

PLANNING BOARD MEETING

Wednesday, November 6, 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 – October 2, 2024**
- Item 5.** **Zoning map amendment request from Andy Baker on behalf of Acts 4:11 Acquisitions, LLC for the property located at 2329 Concord Highway from Residential Low Density (RLD) to Conditional District Commercial (Tax Parcel: 09-216-037).**
- Item 6.** **Planning Board Discussions**
- Item 7.** **Next Meeting: December 6, 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

October 2, 2024, at 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC

Emailed to HR on: 10/07/24

Item 1. **Call to Order - Roll Call**

Jennifer Smith, Vice Chair, called the October 2, 2024 meeting to order at 6:02 p.m. Kimberly Davis called the roll.

Members Present: Jennifer Smith (Vice Chair), Margaret Desio, Richard Yercheck, Archie Morgan, Maryann Rasberry, Daryle Anderson

Members Absent: Pamela Duda (ETJ Member)

Staff Present: Doug Britt, Assistant Director, Patrick Blaszyk, Planner 1, Terry Sholar, Senior Staff Attorney, Kimberly Davis, Administrative Assistant II

Guests: Ellen Cox, Mike Fowler, Jason Fowler, A. Terry Dixon, Cynthia Fowler, Lisa Hollowell

Item 2. **Pledge of Allegiance and Moment of Silence**

Item 3. **Conflicts of Interest- None noted.**

Item 4. **Approval of Minutes –September 4, 2024.**

Motion: **Richard Yercheck made a motion to approve the minutes from September 4, 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 Daryle Anderson**

NAYS: **None**

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)**

Patrick Blaszyk, Planner 1, presents the zoning map amendment request regarding property located at 2005 Old Charlotte Highway. The property is 2.23 acres and is owned by Ellen Cox. The subject parcel is highlighted in blue. The applicant would like to rezone the property from its current zoning district from RMD (Residential Medium Density) to NB (Neighborhood Business). The property is currently improved with two single-family residential houses on the site that were built in 1940 and 1945. There are also two garage accessory structures located on the site. Attachment two is the zoning map for the area. Subject property is highlighted in blue and is zoned RMD for Residential Medium Density. Parcels to the north are zoned GI and NB. These house commercial uses. The parcel to the east is presently

vacant and is zoned NB for Neighborhood Business. Parcels to the south are zoned RMD and house agricultural and single-family residences. Parcel to the west is zoned RMD and also houses single-family residential use. This space in the middle, and is better seen with the Ortho map, is the CSX railroad right-of-way that runs through here. Attachment three is the Future Land Use Map for the area. The subject property is highlighted in blue and falls under the Community Corridor Future Land Use area. The other parcels in this area or other Future Land Use types include the Industrial (Gray) as well as Suburban (Yellow). With the Community Corridor, a Future Land Use type is to serve as a primary conduit to downtown, the 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. 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 request.

Ellen Cox, the homeowner, approached the podium and said the small house on the lot is not habitable. It wasn't when she bought the property and, at that point, the City advised her that it should be storage only. She was asked to combine the three individual lots as one unit. The next house belongs to Mrs. Hargett who passed away on the previous day, October 1st. The family of Mrs. Hargett may or may not try to sell the property. Mrs. Cox's husband passed away three years ago and the house has foundation issues and problems that would take a massive amount of money to repair. She doesn't have the funds to repair the house and is hoping the roof will hold out for right now. She is currently looking for somewhere else to stay since she currently lives in the larger house. She hopes by zoning it commercial she can receive more money for the property even though she is sad that the house might be torn down. Mr. Terry Dixon, her real estate agent, has been helping with the potential sale of this current property as well as looking for a future place to live. Whatever funds, in addition to Social Security and a small pension, are received from the sale of the house will be what she has to live on for the rest of her life. She anticipates having high medical costs as well. In this way, she hopes to get additional funds from the sale of the property.

Terry Dixon, serves as Ellen Cox' real estate agent, lives in Monroe at 5200 Berrywood Lane, Monroe, and is here in support of her. Mrs. Cox had already reached the conclusion, prior to meeting Mr. Dixon, that the house would sell for more money as a commercial property. It is on a main thoroughfare in and out of Monroe where there is a lot of traffic. The designation gives a lot more flexibility on who might be interested in developing the property for business purposes.

The Board began discussion and questioned Mrs. Cox if she had heard from her neighbors. Mrs. Cox had not told the neighbors that she was trying to get commercial zoning due to Mrs. Hargett's age and declining health. She mentioned to the daughter that she would be moving and planned to talk to Mrs. Hargett's husband first. She did not know what they planned to do with the house. Originally, being in the City, made it easier for her husband to get medical care. The repairs and utilities were expensive since it is such an old house. Her husband passed and then she became sick so she hasn't been able to pursue selling the house until now and cannot continue upkeep on the house due to her health.

There were no other individuals there to speak for or against this project.

Motion: Margaret Desio made a motion to recommend adoption of a Resolution approving Land Use and Transportation Plan Compliance.

