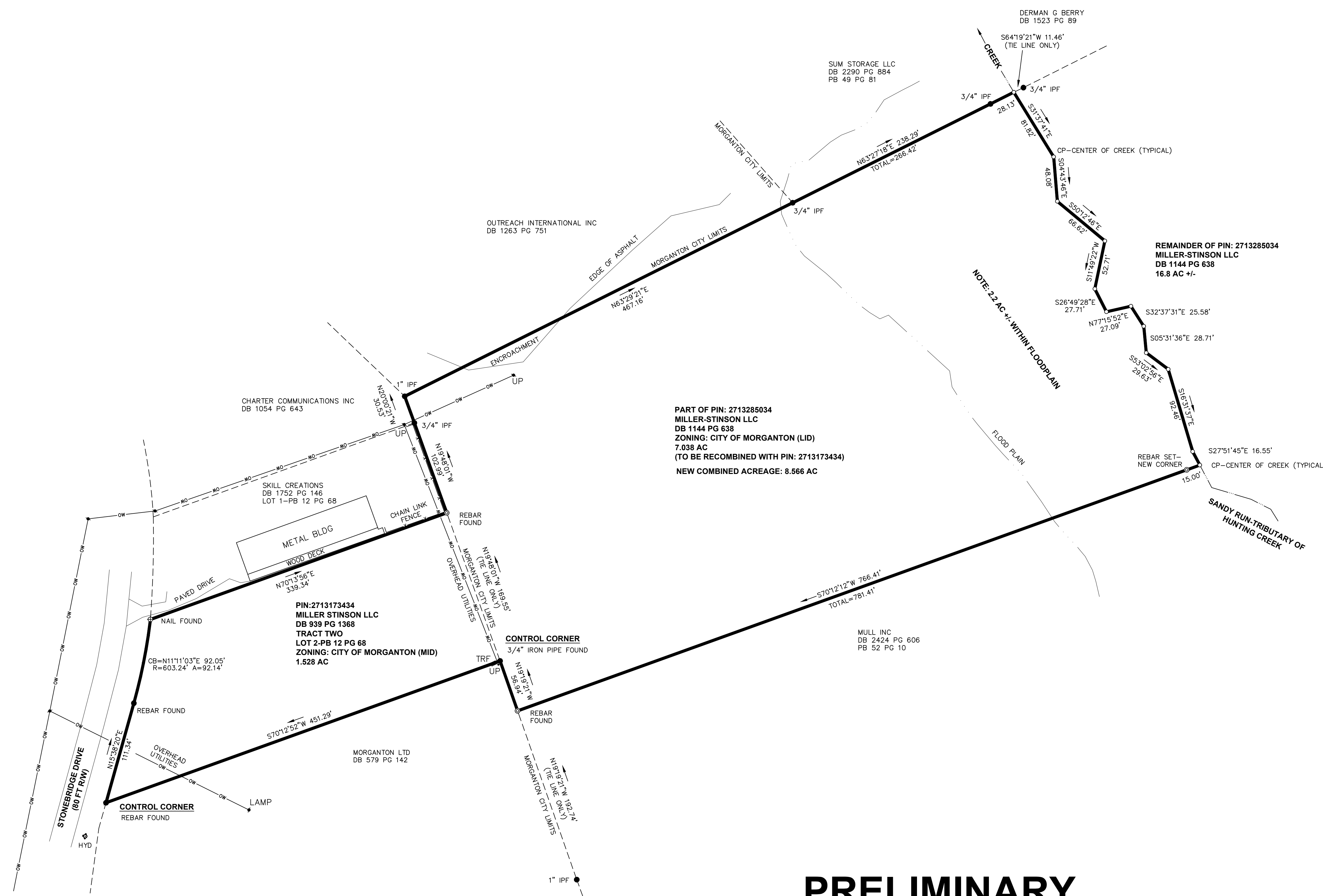
NOTES:
 1 - ALL DISTANCES ARE HORIZONTAL
 2 - PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS,
 RESTRICTIONS, ETC THAN THOSE SHOWN (NO TITLE
 SEARCH PROVIDED)
 3 - AREA BY COORDINATE GEOMETRY

I, DOLPHUS E HARMON, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT
 THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY UNDER MY SUPERVISION:
 (DEED DESCRIPTIONS RECORDED IN DB 1144 PG 638 AND PB 52 PG 10 WERE USED); THAT
 THE RATIO OF PRECISION BY LAT AND DEP IS 1:15,452;
 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH NC GEN STAT 47-30 AS AMENDED.

I FURTHER CERTIFY THAT:

(f)(11)d-THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF
 EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR
 EXCEPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY HAND AND SEAL: _____



PART OF PIN: 2713285034
 MILLER-STINSON LLC
 DB 1144 PG 638
 ZONING: CITY OF MORGANTON (LID)
 7.038 AC
 (TO BE RECOMBINED WITH PIN: 2713173434)
 NEW COMBINED ACREAGE: 8.566 AC

REMAINDER OF PIN: 2713285034
 MILLER-STINSON LLC
 DB 1144 PG 638
 16.8 AC +/-

PIN: 2713173434
 MILLER STINSON LLC
 DB 939 PG 1368
 TRACT TWO
 LOT 2-PB 12 PG 68
 ZONING: CITY OF MORGANTON (MID)
 1.528 AC

EID



E Fleming Dr

HID

Corridor Overlay (C-O)

**Proposed
LID & MID
To HID**

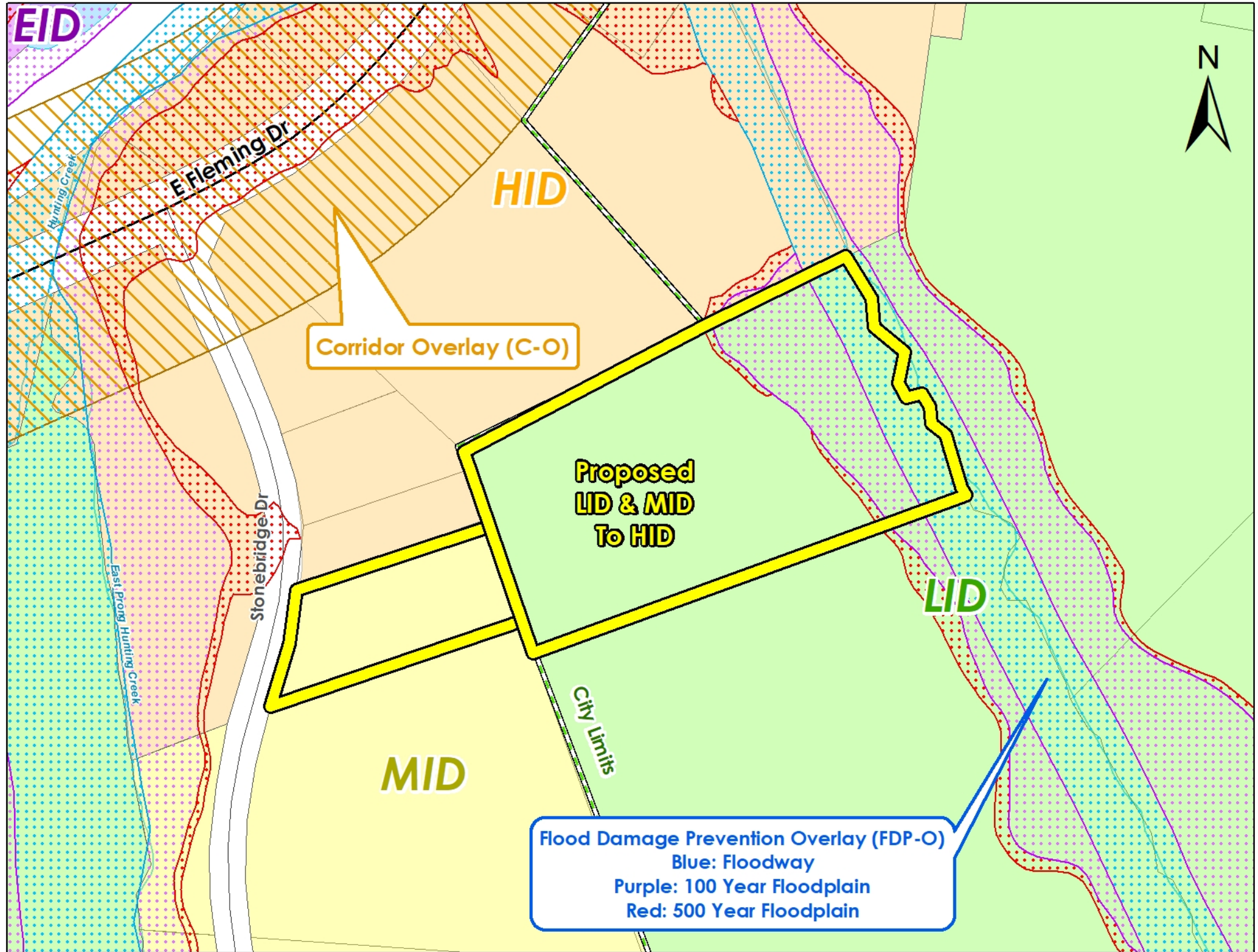
LID

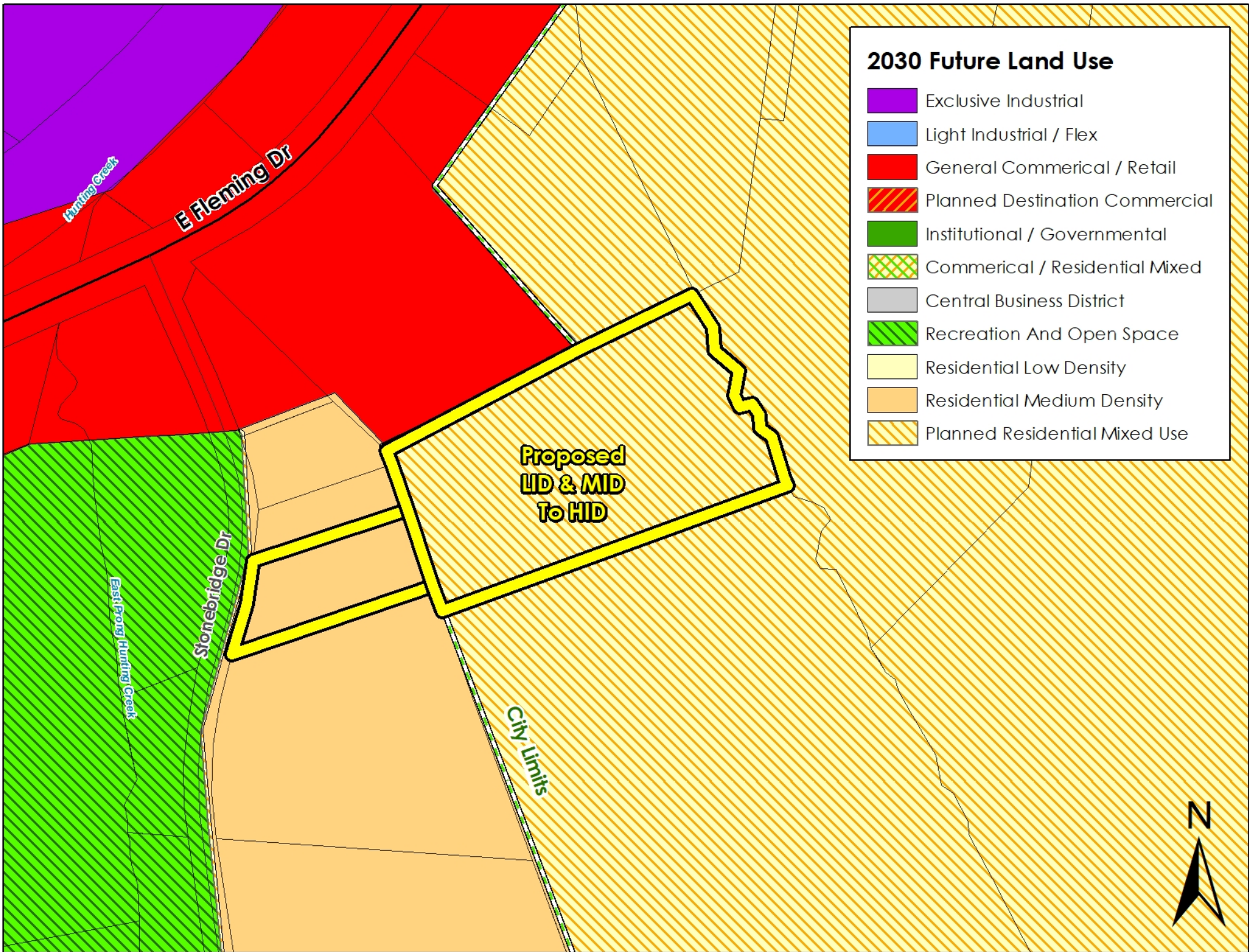
Stonebridge Dr

MID

City Limits

Flood Damage Prevention Overlay (FDP-O)
Blue: Floodway
Purple: 100 Year Floodplain
Red: 500 Year Floodplain



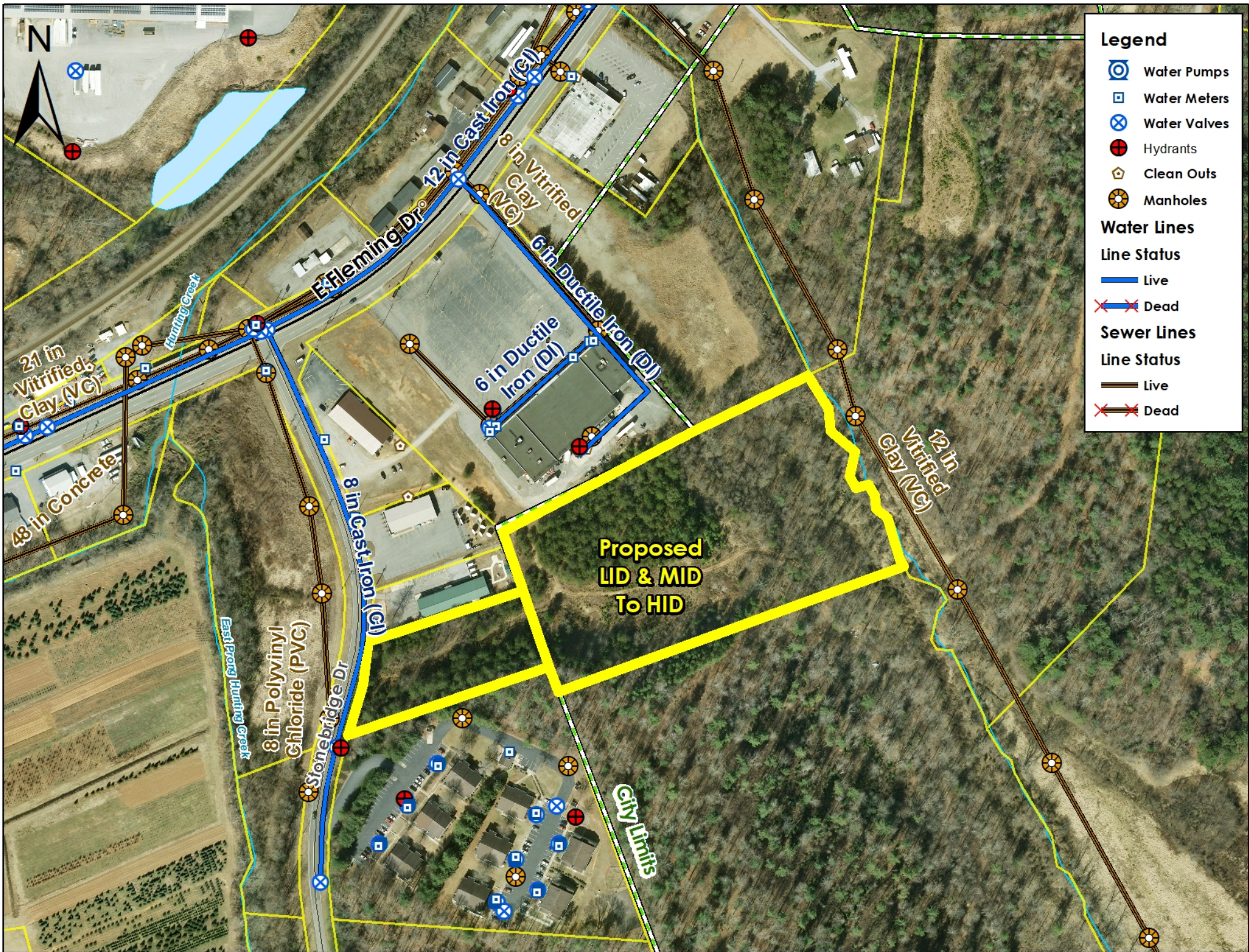


2030 Future Land Use

- Exclusive Industrial
- Light Industrial / Flex
- General Commercial / Retail
- Planned Destination Commercial
- Institutional / Governmental
- Commercial / Residential Mixed
- Central Business District
- Recreation And Open Space
- Residential Low Density
- Residential Medium Density
- Planned Residential Mixed Use

**Proposed
LID & MID
To HID**







Morgan Dr

Burke Dr

E Fleming Dr

Old Hickory Dr

Generals St

Rachel St

Jacksons Run

Ones Branch Ct

Inglewood Dr

Knollwood Dr

Stonebridge Dr

City Limits

Property Proposed To Be Rezoned From LID & MID To HID

Pleasant View Loop



All Traffic Counts Come From 2016 AADT Data Unless Otherwise Indicated

