

PLANNING BOARD MEETING

Wednesday, September 4, 2024

6:00 PM

City Hall Council Chambers

300 West Crowell Street, Monroe, NC

AGENDA

- Item 1.** **Call to Order – Roll Call**
- Item 2.** **Pledge of Allegiance and Moment of Silence**
- Item 3.** **Conflicts of Interest**
- Item 4** **Approval of Minutes – August 7, 2024**
- Item 5.** **The Planning Board is requested to consider a zoning map amendment request from Tom Crouch on behalf of Liquid Management, LLC; Craig Taylor on behalf of Signature Rocky River, LLC; and Elliott Golnar on behalf of Horizon Real Estate Fund LP for the property located along Lacey Paige Road from Conditional District “Rocky River Crossing” to Conditional District “Rocky River Crossing Monument Sign” (Tax Parcel: 08-303-028, 08-303-030, 08-303-031)**
- Item 6.** **Planning Board Discussions**
- Item 7.** **Next Meeting: October 2, 2024**
- Item 8.** **Adjournment**

ATTENTION BOARD MEMBERS:

Please contact Kimberly Davis at 704.282.4527 or Keri Mendler at 704.282.5797 to confirm your attendance. Thank you.

cc: **Richard Long
Terry Sholar
Planning Staff**

**MINUTES OF THE
PLANNING BOARD MEETING**

**August 7, 2024, at 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC**

Emailed to HR on: 8/8/24

Item 1. Call to Order - Roll Call

Chair, Kenneth Deal called the August 7, 2024 meeting to order at 6:01 p.m. Kimberly Davis called the roll and the Chair noted that a quorum was present.

Members Present: Kenneth Deal (Chair), Jennifer Smith (Vice Chair), Margaret Desio, Richard Yercheck, Archie Morgan, Maryann Rasberry, Pamela Duda (ETJ Member),

Members Absent: Parker Mills (Alternate 1) and Louis Philippi (Alternate 2)

Staff Present: Keri Mandler, Senior Planner, Doug Britt, Senior Planner, Megan Brightharp, Planner 1, Richard Long, City Attorney; Terry Sholar, Senior Staff Attorney, Kimberly Davis, Administrative Assistant II

Guests: Mayor Robert Burns, Mayor Pro Tem David Dotson, Kay Penegar Stegall, Max Penegar, Martha Clark, Mark Penegar, Brian Medlin, Will Owens, Todd Gingrich, Keith MacVean, Daryle Anderson

Item 2. Pledge of Allegiance and Moment of Silence

Item 3. Conflicts of Interest- None noted.

Item 4. Approval of Minutes –July 3, 2024.

Motion: Margaret Desio made a motion to approve the minutes from July 3, 2024.

Second: Maryann Rasberry

Action: The motion passed unanimously with the following votes:

AYES: Kenneth Deal, Jennifer Smith, Margaret Desio, Richard Yercheck, Archie Morgan, Maryann Rasberry and Pamela Duda

NAYS: None

Item 5. Zoning Map Amendment for the property identified as 1913 Steele Street from General Industrial (GI) to Residential Medium Density (RMD) (Parcel ID #:09-150-166)

Megan Brightharp, Planner 1, presented the zoning map amendment request from Joel Penegar to rezone the subject property (highlighted in blue on the Ortho Map) from General Industrial (GI) to Residential Medium Density (RMD). The property to the north and east is zoned General Industrial (GI) and the property to the south and west are zoned Residential Medium Density (RMD). The Land Use and

Transportation Plan indicates this area as Traditional Development. This designation allows some small-scale commercial and service uses that support surrounding residences. Planning staff believes the request is consistent with the Land Use and Transportation Plan because the proposed rezoning Residential Low Density (RMD) will reestablish a residential use in an area designated for residential development. 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. Planning Staff recommends approval of the rezoning. The applicant and representatives are present for any questions.

Will Owens, Broker and Representative for the Penegars, with South Charlotte properties, stated his address is 9709 Marvin School Road, Marvin, NC. He explained the property is in this rezoning process in order to market it for single-family use/residential. It was previously rezoned to GI and that seemed more marketable, but it was not.

Megan explained that the general rezoning application has no developments plans attached. If the property were wanted for residential then it would come back and be addressed at that time with another application process. RMD has a maximum density of 3 units per acre not including roads and other infrastructures.

The concern was brought up of why rezone to RMD and not RLD (Residential Low Density). It borders the RMD zoning area already although it is the Board's option to decide on either. Due to the ravine, dry creek bed and limited building areas on the 9.4 acres, there is not room to build a lot of houses.

Brian Medlin from 409 West Windsor Street, Monroe, approached and spoke on behalf of Joel Penegar, his Father-in-law. Interested buyers have been local residents and not developers. None of the adjoining properties are interested in purchasing. The property owner to the right wants to rezone to residential and may sell as well due to the owner's declining health.

Darryl Anderson approached the podium and said his address is Mallard Landing in Monroe. His concern is if the property is going to cause more issues for Morgan Mill Road which he already feels is unsafe.

Chair explained this would not be an issue unless a developer comes in with a plan and then DOT and the Board will address. He said, according to the Public Enterprise Committee meeting, Indian Trail will work with Monroe to do a project with the State. It will be a flyover that would take Morgan Mill Road over Hwy 74 and some other road changes.

Keri Mendler, Senior Planner, clarified to the Board that, at the current code, the developer would probably not come back before the Board, but that the agenda tonight has an item to reduce that number.

Motion: **Richard Yercheck made a motion to recommend adoption of the Resolution approving Land Use and Transportation Plan Compliance.**

Second: **Jennifer Smith**

Action: **The motion passed unanimously with the following votes:**

AYES: Kenneth Deal, Jennifer Smith, Margaret Desio, Richard Yercheck, Archie Morgan and Maryann Rasberry

NAYS: Pamela Duda

Motion: Richard Yercheck made a motion to recommend adoption of the Ordinance amending Section 157.1.2.1- Official Zoning Map.

Second: Jennifer Smith

Action: The motion passed unanimously with the following votes:

AYES: Kenneth Deal, Jennifer Smith, Margaret Desio, Richard Yercheck, Archie Morgan and Maryann Rasberry

NAYS: Pamela Duda

Item 6. Annexation of 19.11 acres located at the intersection of US Highway 74 and Bivens Road and further identified with parcel ID numbers 09-087-004A and 09-087-011.

Doug Britt, Senior Planner, presented. Metal Recycling Services, LLC, is requesting the annexation of 19.11 acres located at the intersection of US Highway 74 and Bivens Road and further identified with parcel ID numbers 09-087-004A and 09-087-011. The property is currently located in the ETJ and is zoned General Industrial (GI). The property is currently being developed to be included with the Metal Recycling business. Planning staff recommends approval of the annexation. Zoning is already established and they've already received approval for the Special Use Permit. This company is extracting the metals out of the "fluff," which means the materials that are not metallic are further recycled or disposed. The benefit to the City is the tax base which will be more than what is currently paid.

Motion: Archie Morgan made a motion to recommend approving annexation request.

Second: Pamela Duda

Action: The motion passed unanimously with the following votes:

AYES: Kenneth Deal, Jennifer Smith, Margaret Desio, Richard Yercheck, Archie Morgan, Maryann Rasberry and Pamela Duda

NAYS: None

Item 7. Zoning map amendment for fifteen properties located along E. Franklin St., McLarty St., Leewood Dr., Club Dr., and Pageland Hwy.

Keri Mendler, Senior Planner, presented. The City of Monroe has received concerns regarding parcels rezoned to the Medical Mixed-Use zoning district during the city-wide rezoning finalized in April 2022. Staff received concerns regarding five (5) parcels in the area; however, after reviewing the future land use and vision for the area, staff initiated a general rezoning of fifteen (15) parcels in the E. Franklin and Club Acres area. Properties owners were notified via a courtesy letter mailed on July 17, 2024 of the proposed rezoning. Rezoning notification signs will be posted 10 days prior to the public hearing. An official rezoning notification letter will be sent to all property owners and adjacent property owners located within 150 feet, 10 days prior to the public hearing. The Land Use and Transportation Plan identifies this area as Traditional Development, Suburban, and Medical Campus. Staff believes the rezoning is consistent with the Future Land Use Plan because the proposed rezoning from Medical Mixed-Use to RLD and OM implements office/medical uses where appropriate while retaining the residential character of the residential lots in question. Planning Staff recommends approval of the rezoning. The only call received was a realtor on one property who was assuring they had listed the property with the correct zoning.

The Board discussed, with some clarification from Keri Mendler, that the fifteen parcels are currently zoned Medical Mixed-Use, but six are changing to Office Medical and the other nine are being rezoned to Residential since they have existing residential homes on them. Medical Mixed-Use doesn't allow single-family homes so the parcels are legally non-conforming at this time. Certain medical clinics, like methadone clinics, may need a Special-Use Permit. Turning these parcels back to residential reduces the likelihood of unwelcome clinics along Pageland Highway.

Motion: Pamela Duda made a motion to adopt Resolution recommending approval of the Land Use and Transportation Plan Compliance.

Second: Maryann Rasberry

Action: The motion passed unanimously with the following votes:

AYES: Kenneth Deal, Jennifer Smith, Margaret Desio, Richard Yercheck, Archie Morgan, Maryann Rasberry and Pamela Duda

NAYS: None

Motion: Pamela Duda made a motion to adopt the Ordinance recommending approval of the zoning map amendment.

Second: Maryann Rasberry

Action: The motion passed unanimously with the following votes:

AYES: Kenneth Deal, Jennifer Smith, Margaret Desio, Richard Yercheck, Archie Morgan, Maryann Rasberry and Pamela Duda

NAYS: None

Item 8. Zoning Text Amendment to Section 8.10.1.B titled "Density and Intensity" and Section 11 titled "Definition of Terms" of the Unified Development Ordinance (UDO).

Doug Britt, Senior Planner, presented. In April 2023, planning staff, at the request of City Council and Planning Board, prepared a text amendment to modify how residential density is calculated going from gross acreage to net acreage. Planning staff drafted the text amendment to remove existing and proposed street rights-of-ways, stream buffers, and utility easements from the area used to calculate the maximum site density. Additionally, a statement was added that density is not transferable across state roads. At the July 18, 2023, City Council adopted a text amendment to modify the term density and how it is calculated. At the July 3, 2024, Planning Board meeting, Planning Board voted to have staff research how other jurisdictions calculate density and prepare a text amendment to remove FEMA regulated flood plain from the density calculation. Neighboring towns and counties vary on whether they calculate by gross or by net acreage. Planning Board is requested to discuss the item and direct staff if you wish to make a recommendation on the proposed amendment or maintain the current ordinance requirements.

Chair gave reason(s) recommending approval provided as "it ensures legislative decisions are based on usable and buildable land to reflect true density within the development. Calculating unbuildable land within density only allows for true higher density to compensate for the unbuildable acreage."

Motion: Maryann Rasberry made a motion to adopt Resolution recommending approval of the 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.

Second: Jennifer Smith

Action: The motion passed unanimously with the following votes:

AYES: Kenneth Deal, Jennifer Smith, Margaret Desio, Richard Yercheck, Archie Morgan, Maryann Rasberry and Pamela Duda

NAYS: None

Motion: Maryann Rasberry made a motion to adopt the Ordinance amending Code of Ordinances-Title XV: Land Usage, Chapter 157: Section 8.10.1. B Density and Intensity, and Section 11 Definition of Terms.

Second: Jennifer Smith

Action: The motion passed unanimously with the following votes:

AYES: Kenneth Deal, Jennifer Smith, Margaret Desio, Richard Yercheck, Archie Morgan, Maryann Rasberry and Pamela Duda

NAYS: None

Item 9. Zoning Text Amendment to Section 157.4.2 titled “Residential Zoning Districts” of the new Unified Development Ordinance (UDO)

Keri Mendler, Senior Planner, presented. In June 2023, planning staff, at the request of City Council and Planning Board, prepared a text amendment to require residential subdivisions greater than 50 lots to go through a legislative rezoning process. Planning staff drafted the text amendment to require residential subdivisions with 50-99 lots to go through a Conditional District rezoning and required subdivisions with 100 lots or more to go through a Planned Unit Development rezoning. At the July 3, 2024 Planning Board meeting, Planning Board voted to have staff research how other jurisdictions regulate residential subdivisions and prepare a text amendment to reduce the threshold requiring a rezoning for residential subdivisions from 50 lots to 25 lots. She charted how other local jurisdictions and the County vary in regulations requiring legislative rezoning for single family development. If the developers meet the code requirements then they can develop their property without going through a process. She also showed instances of NC proposed legislation in regards to this issue and defined what exactions are. While there was discussion at the July 3, 2024 meeting to include multi-family projects in this lot threshold, City Council, at their July 9, 2024 meeting, adopted an ordinance requiring all multi-family projects to go through a legislative process removing the need for a unit threshold for multi-family projects. This means there is no need to create a threshold which would create inconsistencies within the Code and conflict.

Discussion began with the fact this was on the agenda for Parker Mills who was unfortunately unable to attend. The number of 10 lots was proposed to begin discussion. Concern was voiced that the current number of 50 lots is sufficient. More control over these regulations with a lower number, such as 10 or 15, was also discussed. The Chair asked for input from each of the Board members.

Chair gave reason(s) recommending approval provided as: “By requiring residential subdivisions of 10 or more lots to go through a legislative Rezoning process, we have the potential to economically manage Monroe’s limited resources and infrastructure, affording Monroe the ability to identify, in advance, the budget requirements necessary to support the future developmental costs of these City resource allocations.”

Motion: Maryann Rasberry made a motion to adopt Resolution recommending approval of the 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 with a new requirement of 10 units or greater.

Second: Jennifer Smith

Action: The motion passed unanimously with the following votes:

AYES: Kenneth Deal, Jennifer Smith, Margaret Desio, Archie Morgan, Maryann Rasberry and Pamela Duda

NAYS: Richard Yercheck

Motion: Maryann Rasberry made a motion to adopt the Ordinance amending Code of Ordinances-Title XV: Land Usage, Chapter 157: Section 4.2 Residential Districts at the requirement of 10 units or greater.

Second: Archie Morgan

AYES: Kenneth Deal, Jennifer Smith, Margaret Desio, Archie Morgan, Maryann Rasberry and Pamela Duda

NAYS: Richard Yercheck

Item 10. Zoning Text Amendment to Section 157.8.4.3.C titled “Parking Design Standards” of the Unified Development Ordinance (UDO).

Keri Mendler, Senior Planner, presented. The purpose of this text amendment is to update the Unified Development Code language to be consistent with State Statute 160D-702, which states the following: “Nothing in this subsection affects the validity or enforceability of private covenants or other contractual agreements among property owners relating to building design elements. (c) A zoning or other development regulation shall not do any of the following: (2) Require a parking space to be larger than 9 feet wide by 20 feet long unless the parking space is designated for handicap, parallel, or diagonal parking.” Section 157.8.4.3.C currently requires parking areas to be a minimum of ten (10) feet in width by eighteen (18) feet in length, which is in violation of the State Statute listed above. The text amendment will revised the ten (10)-foot width requirement to the nine (9)-foot width limit set by the State. Planning staff recommends approval of the text amendment.

A brief discussion by the Board began regarding the size of the parking spaces and allowing for the length to stay at 20 feet long although 9 feet wide isn’t an option to change in order to stay consistent with the State.

Motion: Richard Yercheck made a motion to adopt Resolution recommending approval of the Land Use and Transportation Plan compliance with the added changes of 9 feet by 20 feet long.

Second: Archie Morgan

Action: The motion passed unanimously with the following votes:

AYES: Kenneth Deal, Jennifer Smith, Margaret Desio, Richard Yercheck, Archie Morgan, Maryann Rasberry and Pamela Duda

NAYS: None

Motion: Richard Yercheck made a motion to adopt the Ordinance amending Code of Ordinances-Title XV: Land Usage, Chapter 157: Section 8.4.3.C.

Second: Archie Morgan

Action: The motion passed unanimously with the following votes:

AYES: Kenneth Deal, Jennifer Smith, Margaret Desio, Richard Yercheck, Archie Morgan, Maryann Rasberry and Pamela Duda

NAYS: None

Item 11. Unified Development Ordinance (UDO) Discussion

Chair opened the floor for any additional UDO discussions. There was a recommendation to change “Unified Development (UDO) Discussion” to “Planning Board Discussion.” This allows for additional topic discussion outside of the UDO discussions only.

Motion: Maryann Rasberry made a motion to change “Unified Development (UDO) Discussions” to “Planning Board Discussions.”

Second: Jennifer Smith

Action: The motion passed unanimously with the following votes:

AYES: Kenneth Deal, Jennifer Smith, Margaret Desio, Richard Yercheck, Archie Morgan, Maryann Rasberry and Pamela Duda

NAYS: None

Item 12. Next Meeting: September 4, 2024

Daryl Anderson from Mallard Landing asked to make a brief statement to the Board. As a resident of Monroe for 13 years, he wanted to say “thanks” for previous decisions made and a tabled item that caused other issues to “come to light.” A petition was circulated through the community and some traffic lights, turning lanes and other improvements were made to Olive Branch and Morgan Mill Road area. Union County did a survey that only reached a small percentage of the population of Monroe. “The Planning Board’s decisions have a major impact on the Monroe community and Monroe resources.” He finished by thanking them for their time and good work.

Item 13. Adjournment

Motion: Richard Yercheck made a motion to adjourn.

Second: Margaret Desio

Action: The motion to adjourn passed unanimously with the following votes:

AYES: Kenneth Deal, Jennifer Smith, Margaret Desio, Richard Yercheck, Archie Morgan, Maryann Rasberry and Pamela Duda

NAYS: None

The meeting was adjourned at **7:23 p.m.**

Respectfully Submitted,

Kenneth Deal, Chair
Planning Board

Kimberly Davis
Secretary to the Board



STAFF REPORT

TO: Planning Board Members

DATE: September 4, 2023

FROM: Lisa Stiwinter, Director of Planning and Development

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Zoning Map Amendment request for property located along Lacey Paige Road (Tax Parcel: 08-303-028, 08-303-030, 08-303-031)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map amendment request from Tom Crouch on behalf of Liquid Management, LLC; Craig Taylor on behalf of Signature Rocky River, LLC; and Elliott Golnar on behalf of Horizon Real Estate Fund LP for the property located along Lacey Paige Road from Conditional District “Rocky River Crossing” to Conditional District “Rocky River Crossing Monument Sign”.

REVIEW

The applicant is requesting a zoning map amendment from Conditional District “Rocky River Crossing” to Conditional District “Rocky River Crossing Monument Sign” in order to allow an off-premise monument sign measuring 25’ in width and 20’ in height. Currently, the maximum sign height for a monument sign is 15’. Additionally, pursuant to the Unified Development Ordinance, off-premise signs that advertise goods on a different lot, tract, or site from where the sign is located are prohibited. The property is currently under construction for 360 apartment units, a hotel, and indoor storage facility.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Residential	RA-40 Union County
East	Residential	RA-40 Union County

South	Residential/ Industrial	RC-MX
West	Residential	RC-MX

REQUIREMENTS

Density & Dimensional Standards

The applicant is proposing no changes to the existing density or building setbacks.

Parking

The applicant is proposing no changes to the approved parking plan.

Landscaping

The applicant is proposing additional landscaping to surround the monument sign.

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area as a Regional Mixed-Use Center. Regional Mixed-Use Centers attract people beyond Monroe for shopping, entertainment, employment, or recreation. These centers are usually large-scale, measuring one mile in diameter that represents approximately a 20-minute walking distance. These centers are master-planned areas that are built in phases with a mix of non-residential, residential, and civic uses. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high density residential, and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. Single-family residential should typically be discouraged within the center, but can be located to the periphery of the center as a transitional use.

The proposed use is consistent with the Land Use and Transportation Plan and Staff is of the opinion that the proposed use is reasonable and in the public interest.

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

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:

1. Aerial Map
2. Zoning Map
3. Site Plan
4. FLUM Description
5. FLUM Map
6. Approval Resolution
7. Denial Resolution
8. O-2024-XX Section 157.1.2.1

Prepared: 8/29/24 MB

Aerial Map
PLMA-2025-00030

Legend

- Centerlines
- City Limits
- Parcels
- Subject Property

Owner:
Liquid Management, LLC
Signature Rocky River, LLC
Horizon Real Estate Fund LP

Acres: 27.53



0 305 610 Feet

Attachment 1

Zoning Map

PLMA-2025-00030

Legend

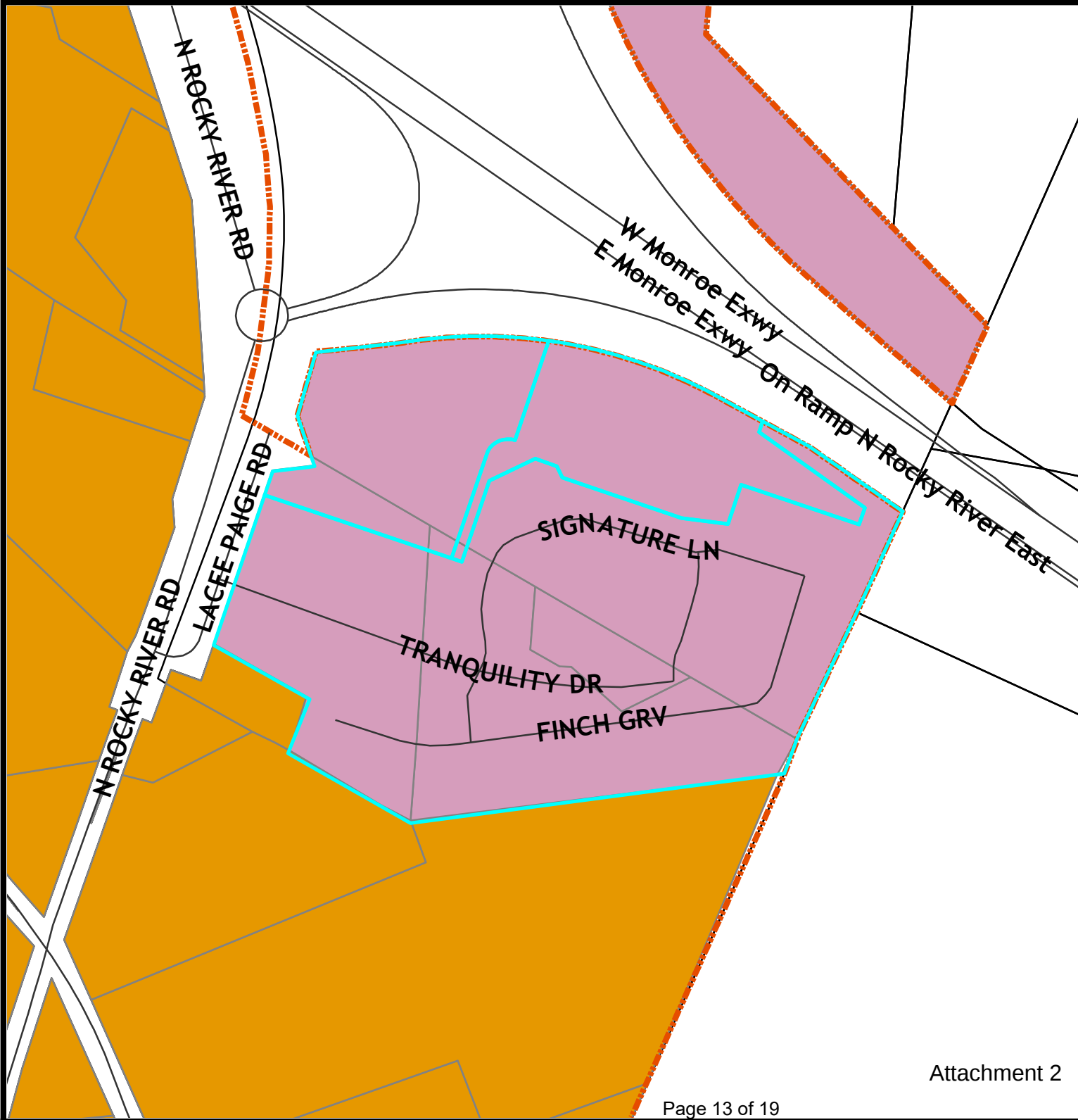
- Centerlines
- - - - - City Limits
- Monroe Zoning Districts**
- CD
- RC-MX
- Parcels
- Subject Property

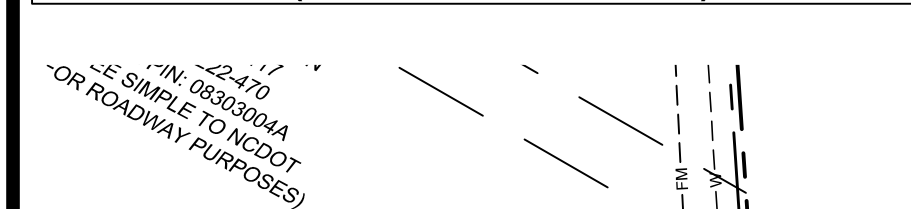
Owner:
Liquid Management, LLC
Signature Rocky River, LLC
Horizon Real Estate Fund LP

Acres: 27.53



0 305 610
Feet





EAGLE ENGINEERING



FIRM LICENSE # C-0873
2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

[illegible]

DESIGNED BY	KEL	DRAWN BY	DAM	CHECKED BY	MCK
Scale	AS SHOWN	DATE	8/28/24	JOB NUMBER	7180

Sheet

RZP-1.0

Land Use and Transportation Plan Consistency

The Land Use and Transportation Plan indicates this area as a Regional Mixed-Use Center. Regional Mixed-Use Centers attract people beyond Monroe for shopping, entertainment, employment, or recreation. These centers are usually large-scale, measuring one mile in diameter that represents approximately a 20-minute walking distance. These centers are master-planned areas that are built in phases with a mix of non-residential, residential, and civic uses. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high density residential, and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. Single-family residential should typically be discouraged within the center, but can be located to the periphery of the center as a transitional use.

Future Land Use Map PLMA-2025-00030

Legend

-  Centerlines
-  City Limits
-  Parcels
-  Regional Mixed-Use Centers
-  Subject Property

Owner:
Liquid Management, LLC
Signature Rocky River, LLC
Horizon Real Estate Fund LP

Acres: 27.53



0 405 810
Feet

Attachment 5

**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 along Lacey Paige Road further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Suburban where residential and commercial are priority uses. The proposed rezoning to Conditional District “Rocky River Crossing Monument Sign” would allow for signage for a residential and commercial development, which would be consistent with the Plan. The proposed rezoning is a reasonable use and in the public interest because it will contribute to the wayfinding along Rocky River Road.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommend adoption of a Resolution Approving Land Use and Transportation Plan Compliance of the zoning map amendment for property with Union County Tax Parcel Numbers: 08-303-028, 08-303-030, 08-303-031.

Adopted this 4th day of September, 2024.

Jennifer Smith, Planning Board Vice Chair

Attest:

Kimberly Davis, Secretary to Planning Board

**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 along Lacey Paige Road further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Suburban where residential and commercial are priority uses. The proposed rezoning to Conditional District “Rocky River Crossing Monument Sign” would allow for signage for a residential and commercial development, 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 recommend adoption of the Resolution Denying Land Use and Transportation Plan Compliance for property with Union County Tax Parcel Number(s): 08-303-028, 08-303-030, 08-303-031.

Adopted this 4th day of September 2024.

Jennifer Smith, Planning Board Vice Chair

Attest:

Kimberly Davis, Secretary to Planning Board

**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 along Lacey Paige Road further identified with parcel ID # 08-303-028, 08-303-030, 08-303-031 from Conditional District “Rocky River Crossing” to Conditional District “Rocky River Crossing Monument Sign”.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 8th day of October, 2024

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk