

PLANNING BOARD MEETING

Wednesday, April 5, 2023

6:00 PM

City Hall Council Chambers

300 West Crowell Street

Monroe, NC

Revised Agenda

- Item 1. Call to Order – Roll Call
- Item 2. Pledge of Allegiance and Moment of Silence
- Item 3. Approval of Minutes –March 1, 2023
- Item 4. Zoning map amendment for property located at 316 Normand Street and further identified as tax parcel #: 09-192-046 from General Industrial (GI) to Residential Medium Density (RMD).
- Item 5. Zoning map and text amendment for the property located at 212 N. Main Street and further identified as tax parcel #: 09-232-052 from Downtown Central Mixed-Use (DC-MX) to Conditional-Commercial (C-C) “Charlie’s Angels”.
- Item 6. Annexation of 42.11 acres and a zoning map and text amendment for properties located along Lancaster Avenue and ML King Boulevard further identified as tax parcel #'s: 09-321-008-80, 09-321-008-90, and 09-321-008-A. The request is to annex and rezone the properties from Union County RA-40 and City of Monroe Residential Medium Density (RMD) to Planned Unit Development (PUD) “Lancaster Avenue”.- ***APPLICANT IS DEFERRING TO A FUTURE PLANNING BOARD DATE. THIS ITEM WILL NOT BE HEARD AT THIS MEETING.***
- Item 7. Zoning Text Amendments to Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 4.5: Planned Districts; Sections 5.5: Community Corridor Mixed-Use 1 District; Section 5.6: Community Corridor Mixed-Use 2 District; Section 5.7: Regional Corridor Mixed-Use District; Section 6.3: Historic Districts; Section 7.4: Home Occupation, and Section 8.7: Design Standards-Applicability.
- Item 8. Zoning Text Amendment to Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 7.1: Table of Permissible Uses.
- Item 9. Zoning Text Amendment to Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 8.10.1.B: Density and Intensity; Section 5.1.B: Mixed-Use Zoning Districts, Purpose and Intent; and Section 11: Definition of Terms.
- Item 10. Next Meeting: May 3, 2023
- Item 11. Adjournment

ATTENTION BOARD MEMBERS:

Please contact Ashlyn Penegar at 704.282.4527 or Lisa Stiwwinter at 704.282.4569 to confirm your attendance. Thank you.

cc: Planning Staff
Ashley Britt