

# **PLANNING BOARD MEETING**

**Wednesday, October 1, 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 – August 6, 2025
- Item 5.** Planning Board is requested to consider the annexation of .70 acres located along Lancaster Avenue and further identified with parcel ID numbers 09-321-012 90, 09-321-011 90, and 09- 321-010 90.
- Item 6.** Planning Board is requested to consider a zoning map amendment to rezone a portion of the property located at 517 Maple Hill Road and further identified as tax parcel 09-213-022 from Regional Corridor- Mixed Use (RC-MX) to Rural Residential (RR).
- Item 7.** Planning Board is requested to consider a zoning map amendment to rezone the property located at 124 Baucom Deese Road and further identified as tax parcel 09-174-013C from Regional Corridor Mixed-Use (RC-MX) to Residential Low Density (RLD).
- Item 8.** Next Meeting: Wednesday, November 5, 2025 at 6:00pm
- 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  
Planning Staff

**MINUTES OF THE  
PLANNING BOARD MEETING**

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

Emailed to HR on: 8/7/25

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

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

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

**Members Absent:** Maryann Rasberry; John Harris (Alternate);

**Staff Present:** Jeffrey Wells, Asst. City Manager; Keri Mendler, Senior Planner; Patrick Blaszyk, Planner 1; Kimberly Davis, Administrative Asst. II;

**Guests:** William and Kristen Batts, Robin Holland

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

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

**Item 4. Approval of Minutes – July 2, 2025.**

**Motion:** Pamela Duda made a motion to approve the minutes from July 2, 2025.

**Second:** Archie Morgan

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

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

**NAYS:** None

**Item 5. Planning Board is requested to consider a Zoning Text Amendment to section 157.6.3.2.1.H, titled *Permissible Use Table*. 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.**

Patrick Blaszyk, Planner I, presented the proposed zoning text amendment. 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. Currently, the use of tattoo parlors or body piercing establishments is not permitted in any of the Subdistricts in the Concord Avenue Overlay District. Some of the primary objectives of the Concord Avenue Master Plan are to 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. Planning staff recommends approval of the proposed text amendment.

The Board had some questions for Patrick. This proposal does not include the downtown area, but only Subdistrict B in the Concord Avenue Overlay District, Subdistrict B. Patrick then showed a map of this specific area. This District is off of Concord Avenue, extends through West Roosevelt Boulevard and borders Patton Avenue as well as Miller Street. A, B, C and D areas within the Concord Avenue Master Plan. Each of the different districts are tied to the Master Plan and display a large variety of uses, such as residential and commercial being in close proximity to one another. There is no industrial in the Concord Avenue. Tattoo parlors are allowed in the general business zoning district which is primarily located along Highway 74.

Keri Mendler, Senior Planner, explained that the Concord Avenue Overlay District was established in 2018. It was established from a small area plan that was done in 2015 in order to revitalize the area. The purple/pink color along Kerr Street indicates an area slated for a Main Street similar to downtown. This is in order to spur economic development where retail/restaurants are on the bottom floor and some residential on the top floor. The blue color indicates a mixed commercial/mixed use. The orange indicates predominantly residential areas. These are thriving, healthy communities in which we are trying to preserve as residential. The darker blue color is the larger scale developments, such as the shopping center which includes bigger box stores along Skyway and the ramp off of 74. In the old city-wide Code, before 2022, tattoo parlors were treated as a taboo use and they were very highly restricted as to where they could go. This carried forward in the Concord Avenue Overlay District. With the new Code, tattoos are pretty common and less taboo so that is why, in the new Code, they are not as restricted. This is a small area so that is one reason they were originally not allowed. Zoning does not get involved with quotas as to the number of salons or parlors in a particular area. There may be distance requirements at times, but that is not the case here. If it was approved by City Council, then it will be an approved use within that area.

Kristen “Shay” and William Batts, 9510 Edwards Place, Mint Hill, approached the podium for questions. They own the property they are using at 1628 Secrest Shortcut Road. They purchased it five years ago and remodeled it. They have also had a barbershop in Matthews for the last twenty-one years. At the Monroe location, they offer cosmetic tattooing, such as scalp micropigmentation services and permanent makeup. (They presented pictures to the Board members to show the property and the services they provide.) They did not realize to check the zoning because Mr. Batts has been permitted for tattooing in Matthews for five years. When the fire department came to do the fire inspection that is when he was made aware that he needed to look into the zoning. These procedures have only been done in the last fifteen years and they are the only ones in the area providing these services. They have to be zoned as a tattoo parlor because he uses a tattoo machine and needle. The applicant added that, two miles from his property, there is a tattoo shop on Highway 74 and he was not sure if that made a difference to the Board.

Robin Holland, from 2734 Rolling Hills Drive, Monroe, asked to approach the podium to speak. She asked if there was a zoning that could be done specifically for that property, such as a variance, as opposed to making a blanket decision.

Patrick Blaszyk explained that, within the Concord Avenue Overlay District, zoning cannot be applied for by a member of the public, but can only be applied for by the Planning Board or City Council. It is different from a regular rezoning process.

**Motion: Pamela Duda made a Motion to adopt Resolution Approving Land Use and Transportation Plan compliance with the additional request to the owners that they agree to have the correct limitations with distance or number of similar facilities**

and will work with staff to accomplish this. Authorization for staff to draft the resolution based on the reason(s) provided and authorization for the Chair to sign the resolution.

**Second:** Chip Wardwell

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

**AYES:** Archie Morgan, Daryle Anderson, Pamela Duda, Chip Wardwell

**NAYS:** Jennifer Smith

**Motion:** Pamela Duda made a 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

**Second:** Archie Morgan

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

**AYES:** Archie Morgan, Daryle Anderson, Pamela Duda, Chip Wardwell

**NAYS:** Jennifer Smith

**Item 6.** Planning Board is requested to consider a Zoning Text Amendment to section 157.8.4.3, titled “Parking Design Standards.”

Keri Mendler, Senior Planner, presented the proposed zoning text amendment request. 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, including Indian Trail, Burlington and Raleigh. They were all fairly consistent with previous City policies. With parallel parking, they are proposing a 12-foot drive aisle. 30-degree, 45-degree and 60-degree parking would also be the 12–15-foot range. They are not proposing any changes for a 90-degree head-in parking because drivers would need more space to maneuver a vehicle. (She displayed some visual references on the screens.)

The Board had some questions for Keri Mendler. The proposed changes only refer to newly constructed, one-way traffic parking lots and not to the width of roads or parking spaces.

**Motion:** Archie Morgan made a motion to adopt Resolution recommending approval of the Land Use and Transportation Plan compliance.

**Second:** Chip Wardwell

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

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

**NAYS:** None

**Motion:** Archie Morgan made a motion to adopt the Ordinance amending Code of Ordinances-Title XV: Land Usage, Chapter 157: Section 8.4.3.

**Second:** Chip Wardwell

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

**AYES: Jennifer Smith, Archie Morgan, Daryle Anderson, Pamela Duda, Chip Wardwell**  
**NAYS: None**

**Daryle Anderson made a statement that, on Monday morning, fellow officers, the Fire Chief and firefighters, and the community welcomed back the officer that had gotten shot on duty. He said that it was “heartwarming” and “showed Monroe.” He said it “makes you feel proud of the Monroe community.”**

**Item 7. Next Meeting: Wednesday, September 3, 2025 at 6pm**

**Item 8. Adjournment**

**Motion: Daryle Anderson made a motion to adjourn.**

**Second: Pamela Duda**

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

**AYES: Jennifer Smith, Archie Morgan, Daryle Anderson, Pamela Duda, Chip Wardwell**  
**NAYS: None**

The meeting was adjourned at **6:34 p.m.**

*Respectfully Submitted,*

Jennifer Smith, Chair  
**Planning Board**

Kimberly Davis  
**Secretary to the Board**



**STAFF REPORT**

**TO:** Planning Board Members  
**DATE:** October 1, 2025  
**FROM:** Lisa Stiwinter, Planning and Development Director  
**PREPARED BY:** Megan Brightharp, Planner  
**SUBJECT:** Annexation of .70 acres located along Lancaster Avenue and further identified with parcel ID numbers 09-321-012 90, 09-321-011 90, and 09-321-010 90

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**SUMMARY STATEMENT**

Planning Board is requested to consider the annexation of .70 acres located along Lancaster Avenue and further identified with parcel ID numbers 09-321-012 90, 09-321-011 90, and 09-321-010 90.

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**REVIEW**

Anne Marie and Shannen Bretz are requesting the annexation of .70 acres located along Lancaster Avenue and further identified with parcel ID numbers 09-321-012 90, 09-321-011 90, and 09-321-010 90. The three parcels are currently split between the ETJ and incorporated Monroe, the applicants are seeking to annex the portion of the lots located in the ETJ so they will not be split by the jurisdictional line. The properties are Residential Medium Density (RMD) in the City of Monroe and the applicant is not requesting to rezone. The property is currently undeveloped.

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**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 annexation.

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

### **Approval Actions**

1. Motion to recommend approving annexation request.

### **Denial Actions**

1. Motion to recommend denying annexation request.

#### Attachments:

Attachment 1- Ortho Map  
Attachment 2- Zoning Map  
Attachment 3- Annexation Plat

## Ortho Map

PLANXA- 2025-00157

### Legend

- Centerlines
- Parcels
- Subject Property
- City Limits

Existing:

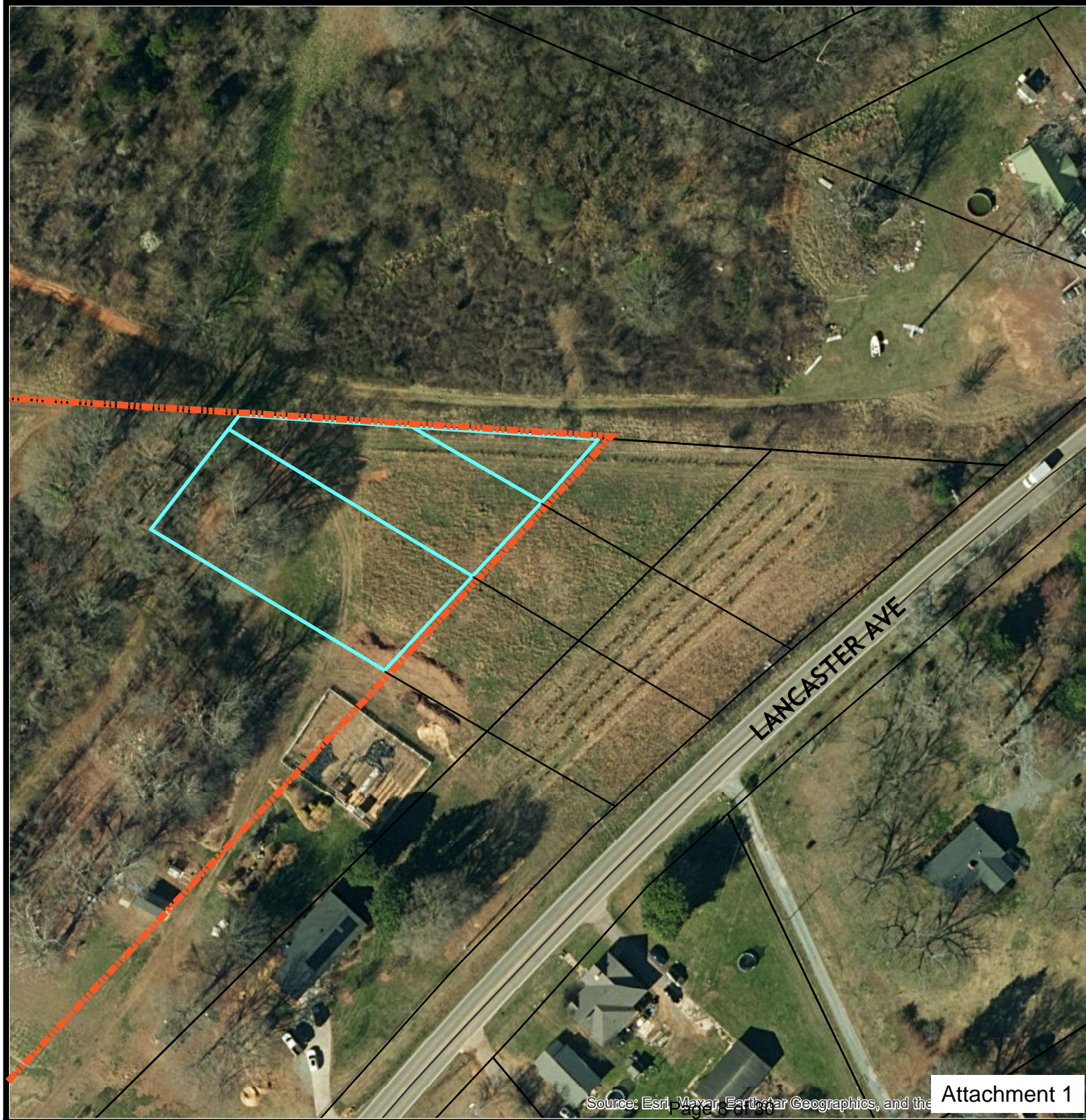
**RMD**  
(Residential Medium Density)

Owner:  
**Shannen Ronald Bretz**  
**Eleanor Bretz**

Acres: .70



0 100 200  
Feet



**Zoning Map**  
**PLANXA- 2025-00157**

**Legend**

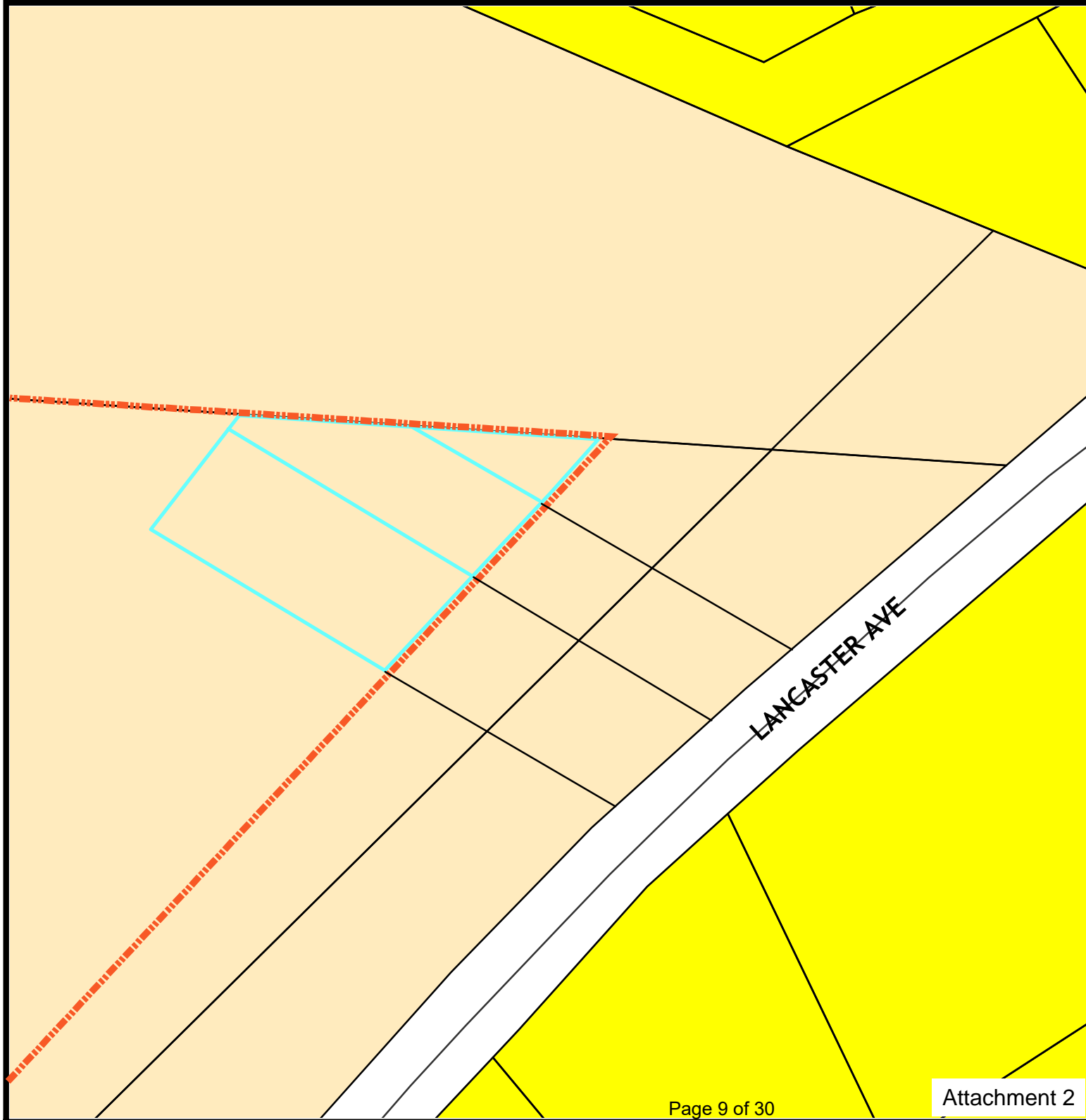
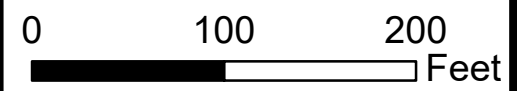
-  Centerlines
-  Parcels
-  RLD
-  RMD
-  Subject Property
-  City Limits

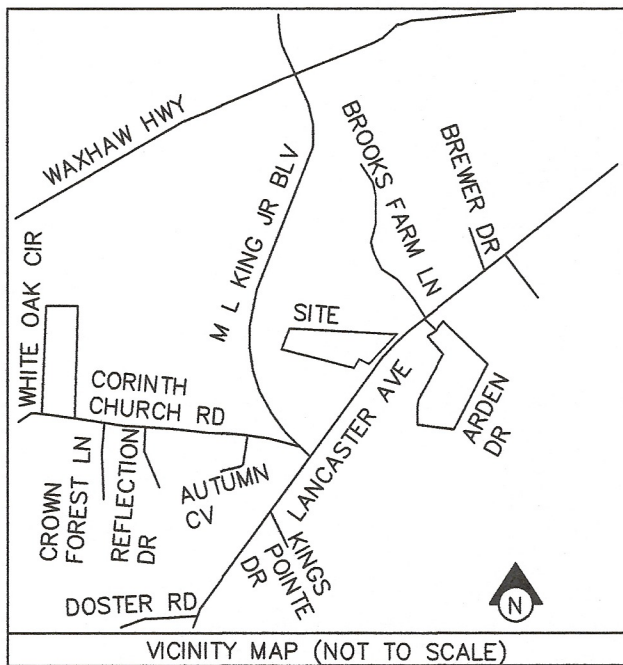
**Existing:**

**RMD**  
**(Residential Medium Density)**

**Owner:**  
**Shannen Ronald Bretz**  
**Eleanor Bretz**

**Acres: .70**





NORTH CAROLINA, UNION COUNTY

I, Jeffery S. Gordon, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed descriptions recorded in Deed Book 6518, Page 195;) that the boundaries not surveyed are clearly indicated as drawn from information found in Book \_\_\_\_\_, Page \_\_\_\_\_; that the ratio of precision as calculated is 1: 10,000 ±; that this plat was prepared in accordance with G.S. 47-30 as amended.

I also certify that this survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

Witness my original signature, registration number and seal this 4th day of February, A.D., 2025.

Seal or Stamp



*Jeffery S. Gordon*  
Professional Land Surveyor  
L-3751  
Registration Number

REV: 8/4/25 J.S.G.

I, \_\_\_\_\_, Clerk of the City of Monroe, North Carolina, hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, The City Council approved this plat annexation and recording.

Date

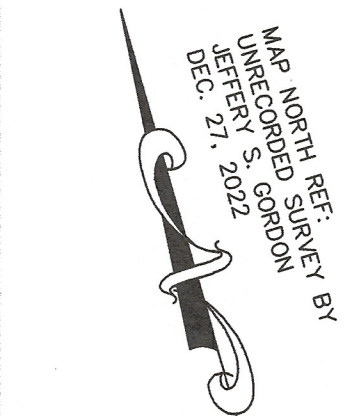
City Clerk

State of North Carolina  
County of Union

I, \_\_\_\_\_, Review Officer of Union County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date

Review Officer



N/F  
MANUEL & NERI  
ROJAS  
DB 8744 PG 119  
#09-321-009

- LEGEND
- RF - REBAR FOUND
  - RS - REBAR SET
  - CP - COMPUTED POINT
  - CC - CONTROL CORNER
  - SSMH - SANITARY SEWER MANHOLE
  - SSE - SANITARY SEWER EASEMENT
  - SSL - SANITARY SEWER LINE
  - NTS - NOT TO SCALE
  - CLPV - CENTERLINE OF PAVEMENT
  - T - TOTAL
  - SF - SQUARE FEET
  - AC - ACRE
  - DB - DEED BOOK
  - PG - PAGE
  - WRW - WITHIN RIGHT-OF-WAY
  - S.R. - STATE ROAD
  - R/W - RIGHT OF WAY
  - N/F - NOW OR FORMERLY
  - 09-321-008 - TAX ID
  - PLE - Private Lateral Easement
  - TL - TIE LINE

N/F  
SHANNEN RONALD BRETZ & WIFE,  
ELENAOR ANNEMARIE BRETZ  
FIRST TRACT  
DB 6518 PG 195  
#09-321-009 90  
12.25± ACRES

N/F  
SHANNEN RONALD BRETZ & WIFE,  
ELENAOR ANNEMARIE BRETZ  
FIRST TRACT  
DB 6518 PG 195  
#09-321-009 80  
2.8± ACRES

N/F  
RONALD D. BRETZ  
& WIFE, NAN E. BRETZ  
2.00AC TRACT  
PC N FILE 481  
#09-327-009A 80 & 90

N/F  
PLYLER DEVELOPMENT  
PARTNERS, LLC.  
DB 9095 PG 774  
#09-321-008B

"Assumed"  
68' DUKE POWER  
EASEMENT  
PC R/375

"Assumed"  
68' DUKE POWER  
EASEMENT  
PC R/375

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.55	S49°49'30"W
L2	42.96	S48°06'15"W
L3	43.49	S45°43'54"W
L4	86.12	N45°43'19"E
L5	58.19	N45°43'19"E
L6	28.08	N47°27'29"E
L7	64.89	N47°27'29"E

- NOTES:
- TAX I.D. #09-321-010 90 - #09-321-012 90
  - AREA CALCULATED BY COORDINATES.
  - NO NCGS MONUMENT FOUND WITHIN 2000'
  - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC METERS
  - #5 REBARS SET AT ALL NEW LOT CORNERS, UNLESS OTHERWISE NOTED.
  - ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY
  - PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS AND OR RIGHTS OF WAY, EITHER RECORDED OR IMPLIED.
  - ONE (1) NEW ANNEXATION AREA SHOWN ON THIS PLAT.
  - THIS PROPERTY IS NOT SUBJECT TO A FEMA SPECIAL FLOOD HAZARD ZONE AS PER FIRM, MAP NO. 3710542400J, PANEL 5424J, EFFECTIVE DATE: OCTOBER 16, 2008.

OWNER INFORMATION:  
SHANNEN & ELEANOR BRETZ  
2108 LANCASTER AVENUE  
MONROE NC, 28112  
EABRETZ@AOL.COM

**Jeffery S. Gordon Surveying**  
1394-B WALKUP AVENUE  
Monroe, N.C. 28110  
(704) 283-9726

ANNEXATION BOUNDARY FOR THE  
THE CITY OF MONROE  
Property of: Shannen & Eleanor Bretz  
Legal Ref: DB 6518 PG 195; PC S, FILE: 912  
Inside City of Monroe ETJ, Union County, N.C.

Attachment 3

NO.	DATE	DESCRIPTION	BY
1	8-4-25	City of Monroe comments	JSG

Scale: 1" = 50' Date: 4 February 2025  
Surveyed by: Jeffery S. Gordon, NCPLS, L-3751  
DWG. FILE: C:\LANCASTERAVE2108-MONROE-ANNEXATION.DWG



**STAFF REPORT**

**TO:** Planning Board

**DATE:** October 1, 2025

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

**PREPARED BY:** Megan Brightharp, Planner

**SUBJECT:** Zoning Map Amendment for a portion of the property identified as 517 Maple Hill Road (tax parcel 09-213-022).

**SUMMARY STATEMENT**

Planning Board is requested to consider a zoning map amendment to rezone a portion of the property located at 517 Maple Hill Road and further identified as tax parcel 09-213-022 from Regional Corridor- Mixed Use (RC-MX) to Rural Residential (RR).

**REVIEW**

The City of Monroe has received a request from Janet Fowler Helms to rezone a portion of the subject property from Regional Corridor- Mixed Use (RC-MX) to Rural Residential (RR). The Rural Residential (RR) district is intended is designed to accommodate single family residential development in areas within the City of Monroe which may not be served by public water or sewer and are not appropriate for higher densities and or those areas of a rural nature. Rural Residential is intended to allow for single family homes on larger lots and may permit compatible uses. The house on this property was recently demolished.

**AREA CHARACTERISTICS**

Adjoining Land Uses and Zoning District

	<b>Existing Uses</b>	<b>Zoning District</b>
<b>North</b>	Agriculture	Regional Corridor- Mixed Use
<b>East</b>	Agriculture	Regional Corridor- Mixed Use
<b>South</b>	Agriculture	Regional Corridor- Mixed Use
<b>West</b>	Agriculture	Regional Corridor- Mixed Use

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

The Land Use and Transportation Plan indicates this area as Regional Mixed-Use Center. Regional Mixed-Use Centers attract people beyond Monroe for shopping, entertainment, employment, or recreation. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high density residential, and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips.

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

### **PUBLIC NOTIFICATION**

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

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

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### **RECOMMENDATION**

Planning Staff recommends denial of the rezoning.

#### **Approval Actions**

1. Motion to recommend adoption of a Resolution *Approving* 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 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.
2. Motion to recommend denial of the zoning map amendment

Attachments:  
Attachment 1-Ortho Map  
Attachment 2-Site Plan  
Attachment 3-Zoning Map  
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-2026-00037**

**Legend**

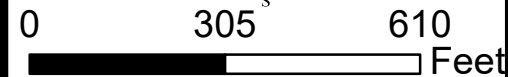
- Centerlines
- ▭ Parcels
- ▭ Subject Property

**Existing:**

**RC-MX**  
**(Regional Corridor- Mixed Use)**

**Owner:**  
**Janet Helms**

**Acres: 43.28**



Attachment 1



**Zoning Map**  
**PLMA-2026-00037**

**Legend**

**Centerlines**



Parcels

**Monroe Zoning Districts**



RC-MX



RLD



RR

**UC Zoning Districts**



CITY



RA-40



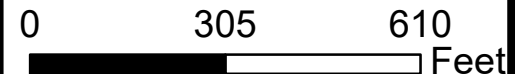
Subject Property

**Existing:**

**RC-MX**  
**(Regional Corridor- Mixed Use)**

**Owner:**  
**Janet Helms**







**Acres: 43.28**



Attachment 3

**Future Land Use Map**  
**PLMA-2026-00037**

**Legend**

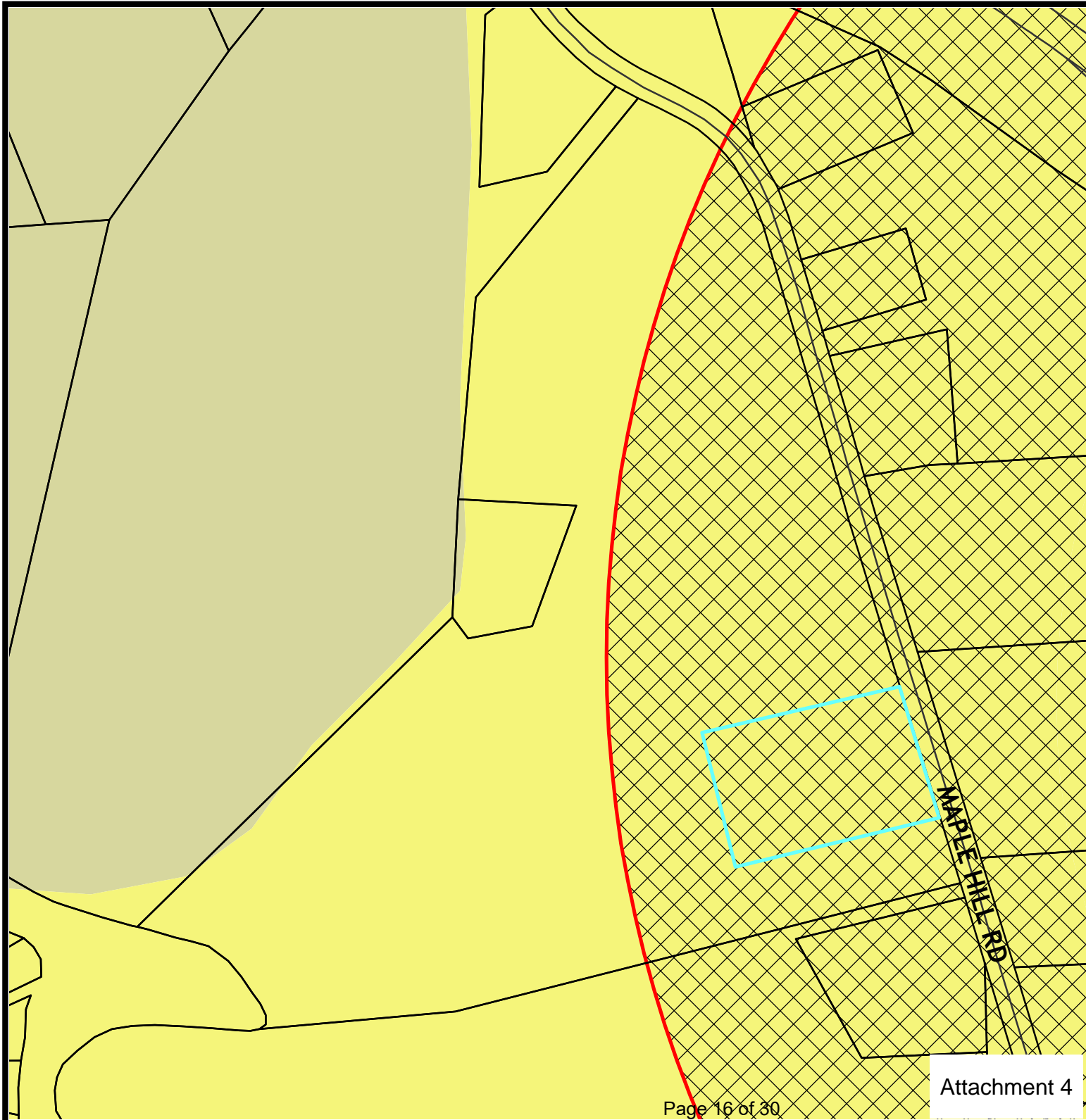
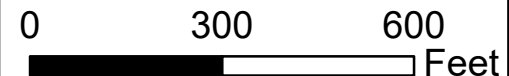
-  Centerlines
-  Parcels
-  Regional Mixed-Use Centers
-  Rural
-  Suburban
-  Subject Property

**Existing:**

**RC-MX**  
**(Regional Corridor- Mixed Use)**

**Owner:**  
**Janet Helms**

**Acres: 43.28**



## **Land Use and Transportation Plan Consistency**

The Land Use and Transportation Plan indicates this area as a Regional Mixed-Use Center. Regional Mixed-Use Centers attract people beyond Monroe for shopping, entertainment, employment, or recreation. These centers are usually large-scale, measuring one mile in diameter that represents approximately a 20-minute walking distance. These centers are master-planned areas that are built in phases with a mix of non-residential, residential, and civic uses. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high density residential, and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. Single-family residential should typically be discouraged within the center, but can be located to the periphery of the center as a transitional use.

**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 517 Maple Hill Road further described below is not consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Regional Mixed-Use Center, single-family residential is not listed as a priority use; therefore, it is not consistent. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high-density residential, and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. However, this proposal is 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 approval, the Land Use and Transportation Plan would be amended to reflect the land use modification.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board of the City of Monroe recommends adoption of 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: 09-231-022.

Adopted this 1<sup>st</sup> day of October, 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 a portion of the property located at 517 Maple Hill Road further described below is not consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Regional Mixed-Use Center, single-family residential is not listed as a priority use; therefore, it is not consistent. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high-density residential, and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. The proposal is not reasonable and not in the public interest because the use of the property as single-family residential will not be in harmony with the Regional Commercial Center as indicated in the City of Monroe Future Land Use and Transportation Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Use and Transportation Plan Compliance for a portion of the property with Union County Tax Parcel Number: 09-231-022.

Adopted this 1<sup>st</sup> day of October, 2025.

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Jennifer Smith, Planning Board Chair

Attest:

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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 517 Maple Hill Road further identified with parcel ID # 09-213-022 from Regional Corridor- Mixed Use (RC-MX) to Rural Residential (RR).

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

Adopted this 25<sup>th</sup> day of November, 2025

Attest:

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

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



**STAFF REPORT**

**TO:** Planning Board

**DATE:** October 1, 2025

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

**PREPARED BY:** Patrick Blaszyk, Planner

**SUBJECT:** Zoning Map Amendment for the property located at 124 Baucom Deese Road and further identified as tax parcel 09-174-013C

**SUMMARY STATEMENT**

Planning Board is requested to consider a zoning map amendment for the property located at 124 Baucom Deese Road and further identified as tax parcel 09-174-013C from Regional Corridor Mixed-Use (RC-MX) to Residential Low Density (RLD).

**REVIEW**

The City of Monroe has received a request from Jean-Claude Aho to rezone the 1.02 acres from Regional Corridor Mixed-Use (RC-MX) to Residential Low Density (RLD).

The applicant has applied for this rezoning request to in order to bring the property into compliance regarding a zoning violation that has been issued for the property. The applicant has constructed an addition to the single-family residential home without obtaining permits. Constructing an addition to a single-family residential home is not permitted in the RC-MX zoning district as single-family residential homes are not allowed in this zoning district and are considered to be legally-nonconforming or grandfathered in. Rezoning the property to the Residential Low Density (RLD) zoning district, would remedy the violation and bring the property into compliance with the Unified Development Ordinance (UDO) standards.

The Residential Low Density (RLD) district is intended to implement the rural land use character area as defined in the Forward Monroe plan. This district is designed to accommodate single-family residential development and is not appropriate for higher density development. RLD is intended to allow for single family homes on larger lots.

This property is currently occupied by a single-family residential home constructed in 1972 and was originally 1,140 square feet in size. The home was recently expanded to approximately 3,000 square feet in 2025.

**AREA CHARACTERISTICS**

Adjoining Land Uses and Zoning District

	<b>Existing Uses</b>	<b>Zoning District</b>
<b>North</b>	Single-Family Residential	Regional Corridor Mixed-Use (RC-MX)
<b>East</b>	Single-Family Residential	Town of Unionville (RA-40)
<b>South</b>	Single-Family Residential	Regional Corridor Mixed-Use (RC-MX)
<b>West</b>	West Monroe Expressway and Off Ramp	Regional Corridor Mixed-Use (RC-MX)

**LAND USE AND TRANSPORTATION PLAN CONSISTENCY**

The Land Use and Transportation Plan indicates this area as Regional Mixed-Use Center. Regional Mixed-Use Centers attract people beyond Monroe for shopping, entertainment, employment, or recreation. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high density residential, and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips.

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

**PUBLIC NOTIFICATION**

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

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

**RECOMMENDATION**

Planning staff recommends denial of the rezoning request.

**Denial Actions**

1. Motion to recommend adoption of a Resolution *Denying* Land Use and Transportation Plan Compliance
2. Motion to recommend denial of the zoning text amendment

**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 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

Attachments:

Attachment 1-Ortho Map

Attachment 2-Zoning Map

Attachment 3-Future Land Use Map

Attachment 4-FLUM Description

Attachment 5-R-2025-XX Denial

Attachment 6-R-2025-XX Approval

Attachment 7-O-2025-XX Section 157.1.2.1



**Ortho Map**

**Case #: PLMA-2026-00047**

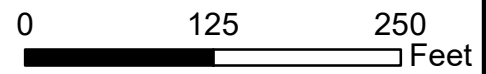
**124 Baucom Deese Road**

**Legend**

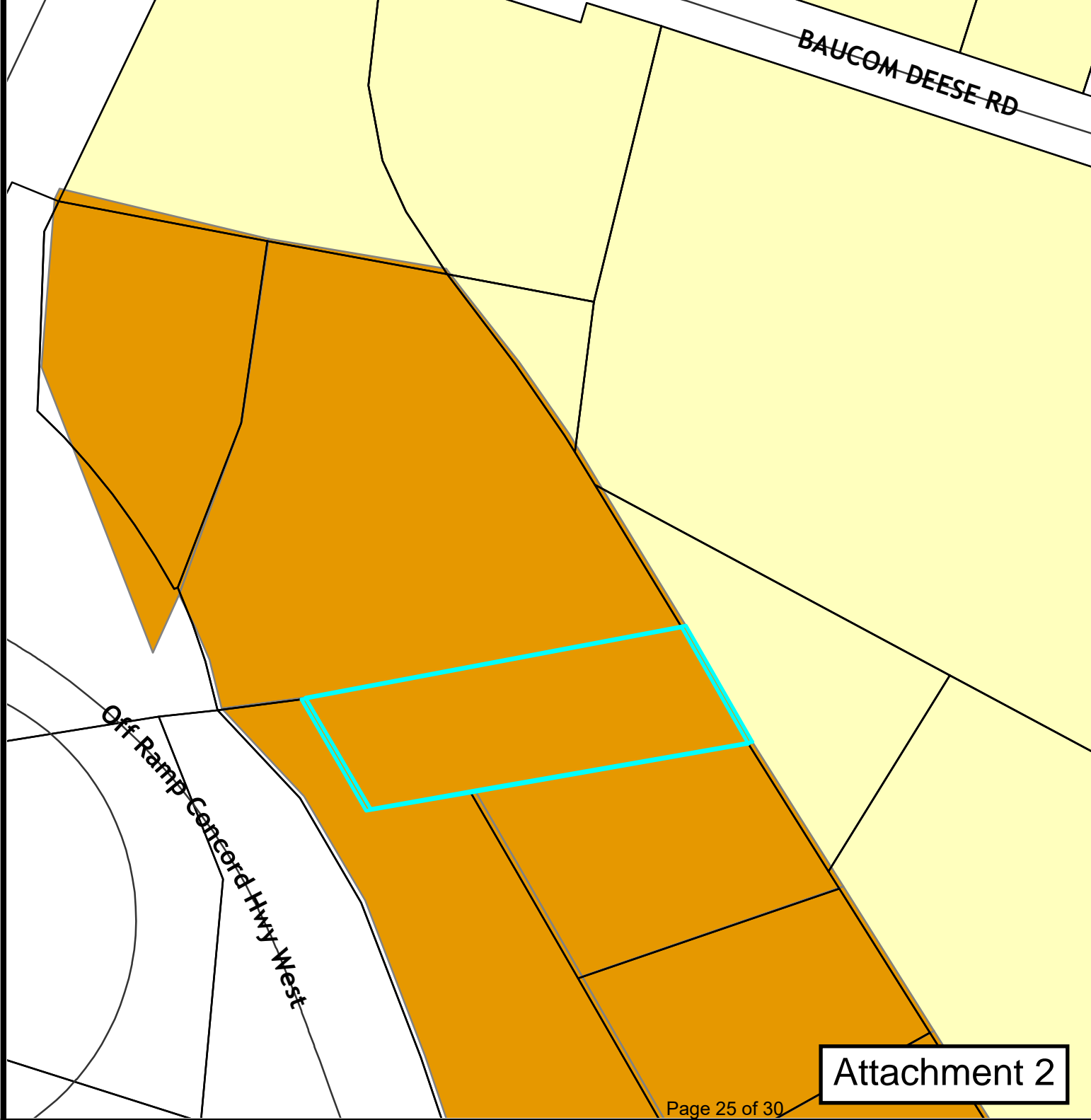
- Centerlines
- ▭ Parcels
- ▭ Subject Property

**Owner: Jean-Claude Aho**

**Acres: 1.02**



**Attachment 1**




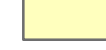



### Zoning Map

Case #: PLMA-2026-00047

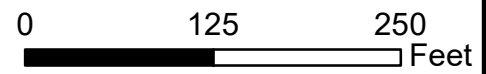
## 124 Baucom Deese Road

### Legend

-  Centerlines
-  Parcels
-  RC-MX
-  Town of Unionville RA-40
-  Subject Property

Owner: Jean-Claude Aho

Acres: 1.02



Attachment 2

## Future Land Use Map

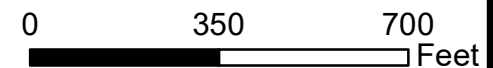
Case #: PLMA-2026-00047

### 124 Baucom Deese Road Road Legend

- Centerlines
- Parcels
- Regional Mixed-Use Centers
- Suburban
- Subject Property

Owner: Jean-Claude Aho

Acres: 1.02



Attachment 3

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

### **Regional Mixed-Use Center**

Regional Mixed-Use Centers attract people beyond Monroe for shopping, entertainment, employment, or recreation. These centers are usually large-scale, measuring one mile in diameter that represents approximately a 20-minute walking distance. These centers are master-planned areas that are built in phases with a mix of non-residential, residential, and civic uses. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high-density residential, and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips.

Attachment 4

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

**R-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 124 Baucom Deese Road further described below is not consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Regional Mixed-Use Center, single-family residential is not listed as a priority use; therefore, it is not consistent. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high-density residential, and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. The proposal is not reasonable and not in the public interest because the use of the property as single-family residential will not be in harmony with the Regional Commercial Center as indicated in the City of Monroe Future Land Use and Transportation Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Use and Transportation Plan Compliance of the zoning map amendment for the property with Union County Tax Parcel Number 09-174-013C

Adopted this 1<sup>st</sup> day of October, 2025.

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Jennifer Smith, Planning Board Chair

Attest:

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Kimberly Davis, Secretary to Planning Board

**Attachment 5**

**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 properties located at 124 Baucom Deese Road further described below is not consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Regional Mixed-Use Center, single-family residential is not listed as a priority use; therefore, it is not consistent. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high-density residential, and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. This proposal is 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 approval, the Land Use and Transportation Plan would be amended to reflect the land use modification.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Use and Transportation Plan Compliance of the zoning map amendment for the property with Union County Tax Parcel Number: 09-174-013C

Adopted this 1<sup>st</sup> day of October, 2025.

\_\_\_\_\_  
Jennifer Smith, Planning Board Chair

Attest:

\_\_\_\_\_  
Kimberly Davis, Secretary to Planning Board

**Attachment 6**

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES  
TITLE XV: LAND USES  
CHAPTER 157: ZONING CODE  
O-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 124 Baucom Deese Road further identified with parcel ID # 09-174-013C from Regional Corridor Mixed-Use (RC-MX) to Residential Low Density (RLD).

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

Adopted this 25<sup>th</sup> day of November, 2025

Attest:

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

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

**Attachment 7**