

PLANNING BOARD MEETING

Wednesday, October 2, 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 – September 4, 2024**
- Item 5.** **Zoning map amendment for the property located at 2005 Old Charlotte Highway and further identified as tax parcel 09-304-008 from Residential Medium Density (RMD) to Neighborhood Business (NB). (Tax Parcel: 09-304-008)**
- Item 6.** **Zoning map amendment for properties located at 422, 506, 510 and 516 Maple Hill Road. The applicant is applying to rezone these parcels from Regional Corridor Mixed-Use (RC-MX) to Residential Rural (RR). (Tax Parcels: 09-213-008B, 09-213-008D, 09-213-008E and 092-130-08F)**
- Item 7.** **Planning Board Discussions**
- Item 8.** **Next Meeting: November 6, 2024**
- Item 9.** **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

**September 4, 2024, at 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC**

Emailed to HR on: 9/5/24

Item 1. Call to Order - Roll Call

Jennifer Smith, Vice Chair, called the September 4, 2024 meeting to order at 6:00 p.m. Kimberly Davis called the roll.

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

Members Absent: None

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

Guests: Abby Stegall with Eagle Engineering, Ken Deal, Ryan Heywood, Daryle Anderson, Drew Lawrence

Item 2. Pledge of Allegiance and Moment of Silence

Item 3. Conflicts of Interest- None noted.

Item 4. Approval of Minutes –August 7, 2024.

Motion: Margaret Desio made a motion to approve the minutes from August 7, 2024.

Second: Archie Morgan

Action: The motion passed unanimously with the following votes:

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

NAYS: None

Item 5. 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 Lacee 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)

Megan Brightharp, Planner 1, presents the zoning map amendment request regarding property located along Lacey Paige Road, which is south of the bypass and east of North Rocky River Road. The applicant is requests a conditional rezoning of the property from Conditional District “Rocky River Crossing” to Conditional District “Rocky River Crossing Monument Sign.” The property is currently under construction for 360 apartment units from the previously approved “Rocky River Crossing Conditional District.” The applicant requests the addition of a monument sign that is 25 feet wide and 20 feet in height. In the UDO, the maximum width is 25 feet, but the maximum height is 15 feet. Additionally, they are asking to advertise the hotel, the storage center and the apartments all on the same sign. Per the UDO, off-premise advertising is not permitted. The proposed sign would be located in the parcel that the self-storage center is currently scheduled to be built. The maximum square footage for a single-tenant development under five acres is 50,000 square feet and they are proposing more than that so they can put all the developments on one sign. 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.

The Board discusses the two requests: a 20-foot tall sign and the one location, off-premise, verses a sign on each parcel. Several members expressed concern about why staff recommends approval and why the request is being considered when it goes against the UDO. There were multiple Board members requesting a visual comparison on what a sign on each parcel would look like compared to the applicant’s request for one location. Multiple Board members also request a visual comparison of the proposed 20-foot tall sign against a sign within the 15-foot tall UDO requirements.

Doug Britt, Assistant Director, and Megan Brightharp, Planner 1, addressed the questions. In a “conditional district,” like this one, applicants can request to deviate from the ordinance. The original request, in 2021, was for the hotel, self-storage and apartments to each have its own sign. The hotel does not have any road frontage, but wants a sign that will be seen from Rocky River Road and from the bypass to which it runs adjacent. The Planning staff recommends approval since each parcel is allowed to have a sign, but they are requesting to have one sign in one location rather than three signs which reduces “sign clutter.” The location is not on Rocky River Road, but on a cul-de-sac that is less traveled and the sign has a 10-foot setback. It runs adjacent to the bypass. Approving this sign does not set a precedent for future sign requests brought before the Board. The storage facility parcel have not submitted plans yet, but will by the end of the year. Upon completion, there will be 360 apartments, a 120,000 square-foot storage facility and a 150 room hotel.

Abby Stegall from 9908 Mill Grove Road, Indian Trail, NC 28079 representing Eagle Engineering, showed on her PowerPoint presentation how the sign would be off the road and in a cul-de-sac area. It is 20-feet high and 25-feet wide, but she is asking the recommendation for approval to have the requirements dropped. If the height is too much, they are willing to make the sign shorter, to fall within the UDO requirements, in order to be approved. If approved, this would be the only monument sign for this mixed-use development and no other signs would be put up at this time.

Some Board members ask to see a “before and after” representation of the sign. They were reassured that any other developers that want a sign with any deviation from the UDO will have to go before the Planning Board as well. This is a case-by-case basis. Ultimately, the Board has to decide on the deviations from the UDO on the proposed signs height (20 ft.), the one large sign verses three and the

sign being off-premise from two of the parcels. No additional people were there to speak for or against the project. Vice-Chair asked for a motion to be made if no other discussion is needed.

Motion: Pam Duda made a motion to recommend adoption of the Resolution approving Land Use and Transportation Plan Compliance with the adjustment that the sign stays within the UDO requirements of the size of the sign.

Second: Maryann Rasberry

Action: The motion passed unanimously with the following votes:

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

NAYS: None

Motion: Pam Duda made a motion to recommend adoption of the Ordinance amending Section 157.1.2.1- Official Zoning Map with the caveat that the sign stays within the appropriate size within the UDO requirements.

Second: Archie Morgan

Action: The motion passed unanimously with the following votes:

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

NAYS: None

Item 6. Planning Board Discussions

Daryle Anderson stood, stated his name and suggested that with future presentations, the maps would show the subject property in relation to the whole City of Monroe first before narrowing it down to a more detailed location within the City.

The Board members expressed concerns about properties in the City of Monroe that have not mowed the grass and leave trash, specifically the downtown Post Office. The Planners and the City staff have tried to talk with the Postmaster to no avail. Other areas brought up include: O'Charleys (which is about to be torn down); Logan's and Lowes road frontage; CVS area; Pinnacle Dermatology; and side roads around the City. Doug is not aware of a Krispy Kreme or Crumble Cookies coming into the area. Houston and S. Hayne are being repaired.

Jennifer Smith, Vice-Chair, brought up the Special Council Meeting, from the previous night, regarding a property off of Lancaster Avenue that is now owned by a developer that can build by-right. Local homeowners were upset that the land was cleared. There was a question of "vesting" and what properties are still in the process of building without having to come before the Board. The Planning Board has already changed the Ordinance that property developers must come before the Board for equal to or greater than ten units. Pamela Duda asked Doug for a summary of status on where the developers are in the building process and identification, such as by-right. Doug said that he would make that available.

A "Sunset Clause" and "Vesting" was beginning to be discussed, but it was discouraged since it is extremely difficult to talk about involving dates and activities.

Maryann Rasberry brought up the topic of wall murals in the City. Some dialog ensued, but Richard Long advised that no issues should be brought up that are scheduled to come up in future Board meetings and City Council meetings.

The Board chooses to continue UDO discussions addressing topics that either come up during Planning Board meetings and/or to bringing topics of concern to the table prior to having cases involving them. With the UDO as “a living, breathing document,” various topics will continue to be drafted by the Planning staff in the form of text amendments and brought before the Board. These topics can be through requests from the public as well as Planning Board members that want to examine a particular topic, such as wall murals.

Item 7. **Next Meeting: October 2, 2024**

Item 8. **Adjournment**

Motion: **Pamela Duda made a motion to adjourn.**

Second: **Maryann Rasberry**

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

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

NAYS: None

The meeting was adjourned at **6:56 p.m.**

Respectfully Submitted,

Jennifer Smith, Vice Chair
Planning Board

Kimberly Davis
Secretary to the Board



STAFF REPORT

TO: Planning Board

DATE: October 2, 2024

FROM: Lisa Stiwinter, Director of Planning and Development

PREPARED BY: Patrick Blaszyk, Planner

SUBJECT: Zoning Map Amendment for the property located at 2005 Old Charlotte Highway and further identified as tax parcel 09-304-008

SUMMARY STATEMENT

Planning Board is requested to consider a zoning map amendment for the property located at 2005 Old Charlotte Highway and further identified as tax parcel 09-304-008 from Residential Medium Density (RMD) to Neighborhood Business (NB).

REVIEW

The City of Monroe has received a request from Ellen Cox to rezone the 2.22 acres from Residential Medium Density (RMD) to Neighborhood Business (NB). The Neighborhood Business (NB) district is intended to permit small-scale, neighborhood commercial establishments that are within convenient traveling distance from the neighborhoods, which they serve; and discourage the developments of commercial establishments that are intended to draw customers from outside the immediate area.

This property is currently occupied by two single-family detached homes built in 1940 and 1945. There are also two garage accessory structures located on the site.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Commercial	Neighborhood Business (NB) & General Industrial (GI)
East	Vacant	Neighborhood Business (NB)

South	Single-Family Residential, Agricultural Activities, CSX Railroad	Residential Medium Density (RMD)
West	Single-Family Residential	Residential Medium Density (RMD)

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area as Community Corridor. 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.

Planning staff believes the request is consistent with the Land Use and Transportation Plan because commercial is a priority use.

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 request.

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 text 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 2025-00048

2005 Old Charlotte Highway

Legend

-  Subject Property
-  Parcels
-  Centerlines

Owner: Ellen Cox

Acres: 2.223



0 100 200
Feet

Attachment 1

Zoning Map

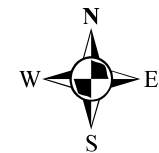
Case #: PLMA 2025-00048

2005 Old Charlotte Highway

-  GI
-  NB
-  RMD
-  Parcels
-  Centerlines
-  Subject Property

Owner: Ellen Cox

Acres: 2.223



0 100 200
Feet



Attachment 2

Future Land Use Map

Case #: PLMA 2025-00048

2005 Old Charlotte Highway

Legend

 Subject Property

 Parcels

 Centerlines

Future Land Use Type

 Community Corridor

 Industrial

 Suburban

Owner: Ellen Cox

Acres: 2.223



0 100 200
 Feet

Attachment 3

Land Use and Transportation Plan Description

Community Corridor

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. For this reason, the area's design and performance is important to the entire community. Currently, the corridor is characterized by uncoordinated visual design, uncontrolled curb cuts, and disinvestment. In response, 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.

Attachment 4

**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 2005 Old Charlotte Highway further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Community Corridor, commercial is listed as a priority use in Community Corridor; therefore, it is consistent. The Community Corridor 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. The proposal is reasonable and in the public interest, because the potential commercial use of the property will be complementary to the other commercial parcels in the area that have frontage along Old Charlotte Highway.

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 property with Union County Tax Parcel Number: 09-304-008.

Adopted this 2nd day of October, 2024.

Jennifer Smith, Planning Board Vice Chair

Attest:

Kimberly Davis, Secretary to Planning Board

Attachment 5

**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 2005 Old Charlotte Highway further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Community Corridor, commercial is listed as a priority use in Community Corridor; therefore, it is consistent. The Community Corridor 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. The proposal is reasonable and in the public interest, because the potential commercial use of the property will be complementary to the other commercial parcels in the area that have frontage along Old Charlotte Highway. 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 of the zoning map amendment for the property with Union County Tax Parcel Number: 09-304-008.

Adopted this 2nd day of October, 2024.

Jennifer Smith, Planning Board Vice Chair

Attest:

Kimberly Davis, Secretary to Planning Board

Attachment 6

**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 2005 Old Charlotte Highway further identified with parcel ID # 09-304-008 from Residential Medium Density (RMD) to Neighborhood Business (NB).

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 12th day of November, 2024

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk

Attachment 7



STAFF REPORT

TO: Planning Board

DATE: October 2, 2024

FROM: Lisa Stiwinter, Director of Planning and Development

PREPARED BY: Patrick Blaszyk, Planner

SUBJECT: Zoning Map Amendment for the properties located at 422, 506, 510 and 516 Maple Hill Road

SUMMARY STATEMENT

Planning Board is requested to consider a zoning map amendment for properties located at 422, 506, 510 and 516 Maple Hill Road. These addresses are further identified as tax parcels 09-213-008B, 09-213-008D, 09-213-008E and 092-130-08F. The applicant is applying to rezone these parcels from Regional Corridor Mixed-Use (RC-MX) to Residential Rural (RR).

REVIEW

The City of Monroe has received a request from Michael Fowler to rezone four parcels from Regional Corridor Mixed-Use (RC-MX) to Residential Rural (RR). The Residential Rural (RR) district is intended to implement the rural land use character area is designed to accommodate single-family residential development in areas within the City of Monroe that may not be served by public water or sewer and is not appropriate for higher densities and or those areas of a rural nature. The RR zoning district is intended to allow for single-family homes on larger lots and may permit compatible uses.

There are currently single-family detached houses at 516, 506 and 422 Maple Hill Road. 510 Maple Hill Road is currently improved with one accessory structure.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	East Monroe Expressway, The Ridge at 601 Development	Regional Corridor Mixed-Use (RC-MX), Conditional District The Ridge at 601

East	East Monroe Expressway, Single-Family Attached Residential, Multi-Family Residential, Commercial,	Conditional District (CD) The Ridge at 601
South	Agricultural Activities, Vacant	Regional Corridor Mixed-Use (RC-MX)
West	Single-Family Residential, Agricultural Activities	Regional Corridor Mixed-Use (RC-MX)

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area as Regional Mixed-Use Center. Regional Mixed-Use Centers attract people beyond Monroe for shopping, entertainment, employment, or recreation. 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.

Planning staff believes the request is not consistent with the Land Use and Transportation Plan because single-family residential is not a priority use.

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 denial of the rezoning request.

Approval Actions

1. Motion to recommend adoption of a Resolution *Approving* 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 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
2. Motion to recommend denial of the zoning text 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 2025-00050

516 Maple Hill Road

Legend

-  Subject Property
-  Parcels
-  Centerlines

Owner: Michael Fowler

Acres: 17.04



0 350 700
Feet

Attachment 1

Zoning Map

Case #: PLMA 2025-00050

516 Maple Hill Road

Legend

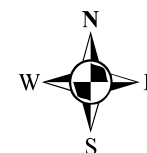
-  Parcels
-  Centerlines
-  Subject Property

Zoning

-  CD
-  RC-MX

Owner: Michael Fowler

Acres: 17.04



0 350 700
 Feet

Attachment 2

Future Land Use Map

Case #: PLMA 2025-00050

516 Maple Hill Road

Legend

-  Subject Property
-  Centerlines
-  Parcels
-  Regional Commerical Center

Future Land Use Type

-  Suburban

Owner: Michael Fowler

Acres: 17.04



0 350 700
 Feet

Attachment 3

Land Use and Transportation Plan Description

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.

Attachment 4

**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 at 422, 506, 510 and 516 Maple Hill Road further described below is not consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Regional Mixed-Use Center, single-family residential is not listed as a priority use; therefore, it is not consistent. 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. The proposal is not reasonable and not in the public interest because the use of the property as single-family residential will not be in harmony with the Regional Commercial Center as indicated in the City of Monroe Future Land Use and Transportation Plan.

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 of the zoning map amendment for the property with Union County Tax Parcel Numbers 09-213-008B, 09-213-008E, 09-213-008F and 09-213-008D

Adopted this 2nd day of October, 2024.

Jennifer Smith, Planning Board Vice Chair

Attest:

Kimberly Davis, Secretary to Planning Board

Attachment 5

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

R-2024-XX

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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 property with Union County Tax Parcel Numbers: 09-213-008B, 09-213-008E, 09-213-008F and 09-213-008D

Adopted this 2nd day of October, 2024.

Jennifer Smith, Planning Board Vice Chair

Attest:

Kimberly Davis, Secretary to Planning Board

Attachment 6

**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 422, 506, 510 and 516 Maple Hill Road further identified with parcel ID's # 09-213-008B, 09-213-008D 09-213-008E, 09-213-008F from Regional Corridor Mixed-Use (RC-MX) to Residential Rural (RR).

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 12th day of November, 2024

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk

Attachment 7