

# **PLANNING BOARD MEETING**

**Wednesday, November 5, 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 – October 1, 2025
- Item 5.** Planning Board is requested to consider a zoning map amendment to rezone the property located at 307 Ridge Road and further identified as tax parcel 09-213-009 from Regional Corridor-Mixed Use (RC-MX) to Residential Low Density (RLD).
- Item 6.** Planning Board is requested to consider a zoning map amendment to rezone 6.04 acres located along Myers Road and further identified with parcel ID number 07-027-003 A90 from Union County RA-20 to Residential Low Density (RLD) City of Monroe.
- Item 7.** Next Meeting: Wednesday, December 3, 2025 at 6:00pm
- 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  
Planning Staff**

**MINUTES OF THE  
PLANNING BOARD MEETING**

**October 1, 2025, at 6:00 PM  
City Hall – Council Chambers  
300 W. Crowell Street, Monroe, NC**

Emailed to HR: 10/3/25

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

Jennifer Smith, Chair, called the October 1, 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; Alisha DeBerry; Robin Holland (Alternate)

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

**Staff Present:** Jeffrey Wells, Asst. City Manager; Doug Britt, Asst. Director of Planning and Dev.; Patrick Blaszyk, Planner 1; Megan Brightharp, Planner 1; Kimberly Davis, Admin. Asst. II;

**Guests:** Jean-Claude Aho, Janet Fowler Helms, Kaitlyn Helms, Dillon Lane Helms, Shannen Bretz, John Holland,

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

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

**Item 4. Approval of Minutes – August 6, 2025.**

**Motion:** Archie Morgan made a motion to approve the minutes from August 6, 2025.

**Second:** Maryann Rasberry

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

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

**NAYS:** None

**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.**

Megan Brightharp, Planner I, presented the proposed annexation request. 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 zoned Residential Medium Density (RMD) in the City of Monroe and the applicant is not requesting to rezone. The property is currently undeveloped. There is a city limit line that bisects those three parcels and the applicants want to make them three contiguous parcels. An annexation notification sign will be posted

10 days prior to the public hearing. An official annexation notification letter will be sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing. Planning staff recommends approval of the annexation.

The property owner, Shannen Bretz, lives at 2108 Lancaster Avenue, Monroe. His stated his intention is to sell the three parcels and he has a potential buyer. The sale of the property is contingent on this annexation. He confirmed that the condition of the sale is to build one house on each of the three parcels.

Sharon Brown, who works for the surveyor, clarified that the buyer only wants the three tracts in order to put one house on each lot. She said the purpose of the annexation is to use the sewer line in the back of the property, but the property has to be annexed into the City of Monroe in order to use it.

Some of the Board members expressed concern about the surrounding properties and whether a developer will come in and build a large subdivision.

Doug Britt and Megan Brightharp answered the Board's questions and reaffirmed that the only item for discussion is a yay or nay on the annexation of the three parcels into the Monroe City limits. The zoning of the parcels is already established. The maximum number of houses that could be built on these three parcels combined is seven homes, but the sale agreement with the buyer is to build one house per parcel according to the owner. The developer does not have to come before the Planning Board unless there are over forty-nine houses built or if they need to rezone the property. The Planning Board cannot regulate the property owner's rights to build one house on a lot, house size, exterior materials or price points. Water and sewer would be extended at the developer's expense.

**Motion:** Pamela Duda made a motion to recommend approving the annexation request.  
**Second:** Archie Morgan  
**Action:** The motion to approve passed with the following votes:

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

**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).

Megan Brightharp, Planner I, presented the proposed zoning map amendment request regarding the property at 517 Maple Hill Road. Regional Corridor is a Mixed-Use Commercial district that is usually located along a major thoroughfare to the city. The subject property is located west of Maple Hill Road and that area is located south of the bypass. 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 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. The subject property is zoned Regional Corridor- Mixed Use (RC-MX) as is the parcel to the south and to the east. The parcels to the west are zoned Rural Residential (RR) and RA-40 in Union County.

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. A rezoning notification sign will be posted 10 days prior to the public hearing. An official rezoning notification letter will be sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing. Planning Staff recommends denial of the rezoning.

The Board had some questions for Megan. This entire property is 43.28 acres, but the applicants only want to rezone a portion of it. The Planning Staff recommends denial since it is not consistent with the Land Use Plan. Rural Residential only has single-family residential and it is not a priority use within the Regional Mixed-Use center character area. The Future Land Use Map shows that the City predicts that this area will be a Mixed-Use Commercial Corridor in the future. Maple Hill is a part of that corridor coming off the bypass coming down Concord Highway. This parcel is two miles from the bypass and ends in a cul-de-sac. Several Board members expressed they did not think this was a likely location for a restaurant or gas station. The farmland is a non-conforming use, but the owners do not have to stop farming even when it has been rezoned for a different use. Before the UDO, the property was zoned R-40 where single-family homes were allowed.

Jan and Lane Helms, the property owners at 501 Maple Hill Road, approached the podium to speak to the Board. The property that is left in the parcel will still remain in the Farm Program and it will be farmed. These two acres are only for their daughter to build a home. The former home on the property was demolished because it was no longer safe to live in.

**Motion:** Archie Morgan made a 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.

**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, Alisha DeBerry

**NAYS:** None

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

**Second:** Maryann Rasberry

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

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

**NAYS:** None

**Item 7.** The 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).**

Patrick Blaszyk, Planner I, presented the proposed zoning map amendment request regarding the property located at 124 Baucom Deese Road. 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 subject property is located to the south of Baucom Deese Road, to the east of Concord Highway and northeast of the Monroe Expressway. The subject property was 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. If this is not approved by City Council then the addition would have to be demolished.

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.

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. Planning staff recommends denial of the rezoning request. 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.

Some Board members were concerned about rural areas zoned as Regional Mixed-Use. Patrick Blaszyk explained: “When the Future Land Use and Transportation Plan was adopted, much of the feedback and input that went into that Plan, which essentially gave us the RC-MX zoning district, was taken from public input and citizens of Monroe that attended those meetings. When the Monroe Bypass was proposed, those were the type of land uses that they believed would fit into these areas. The Future Land Use Plan is proposing the future development that is going to occur in this area because of the bypass. This may not happen in the next year, but in the next ten to twenty years, are when these changes to the area may occur.”

Jean-Claude Aho, the applicant and homeowner who currently lives on 4207 Painted Trillium Court, Matthews, NC, approached the podium to answer the Board’s questions. When he bought the house and wanted to build, he requested a City of Monroe permit, but it was during “Covid time” and he did not receive a response. This is a single-family home where he wants to live when he retires in five years.

**Motion:** Daryle Anderson made a motion to recommend adoption of a Resolution Approving Land Use and Transportation Plan compliance.

**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, Alisha DeBerry

**NAYS:** None

**Motion:** Daryle Anderson made a 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.

**Second:** Alisha DeBerry

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

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

**NAYS:** None

Jennifer Smith, Chair, introduced the two new Planning Board Members: Alisha DeBerry (Regular) and Robin Holland (Alternate). Various topics were discussed by some of the Board Members.

**Item 8.** Next Meeting: Wednesday, November 5, 2025 at 6pm

**Item 9.** Adjournment

**Motion:** Chip Wardwell made a motion to adjourn.

**Second:** Jennifer Smith

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

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

**NAYS:** None

The meeting was adjourned at 7:23 p.m.

*Respectfully Submitted,*

Jennifer Smith, Chair  
Planning Board

Kimberly Davis  
Secretary to the Board



**STAFF REPORT**

**TO:** Planning Board

**DATE:** November 5, 2025

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

**PREPARED BY:** Megan Brightharp, Planner

**SUBJECT:** Zoning Map Amendment for property identified as 307 Ridge Road (tax parcel 09-213-009).

**SUMMARY STATEMENT**

Planning Board is requested to consider a zoning map amendment to rezone the property located at 307 Ridge Road and further identified as tax parcel 09-213-009 from Regional Corridor-Mixed Use (RC-MX) to Residential Low Density (RLD).

**REVIEW**

The City of Monroe has received a request from Ila Carolyn Eubanks to rezone the subject property from Regional Corridor- Mixed Use (RC-MX) to Residential Low Density (RLD). The RC-MX is intended to permit intense concentrations of retail, employment, and high-density residential uses through a mixed-use development. The Residential Low Density (RLD) district is intended 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. RLD is intended to allow for single family homes on larger lots and may permit compatible uses. The subject property is currently developed with two residential structures.

**AREA CHARACTERISTICS**

Adjoining Land Uses and Zoning District

	<b>Existing Uses</b>	<b>Zoning District</b>
<b>North</b>	Residential	Regional Corridor- Mixed Use
<b>East</b>	Residential	Unionville Zoning Jurisdiction
<b>South</b>	Residential	Conditional District- The Ridge at 601
<b>West</b>	Residential	Regional Corridor- Mixed Use

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

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

Planning staff believes the request is consistent with the Land Use and Transportation Plan because the proposed rezoning Residential Low Density (RLD) will establish a residential use in an area designated for residential 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-Future Land Use Map  
Attachment 4-FLUM Description  
Attachment 5-R-2025-XX Approval  
Attachment 6-R-2025-XX Denial  
Attachment 7-O-2025-XX Section 157.1.2.1

**Ortho Map**  
**PLMA-2026-00063**

**Legend**

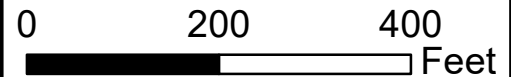
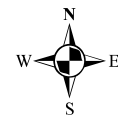
- Centerlines
- City Limits
- ▭ Parcels
- ▭ Subject Property

**Existing:**

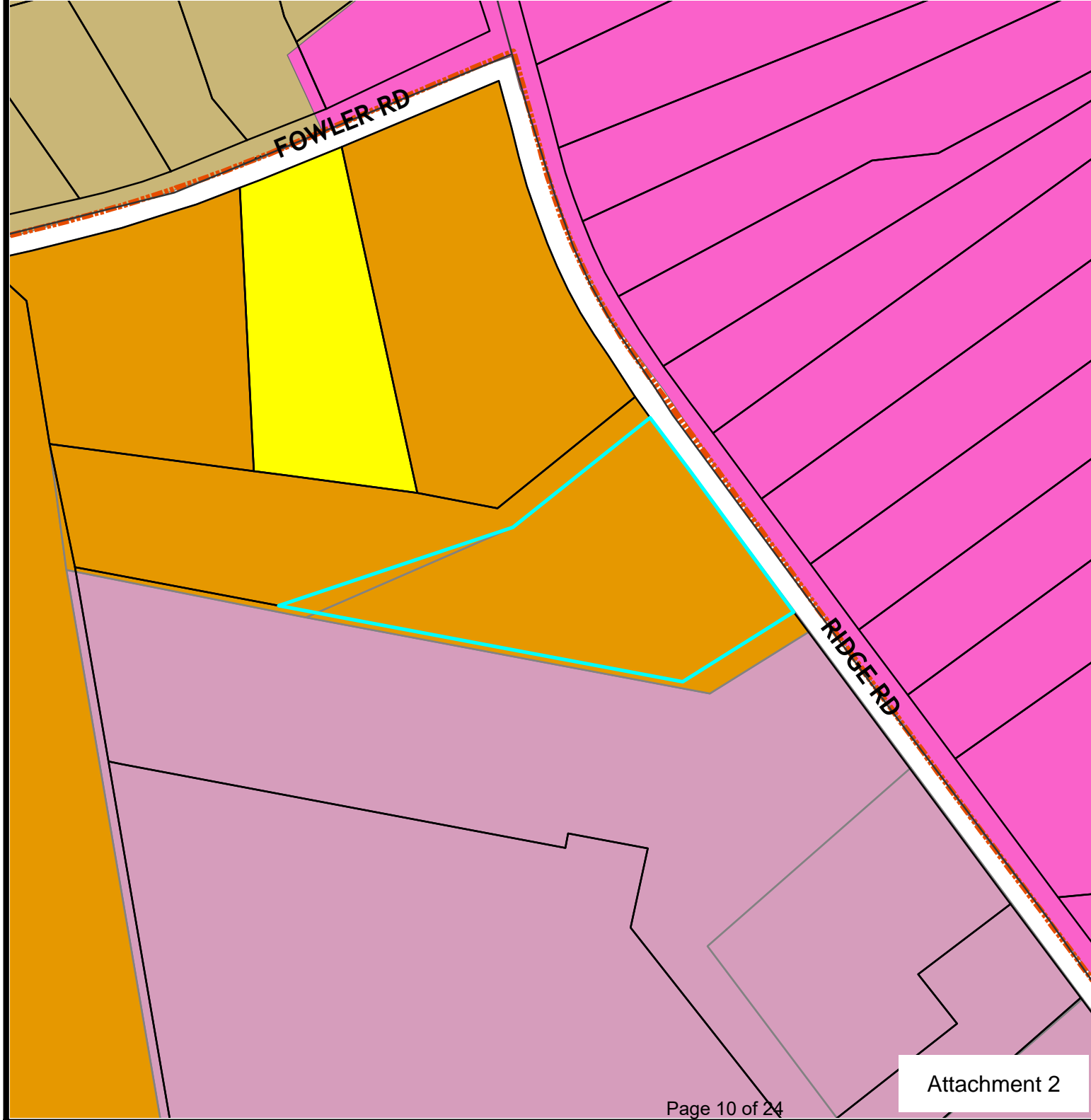
**RC-MX**  
**(Regional Corridor Mixed-Use)**

**Owner:**  
**Ila Carolyn L. Eubanks**

**Acres: 3.395**



Attachment 1



**Zoning Map**  
**PLMA-2026-00063**

**Legend**

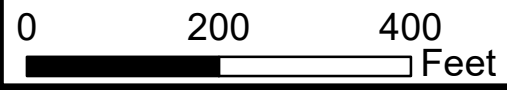
- Centerlines
- City Limits
- ▭ Parcels
- Monroe Zoning Districts**
- ▭ CD
- ▭ RC-MX
- ▭ RLD
- UC Zoning Districts**
- ▭ RA-40
- Municipal**
- ▭ Unionville
- ▭ Subject Property

**Existing:**

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

**Owner:**  
 Ila Carolyn L. Eubanks








**Acres: 3.395**



Attachment 2

**Future Land Use Map**  
**PLMA-2026-00063**

**Legend**

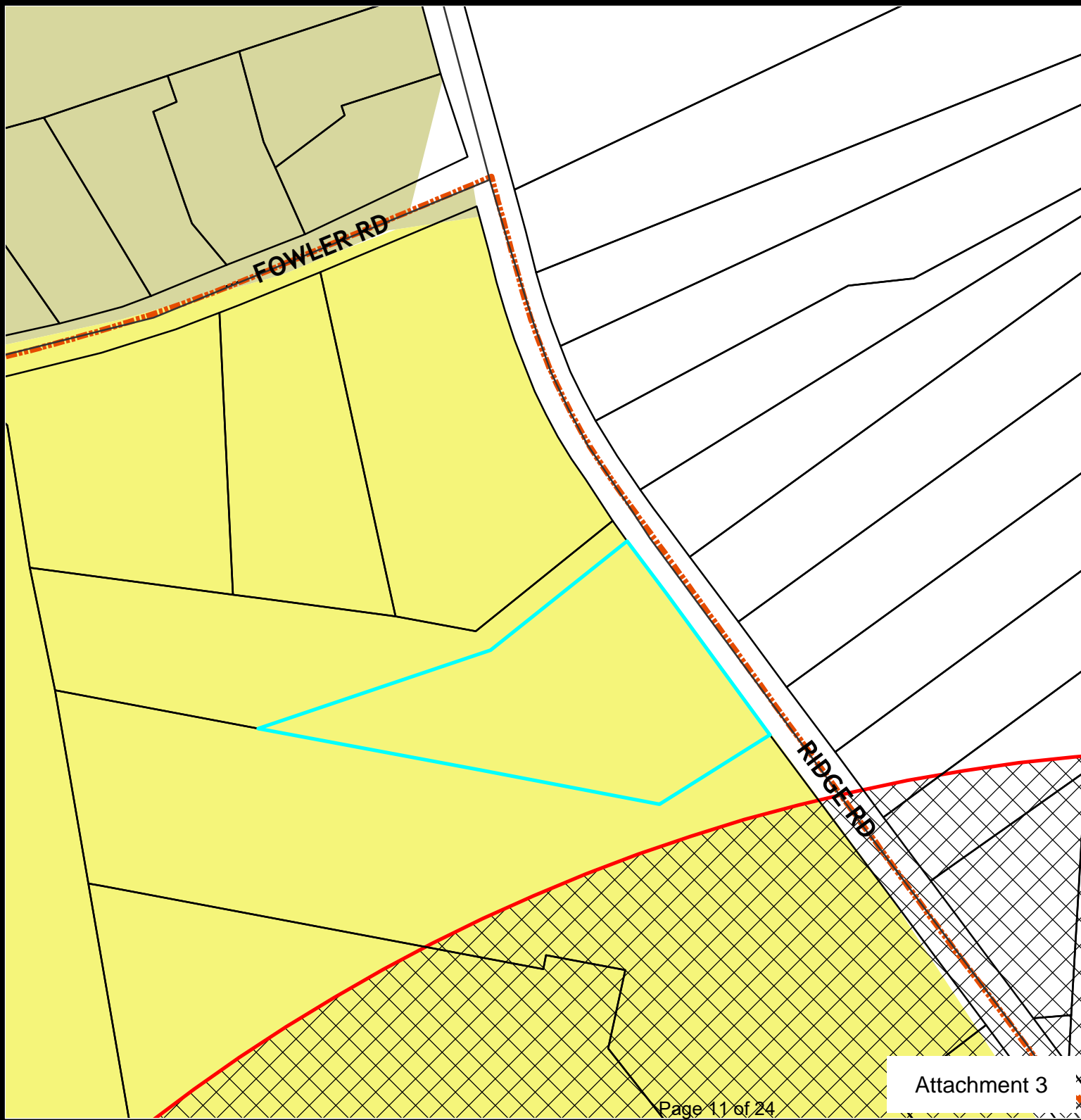
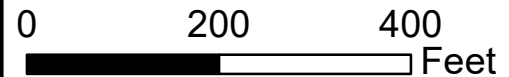
-  Centerlines
-  City Limits
-  Parcels
-  Regional Mixed-Use Centers
-  Rural
-  Suburban
-  Subject Property

**Existing:**

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

**Owner:**  
**Ila Carolyn L. Eubanks**

**Acres: 3.395**



Attachment 3

## **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 at 307 Ridge 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 use. The proposed rezoning to the Residential Low Density (RLD) designation would allow residential 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 residential uses.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board of the City of Monroe recommends adoption of a Resolution Approving Land Use and Transportation Plan Compliance of the zoning map amendment for property with Union County Tax Parcel Number: 09-213-009.

Adopted this 5<sup>th</sup> day of November, 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 the property located at 307 Ridge 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 use. The proposed rezoning to the Residential Low Density (RLD) designation would allow residential 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 property with Union County Tax Parcel Number(s): 09-213-009.

Adopted this 5<sup>th</sup> day of November, 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 at 307 Ridge Road further identified with parcel ID # 09-213-009 from Regional Corridor Mixed-Use (RC-MX) to Residential Low Density (RLD).

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

Adopted this 23<sup>rd</sup> day of December, 2025

Attest:

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

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



**STAFF REPORT**

**TO:** Planning Board Members  
**DATE:** November 5, 2025  
**FROM:** Lisa Stiwinter, Planning and Development Director  
**PREPARED BY:** Megan Brightharp, Planner  
**SUBJECT:** Annexation and rezoning of 6.04 acres located along Myers Road and further identified with parcel ID number 07-027-003 A90

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**SUMMARY STATEMENT**

Planning Board is requested to consider the rezoning of 6.04 acres located along Myers Road and further identified with parcel ID number 07-027-003 A90. The request is to rezone the property from Union County RA-20 to Residential Low Density (RLD) City of Monroe.

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**REVIEW**

Vladimir Andronik is requesting to rezone 6.04 acres located along Myers Road and further identified with parcel ID number 07-027-003 A90. The property is currently zoned RA-20 in Union County and the applicants are requesting to rezone the property to Residential Low Density (RLD) in the City of Monroe. The RLD zoning designation is for single family residential uses and requires a minimum lot size of 20,000 square feet. The property is currently undeveloped.

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**LAND USE AND TRANSPORTATION PLAN CONSISTENCY**

The Land Use and Transportation Plan indicates this area is designated as a Suburban land use category. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods.

Planning staff believes the request is consistent with the Land Use and Transportation Plan because the proposed rezoning to Residential Low Density (RLD) will establish a residential use in an area designated for residential 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 to Residential Low Density (RLD).

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

#### **Approval Actions**

1. Motion to recommend adoption of the Resolution Approving Land Use and Transportation Plan Compliance.
2. Motion to recommend adoption of the Ordinance amending section 157.1.2.1.

#### **Denial Actions**

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

#### **Attachments:**

Attachment 1- Ortho Map  
Attachment 2- Zoning Map  
Attachment 3- Future Lane Use Map  
Attachment 4- FLUM Description  
Attachment 5- Approval Resolution  
Attachment 6- Denial Resolution  
Attachment 7- Ordinance 157.1.2.1

**Ortho Map**  
**PLANXA-2026-00007**

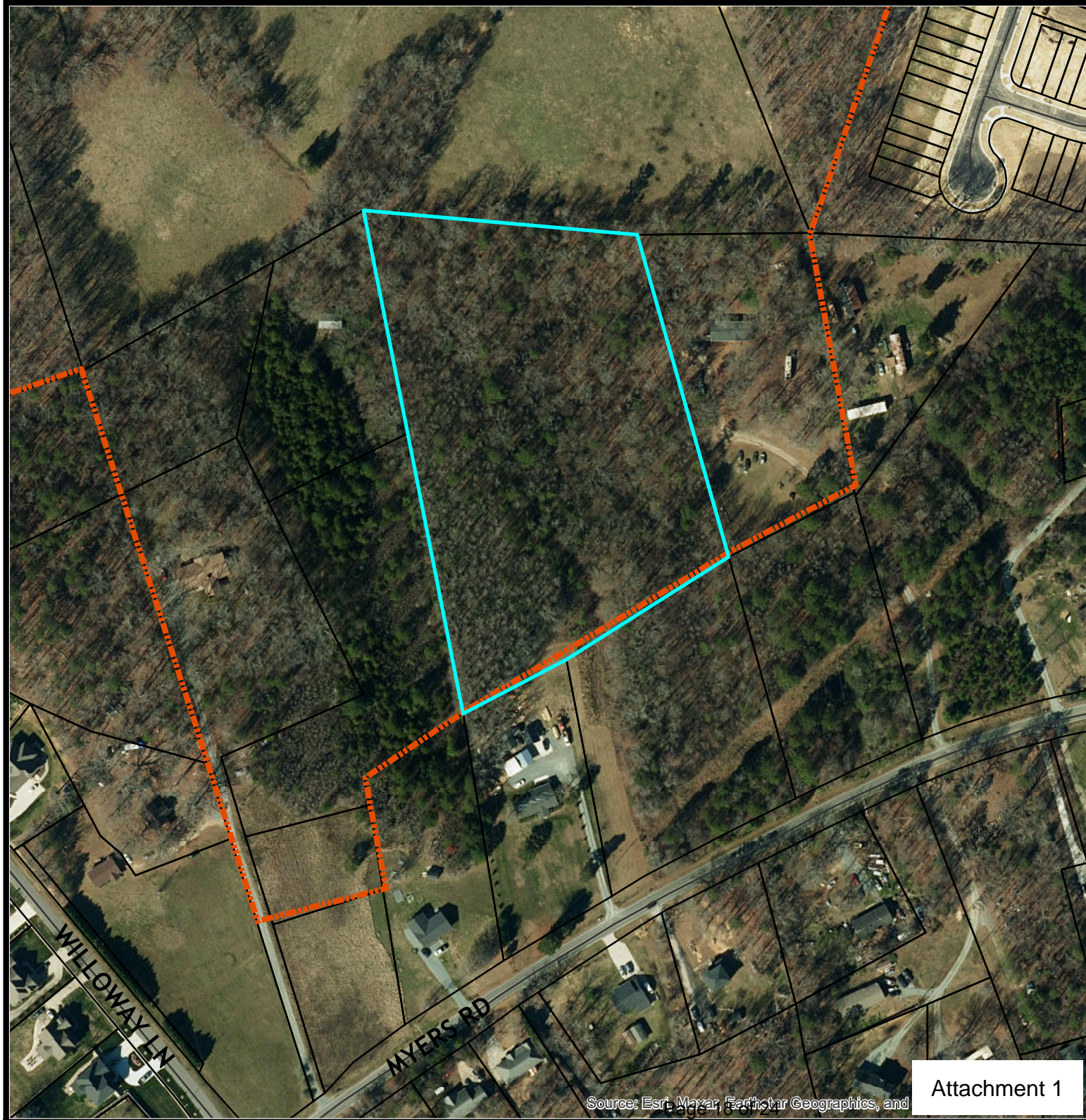
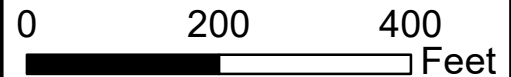
**Legend**

- Centerlines
- City Limits
- Parcels
- Subject Property

**Existing:**  
**Union County RA-20**

**Owner:**  
**Vladimir and Zhanna  
Andronik**

**Acres: 6.04**



**Zoning Map**  
**PLANXA-2026-00007**

**Legend**

— Centerlines

--- City Limits

▭ Parcels

**Monroe Zoning Districts**

▭ CD

▭ RLD

**UC Zoning Districts**

▭ RA-20

**Municipal**

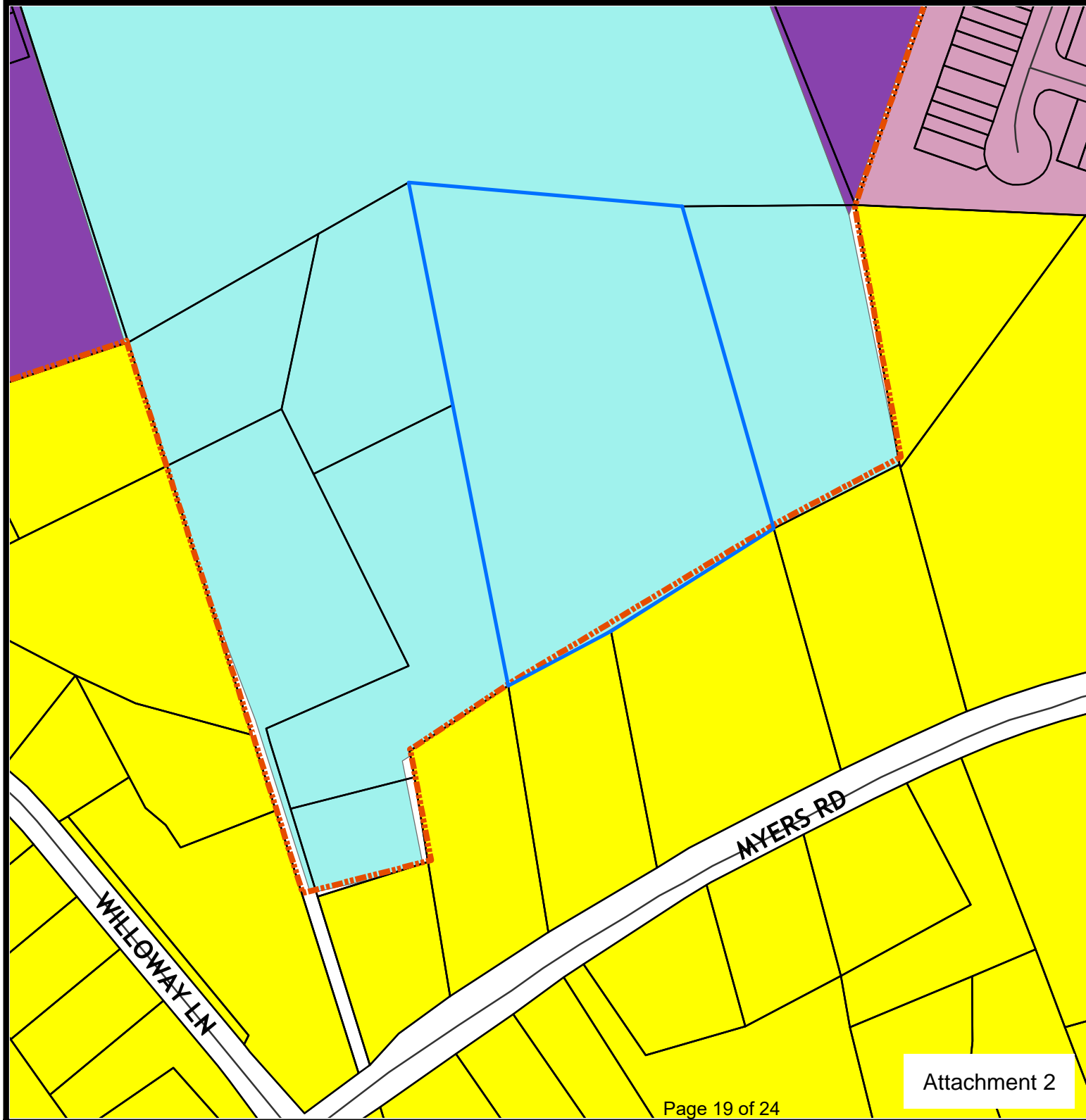
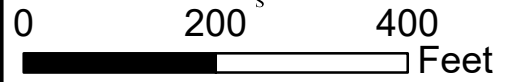
▭ Indian Trail

▭ Subject Property

**Existing:**  
**Union County RA-20**



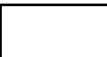


**Owner:**  
**Vladimir and Zhanna**  
**Andronik**

**Acres: 6.04**



**Future Land Use Map**  
**PLANXA-2026-00007**

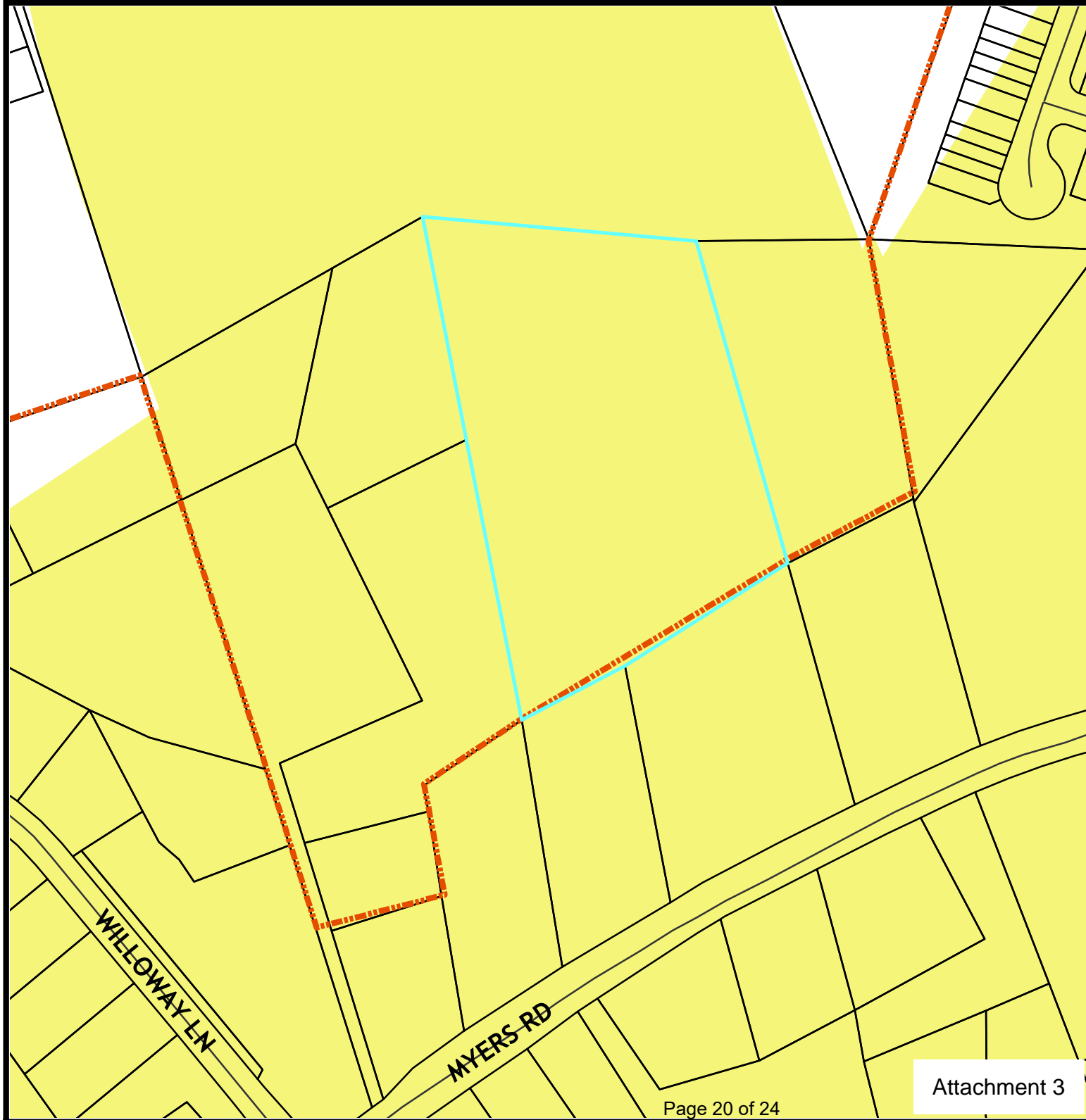
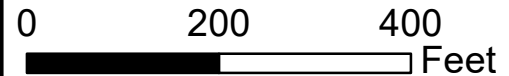
**Legend**

-  Centerlines
-  City Limits
-  Parcels
-  Suburban
-  Subject Property

**Existing:**  
**Union County RA-20**

**Owner:**  
**Vladimir and Zhanna  
Andronik**

**Acres: 6.04**



## **Future Land Use Plan**

The Land Development 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. 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 Myers Road further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as a Suburban land use category. Residential uses are a priority land use within this character area. The proposed rezoning to the Residential Low Density (RLD) designation would allow residential 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 also residential zoning districts.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board of the City of Monroe recommends adoption of a Resolution Approving Land Use and Development Plan Compliance of the zoning map amendment for property with Union County Tax Parcel Number: 07-027-003 A90.

Adopted this 5<sup>th</sup> day of November, 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 the property located along Myers Road further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as a Suburban land use category. Residential uses are a priority land use within this character area; therefore, it is consistent. However, this proposal is not a reasonable use or in the public interest because:

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**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 property with Union County Tax Parcel Number: 07-027-003 A90.

Adopted this 5<sup>th</sup> day of November, 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 properties located along Myers Road and further identified as tax parcel ID number 07-027-003 A90. The request is to rezone the properties from Union County RA-20 to Residential Low Density (RLD) City of Monroe.

**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