

PLANNING BOARD MEETING

Wednesday, August 6, 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 – July 2, 2025
- Item 5.** Planning Board is requested to consider a Zoning Text Amendment to section 157.6.3.2.1.H, titled *Permissible Use Table*.
- Item 6.** Planning Board is requested to consider a Zoning Text Amendment to section 157.8.4.3, titled *Parking Design Standards*.
- Item 7.** Next Meeting: Wednesday, September 3, 2025
- Item 8.** 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**

**July 2, 2025, at 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC**

Emailed to HR on: 07/03/2025

Item 1. Call to Order - Roll Call

Jennifer Smith, Chair, called the July 2, 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; John Harris (Alternate);

Members Absent: None

Staff Present: Jeffrey Wells, Asst. City Manager; Doug Britt, Asst. Planning & Dev. Director; Keri Mendler, Senior Planner; Megan Brightharp, Planner 1; Patrick Blaszyk, Planner 1; Kimberly Davis, Administrative Asst. II;

Guests: Matt Kiker; Justin and Taylor Drake; Albert Rorie; Austin Kinney; Robin Holland; Stephen Davis; Frank Craig, PE; Perry Crooke;

Item 2. Pledge of Allegiance and Moment of Silence

Item 3. Conflicts of Interest- None noted.

Item 4. Approval of Minutes – June 4, 2025.

Motion: Pamela Duda made a motion to approve the minutes from June 4, 2025.

Second: Archie Morgan

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

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

NAYS: None

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).

Megan Brightharp, Planner I, presented the proposed zoning map amendment request regarding a portion of the property at 219 North Bivens Road. The subject property is located at the northwest corner of Stitt Street and North Bivens Road. 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. The applicant is proposing to rezone eight acres of the subject property. 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. Planning Staff recommends approval of the rezoning.

The Board had some questions for Megan. There are three houses already on the parcel and would be considered grandfathered in. The only house that would be affected is the one house within the eight acres portion. Should this be approved and they move forward, the applicant would be required to submit a tree survey as part of the development plans to identify any trees they are removing and that they would be able to meet the tree preservation standards.

Albert Rorie, at 3120 South Rocky River Road, Monroe, is a real-estate agent working on behalf of DL Properties who is buying the property and Datascope who currently owns the property. They are trying to put a concrete plant on the eight acres. The rest of the property is zoned properly for their intended use. Mr. Lopez, of DL Properties, would like to move other businesses onto the property- a granite countertop business and offices along with a warehouse. Datascope decided to sell rather than develop the land. There is a total sale of thirty-five acres, but they only need five acres for the concrete plant and they are buffering it. No one is living on the property anymore. No trees will be removed at this time and a lot of it is cleared already.

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

Second: Chip Wardwell

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

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

NAYS: None

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

Second: John Harris

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

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

NAYS: None

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).

Patrick Blaszyk, Planner I, presented the proposed zoning map amendment request regarding the property at 1505 Morgan Mill Road. 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. 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. The subject property is located to the northeast of Morgan Mill Road, is 1.2 acres in size and is owned by Justin and

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

The Board had some questions for Patrick. The property is currently used and will continue to be used for car inspections. If it is rezoned to General Business and approved by City Council, any uses under the General Business will be allowed at this location.

Justin Drake, from 2012 Donovan Drive, Matthews, has owned this property since 2007. He wants to expand his business since State inspections keep changing laws and he wants to have another profitable business up and running just in case. Bubba's Inspection Station will stay, but he will build a Line-X facility beside it. Line-X does spray-on bedliners and sells tool boxes and truck accessories among other items.

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

Second: John Harris

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

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

NAYS: None

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

Second: Jennifer Smith

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

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

NAYS: None

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.

Megan Brightharp, Planner I, presented the proposed zoning map amendment request regarding the property located along N. Rocky River Road. The subject property is located west of North Rocky River Road. 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 site is currently zoned Residential Low Density and can currently be developed for single family residential uses. The subject property is zoned RLD as are the parcels to the immediate east, south and west. To the north of the property, the orange shows the adjacent property is zoned RC-MX (Regional Corridor Mixed-Use). Cluster developments are permitted if an applicant consents in writing to the single-family design guidelines. Cluster developments allow applicants to qualify for reduced minimum lot sizes and an increase in the permitted density to a maximum of four dwelling units per acre and are required to be reviewed as a Conditional rezoning. Cluster developments are required to provide 30% open space, connectivity and a mixture of housing lot types.

Shown on your screen is a table of the mixture of housing types that the applicants have to choose from. The net density of this project is 3.26 units per acre. A Cluster development has a maximum density of 4 units per acre and 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. 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. Shown on your screen is the proposed site plan. At the top, in green, is the single-family residential Type 1 that has a minimum lot size of 10,000 square feet and a minimum lot width of 75-feet. They are proposing nine of the Type 1 lots which would be 24.3% of the total number of lots proposed. The squares shown in red are the single-family residential Type 2 with a minimum lot size of 8,000 square feet and a minimum lot width of 70-feet. They are proposing twenty of the Type 2 lots which would be 54% of the total number of lots proposed. Shown in the orange, in the middle of the site, are the single-family residential Type 3 lots with a minimum lot size of 6,500 square feet and a minimum lot width of 60-feet. They are proposing eight of the Type 3 lots, which would be 21.6%. They ask for a deviation from the ordinance standards to develop eight of the Type 3 lots instead of seven.

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 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.

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.

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 project is located along N. Rocky River Road, south of Myers Road and Secrest 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. Shown at the top of the site plan is an example of the “eye-brow” intersections that they are proposing.

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.

The proposed project is expected to adversely affect school enrollments for the following schools: Porter Ridge Elementary, Piedmont Middle School and Piedmont High School.

The ordinance requires a 10% tree-save area. The tree-save area is shown with the red hatch lines. The applicant has complied with this requirement and has proposed approximately 3.1 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 depicts all trees on the site that were graded in 75 inches in circumference and trees 25 inches in circumference or greater within the required buffer areas. There was a typo that no trees were to be removed, but the developer has identified that there are 9 trees 75 inches in circumference to be removed and there are no trees exceeding 25 inches in circumference within the required buffer areas to be removed.

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. The applicant is proposing that all homes will have a two-car attached garage. They have met the residential design standards. 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 Land Use Plan.

In conclusion, the applicant has requested the following deviations: use of a Type 3 buffer while abutting the RC-MX District to the north of the project; allot 8- Type 3 lots instead of the maximum of 7 lots; and permission to use “eyebrow” intersections. Staff recommends approval of the rezoning to Conditional Residential.

The Board had some questions for Megan. No traffic study was done for this project since this is less than two-hundred homes. The lowest area on the property will be a water retention area. The Fire Department did a review and have concerns about the proposed “eyebrow” intersections. As far as getting emergency vehicles in and out of the neighborhood, this will be discussed at the Public Safety Committee Meeting. This will increase the school’s capacity and adversely affect school enrollments. The applicant is required to provide information about the lot sizes. The design standards do not require they propose any minimum house sizes; however, Planning Board can request that that information be provided. There are no deviations from the RMD setbacks so the homes will have to meet the 20-ft front yard setback, the 10-ft side and rear yard setback and the 15-ft side setback for corner lots.

The Board Members, both individually and as a Board, expressed their concerns on the following multiple issues and deviations: thirty-seven homes on nine acres, traffic in and around neighborhood, reduced buffer on northeast corner, “eye-brow” intersections instead of cul-de-sacs, increased school capacity, parking, large homes on smaller acreage, having more “executive” homes, and an obligation and responsibility to keep the character of Monroe.

Stephen Davis, at 2747 Rolling Hills Drive, approached the podium to answer questions. Franklin Craig, at 2543 Glen Eagles Drive, Gastonia, is a Civil Engineer consultant for the owners and is also available

for questions. The homes will be between 3,000-4,000 square feet. There will be 3.26 houses per acre. All houses will have side garages. The price point is \$600,000-\$800,000 houses. They are willing to turn the “pocket park” into additional parking for the neighborhood. Reducing the number of homes does not give them the ability to afford to provide the infrastructure necessary. They have reduced the number of homes to thirty-seven although fifty-three homes were already approved by the Planning Board.

Motion: Jennifer Smith made a 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.

Second: Pamela Duda

Action: The motion to deny passed with the following votes:

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

NAYS: None

Motion: Jennifer Smith made a motion to recommend denial of the zoning map amendment.

Second: Daryle Anderson

Action: The motion to deny passed with the following votes:

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

NAYS: None

Item 8. Subdivision Data Discussion

The Planning Board discussed the Planning Department spreadsheet and the handout from Pamela Duda regarding development status of projects and subdivisions within the City of Monroe.

Item 9. Next Meeting: Wednesday, August 6, 2025 at 6pm

Item 10. Adjournment

Motion: Archie Morgan made a motion to adjourn.

Second: Pamela Duda

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

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

NAYS: None

The meeting was adjourned at 7:25 p.m.

Respectfully Submitted,

Jennifer Smith, Chair
Planning Board

Kimberly Davis
Secretary to the Board



STAFF REPORT

TO: Planning Board
DATE: August 6, 2025
FROM: Lisa Stiwinter, Director of Planning and Development
PREPARED BY: Patrick Blaszyk, Planner
SUBJECT: Zoning Text Amendment Request to the Unified Development Ordinance (UDO)

SUMMARY STATEMENT

Planning Board is requested to consider a zoning text amendment to Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 6.3.2.1.H: Permissible Use Table.

REVIEW

William and Kristen Batts have requested the Planning Board consider a text amendment to Section 6.3.2.1.H: Permissible Use Table of the Unified Development Ordinance. The purpose of the text amendment is to add additional language permitting tattoo parlors and body piercing establishments in the Concord Avenue Overlay District, Subdistrict B.

Currently, the use of tattoo parlors or body piercing establishments is not permitted in any of the Subdistricts in the Concord Avenue Overlay District. A Tattoo and Piercing Establishment is defined as any establishment in which tattooing or piercing is carried out.

The Concord Avenue Overlay District is intended to improve safety and aesthetics in the Concord Avenue area identified in the Concord Avenue Master Plan. Some of the primary objectives of this plan are to promote private investment and beneficial redevelopment of the Concord Avenue area, and create a suitable environment for compact, pedestrian-oriented, mixed-use development where business, office, retail, and residential uses are located in close proximity to one another.

RECOMMENDATION

Planning staff recommends approval of the presented text amendment.

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

APPROVAL	DENIAL
1. Motion to adopt Resolution <i>Approving</i> 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 the resolution	1. Motion to adopt Resolution <i>Denying</i> 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 the resolution
2. Motion to adopt the Ordinance amending Code of Ordinances-Title XV: Land Usage, Chapter 157: Section 6.3.2.1.H CA-O District Permissible Use Table	2. Motion to deny the zoning text amendment

Attachments:

1. Approval Resolution: R-2025-xx
2. Denial Resolution: R-2025-xx
3. O-2025-xx

**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 text amendment to amend Chapter 157, Section 6.3.2.1.H: *Permissible Use Table* is consistent with the Concord Avenue Area Master Plan because the plan states the Concord Avenue area will promote private investment to create a pedestrian-oriented, mixed-use area where business and residential uses will be located in close-proximity to each other. Allowing additional uses in the Concord Avenue Overlay District will encourage private investment and promote mixed-use development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Concord Avenue Area Master Plan Compliance to amend Section 6.3.2.1.H: *Permissible Use Table*

Adopted this 6th day of August, 2025

Jennifer Smith, Planning Board Chair

Attest:

Kimberly Davis, Secretary to the Planning Board

Attachment 1

**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 text amendment to amend the Chapter 157, 6.3.2.1.H: *Permissible Use Table* is not consistent with the Concord Avenue Area Master Plan because _____

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Concord Avenue Area Master Plan Compliance to amend Section 6.3.2.1.H: *Permissible Use Table*

Adopted this 6th day of August, 2025

Jennifer Smith, Planning Board Chair

Attest:

Kimberly Davis, Secretary to the Planning Board

Attachment 2

**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 §157.6.3.2.1.H “Permissible Use Table” as follows:

Table 6.3.2.1. Permissible Uses Table

<i>PERMISSIBLE USES IN THE CA-O DISTRICT</i>				
<i>Use Type</i>	<i>Sub-District A</i>	<i>Sub-District B</i>	<i>Sub-District C</i>	<i>Sub-District D</i>
Tattoo parlor or body piercing establishment	-	-P	-	-

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 23rd day of September, 2025

Attest:

 Robert A. Burns, Mayor

 Bridgette H. Robinson, City Clerk

Attachment 3



STAFF REPORT

TO: Planning Board
DATE: August 6, 2025
FROM: Lisa Stiwinter, Planning and Development Director
PREPARED BY: Keri Mendler, Senior Planner
SUBJECT: Zoning Text Amendment to Section 157.8.4.3 titled “Parking Design Standards” of the Unified Development Ordinance (UDO).

SUMMARY STATEMENT

Planning Board is requested to consider a zoning text amendment to Code of Ordinances - Title XV: Land Usage, Chapter 157, Section 8.4.3 titled “Parking Design Standards”.

REVIEW

Planning Board is requested to consider a text amendment to section 8.4.3 titled *Parking Design Standards*. The purpose of this text amendment is to reduce the required drive aisle for one-way parking aisles.

The current ordinance requires 20-foot-wide drive aisles for one-way traffic, which contributes to excessive pavement, increased impervious surface area, and greater potential for stormwater runoff. Staff recommends reducing the required width for drive aisles serving parallel and angled parking to a range of 12 to 15 feet, depending on the parking angle. These numbers have been proposed through research of past city policies as well as other North Carolina communities.

RECOMMENDATION

Planning staff recommends approval of the text amendment.

Planning Board will need to take the following action:

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
2. Motion to adopt the Ordinance amending Code of Ordinances-Title XV: Land Usage, Chapter 157: Section 8.4.3	2. Motion to recommend <i>denial</i> of the zoning text amendment

Attachments:

1. R-2025-XX Approval
2. R-2025-XX Denial
3. O-2025-XX

**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 text amendment to amend the Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 8.4.3 Parking Design Standards is consistent with the Land Use and Transportation Plan because the Plan states Monroe will be a vibrant community that will be a great place to live and work. The proposed text amendment reduces the amount of impervious area required for developments that contribute to additional stormwater runoff and heat generation thus improving quality of life as new developments occur.

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 to amend Section 8.4.3 Parking Design Standards.

Adopted this 6th day of August, 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 text amendment to amend the Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 8.4.3 *Parking Design Standards* is not consistent with the Land Use and Transportation Plan because:

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 to amend Section 8.4.3 *Parking Design Standards*.

Adopted this 6th day of August, 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:

TEXT AMENDMENT

Section 1. Amend Table 8.4.2 titled “**Parking Area Dimensional Standards Table**” as follows:

Type of Parking Angle	Minimum Drive Aisle Width (Feet)	
Angle of Parking	One-Way	Two-Way
0 Degrees (Parallel)	20 12	20
30 Degrees	20 12	22
45 Degrees	20 12	22
60 Degrees	20 15	24
90 Degrees (Head-In)	20	24
Entrance/Exit	20	24

Section 2. This Ordinance shall be effective upon adoption.

Adopted this ____ day of _____, 2025.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk