

**CITY COUNCIL REGULAR MEETING
300 WEST CROWELL STREET
MONROE, NORTH CAROLINA 28112
APRIL 28, 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. Level IV Economic Development Incentive Grant to Confidential Company for Project Nickel
 - A. Public Hearing
 - B. Action
 4. Annexation and Zoning Map Amendment Requests for 50.35 Acres Located Along Goldmine Road
 - A. Public Hearing
 - B. Action
 5. Level IV Economic Development Incentive Grant to Confidential Company for Project Seven
 - A. Public Hearing
 - B. Action
 6. Zoning Map Amendment Request to Rezone Property Located at 600 Honeysuckle Lane from Residential Medium Density to Conditional Residential
 - A. Public Hearing
 - B. Action
 7. Abandonment of Walkway Right-of-Way Easement Between Elizabeth Avenue and Normand Street
 - A. Public Hearing
 - B. Action

RECOGNITION

8. 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: April 28, 2026

FROM: Robert Miller, General Manager of Energy Services and Water Resources
Teresa Campo, Director of Economic Development

PREPARED BY: Teresa Campo, Director of Economic Development
Robert Miller, General Manager of Energy Services and Water Resources

SUBJECT: Request Level IV Economic Development Incentive Grant to Confidential Company for Project Nickel

SUMMARY STATEMENT

City Council is requested to consider the award of an Economic Development Level IV Incentive Grant to a Confidential Company for Project Nickel in an amount not to exceed \$1,870,000 paid over a five-year period.

REVIEW

Energy Services and Water Resources and Monroe’s Office of Economic Development present Project Nickel to a Confidential Company as candidates for a Level IV Economic Development Incentive Grant. The Confidential Company is planning a potential investment of \$100 Million for a new manufacturing facility to be located within the City of Monroe incorporated area. The project includes the construction of a new 100,000 SF production building and the purchase and installation of new process equipment on land, newly annexed into the City. This new facility will assist the Confidential Company to better compete in the world market in the production of advanced aerospace materials and create new precision manufacturing job opportunities in our community.

The estimated capital investment of \$100 Million, qualifies for a Level IV Economic Development Incentive Grant. Based on the estimated investment, the incentive annual payments would not exceed \$1,870,000. Once construction is complete and the qualified investment has been made,

the annual payments will be paid in five (5) consecutive years beginning in FY 2028. The incentive payments are based upon appraised tax value of the investment each year as appraised by the Union County Tax Assessor's Office. The Economic Development incentive is based on the company's projected investment of \$100 Million in new building and new production equipment over the grant period, but not less than \$30,000,000. Considering its projected investment in the City of Monroe, the current tax rate and assuming a consistent assessed value with no depreciation, the company would pay estimated ad valorem taxes of \$2,200,000 to the City of Monroe over the grant period. Actual tax revenue for the City will be based on the assessed value of the investment each year and the timing of the investments.

RECOMMENDATION

Energy Services and the Office of Economic Development recommendation that City Council adopt a Resolution awarding a Level IV Economic Development Incentive Grant to Confidential Company for Project Nickel in amount not to exceed of \$1,870,000 and approve the Incentive Agreement.

Attachments: Resolution R-2026-22
EDC Incentive Agreement – Project Nickel

**RESOLUTION OF MONROE CITY COUNCIL
AWARDING LEVEL IV INCENTIVE GRANT TO
CONFIDENTIAL COMPANY
FOR PROJECT NICKEL
R-2026-22**

WHEREAS, the City of Monroe has adopted an Economic Development Incentive Grant Program, hereinafter “Program”; and,

WHEREAS, Confidential Company has duly applied for a Level IV Incentive grant under said program; and,

WHEREAS, a public hearing was conducted by the City Council on April 28, 2026, at which hearing testimony was given by the City of Monroe General Manager of Energy Services and Water Resources Robert Miller; and, a company representative;

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

1. All facilities, Monroe is the selected location, are proposed to be built and/or improved by the applicant on property currently within the corporate limits of the City of Monroe.
2. The applicant will be the principal employer of persons with respect to the grant application under the Program.
3. The applicant is a manufacturing business, which will have a minimum new investment of \$30,000,000 in new taxable building improvements and machinery and equipment to qualify for a Level IV grant.
4. No other grant from the Program has been awarded to the applicant for this project.
5. The applicant is not in the retail or the construction trade.
6. That the applicant meets all other applicable requirements of the Program set forth by the City Council.

WHEREAS, based on the above findings and other documentation in the file, the City Council concludes that the applicant qualifies for a Level IV Grant under the Program for an amount not to exceed One Million Eight Hundred-Seventy Thousand Dollars (\$1,870,000) and paid over a five-year grant period beginning in Fiscal Year 2028. With qualification for the grant established and the economic benefits accrued to the City in the form of new employment, increased tax base and increased City utility revenues, the grant application should be approved subject to compliance with the Program and subject to appropriation; and,

WHEREAS, the City of Monroe anticipates entering into an Economic Incentive Grant Agreement with Confidential Company pursuant to the Program,

NOW, THEREFORE, BE IT RESOLVED THAT the grant application of Confidential Company for a Level IV Grant be approved subject to compliance with the requirements and provisions of the Program and subject to appropriation. Staff is hereby authorized to negotiate an Economic Incentive Grant Agreement and the Mayor is hereby authorized to execute on behalf of the City an Economic Incentive Grant Agreement with Confidential Company under the terms stated above and pursuant to the Economic Incentive Grant Policy.

Adopted this 28th day of April, 2028.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk

**NORTH CAROLINA
UNION COUNTY**

This **ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT** is made and entered into this 28th day of April, 2026 between **CONFIDENTIAL COMPANY** a foreign limited liability company registered to do business in North Carolina, or its assigns (the “Company”) and the **CITY OF MONROE** (the “City”).

WHEREAS, North Carolina General Statutes §158-7.1 authorizes a municipality to undertake an economic development project by extending assistance to a company as an incentive to cause the company to newly locate or expand its operations, thereby increasing the tax base of the City and providing jobs for its citizens; and

WHEREAS, the Monroe City Council adopted Economic Development Incentive Grant Guidelines to provide such assistance as an incentive for newly locating or expanding business investments in the City of Monroe; and

WHEREAS, the Monroe City Council also adopted an Economic Development Incentive Grant Program for Monroe to provide such assistance as an incentive for expanding business investments in the City of Monroe; and

WHEREAS, the Company intends to build a new facility and purchase and install accessory equipment on parcels located in the City of Monroe and identified as Tax Parcel Nos. 09-369-002K, as more particularly described (the “Property”) and thereby invest approximately One Hundred Million Dollars (\$100,000,000) in taxable new capital real estate and personal property assets and anticipates creating new jobs (the “Project”); and

WHEREAS the City Council of the City of Monroe, after due notice and public hearing held on April 28, 2026, approved awarding Incentive Grants described below to the Company.

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.

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

1. **Capital Investments:** The Company commits to investing approximately One Hundred Million Dollars (\$100,000,000), but no less than Three Million Dollars (\$3,000,000), in new taxable real property improvements and accessory equipment to be completed over a five (5) year period beginning in 2026. The Company shall provide the City with all necessary documentation and access to inspect improvements necessary to confirm compliance by the Company prior to the City’s annual appropriation of the grant.

2. **Annual Grants:** The City agrees to pay the Company an Economic Development Incentive grant over a five year grant period. Based upon the amount of new capital investment by the Company, increased tax base, and significant employment, the Company qualifies for an anticipated Level IV incentive grant. Payment of the grant shall be spread over a five (5) year

period beginning with the next City fiscal year commencing after an updated assessment for the Property is published by the Union County Tax Assessor following the earlier of: i) issuance of the Certificate of Occupancy of new improvements or ii) five (5) years from the date of this Agreement, whichever comes first (the “Grant Payment Period”). Each annual Grant Payment shall be appropriated by the Monroe City Council as part of its annual budget adoption process pursuant to the requirements of North Carolina law. The amount of each annual Grant Payment during the Grant Payment Period shall be calculated with reference to: i) the increase between the assessed value on the date of this Agreement and the most recently available assessed tax value of real property, including any improvements, plus qualifying personal property relocated into the City for the Project as determined by the Union County Tax Assessor; ii) the applicable Grant Factor based on the Level of investment in effect for the fiscal year immediately preceding the fiscal year in which each grant payment is made; and iii) the applicable City of Monroe ad valorem tax rate for the fiscal year immediately preceding the fiscal year in which each grant payment is made.

- A.** The City will set the ad valorem tax rates each fiscal year. The annual Grant Factors are also set by the City for each fiscal year during the annual budget process and will change depending on the applicable ad valorem tax rate each year. The annual grant factors set for each fiscal year will be available upon request on or after July 1 each year from the Office of Economic Development. The calculated Annual Grant Payment under this Agreement for the Company for each Part of the Grant is calculated as follows:

Each Annual Grant Payment shall be based upon the actual assessed tax value of qualifying real and personal property in connection with the Project as determined by the Union County Tax Assessor, the annual Grant Factor for the fiscal year in which the Grant Payment is to be made, and the applicable City of Monroe ad valorem tax rate for the fiscal year in which the Grant Payment is to be made. By way of illustration only, assuming fiscal year 2026 as the first year of the Grant Payment Period and assuming (i) an assessed tax value of \$100,000,000 in qualifying real and personal property, (ii) a Level IV Grant Factor of 1.87%, and (iii) the Monroe tax rate of 0.0044, the assessed City of Monroe annual ad valorem tax collected due to the Project is estimated to be \$440,000 and the Incentive Grant is estimated to be \$374,000. The Annual Grant Payment for each subsequent fiscal year during the Grant Payment Period would be determined during the annual budget adoption process and utilize the most recent assessed tax value available, the Level IV Grant Factor for the fiscal year immediately preceding the fiscal year in which the grant payment was to be made, and the applicable Monroe ad valorem tax rate for the fiscal year immediately preceding the fiscal year in which the grant payment was to be made. These funds are allocated from the City’s general fund budget.

The Actual Grant Payment may differ from year to year as it is calculated using the applicable Grant Factor and City of Monroe ad valorem tax rate for the fiscal year immediately prior to the fiscal year in which the grant payment is to be made, and the most recently available assessed value of the qualifying real property and personal property associated with this Agreement as determined by the Union County Tax Assessor.

- B.** The Company must be in good standing with the City during the grant period in order to

receive each of the annual grant payments. “Good Standing” means that the Company is not delinquent in the payment of any taxes due and owing to the City, has paid all permit fees which are due and owing to the City, has not ceased operations within the City for a period of time greater than thirty (30) days during the preceding fiscal year, has made the level of investment required herein and such investment remains in the City, and Company has filed all required reports and is in good standing with the North Carolina Secretary of State’s Office. If at any time the Company fails to be in Good Standing, grant payments will be suspended until such time the Company returns to Good Standing.

- C. The Company must request each year’s annual grant payment by filing the proper form(s) and necessary exhibits. Said forms are available upon request annually from the offices of the City of Monroe Economic Development Office.
- D. The actual Grant Factor used in the calculation for each year of the Grant Payment Period will be based upon the actual verified capital investment of the Company determined at the time of each Annual Grant Payment and will be based upon the verified investment Level for the actual amount of capital invested. As a result, the actual grant level and applicable Grant Factor could change based upon the actual verified capital investment. For example, if the actual capital investment is between \$15,000,000 and \$29,999,999, the Grant Factor will be a Level III Grant Factor rather than a Level IV.
- E. The City will pay the Grant Payment within sixty (60) days of commencement of each new fiscal year during the Grant Payment Period and confirmation of good standing of the Company. The payment will be in the form of a check mailed or hand delivered to the local business establishment, unless another location is otherwise requested.

3. Additional Incentives: In addition to the Annual Grants identified in Paragraph 2 above, the City agrees to provide the following additional incentives:

NONE

4. Limitations: Any grant provided herein is subject to final appropriation at the sole discretion of the Monroe City Council. Also, any grants provided under this Agreement are subject to the Company meeting the minimum qualifications required by the City of Monroe’s Economic Development Incentive Grant Program. The minimum qualifications require capital expenditures by the Company with an ongoing presence in the City of Monroe, which results in the associated additional taxable investment as shown on the Union County tax records. In any year that the Company’s capital expenditures fail to meet the minimum qualifications set out herein, the Company shall not be entitled to a grant payment for that year. Such failure will not extend or alter the Grant Payment Period, rather it would result in no payment being due for each year in which the minimum qualifications are not met.

5. 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.

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, 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. Any Communication required or permitted by this Agreement must be in writing and shall be deemed given when delivered by hand or mailed first-class mail, postage paid, and addressed as follows:

If to the Company: CONFIDENTIAL COMPANY

With a copy to: CONFIDENTIAL COMPANY

If to the City: City of Monroe
Post Office Box 69
Monroe, North Carolina 28111-0069
Attn: Economic Development Office

- c. If any provision of this Agreement shall be determined to be unenforceable, that provision shall be severable and shall not affect any other provision of this Agreement.
- d. 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.
- e. Subject to the specific provisions of this Agreement, this Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties and their respective successors and assigns.
- f. **E-Verify Requirement.** The Company shall comply with the requirements of Article 2 of Chapter 64 of the General Statutes. Further, if the Company utilizes a

subcontractor, the Company shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the General Statutes.

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.

CONFIDENTIAL COMPANY

By _____
Title: _____

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

CITY OF MONROE

ATTEST:

Mr. Robert Burns, Mayor

Ms. Bridgette H. Robinson, City Clerk

(SEAL)



STAFF REPORT

TO: City Council

VIA: Mark Watson, City Manager

DATE: April 28, 2026

FROM: Lisa Stiwinter, Planning and Development Director

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

SUBJECT: Annexation and rezoning of 50.35 acres located along Goldmine Road and further identified as a portion of parcel ID # 09-372-003C

SUMMARY STATEMENT

City Council is requested to consider the annexation and rezoning of 50.35 acres located along Goldmine Road and further identified as a portion of parcel ID # 09-372-003C. The request is to annex and rezone the property from Union County Heavy Industrial (HI) to Heavy Industrial (HI) City of Monroe.

REVIEW

ATI Specialty Materials, LLC is requesting the annexation of 50.35 acres located along Goldmine Road and further identified as a portion of parcel ID # 09-372-003C. The property is currently zoned Heavy Industrial (HI) in Union County and the applicant is requesting to rezone the property to Heavy Industrial (HI) in the City of Monroe.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Industrial & Vacant	GI (General Industrial) & Heavy Industrial (HI)
East	Industrial	GI (General Industrial) & Heavy Industrial (HI)
South	Industrial & Vacant	Heavy Industrial (HI) Union County
West	Airport	GI (General Industrial)

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The subject property falls within the Manufacturing, Logistics, and Aerospace character area of the Land Use and Transportation Plan, which support manufacturing and production at a variety of scales. Clusters of uses that support or serve similar industrial uses typically locate nearby.

Planning staff believes the request is consistent with the Land Use and Transportation Plan because industrial uses are a priority use in this character area.

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 41 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 recommends approval of the annexation and rezoning, and Planning Board unanimously recommended approval of the rezone.

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- Wide Ortho Map
- Attachment 3- Service Impact Analysis
- Attachment 4- Annexation Plat
- Attachment 5- Certificate of Sufficiency
- Attachment 6- O-2026-15
- Attachment 7- Zoning Map
- Attachment 8- Future Lane Use Map
- Attachment 9- FLUM Description
- Attachment 10- APO List
- Attachment 11- APO Map
- Attachment 12- Draft PB Minutes
- Attachment 13- R-2026-14 Approval
- Attachment 14- R-2026-14 Denial
- Attachment 15- O-2026-11

Ortho Map

Case #: PLANXA 2026-00117

Legend

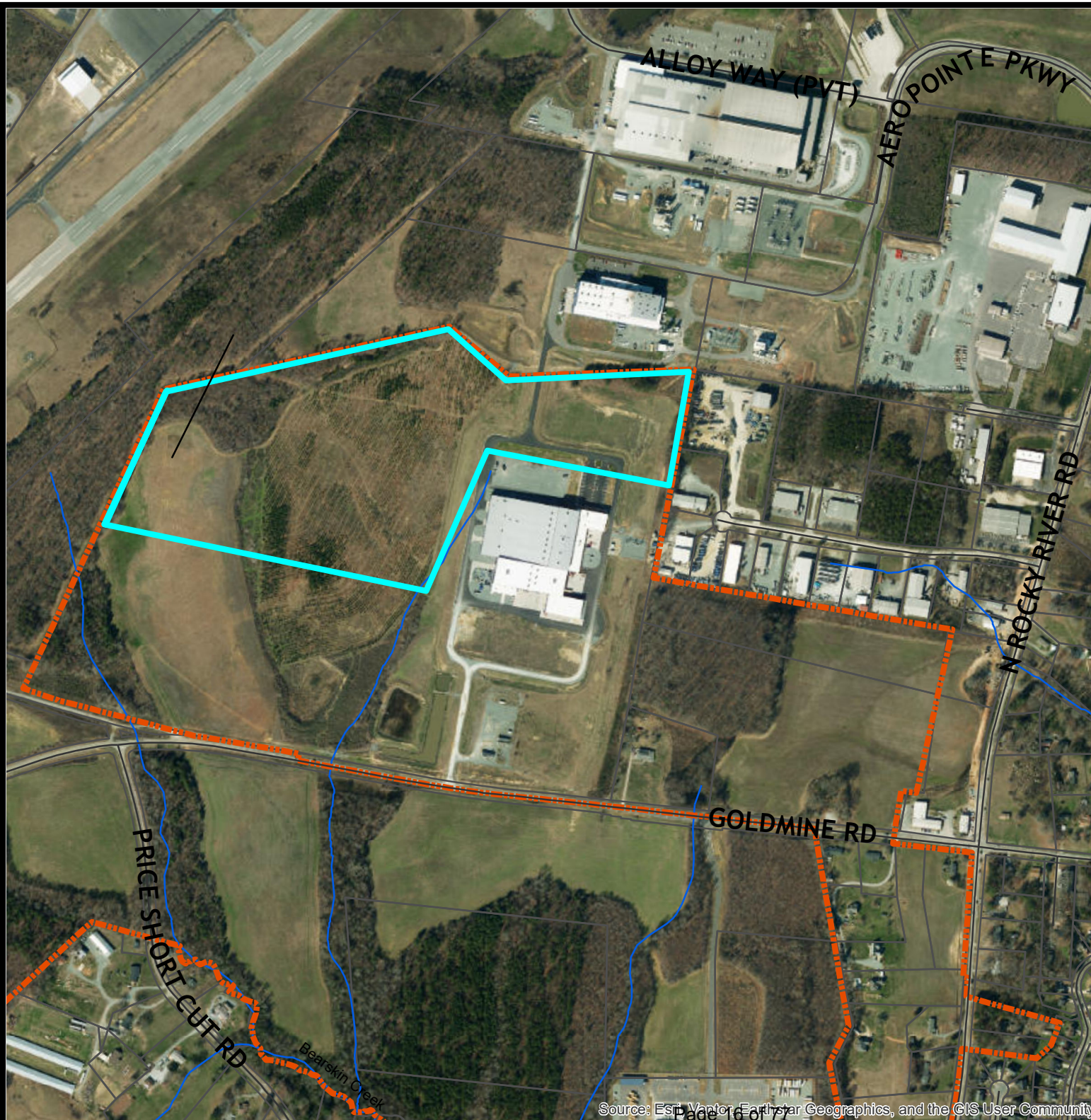
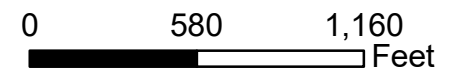
- Centerlines
- City Limits
- streams
- Parcels

Existing: Union County H-I
Heavy Industrial

Owner: ATI Specialty
Materials, LLC






Acres: 50.35



Ortho Map

Case #: PLANXA 2026-00117

Legend

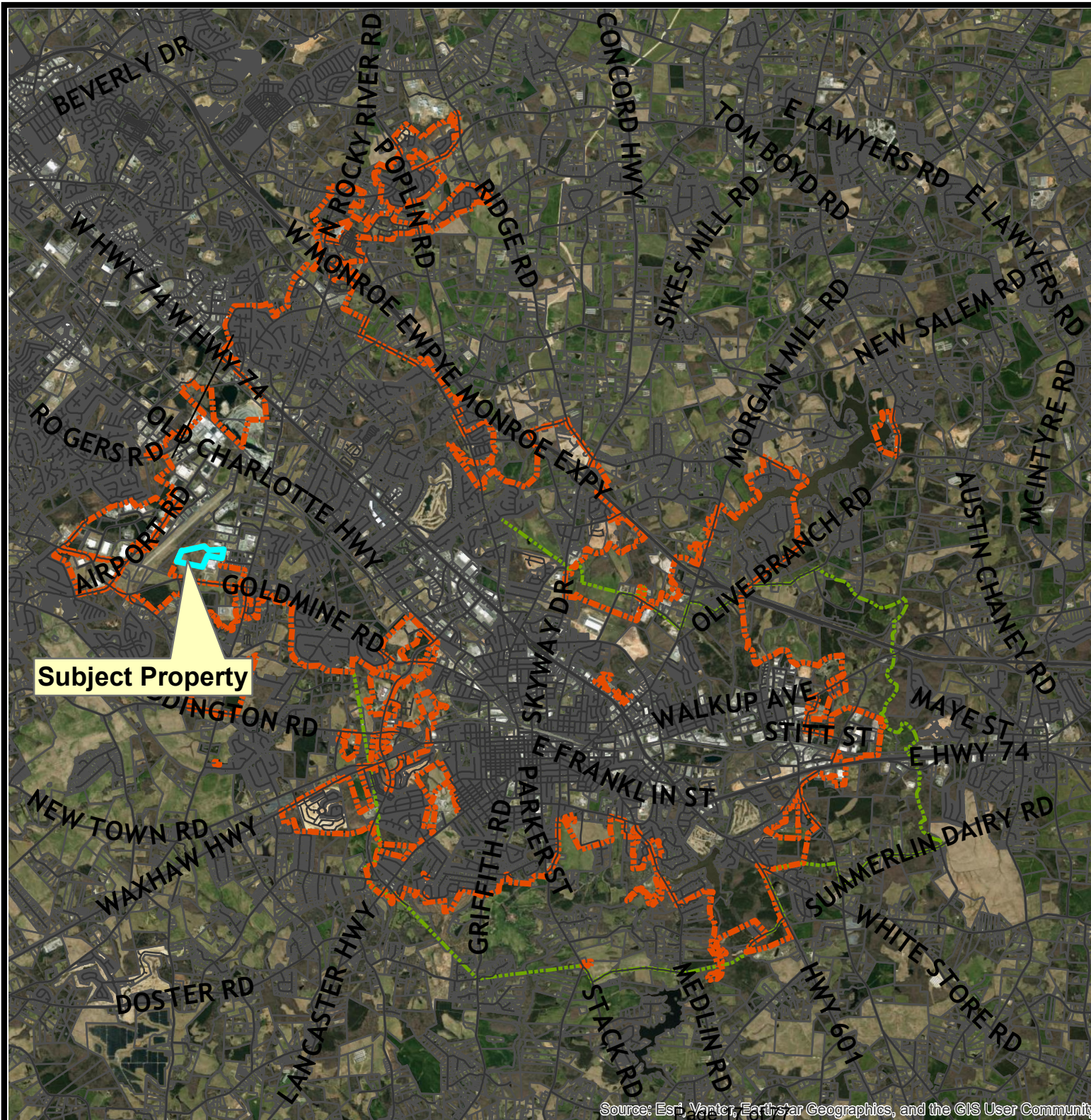
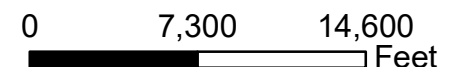
-  Centerlines
-  City Limits
-  Parcels

Existing: Union County H-I
Heavy Industrial

Owner: ATI Specialty
Materials, LLC



Acres: 50.35



SERVICE DELIVERY IMPACT ANALYSIS

Administration / Finance / Human Resources:

The current tax rate is 0.44. This parcel portion will be developed for industrial purposes. The additional yearly tax revenue based on the current value of only the land would generate approximately \$12,294. When the property is developed, the value and tax revenue would increase.

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:	Industrial
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:	Industrial
Geographical Area (Size):	Less than 1 square mile
Linear Highway Miles:	Less than 1 mile
Projected annual calls for service	7 (Est. Based on calls for service for a similar property)
Projected Average Response Time:	4.7 Minutes (all priorities included)

ATI Goldmine Road vs Expanded property expansion

In looking at potential impacts on law enforcement services, we analyzed ATI on Goldmine Road, which is similar to the proposed annexation property.

South Piedmont Community College		Property along Rogers Road	
Average acreage	N/A	Average acreage	N/A
Homes	N/A	Homes	N/A
Average Value	N/A	Average Value	N/A
Calls for Service 2025	7	Est. Calls for Service per Year	7

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 50.35 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. 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 \$5,948.40 annually. Solid waste would not serve this site.

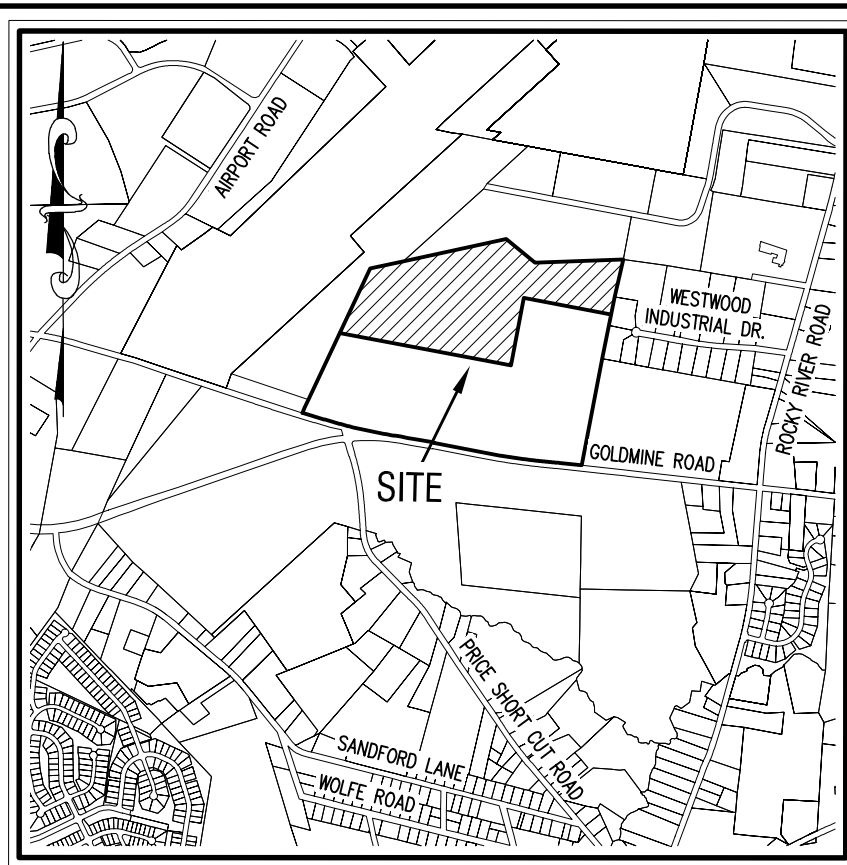
Energy Services:

The City plans to provide Electric, Natural Gas, Water, and Sewer to the new project. The water and sewer extensions will be funded and built by the developer. The cost to extend Electric lines to serve the new facility is \$450,000. This will be recovered within 1 year. The cost to extend Natural Gas to the serve the new facility is \$2,000. The main is in place, the only extension is a service. This will be recovered in under 1 year.

Water Resources:

The applicant proposes annexation of a portion of tax parcel # 09-372-003C totaling 50.35 acres presently zoned HI located along Goldmine Road. The proposed annexation area is intended to be used as an expansion site for ATI Specialty Materials, LLC. Water and sewer facilities are available in proximity to the site, and the City of Monroe currently has water and sewer capacity to serve the project. 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

LEGEND

- GPUE = General Public Utility Easement
- o CP = Calculated Point
- o = Iron Found
- o = R/W Disk Found
- o = Power Pole
- ohe- = Overhead Electric

NCGS Monument "MONROEPORT"
 Combined Grid Factor: 0.99985362
 N 466295.33
 E 1515658.40

PID 09369002K
 ATI POWDER METALS, LLC
 DB. 6527, PG. 10
 PC. M, FILE 797

PID 09369002J
 CITY OF MONROE
 DB. 1175, PG. 388

Control Corner
 Iron Found
 N 464103.3153
 E 1514384.1597

CONCRETE MONUMENT FOUND
 N 464200.0651
 E 1516986.6632

PID 09369002K
 ATI POWDER METALS, LLC
 DB. 6527, PG. 10
 PC. K, FILE 921

PID 09342231
 GBUSA HOLDINGS, LLC
 DB. 6236, PG. 718
 LOT 16A
 PC. F, FILE 268

PID 09342231A
 NAW, LLC
 DB. 1165, PG. 397
 LOT 35
 PC. F, FILE 268

PID 09342230
 WASTE CONNECTIONS OF
 NORTH CAROLINA, INC.
 DB. 8633, PG. 345
 LOT 15
 PC. E, FILE 954

PID 09372005 90
 JOSE LUIZ SANCHEZ
 DB. 8153, PG. 813

PID 09372056
 CULP ROAD MATERIALS, LLC
 DB. 9198, PG. 316

PID 09372004
 ANN PLYLER CARLTON
 DB. 8799, PG. 289

PID 09372003E
 UNION COUNTY
 DB. 7331, PG. 530
 TRACT 3

AREA TO BE ANNEXED
 50.35 Ac
 2,193,114 sf.

124.87 Ac. (Total)
 5,439,184 sf.
 123.80 Ac. (OUTSIDE R/W)
 1.07 Ac. (INSIDE R/W)

Combined Grid Factor: 0.99985362
 State Plane Coordinate values were
 obtained using a Topcon Hiper GPS
 using Virtual Reference Stations

NC Grid
 (NAD 83-CORS)

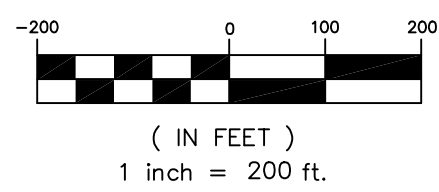
MEMO OF ACTION RECORDED IN
 BOOK 5031, PAGE(S) 487 &
 CONSENT JUDGMENT RECORDED IN
 BOOK 5493, PAGE(S) 449

SEE SHEET 2 OF 2 FOR CERTIFICATIONS
 AND OTHER DATA REQUIRED FOR THE
 RECORDING OF THIS PLAT.

THE PURPOSE OF THIS PLAT IS TO ANNEX THE 50.35
 ACRES SHOWN HEREON INTO THE CITY LIMITS OF THE
 CITY OF MONROE, UNION COUNTY, NORTH CAROLINA.

CURRENT OWNER:
 ATI SPECIALTY MATERIALS, LLC
 116 15TH STREET, SUITE 301
 PITTSBURGH, PA 15222

ZONING:
 ZONED: HI
 FRONT SETBACK: 50'
 SIDE YARD: 20'
 REAR YARD: 50'



PRELIMINARY

- NOTES**
- Areas computed using coordinate geometry.
 - This map was prepared without the benefit of a title search. Survey subject to full title search.
 - This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
 - All distances shown are horizontal ground distances.
 - Rebar set at all corners unless otherwise noted.
 - Broken lines indicate property lines not surveyed.
 - All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
 - Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
 - Other underground utilities may exist but their locations are not known.

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
A Portion Of The Property
ATI Specialty Materials, LLC
 Monroe Township, Union County, NC

Orig. scale: 1" = 200' Date: October 30, 2025 Drawn By: JLH

Job No. 0064 Drawing file: ATI Annexation Plat.dwg Drawing no. 25/236

Sheet 1 of 2
REVISIONS
02/23/26 JLH
03/11/26 JLH

LINE TABLE		
LINE	BEARING	LENGTH
L1	N83°59'41"W	133.43
L2	N83°56'35"W	101.83
L3	N84°03'28"W	104.08
L4	N83°58'44"W	104.84
L5	N83°53'01"W	96.83
L6	N83°39'22"W	52.17
L7	N83°24'39"W	49.95
L8	N82°37'15"W	44.43
L9	N81°48'18"W	47.15
L10	N81°06'02"W	50.87
L11	N80°33'44"W	48.30
L12	N80°26'32"W	51.41
L13	N80°14'34"W	53.08
L14	N80°01'46"W	48.53
L15	N79°37'39"W	47.82
L16	N79°28'10"W	55.47
L17	N79°13'45"W	61.48
L18	N79°21'40"W	50.60
L19	N79°36'03"W	53.46
L20	N79°43'03"W	52.04
L21	N79°39'50"W	58.46
L22	N79°33'19"W	88.71
L23	N79°47'08"W	94.59
L24	N10°03'07"E	30.00
L25	N10°03'07"E	4.49
L26	S79°47'08"E	94.73
L27	S79°33'19"E	88.74
L28	S79°39'50"E	58.42
L29	S79°43'03"E	52.06
L30	S79°36'03"E	53.55
L31	S79°21'40"E	50.70
L32	S79°13'45"E	61.45
L33	S79°28'10"E	55.37
L34	S79°37'39"E	47.67
L35	S80°01'46"E	48.37
L36	S80°14'34"E	52.97
L37	S80°26'32"E	51.32
L38	S80°33'44"E	48.13
L39	S81°06'02"E	50.54
L40	S81°48'18"E	46.75
L41	S82°37'15"E	44.01
L42	S83°24'39"E	49.68
L43	S83°39'22"E	52.04
L44	S83°53'01"E	96.74
L45	S83°58'44"E	104.79
L46	S84°03'28"E	104.08
L47	S83°56'35"E	101.85
L48	S83°59'41"E	135.96
L49	N79°32'49"W	98.84
L50	N71°28'08"W	180.50

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD DIST.
C1	28.53	23925.19	N80°02'51"W	28.53
C2	98.15	48198.15	N79°55'16"W	98.15
C3	100.81	9411.89	S80°25'44"E	100.81
C4	43.11	8100.38	S80°27'13"E	43.11
C5	58.29	8100.38	S80°05'42"E	58.29
C6	16.44	2030.00	N80°04'39"W	16.44
C7	76.33	4416.65	S82°15'07"E	76.33

Flood Certification
 I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710541600J, dated 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 the recombination of existing parcels, a court-ordered survey, or other exemption or 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____.

Clinton D. Lawrence, NCPLS L-5056



PRELIMINARY

STATE OF NORTH CAROLINA
 COUNTY OF UNION

_____, 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

_____, 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

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 A Portion Of The Property ATI Specialty Materials, LLC Monroe Township, Union County, NC	Sheet 2 of 2
		REVISIONS 02/23/26 JLH 03/11/26 JLH
Orig. scale: N\A Date: October 30, 2025 Drawn By: JLH	Job No. 0064 Drawing file: ATI Annexation.dwg Drawing no. 25/236	

CERTIFICATE OF SUFFICIENCY
50.35 ACRES LOCATED ALONG GOLDMINE ROAD
PORTION OF TAX PARCEL #09372003C

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 15th day of April, 2026.



Bridgette H. Robinson

Bridgette H. Robinson, City Clerk



City of Monroe Petition Requesting Annexation

Applicant's Name: ATI Specialty Materials, LLC

Applicant's Mailing Address: 116 15th St., Suite 301
Pittsburgh, PA 15222

Applicant's Phone Number: 412-394-2974

Applicant's Email: [REDACTED]

Property Owner Name: ATI Specialty Materials, LLC

Property Owner Mailing Address: 116 15th St., Suite 301
Pittsburgh, PA 15222

<i>FOR STAFF USE ONLY</i>	
PROJECT	_____
DATE RECEIVED	_____
FEE AMOUNT	_____
FEE RECEIVED	_____
REVIEWED BY	_____
REVIEW DATE	_____
PLANNING BOARD DATE	_____

Applicant's Relationship to the Property Owner (Check the one that applies):

- Owner
- Legal Representative of the Owner (must attach Affidavit of owner's permission for this action)
- Developer (must attach Affidavit of owner's permission for this action)
- Other, specify (must attach Affidavit of owner's permission for this action)



Property Address: 3412 Gold Mine Road, Monroe, NC 28110 *new address assigned 3530 Goldmine Road, Monroe, NC 28110

Tax ID Number: 093-720-03C **Acreage/Sq. Ft.** 50.35 Ac

1. I/We the undersigned owner(s) of real property respectfully request that the area described in Item 2 below be annexed to the City of Monroe. Furthermore, I/we do declare and certify that all legal owners of real property in the annexation area have signed this petition in Item 3 below.
2. The area to be annexed is (*choose one*):
 - Contiguous to the primary corporate limits of the City of Monroe. A complete and accurate legal description of the property and a recently prepared survey map are attached; **OR**
 - Not contiguous to the primary corporate limits of the City of Monroe. A complete and accurate legal description of the property, a recently prepared survey map, and a map showing the area proposed for annexation in relation to the primary corporate limits of the City are attached. In addition, in compliance with Session Law 2003-321, I/we certify that:
 - (A) The nearest point on the proposed satellite corporate limits must be not more than two miles from the primary corporate limits of the annexing city or must be contiguous to the satellite corporate limits of the annexing city; **and**

- (B) No point on the proposed satellite corporate limits may be closer to the primary corporate limits of another city than to the primary corporate limits of the annexing city, except that this subdivision does not apply if the area proposed for annexation is contiguous to the satellite corporate limits.
3. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160D-108 and 160D-108.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. If zoning vested rights are claimed, indicate below and attach proof (copy of a valid building permit, conditional use permit, etc.)

By signing and submitting this document, I agree that all signatures where required may be Electronically Signed by either party pursuant to NCGS 66-315(b). ****If you are signing on behalf of a business (such as an LLC), you must include your title with the company****

Owner Name (please type or print)	Vested Rights? * (yes or no)	Owner Signature
ATI Specialty Materials, LLC	yes--conditional site plan approval and zoning	BY  Vice President
ATI Specialty Materials, LLC	yes-building permit	BY  Vice President

***If you answer yes to vested rights, you must attach a detailed description of the right you are claiming; otherwise you will forfeit this right within the City.**

Number and attach additional pages as needed. Indicate here how many pages are attached: 6

PLAT REQUIREMENTS FOR ANNEXATION

1. Owner must submit Final Annexation Map as PDF and two (2) quality mylar drawings with all information for recording. *Review and approval will occur before you provide mylars.*
2. A written legal description in **Microsoft Word** (sent via email or provided on flash drive) of annexation.
3. Plat must be drawn from recent field survey within a two-year period.
4. The survey must be oriented with the N.C. Grid System if annexation is within 2000 feet per G.S. 47-30. The grid coordinates of one point on the survey shall be shown on the plat. Bearings and distances must be shown on boundaries of the plat.
5. All corners of property must be properly witnessed by permanent monuments on the corners or reference permanent monuments on line for inaccessible corners.

6. Existing city limit lines must be shown
7. If the area to be annexed is separated from the municipal boundary by a street right-of-way, a creek or river, or the right-of-way of a railroad or other public service corporation, lands owned by the municipality or some other political subdivision, or lands owned by the State, then the foregoing should be included on the plat if practical to do so.
8. For annexation of non-contiguous "satellite areas" the plat must show the area proposed for annexation in relation to the primary corporate limits of Monroe and in relation to the primary corporate limits of another city when there is substantial question as to whether the area may be closer to the other city than to Monroe.
9. A sketch vicinity map must be shown.
10. Maximum size for recording shall be no more than 17" x 22" for border and no more than 18" x 24" overall.
11. Scale is to be as large as will fit on 18"x24" plat. However, scale will be no smaller than 1" = 200' unless impractical to do so. A north point will be shown.
12. Survey accuracy is to be (1) linear – 1:10,000 and (2) angular – 20 sec. x square root of the number of angles turned in the field.
13. All rights-of-way with names and road numbers and public utility easements will be shown on voluntary annexations.
14. Surrounding property lines, owner's names, deed references, and Tax ID Numbers will be shown.
15. The land surveyor's certification statement and seal must be original.
16. The certification format by the City Clerk must be as follows:

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 (SEAL)

17. A suggested title block with the minimum information shown below shall be shown in the lower right-hand corner of the plat:

Title	
Owner(s) and Address(es)	
Date Drawn	By
Surveyed By	City of Monroe Map No.
Scale	Date

**ORDINANCE TO EXTEND CORPORATE LIMITS OF
CITY OF MONROE, NORTH CAROLINA
O-2026-15**

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 April 28, 2026, after due notice by publication on April 18 and April 25, 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 April 28, 2026:

ANNEXATION DESCRIPTION
**ANNEXATION OF 50.35 ACRES, A PORTION OF TAX PARCEL 09372003C,
THE PROPERTY OF ATI SPECIALTY MATERIALS, LLC**

Being in North Carolina, Union County, Monroe Township and being more particularly described as follows: **BEGINNING** at a found iron, the northwestern most corner of now or formerly the ATI Specialty Materials, LLC property recorded in Record Book 8636, Page 403, in the Union County Registry, a common corner with now or formerly the City of Monroe property recorded in Record Book 1175, Page 388 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 1303, Page 243 in the Union County Registry and said iron having North Carolina grid coordinates of North 464,103.3153 feet and East 1,514,384.1597 feet, tied to the North American Datum 83-CORS and said iron is located S 30° 10' 12" W, 2,535.47 feet from the North Carolina Geodetic Survey monument MONROEPORT: thence with the said city limits line and with the said City of Monroe property and with now or formerly the ATI Powder Metals, LLC property recorded in Record Book 6527, Page 10, in the Union County Registry N 77° 38' 8" E, 1,435.38 feet to a found iron; thence continuing with the said city limits line and continuing with the said ATI property two (2) calls as follows: 1) S 50° 18' 5" E, 384.06 feet to a found iron; 2) N 87° 48' 12 E, 905.58 feet to a found concrete monument, a corner of now or formerly the ATI Powder Metals, LLC property recorded in Record Book 6527, Page 10 in the Union County Registry, and a common corner with now or formerly the GBUSA Holdings, LLC property recorded in Record Book 6236, Page 718 in the Union County Registry and said concrete monument being on the existing city limits line of now or formerly the City of Monroe found in the annexation ordinance recorded in Record Book 4941, Page 324 in the Union County Registry and on the existing city limits line of now or formerly the City of Monroe found in the annexation ordinance recorded in Record Book 1080, Page 167 in the Union County Registry; thence with the said city limits line and with the said GBUSA property and with now or formerly the NAJ, LLC property recorded in Record Book 1165, Page 397 in the Union County Registry S 10° 50' 40" W, 587.11 feet to a set iron on the line of the said NAJ, LLC property; thence leaving the existing city limits line and crossing now or formerly the ATI Specialty Materials, LLC property recorded in Record Book 8636, Page 403 in the Union County Registry three (3) calls as follows: 1) N 79° 17' 19" W, 914.69 feet to a set iron: 2) S 10° 42' 41" W, 711.45 feet to a set iron; 3) N 79° 18' 5" W, 1,807.72 feet to a set iron on the line of now or formerly the City of Monroe property recorded in Record Book 1175, Page 388 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 1303, Page 243 in the Union County Registry; thence with the said city limits line and with the said City of Monroe property N 25° 5' 18" E, 743.48 feet to the **POINT OF BEGINNING** and containing 50.35 acres more or less as shown on a plat entitled "Annexation Boundary For The City of Monroe A Portion Of The Property ATI Specialty Materials, LLC" prepared by Lawrence Associates, (Clinton D. Lawrence, PLS) and dated October 30, 2025, and last revised 3-11-2026. Said annexation plat is recorded in Plat Cabinet _____, Files _____.

Being in North Carolina, Union County, Monroe Township

Section 2. Upon and after April 28, 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 28th day of April 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 28th day of April, 2026.

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

Zoning Map

Case #: PLANXA 2026-00117

Legend

— Centerlines

--- City Limits

— streams

▭ Parcels

Monroe Zoning

▭ CD,

▭ GI,

▭ HI,

▭ NB,

▭ RMD,

UC Zoning Districts

▭ HI

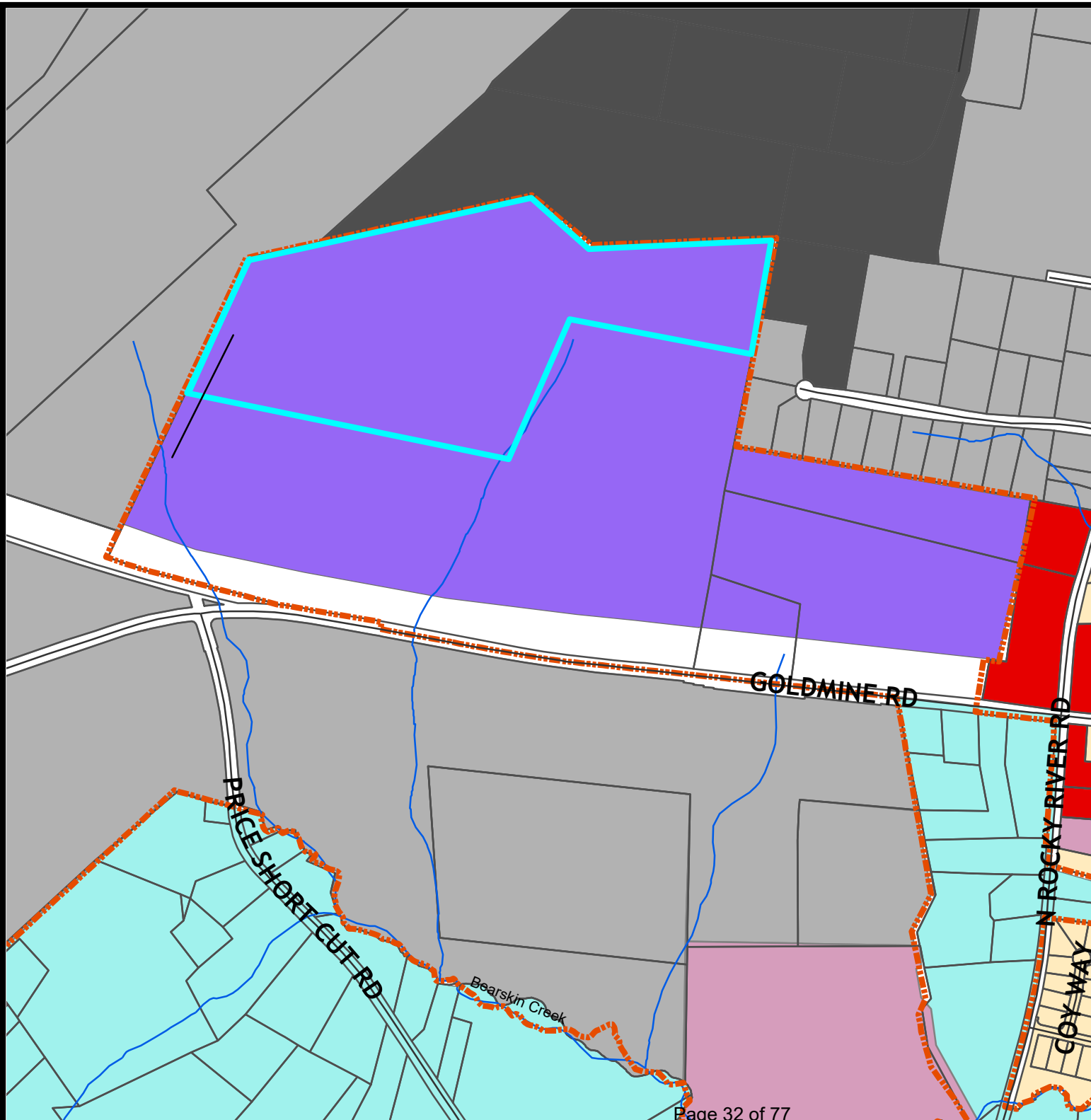
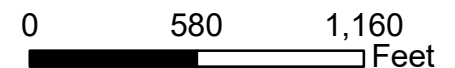
▭ RA-20

Existing: Union County H-I
Heavy Industrial

Owner: ATI Specialty
Materials, LLC



Acres: 50.35



Future Land Use Map

Case #: PLANXA 2026-00117

Legend

— Centerlines

--- City Limits

▭ Parcels

FLUM

■ Industrial

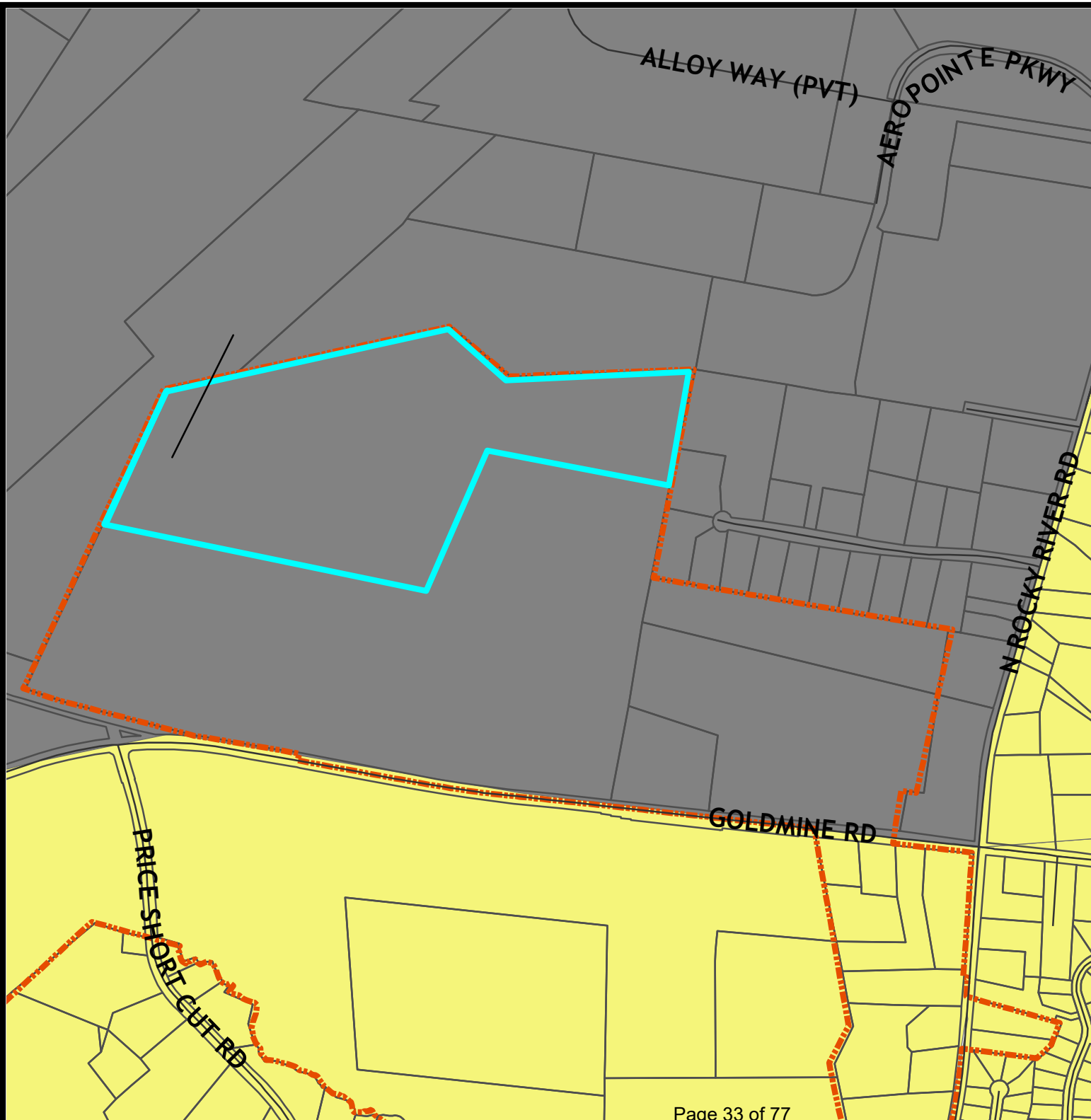
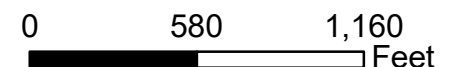
■ Suburban

Existing: Union County H-I
Heavy Industrial

Owner: ATI Specialty
Materials, LLC



Acres: 50.35



Land Use and Transportation Plan Description

Manufacturing, Logistics, and Aerospace

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

ACCTNO	OWNER NAME	ADDRESS	CITY	STATE	ZIP CODE
09372003G	UNION COUNTY	500 N MAIN ST	MONROE	NC	28112
09369002R	ATI POWDER METALS LLC	2020 ASHCRAFT AVE	MONROE	NC	28112
09342218B	HOMEOWNERS ASSOCIATION FOR COLONIAL VILLAGE INC	1220 SOUTH KINGS DR	CHARLOTTE	NC	28207
9342195	DRAKE WAYNE D	3438 CONTINENTAL DR	MONROE	NC	28110
9342216	HOLT MARY ANNE	3431 CONTINENTAL DR	MONROE	NC	28110
9342438	ATI SPECIALTY MATERIALS LLC	116 15TH ST STE 301	PITTSBURGH	PA	15222
09342113C	WILSON WADE B	516 GREENBRIAR DR	MATTHEWS	NC	28104
09342114F	ALZATE JUAN	1119 ZEB HELMS RD	MONROE	NC	28112
09372003C	ATI SPECIALTY MATERIALS LLC	116 15TH ST STE 301	PITTSBURGH	PA	15222
09369002J	CITY OF MONROE	PO BOX 69	MONROE	NC	28111
9342230	WASTE CONNECTIONS OF NORTH CAROLINA INC	3 WATERWAY SQUARE PL SUITE 110	THE WOODLANDS	TX	77380
09369002K	ATI POWDER METALS LLC	2020 ASHCRAFT AVE	MONROE	NC	28112
9342228	NAJ LLC	3406 WESTWOOD INDUSTRIAL DR	MONROE	NC	28110
09342231A	NAJ LLC	3406 WESTWOOD INDUSTRIAL	MONROE	NC	281105208
09372003J	UNION COUNTY	500 N MAIN ST	MONROE	NC	28112
9342218	PINNACLE HOMES USA LLC	2980 MORGAN MILL RD	MONROE	NC	28110
9342198	GILLESPIE LLC	6520 BUGGY WHIP LN	WAXHAW	NC	28173
09342114E	MONROE BLINDS INC	1119 ZEB HELMS RD	MONROE	NC	28112
09342232A	CASORIA VICTORIA VANCE	119 ENCLAVE PLACE	PAWLEYS ISLAND	SC	29585
9372004	CARLTON ANN PLYLER	5900 MONROE WEDDINGTON RD	MATTHEWS	NC	28104
9342433	ATI POWDER METALS LLC	2020 ASHCRAFT AVE	MONROE	NC	28112
9342199	YAMASA CO LTD	PO BOX 4090	SCOTTSDALE	AZ	85261
9342231	GBUSA HOLDINGS LLC	3 WATERWAY SQUARE PL SUITE 110	THE WOODLANDS	TX	77380
09372003E	UNION COUNTY	500 N MAIN ST	MONROE	NC	28112
9342233	EDENS PROPERTIES LLC	262 LUSS LANE	SOUTHERN PINES	NC	28387
09369002P	ATI SPECIALTY MATERIALS LLC	116 15TH ST STE 301	PITTSBURGH	PA	15222
9342196	WILLIAMSON JAMES LARRY JR	3434 CONTINENTAL DR	MONROE	NC	28110
9342217	AMH NC PROPERTIES LP	23975 PARK SORRENTO, SUITE #300	CALABASAS	CA	91302
9342441	ATI POWDER METALS LLC	2020 ASHCRAFT AVE	MONROE	NC	28112
09369002A	ATI SPECIALTY MATERIALS LLC	116 15TH ST STE 301	PITTSBURGH	PA	15222

09342114R	UNION ELECTRIC MEMBERSHIP CORPORATION	1525 N ROCKY RIVER RD	MONROE	NC	281107958
09342218C	HOMEOWNERS ASSOCIATION FOR COLONIAL VILLAGE INC	1220 SOUTH KINGS DR	CHARLOTTE	NC	28207
9342197	MYERS MICHAEL D	3430 CONTINENTAL DR	MONROE	NC	28110
9342232	RAD INVESTMENT PROPERTIES LLC	401 RUNNING HORSE LN	WAXHAW	NC	28173
09372003D	UNION COUNTY	500 N MAIN ST	MONROE	NC	28112
9372056	CULP ROAD MATERIALS LLC	3320 GOLDMINE RD	MONROE	NC	28110
9342194	THE HOMEOWNERS ASSOCIATION FOR COLONIAL VILLAGE INC	PO BOX 79032	CHARLOTTE	NC	282717047
09372005 90	SANCHEZ JOSE LUIZ	612 BEAUHAVEN LN	WAXHAW	NC	28173
9342227	SUN VALLEY BUSINESS PARK LIMITED PARTNERSHIP	1901 VALLEY PARKWAY STE 100	MONROE	NC	281106515
9342229	WASTE CONNECTIONS OF NORTH CAROLINA INC	3 WATERWAY SQUARE PL SUITE 110	THE WOODLANDS	TX	77380
9342215	RAMIREZ HECTOR DAVID	3427 CONTINENTAL DR	MONROE	NC	28110

APO Map

Case #: PLANXA-2026-00117

Legend

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

41 Properties Notified



MINUTES OF THE PLANNING BOARD MEETING

April 1, 2026, at 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC

Members Present: Jennifer Smith (Chair); Archie Morgan; Alisha DeBerry; Daryle Anderson; Maryann Raspberry; Pamela Duda (ETJ Member); Robin Holland (Alternate);

Members Absent: Chip Wardwell; John Harris (Alternate);

Staff Present: Jeffrey Wells, Asst. City Manager; Jay Voyles, Deputy General Manager of Energy Svcs; Doug Britt, Asst. Dir. of Planning & Dev.; Patrick Blaszyk, Planner II; Kimberly Davis, Admin. Asst. II;

Item 5. Planning Board is requested to consider the rezoning of a portion of property located along Goldmine Road and further identified with parcel ID 09-372-003C. The request is to rezone the portion of property from Union County Heavy Industrial (HI) to Heavy Industrial (HI) City of Monroe.

Doug Britt, Assistant Director of Planning and Development, presented the annexation request. ATI Specialty Materials, LLC is requesting the annexation and rezoning of 50.35 acres located along Goldmine Road and further identified with parcel ID 09-372-003C. The portion of property is currently zoned Heavy Industrial (HI) in Union County and the applicant is requesting to rezone the property to Heavy Industrial (HI) in the City of Monroe. Attachment 2, we will call it the Daryle map, shows the entire city limits and that the property is located in the Southwest portion. The zoning map (Attachment 3) of the area shows the orange lines as the city limits. To the north is General Industrial and Heavy Industrial, both City of Monroe, which is part of an ATI complex. To the east is a combination of Heavy Industrial and General Industrial and to the south is currently Heavy Industrial, Union County. To the west is General Industrial, City of Monroe.

They are requesting to annex a portion of this parcel, 50.35 acres, out of the total tract which is 124.87, and, part of that, they are required to go through the rezoning process. The Future Land Use Plan identifies this area as Manufacturing and Aerospace so this request is consistent. The Planning Staff does recommend approval.

The Board had questions for Doug Britt. As far as Monroe resources, they are going to utilize City water so the primary reason for the annexation is for utility purposes. There is adequate capacity for utilities needed. ATI is currently under construction for a building that was approved in Union County. Union County will finish that process out, do all of the inspections and they are requesting to annex into our jurisdiction at the same time. Planning Board is deciding the rezoning due to not have jurisdiction over annexations. The City will gain tax revenue and the 50-acre property itself will gain about \$12,000 a year tax revenue and additionally including whatever is built there. Jobs will be gained as well. Union County and ATI and the City have had meetings and are aware of this request.

Motion: Archie Morgan made a motion to recommend adoption of the 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, Alisha DeBerry,
Pamela Duda, Daryle Anderson, Robin Holland,

NAYS: None

Motion: Archie Morgan made a motion to recommend adoption of the Ordinance amending section 157.1.2.1.

Second: Jennifer Smith

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Alisha DeBerry,
Pamela Duda, Daryle Anderson, Robin Holland,

NAYS: None

DRAFT

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

R-2026-20

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 portion of property located off Goldmine Road and further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as the Manufacturing, Logistics, and Aerospace character area, which allows manufacturing uses; therefore, the rezoning is consistent. The rezoning is a reasonable use and in the public interest because the area consists of multiple manufacturing industries.

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 the portion of property with Union County Tax Parcel Number: 09-372-003C.

Adopted this 28th day of April 2026.

Robert A. Burns, Mayor

Attest:

Bridgette H. Robinson, City Clerk

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

R-2026-20

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 portion of property located off Goldmine Road and further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as the Manufacturing, Logistics, and Aerospace character area, which allows manufacturing uses; therefore, the rezoning is consistent. However, this proposal is not a reasonable use or in the public interest because it will allow for higher intensity industrial development, which may adversely affect surrounding properties.

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 recommendation for approval, the Land Use and Transportation Plan would be amended to reflect the land use modification.

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 the portion of property with Union County Tax Parcel Number: 09-372-003C.

Adopted this 28th day of April 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-2026-17**

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 portion of property located along Goldmine Road and further identified as a portion of tax parcel # 09-372-003C. The request is to rezone the property from Union County Heavy Industrial (HI) to Heavy Industrial (HI) City of Monroe.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 28th day of April, 2026.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: City Council

VIA: Mark Watson, City Manager

DATE: April 28, 2026

FROM: Robert Miller, General Manager of Energy Services and Water Resources
Teresa Campo, Director of the Office of Economic Development

PREPARED BY: Teresa Campo, Director of the Office of Economic Development
Robert Miller, General Manager of Energy Services and Water Resources

SUBJECT: Request Level IV Economic Development Incentive Grant for Project Seven

SUMMARY STATEMENT

City Council is requested to consider the award of a Level IV Economic Development Incentive Grant to a Confidential Company in an amount not to exceed \$3,740,000 paid over a five-year period for Project Seven.

REVIEW

A Confidential Company is planning a potential investment of approximately \$200 Million for phase II and phase III of a new manufacturing facility being annexed into the City of Monroe. The project under consideration involves the construction of a new 172,210 SF production building and the purchase and installation of new process equipment on land. This new facility would allow the Confidential Company to better compete in the world market for the advanced aerospace materials they produce and create new precision manufacturing jobs in our community.

Given the projected capital investment of \$200 Million, a Level IV Economic Development Grant would be in an amount not to exceed \$3,740,000 to be paid in five (5) annual payments beginning in FY 2028. The incentive payments will be based upon appraised value of the investment each year as appraised by the Union County Tax Administration Office. This grant is based on the company’s projected investment of \$200 Million in new building and new production equipment over the grant period, but not less than \$30,000,000. Considering its projected investment in the

City of Monroe, the current tax rate and assuming a consistent assessed value with no depreciation, the company would pay estimated ad valorem taxes of \$4,400,000 to the City of Monroe over the grant period. Actual tax revenue for the City will be based on the assessed value of the investment each year and the timing of the investments.

RECOMMENDATION

Energy Services, Water Resources and the Economic Development Departments recommend that City Council adopt a Resolution awarding an Incentive Grant to Confidential Company for Project Seven in amount not to exceed of \$3,740,000 for the \$200 Million investment.

Attachments: R-2026-23
EDC Incentive Agreement – Project Seven

**RESOLUTION OF MONROE CITY COUNCIL
AWARDING LEVEL IV INCENTIVE GRANT TO
CONFIDENTIAL COMPANY
FOR PROJECT SEVEN
R-2026-23**

WHEREAS, the City of Monroe has adopted an Economic Development Incentive Grant Program, hereinafter “Program”; and,

WHEREAS, Confidential Company has duly applied for a Level IV Incentive grant under said program; and,

WHEREAS, a public hearing was conducted by the City Council on March 28, 2026, at which hearing testimony was given by the City of Monroe General Manager of Energy Services and Water Resources Robert Miller; and, a company representative;

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

1. All facilities, Monroe is the selected location, are proposed to be built and/or improved by the applicant on property currently within the corporate limits of the City of Monroe.
2. The applicant will be the principal employer of persons with respect to the grant application under the Program.
3. The applicant is a manufacturing business, which will have a minimum new investment of \$30,000,000 in new taxable building improvements and machinery and equipment to qualify for a Level IV grant.
4. No other grant from the Program has been awarded to the applicant for this project.
5. The applicant is not in the retail or the construction trade.
6. That the applicant meets all other applicable requirements of the Program set forth by the City Council.

WHEREAS, based on the above findings and other documentation in the file, the City Council concludes that the applicant qualifies for a Level IV Grant under the Program for an amount not to exceed Three Million Seven Hundred Forty Thousand Dollars (\$3,740,000) and paid over a five-year grant period beginning in Fiscal Year 2028. With qualification for the grant established and the economic benefits accrued to the City in the form of new employment, increased tax base and increased City utility revenues, the grant application should be approved subject to compliance with the Program and subject to appropriation; and,

WHEREAS, the City of Monroe anticipates entering into an Economic Incentive Grant Agreement with Confidential Company pursuant to the Program,

NOW THEREFORE BE IT RESOLVED THAT the grant application of Confidential Company for a Level IV Grant be approved subject to compliance with the requirements and provisions of the Program and subject to appropriation. Staff is hereby authorized to negotiate an Economic Incentive Grant Agreement and the Mayor is hereby authorized to execute on behalf of the City an Economic Incentive Grant Agreement with Confidential Company under the terms stated above and pursuant to the Economic Incentive Grant Policy.

Adopted this 28th day of April, 2028.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk

**NORTH CAROLINA
UNION COUNTY**

This **ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT** is made and entered into this 28th day of April, 2026 between **CONFIDENTIAL COMPANY** a foreign limited liability company registered to do business in North Carolina, or its assigns (the “Company”) and the **CITY OF MONROE** (the “City”).

WHEREAS, North Carolina General Statutes §158-7.1 authorizes a municipality to undertake an economic development project by extending assistance to a company as an incentive to cause the company to newly locate or expand its operations, thereby increasing the tax base of the City and providing jobs for its citizens; and

WHEREAS, the Monroe City Council adopted Economic Development Incentive Grant Guidelines to provide such assistance as an incentive for newly locating or expanding business investments in the City of Monroe; and

WHEREAS, the Monroe City Council also adopted an Economic Development Incentive Grant Program for Monroe to provide such assistance as an incentive for expanding business investments in the City of Monroe; and

WHEREAS, the Company intends to build a new facility and purchase and install accessory equipment on parcels located in the City of Monroe and identified as Tax Parcel Nos. 09372003C, as more particularly described (the “Property”) and thereby invest approximately Two Hundred Million Dollars (\$200,000,000) in taxable new capital real estate and personal property assets and anticipates creating new jobs (the “Project”); and

WHEREAS the City Council of the City of Monroe, after due notice and public hearing held on April 28, 2026, approved awarding Incentive Grants described below to the Company.

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.

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

1. Capital Investments: The Company commits to investing approximately Two Hundred Million Dollars (\$200,000,000), but no less than Three Million Dollars (\$3,000,000), in new taxable real property improvements and accessory equipment to be completed over a five (5) year period beginning in 2026. The Company shall provide the City with all necessary documentation and access to inspect improvements necessary to confirm compliance by the Company prior to the City’s annual appropriation of the grant.

2. Annual Grants: The City agrees to pay the Company an Economic Development Incentive grant over a five year grant period. Based upon the amount of new capital investment by the Company, increased tax base, and significant employment, the Company qualifies for an

anticipated Level IV incentive grant. Payment of the grant shall be spread over a five (5) year period beginning with the next City fiscal year commencing after an updated assessment for the Property is published by the Union County Tax Assessor following the earlier of: i) issuance of the Certificate of Occupancy of new improvements or ii) five (5) years from the date of this Agreement, whichever comes first (the “Grant Payment Period”). Each annual Grant Payment shall be appropriated by the Monroe City Council as part of its annual budget adoption process pursuant to the requirements of North Carolina law. The amount of each annual Grant Payment during the Grant Payment Period shall be calculated with reference to: i) the increase between the assessed value on the date of this Agreement and the most recently available assessed tax value of real property, including any improvements, plus qualifying personal property relocated into the City for the Project as determined by the Union County Tax Assessor; ii) the applicable Grant Factor based on the Level of investment in effect for the fiscal year immediately preceding the fiscal year in which each grant payment is made; and iii) the applicable City of Monroe ad valorem tax rate for the fiscal year immediately preceding the fiscal year in which each grant payment is made.

- A.** The City will set the ad valorem tax rates each fiscal year. The annual Grant Factors are also set by the City for each fiscal year during the annual budget process and will change depending on the applicable ad valorem tax rate each year. The annual grant factors set for each fiscal year will be available upon request on or after July 1 each year from the Office of Economic Development. The calculated Annual Grant Payment under this Agreement for the Company for each Part of the Grant is calculated as follows:

Each Annual Grant Payment shall be based upon the actual assessed tax value of qualifying real and personal property in connection with the Project as determined by the Union County Tax Assessor, the annual Grant Factor for the fiscal year in which the Grant Payment is to be made, and the applicable City of Monroe ad valorem tax rate for the fiscal year in which the Grant Payment is to be made. By way of illustration only, assuming fiscal year 2026 as the first year of the Grant Payment Period and assuming (i) an assessed tax value of \$200,000,000 in qualifying real and personal property, (ii) a Level IV Grant Factor of 1.87%, and (iii) the Monroe tax rate of 0.0044, the assessed City of Monroe annual ad valorem tax collected due to the Project is estimated to be \$880,000 and the Incentive Grant is estimated to be \$748,000. The Annual Grant Payment for each subsequent fiscal year during the Grant Payment Period would be determined during the annual budget adoption process and utilize the most recent assessed tax value available, the Level IV Grant Factor for the fiscal year immediately preceding the fiscal year in which the grant payment was to be made, and the applicable Monroe ad valorem tax rate for the fiscal year immediately preceding the fiscal year in which the grant payment was to be made. These funds are allocated from the City’s general fund budget.

The Actual Grant Payment may differ from year to year as it is calculated using the applicable Grant Factor and City of Monroe ad valorem tax rate for the fiscal year immediately prior to the fiscal year in which the grant payment is to be made, and the most recently available assessed value of the qualifying real property and personal property associated with this Agreement as determined by the Union County Tax Assessor.

- B.** The Company must be in good standing with the City during the grant period in order to

receive each of the annual grant payments. “Good Standing” means that the Company is not delinquent in the payment of any taxes due and owing to the City, has paid all permit fees which are due and owing to the City, has not ceased operations within the City for a period of time greater than thirty (30) days during the preceding fiscal year, has made the level of investment required herein and such investment remains in the City, and Company has filed all required reports and is in good standing with the North Carolina Secretary of State’s Office. If at any time the Company fails to be in Good Standing, grant payments will be suspended until such time the Company returns to Good Standing.

- C. The Company must request each year’s annual grant payment by filing the proper form(s) and necessary exhibits. Said forms are available upon request annually from the offices of the City of Monroe Economic Development Office.
- D. The actual Grant Factor used in the calculation for each year of the Grant Payment Period will be based upon the actual verified capital investment of the Company determined at the time of each Annual Grant Payment and will be based upon the verified investment Level for the actual amount of capital invested. As a result, the actual grant level and applicable Grant Factor could change based upon the actual verified capital investment. For example, if the actual capital investment is between \$15,000,000 and \$29,999,999, the Grant Factor will be a Level III Grant Factor rather than a Level IV.
- E. The City will pay the Grant Payment within sixty (60) days of commencement of each new fiscal year during the Grant Payment Period and confirmation of good standing of the Company. The payment will be in the form of a check mailed or hand delivered to the local business establishment, unless another location is otherwise requested.

3. Additional Incentives: In addition to the Annual Grants identified in Paragraph 2 above, the City agrees to provide the following additional incentives:

NONE

4. Limitations: Any grant provided herein is subject to final appropriation at the sole discretion of the Monroe City Council. Also, any grants provided under this Agreement are subject to the Company meeting the minimum qualifications required by the City of Monroe’s Economic Development Incentive Grant Program. The minimum qualifications require capital expenditures by the Company with an ongoing presence in the City of Monroe, which results in the associated additional taxable investment as shown on the Union County tax records. In any year that the Company’s capital expenditures fail to meet the minimum qualifications set out herein, the Company shall not be entitled to a grant payment for that year. Such failure will not extend or alter the Grant Payment Period, rather it would result in no payment being due for each year in which the minimum qualifications are not met.

5. 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.

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, 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. Any Communication required or permitted by this Agreement must be in writing and shall be deemed given when delivered by hand or mailed first-class mail, postage paid, and addressed as follows:

If to the Company: CONFIDENTIAL COMPANY

With a copy to: CONFIDENTIAL COMPANY

If to the City: City of Monroe
Post Office Box 69
Monroe, North Carolina 28111-0069
Attn: Economic Development Office

- c. If any provision of this Agreement shall be determined to be unenforceable, that provision shall be severable and shall not affect any other provision of this Agreement.
- d. 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.
- e. Subject to the specific provisions of this Agreement, this Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties and their respective successors and assigns.
- f. **E-Verify Requirement.** The Company shall comply with the requirements of Article 2 of Chapter 64 of the General Statutes. Further, if the Company utilizes a

subcontractor, the Company shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the General Statutes.

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.

CONFIDENTIAL COMPANY

By _____
Title: _____

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

CITY OF MONROE

ATTEST:

Mr. Robert Burns, Mayor

Ms. Bridgette H. Robinson, City Clerk

(SEAL)



STAFF REPORT

TO: City Council
VIA: Mark Watson, City Manager
DATE: April 28, 2026
FROM: Lisa Stiwinter, Planning and Development Director
PREPARED BY: Keri Mendler, Senior Planner
SUBJECT: Zoning Map Amendment for the property located at 600 Honeysuckle Lane and further identified with tax parcel 09-180-027

SUMMARY STATEMENT

City Council is requested to consider a zoning map amendment request for the property located at 600 Honeysuckle Lane and further identified with tax parcel 09-180-027 from RMD (Residential Medium Density) to Conditional Residential in order to operate a Group Home.

REVIEW

The City of Monroe has received a request from Union County Government to rezone the subject property located at 600 Honeysuckle Lane from RMD (Residential Medium Density) to Conditional Residential in order to operate a Group Home. The property is currently improved with an existing 5,479 +/- square foot building and paved parking.

Group Homes are permitted in the RMD zoning district by-right provided they serve no more than five (5) individuals and are located at least a ½ mile away from other group homes. Group Homes that serve six (6) or more individuals are required to obtain a Special Use Permit and are still required to meet the ½ mile distance requirement.

The proposed rezoning is requested because this facility is located within a ½ mile of another Group Home and serves more than five (5) individuals. This location had been operating as a Group Home in the past from approximately the 1980's until 2023 when the building was vacated for renovations; it was considered legal nonconforming, or grandfathered, until it was vacated. When renovation permits were submitted, staff informed Union County the property

would have to be rezoned in order to continue operating at this location to serve the number of clients and to operate within a ½ mile radius of another existing facility.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Vacant/Single Family	RMD – Residential Medium Density
East	Vacant/Future Industrial	GI – General Industrial
South	Vacant/Single Family	RMD – Residential Medium Density
West	Single Family	RMD – Residential Medium Density

REQUIREMENTS

Proposal

The applicant is requesting the rezoning to operate a Group Home that serves six (6) or more individuals and is also requesting to deviate from the ½ mile distance requirement.

Density & Dimensional Standards

The structures on site are existing and meet the ordinance setbacks for this zoning district.

Landscaping

The ordinance requires a Type 3 (25-ft) perimeter landscape buffer to the south, a Type 4 (50-ft) perimeter landscape buffer to the east, and a Type 1 (10-ft) street landscape buffer along Citrus Drive and Honeysuckle Lane.

The applicant is requesting to utilize the existing wooded land to meet the landscaping requirements without providing additional landscaping. The property has an existing fence around the building that will remain.

Tree Preservation

The site currently has a number of well-established trees, no trees are proposed for removal due to there being no proposed additions or new buildings.

Parking

The ordinance requires two (2) parking spaces per dwelling unit for group homes. The site plan provides two marked spaces and there is additional room in the driveway for more parking.

Transportation

The site is accessed by one entrance off Honeysuckle Lane.

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area as Suburban. The suburban character area typically takes the form of neighborhoods with uniform housing types; however, a mix of housing types, lot sizes, and densities is preferred. Commercial development mostly serves the needs of nearby residents.

Planning staff believes the request is consistent with the Land Use and Transportation Plan and believes the proposal is reasonable because it is a residential type use that has been operating in this area for several decades.

PUBLIC NOTIFICATION

A neighborhood meeting was held on site on February 17, 2026. There were no citizens that attended this meeting.

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

Sixteen official rezoning notification letters were sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Planning Staff recommends approval of the rezoning request.

Planning Board recommended approval of the rezoning with a 6 to 1 vote.

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

Approval Actions

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

Denial Actions

1. Motion to adopt a Resolution *Denying* Land Use and Transportation Plan Compliance.
2. Motion to deny the zoning map amendment

Attachments:

1. Ortho Map
2. Wide Ortho Map
3. Zoning Map
4. Site Plan
5. FLUM Description
6. Future Land Use Map
7. R-2026-15 Approval
8. R-2026-15 Denial
9. O-2026-12 Section 157.1.2.1

Ortho Map

CR: Conditional Residential

Legend

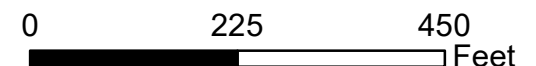
- Centerlines
- ▭ Parcels

Existing: RMD
(Residential Medium Density)

Proposed: Conditional Residential

Owner: Union County

Acres: .39



Attachment 1

Zoning Map

**CR: Conditional
Residential**

600 Honeysuckle Lane

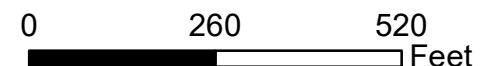
Legend

- Centerlines
- Parcels

**Existing: RMD
(Residential Medium Density)**
Proposed: Conditional Residential

Owner: Union County

Acres: 4.8



Attachment 3

Land Use and Transportation Plan Description

The Land Use and Transportation Plan indicates this area as Suburban. The suburban character area typically takes the form of neighborhoods with uniform housing types; however, a mix of housing types, lot sizes, and densities is preferred. Commercial development mostly serves the needs of nearby residents.

Future Land Use Plan

CR: Conditional Residential

600 Honeysuckle Lane

Legend

— Centerlines

▭ Parcels

Future Land Use Character Area

■ Industrial

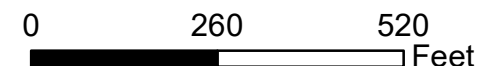
■ Suburban

**Existing: RMD
(Residential Medium Density)**

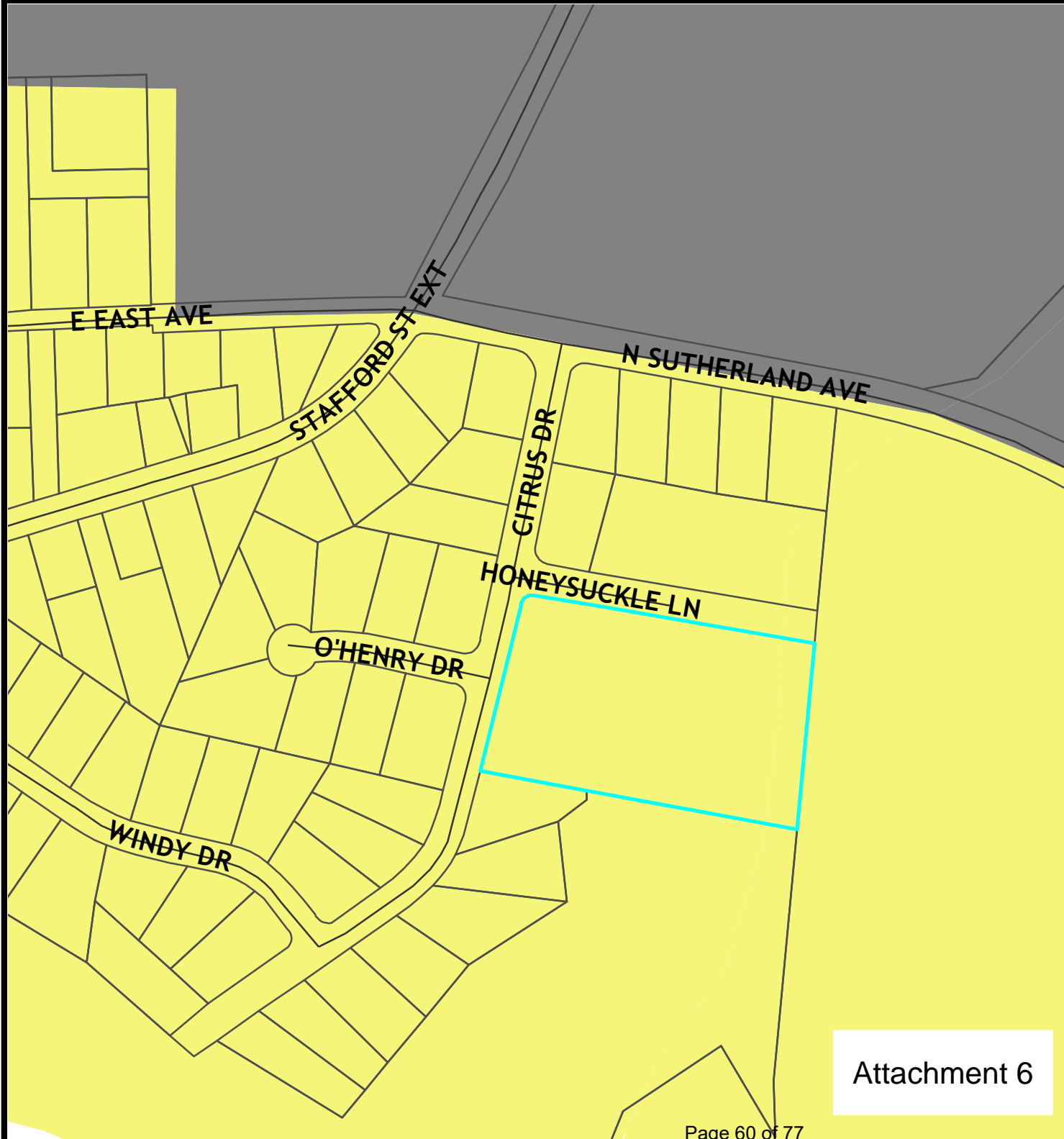
Proposed: Conditional Residential

Owner: Union County

Acres: 4.8



Attachment 6



	ACCTNO	CURR_NAME1	CURR_ADDR1	CURR_CITY	CURR_STATE	CURR_ZIPCODE
1	9180027	UNION COUNTY	500 N MAIN ST STE 709	MONROE	NC	28112
2	9180050	ALVARADO LUCIO	506 O'HENRY DR	MONROE	NC	281102880
3	9180024	GORDILLO LUIS HERNANDEZ	1502 CITRUS DR	MONROE	NC	28110
4	9180044	FLORES MANUEL HERNANDEZ	505 O'HENRY DR	MONROE	NC	281102881
5	9180042	TLAHUANCAPA-HERNANDEZ RUFINO	1511 CITRUS DRIVE	MONROE	NC	281102877
6	9180030	MARIN ROGELIO SR	3133 ELMWOOD DR	MONROE	NC	28110
7	9180052	FELICIANO YARELI VERENICE BAUT	1505 CITRUS DR	MONROE	NC	28110
8	9180028	PWR BUILDERS LLC	1805 WILLIAMS RD	MONROE	NC	28110
9	09180064A	CITY OF MONROE	PO BOX 69	MONROE	NC	281110069
10	9180025	MEZA MISAEL CASTILLO	1504 CITRUS DR	MONROE	NC	28110
11	9180041	ALCOCER JORGE	1513 CITRUS AVE	MONROE	NC	281102877
12	9180053	GARCIA CHRISTOPHER LOPEZ	1503 CITRUS DR	MONROE	NC	28110
13	9180051	ORTIZ ENRIQUE S	508 O'HENRY DR	MONROE	NC	281102880
14	9180026	MUNIZ-SEGURA EMMANUEL	1506 CITRUS DR	MONROE	NC	28110
15	9180043	MENDOZA FIDEL CERVANTES ET AL	507 O'HENRY DR	MONROE	NC	281102881
16	09180004A	GROUP FENIX INC	1230 W ROOSEVELT BLVD	MONROE	NC	28110

APO Map

600 Honeysuckle Ln.

Legend

— Centerlines

▭ Parcels

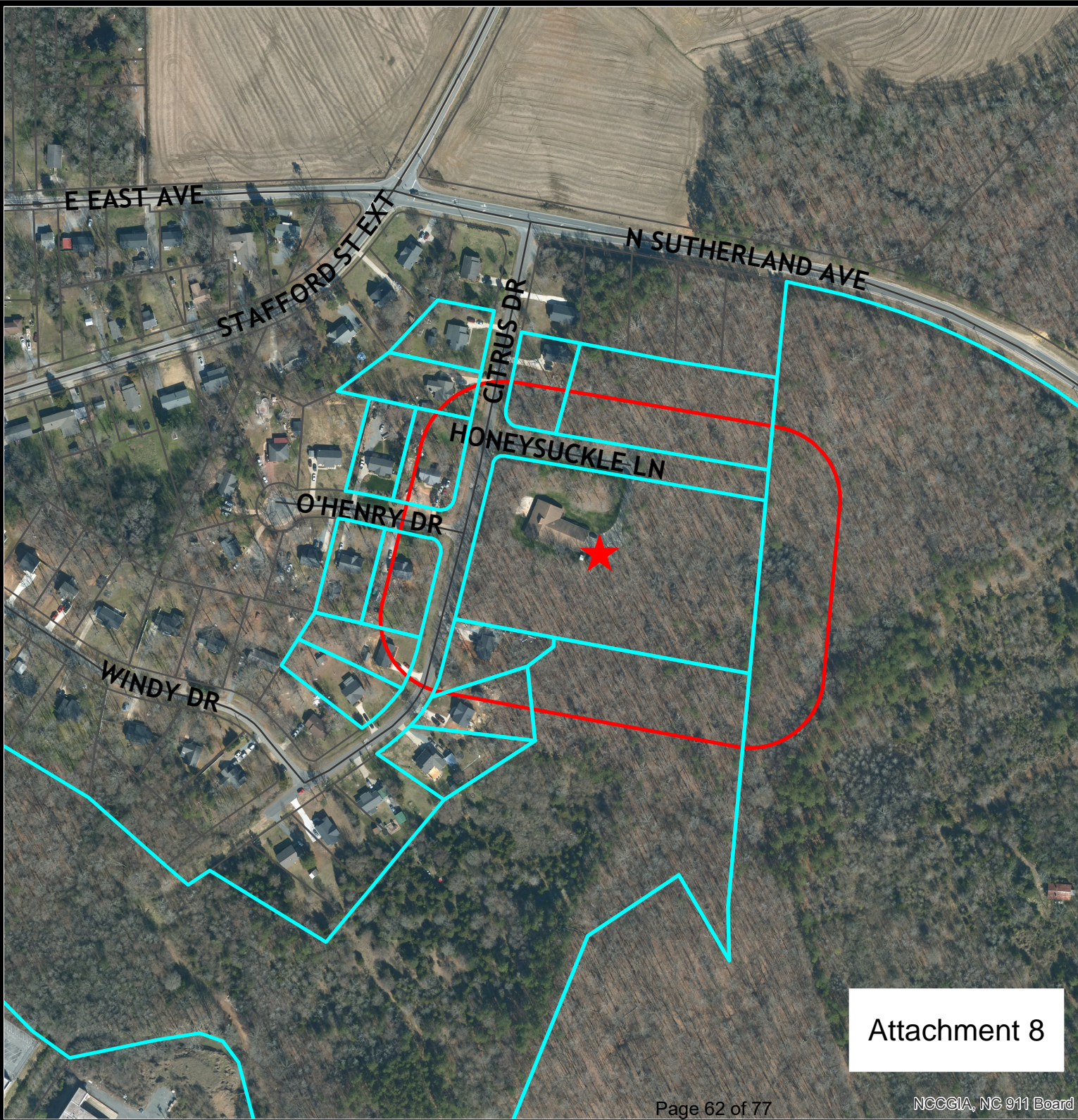
▭ 150-ft Buffer

▭ Notified Properties

★ Subject Property

16 Parcels Notified

Attachment 8



**MINUTES OF THE
PLANNING BOARD MEETING**

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

Emailed to HR: 03/05/26

Item 1. Call to Order - Roll Call

Jennifer Smith, Chair, called the March 4, 2026 meeting to order at 6:00 p.m. Kimberly Davis called the roll.

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

Members Absent: Daryle Anderson; Maryann Rasberry;

Staff Present: Jeffrey Wells, Asst. City Manager; Keri Mendler, Senior Planner; Kimberly Davis, Admin. Asst. II;

Guests: Eric Simpson, Union County; Valerie White, Union County DSS;

Item 5. Planning Board is requested to consider a zoning map amendment request for the property located at 600 Honeysuckle Lane and further identified with tax parcel 09-180-027 from RMD (Residential Medium Density) to Conditional Residential in order to operate a Group Home.

Keri Mendler, Senior Planner, presented the zoning map amendment request. For orientation, this site is highlighted in blue on the Ortho Map and is located south of North Sutherland Avenue and east of Citrus Drive. Union County Government has requested this rezoning since they are the property owner. The property is currently improved with an existing 5,479 square foot building and paved parking area and driveway. As requested from the last meeting, this map shows the subject property in relation to the city limits.

Group Homes are permitted in the RMD zoning district by-right provided they serve no more than five (5) individuals and are located at least a ½ mile away from other group homes. Group Homes that serve six (6) or more individuals, such as this one, are required to obtain a Special Use Permit and are still required to meet the ½ mile distance requirement. The proposed rezoning is requested because this facility is located within a ½ mile of another Group Home and serves more than five (5) individuals. This location had been operating as a Group Home in the past from approximately the 1980's until 2023 when the building was vacated for renovations; it was considered legal nonconforming, or grandfathered, until it was vacated. When renovation permits were submitted, staff informed Union County the property would have to be rezoned in order to continue operating at this location to serve the number of clients and to operate within a ½ mile radius of another existing facility.

The adjoining zoning to the north, west and south are zoned RMD (Residential Medium Density). These parcels are either vacant or have single family homes. The property to the east is zoned General

Industrial, is owned by the City of Monroe and is for future industrial development. As part of a Conditional District, they can request deviations from the Ordinance standards.

The ordinance requires a Type 3 (25-ft) perimeter landscape buffer to the south, a Type 4 (50-ft) perimeter landscape buffer to the east, and a Type 1 (10-ft) street landscape buffer along Citrus Drive and Honeysuckle Lane. The applicant is requesting to utilize the existing wooded land to meet the landscaping requirements without providing additional landscaping. The property has an existing fence around the building that will remain. The site currently has a number of well-established trees, no trees are proposed for removal due to there being no proposed additions or new buildings. The ordinance requires two (2) parking spaces per dwelling unit for group homes. The site plan provides two marked spaces and there is additional room in the driveway for more parking. The site is accessed by one entrance off Honeysuckle Lane which feeds out to Citrus Drive.

The applicant held a neighborhood meeting on site on February 17, 2026. No citizens attended the meeting. 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.

The Land Use and Transportation Plan indicates this area as Suburban. The suburban character area typically takes the form of neighborhoods with uniform housing types; however, a mix of housing types, lot sizes, and densities is preferred. Commercial development mostly serves the needs of nearby residents. Planning staff believes the request is consistent with the Land Use and Transportation Plan and believes the proposal is reasonable because it is a residential type use that has been operating in this area for several decades.

The Board had some additional questions for Keri Mendler as well as for the applicant, Valerie White with Union County Department of Social Services. Group homes are licensed through the State of North Carolina. This home will be approved for up to eight children aged twelve and up, but may possibly have a nine- or ten-year-old occasionally. The house was vacated in the Fall of 2023. It was in continuous operation since the 1980's. There will be staff- supervised outside activities for the children depending on how the group home is set up and ran. This building previously specified care for Union County residents, but another organization had taken over the operation before it closed in 2023. They are partnered through Alexander Youth Network with Cabarrus County so the children may be from Cabarrus County as well as Union. Rather than a regular foster home placement, this facility can be used for an emergency placement for a child with more specialized needs rather than that child living at their DSS office. In this way, the child can receive mental health therapeutic services and other specialized services.

Keri Mendler clarified that, since there is another facility within ½ mile of this one, Union County would have to do a variance and a Special Use Permit or they could do the rezoning to cover both items. With the rezoning, which is a legislative process, instead of a quasi-judicial process, they are able to able to request both of those in one process. Both processes go before a board, but this involves one application instead of two. They are requesting a larger number of clients as well as the deviation to the ½ mile so both bases are covered. The other facility within a ½ mile away is also grandfathered, but has not been vacated. This facility vacated for greater than 180 days in order to do renovations, thereby losing their grandfathered status.

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

Second: Archie Morgan

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

AYES: Jennifer Smith, Archie Morgan, Chip Wardwell, Pamela Duda, Robin
Holland, John Harris

NAYS: Alisha DeBerry

Motion: Robin Holland made a motion to recommend adoption of the Ordinance amending
section 157.1.2.1.

Second: Chip Wardwell

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

AYES: Jennifer Smith, Archie Morgan, Chip Wardwell, Pamela Duda, Robin
Holland, John Harris

NAYS: Alisha DeBerry

DRAFT

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

R-2026-15

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 property located at 600 Honeysuckle Lane further described below property is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Suburban where residential uses are listed as a priority use; therefore, the proposed rezoning request for a residential use is consistent. The proposed rezoning is a reasonable use and in the public interest because it is residential type use that has been operating in this area for several decades.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monroe adopts a Resolution Approving Land Use and Development Plan Compliance of the zoning map amendment for property with Union County Tax Parcel Number: 09-180-027.

Adopted this 28th day of April, 2026.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk

**RESOLUTION DENYING LAND USE AND TRANSPORTATION PLAN
COMPLIANCE
R-2026-15**

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 property located at 600 Honeysuckle Lane further described below property is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Suburban where residential uses are listed as a priority use; therefore, the proposed rezoning request for a residential use is consistent. However, the use is not reasonable or in the public interest because the use of a group home for more than five individuals could create adverse effects to nearby residents. 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 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 Denying Land Use and Transportation Plan Compliance for property with Union County Tax Parcel Number(s): 09-180-027.

Adopted this 28th day of April, 2026.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2026-12**

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 600 Honeysuckle Lane further identified with parcel ID # 09-180-027 from RMD (Residential Medium Density) to Conditional District Residential.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 28th day of April, 2026

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: City Council

VIA: Mark Watson, City Manager

DATE: April 28, 2026

FROM: Sarah McAllister, P.E., Director of Engineering

PREPARED BY: Sarah McAllister, P.E., Director of Engineering

SUBJECT: Proposed Right-of-Way Abandonment – 4 foot-wide-walkway between Elizabeth Avenue and Normand Street

SUMMARY STATEMENT

City Council is requested to consider a request to abandon approximately 203 linear feet of four-foot-wide walkway right-of-way between Elizabeth Avenue and Normand Street.

REVIEW

The City obtained an easement in 1972 for the purposes of constructing and/or widening a four-foot-wide walkway on parcel 09192075 near East Elementary School between Elizabeth Avenue and Normand Street. The walkway is four feet wide with a chain link fence on both sides and has a make shift bridge over a drainage ditch consisting of two wooden power poles laid across the ditch with wooden boards attached to the top. The Street Division had been maintaining the vegetation along the walkway and fences until they noticed damage to portions of the concrete walkway and bridge. They then placed sidewalk closed signs at each end in March of 2025. To date, no inquiries have been received regarding the walkway.

Staff is now bringing forward a request to abandon the four-foot-wide walkway right-of-way easement starting at the front property line of parcel 09192075 and extending north to the rear property line of parcel 09192075 owned by Veronica Torres Rodriguez and Ximena Rodriguez-

Torres (deed recorded in Plat Book 8963, Page 333). The attached map highlights the area to be abandoned.

As part of the City's review process, the request was routed directly to all City departments for review. No comments were received regarding the abandonment.

The request to abandon the walkway between Elizabeth Ave and Normand Street was reviewed by the Public Safety Committee at their meeting on March 2, 2026. The Committee concurred with Staff's findings to recommend (1) abandonment, and (2) for City Council to approve Resolution (R-2026-11) calling for a Public Hearing to be held on April 28, 2026 to consider the right-of-way abandonment. The resolution calling for a public hearing was approved by City Council at their March 10, 2026 meeting.

In compliance with NC General Statute 160A-299, *Procedure for Permanently Closing Streets and Alleys*, the following actions have been completed by staff:

- 1) A copy of the Resolution of Intent has been sent by *Certified Mail* to adjoining property owners;
- 2) The street has been posted in two places along the right-of-way; and
- 3) The Resolution of Intent has been published once a week for four consecutive weeks prior to today's Public Hearing in accordance with the General Statute.

Resolution R-2026-21 abandoning the four-foot-wide walkway starting at the front property line of parcel 09192075 and extending north to the rear property line of parcel 09192075 is attached for City Council's consideration.

RECOMMENDATION

The Public Enterprise Committee and Staff recommend that City Council adopt Resolution R-2026-21 closing and abandoning the four-foot-wide walkway right-of-way starting at the front property line of parcel 09192075 and extending north to the rear property line of parcel 09192075 for a distance of approximately 203 feet.

Attachment:
Walkway Right-of-Way Easement dated
August 30, 1972
Map
Resolution (R-2026-21)

City of Monroe

NORTH CAROLINA
UNION COUNTY

Walkway
~~STREET~~ RIGHT-OF-WAY

State Excise Tax 50¢

KNOW ALL MEN BY THESE PRESENTS, That I (We) Jerry T. Murray

and _____ of Monroe, N. C., Grantor(s), in consideration of One (\$1.00) Dollar to me (us) paid by the City of Monroe and in further consideration of benefits accruing to myself (ourselves) my (our) heirs, representatives and successors in title, receipt whereof is hereby acknowledged, to

hereby grant and convey to the City of Monroe, North Carolina, a 4 foot walkway ~~street~~ right-of-way easement for the purpose of constructing and/or widening a 4 foot walkway _____, located in the City of Monroe, said point being

located on my (our) property beginning at: the common corner of lots #11 & #12, on Elizabeth Avenue, and running thence with the lot line of #11 & #12 North 10 deg. 04 min. and 20 sec. West 201.12 feet to an iron stake a common corner of lots #11 & #12; thence with the lot line of #11 North 60 deg. 36 min and 30 sec. East 4.24 feet to a stake; thence South 10 deg. 04 min. 20 sec. East 202.52 feet to a stake located on the North side of Elizabeth Avenue; thence with Elizabeth Avenue South 79 deg, 55 min 40 sec. west 4 feet to the beginning

Said easement to also include the installation, operation and maintenance of all utilities (water, gas, sewer and electricity) above or below ground.

IN TESTIMONY WHEREOF, the party (ies) of the first part, grantor (s) have (has) hereunto set his (their) hand. (s) and seal (s) on the 30 day of

August, 1972.

Witness:

L. C. Dore

Jerry T. Murray (Seal)

_____ (Seal)

_____ (Seal)

North Carolina-Union County

I, Claudette H. Smith, a Notary Public in and for said County and State, do hereby certify that Jerry T. Murray personally appeared before me this day (and acknowledged the due execution of the foregoing instrument) or (and being duly sworn stated that in his presence _____ signed the foregoing instrument) for the purpose and intents therein expressed.

Witness my hand and Notarial Seal, this the 30 day of August, 1972.

My Commission Expires: Dec. 1, 1975

Claudette H. Smith (Seal)

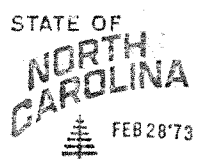
North Carolina - Union County

The foregoing certificate of Claudette H. Smith Notary Public of Union County is ~~certified~~ certified to be correct. Let the foregoing instrument with this certificate be registered. Filed for registration

This 28 day of February, 1973, at 1:00 o'clock P.M.

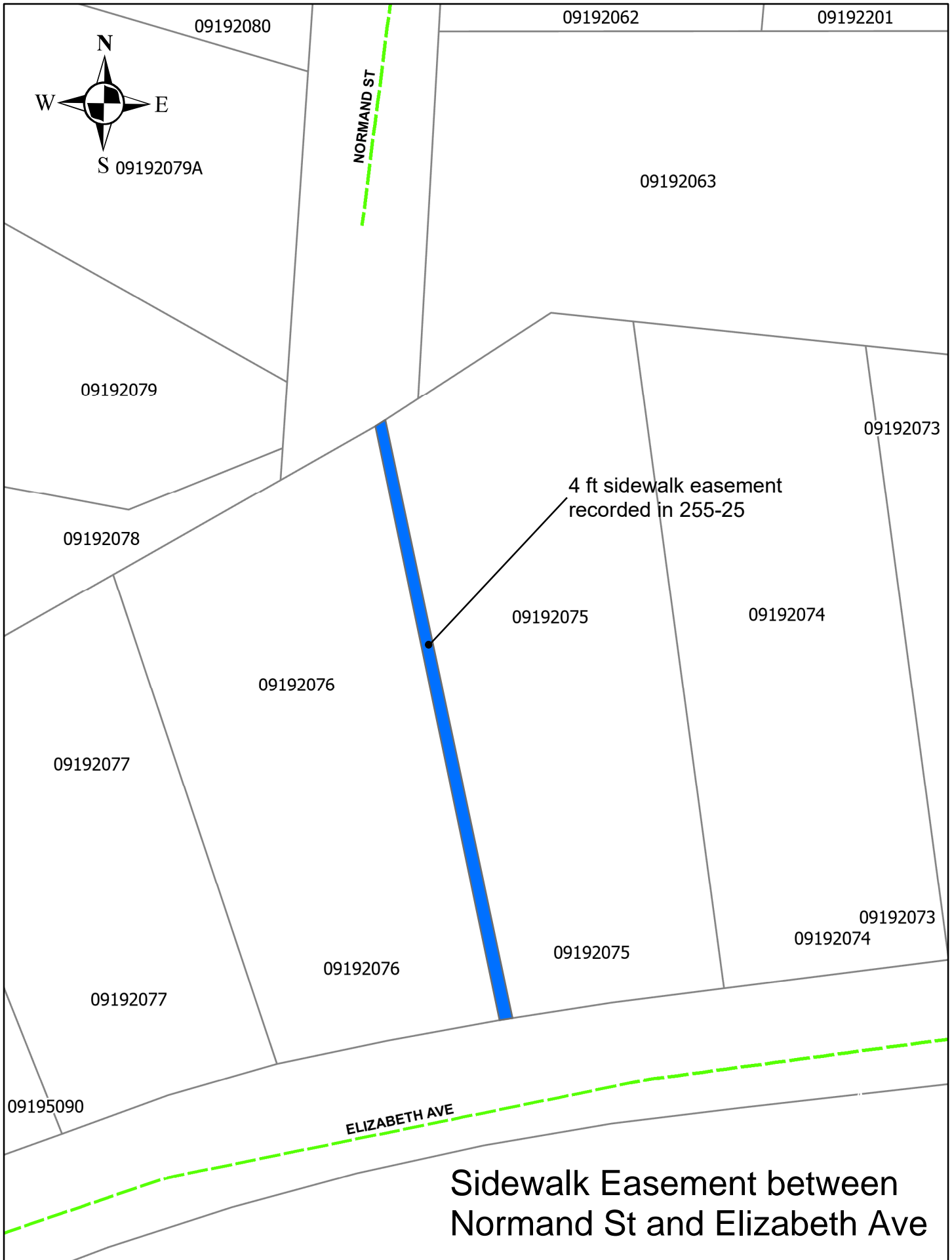
UNION COUNTY

1 2 2 1 4



Real Estate Excise Tax 00.50

Mary B. Carriger (Seal)
Register of Deeds



**RESOLUTION TO ABANDON
FOUR-FOOT-WIDE WALKWAY RIGHT-OF-WAY EASEMENT
FROM FRONT PROPERTY LINE OF PARCEL 09192075 TO
REAR PROPERTY LINE OF PARCEL 09192075
R-2026-21**

WHEREAS, on the 10th day of March, 2026, the City Council of the City of Monroe directed the City Clerk to publish the Resolution of Intent of the City Council to consider abandoning the hereinafter described a four-foot-wide walkway starting at the front property line of parcel 09192075 and extending north to the rear property line of parcel 09192075 owned by Veronica Torrez Rodriguez and Ximena Rodriguez-Torrez (deed recorded in Plat Book 8963, Page 333), about 203 linear feet in length in a newspaper authorized to publish legal ads in the City of Monroe as required by statute, such resolution advising to the public that a public hearing would be conducted on the question at the City of Monroe Council Meeting on April 28, 2026 at 6:00 pm; and,

WHEREAS, the City Council on the 10th day of March, 2026, ordered the City Clerk to notify all persons owning property adjoining the four-foot-wide walkway, beginning at the front property line of parcel 09192075 and extending north to the rear property line of parcel 09192075 for a distance of 203 +/- feet as shown on the county tax records, by registered or certified mail, enclosing with such notification a copy of the Resolution of Intent; and,

WHEREAS, the City Clerk has advised the City Council that she caused the Resolution of Intent to be published once a week for four consecutive weeks prior to the hearing and that she sent a letter to each adjoining property owner advising them of the day, time, and place of the meeting, enclosing a copy of the Resolution of Intent, and advising said abutting property owners that the question as to abandoning the four-foot-wide walkway right-of-way starting at the front property line of parcel 09192075 and extending north to the rear property line of parcel 09192075 for a distance of 203 +/- feet, as shown on the county tax records would be acted upon, said letters have been sent by registered or certified mail; and,

WHEREAS, the City Clerk has advised the City Council that adequate notices were posted in at least two places on the applicable street as required by G.S. 160A-299; and,

WHEREAS, a full and complete consideration of the matter was given in the public hearing held on the 28th day of April, 2026 after having granted a full and complete opportunity for all interested persons to appear and register any objections that they might have; and,

WHEREAS, it now appears to the satisfaction of the City Council that the abandoning of said walkway right-of-way is not contrary to the public interest, and that no individual owning property, either adjoining the walkway or in the vicinity of said walkway or in the subdivision in which said walkway is located, will, as a result of said abandoning, be thereby deprived of a reasonable means of ingress and egress to his property.

NOW, THEREFORE, the four-foot-wide walkway right-of-way beginning at the front property line of parcel 09192075 and extending north to the rear property line of parcel 09182075

owned by Veronica Torrez Rodriguez and Ximena Rodriguez-Torrez (deed recorded in Plat Book 8963, Page 333) for a distance of 203 +/- feet is hereby ordered abandoned, pursuant to NCGS 160A-299, and all right, title, and interest that may be vested in the public to said area for walkway purposes is hereby terminated with title vesting as provided in 160A-299©.

The City Clerk is hereby ordered and directed to file in the Office of the Register of Deeds of Union County a certified copy of the resolution and order.

Upon motion duly made by _____, duly seconded by _____, the above Resolution was duly adopted by the City Council at a meeting held on April 28, 2026 in the City of Monroe Council Chambers.

Upon call for a vote, the following Council Members voted in the affirmative:

And the following Council Members voted in the negative:

Adopted this 28th day of April, 2026.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk

**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 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 ____ day of April, 2026.

Sherry K. Hicks, Notary Public
My Commission Expires: January 4, 2031 (Seal)



STAFF REPORT

TO: City Council
VIA: Mark Watson, City Manager
DATE: April 28, 2026
FROM: Bridgette H. Robinson, City Clerk
PREPARED BY: Bridgette H. Robinson, City Clerk
SUBJECT: Public Comment Period

SUMMARY STATEMENT

The Public Comment Period is set aside to receive comment from the Public in accordance with North Carolina General Statutes.

REVIEW

RULES GOVERNING PUBLIC COMMENT PERIOD AND RULES OF DECORUM DURING CITY COUNCIL REGULAR MEETINGS

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.

Adopted: September 6, 2005 (R-2005-35)

Amended: April 2, 2023 (R-2019-23); February 13, 2024; May 14, 2024; July 8, 2025, October 14, 2025; November 25, 2025; January 27, 2026

RECOMMENDATION

Receive public comment.