Second: Archie Morgan

Action: The motion passed unanimously with the following votes:

AYES: Jennifer Smith, Margaret Desio, Richard Yercheck, Archie Morgan, Maryann Rasberry and Daryle Anderson

NAYS: None

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

Second: Maryann Rasberry

Action: The motion passed unanimously with the following votes:

AYES: Jennifer Smith, Margaret Desio, Richard Yercheck, Archie Morgan, Maryann Rasberry and Daryle Anderson

NAYS: None

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)

Patrick Blaszyk, Planner 1, approached the podium and brought forth the zoning amendment along Maple Hill Road. The properties are owned by Michael Fowler and total in size to 17.4 acres. The applicant wants to rezone these parcels from the current zoning designation of RC-MX (Regional Corridor Mixed-Use) to RR (Residential Rural). Currently 516, 506 and 422 Maple Hill Road are improved by single-family detached homes and the larger parcel, which is 510 Maple Hill Road, is currently improved by one accessory structure. Attachment two is the Zoning Map for the area with the subject properties highlighted in blue and are zoned RC-MX (Regional Corridor Mixed-Use). Parcels to the north are zoned RC-MX and Conditional District The Ridge at 601. Between these parcels and the subject parcels is the Monroe Expressway. Parcels to the east are also zoned Conditional District The Ridge at 601. Parcels to the south are zoned RC-MX (Regional Corridor Mixed-Use) and house agricultural uses and are vacant. Parcels to the west also house agricultural uses and single-family residential and are zoned RC-MX. Attachment three is the Future Land Use Map for the area with the subject parcels highlighted in blue. They fall under the Regional Commercial Center Node which is this black hashed area seen in the Future Land Use and Transportation Plan. This Regional Commercial Center Node is what the Future Land Use and Transportation Plan deems as a high priority area for commercial development, shopping, retail, employment and potentially high-density residential.

Several of the Board Members questioned Patrick on why this area is considered a Regional Commercial Center. Patrick and Doug Britt discussed with the Board that this area is adjacent to the bypass and is right near an interchange, although it does not connect to the bypass at this time. In 2018, the Planning Board recommended and the City Council adopted the Future Land Use Plan which came before the UDO in 2022. The Future Land Use Plan adopted this node as a Commercial and High-Density Residential development and the UDO implemented that and zoned it as RC-MX. They confirmed that all of the property owners were notified above and beyond the notification process in 2022. The Planning Department did three mailings as well as four workshops at varying times and dates where they tried to notify everyone in the City. They placed half-page legal advertisements in the paper and posted on the website. There are no specific records of people from the area coming in to speak about this process, but

some people did come in to inquire about what was being done, particularly once the rezoning signs were posted. When doing a city-wide rezone, there is no way to make face-to-face contact with every resident/parcel, but by advertising on the website, sending letters and postcards and doing half-page legal ads, they exceeded their requirements for notifying the public. We can certify and attest that the letters and notifications were mailed.

Doug Britt explained that staff is here to make a recommendation, but as Planning Board, they can recommend approval or recommend denial of the request then City Council makes the final decision. If a property is rezoned for a use other than for what a buyer purchased it, the property owner can go before the Planning Board and City Council and speak against the rezoning. There were people who came to Council and spoke in opposition to the rezoning at that time. Almost all of the parcels in the City of Monroe have been rezoned, particularly the General Industrial districts to some Light Industrial and Heavy Industrial. Some of the residential properties changed names, such as R-40 went to RR, roughly speaking, and a lot of the R-20 went to RLD. The old R-20 was split between RLD and RMD so a lot of the residential did change. The areas around these nodes, of which we have six, have changed from residential properties to commercial. Some people like that because it could automatically increase their property values, but some people, like the Fowlers, do not like it because they want to use it for residential purposes.

Some of the Board Members questioned why the “Planning staff believes the request is not consistent with the Land Use and Transportation Plan because single-family residential is not a priority use.” Doug Britt replied that Concord Highway (601) is at the bottom of the map and the property is adjacent to the bypass, therefore, although it may not transition next month or next year, the Future Land Use Plan is a 20-year plan. It is not going to develop overnight, but will take time. There is a request coming, in a month or so, where somebody on Concord Highway wants to rezone a house to become a professional office. Commercial development does not happen quickly, especially in this area, because it has not taken off since there is not a whole lot of development out there. The long-range vision for that area is for something to be out there. The reason single-family is “not a priority use” is because the use as projected in this area is for non-residential uses. If you are rezoning in the area for non-residential and then will put residential, the two are not compatible. That is why single-family residential is not a “priority use” in this node.

Daryle Anderson, Board Member, said he went to the site two times and asked if the Planning Team had physically gone to the site. Patrick said no. Doug Britt said he had not either. Once he visited, he was trying to figure out how it could become commercial. He spoke with someone at the bypass and there were no more plans to add exits. He measured from the eastbound exit of the bypass to the 516 Maple Hill Road as 1.1 mile. It is 2.7 miles to the Union County Social Services building. It is 3.7 miles from 516 to Route 74. It is 5 miles from 516 Maple Hill Road to here (City Hall). He said he is trying to figure out why someone would want to drive 1.1 miles or more to “get an ice cream cone.” He said he could see this as a residential area only.

Doug Britt said that there is not a lot that he can do at the site that he cannot already access at his desk. Planners may go to the site from time to time, especially for a larger project, but for a general rezone to one-acre lots, there is not a lot that he cannot see from Google maps or using GIS. He lives in the area and is familiar with Maple Hill Road even though he has not gone out to see the property for this rezoning.

Archie Morgan, along with other Board members, agreed with Daryle Anderson about the property zoning to change to residential. He said he and Jennifer Smith were fortunate enough to work on the Union County's 20/50 Plan and they expect every bypass exit to eventually have growth, such as subdivisions and gas stations. He does not want to disrupt established, family homes and leave the commercial growth to the exits at the bypass.

Doug Britt said this area is considered "along the bypass." Large commercial businesses don't just build on one parcel, but purchase a larger tract. Larger subdivisions could also take eight or nine tracts for one project. This tract has the possibility to be combined with others that go back toward 601. It is like a domino effect where some property is developed and then tracts may be added. If the Board wants residential then they recommend residential and then it will go to the Council to make a final decision. The Planning Staff recommendations are made from looking at the Future Land Use Map, the Zoning Map and the identified uses in the zoning district.

Mike Fowler, of 516 Maple Hill Road, stepped to the podium to speak in favor of this zoning map amendment. This property was in their family for years. He and his wife married on the property in 1978 and, since then, they built the brick house and then they built the two-story yellow house. They did not know that it had been rezoned until he went down to get a permit to build a house and were told they couldn't build one. His son wants to build a home and two grandchildren eventually want the land. The cotton fields are owned by the guy at the dead end and by the folks across the road. The bypass came and took about seven acres of the property, but they still own seventeen acres with plenty of room to build a couple of homes.

No one was there to speak against the project.

Motion: Richard Yercheck made a motion to recommend adoption of the 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.

Second: Maryann Rasberry

Action: The motion passed unanimously with the following votes:

AYES: Jennifer Smith, Margaret Desio, Richard Yercheck, Archie Morgan, Maryann Rasberry and Daryle Anderson

NAYS: None

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

Second: Archie Morgan

Action: The motion passed unanimously with the following votes:

AYES: Jennifer Smith, Margaret Desio, Richard Yercheck, Archie Morgan, Maryann Rasberry and Daryle Anderson

NAYS: None

Item 7. Planning Board Discussions

Doug Britt, Senior Planner, approached the podium and Jennifer Smith, Vice Chair, introduced the request from Pam Duda regarding a spreadsheet showing properties that are in the process of being built.

On the color chart, the gold means “by-right” and the green means “annexed.” Each case is specific based on the dates in regards to a “Sunset Clause.” This is a partial printing to be able to fit any relevant information on legal size paper. If the building has begun then the “Sunset Clause” will not happen.

Archie Morgan inquired about Fieldstone Phase 2 losing its vesting and asked what that meant. Doug said it sat dormant and nothing was being done so, in that conditional district, it became null and void. Two years were given to them before they lost their vesting. There is also a difference between projects that are rezoning and those that are not rezoning and are by-right. It is complicated. The red indicates they lost vesting, withdrew or they were denied by Council. The Ridge at 601 still have not lost vesting since they submitted their erosion control plans which were approved and they graded the site and then they stopped. They have started grading again since they changed engineers and they are correcting issues with storm water. The green numbers are the ones approved which have nothing to do with the red numbers. It is broken down already. 8854 is the total number approved. The Planning Department monitors the time frame from submission, dormant periods, resubmissions, etc.

Maryann Rasberry asked Terry Sholar, Attorney, if there are options in approving the permit with one entity and then, if the land changes ownership, the permit would have to be resubmitted. Terry Sholar said the permit process goes with the land so when the land changes hands then the rights go with it as well. Maryann also asked about working on an ordinance to receive City approval regarding murals. The UDO does not currently regulate murals in the downtown district. Doug Britt, Terry Sholar and the Planning Team will come up with information that the Board can read and make changes in order to create an ordinance regarding murals. Terry Sholar said the ordinance needs to come first, defining how they come about, who can do them and under what conditions. The City has a plan for murals, but it will not happen immediately.

Jennifer Smith suggested setting fines on painting historical buildings and on wall murals. She asked if there are any thoughts or questions regarding the UDO.

Archie Morgan said Historic District meeting is on Monday and the City Council will give an update. He described how staff have tried to work with the Postmaster at the downtown Post Office. The City has sent crews to clean the grounds up. There are ceiling leaks and garbage cans catching the water in the lobby. There is a woman who runs interference for the Postmaster. New homeowners at the Historic District were told to put up mailboxes at the curb or they wouldn't receive their mail. Now it has been overturned by the Historic District and there is no compensation from the City for those who put up mailboxes when ordered.

Jennifer Smith questioned how, when the Planning Board turned down the “Cat Café” for the attorney to have it above her office, and Council turned it down, how did she get it approved? Doug Britt said “loophole” has been closed with the text amendment already recommended by Planning Board and approved by the Council several months ago. The “loophole” is that pet stores or retail sales were permitted in the downtown and, one of the examples in the code at that particular time for retail sales, was pet stores. She operates as a pet store. The mural did not have to be approved since there was no ordinance against them. Doug Britt said the Planning Team will come back in November and December with a mural ordinance, ready for the Board to review and make changes.

Archie Morgan expressed concern that the UDO concerns and discussions have not continued like they were. Jennifer Smith said the UDO discussion will continue and said Pam Duda has agreed to continue to head it up.

Item 8. **Next Meeting: November 6, 2024**

Item 9. **Adjournment**

Motion: **Margaret Desio made a motion to adjourn.**

Second: **Daryle Anderson**

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

**AYES: Jennifer Smith, Margaret Desio, Richard Yercheck, Archie Morgan,
Maryann Rasberry and Daryle Anderson**

NAYS: None

The meeting was adjourned at **7:30 p.m.**

Respectfully Submitted,

Jennifer Smith, Vice Chair
Planning Board

Kimberly Davis
Secretary to the Board



STAFF REPORT

TO: Planning Board Members

DATE: November 6, 2024

FROM: Lisa Stiwinter, Director of Planning and Development

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Zoning Map Amendment request for property located at 2329 Concord Highway (Tax Parcel: 09-216-037)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map amendment request from Andy Baker on behalf of Acts 4:11 Acquisitions, LLC for the property located at 2329 Concord Highway (Tax Parcel: 09-216-037) from Residential Low Density (RLD) to Conditional District Commercial.

REVIEW

The applicant is requesting a zoning map amendment from Residential Low Density (RLD) to Conditional District Commercial in order to allow neighborhood business uses and standards. The applicant has requested a deviation to the ordinance requirements to allow a 22.5' wide landscape buffer on the north side of the property instead of the required 50-ft landscape buffer requirements. The landscaping will meet the Type 1 buffer requirements to include a 6-foot high privacy fence. The property is currently developed with a single family home that will be utilized for a land surveyor's office.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Residential	Residential Low Density
East	Commercial	Neighborhood Business
South	Vacant	Neighborhood Business
West	Residential	Residential Low Density

REQUIREMENTS

Density & Dimensional Standards

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

Parking

The applicant is proposing to include five parking spaces.

Landscaping

The ordinance requires a 50-ft landscape buffer between parcels zoned RLD and NB and a 10-ft landscape buffer between parcels that are both zoned NB. The applicant is proposing to meet the ordinance requirements on all property lines with the exception of the north property line where the applicant is proposing a 22.5' wide landscape buffer to meet the Type 1 buffer requirements and to include a 6-foot high privacy fence.

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

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

Planning staff believes the request is consistent with the Land Use and Transportation Plan because the proposed rezoning Conditional District Commercial will establish an office use, which is a priority use for suburban areas.

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, at a later date.
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: 10/30/24 MB



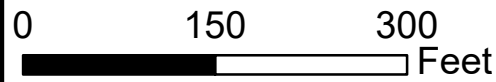
Aerial Map
PLMA-2025-00058

Legend

- Centerlines
- Parcels
- Subject Property

Owner:
Sandra Strawn

Acres: .69



Attachment 1

Zoning Map
PLMA-2025-00058

Legend

- Centerlines
- Parcels
- GI
- NB
- RLD
- Subject Property

Owner:
Sandra Strawn

Acres: .69



0 150 300
Feet

Attachment 2

- NOTES:
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 2. ALL CORNERS MONUMENTED AS SHOWN.
 3. AREA CALCULATIONS WERE DETERMINED BY COORDINATE COMPUTATION.
 4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CORNERSTONE PROFESSIONAL LAND SURVEYING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 5. SUBJECT PROPERTY ZONING: RLD; SETBACKS SHOWN PER ZONING ORDINANCE.
 6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
 8. CONCORD HIGHWAY (US HWY 601) IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2005 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
 9. IN THE ABSENCE OF ANY KNOWN OFFICIAL DOCUMENTATION (E.G. NCDOT RIGHT-OF-WAY [R/W] TAKING DEED, HIGHWAY MAP, ETC.), THE NCDOT R/W WIDTH IS PRESUMED TO BE THE NOMINAL WIDTH OF THE ROAD, BYWAY OR HIGHWAY INCLUSIVE OF THE SHOULDERS CURRENTLY MAINTAINED BY NCDOT; MOREOVER, SAID WIDTH HAS FURTHER BEEN DEFINED BY THE NCDOT AS THE WIDTH FROM BACK-OF-DITCH ON ONE SIDE OF A GIVEN ROAD TO THE BACK-OF- DITCH ON THE OPPOSITE SIDE OF SAID ROAD. FURTHERMORE, THE PHYSICAL PRESENCE OF PUBLIC UTILITIES OCCUPYING SUCH CLAIMED MAINTENANCE WIDTH PROVIDES FURTHER EVIDENCE SUPPORTING THE EXISTENCE OF SAID PRESCRIPTIVE R/W WIDTH.
 10. ALL SIGNAGE SHALL ADHERE TO THE NB (NEIGHBORHOOD BUSINESS) ZONING DISTRICT REQUIREMENTS
 11. PROPERTY LIES WITHIN THE STEWARTS CREEK (LAKE TWITTY) WATER SUPPLY WATERSHED WITH A CLASS WS-III.
 12. REZONING TO ALLOW NEIGHBORHOOD BUSINESS USES/STANDARDS.
 13. REZONING TO ALLOW A 22.5' LANDSCAPE BUFFER ON NORTH SIDE OF PROPERTY. LANDSCAPE BUFFER TO MEET TYPE 1 REQUIREMENTS, INCLUDING A 6' HIGH PRIVACY FENCE, (3) TREES, AND (44) SHRUBS. LAYOUT TO BE WITHIN A 100' DISTANCE. SELECTION OF TREES AND SHRUBS TO BE PER APPROVAL PLANT LIST IN THE CITY OF MONROE UDO SECTION 157.8.3.11
 14. SEE SHEET 2 FOR LANDSCAPE PLAN.

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED OCTOBER 16, 2008

MAP NUMBER: 3710543600J; ZONE X

GPS CERTIFICATION (21 NCAC 56 .1607):

I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A (0.10'+50ppm)
- (2) POSITIONAL ACCURACY: 95% CONFIDENCE LEVEL
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- (4) DATES OF SURVEY: AUGUST 31, 2024
- (5) DATUM/EPOCH: NAD83 (2011), NAVD88
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS NETWORK
- (7) GEOID MODEL: GEOID18 (CONUS)
- (8) COMBINED GRID FACTOR(S): 0.9998497
- (9) UNITS: US SURVEY FEET

SURVEYOR'S CERTIFICATE (21 NCAC 56 .1604):

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 509, PAGE 823); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION EXCEEDS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

Andrew B. Baker 9/27/24
ANDREW B. BAKER, PLS (L-4542) DATE

LOT AREA:
45,901 SQ. FT. OR 1.054 ACRES

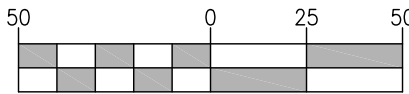
SHEET 1 OF 2

SITE PLAN PREPARED FOR:
CORNERSTONE ACQUISITIONS, LLC
2329 CONCORD HIGHWAY
CITY OF MONROE, UNION COUNTY, NC
DEED REFERENCE: D.B. 509, PG. 823
TAX PARCEL NO: 09-216-037



CORNERSTONE
PROFESSIONAL LAND SURVEYING
LICENSURE NO: P-2533
P.O. BOX 1296, MONROE, NC 28111 TEL. (704) 956-5611
www.cornerstonepls.net

DATE:	JOB NO.	SCALE:	CREW:	DRAWN:	REVISED:
AUG. 31, 2024	2024-279	1" = 50'	ND	AB	KB



GRAPHIC SCALE

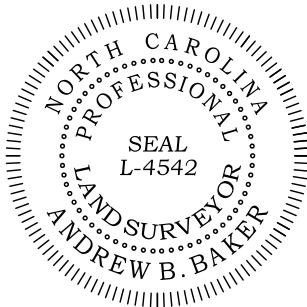
1 INCH = 50 FEET

LINE LEGEND:

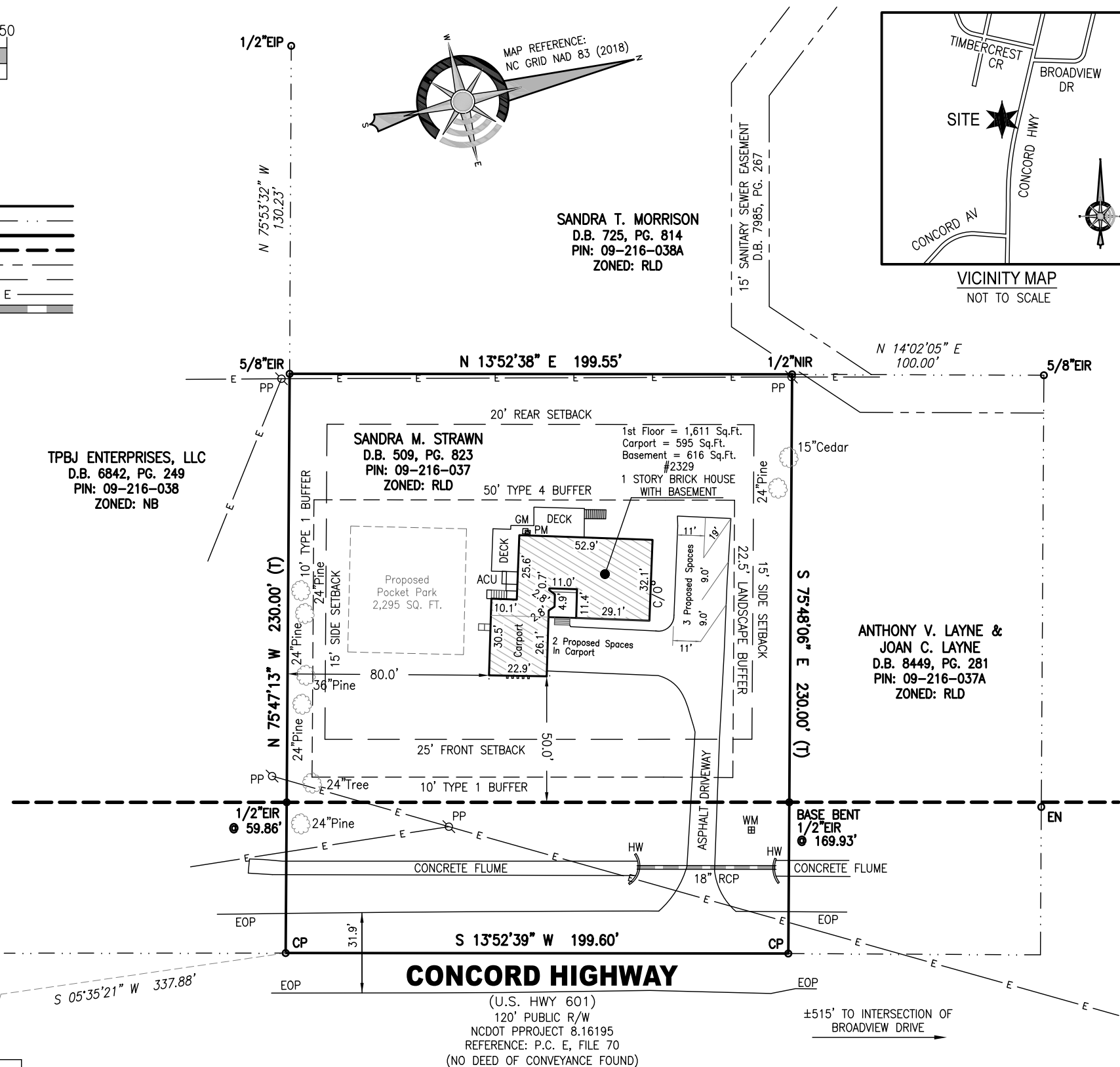
PROPERTY LINE	—————
PROPERTY LINE (NOT SURVEYED)	— · — · — · —
RIGHT-OF-WAY	—————
RIGHT-OF-WAY (NOT SURVEYED)	— · — · — · —
EASEMENT	—————
SETBACK	—————
OVERHEAD UTILITY LINE	————— E —————
STORM DRAIN PIPE	—————

LEGEND:

ACU	— AIR CONDITIONING UNIT
CP	— CALCULATED POINT
C/O	— CLEAN-OUT
D.B.	— DEED BOOK
EIR	— EXISTING IRON ROD
EN	— EXISTING NAIL
EOP	— EDGE OF PAVEMENT
GM	— GAS METER
HW	— HEADWALL
MBX	— MAILBOX
NGS	— NATIONAL GEODETIC SURVEY
NIR	— NEW IRON ROD
PG.	— PAGE
PIN	— PARCEL IDENTIFICATION NUMBER
P.C.	— PLAT CABINET
PM	— POWER METER
PP	— POWER POLE
RCP	— REINFORCED CONCRETE PIPE
R/W	— RIGHT-OF-WAY
(T)	— TOTAL
WM	— WATER METER



NGS MONUMENT
"UNION HM36"
N: 463,762.87 FT.
E: 1,538,036.32 FT.



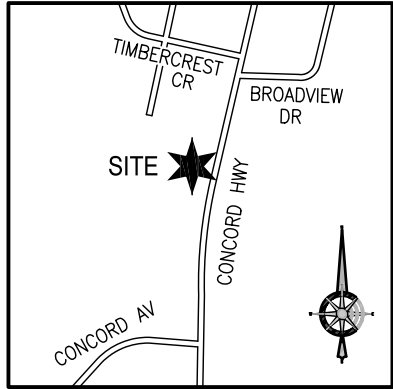
TPBJ ENTERPRISES, LLC
D.B. 6842, PG. 249
PIN: 09-177-002A
ZONED: GI

TRIPLE R OF UNION, LLC
D.B. 6464, PG. 688
PIN: 09-177-002F
ZONED: NB

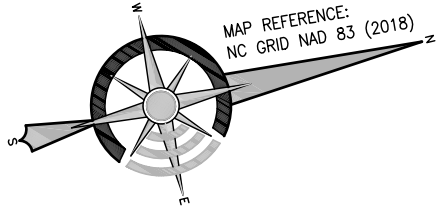
COX LAND
MANAGEMENT, L.L.C.
D.B. 3238, PG. 33
P.C. E, FILE 70
PIN: 09-177-002C
ZONED: NB

COX LAND
MANAGEMENT, L.L.C.
D.B. 1764, PG. 357
P.C. E, FILE 70
PIN: 09-177-002G
ZONED: NB

Attachment 3



VICINITY MAP
NOT TO SCALE

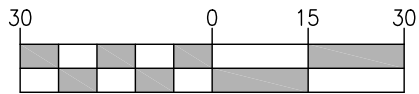


NOTES:

1. REZONING TO ALLOW NEIGHBORHOOD BUSINESS USES/STANDARDS.
2. REZONING TO ALLOW A 22.5' LANDSCAPE BUFFER ON NORTH SIDE OF PROPERTY. LANDSCAPE BUFFER TO MEET TYPE 1 REQUIREMENTS, INCLUDING A 6' HIGH PRIVACY FENCE, (3) TREES, AND (44) SHRUBS. LAYOUT TO BE WITHIN A 100' DISTANCE. SELECTION OF TREES AND SHRUBS TO BE PER APPROVAL PLANT LIST IN THE CITY OF MONROE UDO SECTION 157.8.3.11.
3. ADDITION OF POCKET PARK SHALL BE A MINIMUM OF 5% OPEN SPACE OF THE TOTAL DEVELOPMENT SIZE, WHICH IS 2,295 SQ. FT.
4. PARKING TO INCLUDE (5) SPACES, AS SHOWN. AREA TO BE USED FOR OFFICE WILL BE 1,611 SQ. FT. (MAIN FLOOR ONLY). UNFINISHED BASEMENT WILL BE USED FOR EQUIPMENT STORAGE ONLY. REQUIRED PARKING: $1,611 \times 3 = 4,833 / 1,000 = 5$ SPACES.

LINE LEGEND:

PROPERTY LINE —————
RIGHT-OF-WAY (NOT SURVEYED) - - - - -
BUFFER - - - - -



GRAPHIC SCALE
1 INCH = 30 FEET

SHEET 2 OF 2

LANDSCAPE PLAN PREPARED FOR:
**CORNERSTONE
ACQUISITIONS, LLC**

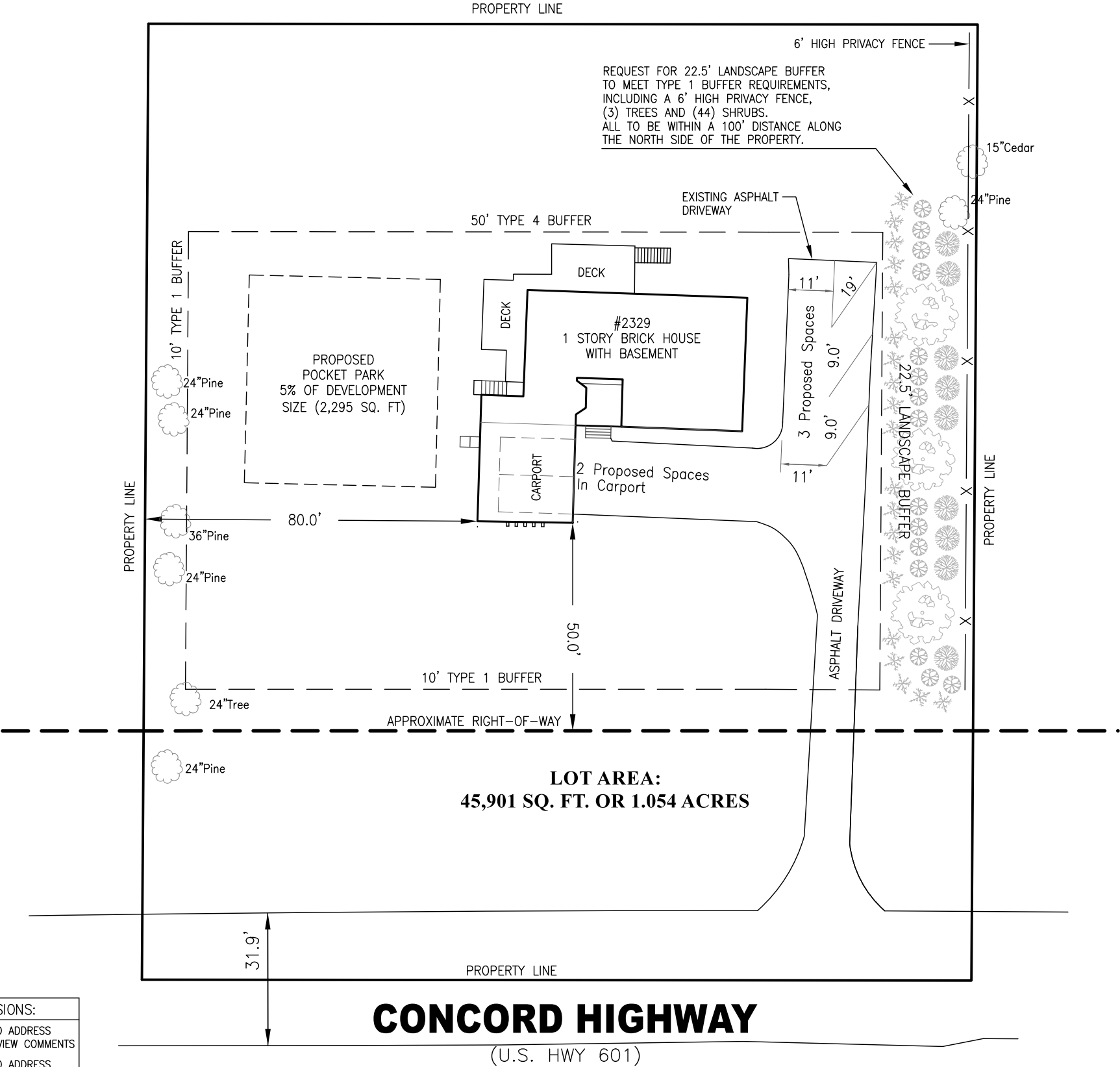
2329 CONCORD HIGHWAY
CITY OF MONROE, UNION COUNTY, NC
DEED REFERENCE: D.B. 509, PG. 823
TAX PARCEL NO: 09-216-037



CORNERSTONE
PROFESSIONAL LAND SURVEYING
LICENSURE NO: P-2533
P.O. BOX 1296, MONROE, NC 28111 TEL. (704) 956-5611
www.cornerstonepls.net

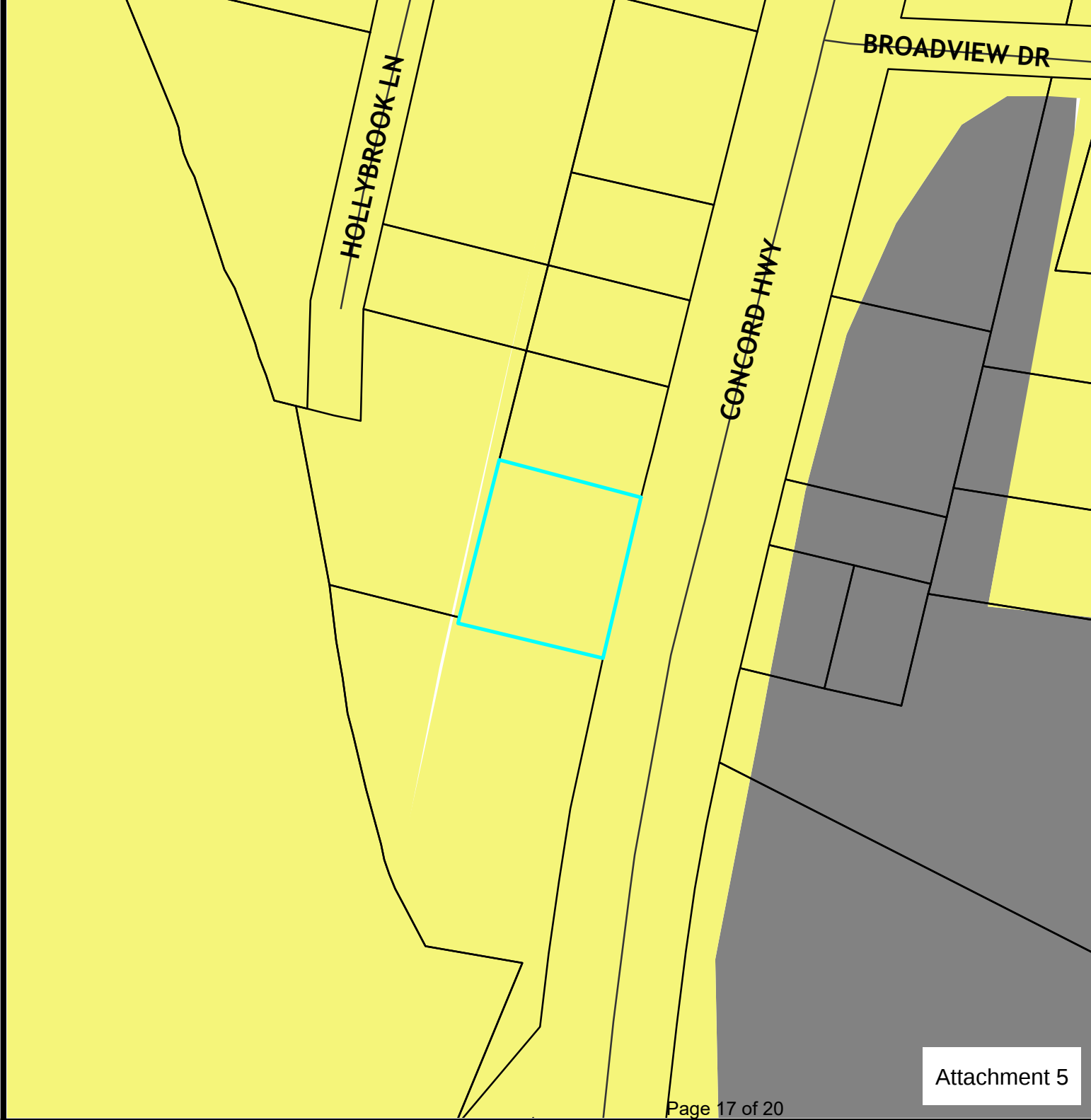
DATE: AUG. 31, 2024	JOB NO. 2024-279	SCALE: 1" = 30'	CREW: ND	DRAWN: AB	REVISED: KB
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REVISIONS:	
10/17/24:	TO ADDRESS REZONING REVIEW COMMENTS
10/21/24:	TO ADDRESS REZONING REVIEW COMMENTS



Land Use and Transportation Plan Description

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



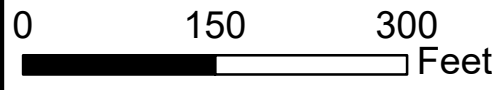
Future Land Use Map
PLMA-2025-00058

Legend

- Centerlines
- Parcels
- Industrial
- Suburban
- Subject Property

Owner:
Sandra Strawn

Acres: .69



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 at 2329 Concord Highway 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 Commercial would allow for office use; therefore, it is consistent with the Plan. The proposed rezoning is a reasonable use and in the public interest because it will locate a commercial use along a corridor with higher traffic volume.

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 Numbers: 09-216-037.

Adopted this 6th day of November 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 at 2329 Concord Highway 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 Commercial would allow for office use, 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 recommendation for 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): 09-216-037.

Adopted this 6th day of November 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 at 2329 Concord Highway further identified with parcel ID # 09-216-037 from Residential Low Density (RLD) to Conditional District Commercial.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 10th day of December, 2024

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk