

**CITY COUNCIL REGULAR MEETING
300 WEST CROWELL STREET
MONROE, NORTH CAROLINA 28112
MARCH 24, 2026 – 6:00 P.M.
AGENDA
www.monroenc.org**

RECOGNITIONS

1. Invocation
2. Pledge of Allegiance

AGENDA ADOPTION

PUBLIC HEARINGS

Please adhere to the following guidelines:

- Proceed to the podium, and state your name and address clearly;
 - Be concise; avoid repetition; limit comments to three (3) minutes or less;
 - Designate a spokesperson for large groups.
3. Annexation and Rezoning Requests for 58.18 Acres Located along Rogers Road
 - A. Public Hearing
 - B. Action
 4. Downtown Economic Development Grow Monroe Grant to Cathy Haney for Flora Greens
 - A. Public Hearing
 - B. Action

RECOGNITION

5. Public Comment Period
- **Agenda** is tentative and is subject to change up to and including the time of the Meeting.
 - **Addressing Item on Agenda:** Prior to the Meeting, please complete the Sign-up Sheet located in the Lobby area. Each speaker will be limited to three minutes.
 - **Addressing Item Added to Agenda during Meeting:** Please raise your hand during the item you wish to address. Each speaker will be limited to three minutes.
 - **Cell Phones/Pagers:** As a courtesy, please turn off cell phones and pagers while Meeting is in progress.
 - **Rules Governing Public Comment Period and Rules of Decorum During City Council Regular Meetings** *Adopted: September 6, 2005 (R-2005-35); Amended: April 2, 2019 (R-2019-23); February 13, 2024; May 14, 2024; July 19, 2024; July 8, 2025; October 14, 2025; November 25, 2025; January 27, 2026)*

1. A Public Comment Period shall be placed on the Agenda of the City Council Regular Meeting occurring on the fourth Tuesday of each month. Said agenda item shall occur on the Regular Meeting Agenda immediately following Public Hearings. When adopting the Agenda, City Council may move the Public Comment Period to another location on the Agenda solely at City Council's discretion. Such change is effective only during that meeting.
2. Each person desiring to speak during the Public Comment Period shall sign up to speak prior to the start of the meeting on the form provided by listing their name, City and County of their residence, and topic on which he or she will speak. An individual may only sign up for themselves and not sign up or place another individual's name on the Signup Sheet. Any speaker that signs up and fails or refuses to give all the required information will not be called on to comment.
3. A total time of sixty (60) minutes will be allotted for the Public Comment Period on the Regular Agenda. Any speaker that signs up to speak and does not get a chance to speak during the Public Comment Period due to the sixty-minute time limit will be given priority to speak during the next City Council Public Comment Period. City Council, in its discretion, may extend the sixty (60) minutes allotted for the Public Comment Period during any meeting.
4. City of Monroe residents will be given the opportunity to speak first, followed by Union County residents, followed by residents of other areas. The Mayor, or presiding officer, shall determine the order in which speakers are called to comment.
5. Each speaker shall be allotted up to two (2) minutes to speak which shall be strictly observed at all times. Speakers shall immediately cease speaking when their allotted time is over. Groups of persons speaking on the same topic are strongly encouraged to designate a spokesperson to speak on their behalf. As an incentive, a spokesperson making comments for two (2) to five (5) individuals that signed up to speak will be given up to three (3) minutes, and for six (6) or more, a spokesperson will be given up to five (5) minutes to speak.
6. Speakers shall refrain from: obscene speech, defamation, communicating true threats of physical harm to anyone, incitement to imminent lawless action, or speaking fighting words. Speakers shall remain at the podium to make comments and not approach City Council or City staff. No one can accompany the speaker at the podium.
7. Members of the audience shall not willfully interrupt, disturb, or disrupt a City Council meeting. Audience members shall refrain from commenting, jeering, clapping, or cheering in response to comments. Audience members shall not engage in demonstrations or theatrics and shall remain seated at all times unless called on to be identified from their seat when designating a spokesperson and immediately be seated. Audience members shall never approach the podium or dais. Improper behavior as described in this section by a member of the audience will not be tolerated and may result in sanctions up to and including being asked to leave the meeting following the same procedures set out to sanction a speaker.
8. Members of the audience may hold signs no larger than 8 inches by 11½ inches in size but shall not raise them above their heads or so as to block the view of those behind them.
9. The Mayor, as the presiding officer, has the authority and responsibility to enforce and carry out these Rules. However, any member of City Council may identify improper conduct by raising a point of order during the meeting. Upon raising a point of order by a

Council Member, the Mayor, or presiding officer, shall call for all public comments to cease immediately. The presiding officer shall then, at a minimum, warn the violator and demand the individual cease the violation first. If the violator continues to violate the rules, the presiding officer may impose appropriate sanctions including, but not limited to, loss of time, removal from the Council meeting, or other appropriate action needed to restore decorum. However, if a City Council member believes the warning or sanction imposed are insufficient based on the nature of the violation, any City Council Member may renew the point of order and call for additional sanctions up to and including removal of the offender from the meeting premises upon motion, second, and approval by a majority of City Council. The City Attorney, as Parliamentarian for the City, shall be the final arbiter of the procedural rules and take necessary action to see that proper parliamentary procedures are followed and maintained during City Council Meetings.

10. Anyone that willfully interrupts, disturbs, or disrupts a City Council Meeting may be asked to leave the meeting premises immediately by the Mayor or upon point of order by a City Council Member and approval by City Council. Upon failure to leave as directed, the individual may be cited for violating NC General Statute §143-318.17.
11. Speakers shall not speak on any topic which is the subject of a public hearing on the same Agenda.
12. City Council will refrain from engaging in a dialogue with speakers except to the extent necessary to clarify the speaker's position.
13. No formal action will be taken by City Council during the same meeting on any matter which was initially introduced during the Public Comment Period.
14. The City of Monroe shall not record, video, live stream, or post on the internet any video or audio recordings of public comments made during the Public Comment Period.
15. City Council shall not restrict the subject matter of any comment based on content in any way except as provided herein.



STAFF REPORT

TO: City Council

VIA: Mark Watson, City Manager

DATE: March 24, 2026

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Doug Britt, Assistant Director of Planning and Development

SUBJECT: Annexation and rezoning of 58.18 acres located along Rogers Road and further identified with parcel ID numbers 09-369-008, 09-369-008B, and 09-366-009

SUMMARY STATEMENT

City Council is requested to consider the annexation and rezoning of 58.18 acres located along Rogers Road and further identified with parcel ID numbers 09-369-008, 09-369-008B, and 09-366-009. The request is to annex and rezone the properties from Union County R-20 to General Industrial (GI) City of Monroe.

REVIEW

South Piedmont Community College is requesting the annexation of 58.18 acres located along Rogers Road and further identified with parcel ID numbers 09-369-008, 09-369-008B, and 09-366-009. The properties are currently zoned R-20 in Union County and the applicant is requesting to rezone the properties to General Industrial (GI) in the City of Monroe.

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The proposed rezone is not consistent with the Land Use and Transportation Plan, because the subject properties are not located within the study area of the plan. However, the proposed rezoning is a reasonable use and in the public interest because several of the surrounding parcels have the same zoning designation and have been developed for educational purposes.

PUBLIC NOTIFICATION

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

An official rezoning notification letter was sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing. The Planning Department notified 97 properties of the request and at the time the packet was published staff had not been contacted by any adjoining property owners.

RECOMMENDATION

Planning staff recommended approval of the annexation and rezoning, while Planning Board recommended approval of the rezone with a 6-1 vote.

City Council will need to take action on the following items:

Approval Actions:

- 1) Motion that Petition met the requirements of North Carolina General Statute 160A-31;
- 2) Motion to adopt Ordinance extending the corporate;
- 3) Motion to adopt Resolution Approving Land Use and Transportation Plan Compliance;
- 4) Motion to adopt Ordinance amending section 157.1.2.1;

Denial Actions:

- 1) Motion that Petition did not meet the requirements of North Carolina General Statute 160A-31;
- 2) Motion to deny annexation request;
- 3) Motion to adopt Resolution Denying Land Use and Transportation Plan Compliance;
- 4) Motion to deny zoning map amendment;

Attachments:

Attachment 1- Ortho Map
Attachment 2- Service Impact Analysis
Attachment 3- Annexation Plat
Attachment 4- Certificate of Sufficiency
Attachment 5- O-2026-10
Attachment 6- Zoning Map

Attachment 7- Future Lane Use Map
Attachment 8- APO List
Attachment 9- APO Map
Attachment 10- Draft PB Minutes
Attachment 11- R-2026-14 Approval
Attachment 12- R-2026-14 Denial
Attachment 13- O-2026-11

Ortho Map

Case #: PLANXA 2024-00151

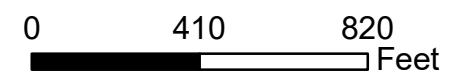
Legend

-  Centerlines
-  City Limits
-  Parcels
-  streams

Existing: Union County R-20

**Owner: South Piedmont
Community College**

Acres: 58.18



SERVICE DELIVERY IMPACT ANALYSIS

Administration / Finance / Human Resources:

The current tax rate is 0.44 and since these properties are owned by South Piedmont Community College no tax revenue will be generated.

Law Enforcement Services:

The residents, businesses and property owners of the City of Monroe receive service and protection from the City of Monroe Police Department. The department is funded through the City's General Fund budget and serves all incorporated areas of the City.

CURRENT LEVEL OF SERVICE

Police service within the City of Monroe is currently provided by a municipal department made up of 105 full time sworn officers, 6 part-time officers, 3 part-time civilian employees and 14 fulltime civilian employees. At the current population figure of 39,877, the number of sworn positions reflects a police citizen ratio of 2.5 sworn officers per 1,000 residents.

The current geographical service area encompasses 31.07 square miles, containing approximately 169 centerline miles of City and DOT maintained streets, plus private roads, parking areas and alleys.

All sworn personnel are trained and certified law enforcement officers while several officers possess specialized training and experience in the administration of breath tests for alcohol, and the use of moving and stationary radar speed detection equipment. Each sworn officer is subjected to continued in-service training in such areas as the use of firearms, criminal investigation, crisis control and professional conduct.

The Department headquarters is located in historic downtown Monroe and serves the City through a total of four response zones. The department deploys officers through a single-car, one officer per car, patrol system that has proven to be economically sound and operationally efficient. Uniformed patrols are currently conducted utilizing 12-hour shifts that rotate every 28 days between day and night. Patrol operations are conducted on a 24-hour basis seven days a week. Supervisors direct the operation of patrol officers and can make adjustments in assignments as required to compensate for existing demand levels.

Statistical and computational data regarding current service area and existing level of police services provided are reflected in **Table 1**, Data for Existing Service Area.

TABLE 1 - DATA FOR EXISTING SERVICE AREA

Estimated Population:	39,877
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Classification of Area:	School
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Geographical Area (Size):	31.07 square miles
Linear Highway Miles:	169 miles (City & DOT)
Annual Calls for Service	64,352 (2 calls per resident)
Average Response Time:	4.7 minutes (all priorities included)

TABLE 2 - DATA FOR ALL REZONING AREAS

Estimated Population:	0
Classification of Area:	School
Geographical Area (Size):	Less than 1 square mile
Linear Highway Miles:	Less than 1 mile
Projected annual calls for service	138 (Est. Based on calls for service for a similar property)
Projected Average Response Time:	4.7 Minutes (all priorities included)

Current Apprentice Academy

In looking at potential impacts on law enforcement services, we analyzed a similar location.

South Piedmont Community College		Property along Rogers Road	
Average acreage	43	Average acreage	59
Homes	N/A	Homes	N/A
Average Value	N/A	Average Value	N/A
Calls for Service 2025	101	Est. Calls for Service per Year	138

LEVEL OF SERVICE TO ANNEXATION AREA

On the effective date of rezoning by the City, all residents and property owners will be eligible to receive police service on substantially the same basis and in the same manner by which these services are provided to the rest of the City prior to annexation.

The proposed annexation area will be absorbed into the current district and response zones. Service to the proposed rezoned area with continuing growth in the area will have a long-term effect at our current officer allocation. Deployment of personnel will be monitored and adjusted to accommodate the expanded service area and provide traffic enforcement and control services to the

expanded jurisdiction. The increase in demand for service in the general area will have an impact on timely service delivery at our current officer allocation.

Fire Services:

The proposed annexation will be served from existing Monroe Fire Station 4. There will be no immediate measurable cost impact to the fire department to serve this area. The fire department would absorb this annexation area into an existing planning zone (M436).

The Bakers Volunteer Fire Department (VFD) currently provides service to the proposed annexation area with one fire station and there could be some debt service payments required. The proposed annexed area is estimated to be approximately 48 acres. The total district size of the Bakers VFD area is approximately 16.8 square miles, or 10,753 acres. Thus, the proposed annexation area is a very small percentage of Baker's total area. The required debt service is expected to be minimal.

Monroe Fire Department would have primary responsibility to provide services to the annexed area. If needed, Monroe Fire Department would request assistance from Bakers VFD via the automatic and mutual aid agreement with them. Our current agreements are reciprocal, with no financial cost to either party. It is anticipated the current practice of aid between the two agencies would remain in place without any potential aid cost.

Engineering and Stormwater, and Solid Waste Collection and Recycling

The proposed annexation is expected to have no immediate impact on Engineering's operating budgets. Any internal streets built would likely be privately maintained by the school. The site would contribute to the stormwater utility for any new impervious surface created and all SCMs installed would be monitored through the stormwater program. A rough estimate of the revenue that would possibly be generated is \$1,800 per month. Solid waste would not serve this site.

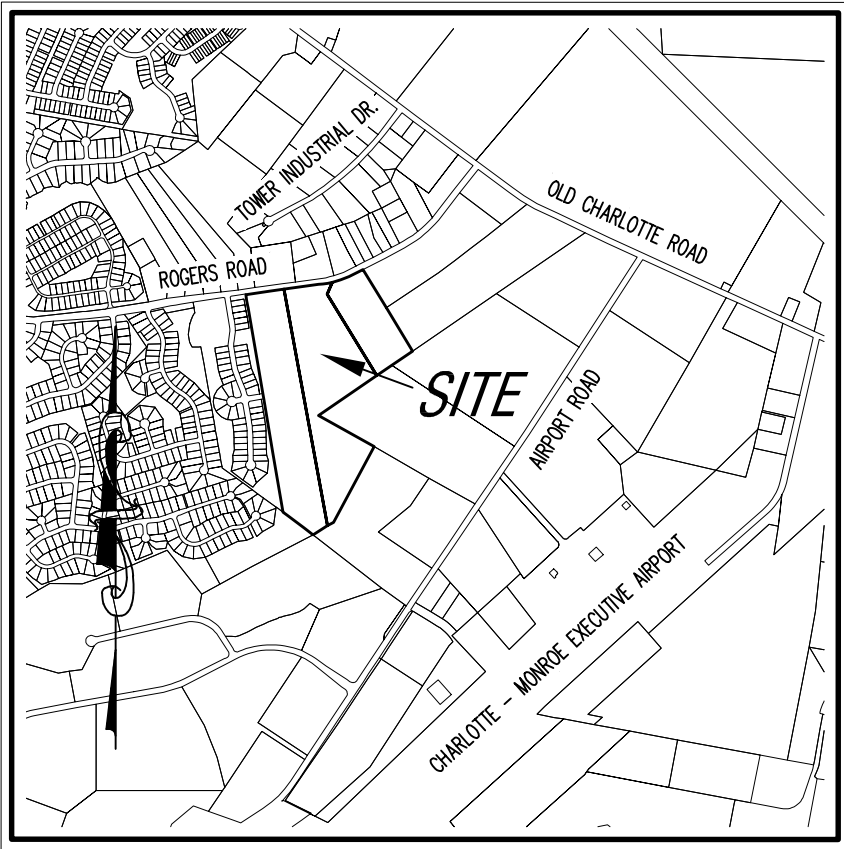
Energy Services:

The estimated cost for Natural Gas extension to service these parcels is approximately \$26,000 (approximately 550 ft. of 4" main extension). It is anticipated that the cost of installation would be covered by the revenues over an eight (8) year period. Therefore, based on the limited information there would not be any expected contribution in aid cost for this expansion. Duke Power would be the electric service provider.

Water Resources:

The applicant proposes annexation of 3 parcels totaling 58.18 acres presently zoned R-20 located along Rogers Road and further identified as tax parcel #'s 09-369-008, 09-369-008B and 09-366-009. The intended use of the proposed annexation is unknown at this time, but it is thought that SPCC will be using the area for future educational building development. In 2019 as part of the SPCC STEM building project, SPCC upsized the Charlotte Avenue Pump Station force main from 4" to 6". This was completed to fulfill the requirements of an agreement between the City of Monroe and SPCC for sewer capacity. The design of the upsized force main took into consideration 15,000 gpd from the STEM building project as well as an additional 15,000 gpd from future facilities on the SPCC campus. Based on that anticipated flow we are confirming that the City of Monroe currently has water and sewer capacity to serve the project based upon current sewer capacity, flow projections, and planned capital improvements. All capital cost of

water and sewer main extension will be funded by the developer at no cost to the City per the City Water and Sewer Extensions Policy. Water and wastewater treatment plant capacity costs will be fully offset by existing capacity fees to be paid by the developer at the time they request a meter connection to the system. Meter reading and billing costs will be fully offset by existing utility rates paid by each customer once they establish utility service. Water distribution costs will be dependent on the final demand for water exhibited by each customer connecting to the water system, but will be fully offset by existing utility rates. Sewer collection costs will be dependent on the final volume of sewer discharged to the City system, as exhibited by each customer connecting to the sewer system, but will be fully offset by existing utility rates.



Vicinity Map

STATE OF NORTH CAROLINA
COUNTY OF UNION
I, _____ City Clerk of the City Of Monroe,
North Carolina, hereby certify that on the _____ day of _____, 20____, The City Council approved this
plat for 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 certificate is
affixed meets all statutory requirements for recording.

DATE _____ REVIEW OFFICER _____

PIN: 09-369-060
AMH LANDCO
WILLIAMS POND, LLC
DB. 8897, PG. 325
COS #2
PC. S. File 986-991

30' Union Power
Db. 8965, Pg. 484

30' Union Power
Db. 2084, Pg. 407

CORNERSTONE
PHASE 2D
COMMON AREA
PC. G, FILE 639

PIN: 09-399-004
CORNERSTONE PROPERTY
OWNERS ASSOCIATION OF
UNION COUNTY, INC.
DB. 1688, PG. 810

PIN: 09-369-007G
GREINER BIO-ONE
NORTH AMERICA, INC.
DB. 7394, PG. 381
PC. O, FILE 632

NOTES

1. Areas computed using coordinate geometry.
2. This map was prepared without the benefit of a title search. Survey subject to full title search.
3. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
4. All distances shown are horizontal ground distances.
5. Rebar set at all corners unless otherwise noted.
6. Broken lines indicate property lines not surveyed.
7. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
8. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
9. Other underground utilities may exist but their locations are not known.
10. Grid Coordinates established using the N.C. GNSS Real Time Network utilizing NTRIP/CORS protocol and RTK field procedure.

PIN: 09-366-019B
SUNVALLEY BUSINESS
PARK LIMITED
PARTNERSHIP
DB. 1146, PG. 459
Zoned: LI (Union Co.)

PIN: 09-366-018A
RM ENTERPRISES, INC.
DB. 1534, PG. 221
Zoned: RLD (Monroe)

PIN: 09-366-016B
PATRICIA ANN LAMBERT
W24E-2101
(CYNTHIA CUSHMAN
DB. 5363, PG. 195)
Zoned: RLD (Monroe)

PIN: 09-366-016
KWANG CHANG CHOI
DB. 7237, PG. 476
Zoned: RLD (Monroe)

NC GRID COORDINATES:
N 470067.240
E 1513316.378
COMBINED GRID FACTOR:
0.99985362

PIN: 09-369-059
AMH LANDCO
WILLIAMS POND, LLC
DB. 8897, PG. 325
COS #1
PC. S. File 986-991

PIN: 09-369-008
SOUTH PIEDMONT COMMUNITY COLLEGE
DB. 3485, PG. 389
Zoned: R-20 Union County
23.76 Ac. Parcel Total
1,035,081 sf.

Area To Be Annexed
23.56 Ac.

PIN: 09-369-008B
SOUTH PIEDMONT COMMUNITY COLLEGE
DB. 3485, PG. 389
Zoned: R-20 Union County
24.89 Ac. Parcel Total
1,084,334 sf.

Area To Be Annexed
24.55 Ac.

PIN: 09-366-009
SOUTH PIEDMONT COMMUNITY COLLEGE
DB. 1457, PG. 594
Zoned: R-20 Union County
10.30 Ac. Parcel Total
448,757 sf.

Area To Be Annexed
10.07 Ac.

PIN: 09-366-008B
SOUTH PIEDMONT
COMMUNITY COLLEGE
DB. 1457, PG. 594
Zoned: GI (Monroe)

ACCESS &
STORMWATER CONTROL
MEASURE EASEMENT
(DB. 7945, PG. 889)

PIN: 09-366-008A
SOUTH PIEDMONT
COMMUNITY COLLEGE
DB. 1361, PG. 889
Zoned: GI (Monroe)

PIN: 09-366-007A
JANNA N V
DB. 4336, PG. 6
PC. I, FILE 426

PIN: 09-366-007
ISLAND CREEK HOLDINGS
DB. 3982, PG. 516

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD DIST.
C1	233.93	1015.77	N69°04'53"E	233.41
C2	109.43	1015.77	N78°45'54"E	109.37

LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°29'02"W	96.61
L2	S81°51'03"W	388.60
L3	S81°51'03"W	285.39
L4	OMITTED	
L5	N07°18'52"W	30.55

Flood Certification
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710541600, effective on 10/16/2008, and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

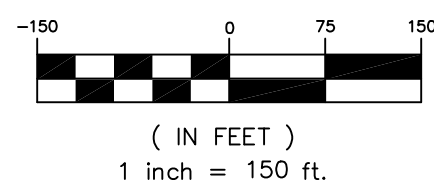
Certificate of Survey and Accuracy
State of North Carolina, Union County
I, Clinton D. Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book As, Page Shown); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended. That the survey is of another category, such as a recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision.

This is to certify that this survey is an annexation survey, which is an exception to the definition of "subdivision" pursuant to General Statute 47-30f.11d. Witness my original signature, registration number and seal this the _____ day of _____, A.D., 20____

PRELIMINARY

Clinton D. Lawrence, NCPLS L-5056

Owner Information
PIN: 09-366-009, 09-369-008 & 09-369-008B
South Piedmont Community College
PO Box 126
Polkton, NC 28135



THE PURPOSE OF THIS PLAT IS TO ANNEX THE 58.18 ACRES SHOWN HEREON INTO THE CITY LIMITS OF THE CITY OF MONROE, UNION COUNTY, NORTH CAROLINA.

LAWRENCE ASSOCIATES

115 N Church Street
Monroe, North Carolina 28112
P 704-289-1013

www.lawrencesurveying.com
Firm License Number: C-2856

*Annexation Boundary For The City Of Monroe
Property of South Piedmont Community College*

Monroe Township, Union County, NC

Orig. scale: 1" = 150' Date: January 15, 2024

Drawn By: JLH

Job No. 6820

Drawing file: 6820 SPCC Annex Plat - Rev 3.dwg

Drawing no. 24/011

REVISIONS
03-04-24 JLH
07-07-25 JLH
10-29-25 JLH
12-04-25 JLH

CERTIFICATE OF SUFFICIENCY
58.18 ACRES LOCATED ALONG ROGERS ROAD
TAX PARCEL #S: 09369008, 09369008B AND 09366009

To the City Council of the City of Monroe, North Carolina:

I, Bridgette H. Robinson, City Clerk, do hereby certify that I have investigated the Petition attached hereto and have found as a fact that said Petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Monroe, this 11th February, 2026.



Bridgette H. Robinson
Bridgette H. Robinson, City Clerk

**ORDINANCE TO EXTEND CORPORATE LIMITS OF
CITY OF MONROE, NORTH CAROLINA
O-2026-10**

WHEREAS, the City Council has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the City Council has by Resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the City Hall Council Chambers at 6:00 p.m. on March 24, 2026, after due notice by publication on March 14 and March 21, 2026; and

WHEREAS, the City Council finds that the petition meets the requirements of G.S. 160A-31; and

WHEREAS, the City Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the City Council further finds that the petition is otherwise valid, and that the public health, safety and welfare of the City of Monroe and of the area proposed for annexation will be best served by annexing the area described;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Monroe, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Monroe as of March 24, 2026:

**THE ANNEXATION OF 58.18 ACRES, BEING THE BALANCE OF TAX PARCELS
09369008, 09369008B & 09366009,
ALL OWNED BY THE SOUTH PIEDMONT COMMUNITY COLLEGE**

Being in North Carolina, Union County, Monroe Township and being more particularly described as follows: **BEGINNING** at a found PK nail in the centerline of Rogers Road, (SR 1353) having a 60-foot public right-of-way and being the northwest corner of now or formerly the South Piedmont Community College property recorded in Record Book 3485, Page 389 in the Union County Registry, a common corner with now or formerly the AMH LANDCO Williams Pond, LLC property recorded in Record Book 8897, Page 325 recorded in the Union County Registry and on the line of now or formerly the Sunvalley Business Park Limited Partnership property recorded in Record Book 1146, Page 459 in the Union County Registry and being a corner of the existing town limits of now or formerly the Town of Indian Trail found in the annexation ordinance recorded in Record Book 7976, Page 718 in the Union County Registry: thence leaving the said town limits line and with the centerline of Rogers Road and with the said Sunvalley property N 81° 59' 39" E, 129.57 feet to a set PK nail, a common corner with now or formerly the RM Enterprises, Inc. property recorded in Record Book 1534, Page 221 in the Union County Registry and said PK nail being on the existing city limits line of now or formerly the City of Monroe found in the annexation ordinance recorded in Deed Book 477, Page 833 in the Union County Registry; thence with the said city limits line and crossing the said College property S 7° 18' 52" E, 30.55 feet to a set iron on the southern right-of-way line of Rogers Road; thence with the southern right-of-way line of Rogers Road and with the said city limits line and continuing across the said College property three (3) calls as follows: 1) N 81° 51' 3" E, 285.39 feet to a set iron; 2) N 81° 51' 3" E, 388.60 feet to a calculated point; 3) with a curve to the left, having a radius of 1,015.77 feet, and a chord bearing and distance of N 78° 45' 54" E, 109.37 feet to a set iron on the line of now or formerly the South Piedmont Community College property recorded in Record Book 1457, Page 594 in the Union County Registry; thence continuing with southern right-of-way or Rogers Road and continuing with the said city limits line and crossing the said College property two (2) calls as follows: 1) with a curve to the left, having a radius of 1,015.77 feet, and chord bearing and distance of N 69° 4' 53" E, 233.41 feet to a calculated point; 2) N 62° 29' 2" E, 96.61 feet to a set iron, on line of the said existing city limits and said iron being on the line of now or formerly the South Piedmont Community College property recorded in Record Book 1457, Page 594 in the Union County Registry and said iron being located S 30° 30' 25" E, 30.09 feet from a calculated point in the centerline of Rodgers Road having North Carolina grid coordinates of North 470,067.240 feet and East 1,513,316.378 feet tied to the North American Datum 83-CORS; thence leaving the southern right-of-way of Rogers Road and with the said city limits line and with the said College property S 30° 30' 25" E, 464.22 feet to a set iron, a common corner with now or formerly the South Piedmont Community College property recorded in Record Book 1361, Page 889 in the Union County Registry; thence continuing with the said city limits line and with the said College property S 30° 30' 25" E, 494.11 feet to a found axle, said axle being on the line of now or formerly the Janna N V property recorded in Record Book 4336, Page 6 in the Union County Registry; thence continuing with the said city limits line and with the said Janna property S 56° 19' 9" W, 260.59 feet to a found pipe, a common corner with now or formerly the Island Creek Holdings property recorded in Record Book 3982, Page 516 in the Union County Registry; thence continuing with the said city limits line and with the Holdings property three (3) calls as follows: 1) S 56° 22' 22" W, 178.72 feet to a found concrete monument; 2) S 53° 45' 45" W, 727.46 feet to

a found concrete monument; 3) S 60° 36' 15" E, 657.51 feet to a found iron, a common corner with now or formerly the South Piedmont Community College Board of Trustees property recorded in Record Book 9000, Page 149 in the Union County Registry; thence leaving the existing city limits line and with the said Trustees property three (3) calls as follows: 1) S 28° 21' 7" W, 854.83 feet to a found iron; 2) S 62° 11' 8" W, 70.87 feet to a found pipe; 3) N 61° 47' 31" W, 180.47 feet to a found iron, a common corner with now or formerly the Greiner Bio-One North America, Inc. property recorded in Record Book 7394, Page 381 in the Union County Registry and said pipe being a common corner with now or formerly the Cornerstone Property Owners Association of Union County, Inc. property recorded in Record Book 1688, Page 810 in the Union County Registry and said iron being on the existing city limits line of now or formerly the City of Monroe found in the annexation ordinance recorded in Record Book 7593, Page 677 in the Union County Registry and said iron being on the existing town limits line of now or formerly the Town of Indian Trail found in the annexation ordinance recorded in Record Book 1452, Page 458 in the Union County Registry; thence leaving the said city limits of the City of Monroe and with the said town limits of the Town of Indian Trail and with the said Cornerstone property N 54° 10' 4" W, 376.58 feet to a found iron, a common corner with now or formerly the AMH LANDCO Williams Pond, LLC property recorded in Record Book 8897, Page 325 in the Union County Registry and said iron being on the existing town limits line of now or formerly the Town of Indian Trail found in the annexation ordinance recorded in Record Book 7976, Page 718 in the Union County Registry; thence with the said town limits line and with the said Pond property N 9° 44' 14" W, passing an found iron at 2,241.41 feet, for a total distance of 2,272.29 feet to the **POINT OF BEGINNING** and containing 58.18 acres more or less as shown on a plat entitled "Annexation Boundary For The City of Monroe Property of South Piedmont Community College" prepared by Lawrence Associates, (Clinton D. Lawrence, PLS) and dated January 15, 2024, and last revised 12-4-2025. Said annexation plat is recorded in Plat Cabinet _____, Files _____.

Section 2. Upon and after March 24, 2026, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Monroe and shall be entitled to the same privileges and benefits as other parts of the City of Monroe. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

Section 3. The City of Monroe shall cause to be recorded in the office of the Register of Deeds of Union County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Union County Board of Elections, as required by G.S. 163-288.1.

Adopted this 24th day of March 2026.

Robert A. Burns, Mayor

Attest:

APPROVED AS TO FORM:

Bridgette H. Robinson, City Clerk

Richard Long, City Attorney

**NORTH CAROLINA
UNION COUNTY**

I, Sherry K. Hicks, Notary Public, in and for said County and State, do hereby certify that Bridgette H. Robinson personally appeared before me this day and acknowledged that she is the City Clerk of the City of Monroe, a municipal corporation of said state, and that by virtue of said office is also Clerk to the City Council of said City, and that by authority duly given and as an act of said City, the foregoing instrument was signed in the name of the City and in her presence by its Mayor, sealed with the corporate seal of said City, and attested by herself as its City Clerk.

Witness my hand and notarial seal, this 24th day of March, 2026.

(SEAL)
Sherry H. Hicks, Notary Public
My Commission Expires: 01/04/2031

Zoning Map

Case #: PLANXA 2024-00151

Legend

Centerlines

City Limits

Parcels

Zoning Districts

GI

NB

RLD

municipal

Indian Trail

UC Zoning Districts

LI

R-20

R-8

Existing: Union County R-20

Owner: South Piedmont
Community College

Acres: 58.18



0 410 820
Feet

Future Land Use Map

Case #: PLANXA 2024-00151

Legend

Centerlines

City Limits

Parcels

FLUM

Future Land Use Character Area

Industrial

Suburban

municipal

Indian Trail

Existing: Union County R-20

Owner: South Piedmont
Community College

Acres: 58.18



0 410 820
Feet

	ACCTNO	CURR_NAME1	CURR_ADDR1	CURR_CITY	STATE	ZIP CODE
1	09366018C	SUN VALLEY BUSINESS PARK LIMITED	1901 VALLEY PARKWAY STE 100	MONROE	NC	281106515
2	9366017	HILTON DANNY WALTER	4306 ROGERS RD	MONROE	NC	28110
3	09366015A	STUMP GREGORY MICHAEL	4212 ROGERS RD	MONROE	NC	28110
4	9366016	CHOI KWANG CHANG	202 WHITEFRIARS LN	MATTHEWS	NC	28105
5	09366016B	LAMBERT PATRICIA ANN	4218 ROGERS RD	MONROE	NC	28110
6	09366019B	SUN VALLEY BUSINESS PARK LIMITED	1901 VALLEY PARKWAY	MONROE	NC	28110
7	09366018A	RM ENTERPRISES INC	2722 CHAMBER DR	MONROE	NC	28110
8	09366017A	HILTON DANNY WALTER	4306 ROGERS RD	MONROE	NC	28110
9	09366018D	SUN VALLEY BUSINESS PARK LIMITED	1901 VALLEY PARKWAY STE 100	MONROE	NC	281106515
10	09366016A	LOKEN ROLF	7911 SKYE LOCHS DR	WAXHAW	NC	28173
11	09369007B	PAPA DELTA HOLDINGS 1 LLC	1609 AIRPORT RD	MONROE	NC	28110
12	9369011	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
13	09366007B	CAROLINA MADE INC	400 INDIAN TRAIL RD N	INDIAN TRAIL	NC	28079
14	9399079	AMH NC PROPERTIES LP	23975 PARK SORRENTO, SUITE #300	CALABASAS	CA	91302
15	9369059	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
16	09369005E	CITY OF MONROE	PO BOX 69	MONROE	NC	281110069
17	9369048	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
18	9399083	CARRASQUERO ROSA	5031 REVELATION WAY	MONROE	NC	28110
19	9399080	AQUALAIS JACQUE A	5032 REVELATION WAY	MONROE	NC	28110
20	9399004	PROPERTY OWNERS ASSOC. CORNERSTONE	1201 STALLINGS RD	MATTHEWS	NC	28104
21	09369005G90	OLP MONROE NC LLC	60 CUTTER MILL RD STE 303	GREAT NECK	NY	11021
22	09369007G	GREINER BIO-ONE NORTH AMERICA INC	4238 CAPITAL DR	MONROE	NC	28110
23	9366008	SOUTH PIEDMONT COMMUNITY COLLEGE	PO BOX 5041	MONROE	NC	28111
24	09369008B	SOUTH PIEDMONT COMMUNITY COLLEGE	PO BOX 126	POLKTON	NC	28135
25	9369008	SOUTH PIEDMONT COMMUNITY COLLEGE	PO BOX 126	POLKTON	NC	28135
26	09366007A	JANNA N V	1809 AIRPORT RD	MONROE	NC	28110
27	9399081	RH PARTNERS OWNERCO 2 LLC	3903 S CONGRESS AVE #40298	AUSTIN	TX	78704
28	9366014	BURGESS JOSEPH M	4206 ROGERS RD	MONROE	NC	28110
29	9369049	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
30	09369007C90	UNION COUNTY	500 N MAIN ST	MONROE	NC	28112
31	9366012	O'KELLY ROBERT L	4122 ROGERS RD	MONROE	NC	28110
32	09366004 90	CHARLOTTE PIPE & FOUNDRY CO	PO BOX 1339	MONROE	NC	281111339
33	9399082	PROGRESS RESIDENTIAL BORROWER 3 LLC	PO BOX 4090	SCOTTSDALE	AZ	85261

34	9366009	SOUTH PIEDMONT COMMUNITY COLLEGE	PO BOX 126	POLKTON	NC	28135
35	9366015	BOONE MICHAEL L	4210 ROGERS ROAD	MONROE	NC	28110
36	09369007C80	UNION COUNTY	500 N MAIN ST	MONROE	NC	28112
37	9369038	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
38	09369005F90	WF HARRIS DEVELOPMENT LLC	4015 AIRPORT RD EXT	MONROE	NC	28110
39	09366008B	SOUTH PIEDMONT COMMUNITY COLLEGE	PO BOX 126	POLKTON	NC	28135
40	9399078	PROGRESS RESIDENTIAL BORROWER 21 LLC	PO BOX 4090	SCOTTSDALE	AZ	85261
41	9399102	WILLIAMS STEVEN	1032 COUNSELORS DR	MONROE	NC	28110
42	9366013	TUCKER MICHELLE	4148 ROGERS RD	MONROE	NC	28110
43	9399101	CHAO DAVID T	PO BOX 80896	RANCHO SANTA MARGARITA	CA	92688
44	9366010	GUY PROPERTIES LLC	4401 E INDEPENDENCE BLVD	CHARLOTTE	NC	28205
45	9366007	ISLAND CREEK HOLDINGS LLC	PO BOX 250329	ATLANTA	GA	303251329
46	09369005G80	OLP MONROE NC LLC	60 CUTTER MILL RD STE 303	GREAT NECK	NY	11021
47	09369005B	CYRIL BATH COMPANY	1610 AIRPORT RD	MONROE	NC	281107393
48	09366004 80	CHARLOTTE PIPE & FOUNDRY CO	PO BOX 1339	MONROE	NC	281111339
49	09366008A	SOUTH PIEDMONT COMMUNITY COLLEGE	PO BOX 126	POLKTON	NC	28135
50	9369060	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
51	09366013A	TUCKER MICHELLE	4148 ROGERS RD	MONROE	NC	28110
52	9369037	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
53	9369015	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
54	9369030	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
55	9369027	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
56	9369051	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
57	9369057	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
58	9369043	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
59	9369058	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
60	9369035	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
61	9369045	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
62	9369032	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
63	9369017	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
64	9369028	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
65	9369021	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
66	9369012	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302

67	9369041	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
68	9369014	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
69	9369042	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
70	9369039	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
71	9369056	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
72	9369026	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
73	9369054	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
74	9369029	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
75	9369018	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
76	9369033	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
77	9369024	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
78	9369031	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
79	9369016	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
80	9369020	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
81	9369022	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
82	9369047	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
83	9369013	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
84	9369019	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
85	9369025	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
86	9369055	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
87	9369053	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
88	9369036	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
89	9369040	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
90	9369044	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
91	9369050	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
92	9369023	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
93	9369034	AMH LANDCO WILLIAMS POND LLC	23975 PARK SORRENTO STE 300	WOODLAND HILLS	CA	91302
94	9369005	THE GENERAL'S QUARTERS LLC	105 EAST NORTH MAIN ST	WAXHAW	NC	28173
95	09369005A	SOUTH PIEDMONT COMMUNITY COLLEGE	PO BOX 5041	MONROE	NC	28111
96	9366011	ENNIS JOEL N	4309 OLD CHARLOTTE HWY	MONROE	NC	28110
97	09366013B	TUCKER MICHELLE	4148 ROGERS RD	MONROE	NC	28110

APO Map

Case #: PLANXA-202400151

Legend

-  Parcels
-  Centerlines
-  Parcels
-  150 Ft. Buffer
-  Notified Properties
-  Subject Property

97 Properties Notified



MINUTES OF THE PLANNING BOARD MEETING

**February 4, 2026, at 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC**

Members Present: Jennifer Smith (Chair); Archie Morgan; Daryle Anderson; Chip Wardwell; Pamela Duda (ETJ Member); John Harris (Alternate); Robin Holland (Alternate);

Planning Board is requested to consider the rezoning of three properties along Rogers Road and further identified with parcel ID numbers 09-369-008, 09-369-008B, and 09-366-009. The request is to rezone the properties from Union County R-20 to General Industrial (GI) City of Monroe.

Doug Britt, Assistant Director of Planning and Development, presented the proposed rezoning request. SPCC are also going through the annexation process since these three parcels are not currently in the city limits. SPCC would... like to get all of their properties under one entity and one zoning. They are currently building an expansion and eventually they may build on these additional properties, but the Planning Department is not aware of them building on them any time soon.

The Board had some additional questions answered by Doug Britt. Union County is aware of the possible annexation, but does not have to be notified. The adjacent property owners (APOs) within 150-ft of these properties will receive notification of the proposed annexation prior to the City Council meeting. The public can then speak for or against it if they so choose. Since the airport is nearby, there is an airspace ordinance that regulates anything over 100-ft tall. Anything less than that is not impacting the airport. If, by some chance, SPCC sold the property and the new owner would need to go through the appropriate process. If SPCC retains the properties then they will use it for educational purposes and will be allowed by-right.

Motion: Jennifer Smith made a motion to recommend adoption of the Resolution approving Land Use and Transportation Plan Compliance.

Second: Daryle Anderson

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

AYES: Jennifer Smith, Archie Morgan, Daryle Anderson, Chip Wardwell, Robin Holland, John Harris

NAYS: Pamela Duda

Motion: Jennifer Smith made a motion to recommend adoption of the Ordinance amending section 157.1.2.1.

Second: Daryle Anderson

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

AYES: Jennifer Smith, Archie Morgan, Daryle Anderson, Chip Wardwell, Robin Holland, John Harris

NAYS: Pamela Duda

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

R-2026-14

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the City Council does hereby find and determine that the adoption of the zoning map amendment for the subject properties located along Rogers Road further described below is not consistent with the adopted Land Use and Transportation Plan, because the subject properties are not located within the study area of the plan. However, the proposed rezoning is a reasonable use and in the public interest because several of the surrounding parcels have the same zoning designation and have been developed for educational purposes as well.

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 is amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monroe adopts the Resolution Approving Land Use and Transportation Plan Compliance of the zoning map amendment for properties with Union County Tax Parcel(s): 09-369-008, 09-369-008B, and 09-366-009.

Adopted this 24th day of March 2026.

Robert A. Burns, Mayor

Attest:

Bridgette H. Robinson, City Clerk

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

R-2026-14

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the City Council does hereby find and determine that the adoption of the zoning map amendment for the subject properties located along Rogers Road further described below is not consistent with the adopted Land Use and Transportation Plan, because the subject properties are not located within the study area of the plan. The proposal is not reasonable and not in the public interest because the use of the property as nonresidential may have a negative impact on the surrounding residential property values as well as the quality of life.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monroe adopts the Resolution Denying Land Use and Transportation Plan Compliance for properties with Union County Tax Parcel(s): 09-369-008, 09-369-008B, and 09-366-009.

Adopted this 24th day of March 2026.

Robert A. Burns, Mayor

Attest:

Bridgette H. Robinson, City Clerk

ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2026-11

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 Rogers Road and further identified as tax parcel #'s 09-369-008, 09-369-008B, and 09-366-009. The request is to rezone the properties from Union County R-20 to General Industrial (GI) City of Monroe.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 24th day of March 2026.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: City Council

DATE: March 24, 2026

VIA: Mark Watson, City Manager

FROM: Jeff Wells, Assistant City Manager

PREPARED BY: Ashley Nowell, Downtown Director

SUBJECT: Grow Monroe Grant Application – Flora Greens (dba, Bloomers)

SUMMARY STATEMENT

City Council is asked to consider a recommendation for a GROW Monroe Grant application for Cathy Haney owner of Bloomers at 205 E Franklin St.

REVIEW

Cathy Haney, owner of Bloomers located at 205 E Franklin St, has entered into a 1-year lease term with options extending to 5 years.

Ms. Haney has applied for the Grow Monroe Downtown Grant. This is a matching 50/50 downtown grant program designed to provide assistance with rental expenses and/or up-fit expenses for a new business. Awards are determined using a formula based square footage.

Bloomers is a 1,362.5 square foot retail space. This makes Ms. Haney eligible for \$6 per sq. ft. or a maximum of \$8,175 through this grant program. Ms. Haney has applied for rental assistance only as part of opening her new business. The monthly rent expense for this business is \$2,200.00 per month or \$26,400 per year. Fifty percent of the annual rental expense is \$13,200. Ms. Haney is eligible for a maximum of \$8,175 in rental assistance through this grant with \$4,087.50 paid to the applicant at the end of six months, and \$4,087.50 after twelve months. Proof of timely rent payment in full is required before funds can be released.

Staff presented this application to the Downtown Advisory Board on February 18, 2026. The DAB recommended that Bloomers be approved for the full eligible award of \$8,175 in rental assistance.

RECOMMENDATION

Staff and the Downtown Advisory Board recommend that City Council adopt a Resolution awarding a Grow Monroe Downtown Economic Development Grant of \$8,175 to Cathy Haney, owner of Bloomers, approve the Resolution and Budget Amendment and authorize the Mayor to execute the necessary documents to appropriate funds of \$8,175.

Attachments: Agreement
Acceptance
Resolution R-2026-12
Budget Amendment BA-2026-05

**NORTH CAROLINA
UNION COUNTY**

ACCEPTANCE OF DOWNTOWN INCENTIVE GRANTS

THAT WHEREAS, by Resolution adopted by the Monroe City Council on March 24, 2026, Flora Greens, LLC was awarded a Downtown Economic Development Grow Monroe Grant, pursuant to the City's Downtown Economic Development Grant Programs; and

WHEREAS, Flora Greens, LLC wishes to formally accept said Grant(s) and acknowledge its obligation to abide by the terms of the Grant Program and the Resolution both of which are attached hereto and incorporated herein by reference.

NOW, THEREFORE, Flora Greens, LLC agrees as follows:

1. That it accepts said grant(s) and covenants that it will abide by the attached Resolution and Grant Program which it has read and understands.
2. That it further understands that the grant award was based on representations made in the grant(s) application and at the public hearing at which the grant(s) was awarded.

FLORA GREENS, LLC

ATTEST:

Cathy Haney, Member

The Mayor and City Clerk hereby acknowledge the award of grant.

CITY OF MONROE

ATTEST:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk

**NORTH CAROLINA
UNION COUNTY**

This **INCENTIVE AGREEMENT** made and entered this 24th Day of March, 2026 between Flora Greens, LLC (dba, Bloomers), by and through its Member, Cathy Haney (the “Company”) and the **CITY OF MONROE** (the “City”).

WHEREAS, the North Carolina General Statute 158-7.1 and 160A-458.3 authorizes a municipality to undertake an economic development project by extending assistance to a company as an incentive to cause the company to renovate and rehabilitate a downtown historic structure thereby expanding the tax base of the City and providing jobs for its citizens; and

WHEREAS, the Monroe City Council adopted a Downtown Economic Development Grants Program to provide such assistance as an incentive for new investments in the downtown, City of Monroe; and

WHEREAS, City Council adopted a Downtown Master Plan which calls for increased investment and private development in Downtown Monroe; and

WHEREAS, the Downtown Master Plan identified and emphasized the importance of developing restaurant and retail for increased downtown development; and

WHEREAS, the Company plans to make certain improvements as needed to operate at 205 East Franklin Street for retail use; and

WHEREAS, the Company anticipates creating new job(s); and

WHEREAS, such business qualifies for assistance through the Downtown Economic Development Grant Programs by the City, and the City Council of the City of Monroe, after public hearing, approved granting up to \$8,175 (Eight Thousand One Hundred Seventy-Five Dollars) to the Company as rent subsidy under the terms and conditions stated herein based on the qualifying investment of the Company; and

WHEREAS, the Company and the City enter into this agreement to describe the incentives to be provided by the City in connection with the Company’s investments in the City’s downtown central business district.

NOW THEREFORE, in consideration of the foregoing premises and the mutual covenants contained in this agreement, the parties agree as follows:

1. **Capital Investments:** Up-fit improvements and new investment shall be made to the Property as described herein. The Company shall provide the City with all necessary documentation and access to the Property to inspect improvements necessary to confirm compliance by the Company prior to the City’s advance of grant funds at completion of the project.

2. **City Grant:** The City agrees to grant to the Company \$8,175 through the Downtown Economic Development Grow Monroe Grant Program. \$8,175 will be paid in rent subsidy and will be paid over a one (1) year period (with fifty percent of the amount payable at six and twelve months). Proof of timely payment for the full amount of the rent is required before funds are released.
3. **Limitations:** The grant is subject to the Company meeting the minimum qualifications required by the City of Monroe Downtown Economic Development Grants Programs (the terms of which are incorporated herein by reference) and upon the terms and conditions set out in attached Exhibit A which are incorporated as if fully set out herein.
4. **Assignments:** No party shall sell or assign any interest in or obligation under this Agreement without the prior expressed written consent of all the parties, no reasonable approval withheld.
5. **E-Verify Requirement.** The Contractor shall comply with the requirements of Article 2 of Chapter 64 of the General Statutes. Further, if the Contractor utilizes a subcontractor, the Contractor shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the General Statutes.
6. **Limitation of Obligation by the City: NO PROVISION OF THIS AGREEMENT SHALL BE CONSTRUED OR INTERPRETED AS CREATING A PLEDGE OF THE FAITH AND CREDIT OF THE CITY WITHIN THE MEANING OF ANY CONSTITUTIONAL DEBT LIMITATION.** No provision of this Agreement shall be construed or interpreted neither as delegating governmental powers nor as a donation or the lending of the credit of the City within the meaning of the North Carolina constitution. This Agreement shall not directly or indirectly or contingently obligate the City to make any payments beyond those appropriated in the City's sole discretion for any fiscal year in which this Agreement shall be in effect. No provision of this agreement shall be construed to pledge or create a lien on any class or source of the City's moneys, nor shall any provision of this Agreement restrict to any extent prohibited by law, any action or right of action on the part of any future City governing body. To the extent of any conflict between this paragraph and any other provision of this Agreement, this paragraph shall take priority.
7. **Miscellaneous:**
 - a. This Agreement shall be governed by and interpreted by the laws of the State of North Carolina.
 - b. Nothing contained in this Agreement shall be deemed or construed so as to in any way estop, limit, or impair the City from exercising or performing any regulatory, policing, legislative, governmental, or other powers or functions.
 - c. Any Communication required or permitted by this Agreement must be in writing and shall be deemed given when delivered by hand for mailing first-class mail, postage paid, and addressed as follows:

If to the Company: Flora Greens, LLC
 Attn: Cathy Haney, Member
 205 East Franklin Street
 Monroe, NC 28112

If to the City: City of Monroe
 PO Box 69
 Monroe, NC 28111-0069
 Attn: Ashley Nowell, Downtown Director

- d. If any provision of this Agreement shall be determined to be unenforceable, that provision shall be severable and shall not affect any other provisions of this Agreement.

- e. This Agreement constitutes the entire agreement between the parties, and this Agreement shall not be changed or modified except in writing signed by all the parties.

- f. Subject to the specific provisions of this Agreement, this Agreement shall be binding upon and inure to the benefit of and be enforceable be the parties and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their corporate names by their duly authorized officers, all as of the date first above written.

FLORA GREENS, LLC

CITY OF MONROE

By: _____
 Cathy Haney, Member

By: _____
 Robert A. Burns, Mayor

Attest:

 Bridgette H. Robinson, City Clerk

This Instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Finance Officer: _____
 Lisa Strickland

DATE: _____

EXHIBIT A

1. The Company shall renovate, rehabilitate and improve the Property consistent with the terms of this Agreement.
2. The Company shall comply with all State, Federal, and local laws, regulations, ordinances and permits in carrying out the purpose of this Agreement and shall during the term of this Agreement remain in good standing with the City.
3. Prior to initiation of rehabilitation and improvements, the Company shall submit all plans for renovations and improvements for review and approval by the City, reasonable approval not withheld.
4. The Company shall meet or exceed the minimum matching investment requirements as outlined in the grant. Proof of expenditure(s) is required as outlined in the grant prior to payment.

**BUDGET AMENDMENT
BA-2026-05**

1. Amendment necessary to appropriate funds for Downtown Economic Development Program for Flora Greens, LLC (member Cathy Haney).

General Fund:

Revenue:

Appropriation of Fund Balance	\$8,175
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Expense:

Transfer to Downtown Monroe Fund	\$8,175
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Downtown Monroe Fund:

Revenue:

Transfer from General Fund	\$8,175
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Expenses:

Downtown Economic Development Programs	\$8,175
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Adopted this 24th day of March, 2026.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk

**RESOLUTION OF MONROE CITY COUNCIL
AWARDING DOWNTOWN INCENTIVES TO
FLORA GREENS, LLC
R-2026-12**

WHEREAS, the City of Monroe has adopted a Downtown Economic Development Grow Monroe Grant Program, hereinafter “Program”; and,

WHEREAS, Cathy Haney, as member by and on behalf of Flora Greens at 205 East Franklin Street, has duly applied for a Downtown Economic Development Grow Monroe Grant for 205 East Franklin Street; and,

WHEREAS, a public hearing was conducted by the City Council on March 24, 2026, at which hearing testimony was given by Ashley Nowell, Director, Downtown Monroe for the City of Monroe; and,

WHEREAS, the City Council makes the following findings with respect to said application:

1. Two Hundred and Five (205) South Hayne Street is approximately 1,362.5 square feet of retail space and within the Downtown Monroe Master Plan area.
2. The applicant proposes a retail store in accordance with the Downtown Master Plan.
3. The renovations and improvements as proposed will have a significant effect on revitalization of the City’s Central Business District as indicated in the Downtown Master Plan.
4. That the applicant meets all other applicable requirements of the Program set forth by the City Council.
5. The renovations and improvements to the above described property and/or operation of the business as proposed will (a) stimulate the local economy, (b) promote business, and (c) result in creation of job(s) that pay at or above the median wage.

WHEREAS, based on the above findings and other documentation in the file the City Council concludes that the applicant qualifies for the Grow Monroe Program for an amount not to exceed \$8,175. With qualification for the incentive established and the economic benefits accrued to the City in the form of new employment, increased tax base and property value and increased City utility revenues, the grants² application should be approved subject to compliance with the Program and subject to appropriation; and,

WHEREAS, the City of Monroe and Flora Greens, LLC by and through its member Cathy Haney, seek to enter into an Economic Development Grant Agreement under the terms and conditions stated therein.

NOW, THEREFORE, BE IT RESOLVED THAT the incentive application of Flora Greens, LLC by and through its member Cathy Haney, for Downtown Economic Development Grow Monroe Grant Program is hereby approved pursuant to the terms and conditions set out in the attached Incentive Agreement, the Incentive Agreement with Flora Greens, LLC by and through its member Cathy Haney, is approved and the Mayor and other staff as necessary are authorized to execute any and all documents and instruments necessary to carry out said approval. The appropriation of any funds is reserved for future action consistent with the terms of the Incentive Agreement.

Adopted this 24th day of March, 2026.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk