

PLANNING BOARD MEETING

Wednesday, April 3, 2024

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.** Conflicts of Interest
- Item 4.** Zoning Map Amendment for Planned Unit Development “Myers Road Mixed Use” for properties located along Myers Road and N. Rocky River Road and further identified as tax parcel #'s 09-336-018, 09-336-018-C, 09-336-018-G, 09-336-018-H, 09-336-018-I, and 09-336-018-J. The request is to rezone a total of 46.44 acres from Community Corridor Mixed-Use 1 (CCMX-1) to Planned Unit Development “Myers Road Mixed Use”.
- Item 5.** Zoning Map Amendment for property located at 2815 Bravo Place, further identified as tax parcel # 09-112-016. The request is to rezone the property from General Industrial (GI) to Heavy Industrial (HI).
- Item 6.** Annexation and Zoning Map Amendment request for properties located along Goldmine Road and further identified as tax parcel #'s 09-372-003D, 09-372-003E, 09-372-003G, 09-372-003H, 09-372-003J, 09-372-003K. The purposed of the request is to rezone the properties from Union County Light Industrial (LI) to General Industrial (GI)
- Item 7.** Zoning Text Amendment to Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 7.1: Table of Permissible Uses, Section 7.2.5: Public and Institutional Uses, Section 7.2.6: Commercial Uses, Section 7.2.7: Office and Medical Uses, Section 7.2.9: Other Uses, and Section 8.4.2: Parking Requirements ***THIS ITEM HAS BEEN REMOVED FROM THE AGENDA AT THIS TIME. NO ACTION WILL TAKE PLACE ON ITEM.***
- Item 8.** Unified Development Ordinance (UDO) Discussion
- Item 9.** Next Meeting: April 3, 2024
- Item 10.** Adjournment

ATTENTION BOARD MEMBERS:

Please contact Heidi Bumgarner at 704.282.4527 or Keri Mendler at 704-282-5797 to confirm your attendance.

Thank you.

cc: Planning Staff
Terry Sholar
Richard Long



STAFF REPORT

TO: Planning Board Members

DATE: April 3, 2024

FROM: Lisa Stiwinter, Director of Planning & Development

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Zoning Map Amendment request for Planned Unit Development “Myers Road Mixed Use” (Parcel ID #'s: 09-336-018, 09-336-018-C, 09-336-018-G, 09-336-018-H, 09-336-018-I, and 09-336-018-J)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map amendment for the properties located along Myers Road and N. Rocky River Road further identified as tax parcel #'s 09-336-018, 09-336-018-C, 09-336-018-G, 09-336-018-H, 09-336-018-I, and 09-336-018-J. The request is to rezone a total of 46.44 acres from Community Corridor Mixed-Use 1 and Residential Low Density (RLD) to Planned Unit Development “Myers Road Mixed Use”.

This item was tabled at the March 6th Planning Board meeting for the developer to address concerns raised by Planning Board during the meeting. The concerns raised as well as staff responses are the end of this staff report.

REVIEW

The applicant, Monday Properties Investments LLC, is requesting a Planned Unit Development rezoning in order to develop mixed use project that will consist of apartments, for rent carriage homes and a future commercial outparcel. The total area of the project is 46.44 acres, with approximately 21.86 acres or 47% of that reserved as common open space. The net density of this project is 9.83 units per acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District.

	Existing Uses	Zoning District
North	Single Family Residential	Residential Low Density (RLD) & General Business (GB)
East	Commercial & Single Family Residential	Residential Low Density (RLD) & Community Corridor Mixed–Use 1 (CCMX-1)
South	Commercial	Community Corridor Mixed–Use 1 (CCMX-1)
West	Single Family Residential & Vacant	General Business (GB)

Proposal

The applicant is requesting a Planned Unit Development rezoning in order to develop a mixed use project that will consist of 336 apartments, 36 for rent carriage homes, and approximately two acres for future commercial development. The uses allowed for the commercial development would be those allowed in the Community Corridor Mixed Use-1 zoning district. The total area of the project is 46.44 acres, with approximately 21.86 acres or 47% of that reserved as common open space. The project will be comprised of 1-bedroom, 2-bedroom, and 3 bedroom units. The overall project density is 9.83 units per acre.

REQUIREMENTS

Density & Dimensional Standards

Zoning District	Maximum Allowable Density
CC-MX1	8 units by-right & 10 units with incentives
RHD	10 units/acre
RMD	3 units/acre by-right; 4 units/acre clustering
RLD	2 units/acre
RR	1 unit/acre

Setbacks

Front: 20 foot

Side: 20 foot

Rear: 20 foot

Max Building Height: 3-stories

Buffering & Landscaping

Parking lot trees will be provided as depicted on the site plan with a minimum caliper of 2.5 inches measured 6-inches above grade.

Perimeter buffers are not required within the mixed use districts as the intent is to create walkable and connected projects; however, planned unit developments are required to provide perimeter buffers. The ordinance requires a ten-foot street yard buffer along the street frontages of both Myers Road and Rocky River Road which has been depicted on the proposed site plan. The ordinance will also require a 50-foot buffer along the adjacent properties to the north of Myers Road. The buffer is required to include a mix of trees, shrubs and a 6-foot fence. The developer is requesting a deviation from the ordinance to not install the fencing and plantings north of the floodplain since this area is not being developed and being left as a natural open space. The project area south of Myers Road will provide a combination of a 50-foot buffer and 25-foot buffer. The buffers will include a mix of trees, shrubs and a 6-foot fence.

The ordinance requires 10% tree save area, the applicant has complied with this requirement by leaving the northern parcel of the project primarily undisturbed. A tree survey was provided which depicted all trees on the site that were greater than seventy-five inches in circumference in the developed area of the project. The developer is proposing for all trees measuring seventy-five inches in circumference in the required open space areas to be preserved and if removed shall require mitigation. The trees will be mitigated per the Unified Development Ordinance standards and the final plan will be determined at the erosion control plan review stage if the project is approved.

Open Space

The project is required to provide 35% open space, which would equal 16.26 acres. The applicant has provided approximately 21.86 acres, which is approximately 47% of the total site. The ordinance states a maximum of 20% of the total required open space may include stormwater features and only wet stormwater facilities may be counted toward this requirement. The site plan delineates the stormwater feature will cover approximately 2.3 acres, which is 14.15% of the open space. The ordinance also states a maximum of 20% of the total required open space may include environmentally sensitive lands and floodplains. The site plan delineates the flood plain and stream buffers will cover approximately 9.5 acres, which is 58% of the required open space which is a deviation from the ordinance requirements.

Planned Unit Developments that are 25 – 50 to acres in size are required to include at least two (2) small open space types, two (2) medium open space types and one (1) large open space type. The small open space areas require a range of area from 500 square feet to 1 acre, the medium open space type requires 1-2.5 acres and the large open space type requires 2.5 acres or greater. There are three (3) small amenity areas, one (1) medium area and one (1) large area proposed for this project. The open space features proposed for this project are as follows:

Amenity area programming shall include, but is not limited to, the following: clubhouse, amenity barn building, pool(s) and cabana(s), fire pit(s), fenced in dog park(s), grilling station(s), community garden, nature trail with fitness stations and lawn games.

-Small amenity features: pocket parks, playground

-Medium amenity features: clubhouse, amenity barn building, pool and cabana, fire pit, fenced in dog park, grilling stations, community garden, and lawn games

-Large amenity feature: nature trail with fitness stations

Elevations

Exterior building materials for the project will include cementitious siding with masonry accents. Vinyl trim, doors, and windows will be permitted and the balconies shall be required to be provided with metal railings. The unit square footages for the project are as follows:

Unit Type	Square feet
1-bedroom Type A	720
1-bedroom Type B	735
2-bedroom	1,146
Carriage Homes 3-bedrooms	1,600

Parking

The ordinance requires 1.5 spaces per dwelling unit, which is a total of 558 required parking spaces for this development. The multifamily portion of the project is providing 482 surface parking spaces and 33 garage unit spaces for a total of 515 spaces. The carriage home portion of the project will provide one parking space in the garage of each unit and one space in the driveway for a total of 72 spaces and there are an additional 28 overflow spaces for a total of 100 spaces in this portion of the project. The total number of parking spaces for the overall project is 615.

Sidewalk

Sidewalk will be provided internally throughout the development, and an eight-foot (8') wide sidewalk will be provided along N. Rocky River Road and the majority of the road frontage along Myers Road.

Stormwater

The applicant will be required to provide stormwater management to treat the stormwater runoff for the project. The stormwater will be evaluated and reviewed, if the project is approved by City Council, at the building permit stage of the process. The location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and actual site discharge points. At the time of site plan submittal, site will meet stormwater management requirements in accordance with Chapter 159 Stormwater Management Ordinance of the Monroe Code of Ordinances.

Schools

The Myers PUD is a proposed 372-unit mixed use development on tax parcels 09-336-018, 09-336-018-C, 09-336-018-G, 09-336-018-H, 09-336-018-I, and 09-336-018-J located along Myers Road and N. Rocky River Road. The project falls within the following school zones for the current school year:

Porter Ridge Elementary	Currently at 103% rated capacity
Piedmont Middle	Currently at 101% rated capacity
Piedmont High	Currently at 82% rated capacity

Per Board of Education Policy, neither Porter Ridge ES nor Piedmont MS are accepting any additional transfers due to high enrollment. Additional residential construction contributes to high enrollments, which in turn exacerbate problems such as:

- Additional mobile classrooms
- Inadequate capacity for food service and rest room facilities
- Rationing of access to the Media Center
- Insufficient parking and queuing space for parents to safely deliver or pick up their children
- Inadequate planning/meeting space for additional staff.

Transportation

Since this a multifamily project all of the internal drives and circulation will be maintained by the developer, and the City of Monroe will have no maintenance responsibilities. The proposal includes full movement access points from both Myers Road and N. Rocky River Road. A traffic impact study was completed for this project as required by the ordinance and was reviewed by both the City of Monroe Engineering Department and the North Carolina Department of Transportation (NCDOT). The transportation improvements for this project are as follows:

-Myers Road at Site Access A & B
No improvements required

-N. Rocky River Road and Site Access C
Construct a northbound left-turn lane with at least 80 feet of storage.
Construct a southbound right-turn lane with at least 100 feet of storage.

-N. Rocky River Road and Myers Road
Construct an eastbound right turn lane with 100 feet of storage.

Additionally, there is currently a North Carolina Department of Transportation (NCDOT) road realignment project underway that will align James Hamilton Road and Myers Road. The realignment will create a safer intersection of the two roads with N. Rocky River Road. Along with the realignment NCDOT will be installing a traffic signal at the intersection as well as left turn lanes onto James Hamilton Road and Myers Road. NCDOT is currently acquiring right-of-way and construction is scheduled to begin in 2025.

Water/Sewer

Based on the current water and sewer capacity, flow projections, and planned capital improvements, the City of Monroe has water and sewer capacity to serve the project.

The project will require phased permitting and water meter sets pursuant to a development agreement if approved by City Council, and consistent with the schedule for waste water treatment plant expansion. All onsite and offsite water and sewer main extensions for the proposed development shall be designed by a professional engineer, constructed and financed at the developer's expense in accordance with the City of Monroe's Standards and Extension Policy. Any required offsite easements are to be obtained by the Developer at their expense.

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Development Plan indicates this project is partially located in a Neighborhood Mixed-Use Center, Community Corridor, and Suburban land use categories.

Neighborhood Mixed-Use Centers provide neighborhood retail, professional office, service, and other community-oriented activities and uses for surrounding residential areas. The center's proximity to residential areas requires design to be integrated with and at a scale compatible with nearby residential development. These centers measure half-a-mile across, representing approximately a 10-minute walking distance. The design transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While commercial uses are likely to be prominent, these centers

should emphasize a mixture of uses and residential housing units where possible. Single family residential should be discouraged but may be used as a transition between land uses or to maintain continuity between the surrounding neighborhoods.

The Community Corridor area generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, epicenter of the city's commercial activity, and the spine of the community with critical connections to major employers and activity centers. This designation encourages a more unified approach to improving the area's physical environment and economic viability. While linear due to its orientation on US 74, the vision for the Community Corridor is for redevelopment to occur as nodes of activity (preferred with a mixture of uses). This may be achieved by focusing more intense commercial/mixed-use nodes at key intersections with transitional uses as a buffer to adjacent residential areas. The FLUM emphasizes mixed-use nodes at the intersections of US 74 and Rocky River Road and Dickerson Boulevard.

The Suburban land use area typically takes the form of neighborhoods with uniform housing types and densities; a mix of housing types and lot sizes is preferred in Suburban locations. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods. Connectivity between neighborhoods and to nearby centers also should be emphasized. Allowable density in this area is 2 to 4 dwelling units per acre.

Planning staff is of the opinion the development pattern of a mixed-use development with different housing options at this location is not consistent with the Land Development Plan at 9.83 units per acre, but is a reasonable use due to the project partially being located within a Neighborhood Mixed-Use Center located in close proximity to Highway 74. The Future Land Use Map illustrates the pattern, location, and character of future land uses within the study areas. It is intended to guide future decisions with the necessary flexibility to respond to shifting trends that can be expected for a city in the path of growth.

PUBLIC NOTIFICATION

The developer held a neighborhood meeting on August 29, 2023 to discuss the project with local residents.

A rezoning notification sign will be posted 10 days prior to the public hearing.

Official rezoning notification letters will be sent to the adjacent property owners located within at least 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Planning staff recommends approval of Planned Unit Development “Myers Road Mixed Use”.

Planning Board will need to take action on the following items:

Approval Actions

1. Motion to recommend adoption of a Resolution *Approving* Land Use and Transportation Plan compliance.
2. Motion to recommend adoption of the Ordinance amending Section 157.1.2.1- Official Zoning Map.

Denial Actions

1. Motion to recommend adoption of a Resolution *Denying* Land Use and Transportation Plan Compliance and authorization for staff to draft the resolution based on the reason(s) provided and authorization for the Chair to sign at a later date.
2. Motion to recommend denial of the zoning map amendment.

PLANNING BOARD CONCERNS FROM MARCH MEETING

1. Project providing access to Highway 74.
Response: The developer has indicated an access point along US-74 is not feasible, because they do not own or have under contract property frontage to construct a driveway on US-74.
2. Provide additional stacking for the left turn lane on Rocky River Road into the project.
Response: The entrance to the development on Rocky River Road will provide full-movement access, and there will be an 80’ northbound left-turn lane into the development. The turn lane at this length will accommodate four (4) vehicles. This left-turn lane cannot be lengthened because it would then back up into the southbound left-turn lane at the new realigned and signalized intersection.
3. Safety of the full movement intersection of the access point on Rocky River Road.
Response: A Traffic Impact Analysis (“TIA”) for the project was commissioned by the developer and submitted to and approved by both the City and NCDOT. The TIA evaluated three (3) different scenarios: (1) existing traffic conditions, (2) future traffic conditions without the development, and (3) future traffic conditions with the development. Ultimately, the TIA concluded that traffic conditions with the development would operate at acceptable levels after the planned traffic improvements specified in the TIA are in place.
4. Providing a crosswalk on Myers Road so residents can cross to gain access to the amenities.
Response: The applicant has indicated they will work with the City to determine what pedestrian safety measures to implement for residents crossing Myers Road from the carriage homes to the apartments (and vice versa). These features may include a variation of striping, fluorescent pedestrian crossing signs, illuminated crosswalk lights, etc. The City of Monroe Engineering Department is agreeable to having a cross walk for the

residents, provided the cross walk is consistent with NCDOT standards. Final design and location will be determined at the permit review stage if the project is approved by City Council.

5. Convert the carriage homes to townhomes.

Response: The underlying CC-MX1 zoning district does not permit for sale townhomes, however the PUD process does allow the developer to request deviations from the zoning code. The developer has indicated for sale townhomes would require several changes to the site plan, resulting in significant cost increases to build the project. First, the site would have to be subdivided to provide individual record lots for each townhome. This would also require the recording of each lot with the Union County Registry of Deeds and establishing a home owner's association. Second, the for sale units would be required to front on a recorded dedicated right-of-way with an improved street to city standards, which would eliminate a significant amount of open space and reduce the total number of townhomes that can be developed.

6. What uses could be developed byright for this project.

CC-MX1 ZONING DISTRICT BYRIGHT USES:

Residential Uses

- Multifamily
- Upperstory Residential
- Residential Care (ALF, ILF, CC)

Public and Institutional Uses

- Schools (Elementary, Middle, High, Senior)
- University, College, Vocational School
- Civic and Private Club (Minor and Major)
- Essential Services
- Open Space/Parks
- Religious Institutions
- Small Wireless Communication Facilities and Support Structures
- Cell Towers

Commercial Uses

- Convenience Store with Fuel Pumps
- Car Wash
- Funeral Home
- Laundromat with Onsite Cleaning
- Day Care Center/Adult Care
- Commercial Parking
- Minor Vehicle Service
- Lodging – Hotel and Motel
- General Retail Sales (Up to 100,000 SF)
- Personal Services

- Indoor Recreation
- Restaurant (with and without a Drive-Through)
- Microbrewery/Winery/Distillery

Office/Medical Uses

- Professional Office
- Personal and Financial Services (with and without a Drive-Through)
- Medical/Dental Office
- Animal Hospital/Veterinarian Clinic

RLD ZONING DISTRICT BYRIGHT USES:

Residential Uses

- Single-Family Detached
- Family Care/Group Homes

Public and Institutional Uses

- Schools (Elementary, Middle, High, Senior)
- Essential Services (Excluding Regional Utility Facilities)
- Open Space/Parks
- Religious Institutions
- Small Wireless Communication Facilities and Support Structures
- Agriculture Activities
- Cell Towers

Attachments:

Attachment 1-Ortho Map
 Attachment 2-Zoning Map
 Attachment 3-Site Plan & Elevations
 Attachment 4-TIA Recommendation
 Attachment 5-Future Lane Use Map
 Attachment 6-FLUM Description
 Attachment 7-Approval Resolution
 Attachment 8-Denial Resolution
 Attachment 9-Ordinance 157.1.2.1

Ortho Map

Case #: PLMA 2024-00036

Legend

- Centerlines
- City Limits
- streams
- Parcels

Existing: CC-MX1 & RLD

Owner: Myers Brothers, LLC,
Heirs of Charles Myers, &
John Myers

Acres: 46.44



0 360 720
Feet



Zoning Map

Case #: PLMA 2024-00036

Legend

- Centerlines
- City Limits
- streams
- Parcels

Zoning Districts

- CC-MX1
- NB
- GB
- RLD

UC Zoning Districts

- HC

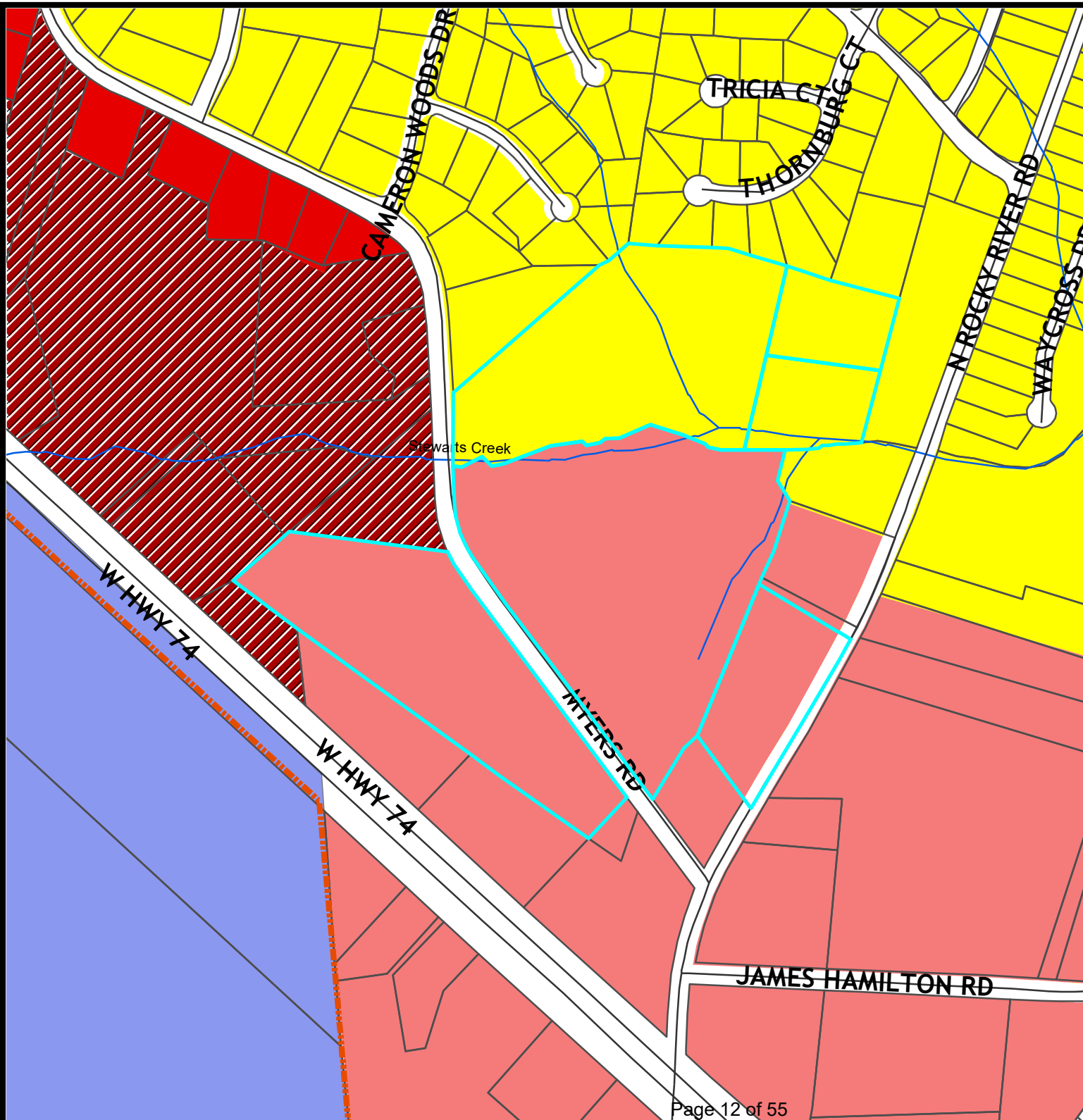
Existing: CC-MX1 & RLD

Owner: Myers Brothers, LLC,
Heirs of Charles Myers, &
John Myers

Acres: 46.44

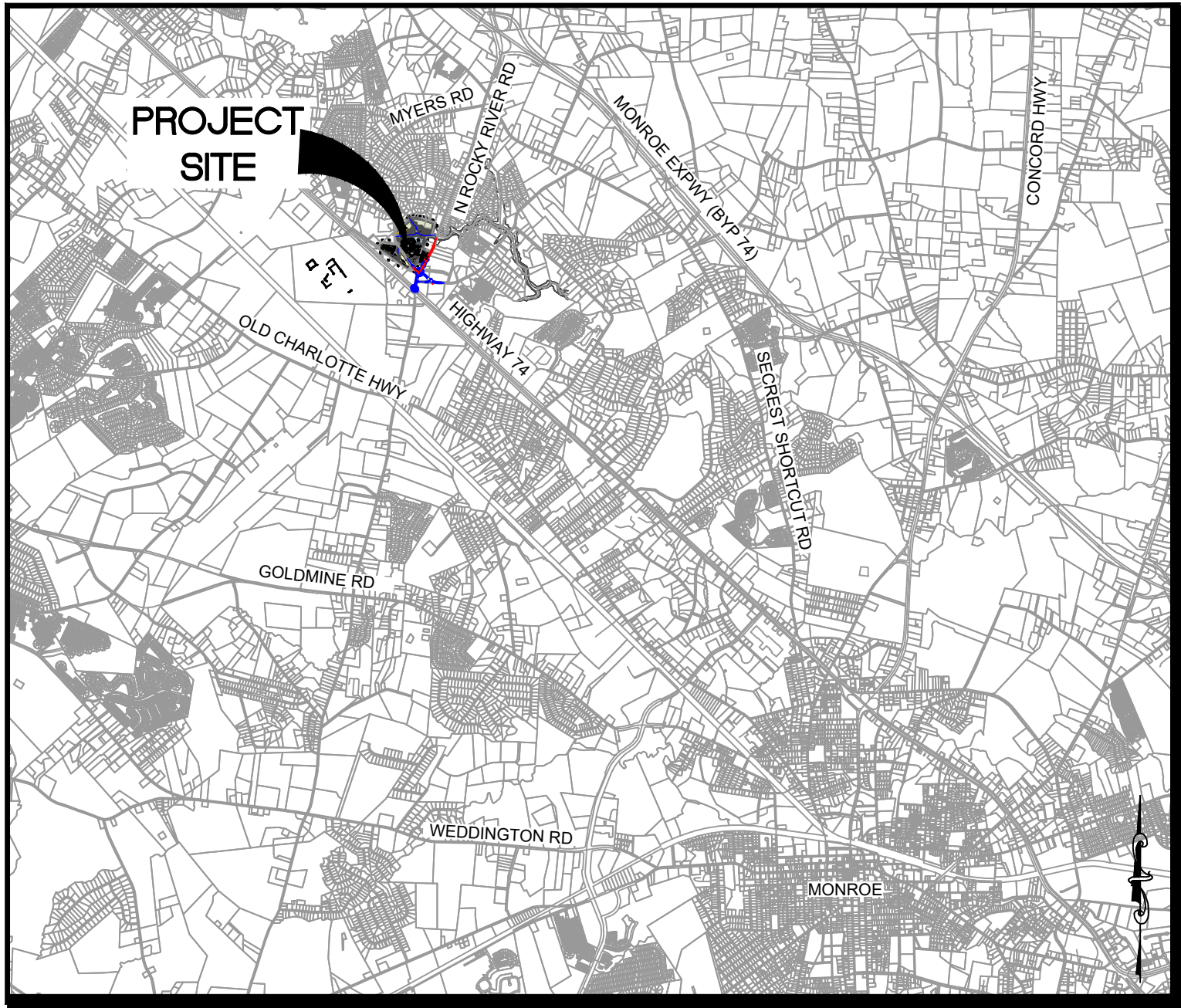


0 360 720 Feet



MYERS ROAD MIXED USE PLANNED UNIT DEVELOPMENT

LOCATED IN
MONROE, UNION COUNTY, NORTH CAROLINA



VICINITY MAP

N.T.S.

TABLE OF CONTENTS	
PAGE	SHEET NAME
RZ-1	COVER SHEET
RZ-2	PLANNED DEVELOPMENT MASTER PLAN
RZ-3	OPEN SPACE AND BUFFER DETAILS
RZ-4	ARCHITECTURAL RENDERINGS
RZ-5	ARCHITECTURAL ELEVATIONS
RZ-6	ARCHITECTURAL ELEVATIONS
RZ-7	EXISTING CONDITIONS PLAN
RZ-8	NCDOT IMPROVEMENTS PLAN
RZ-9	ALTA SURVEY

LEGEND:

- PLANNED UNIT DEVELOPMENT BOUNDARY
- ADJOINING PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED PERIMETER BUFFER
- PROPOSED OPEN SPACE
- PROPOSED PAVED SURFACE AREA
- FEMA FLOODPLAIN

OWNER:
CONTACT:
EMAIL:
ADDRESS:
PHONE:

MONDAY PROPERTIES
SHAHIN YAVARI
SYAVARI@MONDAYRE.COM
1000 WILSON BOULEVARD
SUITE 700
ARLINGTON, VA 22209
(703) 525-8340

CIVIL ENGINEER:
CONTACT:
EMAIL:
ADDRESS:
PHONE:

WK DICKSON & CO., INC.
WESTON BOLES, PE
WBOL@WKDICKSON.COM
1213 W MOREHEAD STREET,
SUITE 300
CHARLOTTE NC 28208
(704) 334-5348

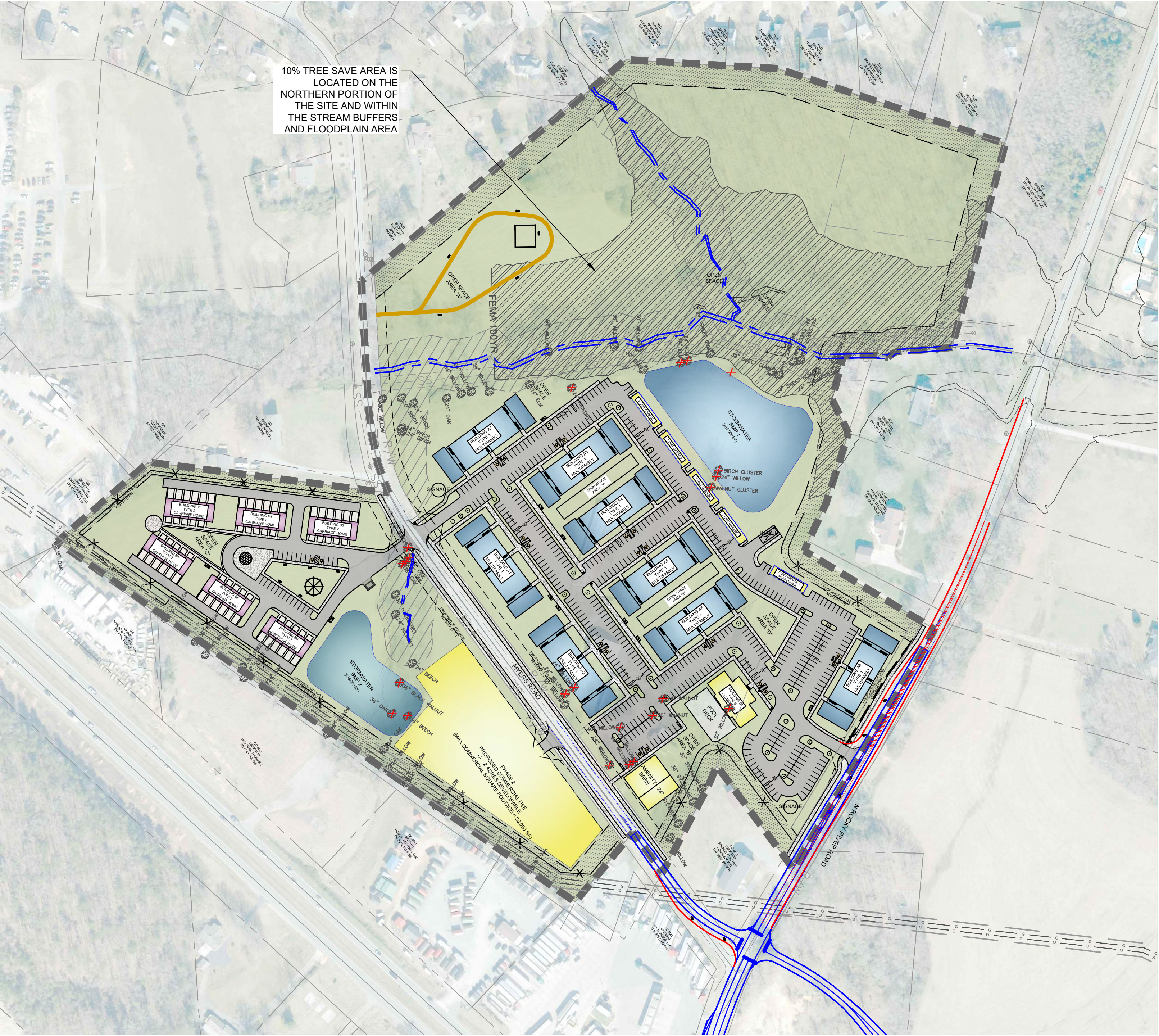
UTILITY PROVIDERS:

WATER AND SEWER:
CITY OF MONROE
WATER AND SEWER
300 W. CROWELL STREET
MONROE, NC 28112

CABLE & INTERNET:
SPECTRUM CABLE
7910 CRESCENT EXECUTIVE DRIVE
CHARLOTTE, NC 28217

NATURAL GAS:
PIEDMONT NATURAL GAS
4720 PIEDMONT ROW DR.
CHARLOTTE, NC 28210

ELECTRIC:
DUKE ENERGY
P.O. BOX 1090
CHARLOTTE, NC 28201

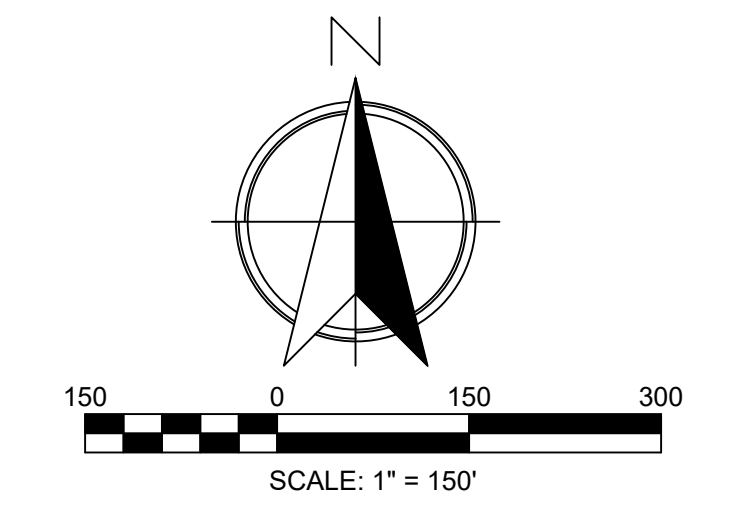


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(704) 334-0078
WWW.WKDICKSON.COM
NC LICENSE NO.F-0374

MONDAY PROPERTIES
1000 WILSON BLVD, SUITE 700
ARLINGTON, VA 22209

MYERS ROAD MIXED USE PLANNED UNIT DEVELOPMENT

PLANNED UNIT DEVELOPMENT COVER SHEET



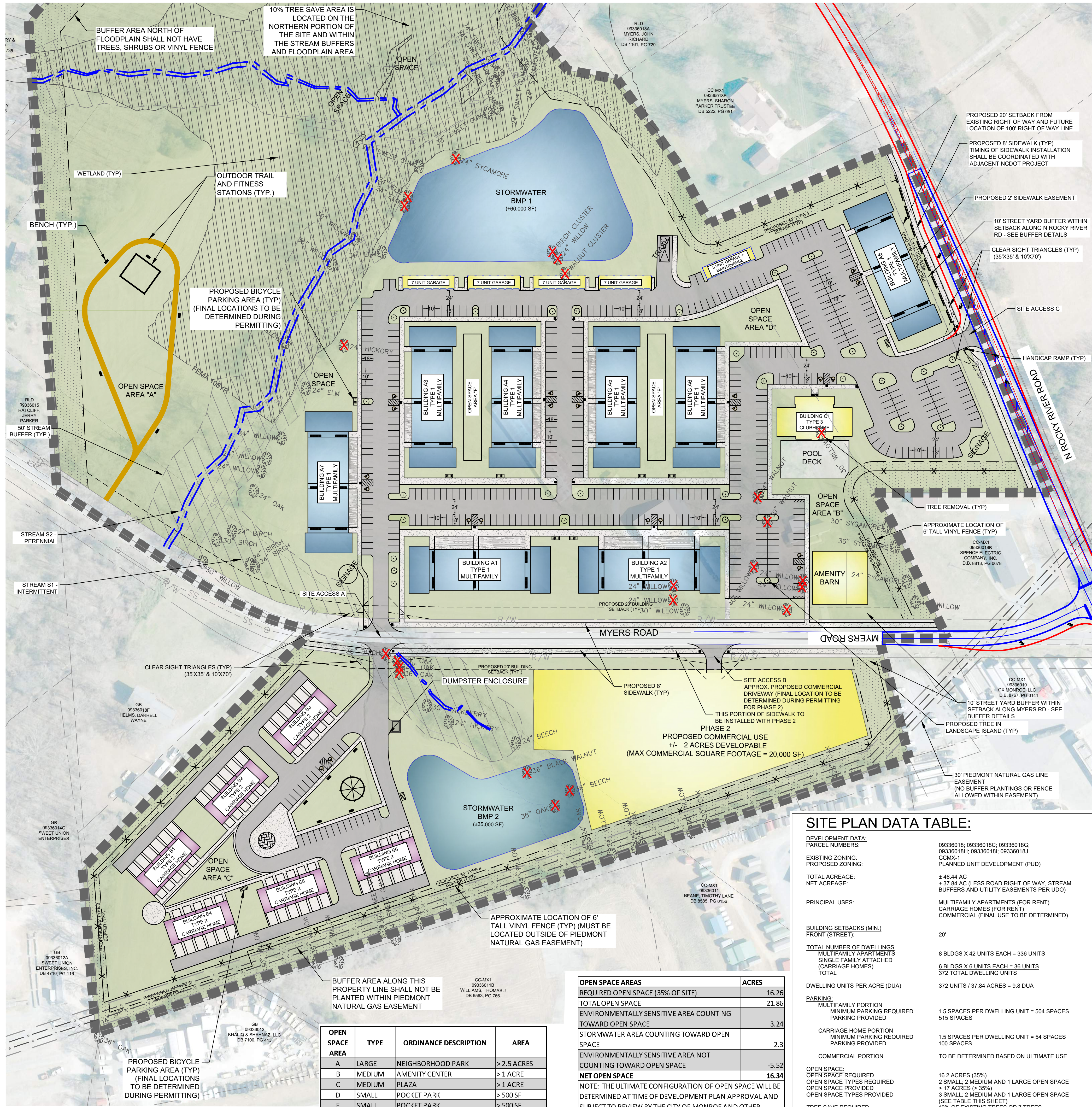
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DESIGN BY: RDH
DRAWN BY: RDH
PROJ. DATE: 8/21/2023
DRAWING NUMBER:

RZ-1
WKD PROJ. NO.:
2022081300.00.CL

DATE:	COMMENT:
1/4/2024	REVISED PER CITY COMMENTS
2/14/2024	REVISED PER CITY COMMENTS

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PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION



SITE PLAN DATA TABLE:

DEVELOPMENT DATA:	08336018, 08336018C, 08336018C, 08336018H, 08336018I, 08336018J
PARCEL NUMBERS:	CC-MX1 08336018E MYERS SHAWN PARKER TRUSTEE DB 5222, PG 051
EXISTING ZONING:	CC-MX1 08336018B PATCLIFF JERRY PARKER DB 5222, PG 051
PROPOSED ZONING:	CC-MX1 08336018B SPENCE ELECTRIC COMPANY, INC. D.B. 8813, PG 0678
TOTAL ACREAGE:	± 46.44 AC
NET ACREAGE:	± 37.84 AC (LESS ROAD RIGHT OF WAY, STREAM BUFFERS AND UTILITY EASEMENTS PER UDO)
PLANNED UNIT DEVELOPMENT (PUD)	
PRINCIPAL USES:	MULTIFAMILY APARTMENTS (FOR RENT) CARRIAGE HOMES (FOR RENT) COMMERCIAL (FINAL USE TO BE DETERMINED)
BUILDING SETBACKS (MIN.) FRONT (STREET):	20'
TOTAL NUMBER OF DWELLINGS:	8 BLDGS X 42 UNITS EACH = 336 UNITS
MULTIFAMILY APARTMENTS:	
SINGLE FAMILY ATTACHED (CARRIAGE HOMES):	6 BLDGS X 6 UNITS EACH = 36 UNITS
TOTAL:	372 TOTAL DWELLING UNITS
DWELLING UNITS PER ACRE (DUA):	372 UNITS / 37.84 ACRES = 9.8 DUA
PARKING:	
MULTIFAMILY PORTION MINIMUM PARKING REQUIRED PARKING PROVIDED:	1.5 SPACES PER DWELLING UNIT = 504 SPACES 515 SPACES
CARRIAGE HOME PORTION MINIMUM PARKING REQUIRED PARKING PROVIDED:	1.5 SPACES PER DWELLING UNIT = 54 SPACES 100 SPACES
COMMERCIAL PORTION:	TO BE DETERMINED BASED ON ULTIMATE USE
OPEN SPACE:	
OPEN SPACE REQUIRED:	16.2 ACRES (35%)
OPEN SPACE TYPES REQUIRED:	2 SMALL, 2 MEDIUM AND 1 LARGE OPEN SPACE
OPEN SPACE PROVIDED:	> 17 ACRES (> 35%)
OPEN SPACE TYPES PROVIDED:	3 SMALL, 2 MEDIUM AND 1 LARGE OPEN SPACE (SEE TABLE THIS SHEET)
TREE SAVE REQUIRED:	10% OF EXISTING TREES OR 7 TREES
TREE SAVE PROVIDED:	> 7 TREES

OPEN SPACE AREA	ACRES
REQUIRED OPEN SPACE (35% OF SITE)	16.26
TOTAL OPEN SPACE	21.86
ENVIRONMENTALLY SENSITIVE AREA COUNTING TOWARD OPEN SPACE	3.24
STORMWATER AREA COUNTING TOWARD OPEN SPACE	2.3
ENVIRONMENTALLY SENSITIVE AREA NOT COUNTING TOWARD OPEN SPACE	-5.52
NET OPEN SPACE	16.34
NOTE: THE ULTIMATE CONFIGURATION OF OPEN SPACE WILL BE DETERMINED AT TIME OF DEVELOPMENT PLAN APPROVAL AND SUBJECT TO REVIEW BY THE CITY OF MONROE AND OTHER REQUIRED JURISDICTIONAL BODIES.	

OPEN SPACE AREA	TYPE	ORDINANCE DESCRIPTION	AREA
A	LARGE	NEIGHBORHOOD PARK	> 2.5 ACRES
B	MEDIUM	AMENITY CENTER	> 1 ACRE
C	MEDIUM	PLAZA	> 1 ACRE
D	SMALL	POCKET PARK	> 500 SF
E	SMALL	POCKET PARK	> 500 SF
F	SMALL	POCKET PARK	> 500 SF

DEVELOPMENT STANDARDS

- GENERAL PROVISIONS

A. The development and use of the Site will be governed by the Rezoning Plan, these development standards and the applicable provisions of the City of Monroe ("City") Unified Development Ordinance (the "UDO").

B. The site shall be served by internal private drives which must meet all the requirements for public street construction. All drives located outside of the public right-of-way are private drives. Minor adjustments to the locations of the internal private drives shall be allowed during the construction permitting process. Stubbed streets serving the apartments have been removed.

C. The maximum density on the Site shall be 9.8 units to the acre. Increased density will be mitigated through the use of vegetation retention, perimeter buffering and/or placement of buildings internal to the site.

D. For the commercial portion of the site, the Petitioner may use the site for any of the permissible uses under the Community Corridor Mixed Use-1 (CC-MX1) in the UDO.

E. All stormwater management facilities depicted on the Rezoning Plan, regardless of whether such facilities are wet or dry systems, shall count toward the required open space requirements of the UDO.
- TRANSPORTATION AND PARKING

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and construction plans and designs and any adjustments required for approval by the City and/or the North Carolina Department of Transportation ("NCDOT").

B. The alignments of the internal streets, driveways and vehicular circulation areas may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the City and/or NCDOT.

C. The Petitioner shall work with NCDOT to complete the transportation and sidewalk improvements set out below and the timing for the construction and installation of such improvements shall be coordinated with the adjacent NCDOT project and approved TIA, subject to final approval by NCDOT and City of Monroe Staff.

 - Rocky River Road and Myers Road / James Hamilton Road
 - Construct an eastbound right turn lane with 100 feet of storage and appropriate taper.
 - Myers Road and Site Access A
 - Construct Site Access A (on both sides of Myers Road) with one ingress and one egress lane.
 - Myers Road and Site Access B
 - Construct Site Access B with one ingress and one egress lane. This access point will be completed with Phase 2 (the commercial portion of the site).
 - Rocky River Road and Site Access C
 - Construct Site Access C with one ingress and one egress lane.
 - Construct a northbound left-turn lane with at least 80 feet of storage and appropriate taper.
 - Construct a southbound right-turn lane with at least 100 feet of storage and appropriate taper.

D. The site shall be served by internal private drives. Minor adjustments to the locations of the internal private drives shall be allowed during the construction permitting process.

E. The Petitioner shall obtain a City of Monroe Driveway Permit for the connection to Myers Road.

F. All off-site road improvements shall be in accordance with NCDOT standards unless otherwise approved by the City of Monroe or NCDOT.
- ARCHITECTURAL STANDARDS

A. All elevations, packets, or other supplemental material submitted to staff, Planning Board, and/or City Council in reference and support of any conditional district shall be regarded as an integral element of the approved site plan; minor deviations from submitted material shall be allowed at the discretion of the planning director or his designee.

B. Exterior building materials for Building Type 1 shall be primarily cementitious siding. Exterior building materials for Building Type 2 (Carriage Homes) shall be primarily cementitious siding. Windows shall be vinyl and balconies shall have metal railings.

C. All carriage home units shall be provided with at minimum 1-car garages.

D. The maximum building height is 3 stories.
- LIGHTING

A. All exterior lighting shall comply with the UDO. Full cutoff fixtures shall be used for exterior parking lot lighting.
- SIGNS

A. A sign plan shall be provided as part of the site design package and comply with City Sign Ordinance standards consistent with the mixed use zoning district standards.
- LANDSCAPING

A. Perimeter Buffers shall be provided as shown on the Rezoning Plan and shall remain undisturbed. In all cases, buffers may be crossed with utility crossings as needed to serve the site.

B. The Petitioner requests deviation from 6' opaque wall or berm within 50' Type 4 Buffer. The Petitioner proposes to install a 6' tall vinyl privacy fence in lieu of the opaque wall. No fence or wall shall be installed in buffer areas that fall within the FEMA floodplain or on the undeveloped portion of the site located north of the FEMA floodplain.

C. Trees measuring 75" circumference in perimeter buffers shall be preserved. Trees measuring 75" in circumference in required open space areas shall be preserved and if removed, shall be mitigated. Trees that are 25" in circumference or larger within the required buffers, if disturbed, shall be mitigated. Mitigation measures shall include planting 3" caliper trees at time of planting. A tree survey/mitigation plan will be required prior to the project being processed.

D. Streetscape along Myers Road and N Rocky River Road shall retain existing vegetation where possible. Where vegetation is removed for roadway improvements, street trees at regular intervals shall be provided. Decorative landscaping shall be provided at each entrance to the site. In no case shall plantings or structures be installed in site triangles.

E. The Petitioner shall provide open space areas as generally depicted on the Rezoning Plan. Open space shall be maintained by Property Owner.

F. Amenity area programming shall include, but is not limited to, the following: Clubhouse, Amenity Barn Building, Pool(s) and cabana(s), fire pit(s), fenced in dog park(s), grilling station(s), community garden and lawn games.

G. All multi-family developments with fifty (50) or more units shall be required to provide a bulk trash compactor. All developments shall provide recycling service and containers.

H. The commercial portion of the site shall be required to meet CC-MX1 requirements for setbacks and all other requirements of the UDO.

I. The minimum tree size at time of planting shall be 2.5" caliper.
- ENVIRONMENTAL

A. The Petitioner shall comply with the City's adopted Stormwater Management Ordinance. The location, size and type of stormwater management systems depicted on the plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points.

B. A 25+1 flood analysis shall be provided to the City for all streams which serve to drain 10 acres or more, as well as other applicable items contained in the City's Standard Specifications & Detail Manual, Section 07.06.03, upon rezoning approval.
- PHASING

A. The development is intended to be designed and constructed in two phases. The residential development will be constructed in the first phase. The commercial outparcel will be constructed in the second phase.
- UTILITIES

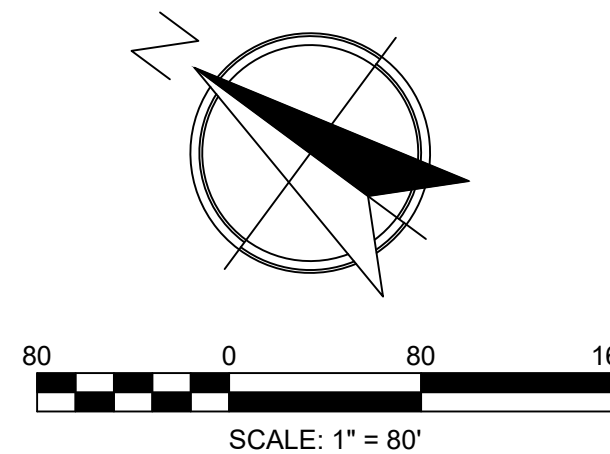
A. Utilities plan shall be provided as part of the site design package and comply with City Code standards. Development shall connect to City's public water and public sewer.

LEGEND:

	PLANNED UNIT DEVELOPMENT BOUNDARY
	PROPERTY BOUNDARY
	PROPOSED PERIMETER BUFFER
	PROPOSED OPEN SPACE
	PROPOSED PAVED SURFACE AREA
	FEMA FLOODPLAIN

MYERS ROAD
MIXED USE
PLANNED UNIT
DEVELOPMENT

PLANNED
DEVELOPMENT
MASTER PLAN



PROJ. MGR.:	RDH
DESIGN BY:	RDH
DRAWN BY:	RDH
PROJ. DATE:	AUGUST 21, 2023
DRAWING NUMBER:	

WKO PROJ. NO.:
2022081300.00.CL

DATE:	COMMENT:
1/4/2024	REVISED PER CITY COMMENTS
2/14/2024	REVISED PER CITY COMMENTS

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PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

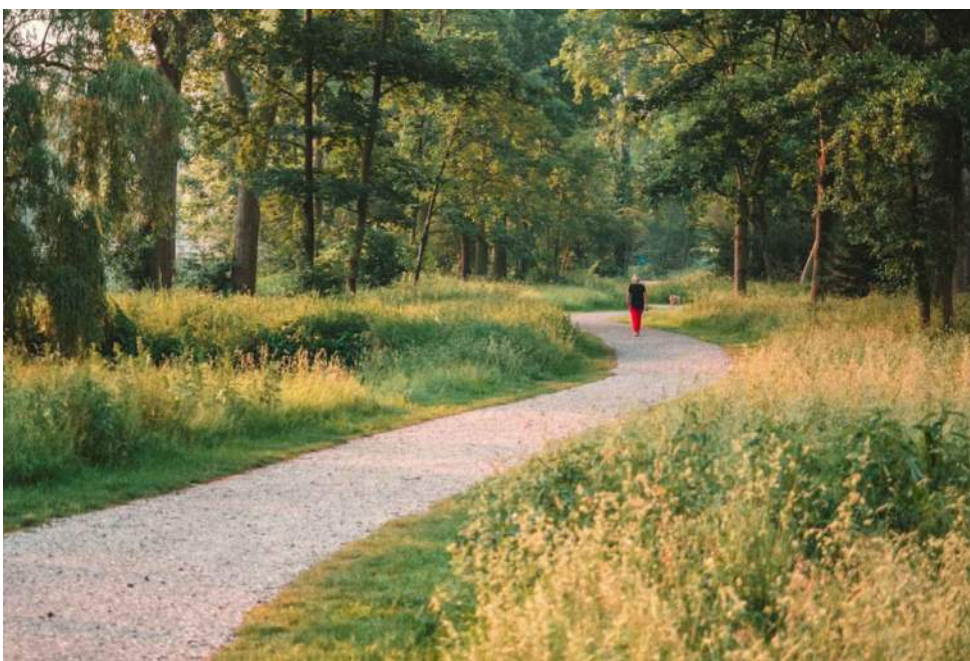
CONCEPTUAL POOL DECK RENDERING
(OPEN SPACE AREA B)



FIRE PIT AND PAVILION
(OPEN SPACE AREA C)



MEADOW
(OPEN SPACE AREA A)



OUTDOOR GAME AREA
(OPEN SPACE AREA B)



COMMUNITY GARDEN
(OPEN SPACE AREA C)



PLAYGROUND
(OPEN SPACE AREA D)

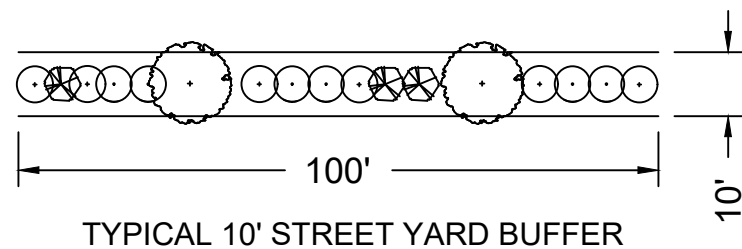


CONCEPTUAL COURTYARD RENDERING
(OPEN SPACE AREAS E & F)

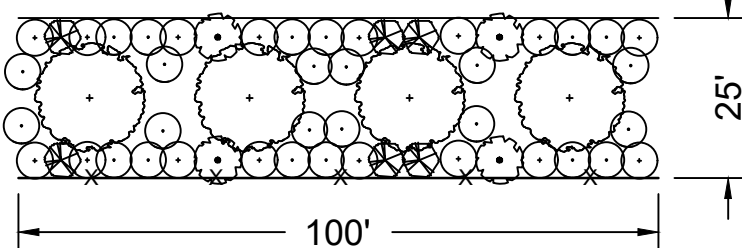


LANDSCAPE BUFFER DETAILS

3 TREES PER 100 LF
20 SHRUBS PER 100 LF

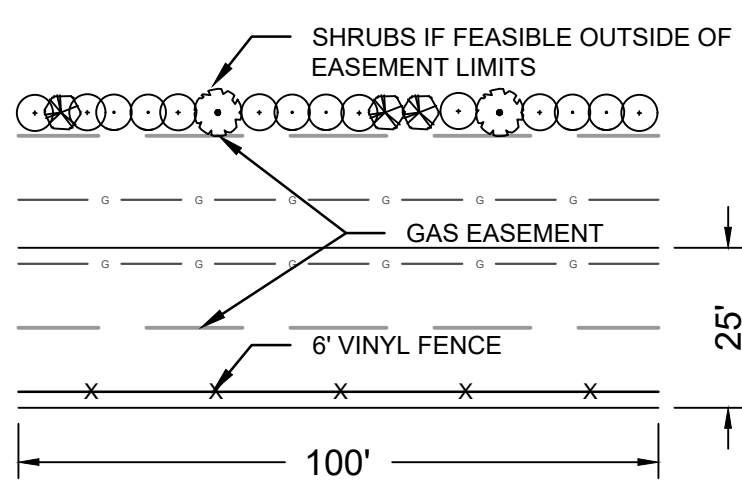


3 TREES PER 100 LF
1 UNDERSTORY TREE PER 100 LF
50 SHRUBS PER 100 LF
6" VINYL FENCE



TYPICAL 25' TYPE 3 BUFFER

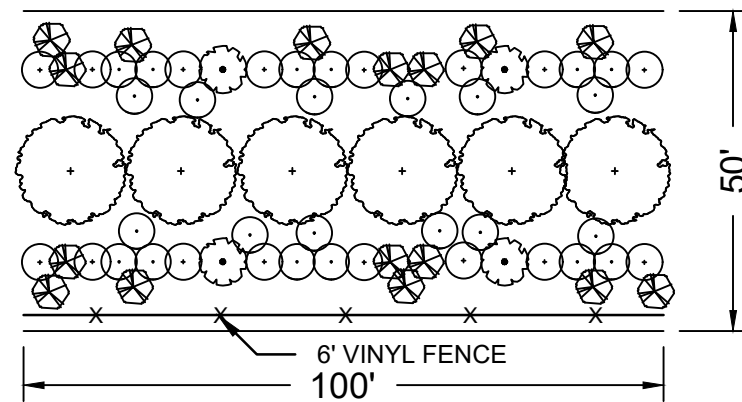
NO PLANTINGS WITHIN
LIMITS OF GAS
EASEMENT



25' TYPE 3 BUFFER ADJACENT TO
GAS EASEMENT

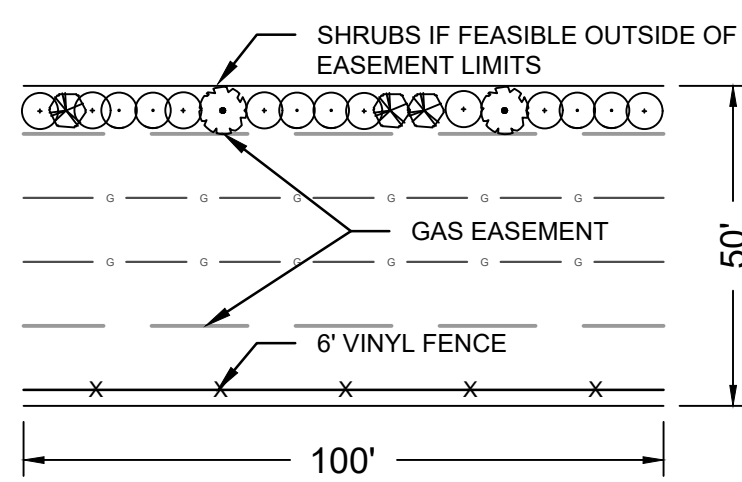
4 TREES PER 100 LF
2 UNDERSTORY TREES PER 100 LF
60 SHRUBS PER 100 LF
6" VINYL FENCE

NOTE THAT BUFFER AREA NORTH OF
FLOODPLAIN ON UNDEVELOPED
PORTION OF SITE SHALL NOT HAVE
TREES, SHRUBS OR VINYL FENCE



TYPICAL 50' TYPE 4 BUFFER

NO PLANTINGS WITHIN
LIMITS OF GAS
EASEMENT



50' TYPE 4 BUFFER ADJACENT TO
GAS EASEMENT

MYERS ROAD MIXED USE PLANNED UNIT DEVELOPMENT

OPEN SPACE AND BUFFER DETAILS

PROJ. MGR.:	RDH
DESIGN BY:	RDH
DRAWN BY:	RDH
PROJ. DATE:	AUGUST 21, 2023
DRAWING NUMBER:	

RZ-3

WKD PROJ. NO.:

2022081300.00.CL

REVISION:	COMMENT:
DATE:	1/4/2024
2/14/2024	REVISED PER CITY COMMENTS
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NOTE: STRUCTURES AND IMAGES SHOWN ON THIS
REZONING PLAN ARE CONCEPTUAL IN NATURE
AND SUBJECT TO CHANGE DURING FINAL DESIGN.

POOL, CLUBHOUSE AND AMENITY BARN



CARRIAGE HOMES AND PLAZA



HIGH AERIAL VIEW



HIGH AERIAL VIEW



PROJ. MGR.:	RDH
DESIGN BY:	RDH
DRAWN BY:	RDH
PROJ. DATE:	AUGUST 21, 2023
DRAWING NUMBER:	

RZ-4
WKD PROJ. NO.:
2022081300.00.CL

DATE:	COMMENT:
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2/14/2024	REVISED PER CITY COMMENTS

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THE IMAGES ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE INTENDED TO REFLECT THE OVERALL QUALITY OF THE RESIDENTIAL UNITS TO BE BUILT ON THE SITE. THE ACTUAL UNITS CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS SO LONG AS THEY ADHERE TO THE PROVISIONS SET FORTH IN SECTION 3 OF THE DEVELOPMENT STANDARDS.

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

PROJ. MGR.:	RDH
DESIGN BY:	RDH
DRAWN BY:	RDH
PROJ. DATE:	AUGUST 21, 2023
DRAWING NUMBER:	

RZ-5

WKD PROJ. NO.:

2022081300.00.CL

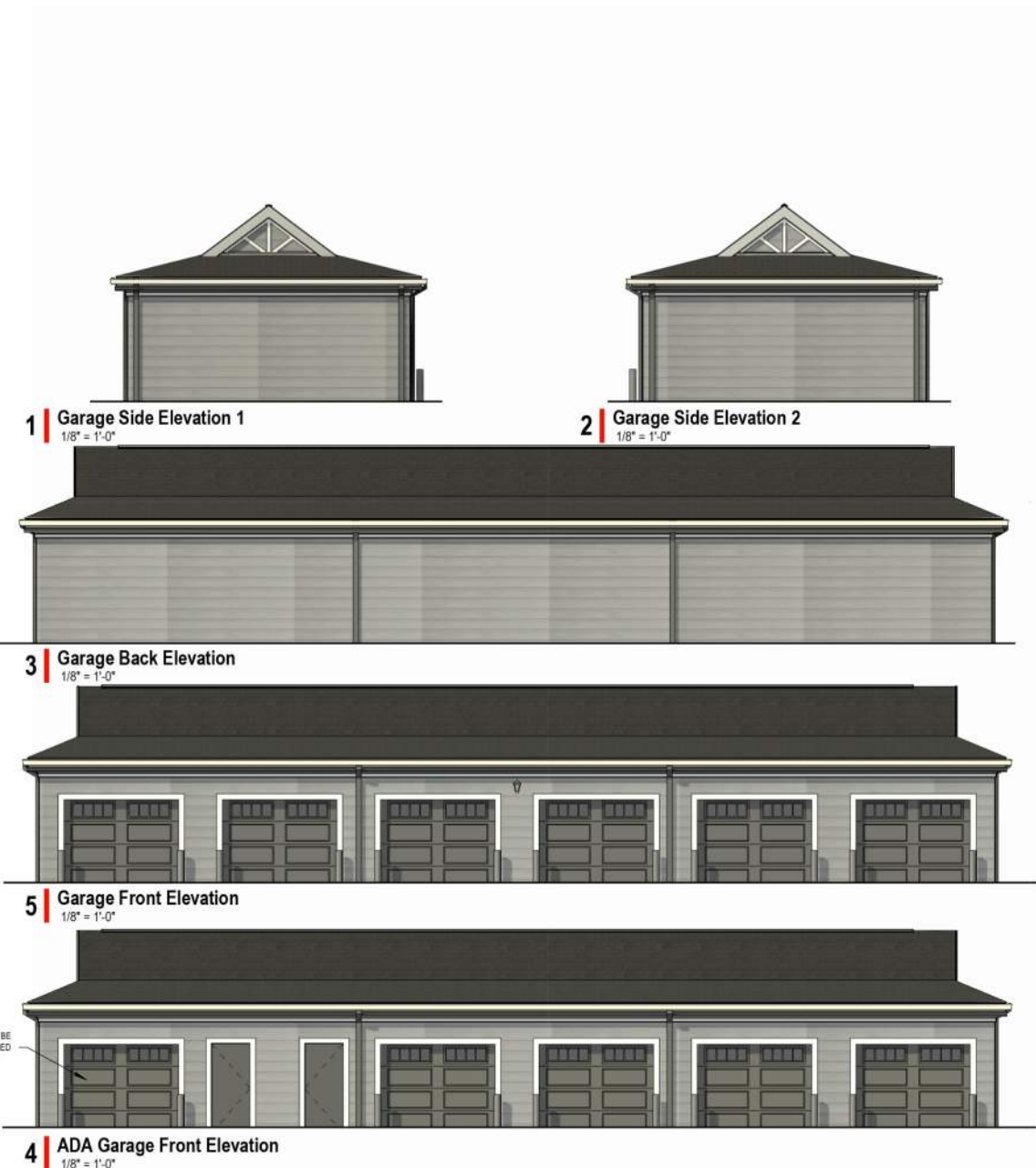
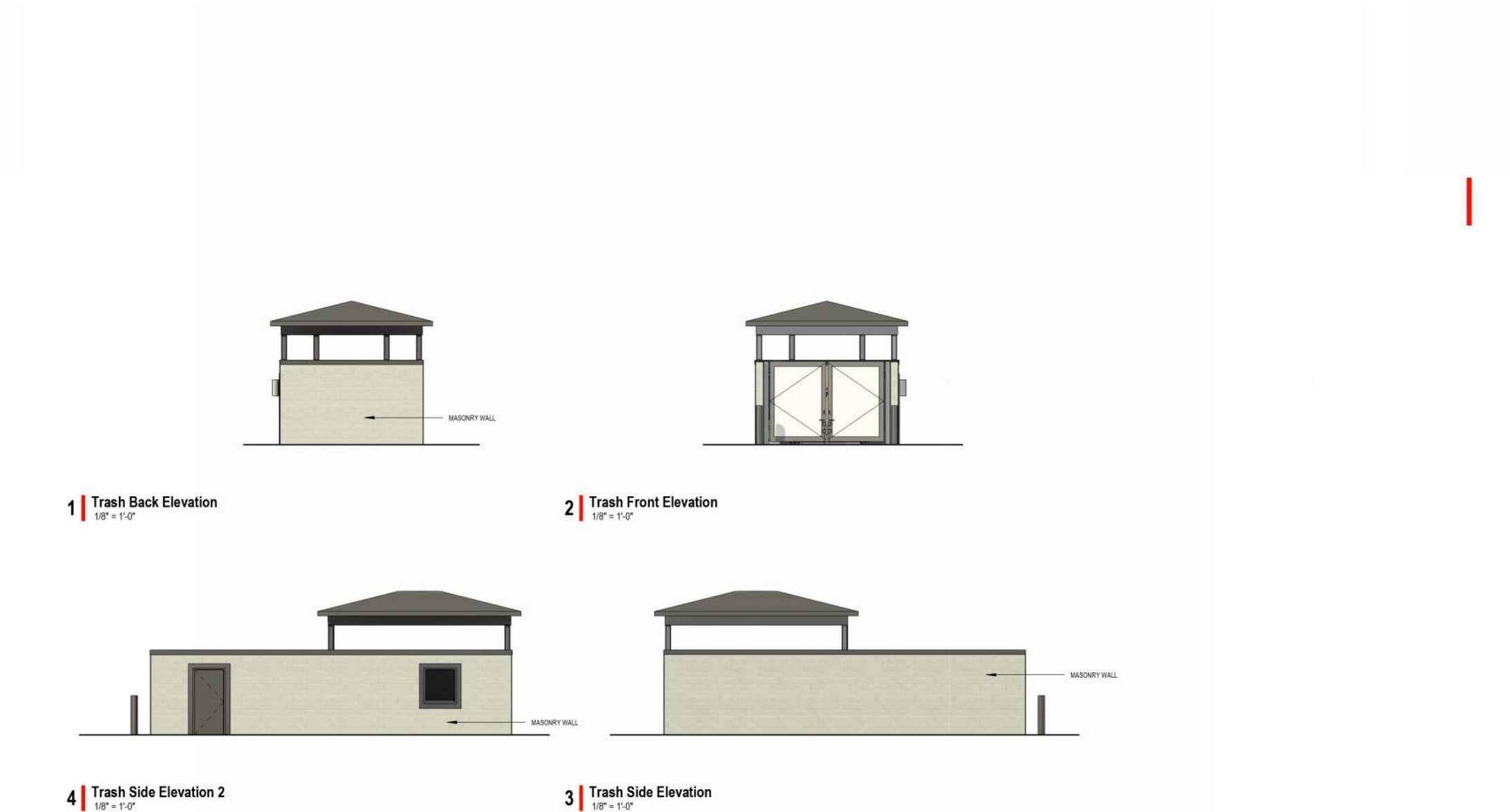
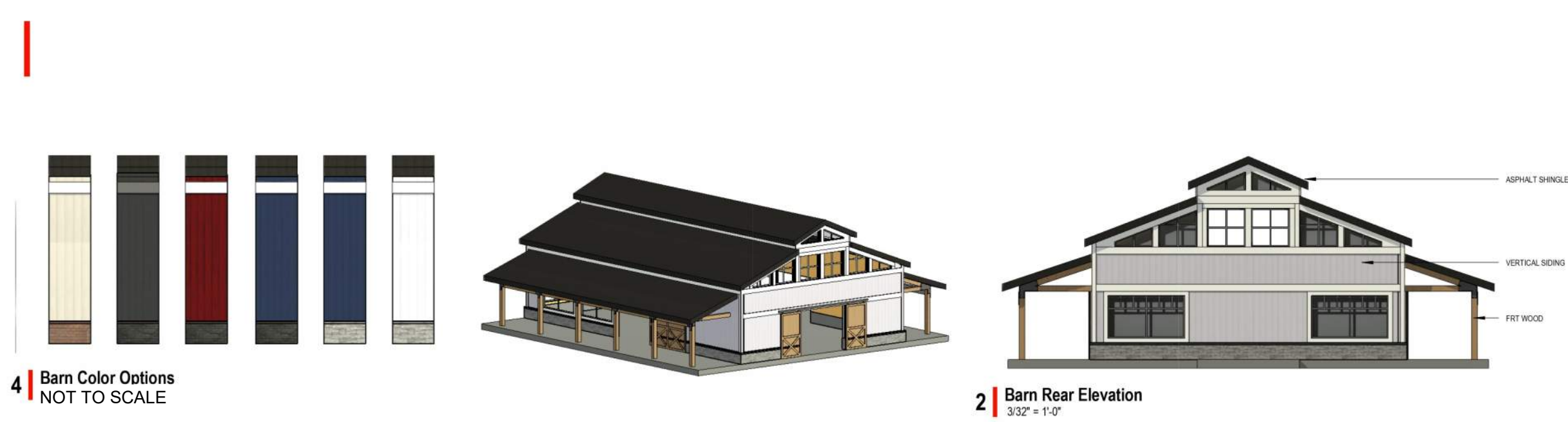
REVISED:	
DATE:	COMMENT:
1/4/2024	REVISED PER CITY COMMENTS
2/14/2024	REVISED PER CITY COMMENTS

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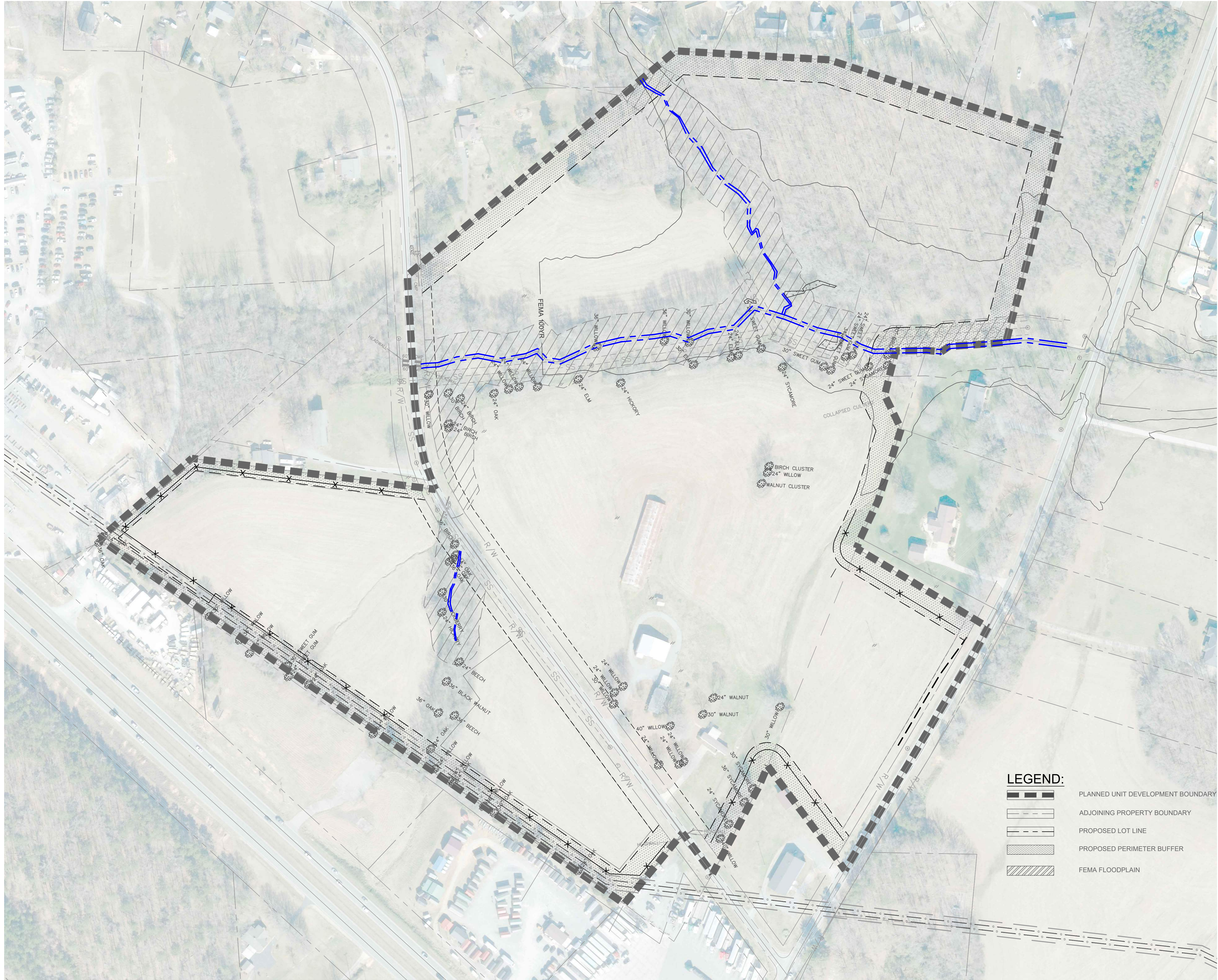
PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION



PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

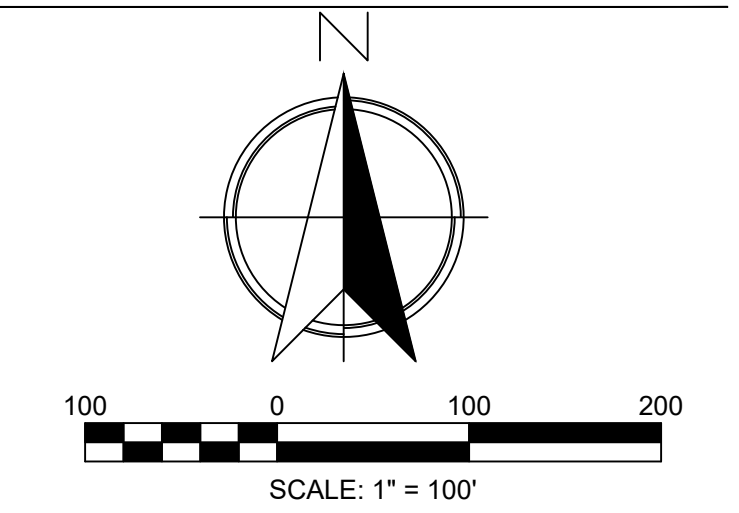


EXAMPLE DUMPSTER ENCLOSURE
FOR CARRIAGE HOME AREA



MYERS ROAD
MIXED USE
PLANNED UNIT
DEVELOPMENT

PLANNED
DEVELOPMENT
EXISTING
CONDITIONS PLAN /
TREE SURVEY



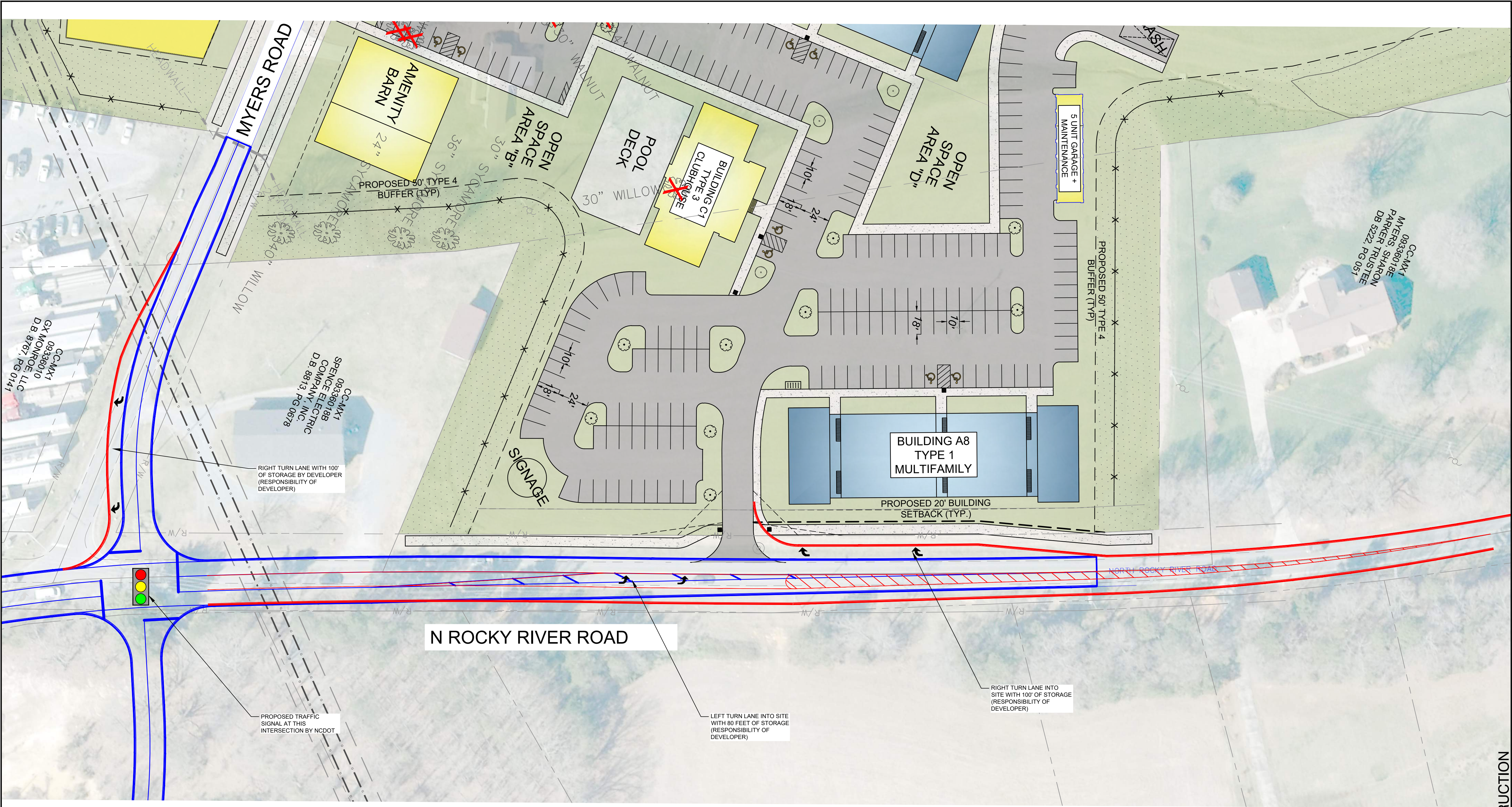
PROJ. MGR.:	RDH
DESIGN BY:	RDH
DRAWN BY:	RDH
PROJ. DATE:	AUGUST 15, 2023
DRAWING NUMBER:	

RZ-7
WKD PROJ. NO.:
2022081300.00.CL

DATE:	COMMENT:
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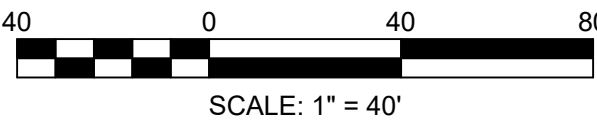
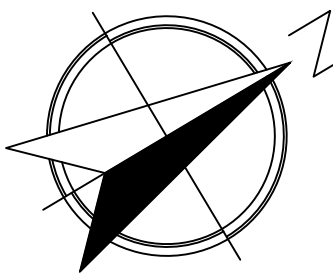
PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION



- PROPOSED NCDOT LINEWORK
- PROPOSED MONDAY PROPERTIES TURN LANE LINEWORK

MYERS ROAD
MIXED USE
PLANNED UNIT
DEVELOPMENT

PLANNED
DEVELOPMENT
ROAD
IMPROVEMENT
PLAN



PROJ. MGR.:	RDH
DESIGN BY:	RDH
DRAWN BY:	RDH
PROJ. DATE:	AUGUST 15, 2023
DRAWING NUMBER:	

RZ-8

WKD PROJ. NO.:	2022081300.00.CL
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PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

**TRAFFIC IMPACT
ANALYSIS**

FOR

MYERS ROAD MIXED-USE

LOCATED

IN

MONROE, NC

Prepared For:
Monday Properties
1000 Wilson Boulevard, Suite 700
Arlington, VA 22209

Prepared By:
Infrastructure Consulting Services, Inc.
dba
Ramey Kemp Associates
5808 Faringdon Place
Raleigh, NC 27609
License #F-1489



12-5-23

AUGUST 2023

RKA Project No. 23124

Prepared By: AMI

Reviewed By: CTS

8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the proposed Myers Road Mixed-Use development to be located along Myers Road and Rocky River Road in Monroe, North Carolina. The proposed development, anticipated to be completed in 2027, is assumed to consist of 367 multifamily units and 20,000 square feet (s.q.) of retail. Site access is proposed via one full movement driveway along Rocky River Road and two full movement driveways along Myers Road.

It should be noted that since acquiring scoping approval, the site layout has changed slightly resulting in an increase of 5 multifamily units (from 367 to 372). Based on a comparison of the trip generation potential between those two densities, the increase in traffic would be no more than 32 vehicles over the course of a typical 24-hour weekday, with the AM peak hour traffic increasing by 1 total trip, and the PM peak hour traffic increasing by 3 total trips. Because of the negligible increase in traffic between the two densities, the density approved during scoping was utilized for the purpose of this analysis.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2023 Existing Traffic Conditions
- 2027 No-Build Traffic Conditions
- 2027 Build Traffic Conditions

Trip Generation

It is estimated that the proposed development will generate approximately 184 new trips (61 entering and 123 exiting) during the weekday AM peak hour and 270 new trips (158 entering and 112 exiting) during the weekday PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

9. RECOMMENDATIONS

Based on the findings of this study, no specific geometric improvements by the proposed development have been identified to accommodate future traffic conditions. See a more detailed description of the recommended lane configuration below. Refer to Figure 14 for an illustration of the recommended lane configuration for the proposed development.

Improvements by NCDOT STIP U-5703B

STIP U-5703B is expected to realign James Hamilton Road to connect at the existing Myers Road intersection. As part of the same project, a traffic signal is proposed to be installed at the new intersection of Rocky River Road and Myers Road/James Hamilton Road. Per the current design plans, designated left turn-lanes are to be provided along Rocky River Road.

Recommended Improvements by Developer

Rocky River Road and Myers Road/James Hamilton Road

- Construct an eastbound right-turn lane with 100 feet of storage and appropriate taper.

Myers Road and Site Access A

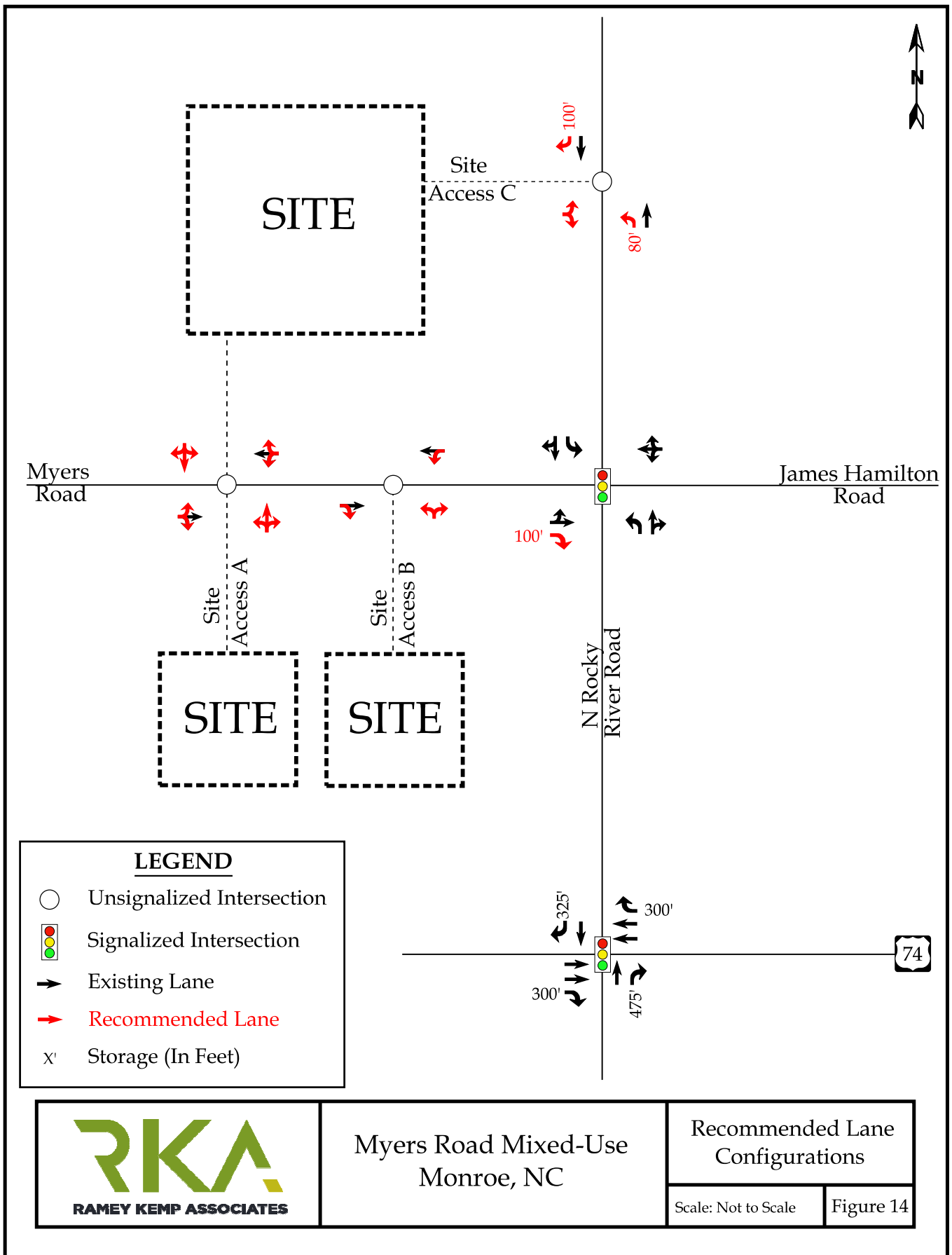
- Construct Site Access A (on both sides of Myers Road) with one ingress lane and one egress lane.

Myers Road and Site Access B

- Construct Site Access B with one ingress lane and one egress lane.

Rocky River Road and Site Access C

- Construct Site Access C with one ingress lane and one egress lane.
- Construct a northbound left-turn lane with at least 80 feet of storage and appropriate taper.
- Construct a southbound right-turn lane with at least 100 feet of storage and appropriate taper.



Zoning Map

Case #: PLMA 2024-00036

Legend

-  Centerlines
-  City Limits
-  Parcels
-  Neighborhood_Centers

FLUM

-  Community Corridor
-  Industrial
-  Suburban

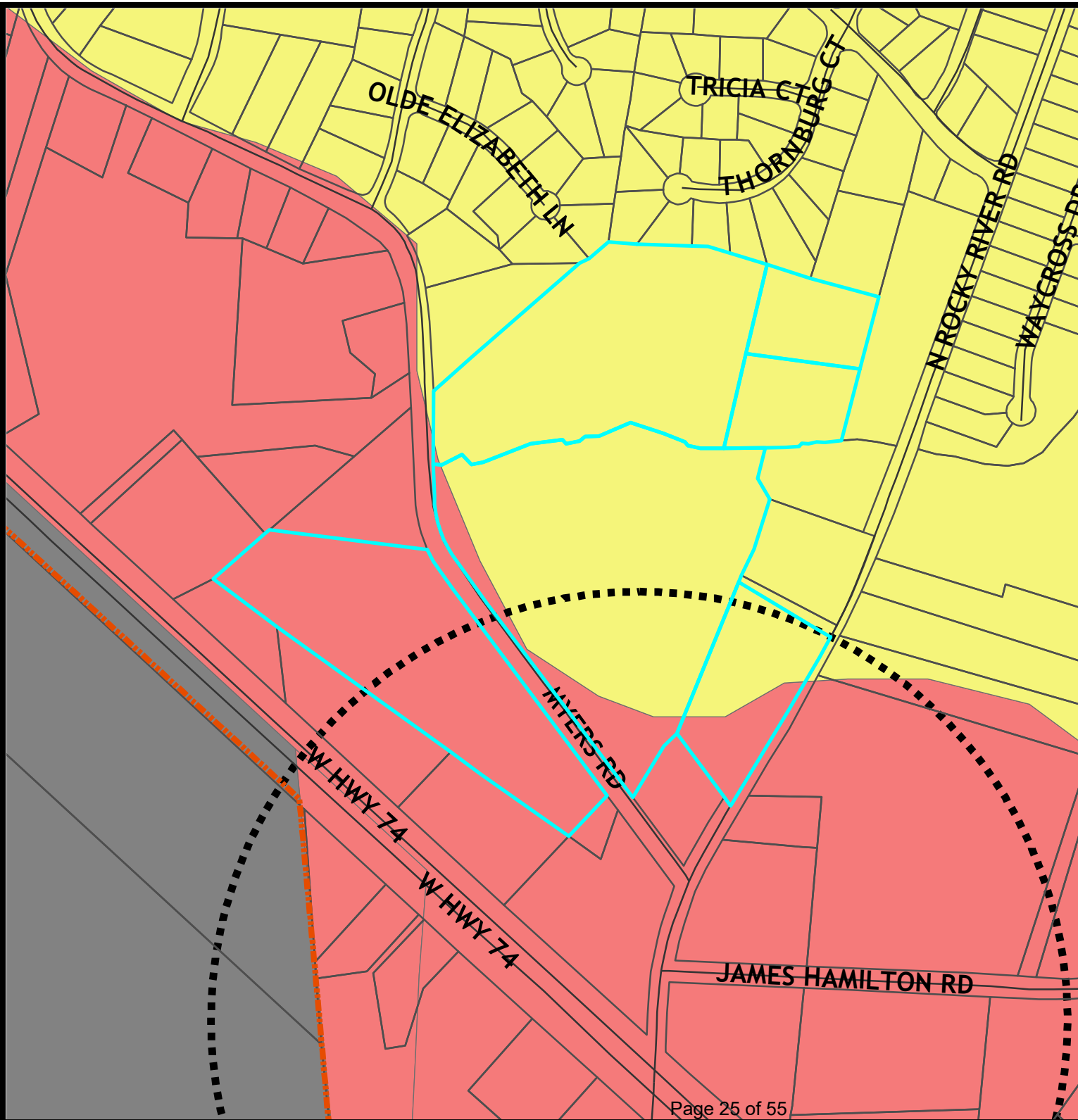
Existing: CC-MX1 & RLD

Owner: Myers Brothers, LLC,
Heirs of Charles Myers, &
John Myers

Acres: 46.44



0 360 720
Feet



Land Use and Transportation Plan

The Land Development Plan indicates this project is partially located in a Neighborhood Mixed-Use Center, Community Corridor, and Suburban land use categories.

Neighborhood Mixed-Use Centers provide neighborhood retail, professional office, service, and other community-oriented activities and uses for surrounding residential areas. The center's proximity to residential areas requires design to be integrated with and at a scale compatible with nearby residential development. These centers measure half-a-mile across, representing approximately a 10-minute walking distance. The design transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While commercial uses are likely to be prominent, these centers should emphasize a mixture of uses and residential housing units where possible. Single family residential should be discouraged but may be used as a transition between land uses or to maintain continuity between the surrounding neighborhoods.

The Community Corridor area generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, epicenter of the city's commercial activity, and the spine of the community with critical connections to major employers and activity centers. This designation encourages a more unified approach to improving the area's physical environment and economic viability. While linear due to its orientation on US 74, the vision for the Community Corridor is for redevelopment to occur as nodes of activity (preferred with a mixture of uses). This may be achieved by focusing more intense commercial/mixed-use nodes at key intersections with transitional uses as a buffer to adjacent residential areas. The FLUM emphasizes mixed-use nodes at the intersections of US 74 and Rocky River Road and Dickerson Boulevard.

The Suburban land use area typically takes the form of neighborhoods with uniform housing types and densities; a mix of housing types and lot sizes is preferred in Suburban locations. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods. Connectivity between neighborhoods and to nearby centers also should be emphasized. Allowable density in this area is 2 to 4 dwelling units per acre.

**RESOLUTION APPROVING LAND USE AND TRANSPORTATION
PLAN COMPLIANCE PLANNED UNIT DEVELOPMENT
“MYERS ROAD MIXED USE”**

R-2024-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Planned Unit Development “Myers Road Mixed Use” further described below property is not consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this mixed use project is partially located in a Neighborhood Mixed-Use Center, Community Corridor, and Suburban land use categories. The Neighborhood Mixed-Use Center and Community Corridor both identify mixed use development as a priority land use while the Suburban land use category does not. Additionally, the Neighborhood Mixed-Use Center allows mixed-use projects without a maximum density threshold and the Community Corridor area permits up to ten (10) units per acre, but the Suburban land use category area does not support greater than four (4) units per acre; therefore, the project is not consistent with the Land Use and Transportation Plan. However, this proposal is a reasonable use and in the public interest because the project is being proposed in an area where nonresidential uses and higher density multi-family uses would primarily locate. Furthermore, the development does provide a buffer to the adjacent subdivisions to the north since this area of the project is being preserved as natural open space. Based on this information, the conditions have changed which justify amending the Land Use and Transportation Plan. As a result of this zoning map amendment approval, the Land Use and Transportation Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Use and Transportation Plan Compliance of the zoning map amendment for the properties with Union County Tax Parcel Number(s): 09-336-018, 09-336-018-C, 09-336-018-G, 09-336-018-H, 09-336-018-I, and 09-336-018-J.

Adopted this 3rd day of April, 2024.

Kenneth Deal, Chair

Attest:

Doug Britt, Senior Planner

**RESOLUTION DENYING LAND USE AND TRANSPORTATION
PLAN COMPLIANCE PLANNED UNIT DEVELOPMENT
“MYERS ROAD MIXED USE”**

R-2024-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Planned Unit Development “Myers Road Mixed Use” further described below property is not consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this mixed use project is partially located in a Neighborhood Mixed-Use Center, Community Corridor, and Suburban land use categories. The Neighborhood Mixed-Use Center and Community Corridor both identify mixed use development as a priority land use while the Suburban land use category does not. Additionally, the Neighborhood Mixed-Use Center allows mixed-use projects without a maximum density threshold and the Community Corridor area permits up to ten (10) units per acre, but the Suburban land use category area does not support greater than four (4) units per acre; therefore, the project is not consistent with the Land Use and Transportation Plan. However, the proposed development is not a reasonable use or in the public interest because:

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Use and Transportation Plan Compliance for properties with Union County Tax Parcel Number(s): 09-336-018, 09-336-018-C, 09-336-018-G, 09-336-018-H, 09-336-018-I, and 09-336-018-J.

Adopted this 3rd day of April, 2024.

Kenneth Deal, Chair

Attest:

Doug Britt, Senior Planner

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2024-XX

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 157 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §157.1.2.1 **OFFICIAL ZONING MAP** as follows:

Rezone the properties located along Myers Road and N. Rocky River Road and further identified as tax parcel #'s 09-336-018, 09-336-018-C, 09-336-018-G, 09-336-018-H, 09-336-018-I, and 09-336-018-J. The request is to rezone the properties from Community Corridor Mixed-Use 1 and Residential Low Density (RLD) to Planned Unit Development "Myers Road Mixed Use".

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 14th day of May, 2024.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board

DATE: April 3, 2024

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Zoning Map Amendment for the property identified as 2815 Bravo Place (tax parcel 09-112-016).

SUMMARY STATEMENT

Planning Board is requested to consider a zoning map amendment to rezone the property located at 2815 Bravo Place and further identified as tax parcel 09-112-016 from General Industrial (GI) to Heavy Industrial (HI).

REVIEW

The City of Monroe has received a request from Perry Crooke of Kirby M. & Perry M. Crooke, LLC to rezone the subject property from General Industrial to Heavy Industrial. The Heavy Industrial (HI) district is intended to permit industrial uses, including heavy industrial uses. Examples of heavy industrial uses include junk yards, concrete plants, lumberyards, and towing yards for vehicles. The property is currently undeveloped.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Residential	RMD, Residential Medium Density
East	Vacant	GI, General Industrial
South	Industrial	GI, General Industrial
West	Industrial	GI, General Industrial

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area is Manufacturing, Logistics, and Aerospace. This designation supports manufacturing and production at a variety of scales, including assembly and processing, warehousing and distribution, bulk storage, and utilities. Manufacturing, Logistics, and Aerospace areas are found near major transportation assets (e.g., highway, rail, and/or air) and generally are buffered from surrounding development.

Planning staff believes the request is consistent with the Land Use and Transportation Plan because the proposed rezoning to Heavy Industrial (HI) will establish an industrial use in an area designated for industrial development.

PUBLIC NOTIFICATION

A rezoning notification sign will be posted 10 days prior to the public hearing.

An official rezoning notification letter will be sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Planning Staff recommends approval of the rezoning.

Approval Actions

1. Motion to recommend adoption of a Resolution *Approving* Land Use and Transportation Plan Compliance.
2. Motion to recommend adoption of the Ordinance amending Section 157.1.2.1- Official Zoning Map.

Denial Actions

1. Motion to recommend adoption of the Resolution *Denying* Land Use and Transportation Plan Compliance, authorization for staff to draft the resolution based on the reason(s) provided and authorization for the Chair to sign the resolution.
2. Motion to recommend denial of the zoning map amendment

Attachments:
Attachment 1-Ortho Map
Attachment 2-Zoning Map
Attachment 3-Future Land Use Map
Attachment 4-FLUM Description
Attachment 5-R-2024-XX Approval
Attachment 6-R-2024-XX Denial
Attachment 7-O-2024-XX Section 157.1.2.1

Ortho Map

Case #: PLMA-2024-00168

Legend

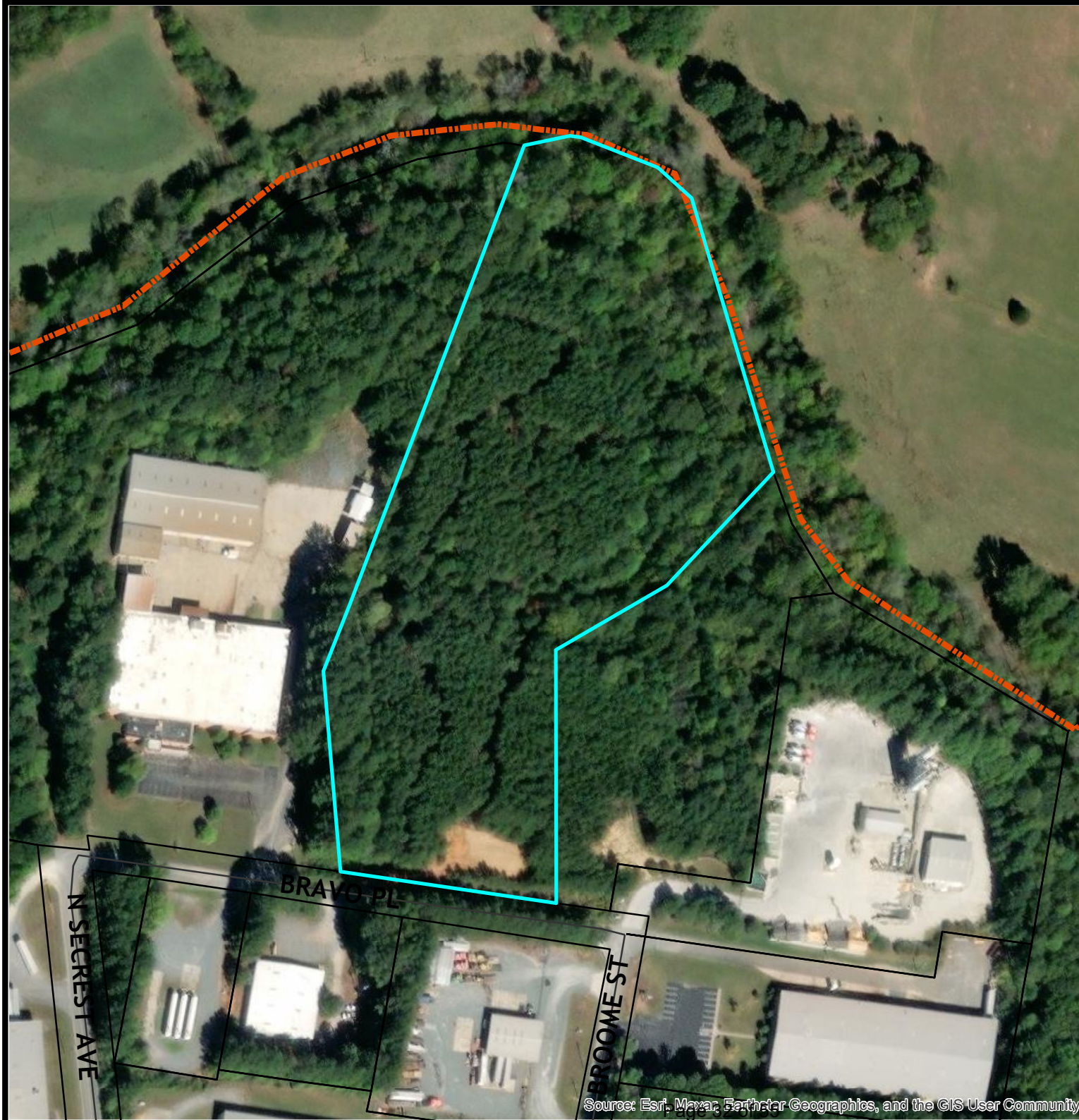
-  Centerlines
-  City Limits
-  Parcels
-  Subject Property

Owner:
Kirby M. & Perry M. Crooke LLC

Acres: 9.64



0 200 400
 Feet



Zoning Map

Case #: PLMA-2024-00168

Legend

— Centerlines

--- City Limits

▭ Parcels

Zoning Districts

■ GI

■ RMD

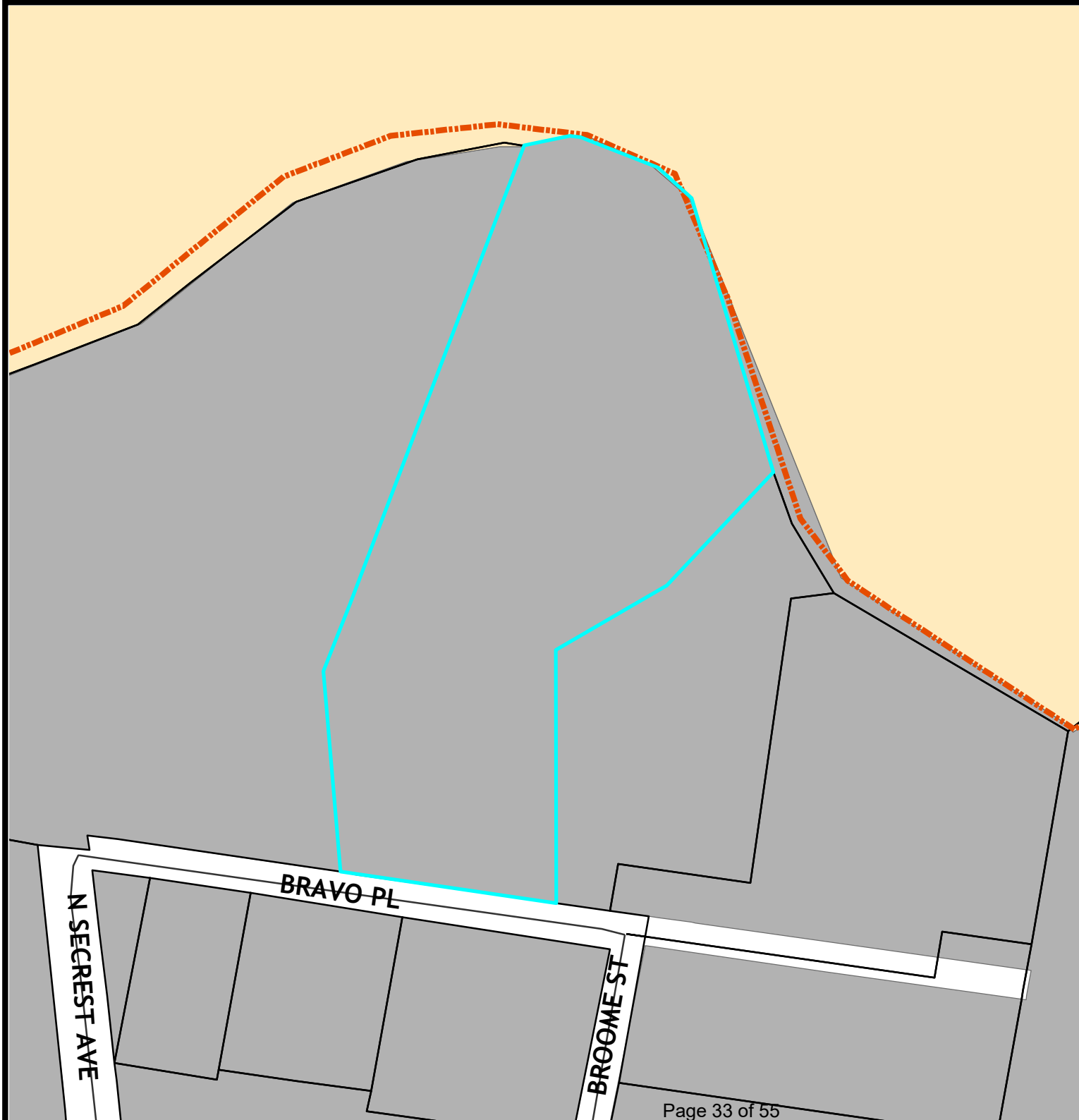
▭ Subject Property

Owner:
Kirby M. & Perry M. Crooke LLC

Acres: 9.64



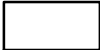
0 200 400
Feet



FLUM Map

Case #: PLMA-2024-00168

Legend

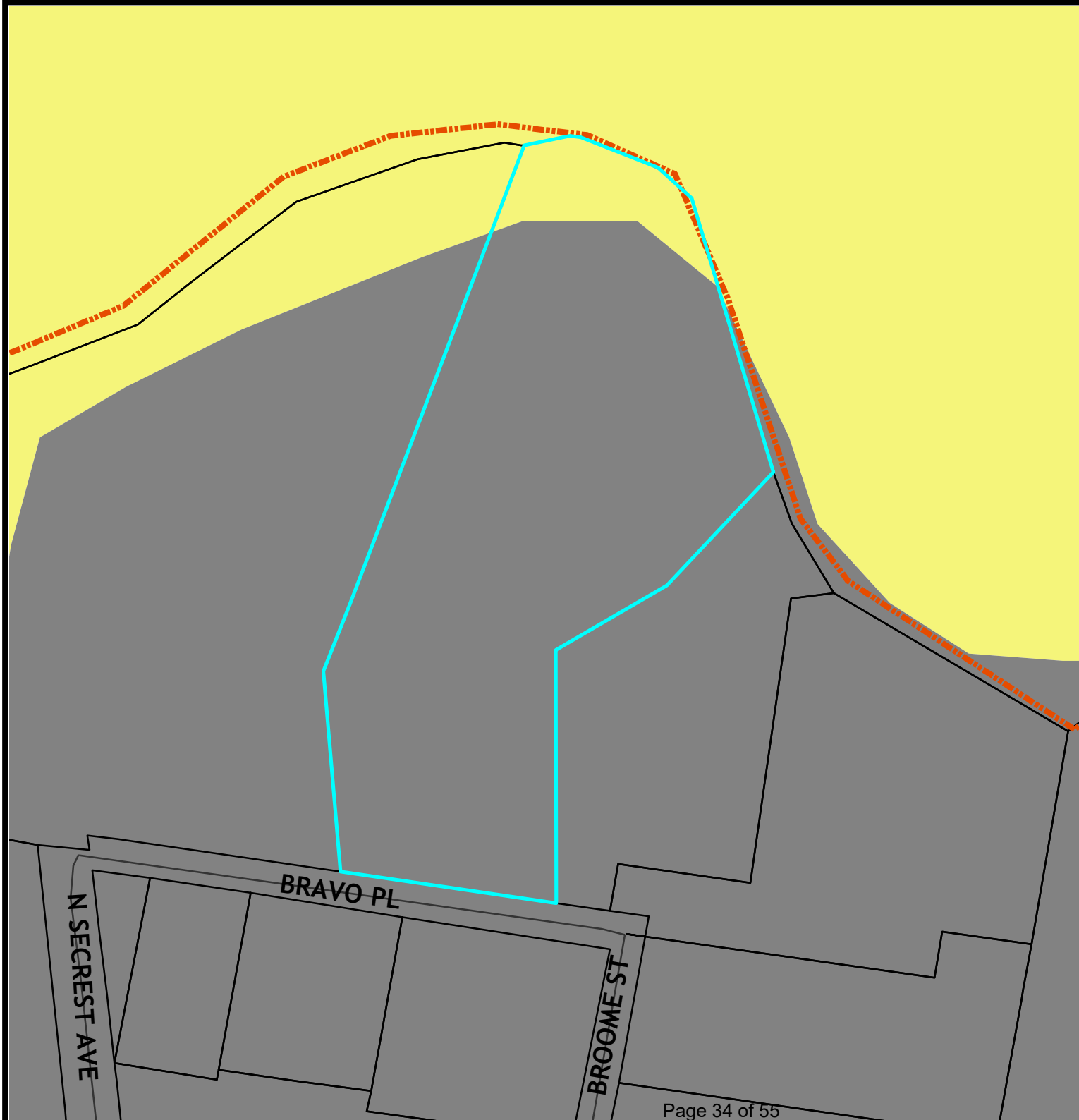
-  Centerlines
-  City Limits
-  Parcels
- Future Land Use Character Area**
 -  Industrial
 -  Suburban
-  Subject Property

Owner:
Kirby M. & Perry M. Crooke LLC

Acres: 9.64



0 200 400
 Feet



Land Use and Transportation Plan Description

The Land Development Plan indicates this area is Manufacturing, Logistics and Aerospace. The Manufacturing, Logistics, and Aerospace designation includes the city's existing base of industrial centers. These areas support manufacturing and production at a variety of scales, including assembly and processing, warehousing and distribution, bulk storage, and utilities. Manufacturing, Logistics, and Aerospace areas are found near major transportation assets (e.g., highway, rail, and/or air) and generally are buffered from surrounding development. Clusters of uses that support or serve similar industrial uses typically locate nearby.

**RESOLUTION APPROVING LAND USE AND TRANSPORTATION PLAN
COMPLIANCE**

R-2024-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the property located at 2815 Bravo Place further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Manufacturing, Logistics and Aerospace where industrial is a priority use. The proposed rezoning to the Heavy Industrial (HI) designation would allow industrial uses which would be consistent with the Plan. The proposed rezoning is a reasonable use and in the public interest because the surrounding parcels are zoned General Industrial (GI) and many uses in this district are also permitted in the HI district.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of a Resolution Approving Land Use and Transportation Plan Compliance of the zoning map amendment for property with Union County Tax Parcel Number: 09-112-016.

Adopted this 3rd day of April, 2024.

Kenneth Deal, Planning Board Chair

Attest:

Megan Brightharp, Planner

**RESOLUTION DENYING LAND USE AND TRANSPORTATION PLAN
COMPLIANCE**

R-2024-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the property located at 2815 Bravo Place further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Manufacturing, Logistics and Aerospace where industrial is a priority use. The proposed rezoning to the Heavy Industrial (HI) designation would allow industrial uses which would be consistent with the Plan. However, this proposal is not a reasonable use or in the public interest because:

Based on this information, the conditions have changed which justify amending the Land Use and Transportation Plan. As a result of this zoning map amendment denial, the Land Use and Transportation Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Use and Transportation Plan Compliance for property with Union County Tax Parcel Number(s): 09-112-016.

Adopted this 3rd day of April, 2024.

Kenneth Deal, Planning Board Chair

Attest:

Megan Brightharp, Planner

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2024-XX

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 157 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §157.1.2.1 **OFFICIAL ZONING MAP** as follows:

Rezone the property located at 2815 Bravo Place further identified with parcel ID # 09-112-016 from General Industrial(GI) to Heavy Industrial (HI).

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 14th day of May, 2023

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: April 3, 2024

FROM: Lisa Stiwwinter, Planning and Development Director

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Annexation of 220.66 acres located along Goldmine Road and further identified with parcel ID numbers 09-372-003D, 09-372-003E, 09-372-003G, 09-372-003H, 09-372-003J, and 09-372-003K

SUMMARY STATEMENT

Planning Board is requested to consider the annexation of 220.66 acres and rezoning of the properties along Goldmine Road and further identified with parcel ID numbers 09-372-003D, 09-372-003E, 09-372-003G, 09-372-003H, 09-372-003J, and 09-372-003K. The request is to annex and rezone the properties from Union County Light Industrial (LI) to General Industrial (GI) City of Monroe.

REVIEW

Union County and the Union County Board of Education, are requesting the annexation of 220.66 acres located along Goldmine Road and further identified with parcel ID numbers 09-372-003D, 09-372-003E, 09-372-003G, 09-372-003H, 09-372-003J, and 09-372-003K. The property is currently zoned Light Industrial (LI) in Union County and the applicants are requesting to rezone the properties to General Industrial (GI) in the City of Monroe.

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area is designated as a Suburban land use category. Commercial, residential, medical, and office uses are identified as priority land uses within this character area. Single family residential is the predominant land use that's developed within this category with a permitted density range of 2-4 units per acre. The proposed rezone is not consistent with the Land Use and Transportation Plan because industrial land uses are not

permitted in the Suburban land use category; however, staff believes the request is a reasonable request based on the existing industrial uses located within the vicinity.

PUBLIC NOTIFICATION

A rezoning notification sign will be posted 10 days prior to the public hearing.

An official rezoning notification letter will be sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Planning staff recommends approval of the annexation and the rezoning to General Industrial (GI).

Planning Board will need to take action on the following items:

Approval Actions

1. Motion to recommend approving annexation request.
2. Motion to recommend adoption of the Resolution Approving Land Use and Transportation Plan Compliance.
3. Motion to recommend adoption of the Ordinance amending section 157.1.2.1.

Denial Actions

1. Motion to recommend denying annexation request.
2. Motion to recommend adoption of the Resolution Denying Land Use and Transportation Plan Compliance, authorization for staff to draft the resolution based on the reason(s) provided and authorization for the Chair to sign the resolution at a later date.
3. Motion to recommend denial of the zoning map amendment.

Attachments:

Attachment 1- Ortho Map
Attachment 2- Zoning Map
Attachment 3- Future Land Use Map
Attachment 4- Annexation Plat
Attachment 5-FLUM Description
Attachment 6-Approval Resolution
Attachment 7-Denial Resolution
Attachment 8-Ordinance 157.1.2.1

Ortho Map

Case #: PLANXA 2024-00129

Legend

- Centerlines
- City Limits
- streams
- Parcels

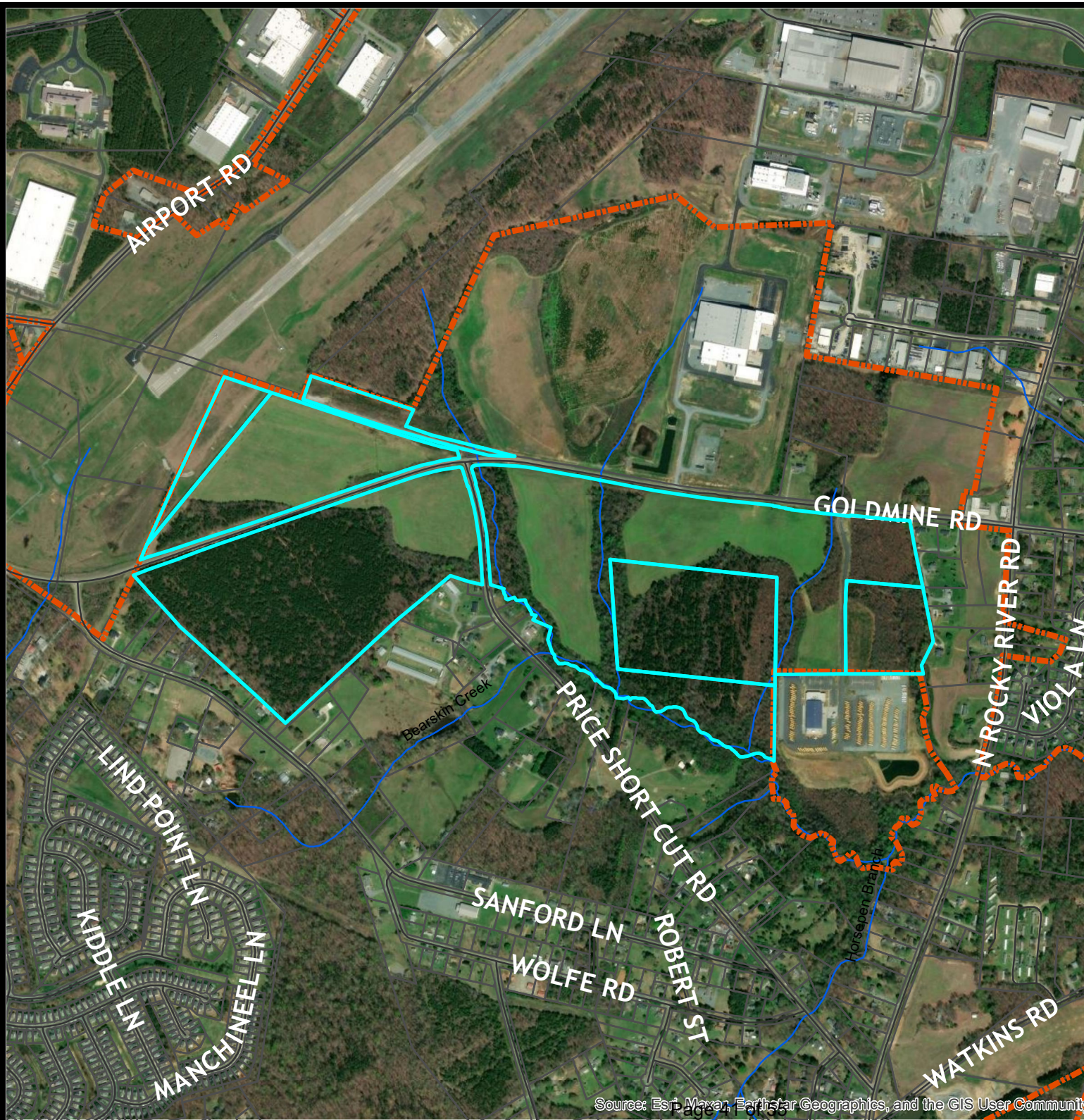
Existing: Union County LI

Owners: Union County, Union
County Board of Education &
City of Monroe

Acres: 220.66



0 920 1,840
Feet



Zoning Map

Case #: PLANXA 2024-00129

Legend

Centerlines

City Limits

Parcels

Zoning Districts

CD

GI

HI

NB

RMD

UC Zoning Districts

HI

LI

R-8

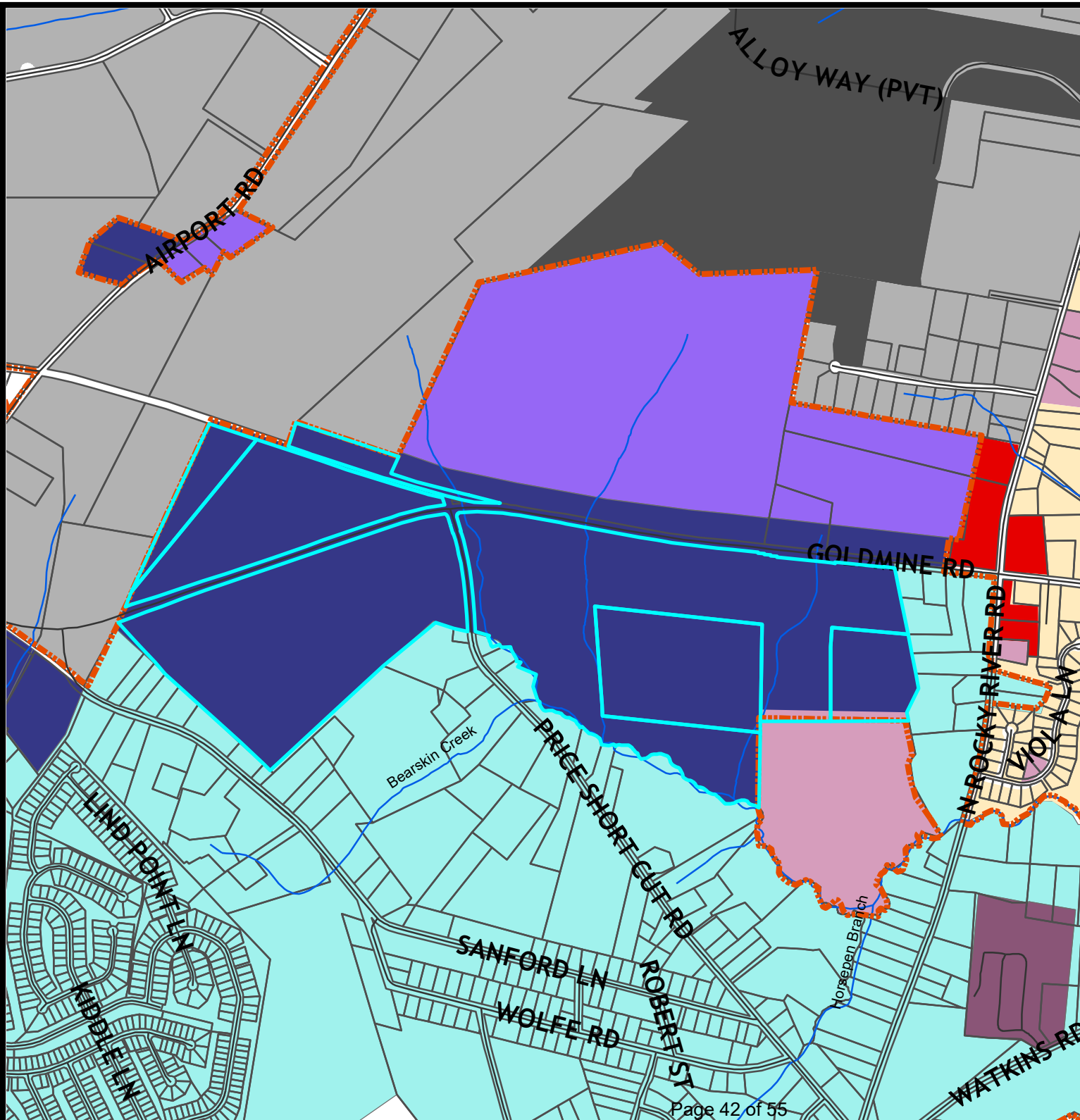
RA-20

Existing: Union County LI

Owners: Union County, Union
County Board of Education &
City of Monroe

Acres: 220.66

0 920 1,840
Feet



Future Land Use Map

Case #: PLANXA 2024-00129

Legend

— Centerlines

----- City Limits

□ Parcels

FLUM

■ Industrial

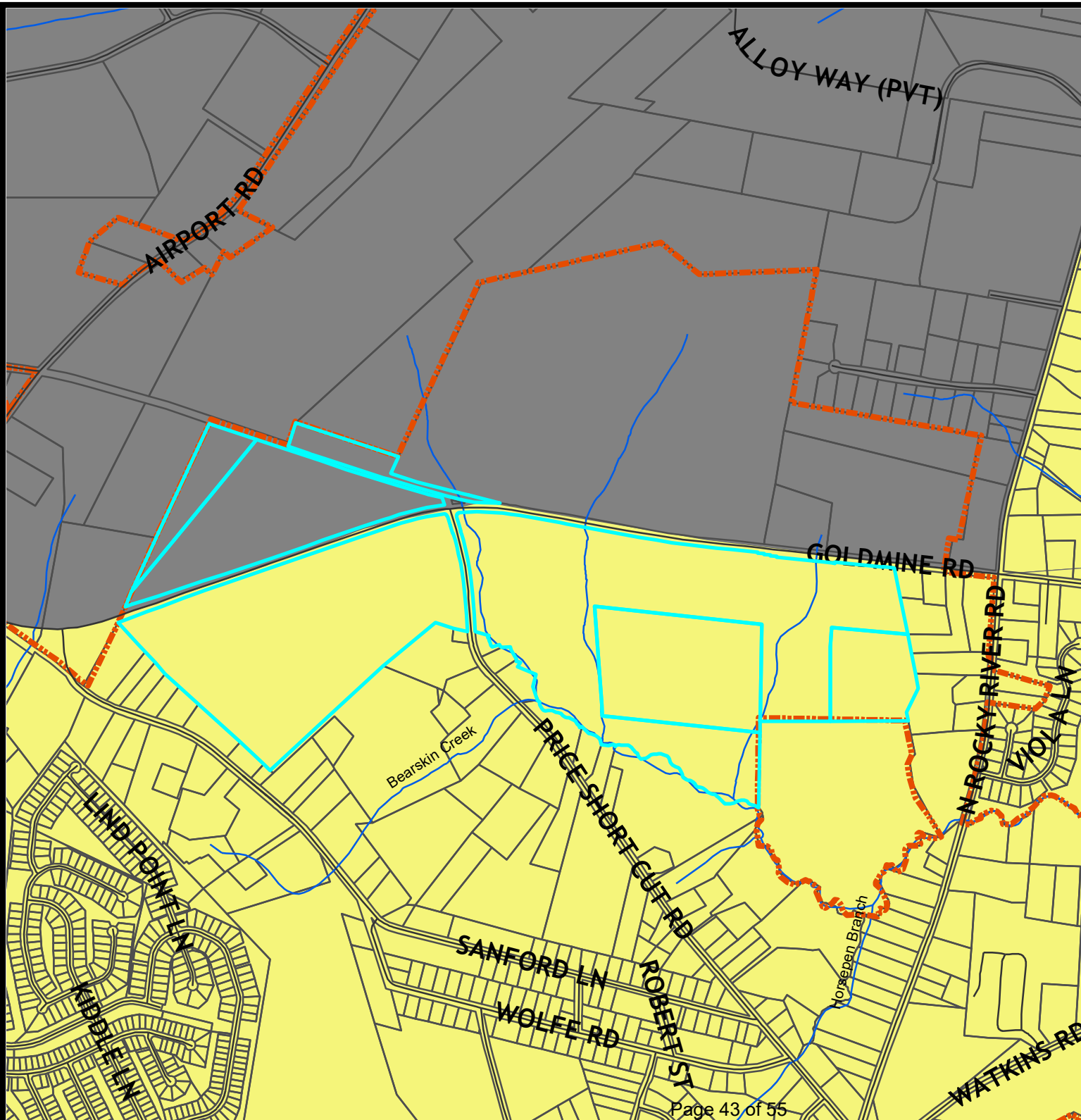
■ Suburban

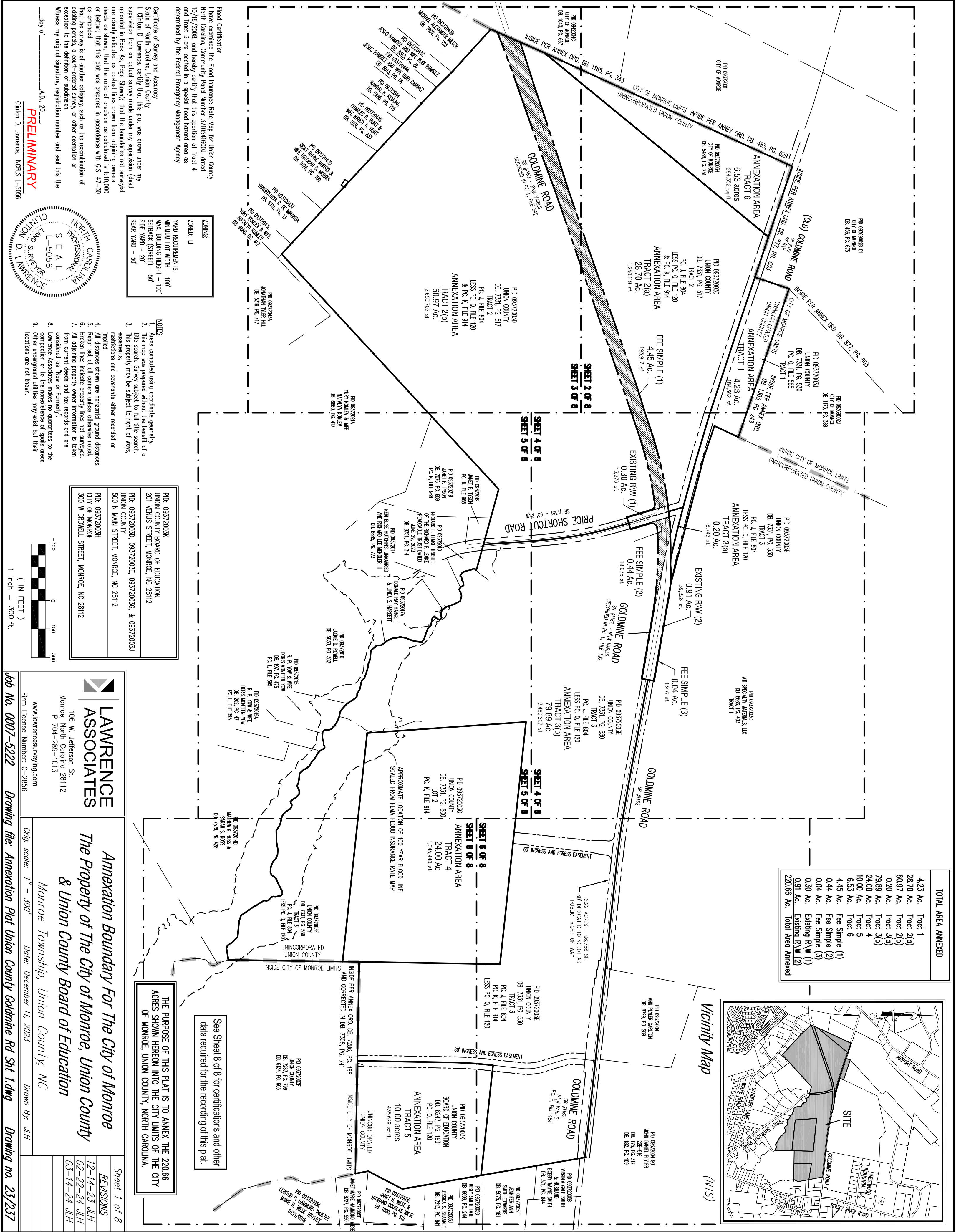
Existing: Union County LI

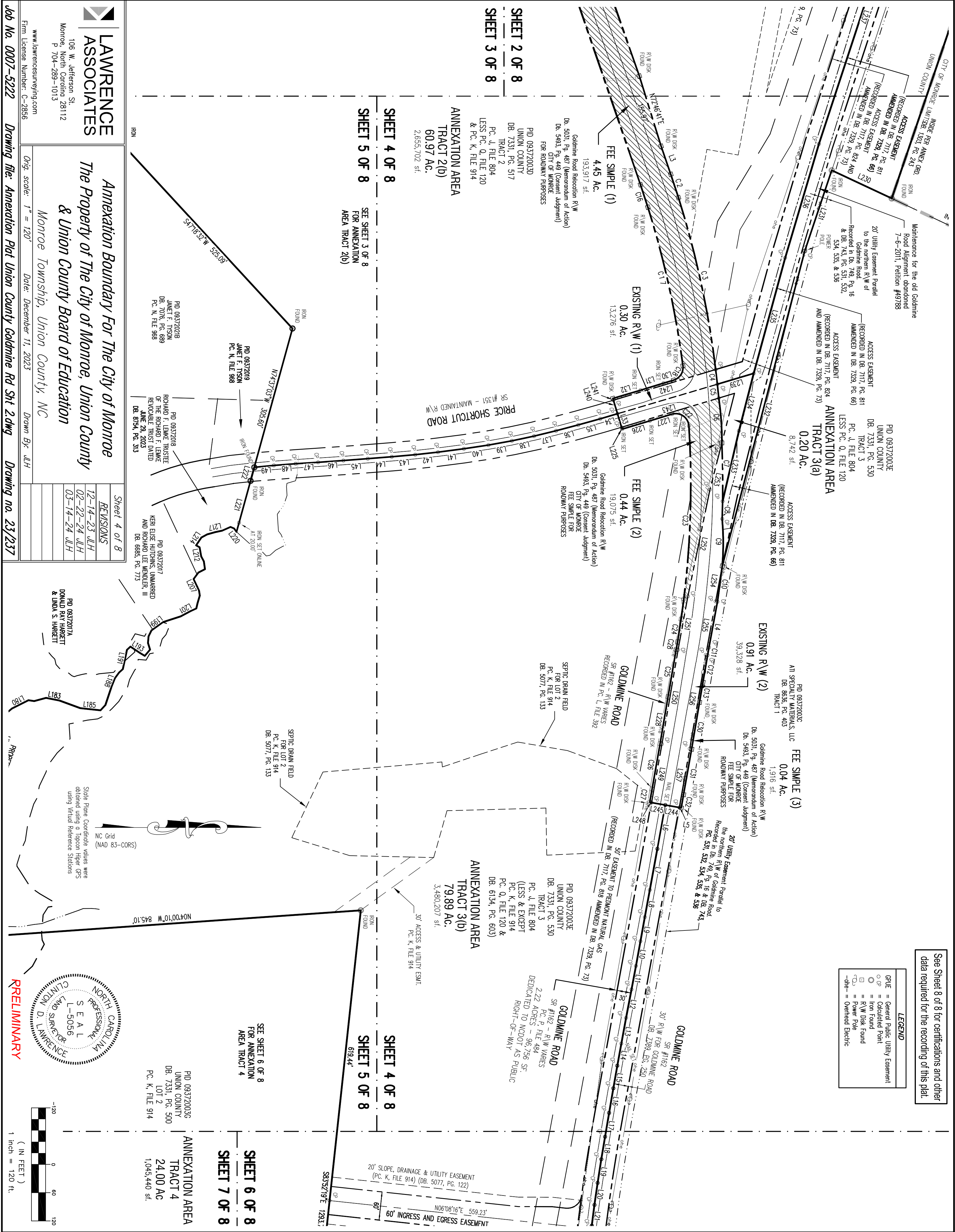
Owners: Union County, Union
County Board of Education &
City of Monroe

Acres: 220.66

0 920 1,840
Feet







SHEET 2 OF 8
SHEET 3 OF 8

PD 09372003D
UNION COUNTY
DB. 7331, PG. 517
TRACT 2
PC. J, FILE 804
LESS PC. Q, FILE 120
& PC. K, FILE 914
2,655,702 sf.

ANNEXATION AREA
TRACT 2(b)
60.97 AC.

SHEET 4 OF 8
SHEET 5 OF 8

PD 09372021A
VIRY KOMEY & WIFE
NATALYA KOMEY
DB. 6880, PG. 417

PD 09372021B
JANET F. TYSON
DB. 7076, PG. 689
PC. N, FILE 968

PD 09372018
RICHARD F. LEWKE, TRUSTEE
OF THE RICHARD F. LEWKE
REVOCABLE TRUST DATED
JUNE 29, 2023
DB. 8754, PG. 313

PD 09372017
KERI EISE HUTCHINS, UNMARRIED
AND RICHARD EEE MENDLER, III
DB. 6865, PG. 775

PD 09372017A
DONALD RAY HARGETT
& LINDA S. HARGETT

PD 09372016
JACKIE D. ROWELL
DB. 5850, PG. 382

PD 09372015
R. P. YOW & WIFE
DORIS MONTEN YOW
DB. 197, PG. 475
PC. L, FILE 395

PD 09372015A
R. P. YOW & WIFE
DORIS MONTEN YOW
DB. 202, PG. 47
PC. L, FILE 395

PD 09372003G
UNION COUNTY
DB. 7331, PG. 500
LOT 2
PC. K, FILE 914
1,045,440 sf.

SHEET 6 OF 8
SHEET 7 OF 8

ANNEXATION AREA
TRACT 4
24.00 AC
1,045,440 sf.

SEE SHEET 7 OF 8
FOR ANNEXATION
AREA TRACT 3(b)

PD 09372003E
UNION COUNTY
DB. 7331, PG. 530
TRACT 3
PC. J, FILE 804
(LESS & EXCEPT
PC. K, FILE 914
PC. Q, FILE 120 &
DB. 6134, PG. 603)
3,480,207 sf.

ANNEXATION AREA
TRACT 3(b)
79.89 AC.

30' ACCESS & UTILITY ESMT.
PC. K, FILE 914

SHEET 4 OF 8
SHEET 5 OF 8

20' SLOPE, DRAINAGE & UTILITY EASEMENT
(PC. K, FILE 914) (DB. 5077, PG. 122)

60' INGRESS AND EGRESS EASEMENT

N06°08'16"E 559.23'

S83°52'19"E 1293.73'

See Sheet 8 of 8 for certifications and other
data required for the recording of this plat.

**LAWRENCE
ASSOCIATES**

106 W. Jefferson St.
Monroe, North Carolina 28112
P 704-289-1013

www.lawrencesurveying.com
Firm License Number: C-2856

*Annexation Boundary For The City of Monroe
The Property of The City of Monroe, Union County
& Union County Board of Education
Monroe Township, Union County, NC*

Sheet 5 of 8

REVISIONS

12-14-23 JLH

02-22-24 JLH

03-14-24 JLH

Drawn By: JLH

Date: December 11, 2023

Orig. scale: 1" = 120'

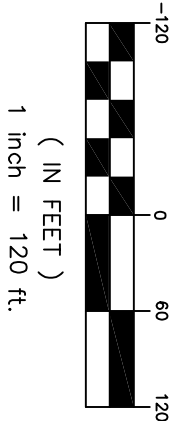
Job No. 0007-5222

Drawing file: Annexation Plat Union County Goldmine Rd Sht 2.dwg

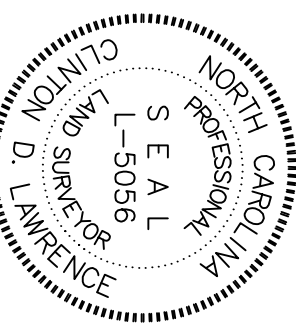
Drawing no. 23/237

State Plane Coordinate values were
obtained using a Topcon Hiper GPS
using Virtual Reference Stations

NC Grid
(NAD 83-CORS)



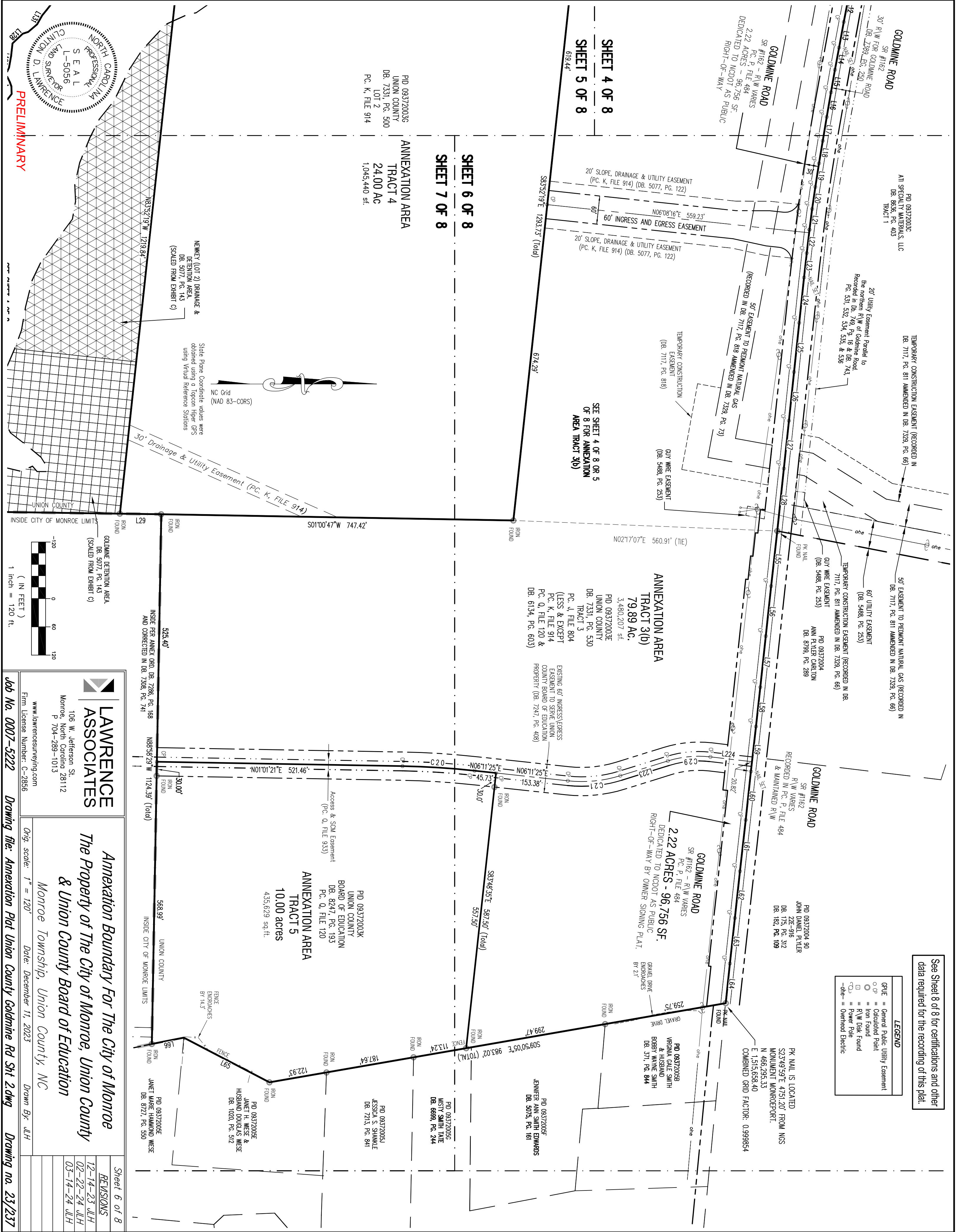
(IN FEET)
1 inch = 120 ft.

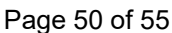


PRELIMINARY

LEGEND	
GPUE	= General Public Utility Easement
○	= Calculated Point
●	= Iron Found
□	= R/W Disk Found
—	= Power Pole
-dte-	= Overhead Electric

PD 09372014B
MATTHEW K. ROSS
& SARAH S. ROSS
DB. 7579, PG. 428





CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD DIST.
C1	552.61	18999.86	N71°52'50"E	552.59
C2	52.00	2034.00	N77°46'56"E	52.00
C3	573.85	2034.00	N77°45'24"E	573.32
C4	31.47	2034.05	N83°27'55"E	31.47
C5	29.58	2034.05	N84°19'31"E	29.58
C6	95.45	599.10	N86°04'39"E	95.35
C7	123.89	2034.00	N89°12'49"E	123.87
C8	37.44	2034.00	S88°30'51"E	37.44
C9	100.28	599.10	N89°53'05"E	100.17
C10	76.32	4416.65	S82°15'06"E	76.32
C11	16.44	2030.00	S80°04'39"E	16.44
C12	58.29	8100.38	S80°05'42"E	58.29
C13	43.11	8100.38	S80°27'13"E	43.11
C14	348.35	7816.69	S69°47'02"W	348.32
C15	552.91	18155.60	S70°10'31"W	552.89
C16	50.23	1966.00	S71°50'38"W	50.22
C17	345.25	1966.00	S77°32'00"W	344.80
C18	39.42	28.00	N57°02'47"W	36.24
C19	16.44	2030.00	S80°04'39"E	16.44
C20	153.33	1700.00	N03°36'23"E	153.28
C21	112.64	275.00	N05°32'37"W	111.85
C22	49.88	28.00	S35°16'31"W	43.54
C23	411.28	1966.00	N87°41'52"W	410.53
C24	48.65	2294.44	N81°04'17"W	48.65
C25	102.01	8164.38	N87°09'01"W	102.01
C26	97.86	48249.30	N79°59'57"W	97.86
C27	28.46	23861.19	N79°53'50"W	28.46
C28	16.43	10202.80	N79°46'51"W	16.43
C29	91.41	220.00	N05°22'29"W	90.75
C30	100.81	9411.89	S80°25'44"E	100.81
C31	98.15	48198.15	S79°55'16"E	98.15
C32	28.53	23923.19	S80°02'51"E	28.53

LINE TABLE			
LINE	BEARING	LENGTH	
L1	S73°40'09"W	139.35	
L2	N71°34'21"E	58.62	
L3	N70°59'47"E	63.02	
L4	S79°32'49"E	98.80	
L5	S10°03'07"W	4.16	
L6	S79°41'08"E	94.59	
L7	S79°33'19"E	88.71	
L8	S79°39'50"E	58.46	
L9	S79°43'03"E	52.04	
L10	S79°36'03"E	53.46	
L11	S79°21'40"E	50.60	
L12	S79°13'45"E	61.48	
L13	S79°28'10"E	55.47	
L14	S79°37'39"E	47.82	
L15	S80°01'46"E	48.53	
L16	S80°14'34"E	53.08	
L17	S80°26'32"E	51.41	
L18	S80°33'44"E	48.30	
L19	S81°06'02"E	50.87	
L20	S81°48'18"E	47.15	
L21	S82°37'15"E	44.43	
L22	S83°24'39"E	49.95	
L23	S83°39'22"E	52.17	
L24	S83°53'01"E	96.83	
L25	S83°58'44"E	104.84	
L26	S84°03'28"E	104.08	
L27	S83°56'35"E	101.83	
L28	S83°59'41"E	133.43	
L29	S00°49'11"W	87.86	
L30	N16°43'12"W	22.57	
L31	N16°54'05"W	50.94	
L32	N16°36'55"W	61.17	
L33	S73°16'28"W	30.00	
L34	S16°19'31"E	38.01	
L35	S15°37'09"E	48.66	
L36	S14°45'41"E	48.69	
L37	S13°34'26"E	48.11	
L38	S11°58'48"E	48.07	
L39	S10°14'40"E	50.68	
L40	S08°39'00"E	52.52	

LINE TABLE			
LINE	BEARING	LENGTH	
L41	S07°23'24"E	55.47	
L42	S06°20'30"E	48.74	
L43	S05°05'33"E	49.93	
L44	S04°32'56"E	51.00	
L45	S04°27'06"E	52.07	
L46	S03°55'55"E	53.76	
L47	S03°44'29"E	47.16	
L48	S04°16'31"E	46.33	
L49	S06°41'07"E	41.86	
L50	S46°37'16"E	29.91	
L51	S46°58'26"W	70.42	
L52	N44°31'09"W	113.09	
L53	N2°44'39"E	38.36	
L54	N2°35'01"E	131.89	
L55	S83°53'54"E	117.64	
L56	S85°55'33"E	106.73	
L57	S83°53'27"E	109.02	
L58	S83°43'59"E	84.08	
L59	S85°34'53"E	95.82	
L60	S85°33'07"E	103.64	
L61	S83°43'59"E	109.40	
L62	S83°48'34"E	100.02	
L63	S83°42'10"E	97.21	
L64	S84°03'28"E	84.57	
L65	S27°31'47"W	204.91	
L66	S11°03'13"E	69.19	
L67	S80°48'54"W	61.23	
L68	N7°30'40"W	17.08	
L69	N33°09'50"W	32.41	
L70	N43°02'34"W	38.17	
L71	N84°32'17"W	86.68	
L72	N7°05'52"W	31.47	
L73	N33°13'01"W	38.40	
L74	N33°52'39"W	45.31	
L75	N18°01'06"W	11.08	
L76	N35°56'35"W	18.73	
L77	N33°09'07"W	23.72	
L78	N33°52'04"W	7.47	
L79	N06°51'17"E	13.10	
L80	N11°03'55"W	11.99	

LINE TABLE			
LINE	BEARING	LENGTH	
L81	N57°27'47"W	3.30	
L82	N47°36'27"W	18.94	
L83	N22°59'14"W	11.95	
L84	N14°48'55"E	9.57	
L85	N11°46'54"W	18.27	
L86	N07°29'43"W	8.29	
L87	N33°36'19"W	14.88	
L88	S87°04'31"E	14.92	
L89	S63°49'56"W	24.32	
L90	S63°01'45"W	27.85	
L91	S69°10'56"W	18.24	
L92	S52°13'25"W	12.07	
L93	S37°11'23"W	20.79	
L94	S54°11'32"W	14.80	
L95	S84°02'56"W	6.47	
L96	N61°56'45"W	21.35	
L97	N75°16'36"W	18.45	
L98	N61°56'45"W	17.92	
L99	N48°37'11"W	21.29	
L100	N67°09'19"W	23.86	
L101	N88°33'04"W	9.17	
L102	N87°05'49"W	18.16	
L103	S79°43'26"W	18.77	
L104	S80°21'14"W	22.67	
L105	S89°38'43"W	28.13	
L106	S89°15'18"W	31.08	
L107	N64°00'55"W	12.94	
L108	N59°40'22"W	23.88	
L109	N75°46'20"W	19.84	
L110	N79°38'41"W	13.09	
L111	N72°11'31"W	15.26	
L112	N62°28'27"W	15.19	
L113	N40°40'41"W	19.80	
L114	N33°04'26"W	19.60	
L115	N51°10'44"W	11.82	
L116	N77°13'11"W	13.14	
L117	S83°05'46"W	19.27	
L118	N40°17'35"W	21.20	
L119	N29°53'23"W	11.47	
L120	N42°23'46"W	19.21	

LINE TABLE			
LINE	BEARING	LENGTH	
L121	N51°50'33"W	12.39	
L122	S88°06'27"W	16.18	
L123	S88°39'18"W	10.13	
L124	S65°24'25"W	18.25	
L125	N61°09'35"W	15.39	
L126	N75°58'48"W	25.18	
L127	N83°36'19"W	27.05	
L128	N43°12'38"W	29.94	
L129	N15°34'39"W	12.26	
L130	N43°39'29"W	24.54	
L131	N60°02'04"W	21.77	
L132	N50°59'44"W	14.24	
L133	S37°11'23"W	14.95	
L134	N55°37'12"W	12.74	
L135	N61°18'07"W	15.82	
L136	N48°46'07"W	18.40	
L137	N30°36'33"W	13.27	
L138	N27°02'55"W	10.93	
L139	N62°53'13"W	9.06	
L140	S63°46'04"W	14.27	
L141	N88°33'04"W	9.17	
L142	S79°50'02"W	6.13	
L143	S69°31'51"W	10.21	
L144	S83°21'17"W	12.33	
L145	N88°58'20"W	28.30	
L146	N44°51'47"W	11.84	
L147	N04°42'56"W	26.18	
L148	N51°46'11"W	14.36	
L149	N54°18'41"W	12.21	
L150	N41°22'00"W	15.93	
L151	N56°58'24"W	20.55	
L152	N67°23'18"W	14.26	
L153	N68°22'19"W	15.60	
L154	N79°49'42"W	23.02	
L155	N58°10'42"W	14.84	
L156	N49°12'58"W	28.69	
L157	N44°28'31"W	12.44	
L158	N36°06'29"W	22.22	
L159	N33°08'23"W	21.36	
L160	N34°32'50"W	14.88	

LINE TABLE			
LINE	BEARING	LENGTH	
L161	N55°50'17"W	12.56	
L162	N87°25'50"W	11.94	
L163	N88°24'38"W	12.57	
L164	N61°09'50"W	15.66	
L165	N76°16'06"W	21.43	
L166	N79°56'21"W	14.46	
L167	N69°46'11"W	11.27	
L168	N45°34'33"W	19.49	
L169	N71°27'44"W	19.45	
L170	N71°20'29"W	20.38	
L171	N73°42'28"W	18.31	
L172	N84°18'17"W	17.45	
L173	N65°54'28"W	17.30	
L174	N75°25'18"W	12.48	
L175	N85°05'41"W	28.10	
L176	N84°47'56"W	15.57	
L177	N41°38'23"W	40.58	
L178	N04°49'09"W	26.65	
L179	N59°29'32"W	33.40	
L180	N26°36'09"W	39.30	
L181	N08°14'01"E	12.29	
L182	N15°18'13"W	26.07	
L183	N11°21'53"E	28.91	
L184	N20°07'32"E	47.04	
L185	N06°05'33"E	43.31	
L186	N47°19'33"W	15.33	
L187	N71°32'34"W	39.82	
L188	N67°59'23"W	20.99	
L189	N54°11'48"W	14.52	
L190	N41°38'32"W	10.74	
L191	N77°54'41"W	42.01	
L192	N42°36'25"W	10.04	
L193	N33°36'07"E	24.53	
L194	N30°56'49"E	11.65	
L195	N49°12'41"W	17.26	
L196	S72°44'23"W	14.96	
L197	N85°14'23"W	572.04	
L198	N63°48'05"W	13.69	
L199	N35°48'23"W	30.08	
L200	N17°54'38"W	39.60	

LINE TABLE		
LINE	BEARING	LENGTH
L201	N281°25'0"W	222.95
L202	N24°42'53"W	14.26
L203	N77°06'33"W	11.62
L204	N73°07'01"W	16.79
L205	S81°56'57"W	10.65
L206	S63°42'13"W	9.86
L207	S65°00'14"W	17.26
L208	N53°38'37"W	17.12
L209	N27°41'29"W	15.74
L210	S82°02'46"W	16.76
L211	S61°41'48"W	11.65
L212	S79°52'51"W	19.88
L213	S28°53'26"W	8.37
L214	N56°18'46"W	19.96
L215	N28°36'58"W	14.09
L216	N15°43'25"W	17.59
L217	N15°56'00"W	15.36
L218	N23°38'43"W	19.14
L219	N22°38'19"E	8.30
L220	M53°38'03"E	8.72
L221	N74°37'03"W	112.12
L222	N74°37'03"W	29.80
L223	N17°16'40"W	105.78
L224	N06°31'43"E	88.86
L225	S73°16'28"W	4.06
L226	N16°36'00"W	61.42
L227	N16°54'05"W	49.48
L228	S80°75'30"E	100.79
L229	S10°03'07"W	33.52
L230	S25°05'18"W	140.48
L231	S71°28'08"E	180.50
L232	S75°19'08"E	691.26
L233	N76°59'51"W	153.25
L234	N73°50'58"W	126.06
L235	N744°70'0"W	254.11
L236	N7328'43"W	262.09
L237	N71°48'55"W	572.04
L238	N71°18'58"W	200.00
L239	S16°33'33"E	80.51
L240	S73°16'28"W	30.00
L241	S73°16'28"W	3.93
L242	N16°43'17"W	226.72
L243	S16°43'14"E	215.48
L244	S10°03'07"W	30.33
L245	S10°03'07"W	29.52
L246	N73°17'55"W	656.09
L247	N7917'54"W	281.81
L248	S10°03'07"W	4.00
L249	N79°57'06"W	126.32
L250	N8016'50"W	202.71
L251	N79°35'28"W	115

Future Land Use Plan

The Land Development Plan indicates this area is Suburban. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Multimodal connectivity between neighborhoods and to nearby centers also should be emphasized. Strategic connections to the off-street multi-use trail network are preferred and open space should be preserved in both active and passive forms within neighborhoods. The density for suburban residential is 2-4 units per acre.

**RESOLUTION APPROVING LAND USE AND
TRANSPORTATION PLAN COMPLIANCE**

R-2024-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the properties located along Goldmine Road further described below property is not consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area is designated as a Suburban land use category. Commercial, residential, medical, and office uses are identified as priority land uses within this character area. Single family residential is the predominant land use that's developed within this category with a permitted density range of 2-4 units per acre. The proposed rezone is not consistent with the Land Use and Transportation Plan, because industrial land uses are not permitted in the Suburban land use category. However, this proposal is a reasonable use and in the public interest because the rezone is being proposed in an area where there is existing industrial development in the vicinity. Furthermore, when developed adjacent properties will be required to be screened consistent with the Unified Development Ordinance. Based on this information, the conditions have changed which justify amending the Land Use and Transportation Plan. As a result of this zoning map amendment approval, the Land Use and Transportation Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of a Resolution Approving Land Use and Development Plan Compliance of the zoning map amendment for property with Union County Tax Parcel Number(s): 09-372-003D, 09-372-003E, 09-372-003G, 09-372-003H, 09-372-003J, and 09-372-003K.

Adopted this 3rd day of April, 2024.

Kenneth Deal, Chair

Attest:

Doug Britt, Senior Planner

**RESOLUTION DENYING LAND USE AND
TRANSPORTATION PLAN COMPLIANCE**

R-2024-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the properties located along Goldmine Road further described below property is not consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area is designated as a Suburban land use category. Commercial, residential, medical, and office uses are identified as priority land uses within this character area. Single family residential is the predominant land use that's developed within this category with a permitted density range of 2-4 units per acre. The proposed rezone is not consistent with the Land Use and Transportation Plan, because industrial land uses are not permitted in the Suburban land use category. The proposed development is not a reasonable use or in the public interest because:

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Use and Transportation Plan Compliance for property with Union County Tax Parcel Number(s): 09-372-003D, 09-372-003E, 09-372-003G, 09-372-003H, 09-372-003J, and 09-372-003K.

Adopted this 3rd day of April, 2024.

Kenneth Deal, Chair

Attest:

Doug Britt, Senior Planner

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2024-XX

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 157 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §157.1.2.1 **OFFICIAL ZONING MAP** as follows:

Rezone the properties located along Goldmine Road and further identified as tax parcel #'s 09-372-003D, 09-372-003E, 09-372-003G, 09-372-003H, 09-372-003J, and 09-372-003K. The request is to rezone the properties from Union County Light Industrial (LI) to General Industrial (GI) City of Monroe.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 14th day of May, 2024.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk