

**CITY OF MONROE
PUBLIC ENTERPRISE COMMITTEE
300 W. CROWELL STREET, MONROE, NC 28112
TUESDAY, MAY 18, 2021 - 3:30 PM
AGENDA
www.monroenc.org**

The capacity of the meeting will be limited to the socially distanced capacity of the room, which is twenty-two (22) people, including the members of the Public Enterprise Committee and staff, in accordance with Executive Order 209, issued by Governor Roy Cooper on April 28, 2021.

Once the capacity limit is reached, no additional persons will be admitted to the meeting.

1. Minutes of the April 20, 2021 Public Enterprise Committee Meeting
2. Budget Ordinance for Storm Drainage Improvements
3. Proposed Right-of-Way Abandonment - Unnamed off Waverly Drive
4. Other

Public Enterprise Committee Minutes

April 20, 2021

City Hall Conference Room

3:30 PM

Members Present: Council Member Franco McGee (Chair), Council Member Surluta Anthony and Committee Member Loretta Melancon

Staff: Larry Faison, Brian Borne, Russ Colbath, Ann Fox, Sarah McAllister and Mujeeb Shah-Khan

Council Member Franco McGee called the April 20, 2021 Public Enterprise Committee meeting to order at 3:30 P.M. He congratulated Sarah McAllister on her new position as Director of Engineering and stated that she has always been very effective in her position and it is only fitting that she be seated at the next level as Department Head.

Item #1 on the Agenda is approval of the Minutes from the January 19, 2021 Public Enterprise Committee meeting.

Item #1. Adoption of Minutes of the Meeting

Recommendation:

Council Member Surluta Anthony made a Motion that the Minutes of the January 19, 2021 Public Enterprise Committee be approved.

Motion: Adopt January 19, 2021 PEC Meeting Minutes

Motion made by: Council Member Surluta Anthony

Second: Committee Member Loretta Melancon

Voting: **In Favor** – Council Member Surluta Anthony, Committee Member Loretta Melancon, and Council Member Franco McGee

Opposed – None

Action: Motion adopted

Item #2. Outside City Service Requests. City Manager Larry Faison requested that this item be deferred until later in the meeting. Russ Colbath, Water Resources Director, is in route to the meeting from the funeral of an employee and will be joining the meeting as soon as possible.

Item #3. Staff Report – Proposed Right-of-Way Abandonment – SL Polk Road

Recommendations:

The Public Enterprise Committee is requested to consider a request from James River Equipment to abandon approximately 578 feet of SL Polk Road, a 28-foot private road right-of-way, from the rear property line of parcel 09185001 to the rear property line of parcel 09147063.

Presentation and Discussion:

Sarah McAllister, Director of Engineering, stated that this is a request to consider the abandonment of approximately 580 feet of SL Polk Road. It is a 28-foot wide private right-of-way. This request was received through Eagle Engineering on behalf of James River Equipment. They have acquired all of the property along both sides. It abuts a residential property that fronts on Creek Ridge and then another one

fronts on Morgan Mill. All of the adjacent property owners have signed in favor of the abandonment. We did route the request through CityView, which is the replacement for the City's Technical Review Committee, and then through several departments for comment. No comments were received in reference to the abandonment. They have provided a check for the cost associated with the abandonment. There is an attached Resolution of Intent for abandonment. We recommend bringing this item forward to Council at the May 11th meeting where we would also call for a Public Hearing to be held on June 8, 2021, taking this through the process. We will post and advertise as needed and as required by law.

Council Member Anthony made the following motion:

Motion: Motion to forward the following recommendation to City Council for consideration at the May 11, 2021 meeting:
A. Concur with the requested abandonment of S L Polk Road from the rear property line of parcel 09185001 to the rear property line of parcel 09147063
B. That City Council call for a Public Hearing to be held on June 8, 2021 to consider the requested right-of-way abandonment.

Motion made by: Council Member Surluta Anthony
Second: Committee Member Loretta Melancon
Voting: **In Favor** – Council Member Surluta Anthony, Committee Member Loretta Melancon, and Council Member Franco McGee
Opposed – None
Action: Motion is approved

Item #4. Staff Report – Old Charlotte Highway and Williams Road Intersection Improvements

Recommendation:

The Public Enterprise Committee is requested to consider entering into an agreement with the North Carolina Department of Transportation (NCDOT) to participate in the cost of NCDOT project W-5710AN for the installation of a traffic signal on Old Charlotte Highway (SR1009) at Williams Road.

Presentation and Discussion:

Sarah McAllister, Director of Engineering, stated that this is a request to consider entering into an agreement with NCDOT for the installation of a traffic signal at Old Charlotte Highway and Williams Road. This intersection was identified in the 2016 critical intersection analysis. NCDOT is asking that the City provide \$25,000 now that would cover preliminary engineering and right-of-way costs. At a future date, we would also provide \$50,000 for construction. The total of \$75,000 is 15% of the total anticipated project cost. There is a Budget Ordinance attached to appropriate the funds to cover this. There are sufficient funds available in Powell Bill Reserves.

Council Member Anthony asked if the 15% is standard.

Ms. McAllister responded yes.

Council Member Anthony stated that she is glad they are doing something at that intersection.

Ms. McAllister stated that the anticipated construction is late of next year.

Council Member McGee asked if there were any other comments or questions. If not, he would entertain a Motion.

Council Member Anthony made the following motion:

Motion: Motion to forward recommendation to City Council for the following to be considered at the meeting on May 11, 2021:

- A. Approval of the City entering into an agreement with the NC Department of Transportation to participate in the cost of project W-5710AN for the installation of a traffic signal on Old Charlotte Highway at Williams Road. The agreement requires the City to provide 15% of the total anticipated project cost of \$500,000 with \$25,000 to be provided now to cover the preliminary engineering and right-of-way costs, and an additional \$50,000 in the future prior to NCDOT authorizing construction for the installation..
- B. Approval of the attached Budget Ordinance (BO-2021-03).

Motion made by: Council Member Surluta Anthony

Second: Committee Member Loretta Melancon

Voting: **In Favor** – Council Member Surluta Anthony, Committee Member Loretta Melancon and Council Member Franco McGee

Opposed – None

Action: Motion is approved

Item #5. Staff Report – Critical Intersection Analysis – Poplin Road and Unionville-Indian Trail Road

Recommendation:

The Public Enterprise Committee is provided information regarding an update to the 2019 Union County Critical Intersection Analysis and is requested to consider two alternative design concepts for the intersection of Poplin Road and Unionville-Indian Trail Road for recommendation to City Council.

Presentation and Discussion:

Sarah McAllister, Director of Engineering, stated that we have been involved with Bjorn Hansen, Transportation Planner with Union County, since 2019 for this second phase of the Critical Intersection Analysis. We previously looked at Sutherland Avenue and Walkup Avenue but in June of 2020, they did apply for and receive the second round of funding for planning funds through CRTPO. Poplin Road and Unionville-Indian Trail Road was the intersection in Monroe identified. RS&H was again the company that has provided the alternative conceptual designs. They provided the first one that is a four-way stop. The other design would be a single-lane roundabout. A traffic signal was not proposed because the traffic volumes do not warrant a signal at this time. The roundabout is extensively more expensive estimated at \$2.5 million and the four-way stop would be \$220,000. The roundabout does provide a greater reduction in injury crashes and average vehicle delay. During the public comment period in March of this year, we did receive 97 responses. Fourteen were in favor of the four-way stop and 82 were in favor of the roundabout. One selected neither. NCDOT has submitted this for funding through their safety call for projects. I do not have an update at this time because they have not selected those but they are hopeful that they will get it approved. Today, we are just looking for a recommendation on which alternative is preferred by the City. That would then move on to Council and then be published in the final report.

Council Member Anthony asked if we would have to assume any financial responsibility for this?

Ms. McAllister stated not for the selection of the alternative one. Once it is approved, we could bring it forward for a discretionary call for projects through CRTPO. At that point, if it got funded with some grant money, we would be responsible for a match. Typically, it is a 20% match. One thing that is different about this one, if the State installs a four-way stop, hopefully that addresses the safety issue and that is probably going to pull this one out of submitting the roundabout for funding because it is not going to compete well based off safety issues because it will have been addressed. It may not be one that I would

recommend even if the roundabout is selected as the recommended design. If the four-way stop is installed, that changes our approach to this intersection.

Council Member McGee asked Ms. McAllister if she prefers the roundabout.

Ms. McAllister responded that she does prefer the roundabout.

Council Member McGee stated that he is in favor of the roundabout. He also asked if there were any other suggestions.

Committee Member Melancon stated that she is deferring to the expert.

Council Member Anthony stated that she likes roundabouts, people are beginning to learn how to drive in them in Union County.

Council Member McGee stated that he would entertain a Motion.

Council Member Anthony made the following Motion:

Motion: Motion to forward the following recommendation to City Council to be considered at the meeting on May 11, 2021:
A. That the preferred design alternative is to convert the intersection into a single-lane roundabout
Motion made by: Council Member Surluta Anthony
Second: Committee Member Loretta Melancon
Voting: **In Favor** – Council Member Surluta Anthony, Committee Member Loretta Melancon and Council Member Franco McGee
Opposed – None
Action: Motion is approved

Item #2 was deferred to the end of the Agenda. City Manager, Larry Faison, introduced this item.

Item #2. Staff Report – Outside City Service Requests.

Recommendation:

It is recommended that the Public Enterprise Committee consider requests for outside City water service to 614, 626 and 630 Deese Road and to 3209 Stump Lake Drive and forward to City Council for the May 11, 2021 Consent Agenda

Presentation and Discussion:

City Manager, Larry Faison, advised that Staff has received the following two requests for outside City water service:

1. Jason Schulenberger is requesting water service for three new single-family homes at 614, 626 and 630 Deese Road.
2. Colby Malone at 3209 Stump Lake Drive is requesting water service to a single-family residence due to poor water quality.

Both requests are not being considered for sewer, only water service. The requests have been considered by the Union County Board of Commissioners and they approved the consideration of the City providing water services if the Committee recommends that and Council approves it. Staff is recommending approval for 614, 626, 630 Deese Road, and 3209 Stump Lake Drive and to forward to City Council for the meeting on May 11, 2021 on their Consent Agenda.

Council Member Anthony asked if the builder pays the fee or the resident.

City Manager Faison stated that we are not asking to waive any fees just for the provision to allow them to have water services from the City. This would be outside City services, so this would be double the rates.

Council Member Anthony stated that they would be just tapping to the City water system.

Committee Member Melancon asked what the double rate would cover.

City Manager Faison stated that if you are outside the City, there would be double tap fees and double the monthly rate.

Committee Member Melancon stated that she is sure that Russ Colbath has looked into whether this is going to jeopardize in any way what is available. She stated that she is all for sharing the good things that we have here in our City, as long as we are not being jeopardized.

Russ Colbath, Water Resources Director, joined the meeting at this time. He stated that generally single-family homes have very little demand on the system. We do this for two reasons, (1) it is good faith, people need water as sometimes wells are contaminated and they would prefer public supply and we do make a little more money from outside customers. We have a very solid capacity. These are only water requests and won't impact that at all. If anything, it is a little bit of a benefit to the City. Now, if it was a large outside industry that would keep us from attracting economic development, we would probably recommend against serving. It would be the Committee and Council's decision, but we would want to preserve that larger capacity to grow our tax base and help Monroe.

Committee Member Melancon stated that she likes being a good neighbor and that is what you are being here, so thank you.

Council Member McGee asked if there were any additional comments or questions. If not, he would entertain a motion.

Council Member Anthony made the following Motion:

Motion: Motion to forward the following recommendation to City Council to be considered at the meeting on May 11, 2021 on the Consent Agenda:

A. Approval of requests for outside City water service to 614, 626 and 630 Deese Road and 3209 Stump Lake Drive.

Motion made by: Council Member Surluta Anthony

Second: Committee Member Loretta Melancon

Voting: **In Favor** – Council Member Surluta Anthony, Committee Member Loretta Melancon and Council Member Franco McGee

Opposed – None

Action: Motion is approved

Item #5. Other

Council Member McGee asked if there were any additional items for consideration or any other comments.

Council Member McGee asked Sarah McAllister, Director of Engineering, if she would update everyone on the historical marker to honor Dr. Massey.

Ms. McAllister advised that she did confirm that we are still on schedule to receive the marker in early June.

Council Member McGee asked if there was anything else to bring before the Committee.

Council Member Anthony made a Motion to adjourn.

Recommendation: Adjourn meeting at 4:00 p.m.

Motion: Adjourn Public Enterprise Committee meeting

Motion made by: Council Member Surluta Anthony

Second: Committee Member Loretta Melancon

Voting: **In Favor** – Council Member Surluta Anthony, Committee Member Loretta Melancon, and Council Member Franco McGee

Opposed – None

Action: Motion is approved

There being no further business, the meeting adjourned at 4:00 p.m.

Franco McGee, Chair

Next Meeting – May 18, 2021, 3:30 PM



STAFF REPORT

TO: Public Enterprise Committee

VIA: E.L. Faison, City Manager

DATE: May 18, 2021

FROM: Sarah McAllister, P.E., Engineering Director

PREPARED BY: Chris Costner, P.E., CSM, CFM, Stormwater Engineer

SUBJECT: Budget Ordinance for Storm Drainage Improvements

SUMMARY STATEMENT

The Public Enterprise Committee is requested to consider information regarding a Budget Ordinance for the Storm Drainage Improvements Project.

REVIEW

When the Oak Hill Drive Improvement project was closed in October 2019, the remaining funds (\$129,320) were placed into a Project Account for Storm Drainage Improvements (SU2001) to hire a private stormwater utility contractor to address several outstanding stormwater work orders. Beginning in Fiscal Year 2021, \$100,000 is allocated annually towards the Storm Drainage Improvements Project.

Typically, stormwater work orders take from a half day to two weeks to complete. Because of their size and complexity, there are several work orders on the current work schedule that will take more than two weeks to complete. The Engineering Department is proposing to hire a stormwater utility contractor to assist with the stormwater maintenance program on work orders that require more than two weeks to complete. This will enable the stormwater maintenance crew to focus on smaller work orders (less than two weeks to complete).

Staff is proposing the following projects be completed by a private stormwater utility contractor:

- 200 block of West Phifer Street – The existing drainage system in the 200 block of West Phifer Street is undersized. The proposed drainage improvements include:
 - Remove the existing double 24” RCP and single 36” RCP in front of 202 West Phifer Street and replace with triple 36” RCP.
 - Remove the existing 18” RCP along West Phifer Street from 206 West Phifer Street to 210 West Phifer Street and replace with 18” HDPE.
- 3101 Patriot Drive – The proposed drainage improvements include installing an additional 36” RCP beside an existing 36” RCP under Patriot Drive to address house flooding.
- 1712 Lake Lee Drive – The proposed drainage improvements include installing a drainage system under Lake Lee to address runoff (overflow) from existing pond at 1711 Lake Lee Drive.

Staff estimates the construction cost for these three projects to be between \$190,000 and \$200,000. It is anticipated that the Storm Drain Improvements Contract will be awarded by City Council at the meeting on July 13, 2021 with construction to be completed before November 2021.

A Budget Ordinance (BO-2021-04) is attached for consideration by the Public Enterprise Committee for transferring funds from the Stormwater Utility account (520-8120-433.23-01) to the Project Fund for Storm Drainage Improvements (SU2001).

RECOMMENDATION

The Public Enterprise Committee is requested to recommend approval of the attached Budget Ordinance (BO-2021-04) to City Council to provide funding for a future contract to hire a stormwater utility contractor to assist with the stormwater maintenance program.

If the Public Enterprise Committee is in agreement, the item will be placed on the consent agenda for consideration by City Council at the next meeting on June 8, 2021.

Attachment: Budget Ordinance (BO-2021-04)

**CITY OF MONROE, NORTH CAROLINA
CAPITAL PROJECT BUDGET ORDINANCE
STORM DRAINAGE IMPROVEMENT PROJECTS
BO-2021-04**

WHEREAS, the City desires to hire a stormwater utility contractor to assist with the stormwater maintenance program; and

WHEREAS, when the Oak Hill Drive Improvement project was closed in October 2019, the remaining funds (\$129,320) were placed into Project Account SU2001 for Storm Drainage Improvements;

WHEREAS, beginning in Fiscal Year 2021, \$100,000 from the Stormwater Utility Budget is allocated annually towards the Storm Drainage Improvement Project;

WHEREAS, Staff recommends transferring funds from the Stormwater Utility Budget in the amount of \$100,000 to Project SU2001, Storm Drainage Improvement Projects account, to allow for award of a future contract.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of Monroe hereby appropriates and transfers funding from the Stormwater Utility Fund to the Storm Drainage Improvement Projects, SU2001, as follows:

Stormwater Utility Fund:

Expense:

Stormwater Operating Expense	(\$100,000)
Transfer to Stormwater Capital Project Fund	\$100,000

Stormwater Capital Project Fund:

Revenue:

Transfer from Stormwater Utility Funds:	\$100,000
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Expense:

Capital Project Storm Drainage Improvement	\$100,000
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Adopted this 11th day of June, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Public Enterprise Committee

VIA: E.L. Faison, City Manager

DATE: May 18, 2021

FROM: Sarah McAllister, P.E., Engineering Director

PREPARED BY: Sarah McAllister, P.E., Engineering Director

SUBJECT: Proposed Right-of-Way Abandonment – Unnamed off Waverly Drive

SUMMARY STATEMENT

The Public Enterprise Committee is requested to consider a request from Carolina Development Services to abandon approximately 237 linear feet of an unnamed 60-foot wide right-of-way from the western right-of-way of Waverly Drive to the eastern property line of Carolina Realty Investments Corporation as shown on the recorded plat in Plat Cabinet C, File 24 in the Union County Register of Deeds.

REVIEW

The City of Monroe received the attached request from Phillip Hines with Eagle Engineering on behalf of Carolina Development Services to abandon approximately 237 linear feet of a 60-foot wide unopened, unnamed right-of-way from the western right-of-way of Waverly Drive to the eastern property line of Carolina Realty & Investment as shown on the recorded plat in Plat Cabinet C, File 24 in the Union County Register of Deeds. Carolina Development Services has acquired Tax Parcel 09-286-061 which includes the unopened right-of-way and are planning a residential subdivision on a portion of the parcel. The attached plat as prepared by Wm. J. Alexander dated November 6, 1987 and recorded in Plat Cabinet C File 24 highlights the area to be abandoned. All adjacent property owners have signed a petition in favor of the abandonment.

In preparation for the Public Enterprise Committee meeting, the request has been routed directly to the following departments as well as the City's Technical Review Committee via CityView.

City Manager's Office
City Attorney's Office
Engineering Department
Planning Department
Water Resources

Police Department
Energy Services
Assistant City Manager's Office
Fire Department

Any comments provided will be presented to the Committee at the meeting on May 18, 2021. It is noted that there is an existing water main located within the existing 60-foot right-of-way. As part of the abandonment process, a 20 foot-wide general public utility easement centered on the existing water line would need to be retained in keeping with NC General Statute 160A-299 until such time that the line is either re-located and/or abandoned and new easement(s) recorded.

After the May 18th meeting, depending on comments received from the Committee members, Carolina Development Services will have the option of moving forward with the request to City Council for consideration. The current fee of \$1,040 will need to be paid in advance of the Council meeting on June 8, 2021 to cover the costs associated with the abandonment of the right-of-way. At the June 8th meeting, City Council will be requested to approve a resolution calling for a Public Hearing to be held on July 13, 2021 to consider the right-of-way abandonment request. The resolution calling for the Public Hearing will be published once a week for four (4) consecutive weeks prior to July 13th in accordance with the General Statutes. Right-of-way closing signs will also be posted in at least two places along the right-of-way advising the Public Hearing date. A resolution of intent to abandon the unnamed right-of-way is attached.

RECOMMENDATION

Subject to additional comments received, Engineering Staff recommends that the Public Enterprise Committee concur with the requested abandonment of the unnamed right-of-way located off Waverly Drive from the western right-of-way of Waverly Drive to the eastern property line of Carolina Realty & Investment as shown on the recorded plat in Plat Cabinet C, File 24 in the Union County Register of Deeds. It is further recommended at the City Council meeting on June 8, 2021 that City Council call for a Public Hearing to be held on July 13, 2021 to consider the requested right-of-way abandonment.

Attachment:
Letter of request with petitions from Phillip
Hines with Eagle Engineering
Plat prepared by Wm. J. Alexander
Resolution (R-2021-39)



March 15, 2021

CITY OF MONROE
Planning Division

RE: Waverly Subdivision
Parcel #09286061 (partial)
Roadway Abandonment Request

To Whom it May Concern,

The purpose of this letter is to formally request that the City of Monroe Planning Department allow the abandonment of the 60' unopened right-of-way located approximately 1,190 ft northwest of the intersection of Waverly Drive and Timber Ridge Road

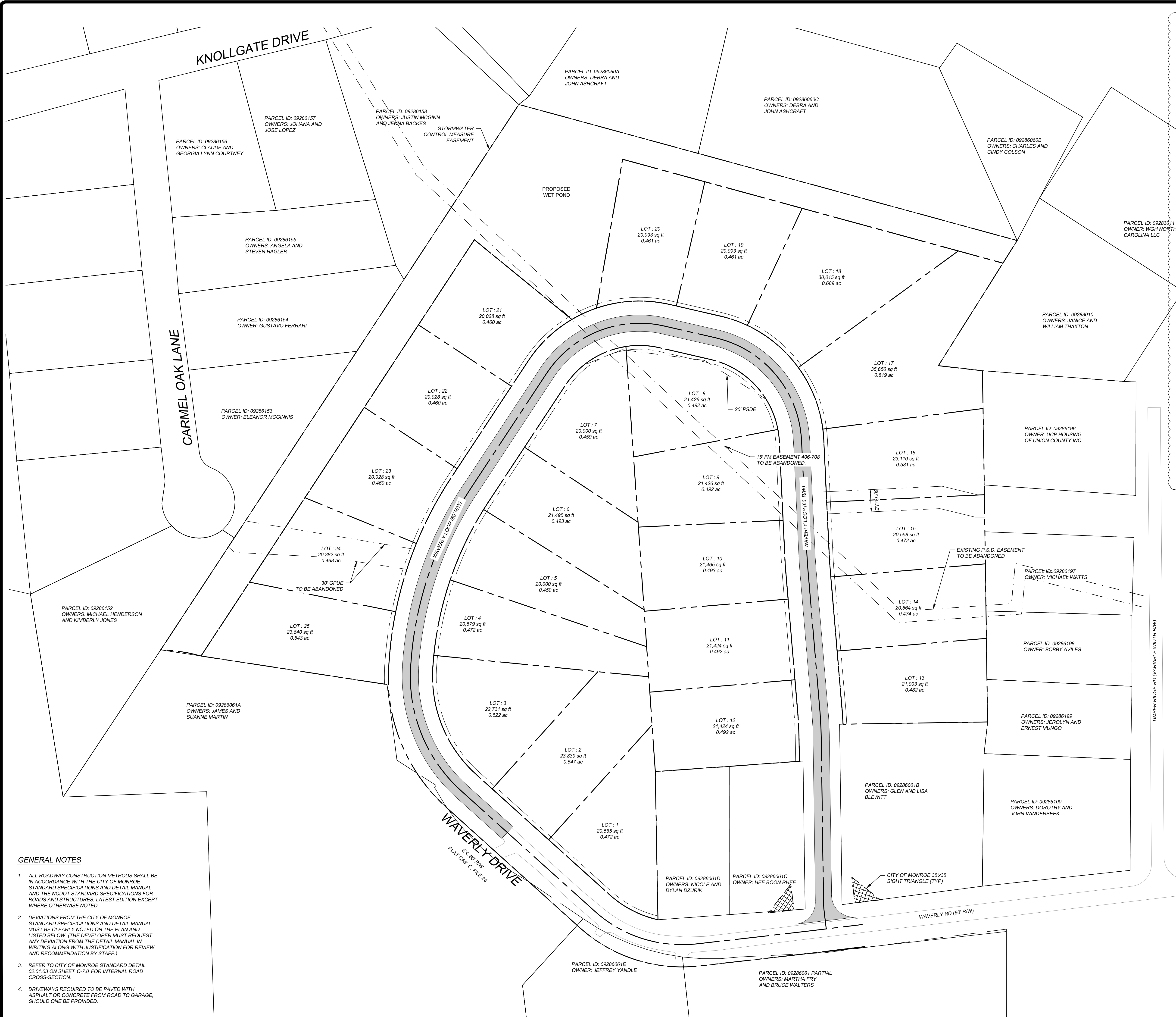
Carolina Development Services, the owner of Waverly Subdivision, has acquired the parcel including this right-of-way and are currently planning a residential subdivision on a portion of the parcel. This subdivision will encompass this area with residential lots and a proposed common open space in place of this unopened right-of-way. The legal description of what is to be abandoned is based on the attached Plat Cabinet C, File 24.

Adjoining property owners will relinquish any rights to this road with signatures being provided from these property owners, as well as from Carolina Development Services, approving this abandonment. A site plan of the property mentioned above has also been included with this submittal as an exhibit showing the existing roadway to be abandoned.

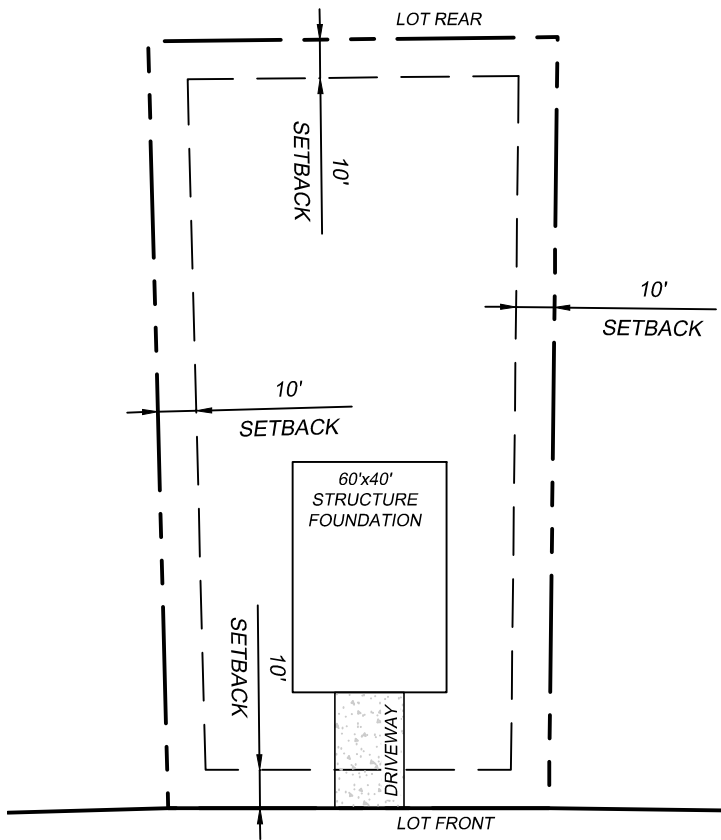
If you have any questions or would like to discuss this further with us, please feel free to contact this office.

Sincerely,
Eagle Engineering

D. Phillip Hines, E.I.



SITE AND DEVELOPMENT DATA	
JURISDICTION	CITY OF MONROE
TAX PARCEL(S):	09286061 (PARTIAL)
SITE ADDRESS:	2218 WAVERLY DR
ZONING	R-20
TOTAL AREA	16.58 ACRES
TOTAL LOTS	25 LOTS
DENSITY	1.5 UNITS/ACRE
AVERAGE LOT SIZE	22,039 SF
SETBACKS	
MINIMUM FRONT SETBACK	10'
MINIMUM CORNER/SIDE SETBACK	10'
MINIMUM REAR SETBACK	10'
MINIMUM LOT SIZE	20,000 SF
MINIMUM LOT WIDTH	100'
MAXIMUM PERMITTED BUILDING HEIGHT	35'

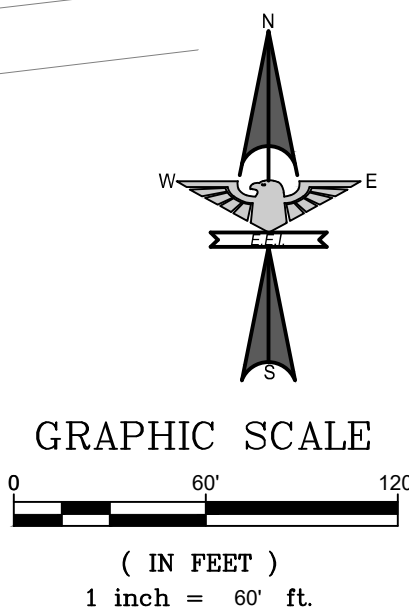


TYPICAL LOT DETAIL

NTS

GENERAL NOTES

- ALL ROADWAY CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF MONROE STANDARD SPECIFICATIONS AND DETAIL MANUAL AND THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, LATEST EDITION EXCEPT WHERE OTHERWISE NOTED.
- DEVIATIONS FROM THE CITY OF MONROE STANDARD SPECIFICATIONS AND DETAIL MANUAL MUST BE CLEARLY NOTED ON THE PLAN AND LISTED BELOW. (THE DEVELOPER MUST REQUEST ANY DEVIATION FROM THE DETAIL MANUAL IN WRITING ALONG WITH JUSTIFICATION FOR REVIEW AND RECOMMENDATION BY STAFF.)
- REFER TO CITY OF MONROE STANDARD DETAIL 02.01.03 ON SHEET C-7.0 FOR INTERNAL ROAD CROSS-SECTION.
- DRIVEWAYS REQUIRED TO BE PAVED WITH ASPHALT OR CONCRETE FROM ROAD TO GARAGE, SHOULD ONE BE PROVIDED.



2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

01/21/21

NO.	DATE	BY	ISSUE
1	1/29/2021	DPH	REVISED PER CITY OF MONROE COMMENTS

WAVERLY SUBDIVISION

MONROE, NC
UNION COUNTY, N.C.

CAROLINA DEVELOPEMENT SERVICES
LLC

2627 BREKONRIDGE CENTRE DR.

SHEET	DESIGNED BY	DPH	CHECKED BY	MCK
	AS SHOWN	DATE	3/1/2021	JOB NUMBER
				7183

Sheet

C-2.0



CUSTOMER PETITION TO PERMANENTLY CLOSE A PUBLIC STREET OR PUBLIC ALLEY

Any citizen, business, institution, or other entity wishing to request that the City of Monroe abandon a publicly dedicated street or alley must submit the following information to the Engineering Department. City consideration will be based on the procedure outlined below.

I) Preliminary Review Requirements – complete the following:

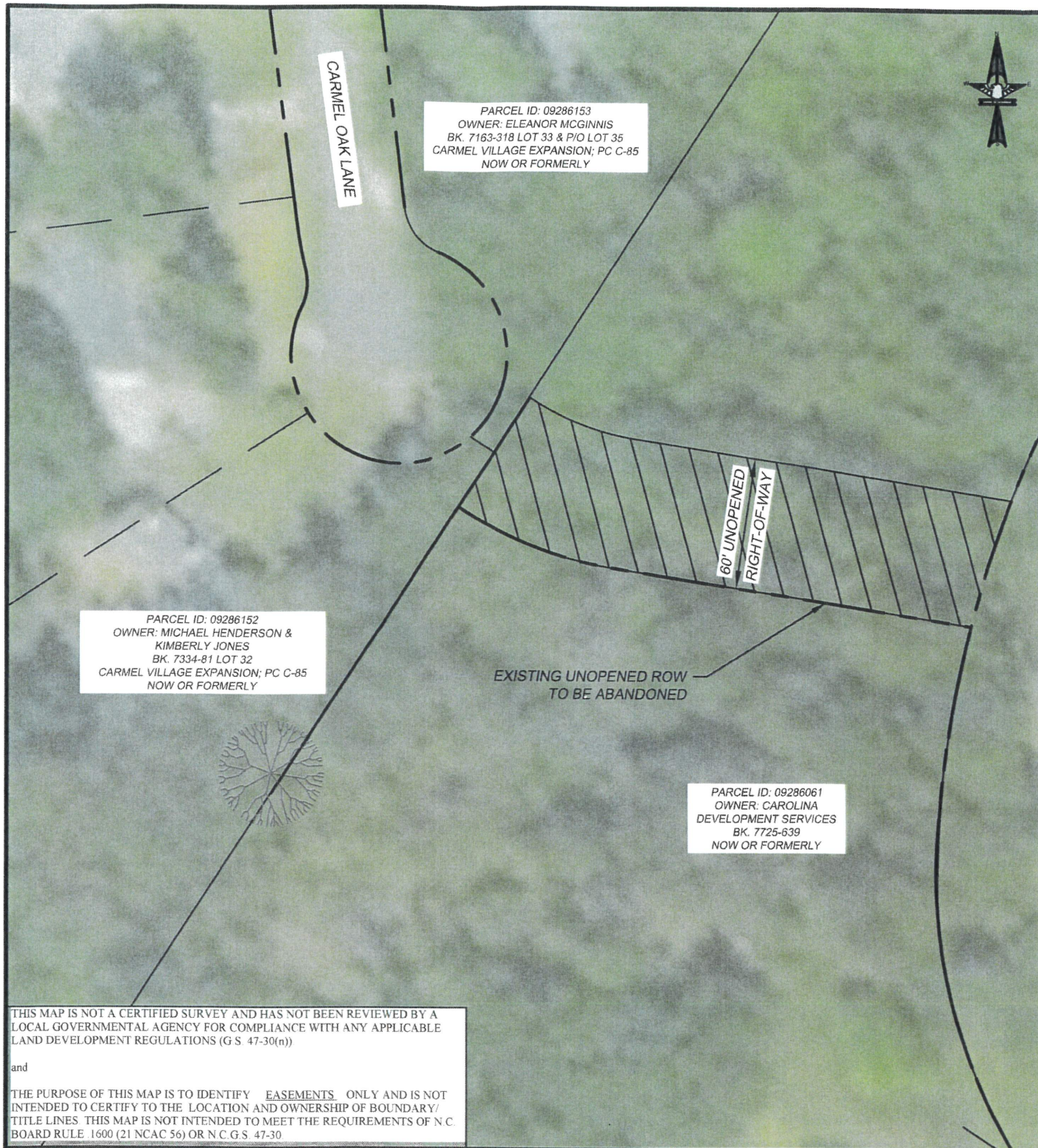
- A) Petitioner to acquire the signature of all adjoining property owners, along the street or alley that is requested abandoned, indicating the owners support or opposition to the street abandonment. (per table below)
- B) Petitioner submits letter of request along with a drawing* showing the area to be abandoned for review by staff, the Technical Review Committee and the Public Enterprise Committee to conduct an appropriate review.
 - 1) Engineering Technician responds back to Petitioner with additional needs from the various committees.
 - 2) Regardless of the recommendations for or against the abandonment of the petitioned street, the petitioner may fulfill the requirements for City Council as outlined below. Any discrepancies between the original description and the finished plat for City Council may require additional review by the previous committees.

II) City Council Review Requirements – Complete the following

- A) Petitioners submit the nonrefundable fee in accordance with the City of Monroe fee schedule.
- B) A list of all current property owners adjoining the street or alley as shown on the Union County tax records (including addresses and tax identification numbers) and a mailing label for each.
- C) A written description of the street to be abandoned is submitted along with a map showing the area to be abandoned. Map may be a recorded subdivision plat or tax map with the area to be abandoned clearly defined. In cases where a new plat is required to define the area, plat must meet requirements of GS 47-30 mapping standards and prepared by a Registered Land Surveyor. The written description must be provided in digital format of Microsoft Word 6.0 or higher.
- D) Petition **will not** be placed on the City Council agenda without a map or completed plat, written description and payment of applicable fees.

*i.e. an exhibit referencing existing city and/or state maintained intersections at both ends of the street to be closed, along with a tax parcel numbers, north arrow and drawing scale

TAX ID#	OWNER'S MAILING ADDRESS (including Company Name)	NAME (signers name printed legibly)	SIGNATURE	AGAINST CLOSING	FOR CLOSING
09286153	505 E Talleyrand Ave., Monroe, NC 28112	Eleanor McGinnins			☒
09286152	2220 Carmel Oak Ln., Monroe, NC 28112	Jones Kimberly & Michael Henderson			☒
09286061	2627 Breckenridge Centre Dr. Monroe, NC 28110	Carolina Development Services LLC, David Cuthbertson			☒



EAGLE ENGINEERING



2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

UNOPENED RIGHT OF WAY EXHIBIT "A"

SCALE: 1"=60'

"WAVERLY SUBDIVISION" UNOPENED
RIGHT-OF-WAY ABANDONMENT

JOB NAME:

CLIENT: CAROLINA DEVELOPMENT
SERVICES LLC

LOCATION: 2331 WAVERLY DR

JOB NUMBER: 7183

MONROE, NC

MUNICIPAL PROCEDURE FOR CONSIDERING A PETITION

- I) The Technical Review Committee will consider any request for a street abandonment and report concerns to the Public Enterprise Committee. The Engineering Technician shall place the request to abandon the street on the next available Public Enterprise Committee agenda.
- II) The Public Enterprise Committee will consider said request for a street abandonment and provide appropriate recommendation to City Council. The Engineering Technician shall place the request on the next available City Council agenda after Section I and Section II of the petition application is completed.
- III) Before abandoning any street or alley, the State Statute 160A Section 299 requires that:
 - A) The City Council shall adopt a resolution declaring its intent to abandon the street or alley.
 - B) The City Council shall call for a public hearing on the question.
 - C) The resolution of intent shall be published once a week for four successive weeks before the public hearing takes place.
 - D) A copy of the resolution of intent shall be sent by registered or certified mail to all property owners adjoining the street or alley as shown on the county tax records.
 - E) The Street Closing and Public Hearing notice shall be prominently posted, in at least two places along the street or alley. Generally, one sign is placed at each end of the street or alley to be closed.
 - F) At the Public Hearing, any person may be heard on the question of whether or not the closing would be detrimental to the public interest, or the property rights of any individual.
- IV) If it appears to the satisfaction of the council after the public hearing that:
 - A) Abandoning the street or alley is not contrary to the public interest.
 - B) No individual owning property in the vicinity of the street or alley or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to his property.
 - C) Then council may adopt an order abandoning the street or alley.
 - D) Council shall cause to be recorded the order abandoning said street or alley in the Union County Register of Deeds.
- V) Upon adoption of the order abandoning the street or alley:
 - A) All right, title, and interest in the right-of-way shall be conclusively presumed to be vested in those persons owning lots or parcels of land adjacent to the street or alley per NCGS 160A-229(c).
 - B) Title of such adjoining landowners, for the width of the abutting land owned by them, shall extend to the centerline of the street or alley, unless altered by plat in accordance with NCGS 160A-299(c).
 - C) The City shall reserve a General Public Utility Easement of sufficient width, over all utilities, which exist in the right-of-way of the street at the time of abandoning unless otherwise approved by Council.
 - D) The City shall reserve Public Storm Drainage Easement of sufficient width, over all storm drainage ditches and structures, which exist in the right-of-way of the street at the time of abandoning unless otherwise approved by Council.



Parcel Number

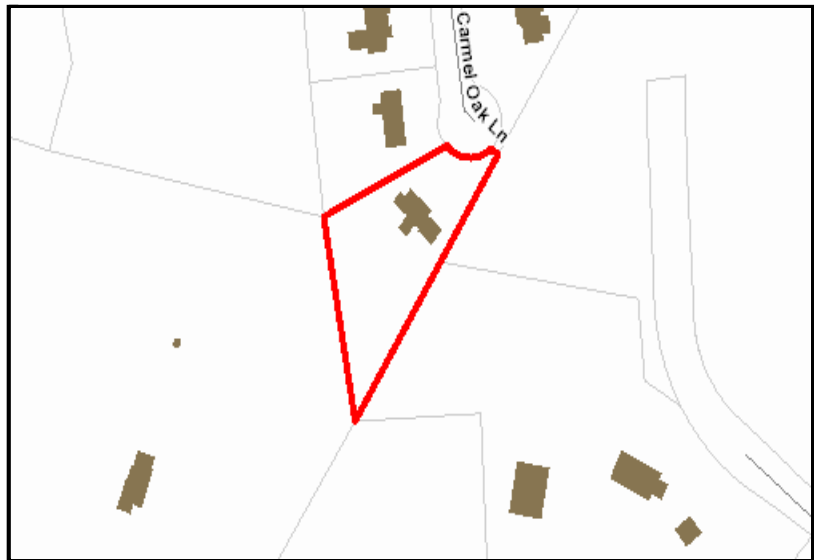
09286152

Owner

HENDERSON
MICHAEL JONES KIMBERLY

Mailing Address

2220 CARMEL OAK LN
MONROE
NC , 28112

**Account Information**

Land Value	\$20,900.00		
Building Value	\$151,200.00	Description	#32 CARMEL VILLAGE PH1 OPCC085
Total Value	\$172,100.00	Situs Address	2220 CARMEL OAK LN
Acreage	0.9640	Property Class	RESIDENTIAL

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
03/20/2019	\$250,000.00	7334 0081	SAUNDERS PATRICK A
10/11/2018	\$0.00	7250 465	MAIER JOHN RICHARD
10/11/2018	\$170,000.00	7250 467	TRUSTEE MAIER BARBARA KATHLEEN

Location Information

Municipal Administration	Monroe	12 Mile Service Area	No
County Zoning Code	CITY	School	School Assignment Information
Zoning Administration	Monroe	Census Tract Number	205.02
ETJ		FEMA Panel	5424
Fire District	Monroe City	FEMA Zone	
Soils	GeB,TaB		

Building Information [View Real Property Site](#)

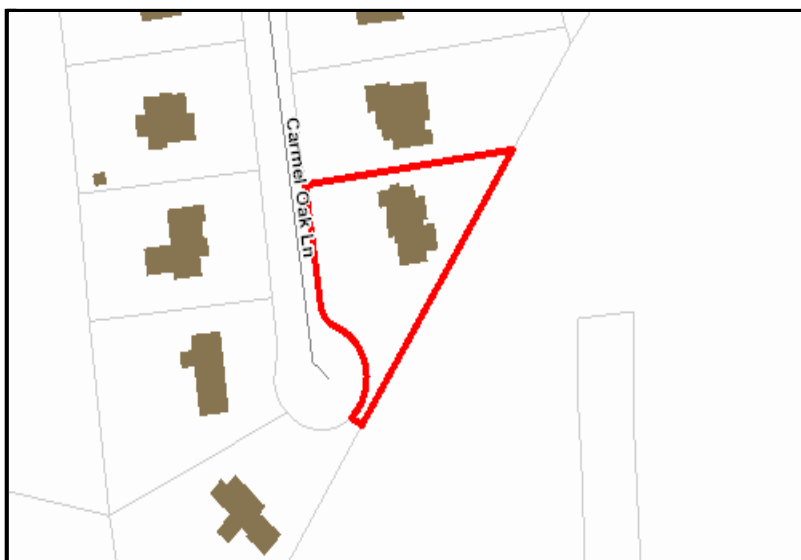
Total Living Area	2274	Improvement Type	Single Family Dwelling
Year Build	1990		

District Voting Assignments (Jurisdictions)

Polling Place	Griffith Road VFD	School District	2	Congressional District	9
Precinct District	#23	State House	55	Senate District	35

Parcel Number

09286153

OwnerMCGINNIS
ELEANOR**Mailing Address**505 E TALLEYRAND AVE
MONROE
NC , 28112**Account Information**

Land Value	\$18,200.00		
Building Value	\$139,900.00	Description	#33 & P/#24 CARMEL VILLAGE OPCC085
Total Value	\$158,100.00	Situs Address	2213 CARMEL OAK LN
Acreage	0.5880	Property Class	RESIDENTIAL

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
05/25/2018	\$240,000.00	7163 618	SANDERS PAMELA P EXECUTOR
10/23/2017	\$0.00	W17E 1052	DAMON RENNIE PEAY HEIRS
10/23/2017	\$0.00	D135 1144	DAMON RENNIE PEAY

Location Information

Municipal Administration	Monroe	12 Mile Service Area	No
County Zoning Code	CITY	School	School Assignment Information
Zoning Administration	Monroe	Census Tract Number	205.02
ETJ		FEMA Panel	5424
Fire District	Monroe City	FEMA Zone	
Soils	GeB		

Building Information [View Real Property Site](#)

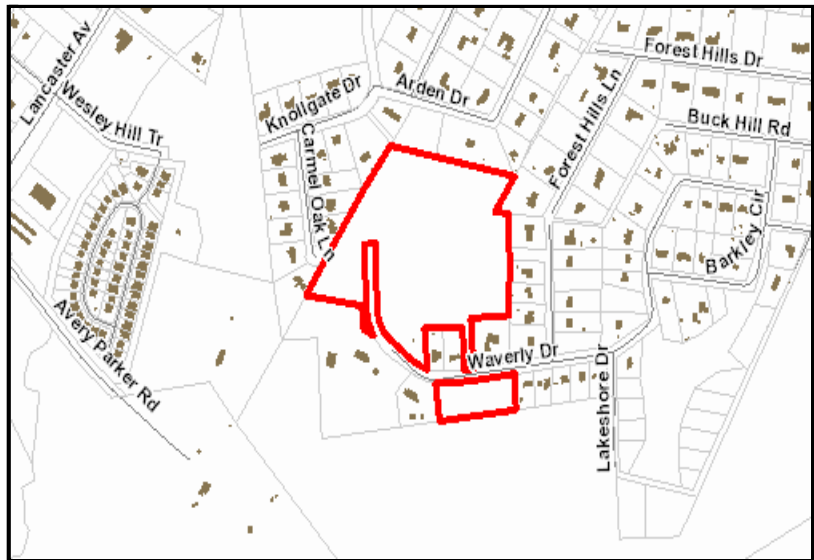
Total Living Area	2089	Improvement Type	Single Family Dwelling
Year Build	1992		

District Voting Assignments (Jurisdictions)

Polling Place	Griffith Road VFD	School District	1	Congressional District	9
Precinct District	#23	State House	55	Senate District	35

Parcel Number

09286061

OwnerCAROLINA
DEVELOPMENT
SERVICES LLC**Mailing Address**2627 BREKONRIDGE CENTRE DR
MONROE
NC , 28110**Account Information**

Land Value \$164,200.00

Building Value \$0.00

Total Value \$164,200.00

Acreage 20.8540

Description20.854A 7725-639 AKA PB4 PG42
LESS OPCJ104 & 312-177 & 438-384
& 1289-178**Situs Address**

2331 WAVERLY DR

Property Class

RESIDENTIAL

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
07/06/2020	\$250,000.00	7725 639	FRY, MARTHA WALTERS
06/02/2004	\$0.00	3459 905	WALTERS TEO BRUCE
01/01/2004	\$0.00		REVOCABLE LIVING T MORGAN DEWEY W

Location Information

Municipal Administration Monroe

County Zoning Code CITY

Zoning Administration Monroe

ETJ

Fire District Monroe City

Soils GeB,TaB

12 Mile Service Area No

School [School Assignment Information](#)

Census Tract Number 205.02

FEMA Panel 5424

FEMA Zone

Building Information [View Real Property Site](#)

Total Living Area 0

Improvement Type

Year Build 0

District Voting Assignments (Jurisdictions)

Polling Place Griffith Road VFD

School District 1

Congressional District 9

Precinct District #23

State House 55

Senate District 35

Plot Cab. C File 24

Plot Cabint C- File 24

PLAT SHOWING
ROADWAY DEDICATION
FROM ~ T. BRUCE WALTERS
TO ~ CITY OF MONROE
CITY OF MONROE ~ UNION COUNTY ~ N.C.
SCALE: 1" = 60'
NOVEMBER 6 ~ 1987

Wm. J. Alexander
N.C. & S.C. R. L. S.

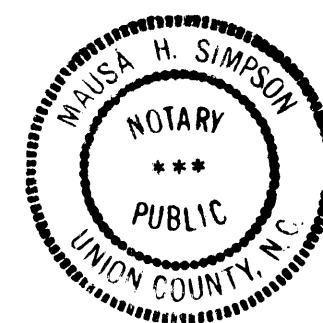


I, MAUSA H. SIMPSON, a Notary Public in and for the county of UNION and State of North Carolina, do hereby certify that Wm. J. Alexander, Land Surveyor personally appeared before me this day and acknowledged the due execution of the foregoing certificate and upon his oath sworn to the truth of the statements set forth therein.

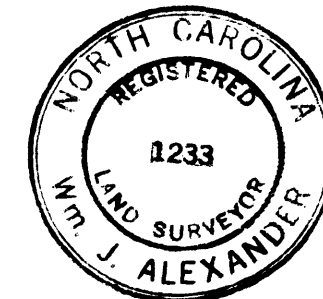
Witness my hand and Notarial Seal this the 10 day of NOVEMBER, 1987.

MAUSA H. SIMPSON
Notary Public

My commission expires 6-25-90



NORTH CAROLINA - UNION COUNTY
The foregoing certificate of MAUSA H. SIMPSON is certified to be correct.
FILED FOR RECORD This 17th day of Nov. 1987 at 1:20 P.M.
Plat Cabinet C, File No. 24
JUDY B. CHAPMAN, REGISTER OF DEEDS
BY: Judy B. Chapman

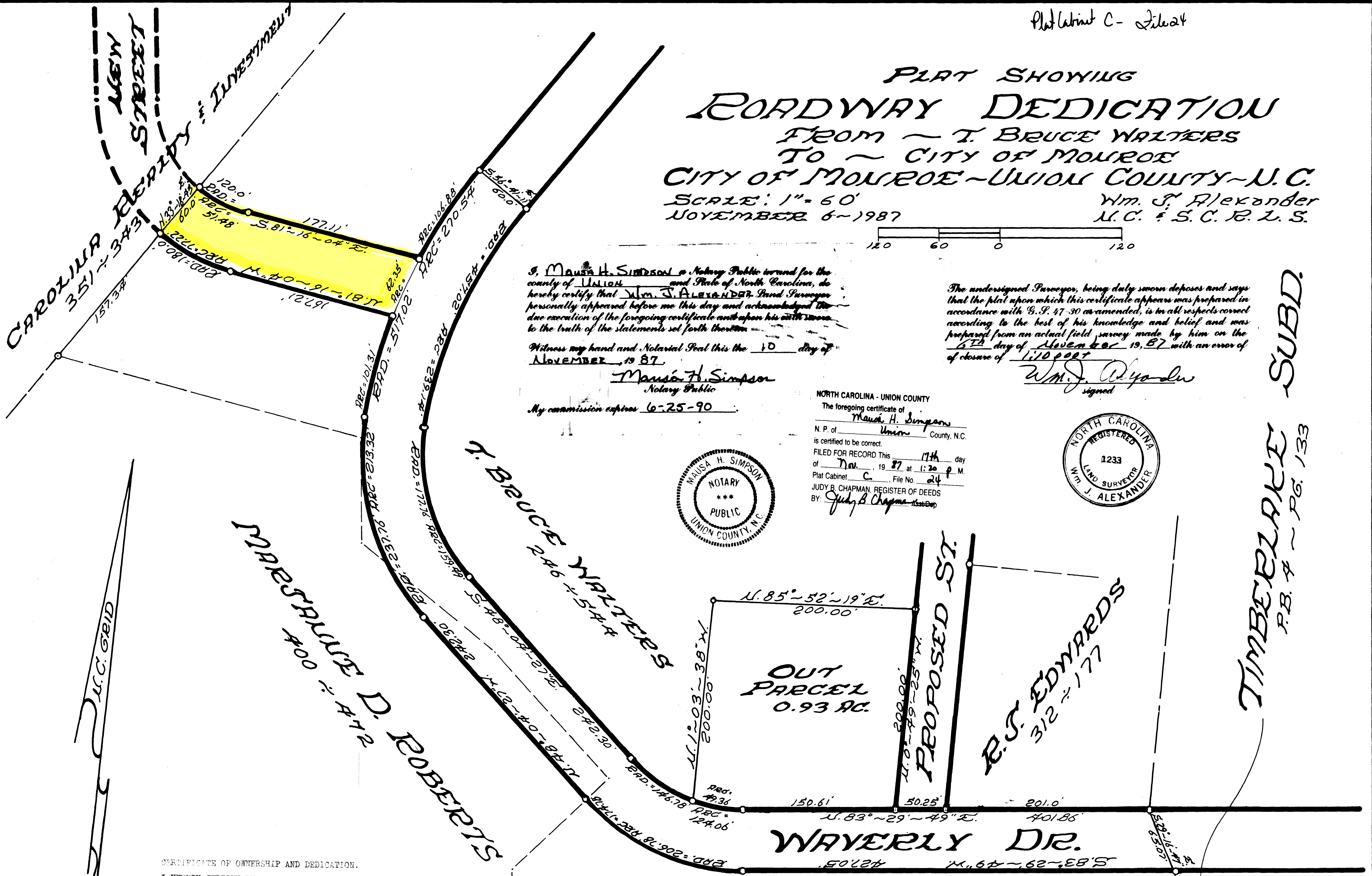


The undersigned Surveyor, being duly sworn deposes and says that the plat upon which this certificate appears was prepared in accordance with G.S. 47-30 as amended, is in all respects correct according to the best of his knowledge and belief and was prepared from an actual field survey made by him on the 6th day of November 1987 with an error of closure of 1/10 foot.

Wm. J. Alexander
signed

SUBD.

TIMBERLAKE
P.B. # ~ PG. 133



CERTIFICATE OF OWNERSHIP AND DEDICATION.
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF UNION, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM SET BACK LINES, AND DEDICATE OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: 11-10-87 J. Bruce Walters
Owner

NOTARY PUBLIC IN UNION COUNTY, N.C.
DO CERTIFY THAT THE ABOVE SIGNED APPEARED BEFORE ME THIS DAY, WITNESS MY HAND AND SEAL THIS THE 10th DAY OF NOVEMBER, 1987.
MY COMMISSION EXPIRES 6-25-90
SIGNED: MAUSA H. SIMPSON

T. BRUCE WALTERS
246 ÷ 544

Plot Cab C File 24

Plot Cab. C File 24

**RESOLUTION OF INTENT
TO ABANDON AN UNNAMED RIGHT-OF-WAY
FROM REAR PROPERTY LINE OF PARCEL 09185001 TO THE REAR
PROPERTY LINE OF PARCEL 09147063
R-2021-39**

THAT WHEREAS, the City of Monroe proposes to permanently abandon an unnamed right-of-way located off Waverly Drive pursuant to North Carolina General Statute Section 160A-299 starting at the western right-of-way of Waverly Drive to the eastern property line of Carolina Realty & Investment as shown on the recorded plan in Plat Cabinet C, File 24 in the Union County Register of Deeds, about 237 linear feet in length.

NOW, THEREFORE, BE IT RESOLVED that the Monroe City Council declares its intent to permanently abandon an unnamed right-of-way located off Waverly Drive starting at the western right-of-way of Waverly Drive to the eastern property line of Carolina Realty & Investment as shown on the recorded plat in Plat Cabinet C, File 24 in the Union County Register of Deeds, about 237 linear feet in length.

The City Council orders that a public hearing be called on the question at 6:00 p.m., Tuesday, July 13, 2021. The City Clerk is hereby directed:

1. To publish a copy of this Resolution in a newspaper authorized to publish legal ads in the City of Monroe as required by statute.
2. To send a copy of this Resolution by certified or registered mail to all owners of the property adjoining the street as shown on the tax records.
3. To cause a notice of the closing and public hearing to be prominently posted in at least two places along said street.

Adopted this 8th day of June, 2021.

ATTEST:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk