

PLANNING BOARD MEETING

Wednesday, January 8, 2025

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 – December 4, 2024**
- Item 5.** **Zoning Map and Text Amendment request for property located at 1410 E. Franklin Street (Tax Parcel #: 09-157-004)**
- Item 6.** **Zoning Map Amendment request for property located at 2691 West Roosevelt Boulevard (Tax Parcel #: 09-301-062)**
- Item 7.** **Statutory Update**
- Item 8.** **Legislative Agenda Discussion**
- Item 9.** **Planning Board Discussion**
- Item 10.** **Next Meeting: February 5, 2025**
- Item 11.** **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: **Jeff Wells**
 Lisa Stiwinter
 Richard Long
 Planning Staff

MINUTES OF THE PLANNING BOARD MEETING

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

Emailed to HR: 12/5/24

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

Jennifer Smith, Vice Chair, called the December 4, 2024 meeting to order at 6:01 p.m. Kimberly Davis called the roll.

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

Members Absent: MaryAnn Rasberry

Staff Present: Jeff Wells, Assistant City Manager, Doug Britt, Asst. Planning and Dev. Director, Keri Mendler, Senior Planner, Megan Brightharp, Planner 1, Richard Long, City Attorney, Terry Sholar, Senior Staff Attorney, Kimberly Davis, Admin. Assistant II

Guests: None

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

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

Item 4. **Approval of Minutes –November 6, 2024.**

Motion: Margaret Desio made a motion to approve the minutes from November 6, 2024.

Second: Richard Yercheck

Action: The motion passed unanimously with the following votes:

AYES: Jennifer Smith (Vice Chair), Margaret Desio, Richard Yercheck, Archie Morgan, Daryle Anderson, Pamela Duda

NAYS: None

Item 5. **Zoning Map Amendment to rezone property located at 1116 Medlin Road from Residential Low Density (RLD) to Office Medical (OM) (Tax Parcel # 09-197-027 & 09-197-028).**

Megan Brightharp, Planner 1, presented the zoning map amendment request for 1116 Medlin Road. The subject property is located southwest of Medlin Road. The applicant is requesting to rezone the subject property from Residential Low Density (RLD) to Office Medical (OM). The Residential Low Density (RLD) district is intended to allow for single-family homes on larger lots and may permit compatible uses. The Office Medical (OM) district is intended to implement office and medical uses and is designed to accommodate a mixture of office, medical, and residential uses. Currently, the property is developed with a single-family structure.

The Land use and Transportation Plan indicates this area as Traditional Development. The Traditional Development designation allows some small-scale commercial and service uses that support surrounding residences. The design and scale of neighborhoods encourages active living and affords residents the ability to live, work, shop, and play within a walkable community.

The land use and Transportation Plan also 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.

Planning staff believes the request is consistent with the Land Use and Transportation Plan because the proposed rezoning to Office Medical (OM) will allow the establishment of office uses in an area where office uses are a priority use. However, planning staff does not believe this is a reasonable use or in the public best interest because the rezoning would allow the establishment of office uses in an area that is primarily residential. 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 denial of the rezoning.

The Board began discussion and asked questions. There is Office Medical directly across the street. Residential High Density, Residential Low Density and Medlin Forest Conditional District are surrounding the subject property. Office Medical allows up to six units per acre for residential. The UDO will allow for tri-plex and multi-plex. The applicant's intention is to sell the property, but they have not been successful with it zoned as Residential. In Office Medical District, single-family residences are allowed by-right. Six units per acre, based on the lot size, would still have to come before the Planning Board for rezoning if over ten. If it stays RLD then it will continue to be the same zoning as the rest of Medlin Road. They are allowed two units per acre on a five-acre lot with a maximum of ten. This parcel is owned by several family members scattered across the United States and their realtor was supposed to come and represent them. It hasn't been on the market for very long. There is a single-family home on one parcel and the other is not developed.

Daryle Anderson, Board Member, had some observations when he visited the site. It is an isolated single-family home. He felt it related more to the medical facilities more than residential. He felt traffic would not be an issue.

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

Second: Pamela Duda

Action: The motion passed with the following votes:

AYES: Jennifer Smith (Vice Chair), Margaret Desio, Richard Yercheck, Archie Morgan, Pamela Duda

NAYS: Daryle Anderson

Motion: Richard Yercheck made a motion to recommend denial of the zoning map amendment.

Second: Margaret Desio

Action: The motion passed unanimously with the following votes:

AYES: Jennifer Smith (Vice Chair), Margaret Desio, Richard Yercheck, Archie Morgan, Pamela Duda
NAYS: Daryle Anderson

Item 6. Zoning Text Amendment to the Code of Ordinances-Title XV: Land Usage, Chapter 157, to amend Section 8.2 “Signs” and amend Section 11 “Definition of Terms”.

Doug Britt, Asst. Planning and Dev. Director, presented a text amendment, requested by the Planning Board, to add language to the Unified Development Ordinance (UDO) to address murals within the Downtown Central Mixed-Use District (DC-MX) and Downtown Gateway Mixed-Use District (DG-MX). The purpose of the text amendment is to define murals and add language to prohibit the installation of private murals within the downtown districts. The request is to modify two sections of the Code, one in the “Signs” section and the other in “Definition of Terms.” The proposed definition of mural is “A picture or design painted on or attached to an exterior surface of a structure. A Mural is a sign only if it is clearly related by language, logo, or pictorial depiction to the advertisement of any product or service or the identification of any business in which case it shall meet the requirements of the sign ordinance.” Currently, there is not a definition in the Code for murals.

The next part is subsection 12, under 8.2 “Signs” which states “Any private mural located on the exterior of private property painted by an artist commissioned by a private individual either with or without compensation shall be prohibited within the Downtown Central Mixed-Use District (DC-MX) and Downtown Gateway Mixed-Use District (DG-MX).” Showing a map of downtown, the area marked would not be allowed to do a public mural. The City is currently going through a process where there will be public murals. Planning is not involved in that, but there is a process that will be in place. Only City of Monroe, not private individuals, will be allowed to do murals within the Downtown District. Showing an aerial map, the two blue zoning districts are outlined with a red line in order to see structures and orient as to the area downtown.

The Board began discussion. This does not eliminate murals altogether, but prohibits private murals. The City would coordinate and collaborate with an artist and the property owner in order to allow the murals, the design and location. In speaking with legal, what is being asked is to regulate and prohibit private murals in downtown. The purpose is not to prohibit murals entirely, but to go through the City and enter into an agreement with them and an artist. This process would allow a mural to be painted on a building. Any murals already done would not be affected.

Terry Sholar, Senior Staff Attorney, stood and spoke. He said the idea is, by not allowing private murals downtown, no more murals will just be painted on the sides of buildings. No matter what kind of art it is, it cannot just be put up. It doesn’t mean there will not be murals. The City is in the process of developing a process and procedure and policy for City Council to consider declaring all murals “public art” that will be commissioned by the City, working with the landowner, the building owner, the artist, paid for by the City of Monroe, with a public process. In this way, the public is involved and it is very transparent. All of the artwork that goes downtown will be public, commissioned by the City, paid for by the City with the approval of the landowner and the artist. The idea is there is a lot of talk about murals downtown and the concern is there is nothing in our UDO that prohibits somebody going out and painting something on the side of a building. If the public art idea is approved, the concept by City Council, any art that is put on buildings downtown would have to be done as public art, through a public hearing process, and individually approved through City Council. If the building owner chooses to put art on their building, the City will commission the artist, the building owner and the artist will work

together on what the art looks like and then it will come before City Council to be approved. The details are still being worked out and have to go before City Council for approval. The first step is to put something in the UDO to stop private art downtown until we can get something in place. This will be a case-by-case basis. The public hearings will allow the public to see it and weigh in on it. The definition is written the way it is so that a business logo or business sign falls under the “Sign” Ordinance

Pamela Duda, Board Member, suggested a central theme for the artwork that possibly celebrates the history and/or diversity of the City.

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

Second: Margaret Desio

Action: The motion passed unanimously with the following votes:

AYES: Jennifer Smith (Vice Chair), Margaret Desio, Richard Yercheck, Archie Morgan, Daryle Anderson, Pamela Duda

NAYS: None

Motion: Archie Morgan made a motion to recommend adopt the Ordinance amending Code of Ordinances-Title XV: Land Usage, Chapter 157: 8.2 Signs and Section 11: Definition of Terms.

Second: Richard Yercheck

Action: The motion passed unanimously with the following votes:

AYES: Jennifer Smith (Vice Chair), Margaret Desio, Richard Yercheck, Archie Morgan, Daryle Anderson, Pamela Duda

NAYS: None

Item 7. Zoning Text Amendment to Section 4.3 titled “Commercial Zoning Districts” and Section 5.1 titled “Mixed-Use Zoning Districts” of the Unified Development Ordinance (UDO).

Keri Mendler, Senior Planner, presented the proposed text amendment to Section 4.3 titled “Commercial Zoning Districts” and Section 5.1 titled “Mixed-Use Zoning Districts” of the Unified Development Ordinance (UDO). Section 4.3 was added on December 4th. It is very similar to Section 5.1 and was identified as an additional area that needed to be addressed so it was included in this conversation. These text amendments are proposed to regulate residential development in the Office Medical or Commercial Zoning Districts as well as the Mixed-Use Zoning Districts. This past summer, Planning Board and City Council had concerns regarding by-right development. At the July 9, 2024 City Council meeting, City Council adopted an ordinance removing multi-family as an allowed use in all zoning districts that did not require a legislative rezoning. At the September 10, 2024 City Council meeting, City Council adopted an ordinance requiring residential development with 10 or more lots to go through a legislative rezoning process. Staff identified some gaps within these text amendments as they did not fully cover all of the residential developments in all of the zoning districts that allow residential development. For example, single-family residential is permitted in the Office Medical zoning district as was previously discussed earlier. That is covered in Section 4.3 “Commercial Zoning Districts.” Townhomes are permitted in the mixed-use districts which is covered in Section 5.1. Each of the new sections are proposing to add the same language that is currently adopted in Section 4.2 “Residential Zoning Districts.” That is what is

seen in red in each of the sections. It requires any residential development with unit counts between 10 and 99 shall be processed as a “Conditional Zoning” District. A residential development with unit counts greater than 100 shall be processed as a “Planned Unit Development.” 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.

The Board began discussion and asking questions. There is a loophole in the current UDO that allows for townhomes in a Mixed-Use district. A developer could come in and develop a large townhome project in a Mixed-Use district under the current code because the previous Section was 4.2 which is just Residential Districts. It did not address Mixed-Use Districts. The other one is the Commercial Zoning Districts which allows single-family. Planning Department has heard the concerns of the Planning Board and so this is brought to make it consistent across the board. These two text amendments will basically cover the original intent for all the zoning districts for any residential development, townhomes, single-family, duplexes, apartments and basically anything over ten. Apartments were fully-addressed in July when they were not allowed by-right at all. That automatically requires a legislative rezoning. A house and unit are used interchangeably at times.

Motion: Archie Morgan 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 at a later date.

Second: Margaret Desio

Action: The motion passed unanimously with the following votes:

AYES: Jennifer Smith (Vice Chair), Margaret Desio, Richard Yercheck, Archie Morgan, Daryle Anderson, Pamela Duda

NAYS: None

Motion: Archie Morgan made a motion to adopt the Ordinance amending Code of Ordinances-Title XV: Land Usage, Chapter 157: Section 4.3 Commercial Zoning Districts and Section 5.1 Mixed Use Zoning Districts.

Second: Jennifer Smith

Action: The motion passed unanimously with the following votes:

AYES: Jennifer Smith (Vice Chair), Margaret Desio, Richard Yercheck, Archie Morgan, Daryle Anderson, Pamela Duda

NAYS: None

Item 8. Planning Board Discussions

Pamela Duda said she was the one who asked Lisa about the major and minor development plans (See attachment). It came from the “Property Convey” Laws question that she was trying to articulate at the last meeting. She put it in writing to Lisa and wanted to thank the staff and Richard Long, Attorney, for his legal expertise on the State Statutes. She asked Lisa how the process works and what the difference is between a minor and a major adjustment to a development plan. She will ask Lisa for more information, but wants to better understand the “Amenities” and the “Open Space.” She has a personal issue with that due to Eagles Rest across the road from her. If the amenity had not come up for discussion then it would have been put right by the lake and everyone would have heard the noise from it. Based

on the information shared, it was able to be shuffled with the Public Notice. Situations like that would depend on where those amenities are lining up to other neighborhoods or like-kinds. Preserve the character of the developments around it and, if they are putting in amenities, being aware of how it aligns with other neighborhoods or other homes close to it. She wants to further discuss with Lisa about the “Amenity Open Space Adjustment.” It depends on where the development is being placed and whether it is necessary to go back through where the open space and amenities are based on how it will impact the other neighborhoods around it. One thing in Forward Monroe is preserving the character of the current developments. That is why we have RLD, RMD and RHD. Depending on where it is being placed, does it become a major adjustment versus a minor adjustment and does that get presented again. She is letting the Board know that she wanted to ask Lisa that and get more information. She is talking about the preservation of the current neighborhood in relation to the amenities and where they are being placed.

Attorney Richard Long said it sounds like a text amendment. The question would be, in going forward, are you going to tweak the text to define it more restrictively. This may be something to be highly considered rather than in the UDO. A lot of discretion and substantial changes are usually made already before it gets to the point of going before the Planning Board. How do you define a substantial change versus a non-substantial change? That is a nuance.

Item 9. **Board agreed on date for next meeting: Wednesday, January 8, 2025**

Item 10. **Adjournment**

Motion: **Ryland Yercheck made a motion to adjourn.**

Second: **Margaret Desio**

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

AYES: Jennifer Smith (Vice Chair), Margaret Desio, Richard Yercheck, Archie Morgan, Daryle Anderson, Pamela Duda

NAYS: None

The meeting was adjourned at **6:49 p.m.**

Respectfully Submitted,

Jennifer Smith, Vice Chair
Planning Board

Kimberly Davis
Secretary to the Board



STAFF REPORT

TO: Planning Board Members

DATE: January 8, 2025

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Zoning Map and Text Amendment request for property located at 1410 E. Franklin Street (Tax Parcel: 09-157-004)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map amendment request from KSK Properties, LLC for the property located at 1410 E. Franklin Street from OM (Office Medical) to Conditional Office. The purpose of the rezoning is to utilize the property for a rehabilitative clinic and retain OM uses.

REVIEW

The applicant is requesting a zoning map amendment from OM (Office Medical) to Conditional Office. The purpose of the rezoning is to utilize the property for a rehabilitative clinic and retain OM uses. The property currently has an existing 4,754 square foot building and a paved parking area with approximately 22 parking spaces.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Hospital	Office Medical (OM)
East	Office	Office Medical (OM)
South	Office	Office Medical (OM)
West	Office	Office Medical (OM)

REQUIREMENTS

Dimensional Standards

The applicant is proposing no changes to the setbacks.

Section 7.2.7.F of the Unified Development Ordinance requires rehabilitative clinics to be located at least 500-feet from existing rehabilitative clinics, single family residential zoning districts and schools. This site is located adjacent to an existing facility which offers similar rehabilitative services. Additionally, the site is located within 174-feet of a single family residential zoning district and approximately 560-feet from Monroe High School. The applicant is requesting a deviation to the 500-foot distance requirements as listed above. Section 7.2.7.F of the Unified Development Ordinance also requires the facility to be licensed by the North Carolina Department of Health and Human Services; the license has been provided to staff.

Parking

The ordinance requires a minimum of 10 parking spaces for a rehabilitative clinic. The property has an existing paved parking area with approximately 22 parking spaces.

Landscaping

The site has existing large trees; however, no additional landscaping is required or proposed.

LAND DEVELOPMENT PLAN CONSISTENCY

The Land Development Plan indicates this area is Traditional Development. The Traditional Development surrounds the downtown core and is anchored by the city's most historic neighborhoods. The dense transportation network offers easy access to downtown. The design and scale of neighborhoods encourages active living and affords residents the ability to live, work, shop, and play within a walkable community. Office and medical uses are listed as priority uses in this character area. The proposed use is consistent with the Land Development Plan. While the proposed location does not meet the ordinance requirements, staff believes the rezoning for a rehabilitative clinic at this location is reasonable due to its close proximity to the hospital and other medical uses.

PUBLIC NOTIFICATION

1. A rezoning notification sign will be posted 10 days prior to the public hearing.
2. 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.

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

APPROVAL	DENIAL
1. Motion to adopt Resolution recommending <i>approval</i> of the Land Use and Transportation Plan compliance	1. Motion to adopt Resolution recommending <i>denial</i> 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 at a later date.
2. Motion to adopt the Ordinance amending Code of Ordinances-Title XV: Land Usage, Chapter 157.1.2.1 Office Zoning Map	2. Motion to recommend <i>denial</i> of the zoning text amendment

Attachments:

1. Ortho Map
2. Zoning Map
3. Site Plan
4. Future Land Use Description
5. Future Land Use Map
6. R-2025-XX Approval
7. R-2025-XX Denial
8. O-2025-XX

Prepared: 12-31-24 KM



Ortho Map

**Conditional Office
1410 E. Franklin St.**

Legend

— Centerlines

□ Parcels

**Existing: OM
(Office Medical)**

Owner: KSK Properties LLC

Acres: .67



0 90 180
Feet

Zoning Map

Conditional Office
1410 E. Franklin St.

Legend

Centerlines

Parcels

Zoning Districts

MD-MX

OM

RLD

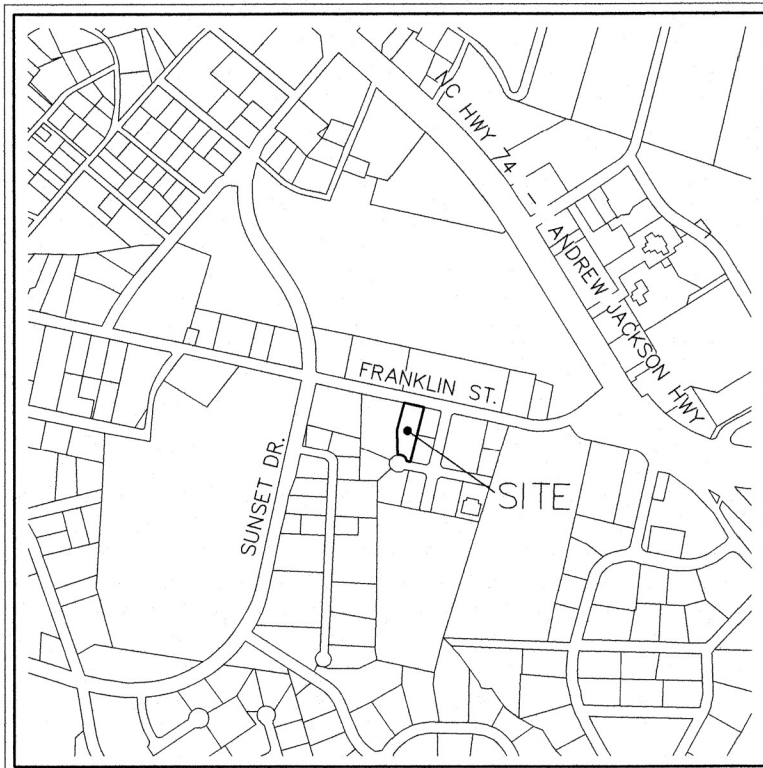
Existing: OM
(Office Medical)

Owner: KSK Properties LLC

Acres: .67



0 90 180
Feet



Vicinity Map

(NTS)

Flood Certification
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710544400 J, dated October 16, 2008, and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Use of land within a floodway or floodplain is substantially restricted by Article 65 of the Union County Land Use Ordinance.

Certificate of Survey and Accuracy
State of North Carolina, Union County
I, Andrew O. Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book AS, Page Shown); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended. This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
Witness my original signature, registration number and seal this the 4 November 2024

Andrew O. Lawrence, NCPLS L-4495



Notes:

1. The rezoning request is to utilize the property for a Rehabilitative Clinic as well as retain all Office Medical (OM) uses.
2. The following deviations are requested:
 - a. Deviation request from 7.2.7.F, which requires a 500-ft separation from existing Rehabilitative Clinics; there is an existing facility that has Rehabilitative Clinic services adjacent to this site.
 - b. Deviation request from 7.2.7.F, which requires a 500-ft separation from single-family residential zoning districts, schools, parks, child care centers, and religious institutions that have child care or a school on site. The property is located within 500-feet of single family residentially zoned properties and a school.

Per section 157.7.2.7.F Rehabilitative Clinics are required to a certified licensed facility by the North Carolina Department of Health and Human Services. Please provide this license as documentation.

Site Data:

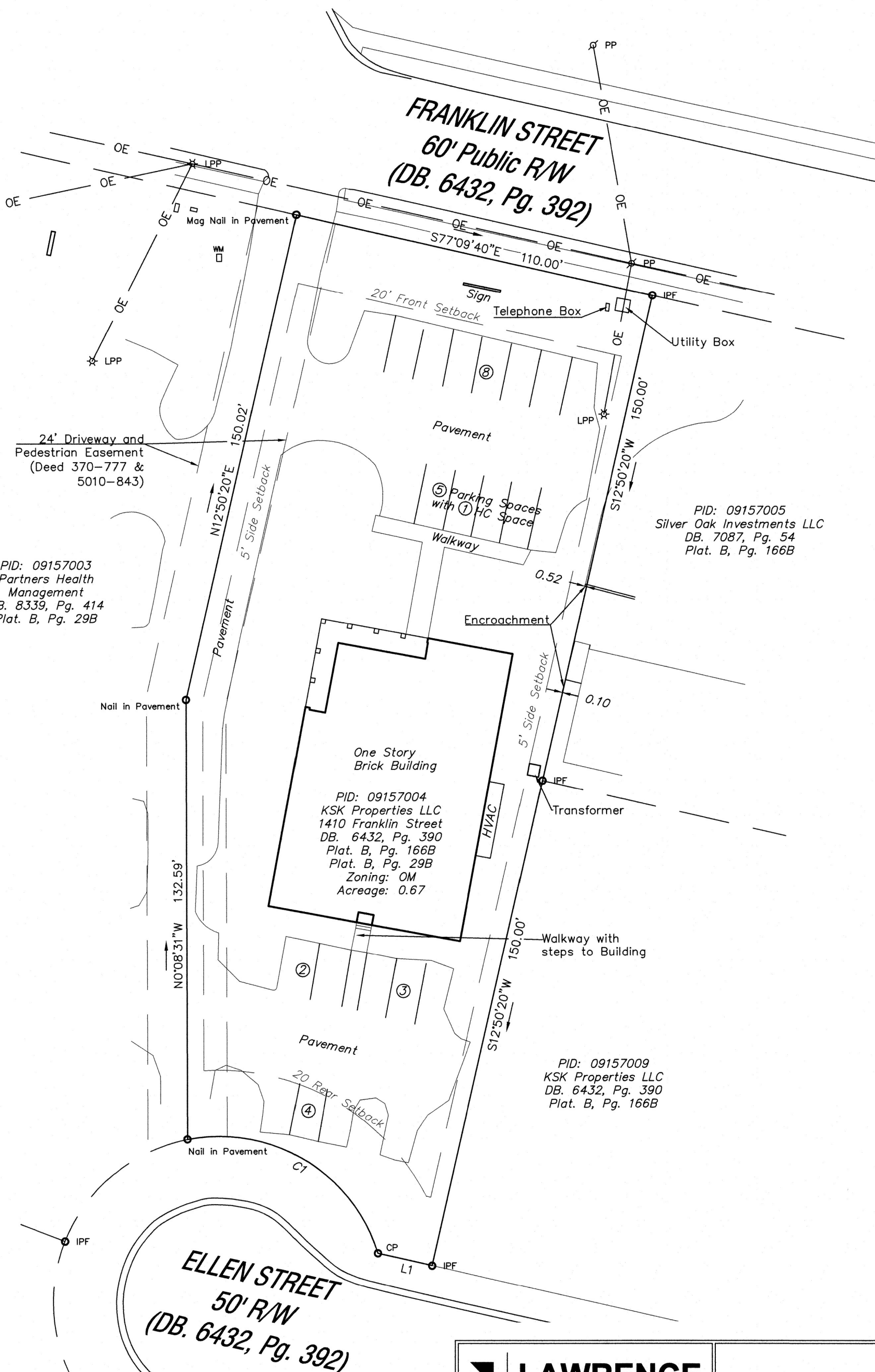
Tax Parcel: 09-157-004
Zoning: OM
Setbacks:
Front: 15'
Side: 5'
Rear: 20' Through Lot

Parking Table:

Parking Spaces Required 10
Parking Spaces Provided 22

NOTES

1. Areas computed using coordinate geometry.
2. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
3. All distances shown are horizontal ground distances.
4. Rebar set at all corners unless otherwise noted.
5. Broken lines indicate property lines not surveyed.
6. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
7. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
8. Other underground utilities may exist but their locations are not known.
9. This map was prepared without the benefit of a title search. Subject to full title search.
10. 22 Parking Spaces and 1 Handicap Parking Space

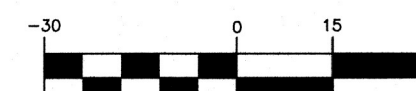


Legend	
Telephone Line ..	T
Power Line.....	OE
Power pole.....	PP
Sewer Clean out	CO
Curb Inlet	CBI
Guy Wire	
Light pole.....	LP
Fire hydrant.....	FH
Water meter.....	WM
Electric meter.....	EM
Water valve.....	WV
Flood Zone.....	
Public Drainage Esmt.	PDE
Iron Pin Found	IPF
Iron Pin Set	IPS
Computed Point	CP
Right of Way	

Line Table		
Line #	Length	Direction
L1	16.70	N77°09'40"W

Curve Table				
Curve #	Length	Radius	CHORD BEARING	CHORD
C1	73.11	50.00	N59°02'59"W	66.77

PETITIONER VOLUNTARILY AGREES TO ALL CONDITIONS APPROVED BY CITY COUNCIL, WHICH ARE LISTED ON THIS SITE PLAN.
PETITIONER SIGNATURE _____ DATE _____



(IN FEET)
1 inch = 30 ft.

LAWRENCE ASSOCIATES 106 W. Jefferson St. Monroe, North Carolina 28112 P 704-289-1013 www.lawrencesurveying.com Firm License Number: C-2856	Conditional Office (1410 E. Franklin St.) Site Plan City of Monroe, Union County, NC	REVISIONS 12-10-24 AOL
	Orig. scale: 1" = 30' Date: November 4, 2024 Drawn By: BHV	Job No. 0143-7403 Drawing file: Boundary & Physical.dwg Drawing no. 24/238

Future Land Use Description

The Land Development Plan indicates this area is Traditional Development. The Traditional Development surrounds the downtown core and is anchored by the city's most historic neighborhoods. The dense transportation network offers easy access to downtown. The design and scale of neighborhoods encourages active living and affords residents the ability to live, work, shop, and play within a walkable community. Office and medical are listed as priority uses in this character area.

Future Land Use Map

Conditional Office
1410 E. Franklin St.

Legend

— Centerlines

▭ Parcels

Future Land Use

■ Medical Campus

■ Traditional Development

Owner: KSK Properties LLC

Acres: .67



0 90 180
Feet

**RESOLUTION APPROVING LAND USE AND
TRANSPORTATION PLAN COMPLIANCE
CONDITIONAL OFFICE
R-2025-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 Conditional Office for property located at 1410 E. Franklin St. and further described below property is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area is in the Traditional Character Area. The proposed development is consistent because office and medical are listed as priority uses and the proposed use is medical. The proposed development is a reasonable use and in the public interest because the proposed use is surrounded by existing medical uses and is in close proximity to the hospital.

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 for property with Union County Tax Parcel Number(s): 09-157-004

Adopted this 8th of January, 2025

Jennifer Smith, Planning Board Chair

Attest:

Kim Davis, Secretary to Planning Board

**RESOLUTION DENYING LAND USE AND
TRANSPORTATION PLAN COMPLIANCE
CONDITIONAL OFFICE
R-2025-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 Conditional Office for property located at 1410 E. Franklin St. and further described below property is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area is in the Traditional Character Area. The proposed development is consistent because office and medical are listed as priority uses and the proposed use is medical. However, the proposed development is not a reasonable use and is not 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 the adoption of the Resolution Denying Land Use and Transportation Plan Compliance for property with Union County Tax Parcel Number(s): 09-157-004

Adopted this 8th of January, 2025

Jennifer Smith, Planning Board Chair

Attest:

Kim Davis, Secretary to Planning Board

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2025-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:**

TEXT AMENDMENT

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

Rezone the property located at 1410 E. Franklin St. and further identified with parcel number 09-157-004 from OM (Office Medical) to Conditional Office.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 11th day of February, 2025.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: January 8, 2025

FROM: Lisa Stiwinter, Director of Planning & Development

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Zoning Map Amendment request for property located at 2691 West Roosevelt Boulevard (Parcel ID #: 09-301-062)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map amendment request from SXCW Properties II, LLC for the property located at 2691 West Roosevelt Boulevard (tax parcel # 09-301-062) from Conditional District “RH Properties” to Conditional District Commercial.

REVIEW

The applicant, SXCW Properties II, LLC is requesting a zoning map amendment from Conditional District “RH Properties” to Conditional District Commercial in order to allow a car wash, a gas stations, and neighborhood business uses and standards. The applicant has requested a deviation from the ordinance requirements to allow a Type 1 landscape buffer and a 6-foot high fence along the Southeastern property line instead of the required Type 4 landscape buffer.

In 2007, 2691 West Roosevelt Boulevard was rezoned from R-20, Residential Low Density, to Conditional District “RH Properties”. The Conditional District was approved to include five (5) restaurant and retail / office buildings that were to range from 4,250 square feet to 10,000 square feet. However, development for this project did not move forward.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District.

	Existing Uses	Zoning District
North	Residential	Residential Low Density (RLD), General Business (GB)

East	Commercial	General Business (GB)
South	Residential	Residential Low Density (RLD), Residential High Density (RHD)
West	Residential and Vacant	Residential Medium Density (RMD), General Business (GB)

REQUIREMENTS

Dimensional Standards

The Neighborhood Business District has a minimum building setback requirement of 20 feet from the front, 5 feet from the side, and 10 feet from the rear property lines. The applicant is proposing no changes to the required building setbacks.

Buffering & Landscaping

The ordinance requires a Type 1, 10-foot street yard buffer along the street frontages of all developments. Additionally, the ordinance requires Type 3, 25-foot perimeter buffer between the subject property and the General Business zoning districts to the north and east, a Type 4, 50-foot perimeter buffer between the subject property and Residential Low Density (RLD) to the south, Residential Medium Density (RMD) to the west, and Residential High Density (RHD) zoning district to the south. The applicant has requested a deviation from the ordinance requirements to allow a Type 1, 10-foot landscape buffer and a 6-foot high fence along the Southeastern property line instead of the required Type 4 landscape buffer. The applicant has also proposed to exceed the buffer requirement along Arnold Drive and has proposed a Type 2, 20-foot street yard buffer.

The ordinance requires 10% tree save area. The applicant has complied with this requirement and is proposing .53 acres or 10% tree save area. A tree survey was provided which depicted all trees on the site that were greater than seventy-five (75) inches in circumference and trees twenty-five (25) inches in circumference within the required buffer areas. The developer has identified six (6) trees that will need to be removed and mitigated; the developer has met the ordinance requirements for mitigation.

Open Space

The project is required to provide 5% open space, which is 0.26 acres and will include one small open space type. The applicant is proposing .53 acres of open space to include an outdoor seating area measuring approximately 1,100 square feet. An additional small open space type will be required for lot 2 at the time of development.

Elevations

The exterior building materials for the project will include brick, EIFS, aluminum curtain wall and storefront, and metal paneling.

Parking

The applicant is proposing to include nine parking spaces separate from the car wash vacuum stations and fueling stations. Parking for lot 2 will be determined at the time of development based on the use.

Sidewalk

A 10' concrete multiuse path along the front of this site will be constructed as a part of a future NCDOT project.

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this project is primarily located in the Community Corridor Designation. 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. This designation encourages a more unified approach to improving the area's physical environment and economic viability.

Planning staff is of the opinion the development of a car wash, a gas stations, with neighborhood business uses and standards at this location is consistent with the Land use and Transportation Plan because it will locate a commercial use along a corridor with higher traffic volume.

PUBLIC NOTIFICATION

The developer held a neighborhood meeting on December 18, 2024 to discuss the project with local residents.

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

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

RECOMMENDATION

Planning staff recommends approval of the rezoning to Conditional District Commercial.

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:

Attachment 1-Aerial Map

Attachment 2-Zoning Map

Attachment 3--Site Plan

Attachment 4- Elevations

Attachment 5-Future Land Use Map

Attachment 6-FLUM Description

Attachment 7-Approval Resolution

Attachment 8-Denial Resolution

Attachment 9-Ordinance 157.1.2.1



Aerial Map
PLMA-2025-00042

Legend

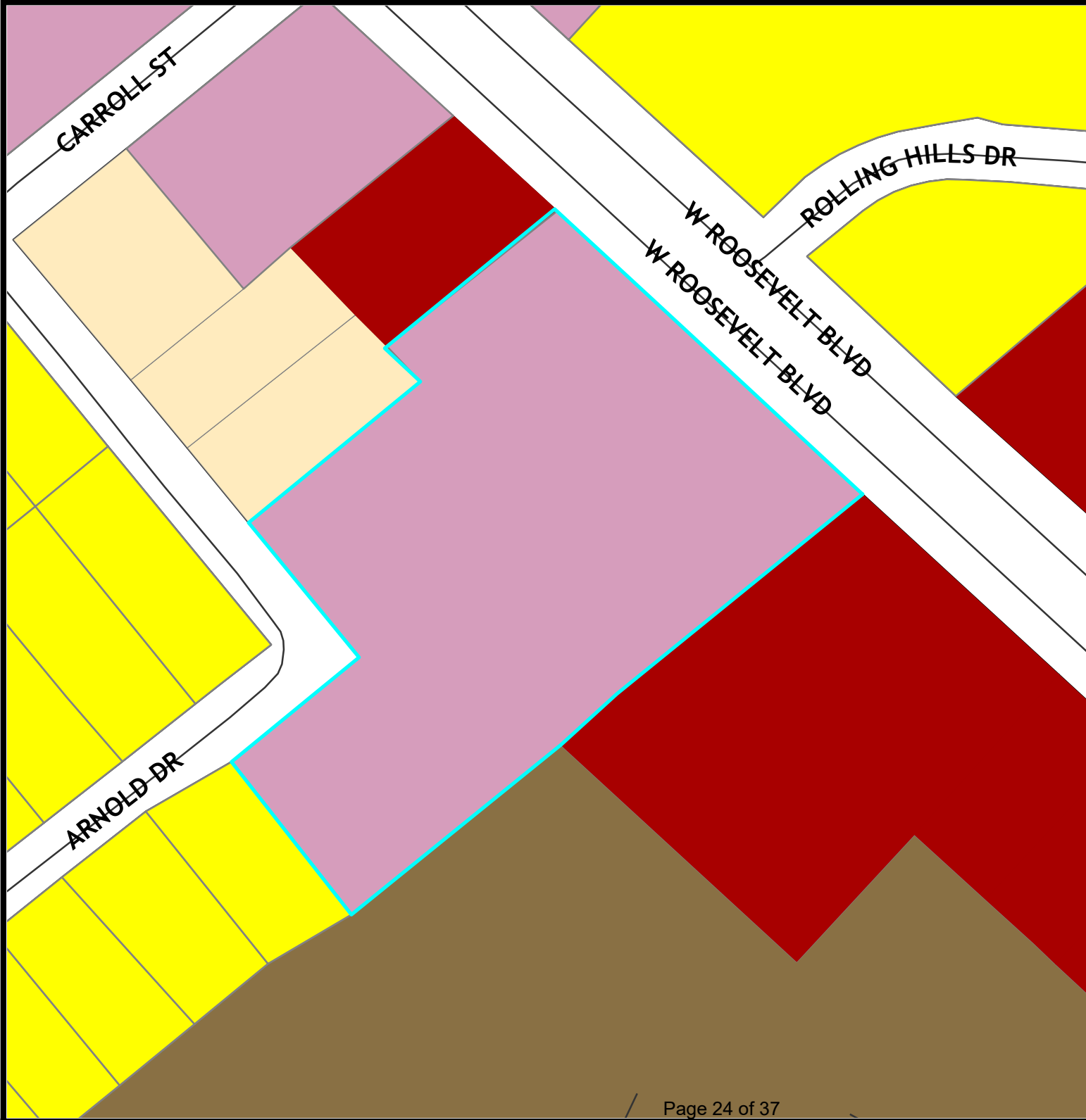
- Centerlines
- Parcels
- Subject Property

Owner:
RH Properties of Monroe

Acres: 5.2



0 140 280 Feet



Zoning Map

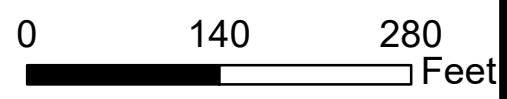
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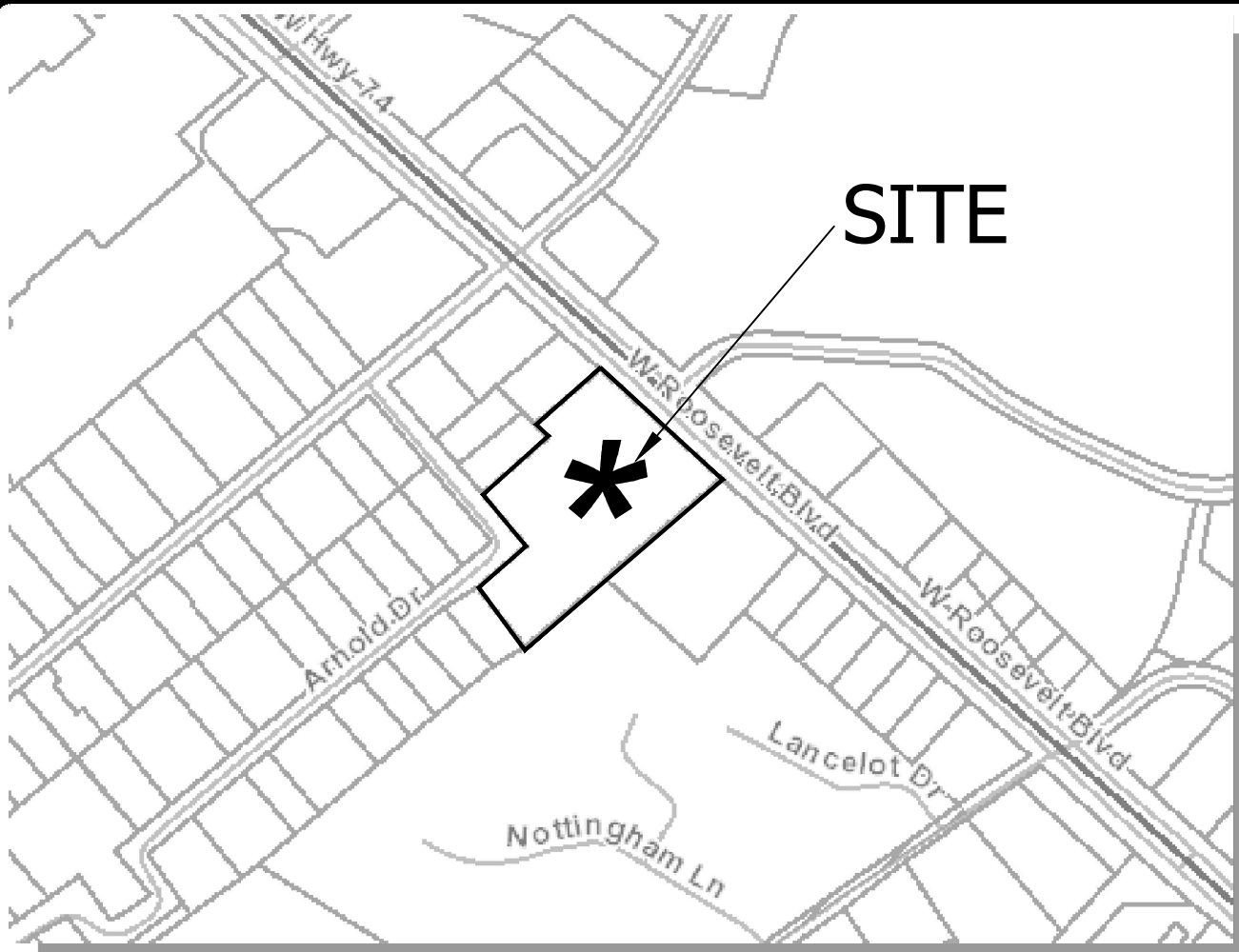
Legend

- Centerlines
- Parcels
- CD
- GB
- RHD
- RLD
- RMD
- Subject Property

Owner:
RH Properties of Monroe

Acres: 5.2





VICINITY MAP
NOT TO SCALE

SITE DEVELOPMENT NOTES:

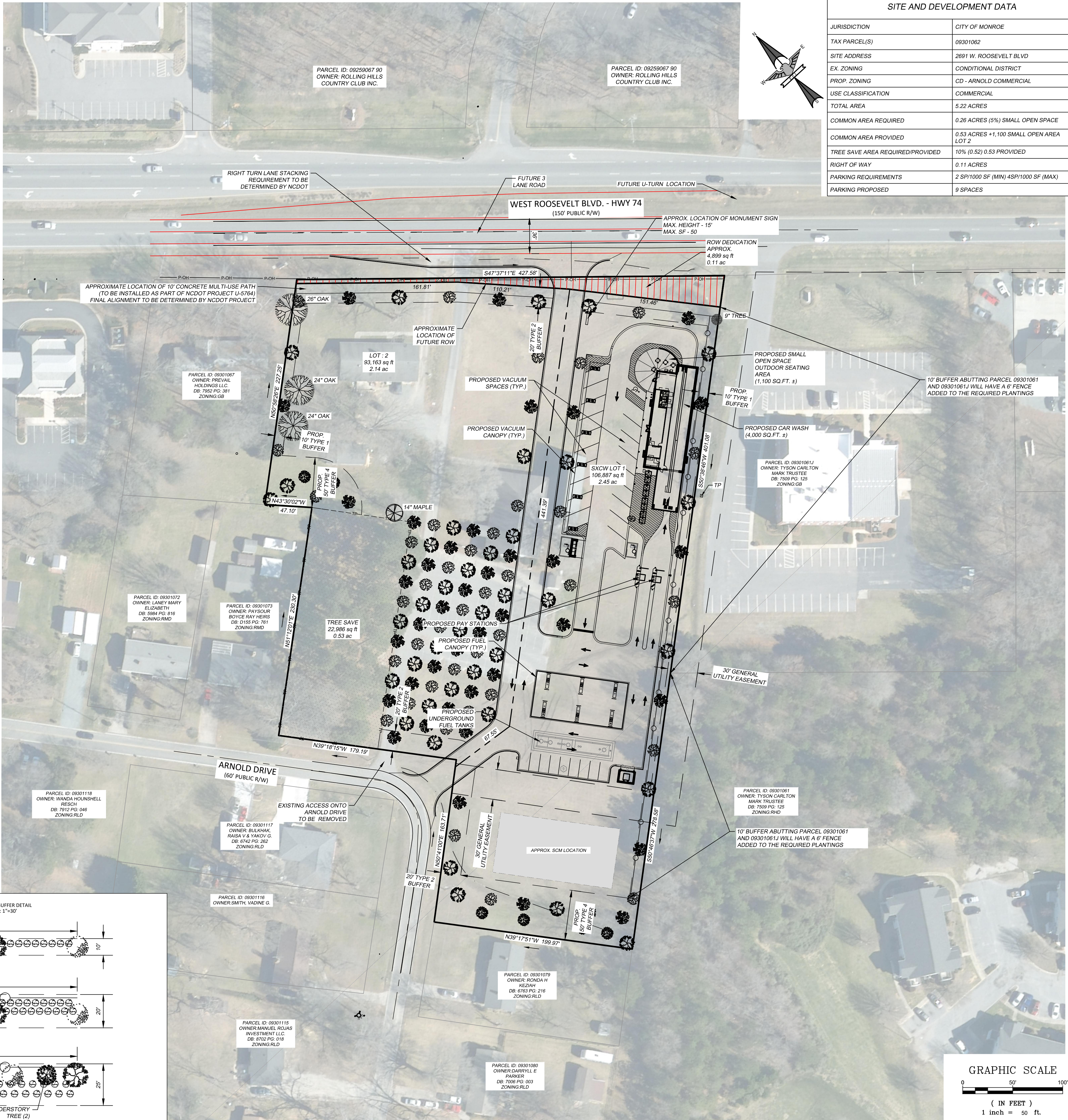
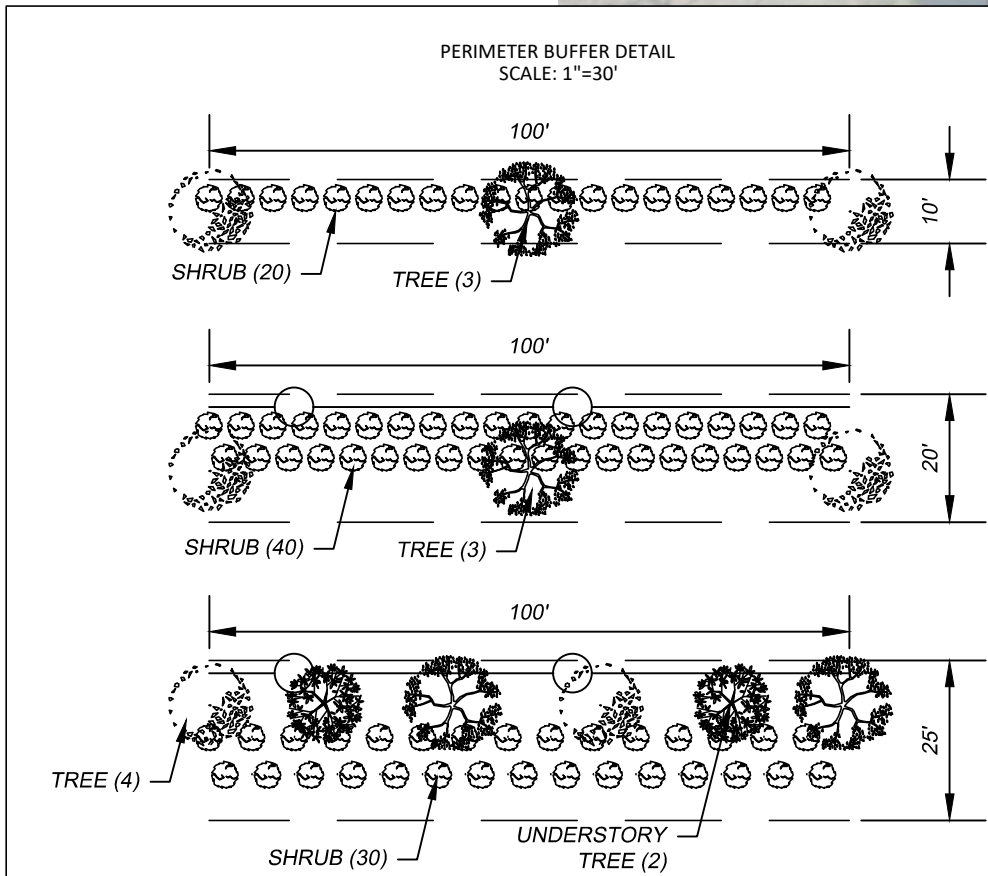
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- ALL EXISTING STRUCTURES ON PROPERTY TO BE DEMOLISHED.
- ALL LANDSCAPING SHALL BE KEPT IN A THRIVING CONDITION.
- ALL ELEVATIONS, PACKETS, OR OTHER SUPPLEMENTAL MATERIAL SUBMITTED TO STAFF, PLANNING BOARD, AND/OR CITY COUNCIL IN REFERENCE AND SUPPORT OF ANY CONDITIONAL DISTRICT SHALL BE REGARDED AS AN INTEGRAL ELEMENT OF THE APPROVED SITE PLAN. MINOR DEVIATIONS FROM SUBMITTED MATERIAL SHALL BE ALLOWED AT THE DISCRETION OF THE PLANNING DIRECTOR OR HIS/HER DESIGNEE.
- TREE REMOVAL SHALL BE IN ACCORDANCE WITH MONROE SECTION 8.3.8 TREE PRESERVATION, PROTECTION AND STANDARDS FOR DEVELOPMENT APPLICATIONS. TREE REMOVAL PERMIT OF THE CITY OF MONROE UDO.
- ACCESSORY STRUCTURES SHALL NOT BE LOCATED WITHIN PUBLIC EASEMENTS.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF MONROE STANDARDS.
- EACH LOT SHALL BE RESPONSIBLE FOR PERIMETER LANDSCAPING IN ITS VICINITY.
- ALL BUILDING ELEVATIONS SHALL BE CONSISTENT WITH THE COMMERCIAL ZONING DISTRICTS.
- NO WETLANDS NOR JURISDICTIONAL STREAMS ARE LOCATED ON THE PROPOSED SITE.
- OPEN SPACE AREA REQUIRED FOR ENTIRE PROJECT IS 0.26 ACRES. THIS AREA IS EXCEEDED WITH 0.53 ACRES RESERVED FOR TREE SAVE. LOTS 1 & 2 ARE INDIVIDUALLY RESPONSIBLE FOR THE SMALL OPEN SPACE REQUIREMENTS AS SHOWN IN SECTION 8.8.

GENERAL PROVISIONS:

- DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THIS CONDITIONAL ZONING PLAN, DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE (UDO).
- THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE ZONING SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED AND MAY BE ALTERED SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR.
- EAGLE ENGINEERING IS NOT A LICENSED ARCHITECTURAL LANDSCAPE FIRM. ALL FINAL PLANT AND TREE SELECTION SHALL BE COORDINATED WITH THE DEVELOPER AND CITY OF MONROE PRIOR TO INSTALLATION. FINAL SELECTION OF SPECIES IS SUBJECT CITY OF MONROE APPROVAL AND ANY SPECIAL INSTALLATION REQUIRED SHALL BE BY OTHERS.

Table 8.3.1 Perimeter Buffer Types Table

PERIMETER BUFFER TYPES TABLE			
TYPE	OPTION 1	OPTION 2	OPTION 3
1	10' Width	10' Width	10' Width
	3 Trees Per 100 LF 20 Shrubs Per 100 LF	3 Trees Per 100 LF 20 Shrubs Per 100 LF	3 Trees Per 100 LF 20 Shrubs Per 100 LF
2	20' Width	20' Width	20' Width
	3 Trees Per 100 LF 40 Shrubs Per 100 LF 6' Fence (Optional)	4 Trees Per 100 LF 30 Shrubs Per 100 LF 6' Fence (Optional)	5 Trees Per 100 LF 15 Shrubs Per 100 LF 6' Fence (Optional)
3	25' Width	25' Width	25' Width
	3 Trees Per 100 LF 1 Understory Trees Per 100 LF 50 Shrubs Per 100 LF 6' Fence, Wall, or berm	4 Trees Per 100 LF 2 Understory Trees Per 100 LF 30 Shrubs Per 100 LF 6' Fence, Wall, or berm	5 Trees Per 100 LF 3 Understory Trees Per 100 LF 20 Shrubs Per 100 LF 6' Fence, Wall, or berm
4	50' Width	50' Width	50' Width
	4 Trees Per 100 LF 2 Understory Trees Per 100 LF 60 Shrubs Per 100 LF 6' Wall, Wall, or berm	5 Trees Per 100 LF 3 Understory Trees Per 100 LF 40 Shrubs Per 100 LF 6' Wall, Wall, or berm	5 Trees Per 100 LF 4 Understory Trees Per 100 LF 25 Shrubs Per 100 LF 6' Wall, Wall, or berm



SITE AND DEVELOPMENT DATA	
JURISDICTION	CITY OF MONROE
TAX PARCEL(S)	09301062
SITE ADDRESS	2691 W. ROOSEVELT BLVD
EX. ZONING	CONDITIONAL DISTRICT
PROP. ZONING	CD - ARNOLD COMMERCIAL
USE CLASSIFICATION	COMMERCIAL
TOTAL AREA	5.22 ACRES
COMMON AREA REQUIRED	0.26 ACRES (5%) SMALL OPEN SPACE
COMMON AREA PROVIDED	0.53 ACRES +1,100 SMALL OPEN AREA LOT 2
TREE SAVE AREA REQUIRED/PROVIDED	10% (0.52) 0.53 PROVIDED
RIGHT OF WAY	0.11 ACRES
PARKING REQUIREMENTS	2 SP/1000 SF (MIN) 4SP/1000 SF (MAX)
PARKING PROPOSED	9 SPACES

EAGLE ENGINEERING

FIRM LICENSE # C-0873
2013A VAN BUREN AVE
INDIAN TRAIL, NC 28079
(704) 862-4222
www.eagleonline.net

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NOT FOR
CONSTRUCTION

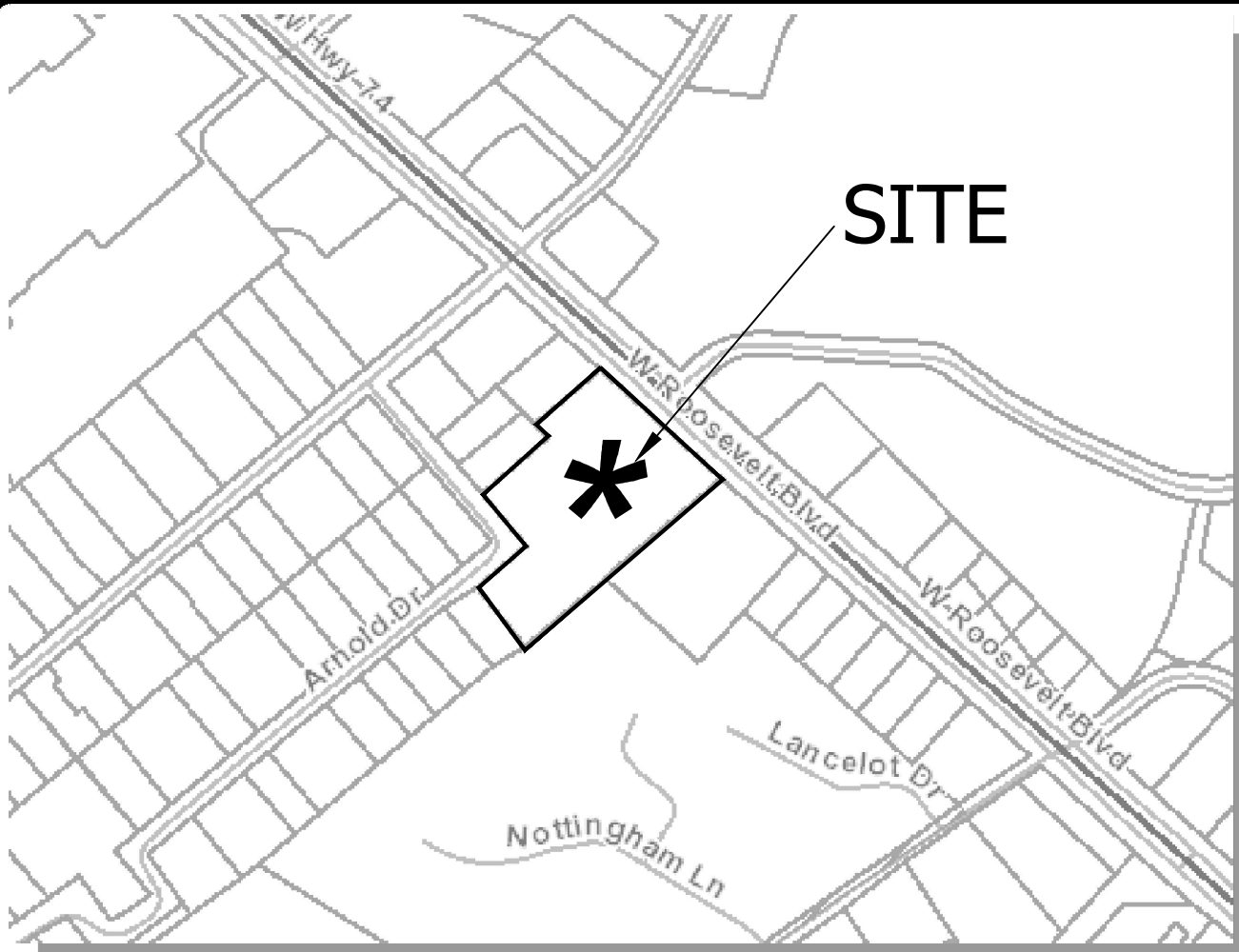
NO.	DATE	BY	ISSUE
1.	10/13/24	KEL	ADDRESS CITY STAFF COMMENTS
2.	11/20/24	KEL	ADDRESS CITY STAFF COMMENTS
3.	12/06/24	MCK	TREE MITIGATION PLAN



ARNOLD COMMERCIAL
2691 W. ROOSEVELT BLVD.
MONROE, NC
SAM'S XPRESS CAR WASH
7935 COUNCIL PLACE, SUITE 200
MATTHEWS, NC 28105

CONDITIONAL DISTRICT REZONING SITE PLAN	CHECKED BY	JLR
	DATE	09/05/2024
DESIGNED BY	DAM	AS SHOWN
	SCALE	AS SHOWN

Sheet
RZP-1



VICINITY MAP
NOT TO SCALE

ANTICIPATED TREE MITIGATION TABLE			
TYPE	SIZE	REPLACEMENT MULTIPLIER	#3" CALIPER TREES TO REPLACE
OAK	22	1.25	10
OAK	24	1.25	10
OAK	26	1.5	13
OAK	28	1.5	14
OAK	30	1.5	15
OAK	38	1.5	19
TOTAL			81
EXISTING TREES SAVED FOR MITIGATION			
14" MAPLE = 4 TREE CREDITS			
PROPOSED 3" PLANTED TREES = 77			
*TREE MITIGATION SHOWN IS BASED ON ANTICIPATED HERITAGE TREE REMOVAL DURING CONSTRUCTION. FINAL TREE MITIGATION AND PROPOSED PLANTINGS SHALL BE DETERMINED DURING CONSTRUCTION DRAWING DESIGN AND APPROVED BY CITY OF MONROE STAFF PRIOR TO CONSTRUCTION.			

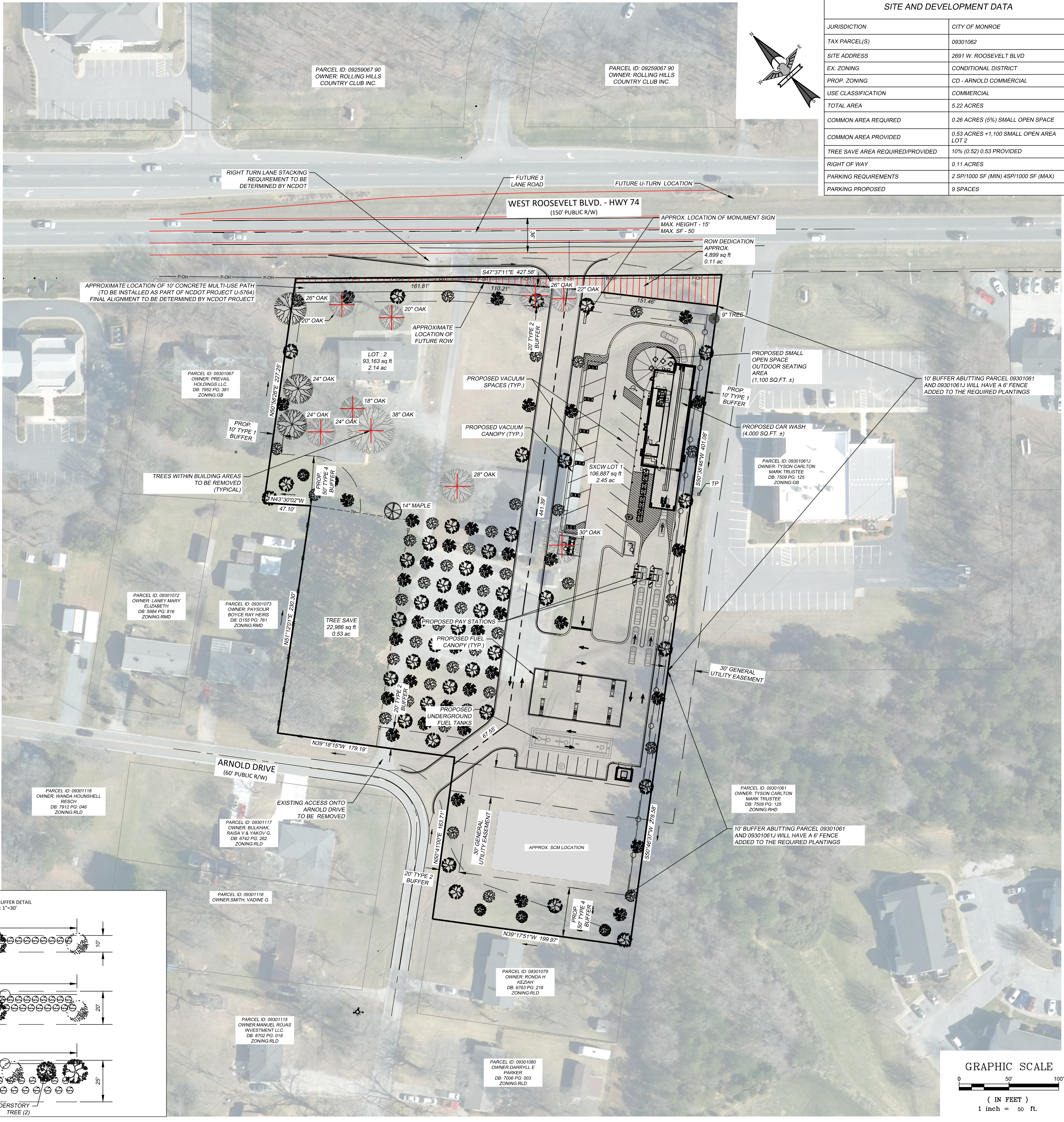
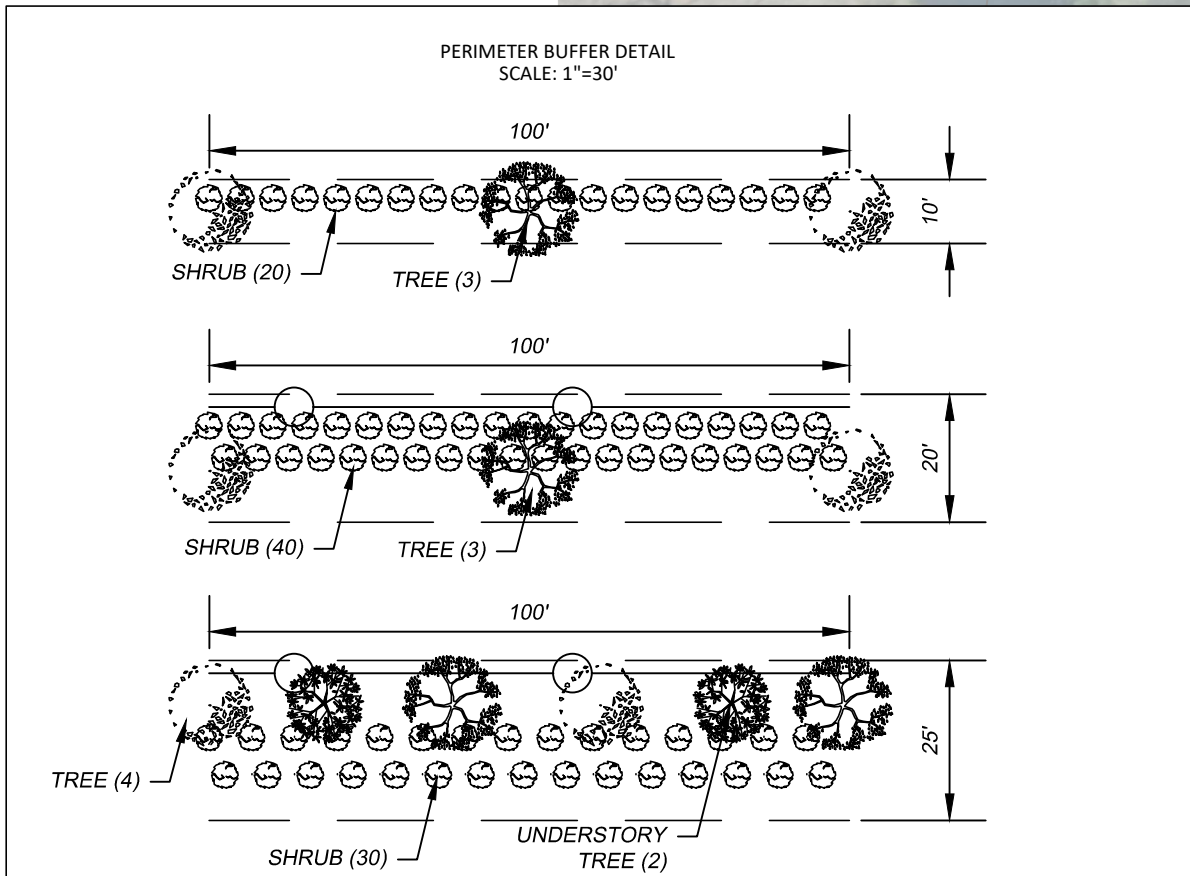
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2	20' Width	20' Width	20' Width
	3 Trees Per 100 LF	4 Trees Per 100 LF	5 Trees Per 100 LF
	40 Shrubs Per 100 LF	30 Shrubs Per 100 LF	15 Shrubs Per 100 LF
3	25' Width	25' Width	25' Width
	3 Trees Per 100 LF	4 Trees Per 100 LF	5 Trees Per 100 LF
	1 Understory Trees Per 100 LF	2 Understory Trees Per 100 LF	3 Understory Trees Per 100 LF
4	50' Width	50' Width	50' Width
	4 Trees Per 100 LF	5 Trees Per 100 LF	5 Trees Per 100 LF
	2 Understory Trees Per 100 LF	3 Understory Trees Per 100 LF	4 Understory Trees Per 100 LF



SITE AND DEVELOPMENT DATA	
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PARKING REQUIREMENTS	2 SP/1000 SF (MIN) 4SP/1000 SF (MAX)
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2013A VAN BUREN AVE
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PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	BY	ISSUE
1	10/13/24	KEL	ADDRESS CITY STAFF COMMENTS
2	11/20/24	KEL	ADDRESS CITY STAFF COMMENTS
3	12/08/24	MCK	TREE MITIGATION PLAN

SAM'S XPRESS CAR WASH

ARNOLD COMMERCIAL
2691 W. ROOSEVELT BLVD.
MONROE, NC

SAM'S XPRESS CAR WASH
7935 COUNCIL PLACE, SUITE 200
MATTHEWS, NC 28105

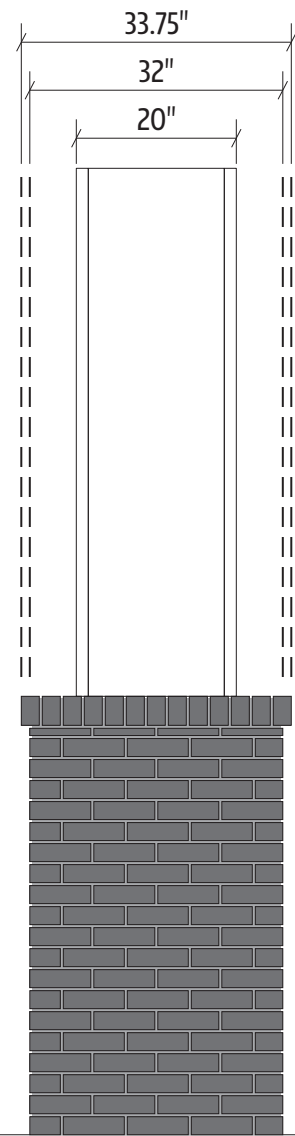
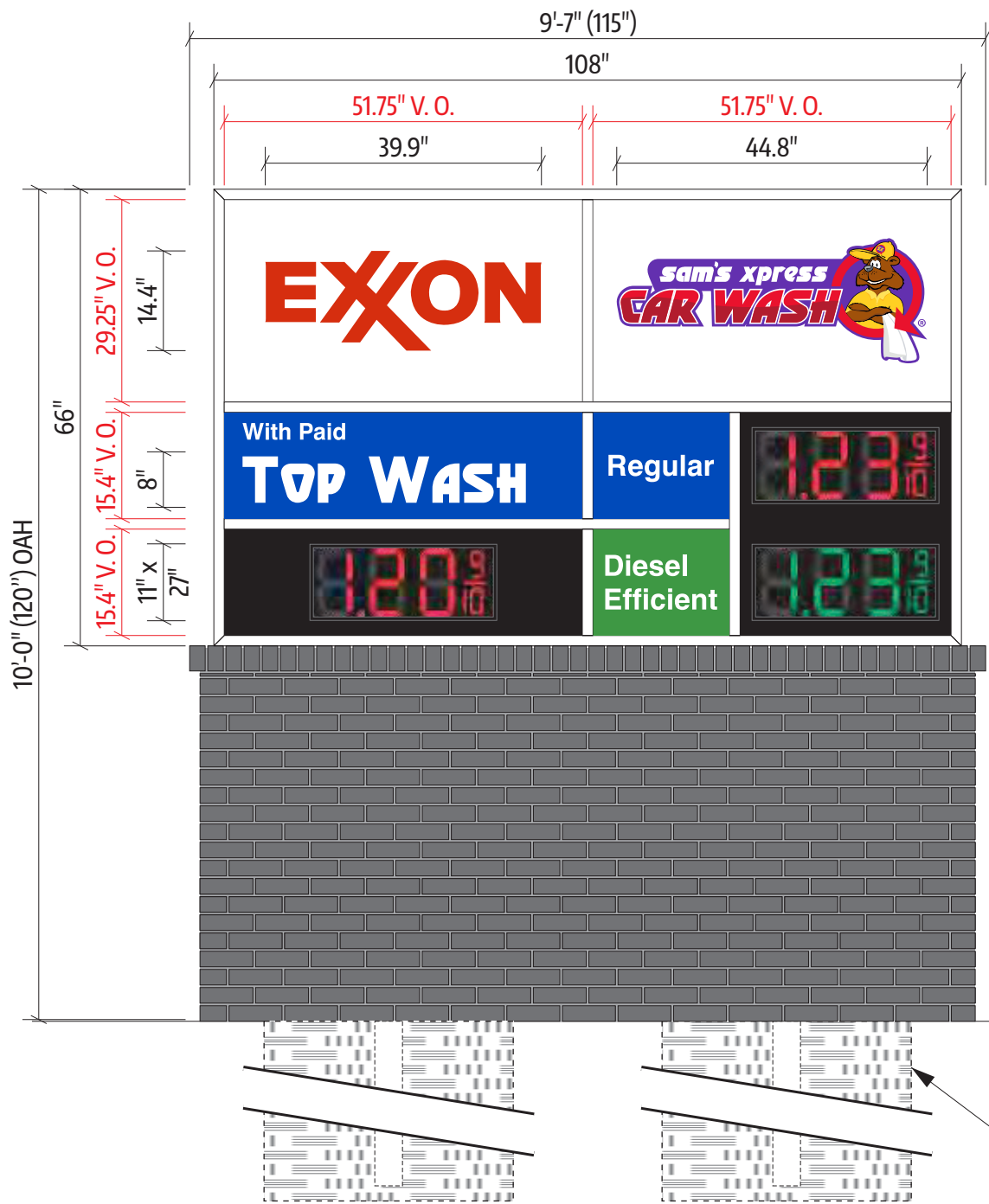
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	DRAWN BY	KEL	DATE	09/05/2024
	SCALE	AS SHOWN	JOB NUMBER	7931
	Sheet			

RZP-2

Square Footage Calculation:
Allowed: 84 sf; 30' height max
Used: 49.5 sf

← ROAD - SIDE A

SIDE B - ROAD →



LED internally illuminated fabricated aluminum cabinet w/ 1.5" retainers painted white. Logo & text panels to be white acrylic w/ surface applied translucent vinyl to match color key

Taylor Clay Product 318 Burgundy Wire Cut Brick base by others

Aluminum panels painted black w/ cutout for drop in display cabinets

(2x) Ø36" x 48" Deep Concrete Footer w/ Ø4" SCH 40 Steel poles

L Illuminated Monument Sign

Scale: 1/2"=1'-0"



Client:
Sam's Xpress Car Wash
7935 Council Place
Matthews, NC 28105

Location Address:

Description:
Illuminated Monument Sign
(49.5 Sq Ft)

Qty: 1
Provide D/F LED illuminated monument sign per layout w/ Daktronics Fuel Light 3000 series drop in 8" digit LED display.

Color Key:

■ PMS 185 C	■ PMS 7541 C
■ PMS 113 C	■ PMS 5455 C
■ PMS 116 C	■ PMS 485 C
■ PMS 1235 C	■ 3M 3630-157
■ PMS 160 C	■ 3M 3630-76
■ PMS 266 C	
□ Digitally Printed Gradients	
□ White	
■ Black	

Layout Date:
04/28/2023 - AR

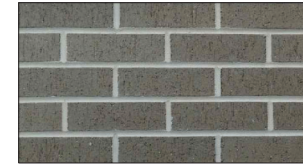
Revision Date:
05/05/2023 - AR

EXTERIOR MATERIAL SCHEDULE

MATERIAL	MANUFACTURER	MODEL	COLOR	NOTES
PARAPET WALL COPING	CARLISLE SYNTEC SYSTEMS	SECUREDGE 300	DOVE GRAY A09	GALVANIZE, PRE-FINISHED, KYNAR 500, 24 GAUGE METAL
RED TRELLIS	T.B.D.		HERITAGE RED (PM-18)	PROVIDED BY G.C.
GRAY EIFS	STO CORP.	StoTherm G1 Essence INSULATED WALL CLADDING SYSTEM	BRUSHED PEWTER FINISH: StoPowerwall FINE (80296)	INSTALL OVER STOGUARD LIQUID APPLIED WRB. COLOR AND TEXTURE TO BE APPROVED BY OWNER.
DARK GRAY BRICK	TAYLOR CLAY PRODUCTS	322 GRAY	DARK GRAY	RUNNING BOND FACE BRICK. MORTAR COLOR TO BE DETERMINED
LIGHT GRAY BRICK	TAYLOR CLAY PRODUCTS	320 GRAY	LIGHT GRAY	RUNNING BOND FACE BRICK, SOLDIER & SILL COURSE. MORTAR COLOR TO BE DETERMINED
ROLL UP DOOR	WAYNE DALTON	MODEL 900	CLEAR ANODIZED	PAINT TO MATCH DARK BRICK COLOR
ALUMINUM CURTAIN WALL	TUBLITE	SERIES 200	CLEAR ANODIZED	2" X 5 3/4" FRAMES WITH 1" CLEAR INSULATED GLASS. SEE GLAZING SCHEDULE
ALUMINUM STOREFRONT	KAWNEER	TRIFAB V645IT 556	CLEAR ANODIZED	SEE GLAZING SCHEDULE
GRAY METAL GLAZING PANEL	CITADEL	GLAZEGUARD 1000	DOVE GRAY	
RED METAL BAND WITH RED LED LIGHT STRIP	SEE ELECTRICAL DRWS.		HERITAGE RED (PM-18)	
EMERG. OVERFLOW SPOUT	SEE PLUMBING DRWS.		DOVE GRAY A09	



LIGHT GRAY BRICK IMAGE



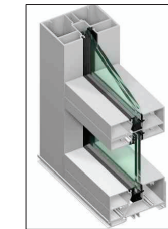
DARK GRAY BRICK IMAGE



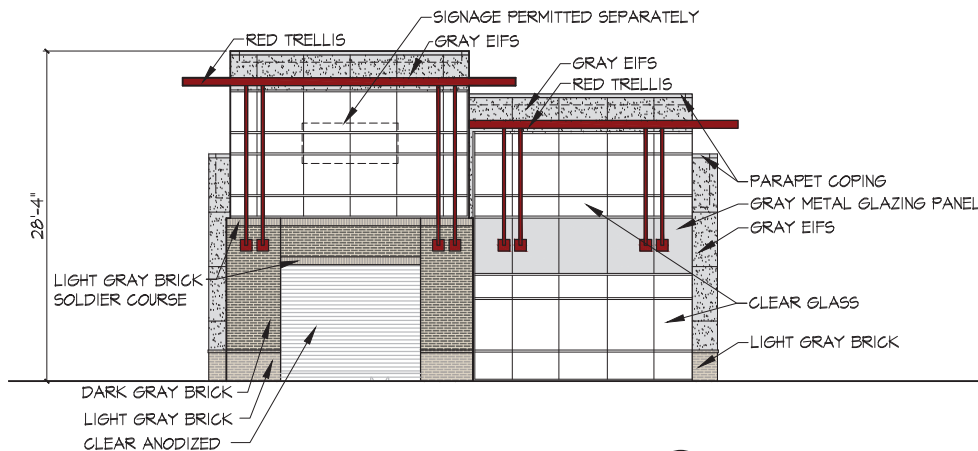
HERITAGE RED PM-18:
METAL BAND, STANDING SEAM
ROOFING & TRELLIS



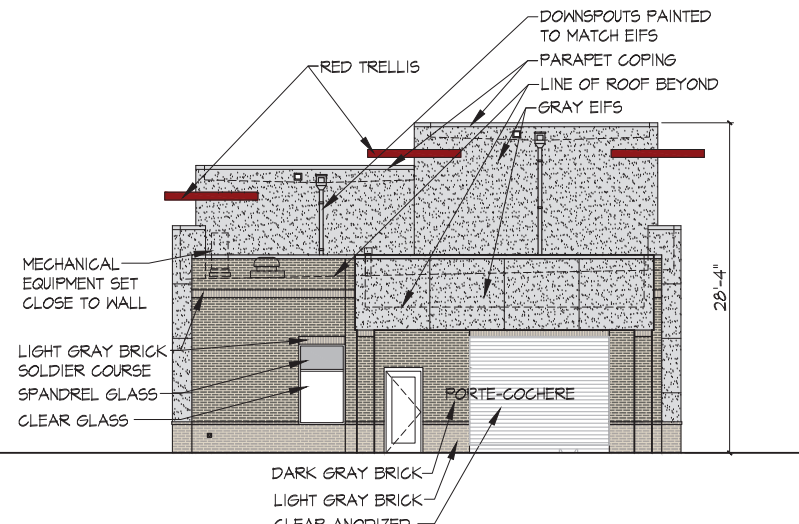
EIFS-BRUSHED PEWTER



CLEAR ANODIZED ALUMINUM



2 EAST ELEVATION
SCALE: 3/32" = 1'-0" CAR WASH EXIT



1 WEST ELEVATION
SCALE: 3/32" = 1'-0" CAR WASH ENTRANCE

oak|linestudio
architecture + design

421 PENMAN STREET, SUITE 200
CHARLOTTE, NC 28203
704.373.1900 OAKLINESTUDIO.COM

SAM'S XPRESS CAR WASH
COLOR ELEVATIONS

DATE: 3-13-24

PROJECT #: _____

DRAWN BY: VW

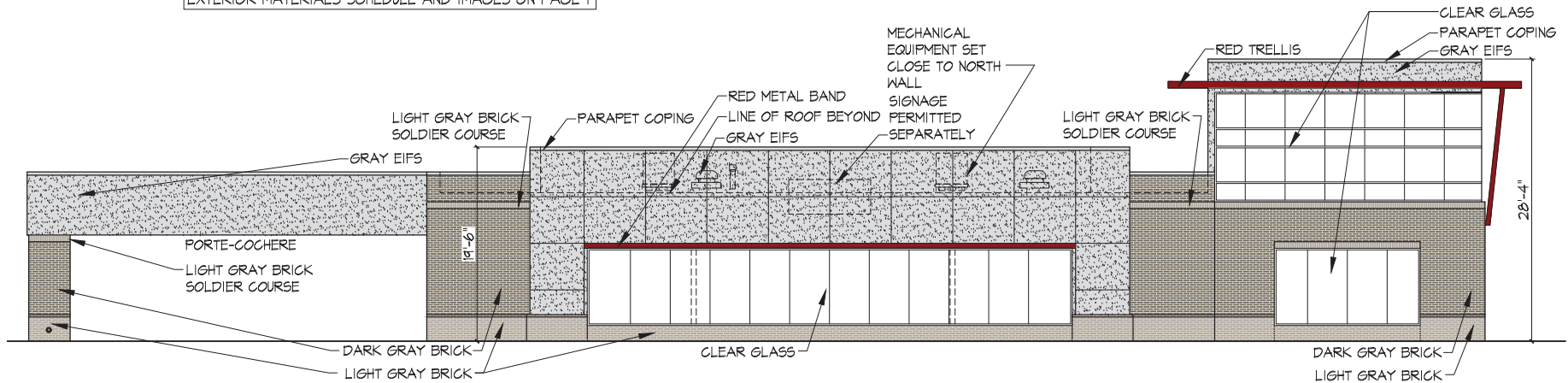
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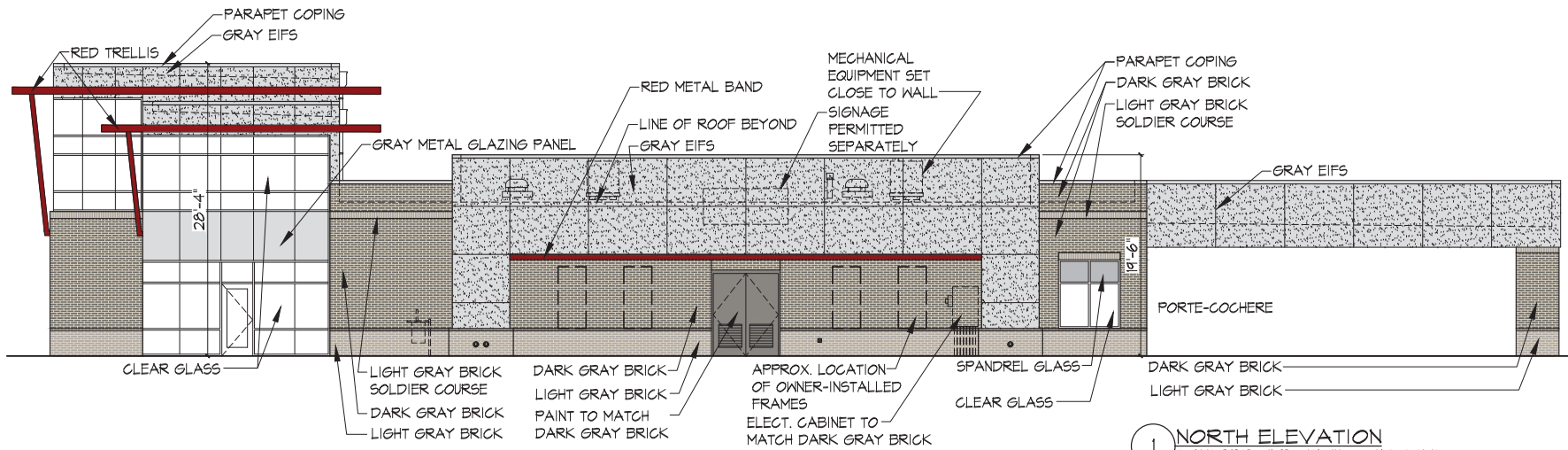
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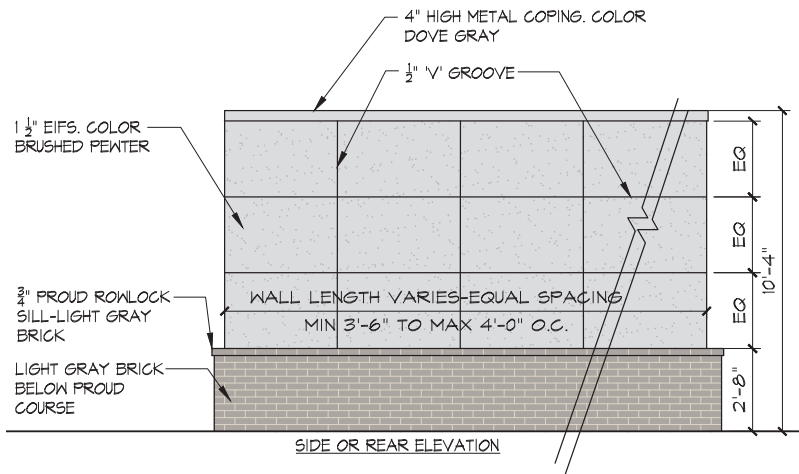
EXTERIOR MATERIALS SCHEDULE AND IMAGES ON PAGE 1



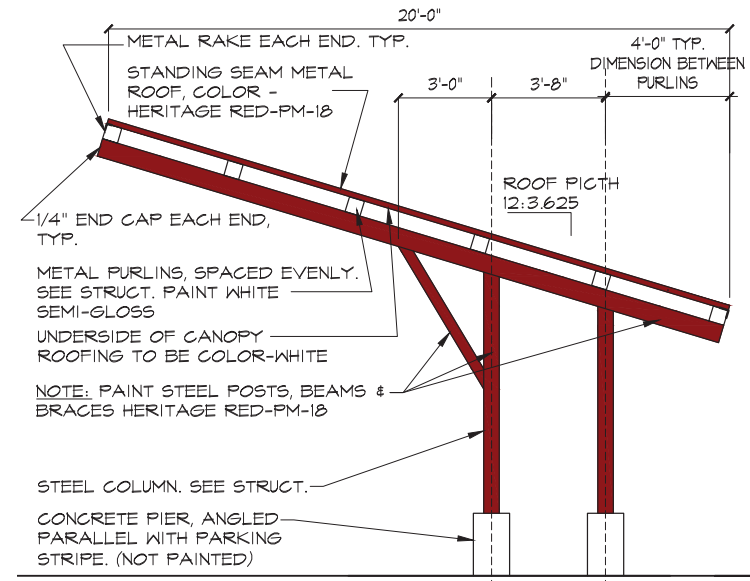
2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0" FACING HAMPTON ROADS PARKWAY



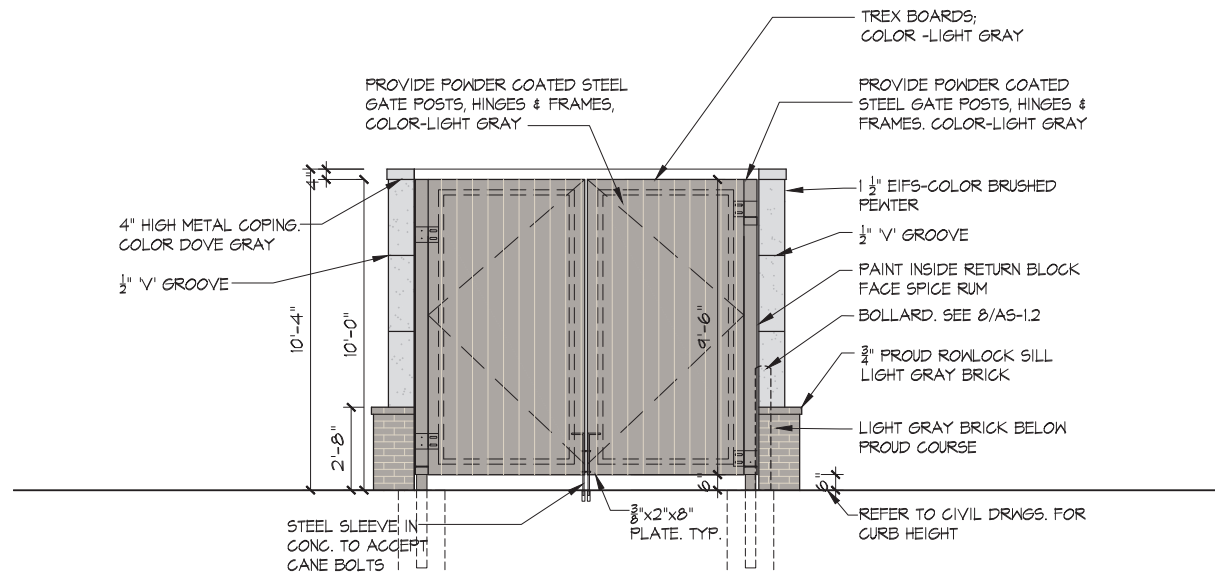
1 NORTH ELEVATION
SCALE: 3/32" = 1'-0" FACING TOWARDS SITE



3 DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



2 VACUUM CANOPY
SCALE: 1/4" = 1'-0"



1 DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE AND IMAGES ON PAGE 1

oaklinestudio
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704.373.1900 OAKLINESTUDIO.COM

SAM'S XPRESS CAR WASH
COLOR ELEVATIONS

DATE: 3-13-24

PROJECT #:

DRAWN BY: VW

CADD FILE NAME:

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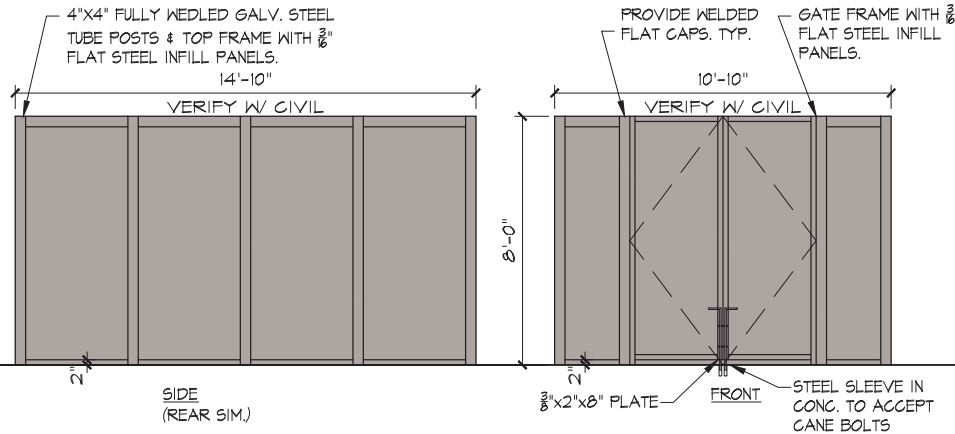
Sheet

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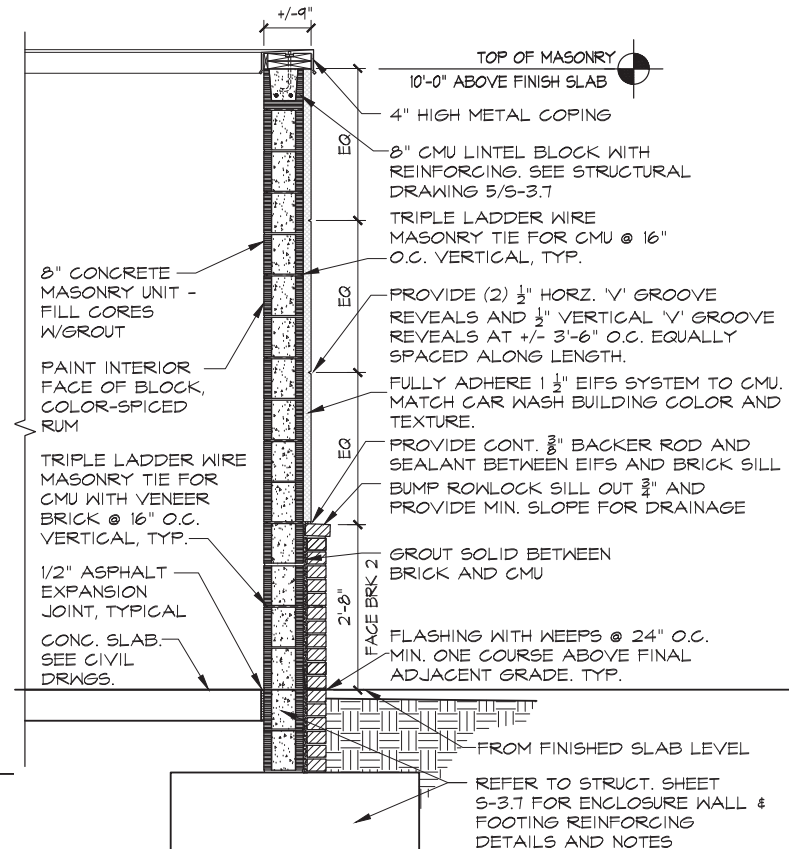
EXTERIOR MATERIALS SCHEDULE AND IMAGES ON PAGE 1

NOTE: ALL METAL FOR ENCLOSURE TO ARRIVE ON SITE FINISHED AND READY FOR ASSEMBLY.

NOTE: PROVIDE POWDER COATING ON ALL EXPOSED POSTS, FRAMES & PANELS, COLOR TO MATCH DOVE GRAY



2 SMALL VACUUM ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0" LARGE-ENCLOSURE SIMILAR



1 DUMPSTER WALL SECTION
SCALE: 1/2" = 1'-0"

SAM'S XPRESS CAR WASH
COLOR ELEVATIONS

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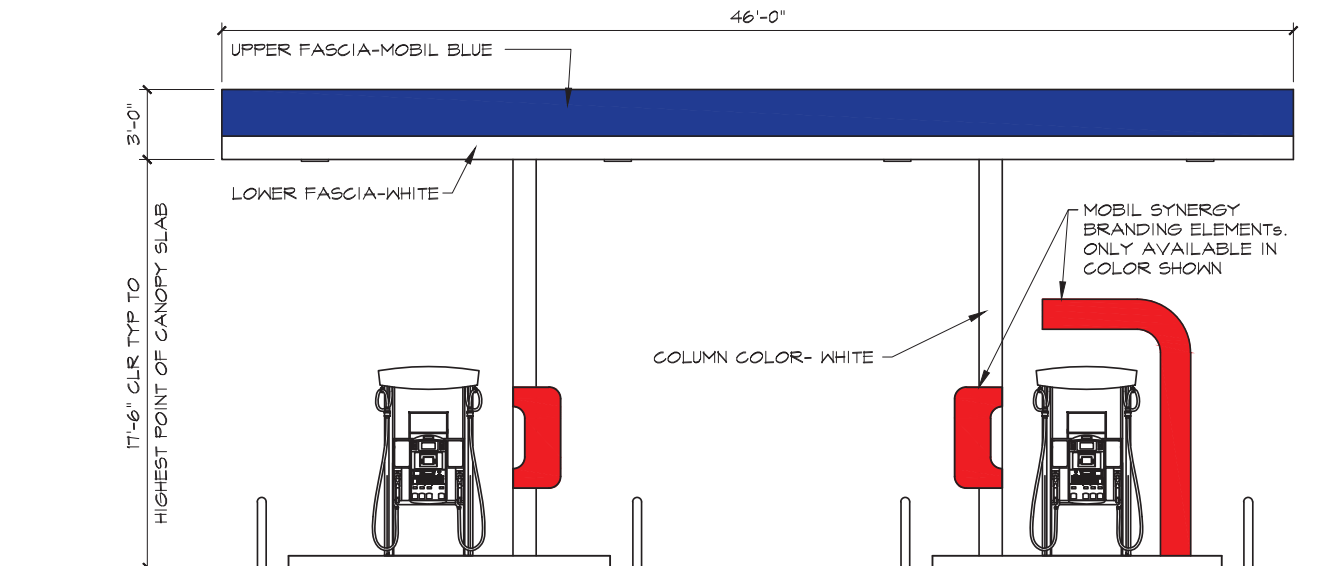
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2 FUEL CANOPY

SCALE: 1/4" = 1'-0"

Signage Specifications

(A) VENDING MACHINE ENCLOSURE
Finitized aluminum enclosure with a security roll up door, expanded aluminum mesh inserts at both ends and a flex LED light strip attached to the front. Any signage attached to structure will be by others. Roof angled towards back with 1" lip for proper drainage.

Background Method: Surface painted.
Background Color: Benjamin Moore Heritage Red PMS-18 with a gloss finish.
Mounting: Unit is secured to concrete pad with all connections to the inside of unit.

(B) FLEX LED STRIP
Flex LED light strip attached to the front of enclosure as shown.

Color: Red per supplied sign package specifications.

(C) ROLL UP SECURITY DOOR
Roll up security door by Roll Up Doors Direct.
Background Color: Galvanized steel.

(D) EXPANDED ALUMINUM MESH
1/2" x .081 flat steel expanded aluminum panel inserts for ventilation.
Background Method: Surface painted.
Background Color: Painted to match Benjamin Moore PMS-18 with a gloss finish.

Note: 2" has been added to length for better fit of roll-up door. Overall length was 190". New length is 192".

Order # R

Quote # Q28596

Type K Qty. 1



1 VENDING ELEVATION

SCALE: NOT TO SCALE

DATE: 6-28-22

PROJECT #: 22-

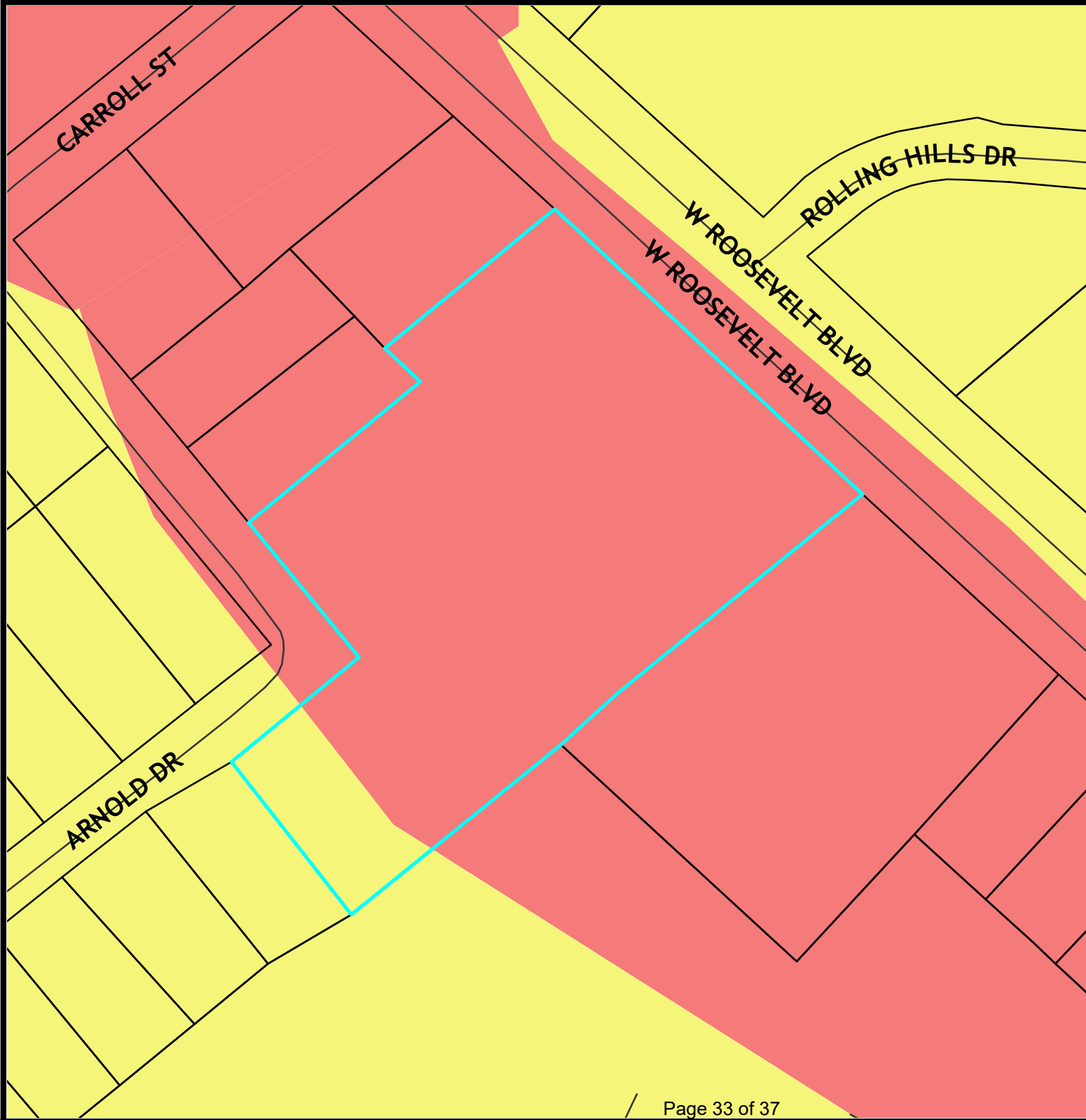
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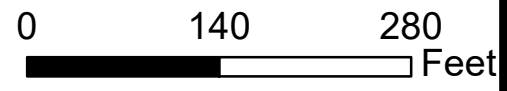
Future Land Use Map
PLMA-2025-00042

Legend

- Centerlines
- Parcels
- Community Corridor
- Suburban
- Subject Property

Owner:
RH Properties of Monroe

Acres: 5.2



Land Use and Transportation Plan Description

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. 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.

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

R-2025-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 2691 W. Roosevelt Boulevard further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Community Corridor where commercial is a priority use. The proposed rezoning to Conditional District Commercial would allow for commercial 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: 09-301-062.

Adopted this 8th day of January 2025.

Jennifer Smith, Planning Board Chair

Attest:

Kimberly Davis, Secretary to Planning Board

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

R-2025-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 2691 W. Roosevelt Boulevard further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Community Corridor where commercial is a priority use. The proposed rezoning to Conditional District Commercial would allow for commercial 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): 09-301-062.

Adopted this 8th day of January 2024.

Jennifer Smith, Planning Board 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-2025-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 2691 West Roosevelt Boulevard further identified with parcel ID # 09-301-062 from Conditional District “RH Properties” to Conditional District Commercial.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 11th day of February, 2025

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk