

# **PLANNING BOARD MEETING**

**Wednesday, July 2, 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 – June 4, 2025
- Item 5.** Planning Board is requested to consider a zoning map amendment to rezone a portion of the property located at 219 N. Bivens Road and further identified as tax parcel 09-084-035 from General Industrial (GI) to Heavy Industrial (HI).
- Item 6.** Planning Board is requested to consider a zoning map amendment to rezone the property located at 1505 Morgan Mill Road and further identified as tax parcel 09-189-009 from Conditional District (CD) “Bubba’s Inspection Station” to General Business (GB).
- Item 7.** The Planning Board is requested to consider a zoning map amendment to rezone the property located along N. Rocky River Road and further identified as tax parcel 07-030-001 from Residential Low Density (RLD) to a Conditional Residential District.
- Item 8.** Next Meeting: Wednesday, August 6, 2025
- Item 9.** Adjournment

### ***ATTENTION BOARD MEMBERS:***

**Please contact Kimberly Davis at 704-282-4527 to confirm your attendance. Thank you.**

**cc:** Jeff Wells, Asst. City Manager  
Lisa Stiwinter, Director of Planning and Development  
Richard Long, City Attorney  
Keri Mendler, Senior Planner  
Planning Staff

**MINUTES OF THE  
PLANNING BOARD MEETING**

**June 4, 2025, at 6:00 PM  
City Hall – Council Chambers  
300 W. Crowell Street, Monroe, NC**

Emailed to HR on: 06/05/25

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

Jennifer Smith, Chair, called the June 4, 2025 meeting to order at 6:00 p.m. Kimberly Davis called the roll.

**Members Present:** Jennifer Smith (Chair), Archie Morgan, Maryann Rasberry, Daryle Anderson, Pamela Duda (ETJ Member), Chip Wardwell,

**Members Absent:** John Harris (Alternate)

**Staff Present:** Jeffrey Wells, Asst. City Manager; Lisa Hollowell, Asst. City Manager; Keri Mender, Senior Planner; Megan Brightharp, Planner 1; Richard Long, City Attorney; Terry Sholar, Senior Staff Attorney; Kimberly Davis, Administrative Asst. II;

**Guests:** Brian Medlin; Thomas Loria;

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

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

**Item 4. Approval of Minutes – May 7, 2025.**

**Motion:** Maryann Rasberry made a motion to approve the minutes from May 7, 2025.

**Second:** Archie Morgan

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

**AYES:** Jennifer Smith, Archie Morgan, Maryann Rasberry, Daryle Anderson, Pamela Duda, Chip Wardwell,

**NAYS:** None

**Item 5. Zoning map amendment to rezone the property located at 1913 Steele Street and further identified as tax parcel 09-150-166 from General Industrial (GI) to Residential Low Density (RLD).**

Megan Brightharp, Planner I, presented the proposed zoning map amendment request regarding the property at 1913 Steele Street. The subject property is located north of Steele Street and east of Jones Street. The applicant, Brian Medlin, is requesting to rezone the subject property from General Industrial (GI) to Residential Low Density (RLD). The General Industrial (GI) district is intended to permit light industrial and manufacturing establishments of varying scales and may permit compatible uses. The Residential Low Density (RLD) district is intended to allow for single-family homes on larger lots and may permit compatible uses. The property is currently developed with one residential structure. Property

to the north and east are zoned General Industrial. Property to the south and west are zoned Residential Medium Density. Planning staff believes the request is consistent with the Land Use and Transportation Plan because the proposed rezoning Residential Low Density (RLD) will reestablish a residential use in an area designated for residential development. Planning Staff recommends approval of the rezoning.

The Board had some questions for Megan. In clarifying the difference between low and medium density, low density residential are single family homes with a density of two units per acre. Residential medium density is more inclusive of different types of residential uses with three units per acre. The applicants are not proposing any development, but are wanting to sell the property so they are trying to re-zone it to something more marketable than General Industrial. After a legal review, the applicant did not have to wait a year since they are proposing something less inclusive than what they requested in August.

Brian Medlin, Power of Attorney and family member of the property owners, approached the podium to answer questions. His address is 409 West Windsor Street, Monroe. Their prior request was based on the realtor's recommendation. Many people and businesses were interested, but once they walked the property, they realized the topography did not allow for development past the home's site since the property dropped down to a creek. In order to remodel or add to the single-family home, which is older and needs work, the zoning would need to be changed. There are family members in the smaller lots living in small, single-family homes surrounding the property. This family does not own the land to the right of the property. The only people interested in purchasing the property are wanting to expand or redo the home, but cannot do it under current zoning. On the recommendation of two City Council members, the family decided to rezone to Residential Low Density. The family just wants to sell the property.

**Motion:** Pamela Duda made a motion to recommend adoption of a Resolution Approving Land Use and Transportation Plan Compliance.

**Second:** Archie Morgan

**Action:** The motion to approve passed with the following votes:

**AYES:** Jennifer Smith, Archie Morgan, Daryle Anderson, Pamela Duda

**NAYS:** Maryann Rasberry, Chip Wardwell

**Motion:** Pamela Duda made a motion to recommend adoption of the Ordinance amending Section 157.1.2.1- Official Zoning Map.

**Second:** Archie Morgan

**Action:** The motion to approve failed with the following votes:

**AYES:** Jennifer Smith, Archie Morgan, Pamela Duda

**NAYS:** Maryann Rasberry, Chip Wardwell, Daryle Anderson

Attorney Richard Long counseled that this is a tie and it will still go to City Council as a recommendation. The current zoning is the primary matter and that is all. There should be no speculation on what might or might not happen. There should not be a blanket "no" vote to any amendment. Each property should be considered on its own.

The Board had more discussion regarding the outcome of the vote.

Jeffrey Wells, Assistant City Manager, asked the Board permission to speak. He added, in agreement with Attorney Long's statement, that he believes the reason the State is doing what they are doing is

because of decisions like what just happened. Something meets the requirements of the Land Use Plan and meets the requirements of the Ordinances, but then the Board recommends denial, regardless of whatever it is based on. This happens all over the State and not just here. Word gets back to State Legislators in various ways and that is how House Bill 765 and then Senate Bill 688 is created. That is the big picture and something to keep in mind moving forward.

**Item 6.**        **Basics of Development Regulations (E-Module) by Adam Lovelady, Professor for the School of Government** – Keri Mendler presented a 30-minute E-recording for training and education.

Daryle Anderson expressed gratitude and appreciation for our Law Enforcement officers and that our officer who was recently shot is doing better and is home from the hospital. Jennifer Smith included appreciation for our Fire Department as well.

**Item 7.**        **Next Meeting: Wednesday, July 2, 2025 at 6pm**

**Item 8.**        **Adjournment**

**Motion:**        **Maryann Rasberry made a motion to adjourn.**

**Second:**       **Archie Morgan**

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

**AYES:**        **Jennifer Smith, Archie Morgan, Maryann Rasberry, Daryle Anderson, Pamela Duda, Chip Wardwell,**

**NAYS:**        **None**

The meeting was adjourned at **7:10 p.m.**

*Respectfully Submitted,*

Jennifer Smith, Chair  
**Planning Board**

Kimberly Davis  
**Secretary to the Board**



**STAFF REPORT**

**TO:** Planning Board

**DATE:** July 2, 2025

**FROM:** Lisa Stiwinter, Planning and Development Director

**PREPARED BY:** Megan Brightharp, Planner

**SUBJECT:** Zoning Map Amendment for a portion of the property identified as 219 N. Bivens Road (tax parcel 09-084-035).

**SUMMARY STATEMENT**

Planning Board is requested to consider a zoning map amendment to rezone a portion of the property located at 219 N. Bivens Road and further identified as tax parcel 09-084-035 from General Industrial (GI) to Heavy Industrial (HI).

**REVIEW**

The City of Monroe has received a request from Albert S. Rorie on behalf of Datascope Logistics Park, LLC to rezone a portion of the subject property from General Industrial to Heavy Industrial. The Heavy Industrial (HI) district is intended to permit industrial uses, including heavy industrial uses. Examples of heavy industrial uses include junk yards, concrete plants, lumberyards, and towing yards for vehicles. The property is currently developed with three single family homes.

**AREA CHARACTERISTICS**

Adjoining Land Uses and Zoning District

	<b>Existing Uses</b>	<b>Zoning District</b>
<b>North</b>	Residential	GI, General Industrial
<b>East</b>	Industrial	HI, Heavy Industrial
<b>South</b>	Industrial	HI, Heavy Industrial
<b>West</b>	Vacant	GI, General Industrial

## **LAND USE AND TRANSPORTATION PLAN CONSISTENCY**

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

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

### **PUBLIC NOTIFICATION**

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

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

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### **RECOMMENDATION**

Planning Staff recommends approval of the rezoning.

#### **Approval Actions**

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

#### **Denial Actions**

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

Attachments:  
Attachment 1- Ortho Map  
Attachment 2- Zoning Map  
Attachment 3- Site Plan  
Attachment 4- Future Land Use Map  
Attachment 5- FLUM Description  
Attachment 6- R-2025-XX Approval

Attachment 7- R-2025-XX Denial  
Attachment 8- O-2025-XX Section 157.1.2.1

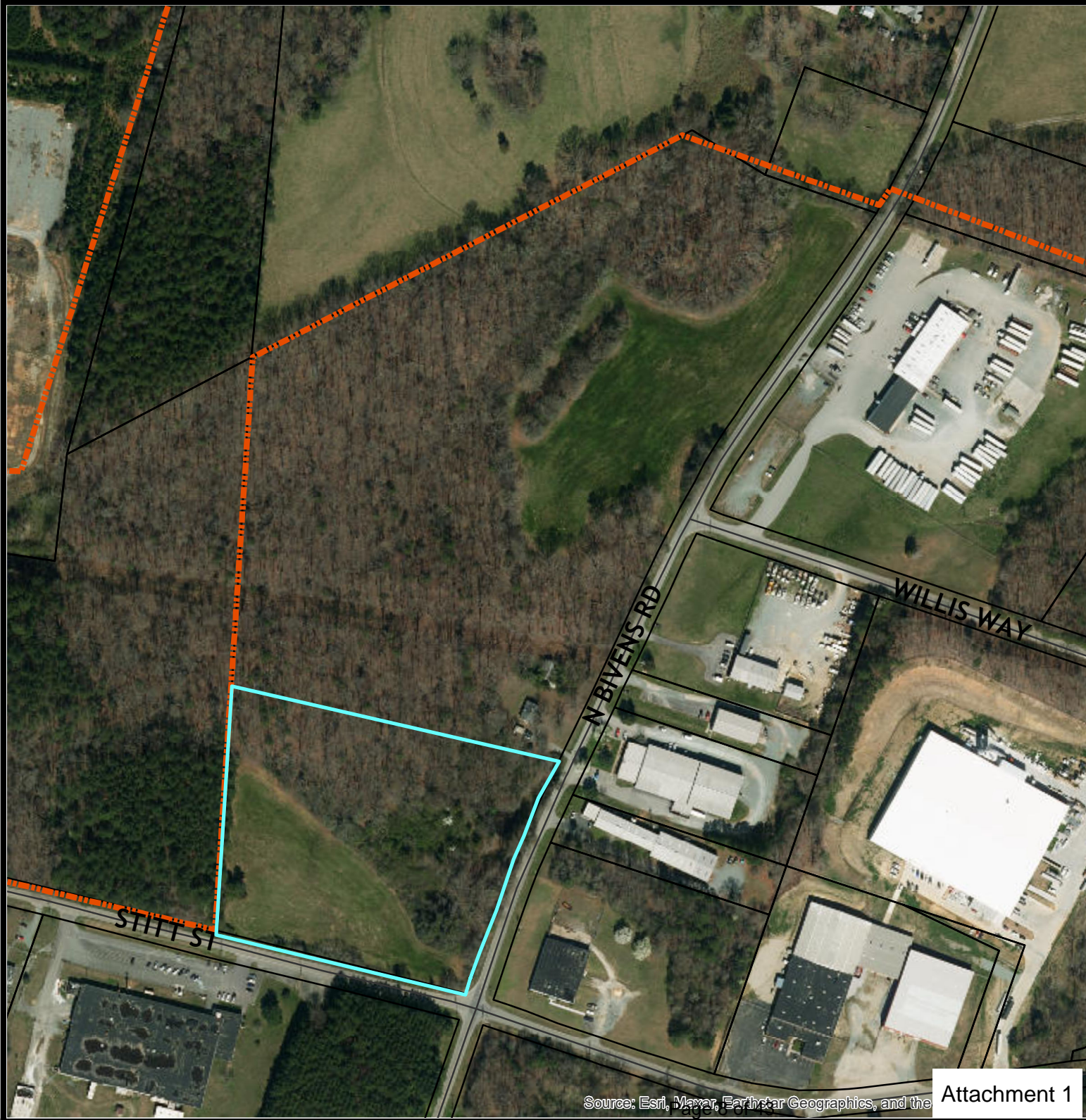
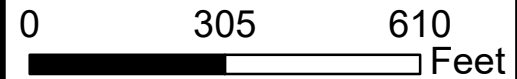
**Ortho Map**  
**PLMA-2025-00226**

**Legend**

- Centerlines
- City Limits
- ▭ Parcels
- ▭ Subject Property

**Owner:**  
**Datascope Logistic Park, LLC**

**Acres: 35.735**



## Zoning Map

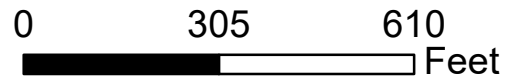
PLMA-2025-00226

### Legend

- Centerlines
- City Limits
- Parcels
- GI
- HI
- Subject Property

**Owner:**  
Datascope Logistic Park, LLC

**Acres: 35.735**



JEREMY D. GILLIARD, PLS

2712 Old Course Rd.  
Monroe, N.C. 28112  
(704)634-2192

PRELIMINARY  
NOT FOR RECORDATION, CONVEYANCES OR SALES.



TAX ID. #09-084-033  
EVELYN K. MASON  
DB. 557 PG. 660

TAX ID. #09-084-041  
EVELYN K. MASON  
DB. 756 PG. 285

TAX ID. #09-084-036A  
CITY OF MONROE  
DB. 8328 PG. 451

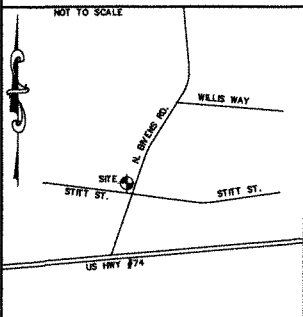
35.735 Acres Total

27.735 Acres  
TAX ID. #09-084-036  
DATASCOPE LOGISTICS PARK, LLC  
P.C. R FILE 677  
DB. 8826 PG. 625

TAX ID. #09-084-036  
CITY OF MONROE  
DB. 8328 PG. 451

8.000 Acres  
PROPOSED AREA TO BE REZONED

LINE	BEARING	DISTANCE
L1	S 32°28'30" W	82.25
L2	S 32°28'30" W	100.00
L3	S 32°28'30" W	100.00
L4	S 27°51'30" W	100.00
L5	S 27°51'30" W	50.00
L6	S 29°08'00" W	115.47
L7	S 23°13'30" W	74.84
L8	S 23°13'30" W	75.00
L9	S 22°22'30" W	100.00
L10	S 12°42'30" W	114.84
L11	S 18°21'30" W	50.00



(DEVELOPER)  
VL PROPERTIES, LLC  
836 UNION STREET SOUTH  
CONCORD, N.C. 28025

THIS IS A SKETCH PLAN FOR THE BENEFIT OF VL PROPERTIES, LLC		
DRAWN JDC	DATE 5/20/2025	(SUBJECT TRACT) 209 N. BIVENS ST. MONROE, N.C. 28110
APPROVED JDC	DATE 5/20/2025	TAX ID. #09-084-035
SCALE 1"=150'	SHEET 1 OF 1	PROJECT NO. 20250520

## Future Land Use Map

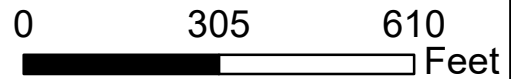
PLMA-2025-00226

### Legend

- Centerlines
- - - - City Limits
- ▭ Parcels
- Industrial
- ▭ Subject Property

**Owner:**  
Datascope Logistic Park, LLC

**Acres: 35.735**



## **Land Use and Transportation Plan Description**

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

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

**R-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 a portion of the property located at 219 North Bivens Road further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Manufacturing, Logistics and Aerospace where industrial is a priority use. The proposed rezoning to the Heavy Industrial (HI) designation would allow industrial uses which would be consistent with the Plan. The proposed rezoning is a reasonable use and in the public interest because the surrounding parcels are zoned General Industrial (GI) and many uses in this district are also permitted in the HI district.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board of the City of Monroe recommends adoption of a Resolution Approving Land Use and Transportation Plan Compliance of the zoning map amendment for a portion of the property with Union County Tax Parcel Number: 09-084-035.

Adopted this 2<sup>nd</sup> day of July, 2025.

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Jennifer Smith, Planning Board Chair

Attest:

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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 a portion of the property located at 219 North Bivens Road further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Manufacturing, Logistics and Aerospace where industrial is a priority use. The proposed rezoning to the Heavy Industrial (HI) designation would allow industrial uses which would be consistent with the Plan. However, this proposal is not a reasonable use or in the public interest because:

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Based on this information, the conditions have changed which justify amending the Land Use and Transportation Plan. As a result of this zoning map amendment 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 a portion of the property with Union County Tax Parcel Number: 09-084-035.

Adopted this 2<sup>nd</sup> day of July, 2025.

\_\_\_\_\_  
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 a portion of the property located at 219 North Bivens Road further identified with parcel ID # 09-084-035 from General Industrial (GI) to Heavy Industrial (HI).

**Section 2.** This Ordinance shall be effective upon adoption.

Adopted this 12<sup>th</sup> day of August, 2025

Attest:

\_\_\_\_\_  
Robert A. Burns, Mayor

\_\_\_\_\_  
Bridgette H. Robinson, City Clerk



**STAFF REPORT**

**TO:** Planning Board

**DATE:** July 2, 2025

**FROM:** Lisa Stiwinter, Director of Planning and Development

**PREPARED BY:** Patrick Blaszyk, Planner

**SUBJECT:** Zoning Map Amendment for the property located at 1505 Morgan Mill Road and further identified as tax parcel 09-189-009

**SUMMARY STATEMENT**

Planning Board is requested to consider a zoning map amendment for the property located at 1505 Morgan Mill Road and further identified as tax parcel 09-189-009 from Conditional District (CD) “Bubba’s Inspection Station” to General Business (GB).

**REVIEW**

The City of Monroe has received a request from Justin Drake to rezone the 1.2 acres from Conditional District (CD) “Bubba’s Inspection Station” to General Business (GB).

The existing Conditional District was approved in 2007 by City Council. The Conditional District (CD) for “Bubba’s Inspection Station” was necessary because the use of an automotive inspection station was not allowed in the General Business (GB) zoning district when this use was proposed in 2007.

The General Business (GB) district is intended to permit commercial establishments of varying scales and may include an individual business on its own parcel or multiple businesses located together as a single parcel. The GB district is designed to accommodate a mixture of commercial, public and institutional and office/medical uses.

This property is currently occupied by a 1,380 square-foot commercial building that was constructed in 1984 and is presently utilized by Bubba’s Inspection Station.

**AREA CHARACTERISTICS**

Adjoining Land Uses and Zoning District

	<b>Existing Uses</b>	<b>Zoning District</b>
<b>North</b>	Residential	General Business (GB)
<b>East</b>	Commercial	General Business (GB)
<b>South</b>	Commercial	General Business (GB)
<b>West</b>	Commercial	General Business (GB)

**LAND USE AND TRANSPORTATION PLAN CONSISTENCY**

The Land Use and Transportation Plan indicates this area as Community Corridor. The Community Corridor area generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, epicenter of the city’s commercial activity, and the spine of the community with critical connections to major employers and activity centers.

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

**PUBLIC NOTIFICATION**

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

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

**RECOMMENDATION**

Planning staff recommends approval of the rezoning request.

**Approval Actions**

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

**Denial Actions**

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

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

## Ortho Map

Case #: PLMA 2025-00236

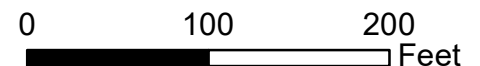
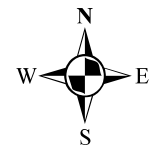
## 1505 Morgan Mill Road

### Legend

- Centerlines
- Parcels
- Subject Property

**Owners: Drake Justin  
Michael Trustee Et Al  
&  
Drake Taylor-Rae  
Trustee**

**Acres: 1.2**



**Attachment 1**

## Zoning Map

Case #: PLMA 2025-00236

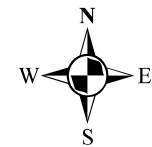
### 1505 Morgan Mill Road

#### Legend

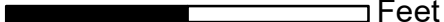
-  CD
-  GB
-  GI
-  Centerlines
-  Parcels
-  Subject Property

**Owners: Drake Justin  
Michael Trustee Et Al  
&  
Drake Taylor-Rae  
Trustee**

**Acres: 1.2**



0 100 200  
Feet



Attachment 2

## Future Land Use Map

Case #: PLMA 2025-00236

### 1505 Morgan Mill Road

#### Legend

— Centerlines

▭ Parcels

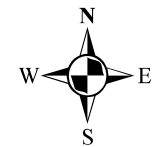
#### Future Land Use Type

■ Community Corridor

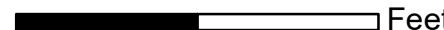
▭ Subject Property

**Owners: Drake Justin  
Michael Trustee Et Al  
&  
Drake Taylor-Rae  
Trustee**

**Acres: 1.2**



0 100 200  
Feet



**Attachment 3**

## **Land Use and Transportation Plan Description**

### **Community Corridor**

The Community Corridor area generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, epicenter of the city's commercial activity, and the spine of the community with critical connections to major employers and activity centers. For this reason, the area's design and performance is important to the entire community. Currently, the corridor is characterized by uncoordinated visual design, uncontrolled curb cuts, and disinvestment. In response, this designation encourages a more unified approach to improving the area's physical environment and economic viability. While linear due to its orientation on US 74, the vision for the Community Corridor is for redevelopment to occur as nodes of activity (preferred with a mixture of uses). This may be achieved by focusing more intense commercial/mixed-use nodes at key intersections with transitional uses as a buffer to adjacent residential areas.

**Attachment 4**

**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 1505 Morgan Mill Road further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Community Corridor, commercial is listed as a priority use in Community Corridor; therefore, it is consistent. The Community Corridor area serves as a primary conduit to downtown, epicenter of the city’s commercial activity, and the spine of the community with critical connections to major employers and activity centers. The proposal is reasonable and in the public interest, because the potential commercial use of the property will be complementary to the other commercial parcels in the area that have frontage along Morgan Mill Road.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Use and Transportation Plan Compliance of the zoning map amendment for the property with Union County Tax Parcel Number: 09-189-009.

Adopted this 2<sup>nd</sup> day of July, 2025.

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Jennifer Smith, Planning Board Chair

Attest:

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Kimberly Davis, Secretary to Planning Board

**Attachment 5**

**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 1505 Morgan Mill Road further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Community Corridor, commercial is listed as a priority use in Community Corridor; therefore, it is consistent. The Community Corridor Area serves as a primary conduit to downtown, epicenter of the city’s commercial activity, and the spine of the community with critical connections to major employers and activity centers. The proposal is reasonable and in the public interest, because the potential commercial use of the property will be complementary to the other commercial parcels in the area that have frontage along Morgan Mill Road. However, this proposal is not a reasonable use or in the public interest because:

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

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Use and Transportation Plan Compliance of the zoning map amendment for the property with Union County Tax Parcel Number: 09-189-009

Adopted this 2<sup>nd</sup> day of July, 2025.

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Jennifer Smith, Planning Board Chair

Attest:

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Kimberly Davis, Secretary to Planning Board

**Attachment 6**

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES  
TITLE XV: LAND USES  
CHAPTER 157: ZONING CODE  
O-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 1505 Morgan Mill Road further identified with parcel ID #09-189-009 from Conditional District (CD) “Bubba’s Inspection Station” to General Business (GB).

**Section 2.** This Ordinance shall be effective upon adoption.

Adopted this 12<sup>th</sup> day of August, 2025

Attest:

\_\_\_\_\_  
Robert A. Burns, Mayor

\_\_\_\_\_  
Bridgette H. Robinson, City Clerk

**Attachment 7**



**STAFF REPORT**

**TO:** Planning Board Members

**DATE:** July 2, 2025

**FROM:** Lisa Stiwinter, Director of Planning and Development

**PREPARED BY:** Megan Brightharp, Planner

**SUBJECT:** Zoning Map Amendment request for property located along N. Rocky River Road (07-030-001)

**SUMMARY STATEMENT**

The Planning Board is requested to consider a zoning map amendment for property located along N. Rocky River Road further identified as tax parcel 07-030-001. The request is to rezone the property from RLD (Residential Low Density) to a Conditional Residential District, using the Residential Medium Density (RMD) cluster standards.

**REVIEW**

The applicant, Perry Croke, is requesting a Conditional District rezoning in order to develop 37 detached single-family homes as an RMD, Residential Medium Density cluster development.

The total area of the project is 13.93 acres with approximately 4.17 acres (30%) of open space. The site is currently zoned Residential Low Density and can currently be developed for single-family residential uses.

**AREA CHARACTERISTICS**

Adjoining Land Uses and Zoning District

	<b>Existing Uses</b>	<b>Zoning District</b>
<b>North</b>	Residential & Vacant	RLD (Residential Low Density) & RC-MX (Regional Corridor Mixed-Use)
<b>East</b>	Residential & Religious Institution	RLD (Residential Low Density) & RC-MX (Regional Corridor Mixed-Use)
<b>South</b>	Residential	RLD (Residential Low Density)
<b>West</b>	Residential	RLD (Residential Low Density)

## REQUIREMENTS

### Proposal

The applicant is requesting a Conditional District rezoning in order to develop 37 detached single-family homes as an RMD, Residential Medium Density, cluster development.

The total area of the project is 13.93 acres with approximately 4.17 acres (30%) of open space. The site is currently zoned Residential Low Density and can currently be developed for single-family residential uses.

### **Density & Dimensional Standards**

The net density of this project is 3.26 units per acre. A cluster development requires at least three different housing types. The applicant has chosen to utilize the Type 1, 2, and 3 single-family residential lots for this development as shown in the table below. No less than 20% and no more than 60% can be provided for one housing type. In addition to the previous limitations, the maximum number of Type 3 lots is 20%, which is seven (7) lots for this development. The applicant has requested to be allowed eight (8) Type 3 lots. The applicant is proposing no changes to the maximum allowed density or required building setbacks.

<b>Type</b>	<b>Lot Size</b>	<b>Minimum Lot Width</b>	<b>Number of Lots</b>	<b>Percentage of Type</b>
Single-Family Residential Type 1	10,000 – 20,000 Square Feet	75'	9	24.3%
Single-Family Residential Type 2	8,000 - 10,000 Square Feet	70'	20	54%
Single-Family Residential Type 3	6,500 – 8,000 Square Feet	60'	8	21.6%

The data below is simply to provide the board with information to compare the proposed density to what is allowed by the zoning ordinance in other residential districts in Monroe.

<b>Zoning District</b>	<b>Maximum Allowable Density</b>
<b>RLD</b>	2 unit/acre
<b>RMD</b>	3 units/acre by-right; 4 units/acre clustering
<b>RHD</b>	10 units/acre

The proposed minimum setbacks are as follows:

- Front: 20-feet
- Corner Side: 15-feet
- Interior Side: 10-feet
- Rear: 10-feet

### **Buffering & Landscaping**

The ordinance requires a 10-foot street yard buffer along the street frontages of all developments. Additionally, the ordinance requires a 25-foot perimeter buffer between the subject property and the RLD, Residential Low Density zoning districts surrounding the project and a 50-foot Perimeter buffer between the subject property and the RC-MX, Regional Corridor Mixed-Use, district to the north of the project. The applicant has requested a deviation from the ordinance requirements to allow a 25-foot landscape buffer between the subject property and the RC-MX district to the north instead of the required 50-foot landscape buffer.

The ordinance requires 10% tree save area. The applicant has complied with this requirement and is proposing approximately 3.10 acres, which exceeds the required 10% tree save area of 1.4 acres. The site was cleared in the Fall of 2021. However, some trees remain. 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 that there are no trees being removed that will require mitigation.

### **Open Space**

The project is required to provide 30% open space, which would equal 4.17 acres. The applicant has provided approximately 4.17 acres, which is 30% of the project area. The open space will include a pocket park and a linear park to include benches, picnic tables, and an area for lawn games as well as a walking path around the perimeter of the site.

### **Elevations**

Applicants of cluster developments must agree to the single-family design standards in the ordinance, which the applicant has agreed to. The developer is proposing the exterior building materials to include fiber cement, stone, or brick.

### **Parking**

The applicant is proposing that all homes will have a 2-car attached garage.

### **Sidewalk**

Five-foot wide sidewalks will be provided along both sides of all interior streets. An 8-foot-wide sidewalk is required along the property frontage on N. Rocky River Road.

### **Stormwater**

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

### **Transportation**

The project is located along N. Rocky River Road, south of Myers road and the Secret short cut Road and N. Rocky River Road intersection. The project will be accessed by one entrance on N. Rocky River Road. The North Carolina Department of Transportation and the City of Monroe did not require a traffic impact analysis for this project; however, the project is required to construct a right turn lane and a left turn lane into this development from N. Rocky River Road.

The applicant has proposed a deviation from the City of Monroe Standard Specification and Detail Manual to allow the use of “eye-brow” intersections. The Engineering Department recommends a residential cul-de-sac with a planted island or concrete island per Detail 02.01.08 in lieu of the eyebrow intersection that does not meet the minimum standards of the Detail Manual. The requested deviation will be taken before the Public Safety Committee on July 8, 2025.

### **Water and Sewer**

The City of Monroe Water Resources Department has confirmed that the City of Monroe currently has water and sewer capacity to serve the project, based on the current sewer capacity, flow projections, and planned capital improvements.

### **Schools**

The proposed 37-lot residential development will be within the following school attendance areas for the current school year:

<b>School Name</b>	<b>2024-2025 40th day ADM</b>	<b>Student Capacity</b>	<b>Building Utilization</b>
<b>Elementary: Porter Ridge Elementary</b>	<b>750</b>	<b>688</b>	<b>109%</b>
<b>Middle: Piedmont Middle School</b>	<b>983</b>	<b>988</b>	<b>99.5%</b>
<b>High: Piedmont High School</b>	<b>1274</b>	<b>1600</b>	<b>79.6%</b>

The proposed project is expected to adversely affect school enrollments.

### **LAND USE AND TRANSPORTATION PLAN CONSISTENCY**

The Land Use and Transportation Plan indicates this area is Suburban. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods. Multimodal connectivity between neighborhoods and to nearby centers also should be emphasized. Strategic

connections to the off-street multi-use trail network are preferred and open space should be preserved in both active and passive forms within neighborhoods.

Single-family uses are listed as a priority use in this character area. The density for suburban residential is 2-4 units per acre. The proposed project is consistent with the Future Land Use Plan.

### **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.
3. The applicant will hold a neighborhood meeting to discuss the proposed project with interested community members prior to the public hearing.

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### **RECOMMENDATION**

Staff recommends approval of the rezoning to Conditional Residential.

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

#### **Approval Actions**

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

#### **Denial Actions**

1. Motion to recommend adoption of 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. Ortho Map
2. Zoning Map
3. RMD Cluster Development Standards
4. Site Plan
5. Tree Survey

6. Elevations
7. Future Land Use Map
8. Future Land Use Description
9. Approval Resolution
10. Denial Resolution
11. Ordinance 157.1.2.1

Prepared: 06/16/2025



**STAFF REPORT**

**TO:** Planning Board Members

**DATE:** July 2, 2025

**FROM:** Lisa Stiwinter, Director of Planning and Development

**PREPARED BY:** Megan Brightharp, Planner

**SUBJECT:** Zoning Map Amendment request for property located along N. Rocky River Road (07-030-001)

**SUMMARY STATEMENT**

The Planning Board is requested to consider a zoning map amendment for property located along N. Rocky River Road further identified as tax parcel 07-030-001. The request is to rezone the property from RLD (Residential Low Density) to a Conditional Residential District, using the Residential Medium Density (RMD) cluster standards.

**REVIEW**

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The total area of the project is 13.93 acres with approximately 4.17 acres (30%) of open space. The site is currently zoned Residential Low Density and can currently be developed for single-family residential uses.

**AREA CHARACTERISTICS**

Adjoining Land Uses and Zoning District

	<b>Existing Uses</b>	<b>Zoning District</b>
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<b>South</b>	Residential	RLD (Residential Low Density)
<b>West</b>	Residential	RLD (Residential Low Density)

## Ortho Map

PLMA-2024-00121

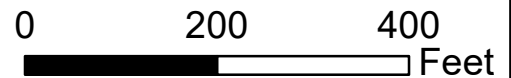
### Legend

- Centerlines
- Parcels
- Subject Property

**Existing:**  
RLD (Residential Low Density)

**Owner:**  
Perry Crooke

**Acres: 13.93**



**Zoning Map**  
**PLMA-2024-00121**

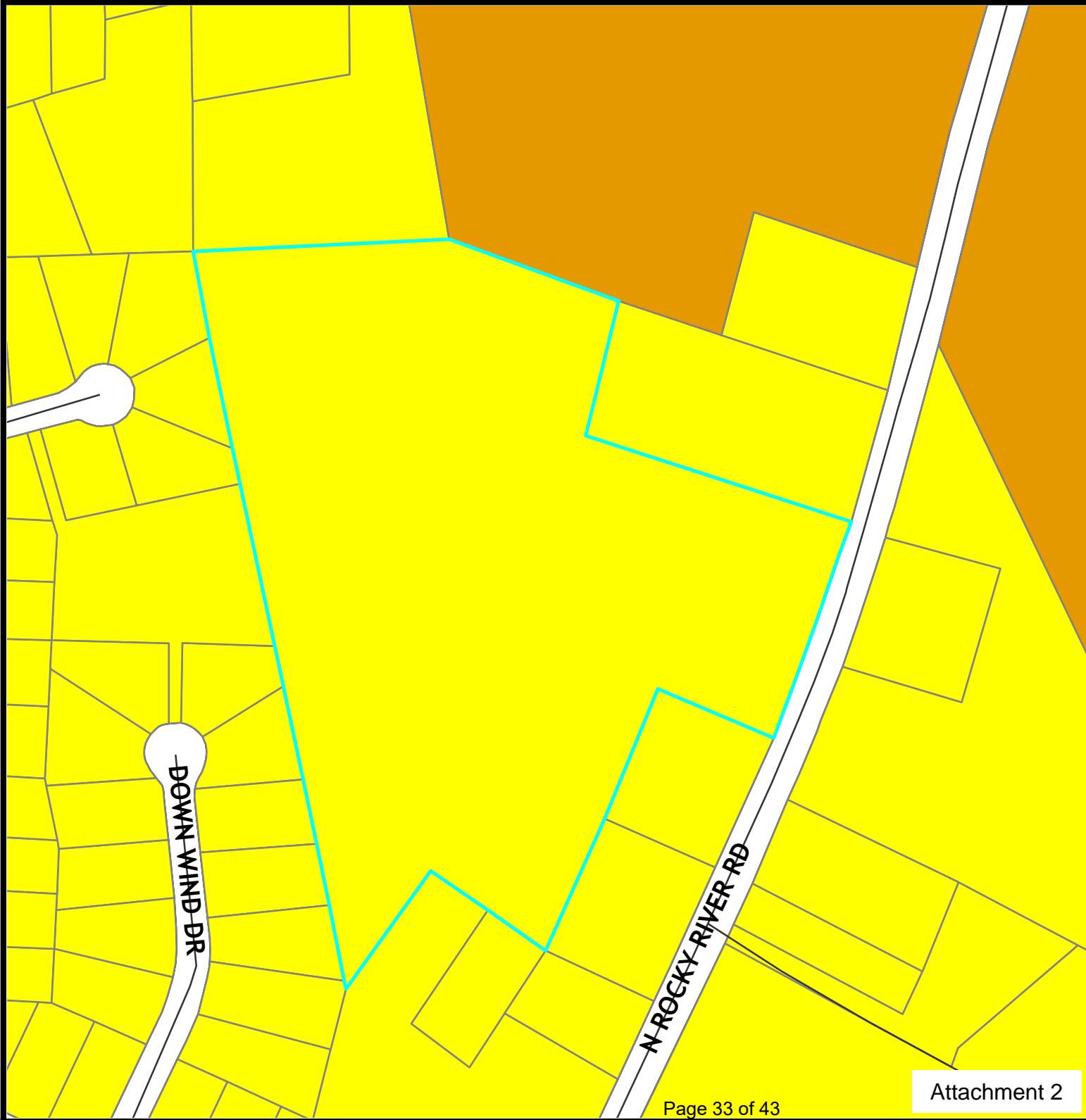
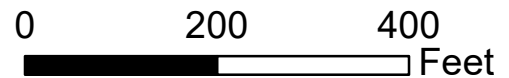
**Legend**

- Centerlines
- Parcels
- RC-MX
- RLD
- Subject Property

**Existing:**  
RLD (Residential Low Density)

**Owner:**  
Perry Crooke

**Acres: 13.93**



#### 4.2.3. RMD – RESIDENTIAL MEDIUM DENSITY

- A. **Intent.** The Residential Medium Density (RMD) district is intended to implement the suburban land use character area as defined in the Forward Monroe plan. RMD allows for a neighborhood development pattern and is intended to allow for a mix of housing types, including single family detached, townhouses/attached single family, and may permit compatible uses as permitted in Section 7: Permissible Uses and Standards.
- B. **Standards.** The standards that apply to RMD districts, which are intended to promote a neighborhood development pattern, including a mixture of single family detached and attached homes, are defined in Table 4.2.3. below.
- C. **Density.** Maximum permitted density is three (3) dwelling units per acre, by-right. A maximum four (4) dwelling units per acre may be approved if an applicant qualifies for Cluster Development.
- D. **Cluster Development.** Cluster development within the RMD district is permitted if an applicant consents in writing to the single-family design guidelines as defined in Section 8.7.2: Single Family Design Guidelines. Cluster development shall be a minimum five (5) acres in size. Cluster development allows an applicant to qualify for reduced minimum lot sizes per Table 4.2.3.1 and an increase in permitted density to a maximum of four (4) dwelling units per acre. In accordance with Section 3.4.15: Major Subdivision Preliminary Plat, cluster developments shall meet all requirements for a subdivision, site plan and all other applicable City ordinances and this UDO. A cluster development shall be reviewed as a Conditional Rezoning as outlined in section 4.6 “Conditional Zoning” following the Zoning Map Amendment process outlined in section 3.4.6 “Zoning Map Amendment (Rezoning)”.
  - 1. **Open Space.** Cluster developments shall designate at least 30% of the site for contiguous open space as defined in Section 8.8.E. The locations of the open space shall be reviewed at the time of rezoning and be dependent upon the internal layout of the project and the adjacent uses. Where properties do not require rezoning, open space shall be reviewed as part of the subdivision preliminary plat. Internally located open space may be needed to compliment a conservation subdivision form, while perimeter open space may be needed to provide a transition or separation from an adjacent lower density residential or agricultural use. Open space areas may be used for the buffering required in Section 4.2.3.D.4 of this UDO.

2. **Connectivity.** Neighborhoods are to be interconnected and connect to adjacent neighborhood. Flexibility for connections shall be provided to preserve on-site environmental resources and preservation areas. Internal connections shall occur through streets and multimodal connections.
3. **Mixture of Housing (Lot) Types.** Each cluster development shall contain at least three (3) different housing types from Table 4.2.3.1. No less than 20% and no more than 60% should be provided of one housing type or lot size out of the housing types to be provided:

Table 4.2.3.1. Mix of Housing Types

Type	Lot Size	Minimum Lot Width	Lot Arrangement/Placement
Perimeter Lot/Estate House	20,000 Square Feet - 1 Acre	150'	
Single-Family Residential Type 1	10,000 – 20,000 Square Feet	75'	
Single-Family Residential Type 2	8,000 - 10,000 Square Feet	70'	Internal to site (i.e. not on periphery of boundary of development)
Single-Family Residential Type 3	6,500 – 8,000 Square Feet	60'	Internal to site; no more than 20% of the total housing units
Single-Family Attached Residential	N/A for single-family attached (townhome – 3 or more attached units) and two family residential duplex/villa (2 attached units).		Internal to site; no more than 20% of the total housing units

4. **Buffering.** See Section 8.3.







## Future Land Use Map

PLMA-2024-00121

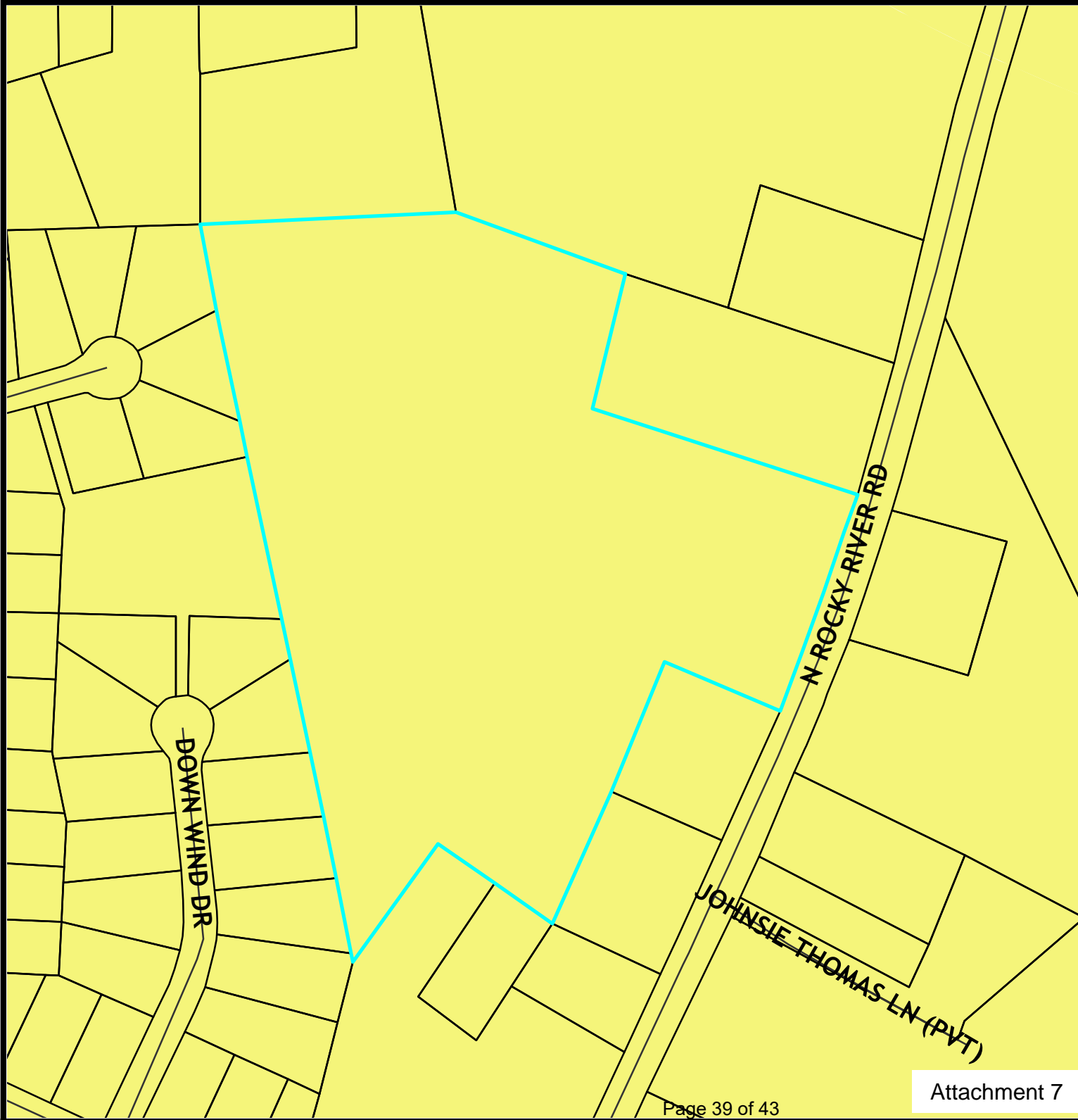
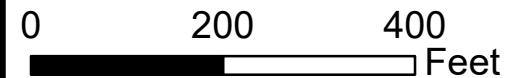
### Legend

- Centerlines
- Parcels
- Suburban
- Subject Property

**Existing:**  
RLD (Residential Low Density)

**Owner:**  
Perry Crooke

**Acres: 13.93**



Attachment 7

## **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.

**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 along N. Rocky River Road further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Suburban where residential is a priority uses. The proposed rezoning to Conditional Residential would allow for a mixture of housing types and lot sizes, which would be consistent with the Plan. The proposed rezoning is a reasonable use and in the public interest, because the subject property is located along a major thoroughfare where higher density projects may locate.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board of the City of Monroe recommend adoption of a Resolution Approving Land Use and Transportation Plan Compliance of the zoning map amendment for property with Union County Tax Parcel Number: 07-030-001.

Adopted this 2<sup>nd</sup> day of July, 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 along N. Rocky River Road further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Suburban where residential is a priority uses. The proposed rezoning to Conditional Residential would allow for a mixture of housing types and lot sizes, which would be consistent with the Plan. However, this proposal is not a reasonable use or in the public interest because:

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

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board of the City of Monroe recommend adoption of the Resolution Denying Land Use and Transportation Plan Compliance for property with Union County Tax Parcel Number: 07-030-001.

Adopted this 2<sup>nd</sup> day of July 2025.

\_\_\_\_\_  
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 along N. Rocky River Road further identified with parcel ID # 07-030-001 from RLD, Residential Low Density to Conditional Residential.

**Section 2.** This Ordinance shall be effective upon adoption.

Adopted this 12<sup>th</sup> day of August, 2025

Attest:

\_\_\_\_\_  
Robert A. Burns, Mayor

\_\_\_\_\_  
Bridgette H. Robinson, City Clerk