

PLANNING BOARD MEETING

Wednesday, September 2, 2026

6:00 PM

**City Hall Council Chambers
300 West Crowell Street, Monroe, NC**

AGENDA

- Item 1.** **Call to Order – Roll Call**
- Item 2.** **Pledge of Allegiance and Moment of Silence**
- Item 3.** **Conflicts of Interest**
- Item 4.** **Approval of Minutes – August 5, 2026**
- Item 5.** **Planning Board is requested to consider a zoning map amendment to rezone the property located at 124 Baucom Deese Road and further identified as tax parcel 09-174-013C from Regional Corridor Mixed-Use (RC-MX) to Residential Low Density (RLD).**
- Item 6.** **Planning Board is requested to consider a zoning map amendment for the property located 610 Charles Street and further identified as tax parcel 09-234-016A from Residential Medium Density (RMD) to Residential High Density (RHD).**
- Item 7.** **Planning Board is requested to consider a zoning map amendment for the properties located along Weddington Road and MLK Jr. Blvd. and further identified with parcel ID numbers 09-313-014, 09-313-014A, 09-316-005H, 09-316-006A, 09-316-002 80, 09-316-002 90, and 09-316-008A from Community Corridor Mixed Use 2, PUD "Starlite", RMD (Residential Medium Density), and R-20 (Union Co.), RA-20 (Union Co.) to Planned Unit Development (PUD) "Monroe Village".**
- Item 8.** **Next Meeting: Wednesday, October 7, 2026 at 6:00pm**
- Item 9.** **Adjournment**

ATTENTION BOARD MEMBERS:

Please contact Kimberly Davis at 704-282-4527 to confirm your attendance. Thank you.

cc: **Jeff Wells, Asst. City Manager
Lisa Stiwinter, Director of Planning and Development
Planning Staff**

MINUTES OF THE PLANNING BOARD MEETING

AUGUST 5, 2026, at 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC

Emailed to HR: 08/06/26

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

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

Members Present: Jennifer Smith (Chair); Archie Morgan; Maryann Rasberry; Alisha DeBerry; Pamela Duda;

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

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

Guests: Steve and Pam Edwards; Kathy Oropesa; Terri Proctor;

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

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

Item 4. **Approval of Minutes – June 3, 2026.**

Motion: Maryann Rasberry made a motion to approve the minutes from June 3, 2026.

Second: Archie Morgan

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Alisha DeBerry,
Pamela Duda

NAYS: None

Item 5. **Planning Board is requested to consider a zoning map amendment to rezone the property located at 713 Fowler Road and further identified as tax parcel 09-213-013 from Regional Corridor-Mixed Use (RC-MX) to Residential Low Density (RLD).**

Megan Brightharp, Planner I, presented the zoning map amendment to rezone the property located at 713 Fowler Road. As shown on the screen, the Ortho Map shows the subject property highlighted in blue. It is located south of Fowler Road and east of Baucom Fowler Road. The applicant has requested to rezone the property located at 713 Fowler Road from Regional Corridor- Mixed Use (RC-MX) to Residential Low Density (RLD). The RC-MX district is intended to permit intense concentrations of retail, employment, and high-density residential uses through a mixed-use development. The Residential Low Density (RLD) district is intended to accommodate single family homes on larger lots and may permit compatible uses. The subject property is currently developed with one residential structure. Shown on your screen is the Zoning Map with the subject property highlighted in blue. The subject property, as well as the property to the east, are zoned RC-MX. Property to the north and west are zoned RA-40 which is Union County's version of Residential Low Density.

Megan Brightharp continued. The Land Use and Transportation Plan indicates this area as Suburban. In the Suburban Character Area, residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Planning staff believes the request is consistent with the Land Use and Transportation Plan because the proposed rezoning to Residential Low Density (RLD) will establish a residential use in an area designated for residential development. On the screen, the Future Land Use Map shows the subject property in the Suburban character areas. The areas shaded in brown are in the Rural character area and are also in Union County's jurisdiction. 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 Board had questions for Megan Brightharp. The reason the City staff recommends Residential Low Density is because the subject property is in the Suburban character area where the priority use is residential. RC-MX is not one of the zoning districts that allows for single-family homes. It was zoned that way now because this address is not too far from a mixed-use node along Concord Highway where it is anticipated that there will be a mixed-use commercial development in that area. Properties within those nodes were rezoned for RC-MX. While this property was not in the node, it is on the fringe of it and in close proximity so it received that rezoning as well.

Kathy Oropesa, of 1417 Carlson Drive, Monroe, stepped forward to the podium to speak on behalf of the Edwards' and to answer the Board's questions. They are requesting the zoning since this has been their family homestead for the last 100 years. When this was rezoned to commercial, there was a financial burden with the increase in value and a huge increase in property taxes. If something were to happen to the homestead, such as with a natural or manmade disaster, their greatest concern is the ability to rebuild their home. They would like the Board to please reconsider and change the zoning back to Low Density Residential like it was previously. It changed in 2022 when there was a city-wide rezoning.

There were no other questions or comments for Megan Brightharp or for Ms. Oropesa.

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

Second: Alisha DeBerry

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Alisha DeBerry,
Pamela Duda

NAYS: None

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

Second: Alisha DeBerry

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Alisha DeBerry,
Pamela Duda

NAYS: None

Item 6. Planning Board is requested to consider a zoning map amendment to rezone the property located at 202 Walnut Street and further identified as tax parcel 09-229-107 from Residential High Density (RHD) to Residential Medium Density (RMD).

Megan Brightharp, Planner I, presented the zoning map amendment request. Shown on the screen is the Ortho Map showing the subject property highlighted in blue. It is located north of Walnut Street and east of Cherry Street. The applicant has requested to rezone the subject property from Residential High Density (RHD) to Residential Medium Density (RMD). The Residential High Density (RHD) district is intended to be utilized in areas that feature a design and scale that encourage townhouse/attached single family, duplex/triplex/quadplex, and multifamily development. The Residential Medium Density (RMD) district allows for a neighborhood development pattern and is intended to allow for a mix of housing types, including single family detached, townhouses or attached single family. The site is currently developed with a single-family dwelling. Shown on the screen is a copy of the zoning map showing the subject property highlighted in blue. The subject property, as are the rest of the homes on Walnut Street, are zoned Residential High Density. Properties to the north are zoned Residential Medium Density. The Land Use and Transportation Plan indicates this area as Traditional Development. This designation allows some small-scale commercial and service uses that support surrounding residences. Planning Staff believes this request is consistent with the Land Use and Transportation Plan because the rezoning to Residential Medium Density will establish a residential use in an area that is already designated for residential development. Shown on the screen is the Future Land Use Plan. The subject property, as are the surrounding parcels, are located in the Traditional Development character area. A rezoning notification sign will be posted 10 days prior to the public hearing. An official rezoning notification letter will be sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing. Planning Staff recommends approval of the rezoning.

The Board had questions for Megan Brightharp. No other homes can be added to this property with the current zoning. Currently there is a non-conforming single-family home located on this property. Single-family homes are not permitted in the Residential High-Density district. They can either use the home as-is or rezone it in order to further develop it. If rezoned to Low Density, the applicants can subdivide it and add two homes. High Density has a density of ten units per acre. Residential Medium Density has a density of three units per acre. In order for the applicant to further develop this property, she will have to rezone the property. She cannot develop the back of the property as-is because she cannot use an access easement like a single-family home. The only way to provide access is to go through the unimproved right-of-way, shown on the screen. However, after conversations with the Engineering Department, that right-of-way does not have the capacity to serve a multi-family development. The house was on the property and in use prior to being rezoned to Residential High Density in 2022. As non-conforming, they are allowed to continue to use the home and make inside renovations, but they cannot do an addition or, for example, add a front porch, additional bedroom or bathroom. If rezoning is approved, the applicant would like to add two single-family homes in addition to the home that is already there. With single-family homes, an access easement can be done through the existing parcel or through the unimproved right-of-way. Two single-family homes are the maximum they can do on an access easement.

Keri Mendler clarified some information to the Board. With the property currently zoned High Density, the applicant could demolish the existing single-family house and develop it at ten units per acre. The applicant expressed she does not want to demolish the existing house, but does want to develop the property. This parcel is much larger than the surrounding lots. Rezoning the parcel to RMD would allow

her to add two homes to the rear of the property and would still meet the RMD lot size of 12,000 square feet.

Terri Proctor, living at 202 Walnut Street, Monroe, NC 28110, stepped forward to the podium to answer the Board's questions. She used to live on this subject property, but does not any longer. She purchased it in 2022 and moved out in 2024 to reside with and assist her parents. She currently rents the home. Her original purpose in purchasing the land was to build a multi-family duplex. After more investigation, she learned that there was not enough access to accommodate anything other than two single-family homes. The front of the lot has been grandfathered in and she does not want to tear down the existing home which is in great shape.

There were no further questions for the applicant or Megan. There was no one there to speak for or against this request.

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

Second: Alisha DeBerry

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Alisha DeBerry,
Pamela Duda

NAYS: None

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

Second: Pamela Duda

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Alisha DeBerry,
Pamela Duda

NAYS: None

Item 7. Next Meeting: Wednesday, September 2, 2026 at 6:00pm

Item 8. Adjournment

Motion: Maryann Rasberry made a motion to adjourn.

Second: Alisha DeBerry

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Alisha DeBerry,
Pamela Duda

NAYS: None

The meeting was adjourned at 6:24 p.m.

Respectfully Submitted,

Jennifer Smith, Chair
Planning Board

Kimberly Davis
Secretary to the Board



STAFF REPORT

TO: Planning Board

DATE: September 2, 2026

FROM: Lisa Stiwinter, Director of Planning and Development

PREPARED BY: Patrick Blaszyk, Planner 2

SUBJECT: Zoning Map Amendment for the property located at 124 Baucom Deese Road.

SUMMARY STATEMENT

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

REVIEW

The City of Monroe has received a request from Jean-Claude Aho to rezone the 1.02 acres of 124 Baucom Deese Road from Regional Corridor Mixed-Use (RC-MX) to Residential Low Density (RLD).

The applicant has applied for this rezoning request to in order to bring the property at 124 Baucom Deese Road into compliance regarding a zoning violation that has been issued for the property. The applicant has constructed an addition to the single-family residential home without obtaining permits. Constructing an addition to a single-family residential home is not permitted in the RC-MX zoning district as single-family residential homes are not allowed in this zoning district and are considered to be legally-nonconforming or grandfathered. Rezoning the property to the Residential Low Density (RLD) zoning district, would remedy the violation and bring the property into compliance with the Unified Development Ordinance (UDO) standards.

The Regional Corridor Mixed-Use (RC-MX) district is intended to permit intense concentrations of retail, employment, and high-density residential uses through a mixed-use development. The Residential Low Density (RLD) district is intended to implement the rural land use character area as defined in the Forward Monroe plan. This district is designed to accommodate single-

family residential development and is not appropriate for higher density development. RLD is intended to allow for single family homes on larger lots.

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

In November 2025, a rezoning request to rezone 124 Baucom Deese Road from Regional Corridor Mixed Use (RC-MX) to Residential Low Density (RLD) was presented to City Council. City Council denied the rezoning request citing expansion of the property as a single-family residential home would not be in harmony with the Regional Commercial Center future land use type as indicated in the City of Monroe Future Land Use Plan.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

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

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

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

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

PUBLIC NOTIFICATION

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

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

RECOMMENDATION

Planning staff recommends denial of the rezoning request.

Denial Actions

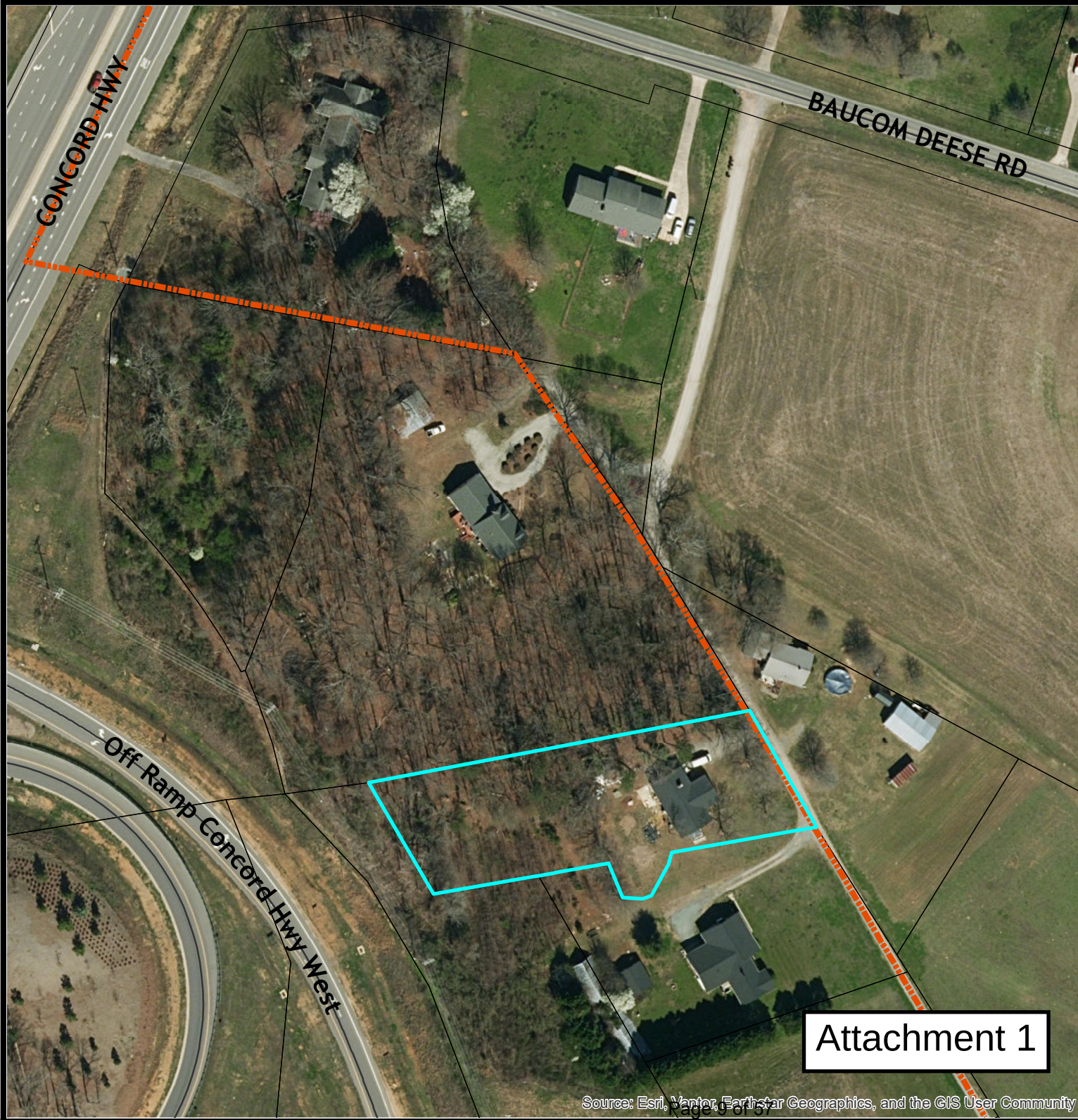
1. Motion to recommend adoption of a Resolution *Denying* Land Use and Transportation Plan Compliance
2. Motion to recommend denial of the zoning map amendment

Approval Actions

1. Motion to recommend adoption of a Resolution *Approving* Land Use and Transportation Plan compliance
2. Motion to recommend adoption of the Ordinance amending Section 157.1.2.1- Official Zoning Map and authorization for staff to draft the resolution based on the reason(s) provided and authorization for the Chair to sign at a later date.

Attachments:

Attachment 1-Old Ortho Map
Attachment 2-2025 Ortho Map
Attachment 3-Zoning Map
Attachment 4-Future Land Use Map
Attachment 5-FLUM Description
Attachment 6-R-2026-XX Denial
Attachment 7-R-2026-XX Approval
Attachment 8-O-2026-XX Section 157.1.2.1



Old Ortho Map

Case #: PLMA-2027-00010

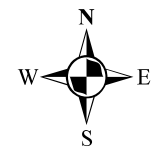
124 Baucom Deese Road

Legend

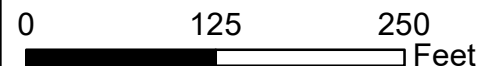
-  City Limits
-  Centerlines
-  Parcels
-  Subject Property

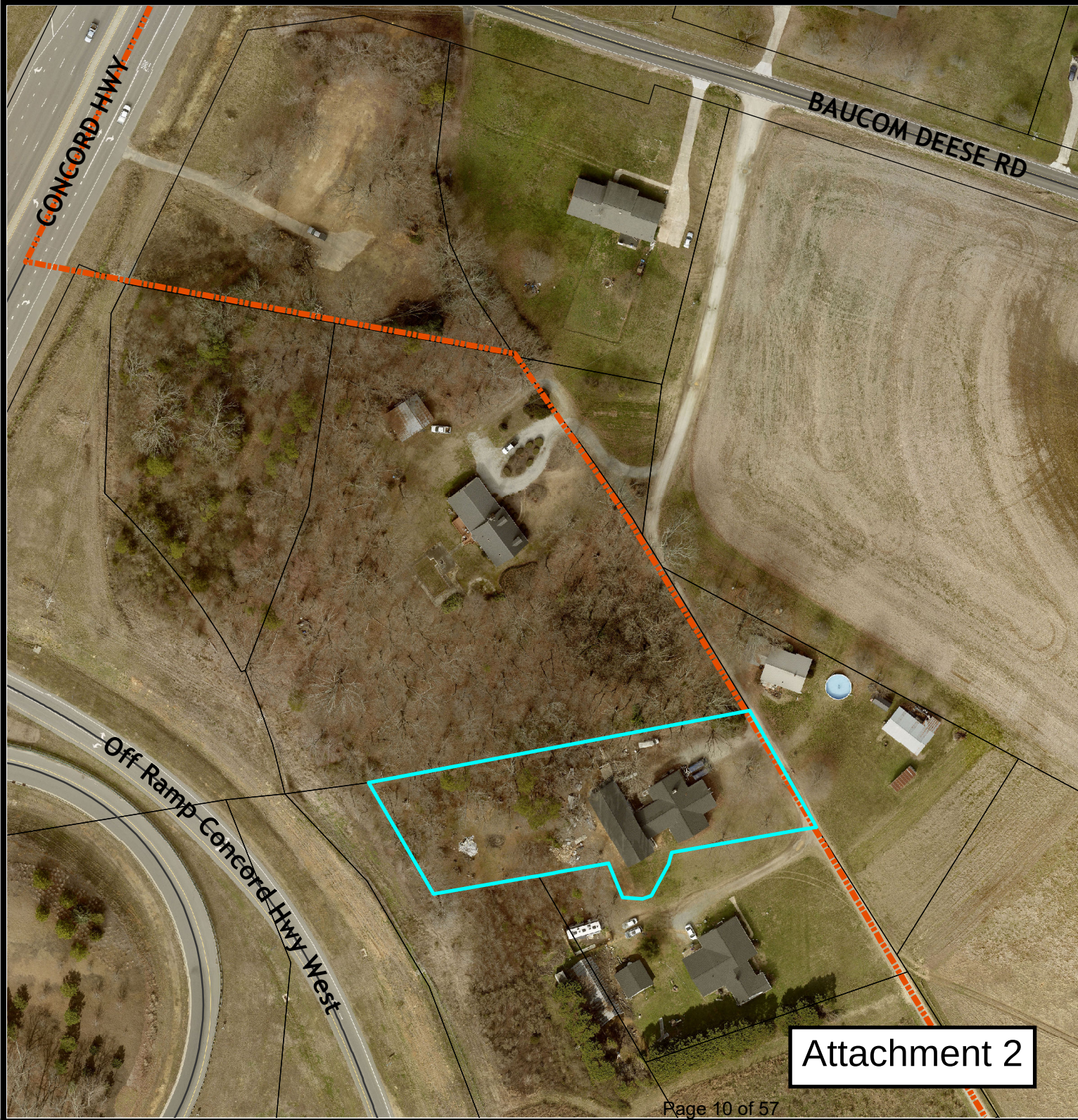
Owner: Jean-Claude Aho

Acres: 1.02



Attachment 1





2025 Ortho Map

Case #: PLMA-2027-00010

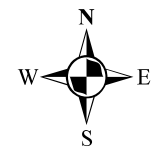
124 Baucom Deese Road

Legend

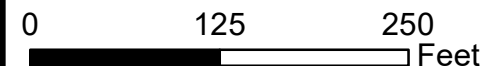
-  City Limits
-  Centerlines
-  Parcels
-  Subject Parcel

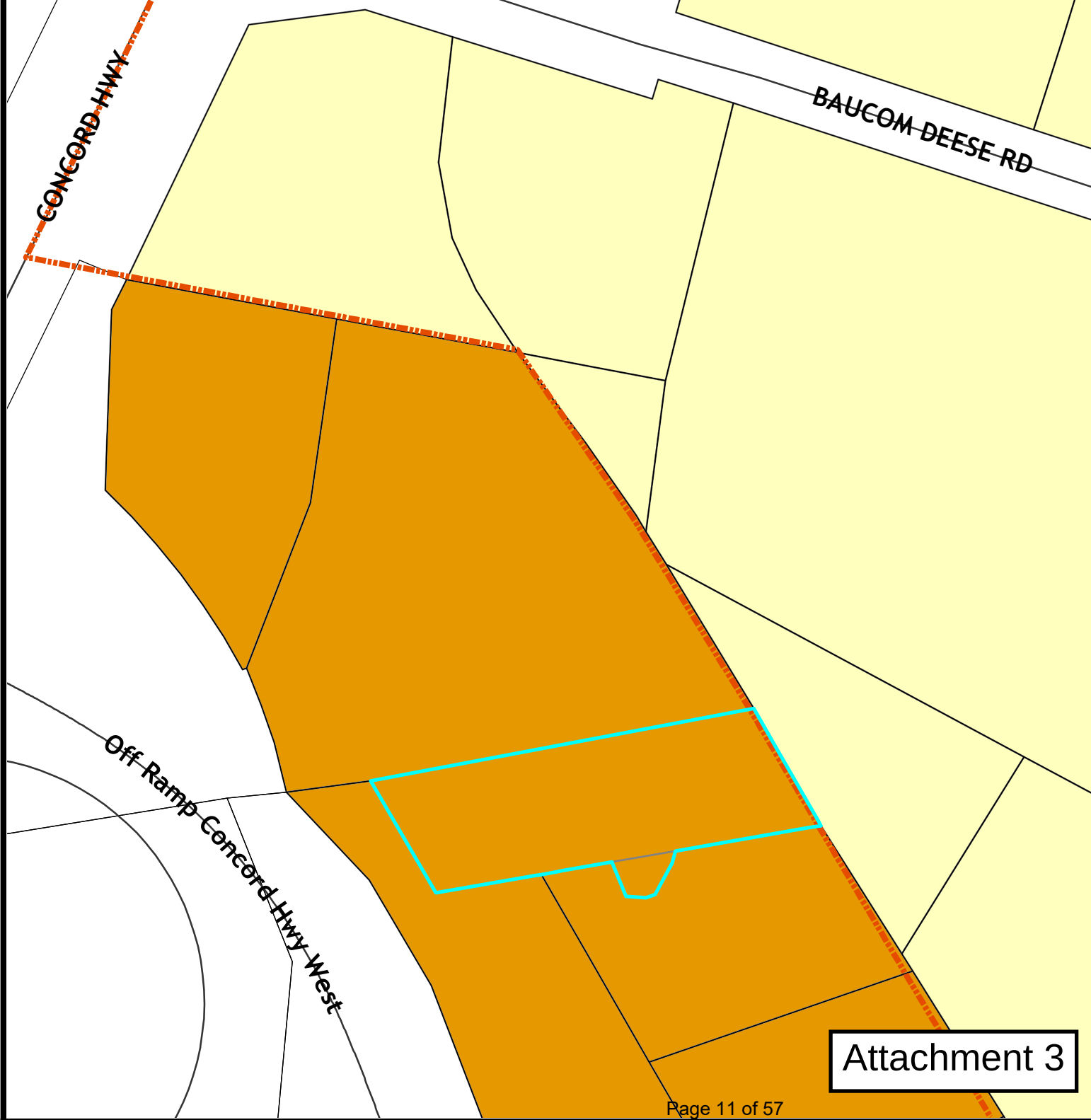
Owner: Jean-Claude Aho

Acres: 1.02



Attachment 2





Zoning Map

Case #: PLMA-2027-00010

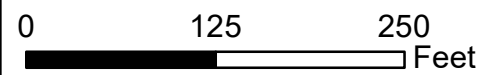
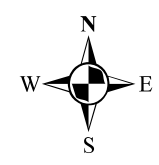
124 Baucom Deese Road

Legend

- Centerlines
- Parcels
- Regional Corridor Mixed-Use
- Town of Unionville RA-40
- City Limits
- Subject Property

Owner: Jean-Claude Aho

Acres: 1.02



Attachment 3

Future Land Use Map

Case #: PLMA-2027-00010

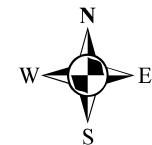
124 Baucom Deese Road

Legend

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

Owner: Jean-Claude Aho

Acres: 1.02



0 350 700
Feet



Attachment 4

Land Use and Transportation Plan Description

Regional Mixed-Use Center

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

Attachment 5

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

R-2026-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the property located at 124 Baucom Deese Road further described below is not consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Regional Mixed-Use Center, single-family residential is not listed as a priority use; therefore, it is not consistent. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high-density residential, and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. The proposal is not reasonable and is not in the public interest because the use and expansion of the property as single-family residential will not be in harmony with the Regional Commercial Center as indicated in the City of Monroe Future Land Use and Transportation Plan.

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

Adopted this 2nd day of September, 2026.

Jennifer Smith, Planning Board Chair

Attest:

Kimberly Davis, Secretary to Planning Board

Attachment 6

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

R-2026-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the properties located at 124 Baucom Deese Road, further described below is not consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Regional Mixed-Use Center, single-family residential is not listed as a priority use; therefore, it is not consistent. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high-density residential, and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. This proposal is a reasonable use and is in the public interest because:

Based on this information, the conditions have changed which justify amending the Land Use and Transportation Plan. As a result of this zoning map amendment approval, the Land Use and Transportation Plan would be amended to reflect the land use modification.

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

Adopted this 2nd day of September, 2026.

Jennifer Smith, Planning Board Chair

Attest:

Kimberly Davis, Secretary to Planning Board

Attachment 7

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

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 157 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §157.1.2.1 **OFFICIAL ZONING MAP** as follows:

Rezone the property located at 124 Baucom Deese Road further identified with parcel ID # 09-174-013C from Regional Corridor Mixed-Use (RC-MX) to Residential Low Density (RLD).

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 13th day of October, 2026

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk

Attachment 8



STAFF REPORT

TO: Planning Board

DATE: September 2, 2026

FROM: Lisa Stiwinter, Director of Planning and Development

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

SUBJECT: Zoning Map Amendment for the property located at 610 Charles Street, further identified as tax parcel 09-234-016A.

SUMMARY STATEMENT

Planning Board is requested to consider a zoning map amendment for the property located 610 Charles Street and further identified as tax parcel 09-234-016A from Residential Medium Density (RMD) to Residential High Density (RHD).

REVIEW

Osco Gardin of Elizabeth Missionary Baptist Church is requesting to rezone the subject property from Residential Medium Density (RMD) to Residential High Density (RHD).

The Residential High Density (RHD) district allows for a denser development pattern and is intended to allow for a mixture of housing types, including multifamily. The Residential Medium Density (RMD) district is intended to allow for single family residential uses with a mix of housing types that includes detached and attached homes. The property at 610 Charles Street is currently vacant and is a total of 7.67 acres.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Multi-Family Apartments & Single Family	Residential Medium Density (RMD)
East	Civic/Institutional	Residential Medium Density (RMD)
South	Civic/Institutional	Residential Medium Density (RMD)
West	Multi-Family Apartments	RHD (Residential High Density)

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area as Traditional Development. This designation allows some small-scale commercial and service uses that support surrounding residences. The dense transportation network offers easy access to downtown. The design and scale of neighborhoods encourages active living and affords residents the ability to live, work, shop, and play within a walkable community. Buildings are generally oriented toward a comprehensive network of walkable streets. Cul-de-sacs should be limited to the extent possible, such as locations where topography, natural features, or existing development makes other street connections prohibitive. Requiring pedestrian connections and designating stubouts for future street connections is encouraged.

Planning staff believes the request is consistent with the Land Use and Transportation Plan because higher density residential development is located in close proximity to the subject parcel.

PUBLIC NOTIFICATION

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

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

RECOMMENDATION

Planning staff recommends approval of the rezoning request.

Approval Actions

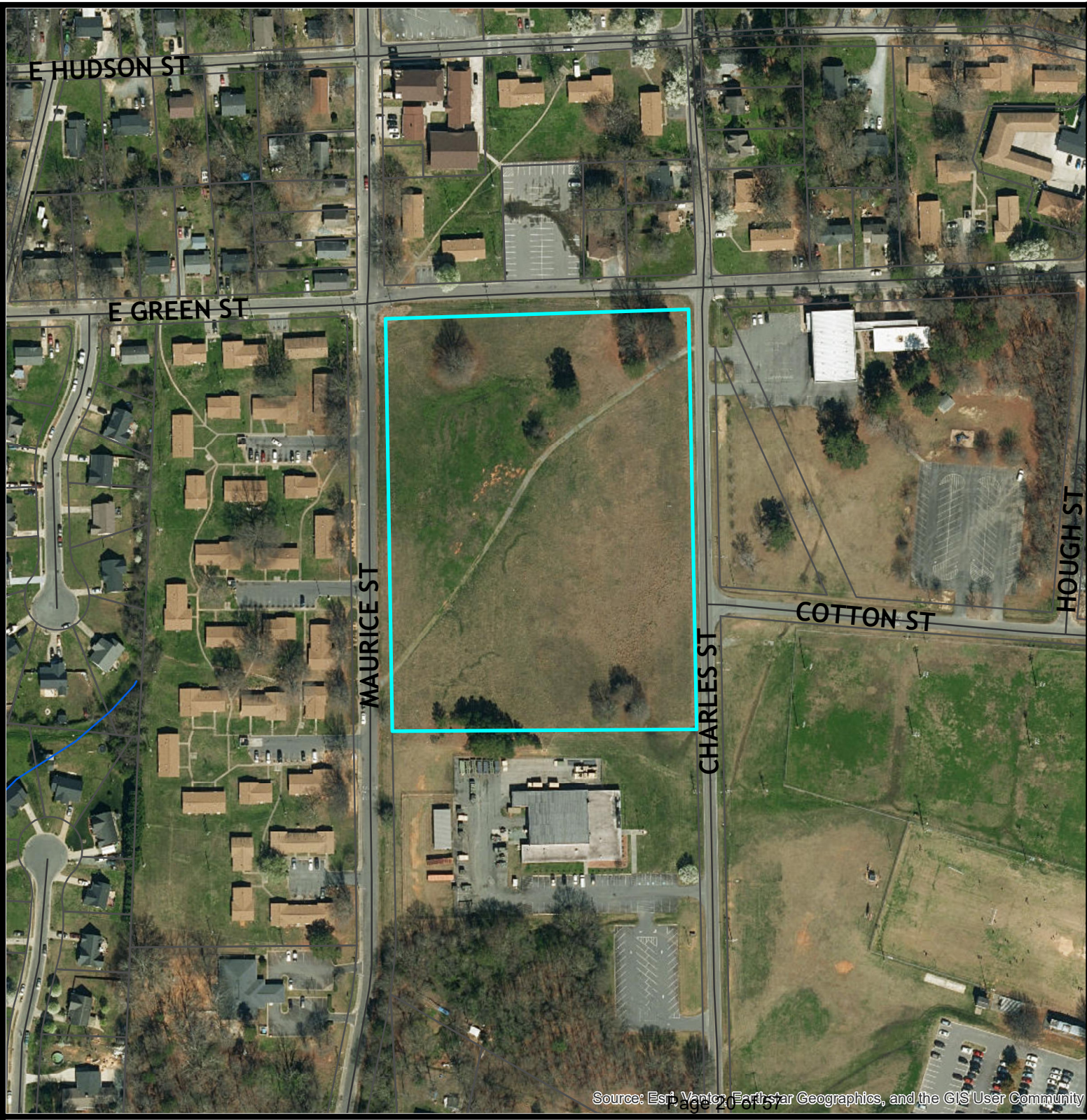
1. Motion to recommend adoption of a Resolution *Approving* Land Use and Transportation Plan compliance
2. Motion to recommend adoption of the Ordinance amending Section 157.1.2.1- Official Zoning Map

Denial Actions

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

Attachments:
Attachment 1-Ortho Map
Attachment 2-Zoning Map
Attachment 3-Future Land Use Map

Attachment 4-FLUM Description
Attachment 5-R-2026-XX Approval
Attachment 6-R-2026-XX Denial
Attachment 7-O-2026-XX Section 157.1.2.1



Ortho Map

Case #: PLMA-2027-00032

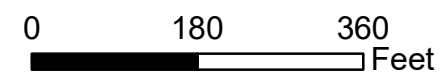
Legend

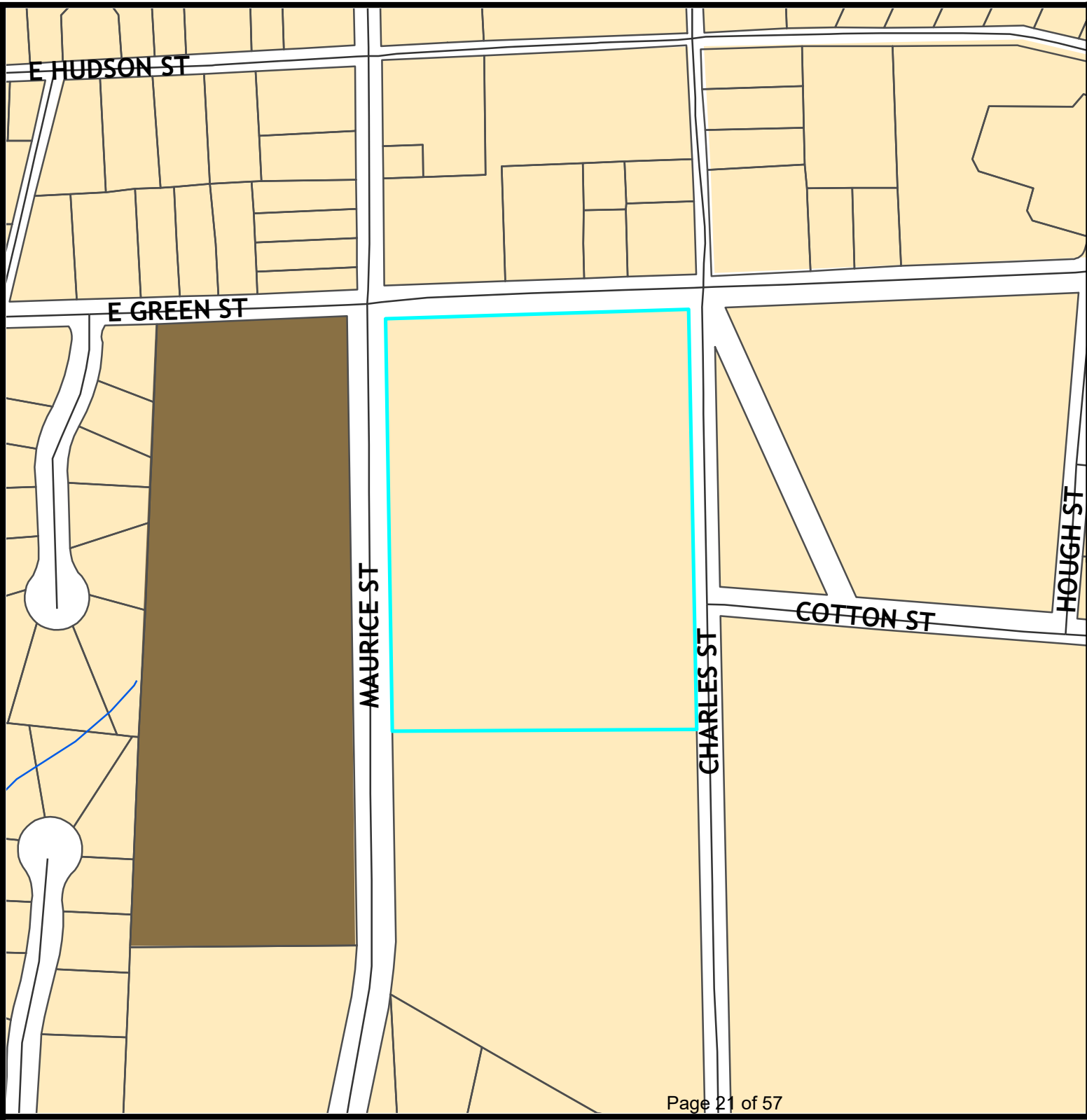
- Centerlines
- City Limits
- streams
- Parcels

Existing: Residential Medium Density

Owner: Elizabeth Missionary Baptist Church

Acres: 7.67





Zoning Map

Case #: PLMA-2027-00032

Legend

- Centerlines
- City Limits
- streams
- Parcels

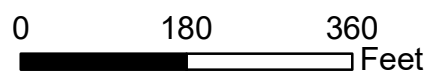
Zoning Districts

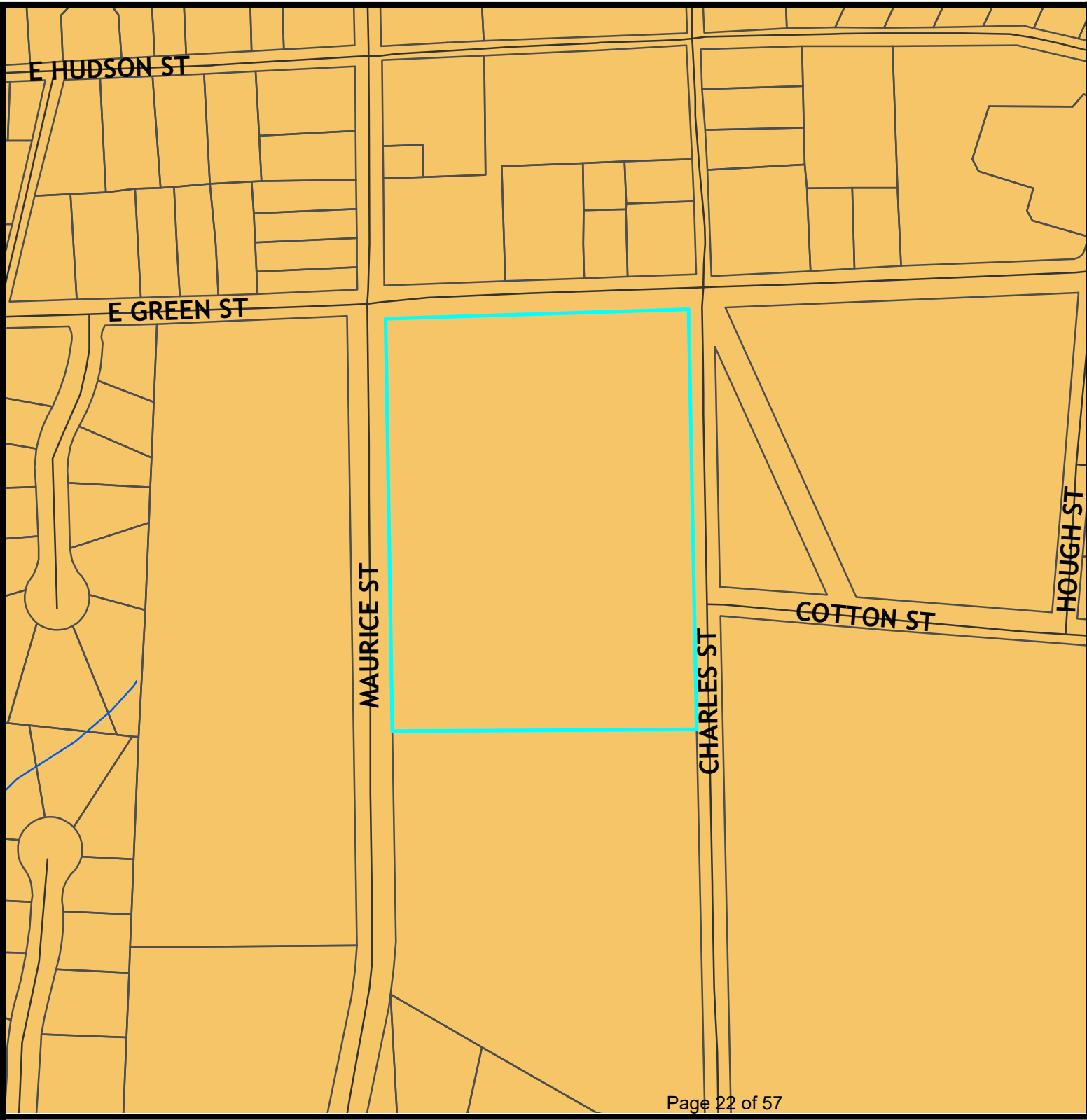
- RHD
- RMD

Existing: Residential Medium Density

Owner: Elizabeth Missionary Baptist Church

Acres: 7.67





Future Land Use Map

Case #: PLMA-2027-00032

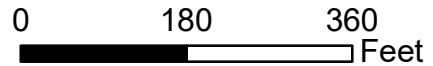
Legend

- Centerlines
- City Limits
- streams
- Parcels
- FLUM**
 - Traditional Development

Existing: Residential Medium Density

Owner: Elizabeth Missionary Baptist Church

Acres: 7.67



Land Use and Transportation Plan Description

The Land Use and Transportation Plan indicates this area as Traditional Development. This form of development surrounds the downtown core and is anchored by the city's most historic neighborhoods. This designation allows some small-scale commercial and service uses that support surrounding residences. The dense transportation network offers easy access to downtown. The design and scale of neighborhoods encourages active living and affords residents the ability to live, work, shop, and play within a walkable community. Buildings are generally oriented toward a comprehensive network of walkable streets. Cul-de-sacs should be limited to the extent possible, such as locations where topography, natural features, or existing development makes other street connections prohibitive. Requiring pedestrian connections and designating stubouts for future street connections is encouraged.

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

R-2026-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the property located at 610 Charles Street further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Traditional Development where residential is a priority use. The proposed rezoning to the Residential High Density (RHD) designation would allow residential uses which would be consistent with the Plan. The proposed rezoning is a reasonable use and in the public interest because the surrounding parcels in close proximity are already developed with residential uses at higher densities.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of a Resolution Approving Land Use and Transportation Plan Compliance of the zoning map amendment for property with Union County Tax Parcel Number: 09-234-016A.

Adopted this 2nd day of September, 2026.

Jennifer Smith, Planning Board Chair

Attest:

Kimberly Davis, Secretary to Planning Board

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

R-2026-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the property located at 610 Charles Street further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Traditional Development where residential is a priority use. The proposed rezoning to the Residential High Density (RHD) designation would allow residential uses which would be consistent with the Plan. However, this proposal is not a reasonable use or in the public interest because:

Based on this information, the conditions have changed which justify amending the Land Use and Transportation Plan. As a result of this zoning map amendment denial, the Land Use and Transportation Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Use and Transportation Plan Compliance for property with Union County Tax Parcel Number(s): 09-234-016A.

Adopted this 2nd day of September, 2026.

Jennifer Smith, Planning Board Chair

Attest:

Kimberly Davis, Secretary to Planning Board

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

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 157 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §157.1.2.1 **OFFICIAL ZONING MAP** as follows:

Rezone the property located at 610 Charles Street further identified with parcel ID # 09-234-016-A from Residential Medium Density (RMD) to Residential High Density (RHD)

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 13th day of October, 2026

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board Members

DATE: September 2, 2026

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Planning Manager

SUBJECT: Zoning Map Amendment request for Planned Unit Development “Monroe Village” (Parcel ID #:09-313-014, 09-313-014A, 09-316-005H, 09-316-006A, 09-316-002 80, 09-316-002 90, and 09-316-008A)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map amendment for the properties located along Weddington Road and MLK Jr. Blvd. and further identified with parcel ID numbers 09-313-014, 09-313-014A, 09-316-005H, 09-316-006A, 09-316-002 80, 09-316-002 90, and 09-316-008A from Community Corridor Mixed Use 2, PUD "Starlite", RMD (Residential Medium Density), and R-20 (Union Co.), RA-20 (Union Co.) to Planned Unit Development (PUD) “Monroe Village”.

REVIEW

The applicants are requesting a Planned Unit Development rezoning in order to develop a mixed use project with commercial and residential. The commercial component will include a grocer and various outparcels for retail, restaurants, office, and financial institutions. The residential component will consist of apartments, townhomes, attached homes and detached single-family homes. The apartments, townhomes, and attached homes will all be under common ownership.

The total area of the project is 172.41 acres, with 70.42 acres or 40.8% of that reserved as common open space. The site has 5.07 acres of proposed right-of-way, 10.51 acres of existing utility easements, and 14.24 acres of stream buffer leaving a net acreage of 142.59. The total number of units is 459 with a net density of 3.22 units per net acre.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

Development Area A

	Existing Uses	Zoning District
North	Vacant & Commercial	CC-MX 2 (Community Corridor-Mixed Use 2)
East	Residential & Commercial	CC-MX 2 (Community Corridor-Mixed Use 2)
South	Residential & Commercial	RLD (Residential Low Density) & NB (Neighborhood Business)
West	Residential & Vacant	CC-MX2 & R-20 (County)

Development Area B

	Existing Uses	Zoning District
North	Single Family Residential	RLD (Residential Low Density)
East	Union Academy School & Vacant	RMD (Residential Medium Density CC-MX2 (Community Corridor-Mixed Use 2)
South	Residential & Vacant	CC-MX2 (Community Corridor-Mixed Use 2)
West	Residential & Commercial	RLD (Residential Low Density) R-20 (County) CC-MX 2 (Community Corridor-Mixed Use 2)

Development Area C

	Existing Uses	Zoning District
North	Residential	RR (Residential Rural) R-20 (County)
East	Vacant	R-20 (County) & RA-20 (County)
South	Residential	RA-20 (County)
West	Residential, American Leadership Academy	RR (Residential Rural) R-20 (County) RA-20 (County)

Planned Unit Development Proposal

The applicants are requesting a conditional district rezoning in order to develop a total of 459 housing units and 118,687 square feet of commercial space to include a 65,000 square foot anchor store.

The housing includes 347 multi-family units with a variety of housing types to include 135 apartment units, 89 townhomes, and 123 attached homes. The remaining housing units include 112 single family detached homes.

Density & Dimensional Standards

The overall net density of the proposed project is 3.22 units per net acre. The minimum lot size for the detached homes in development area B is one acre and the minimum lot size for the detached homes in development area C is 5,850 square feet. The townhomes and attached homes in development area B will be under common ownership; therefore, there is no minimum lot size as there will not be individual lots.

The data below is simply to provide the board with information to compare the proposed density being to what is allowed by the zoning ordinance in other residential districts in Monroe.

Zoning District	Maximum Allowable Density
RHD (Residential High Density)	10 units per acre
RMD (Residential Medium Density)	3 units per acre
RLD (Residential Low Density)	2 units per acre

The minimum setbacks proposed are as follows:

	Front	Rear	Side
Apartments	20'	10'	5'
Townhomes	20'	10'	5'
Attached Product	20'	10'	5'
Detached Product (1 acre lots)	20'	10'	5'
Detached Product (5,850 sqft)	15'	10'	5'

The commercial portions will maintain a 20-foot setback along MLK Jr. Blvd. and Weddington Road. Other building setbacks will respect the required landscape buffers as depicted on the rezoning plan.

Landscaping

Landscape buffers will be provided around the perimeter of the site. The required streetscape buffer of 10-ft along existing roads has been provided. Planned Unit Developments require a Type 4 (50-ft) landscape buffer around the perimeter of the site. The applicant has requested a deviation to allow a Type 3 (25-ft) landscape buffer in various areas of the site. The applicant has also requested a deviation to waive the fence, wall, or berm requirement from the Type 3 & 4 landscape buffers.

Street trees will be provided at a rate of two (2) trees per 100 linear feet of frontage.

Landscaping for the commercial parcel or development area “A” will meet the ordinance requirements at the time of construction.

For development area “B”, a minimum of two (2) yard trees per dwelling unit will be planted and for development area “C” one (1) yard tree will be provided for every two (2) dwelling units.

Open Space

The project is required to provide at least 35% open space, which would equal 60.34 acres. The total area of open space provided is 70.42 acres or 40.8%. The open space includes a clubhouse, pool, several grilling areas, pickleball court, and other various active space areas that will be finalized at time of construction. Additionally, the development calls for a proposed 20-foot-wide Carolina Thread Trail connection corridor. Commencement of the amenity area will begin no later than 50% of the certificates of occupancy being issued.

Elevations

Due to the different uses and product types of this development, each type will be broken down separately below:

Garden Apartment (Development Area B)

The minimum proposed unit size is 700 square feet. The exterior materials will be limited to brick, stone, fiber cement, and/or EIFS. Vinyl will only be utilized for trim work. All apartment buildings shall consist of a minimum eighteen percent (18%) brick or stone along the primary street/parking lot facing front façade. Buildings on slab foundations shall not have exposed concrete and will be finished with masonry, siding, or other similar materials.

Townhomes (Development Area B)

The minimum proposed house size is 1,575 heated square feet. The exterior materials will be limited to brick, stone, fiber cement, and/or EIFS. Vinyl will only be utilized for trim work. The front façade of all townhomes of two (2) or more stories shall consist of a minimum eighteen percent (18%) brick or stone. The front façade of all one-story attached dwellings shall incorporate brick or stone architectural elements, which may include masonry water tables, porch columns, foundation treatments, or other similar architectural features. The applicant has requested a deviation to allow the minimum unit width of the townhomes to be 20-feet instead of the required 24-feet wide.

Attached Single Family Homes (Development Area B)

The minimum proposed house size is 715 heated square feet. The exterior materials will be limited to brick, stone, fiber cement, and/or EIFS. Vinyl will only be utilized for trim work. The front façade of all single-family attached dwellings of two (2) or more stories shall consist of a minimum eighteen percent (18%) brick or stone. The front façade of all one-story attached single-family dwellings shall incorporate brick or stone architectural elements, which may include masonry water tables, porch columns, foundation treatments, or other similar architectural features. Buildings on slab foundations shall not have exposed concrete and will be finished with masonry, siding, or other similar materials.

Detached Single Family Homes (Development Area B)

The minimum proposed house size is 1,400 heated square feet. The exterior materials will be limited to brick, stone, fiber cement, and/or EIFS. Vinyl will only be utilized for trim work. The front façade of all single-family detached single-family dwellings of two (2) or more stories shall consist of a minimum eighteen percent (18%) brick or stone. The front façade of all one-story detached single-family dwellings shall incorporate brick or stone architectural elements, which may include masonry water tables, porch columns, foundation treatments, or other similar

architectural features. Buildings on slab foundations shall not have exposed concrete and will be finished with masonry, siding, or other similar materials.

Detached Single Family Homes (Development Area C)

The minimum proposed house size is 2,450 heated square feet. The exterior materials will be limited to brick, stone, fiber cement, and/or EIFS. Vinyl will only be utilized for trim work. The front façade of all single-family detached single-family dwellings of two (2) or more stories shall consist of a minimum eighteen percent (18%) brick or stone. The front façade of all one-story detached single-family dwellings shall incorporate brick or stone architectural elements, which may include masonry water tables, porch columns, foundation treatments, or other similar. Buildings on slab foundations shall not have exposed concrete and will be finished with masonry, siding, or other similar materials.

Commercial

The Commercial exterior materials will be limited to brick, stone, EIFS, fiber cement, glass, painted CMU or high-quality architectural panels. Unfinished metal and exposed concrete shall be prohibited materials. Ground floor commercial facades for all principal buildings shall provide a minimum of 10% transparency on street-facing facades.

Parking

Residential

The apartments, townhomes, and attached single family homes will be under common ownership; therefore, parking was calculated based on the multi-family parking requirements. A total of 521 parking spaces is the minimum number of spaces required for this area and the development has provided 602 total parking spaces, which includes 447 surface parking spaces and 155 garages spaces. The garage spaces include 89 single car attached garages for the townhomes, 28 attached garages for the attached single-family homes, and 38 detached garage units.

Detached single family homes containing two or more bedrooms will provide a minimum of a two-car attached garage. Detached single family homes containing one bedroom shall provide a minimum of two-off parking spaces, which may be satisfied through a one-car attached garage and one parking space in the driveway.

Garage doors facing a public or private street will incorporate architectural details to enhance the appearance of the garage door. Detailing examples include, but are not limited to carriage style hardware, raised panels, accent lighting, or colors that contrast with building materials.

Commercial

Commercial parking is dictated by the use and square footage of each use. Based on the total square footage of the proposed commercial, a minimum of 463 spaces would be required; the developer is proposing 544 parking spaces.

Proposed Commercial Uses

In addition to uses allowed in Planned Unit Developments, the applicant has requested the following additional uses:

- Retail sales up to 100,000 square feet
- Fuel pumps as an accessory to the grocery store
- Indoor Recreation
- Lodging – Hotel/Motel
- Minor Vehicle Service
- Car Wash
- Day Care Center/ Adult Care
- Personal and Financial Services with drive-through
- Urgent Care Facility
- Convenience Store with Fuel Pumps

Sidewalk

Eight foot (8') wide sidewalk will be provided along the exterior of the project along Weddington Road, MLK Jr. Blvd, Clark Road, and New Town Road. Pedestrian connections will be provided at the Weddington Rd. and MLK Jr. Blvd. intersections. Interior pedestrian connections will be made throughout the project. Five-foot wide sidewalk will be provided on both sides of the street with the exception of the long stretches of private road in development area "B" where the sidewalk will only be on one side of each stretch of road.

Stormwater

The applicant will be required to provide stormwater management to treat the stormwater runoff for the project. The stormwater will be evaluated and reviewed, if the project is approved by City Council, at the building permit stage of the process. The location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and actual site discharge points. At the time of site plan submittal, site will meet stormwater management requirements in accordance with the Stormwater Management Ordinance of the Monroe Code of Ordinances.

Stream Buffer

All blue line streams on the site have been provided with a 50' buffer on both sides as required by the ordinances.

Schools

The following is the information provided by Sara Hymel with the school system:

Monroe Village, formerly named Starlite and/or Solis located at the corner of ML King Blvd and Weddington Road which now includes 459 total units comprised of 112 single family units, 135 multifamily units, and 212 town homes and/or attached single family units. Based on the information provided, the community is currently assigned to the following:

	2026-2026 40 th Day Average Daily Membership	Building Capacity	Building Utilization
Rocky River Elementary	535	660	81%
Health Sciences Academy at Monroe Middle School	760	1128	67%
Monroe High School	1182	1440	82%

Additional residential construction contributes to high enrollments, which in turn exacerbates problems such as:

- Additional mobile classrooms
- Inadequate capacity for food service and rest room facilities
- Rationing of access to the Media Center
- Insufficient parking and queuing space for parents to safely deliver or pick up their children
- Inadequate planning/meeting space for additional staff.

The above referenced assigned schools should be considered the home schools. However, upon identification and need, UCPS administration will conduct periodic evaluations to determine the current and projected capacities of each school site. If the identified schools require realignment, UCPS administration could recommend a realignment of the subdivision to the Union County Board of Education.

Transportation

This development will have a mix of public roads and private drive aisles. All public roads will be maintained by the City of Monroe. All private drive aisles will be maintained by the respective property owners.

The proposal includes nine (9) entrance points; six (6) entrance points are located on Weddington Road, two (2) entrance points are located on MLK Jr. Blvd., and one (1) entrance point is on Clark Road. A TIA (Traffic Impact Analysis) was conducted for this project due to it being processed as a Planned Unit Development, the commercial component, and the residential lot count.

The required improvements will be completed in phases as the development is constructed. The following improvements are required for this development:

Improvements made at/near project parcels

Weddington Road (NC 84) and Clark Road

- Construction of a northbound right-turn lane along Clark Road with 100 feet of storage
- Construction of a westbound left-turn lane along Weddington Road (NC 84) to serve as the drop lane for the dual westbound through lanes along Weddington Road (NC 84)

Weddington Road (NC 84) and American Leadership Academy

- Construction of an additional eastbound through lane along Weddington Road (NC 84) with maximized storage to create dual eastbound through lanes
- Construction of an additional westbound through turn lane along Weddington Road (NC 84) to create dual westbound through lanes

Weddington Road (NC 84) and MLK Jr. Boulevard

- Construction of an additional westbound through lane with 425 feet of storage to create dual westbound through lanes
- Construction of an eastbound right-turn lane along Weddington Road (NC 84) with maximized storage to Access B
- Conversion of the eastbound left-turn lane to serve as the drop lane for the dual eastbound through lanes along Weddington Road (NC 84)

Weddington Road (NC 84) and Access A

- Installation of a traffic signal with pedestrian accommodations
- Construction of an additional eastbound through lane and westbound through lane along

Weddington Road (NC 84)

- Construction of an eastbound right-turn lane along Weddington Road (NC 84) with 100 feet of storage
- Construction of a westbound left-turn lane along Weddington Road (NC 84) with 225 feet of storage
- Construction of the northbound approach of Access A with the following:
 - One (1) ingress lane
 - Triple egress lanes (dual left-turn lanes and shared through/right-turn lane with 100 feet of storage) with a 135-foot IPS
- Construction of a 3-foot median along Weddington Road (NC 84) from Access H to Access E

Weddington Road (NC 84) and Access B

- Construction of the northbound approach of Access B with one (1) egress lane, one (1) ingress lane, stop-control.

MLK Jr Boulevard and Access C

- Construction of a southbound right-turn lane along MLK Jr Boulevard with 100 feet of storage
- Construction of the eastbound approach of Access C with one (1) egress lane, one (1) ingress lane, stop-control.
- Construction of a 3-foot median along MLK Jr Boulevard to restrict driveway movements to Right-In-Right-Out

MLK Jr Boulevard and Access C/Access D

- Construction of a northbound right-turn lane along MLK Jr Boulevard with 100 feet of storage
- Construction of the westbound approach of Access D with one (1) egress lane, one (1) ingress lane, stop-control.

Weddington Road (NC 84) and Access E

- Construction of an eastbound right-turn lane along Weddington Road (NC 84) with 100 feet of storage
- Construction of the northbound approach of Access E with one (1) egress lane, one (1) ingress lane, stop-control.

Weddington Road (NC 84) and Clark Road

- Construction an additional eastbound through lane along Weddington Road (NC 84) with 225 feet of storage to create dual eastbound through lanes

- Extension of the westbound left-turn lane along Weddington Road (NC 4) to 200 feet of storage

Weddington Road (NC 84) and MLK Jr Boulevard

- Construction of an additional northbound left-turn lane along MLK Jr Boulevard to create dual northbound left-turn lanes with 225 feet of storage each
- Extension of the additional westbound through lane along Weddington Road (NC 84) to 450 feet of storage

Weddington Road (NC 84) and Access A/Access F

- Construction of an eastbound left-turn lane along Weddington Road (NC 84) with 100 feet of storage
- Construction of a westbound right-turn lane along Weddington Road (NC 84) with 100 feet of storage
- Construction of the southbound approach of Access F with the following:
 - One (1) ingress lane
 - Dual egress lanes (dedicated left-turn lane and shared through/right-turn lane with 100 feet of storage)

Weddington Road (NC 84) and Access G

- Construction of the southbound approach of Access G with one (1) egress lane, one (1) ingress lane, stop-control.

Weddington Road (NC 84) and Clark Road

- Installation of a traffic signal
- Extension of the northbound right-turn lane along Clark Road to 300 feet of storage
- Extension of the additional eastbound through lane along Weddington Road (NC 84) to 350 feet of storage

Weddington Road (NC 84) and Access H

- Construction of an eastbound right-turn lane along Weddington Road (NC 84) with 100 feet of storage
- Construction of the northbound approach of Access H with one (1) egress lane, one (1) ingress lane, stop-control.

Weddington Road (NC 84) and Access I

- Construction of the westbound approach of Access E with one (1) egress lane, one (1) ingress lane, stop-control.

Off-site Improvements

MLK Jr Boulevard and Goldmine Road

- Construction of an eastbound right-turn lane along Goldmine Road with 425 feet of storage
- Construction of a northbound right-turn lane along MLK Jr Boulevard with 100 feet of storage

Weddington Road (NC 84) and Rocky River Road

- Construction of a northbound right-turn lane along Rocky River Road with 100 feet of storage

Future Land Use and Transportation Plan Consistency

A portion of this project falls within the Neighborhood Mixed Use Center while the remaining portion falls within the Suburban character area.

Neighborhood Mixed Use Centers provide neighborhood retail, professional office, service, and other community-oriented activities and uses for surrounding residential area. The design transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While commercial uses are likely to be prominent, these centers should emphasize a mixture of uses and residential housing units where possible. Single-family residential should be discouraged but may be used as a transition between land uses or to maintain continuity between the surrounding neighborhoods. Commercial, office, medical, and multi-family residential are priority uses in this character area.

The Suburban Character area includes residential uses typically in neighborhood form; however, a mix of housing types and lots sizes is preferred. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Multimodal connectivity between neighborhoods and to nearby centers should be emphasized. The density for suburban residential is 2-4 units per acre. Both single family, multi- family residential, and commercial uses are listed as priority uses in this character area.

Overall staff believes the project is consistent with the Future Land Use Plan. Both residential and commercial uses are listed as priority uses for these character areas and the overall density of the project falls within the preferred range.

Staff believes development area “A” and “B” are reasonable because the development is located near a prominent intersection where commercial uses are likely to develop with surrounding residential to support the commercial uses.

Staff believe development area “C” is not reasonable due to the disconnected nature of the development from the overall project and the smaller lot sizes.

PUBLIC NOTIFICATION

The applicant held a community meeting at the Bottle Factory on June 30th, approximately 35 individuals attended this 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 at least 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Planning Staff does not have a recommendation for Planned Unit Development “Monroe Village”

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

Approval Actions

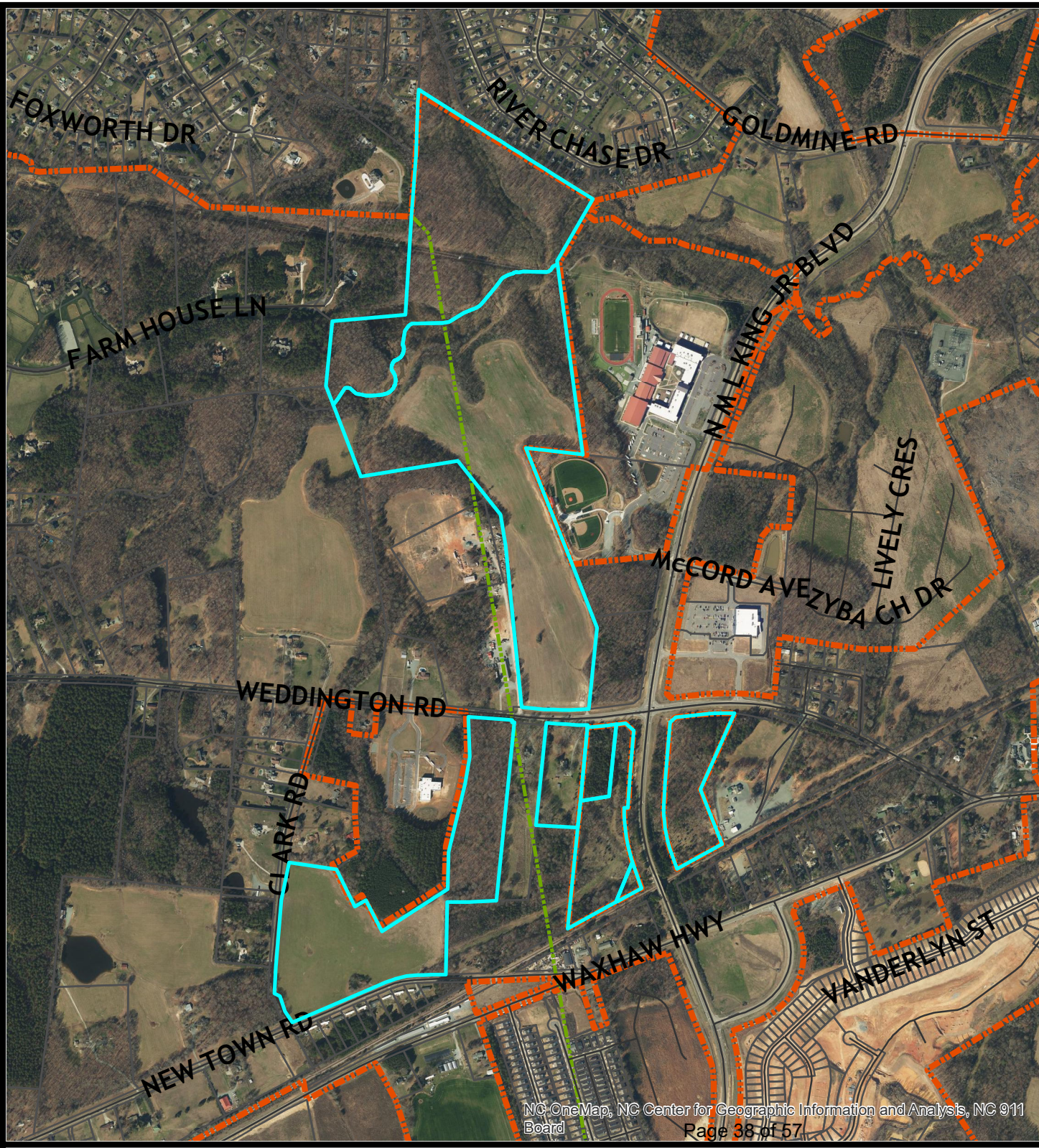
1. Motion to recommend adoption of a Resolution *Approving* Land Use and Transportation Plan compliance and authorization for staff to draft the resolution based on the reason(s) provided and authorization for the Chair to sign at a later date.
2. Motion to recommend adoption of the Ordinance amending Section 157.1.2.1- Official Zoning Map

Denial Actions

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

Attachments:

1. Aerial Map
2. Zoning Map
3. Site Plan & Elevations
4. FLUM Map
5. FLUM Description
6. Approval Resolution
7. Denial Resolution
8. Ordinance 156.106



Aerial Map

PUD "Monroe Village"

Legend

- Centerlines
- City Limits
- ETJ
- Parcels

Owners:
Anjani Ventures, LLC
Amber & Willis Reep
Martha Land & Charles Howard
NC 84, LLC

Existing Zoning:
Residential Medium Density
Community Corridor Mixed Use 2
PUD "Starlite"
R-20 (Union Co.)
RA-20 (Union Co.)

Acres: 172.41



0 1,250 2,500
Feet

Zoning Map PUD "Monroe Village"

Legend

— Centerlines

--- City Limits

--- ETJ

□ Parcels

CC-MX2

CD

NB

PUD

RMD

RR

RLD

Union County Zoning

B-2

LI

R-20

RA-20

Existing Zoning:

Residential Medium Density

Community Corridor Mixed Use 2

PUD "Starlite"

R-20 (Union Co.)

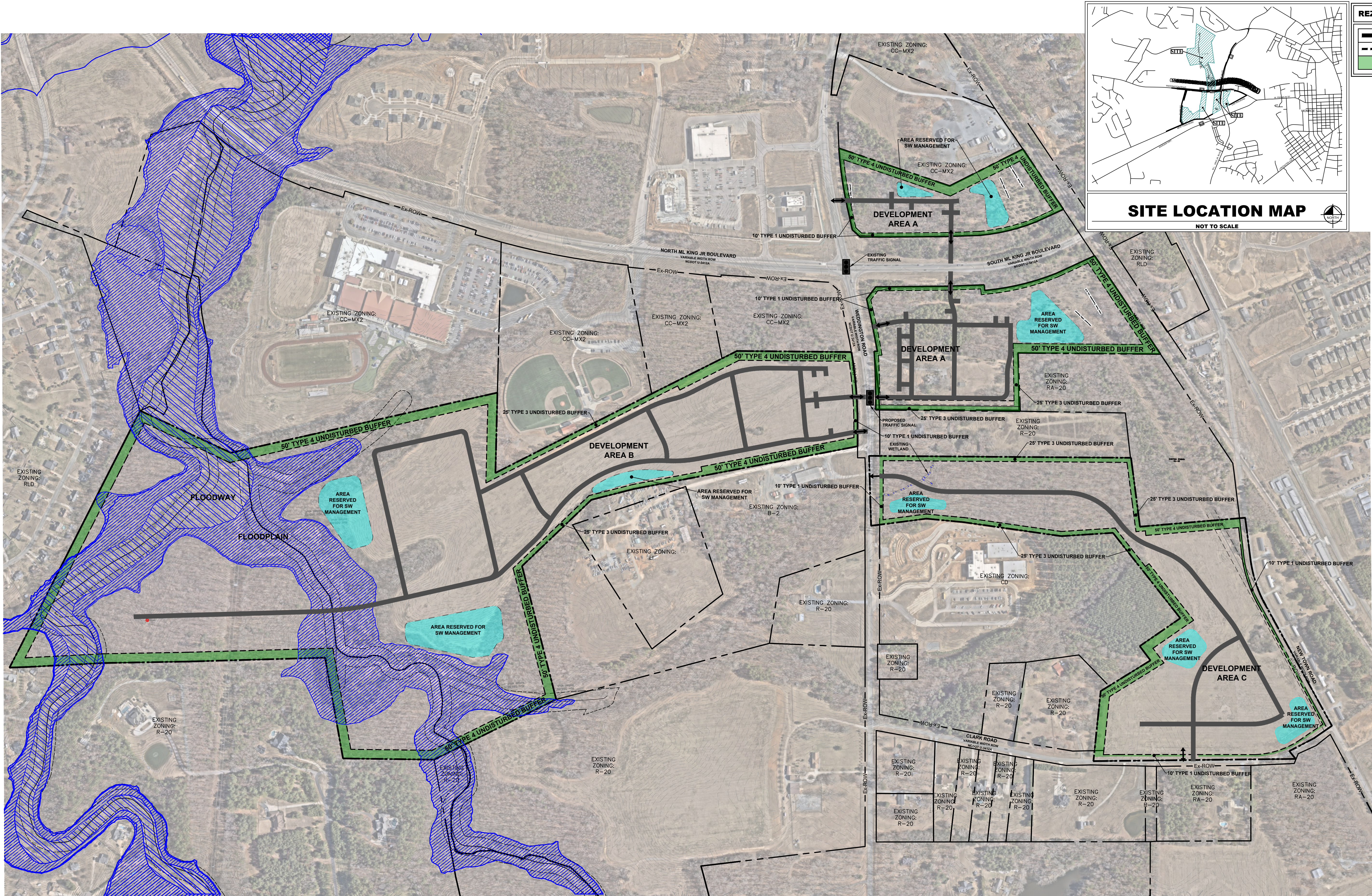
RA-20 (Union Co.)

Acres: 172.41



0 1,250 2,500
Feet

Plotted By:Resendez, Tyler Loyou:LRZ-1 August 26, 2026 07:22:15pm K:\CHL_PR\014132003 Pappas\009 - Starlite Development (Monroe)\02 - DWG\Rezoning\LRZ-1.dwg



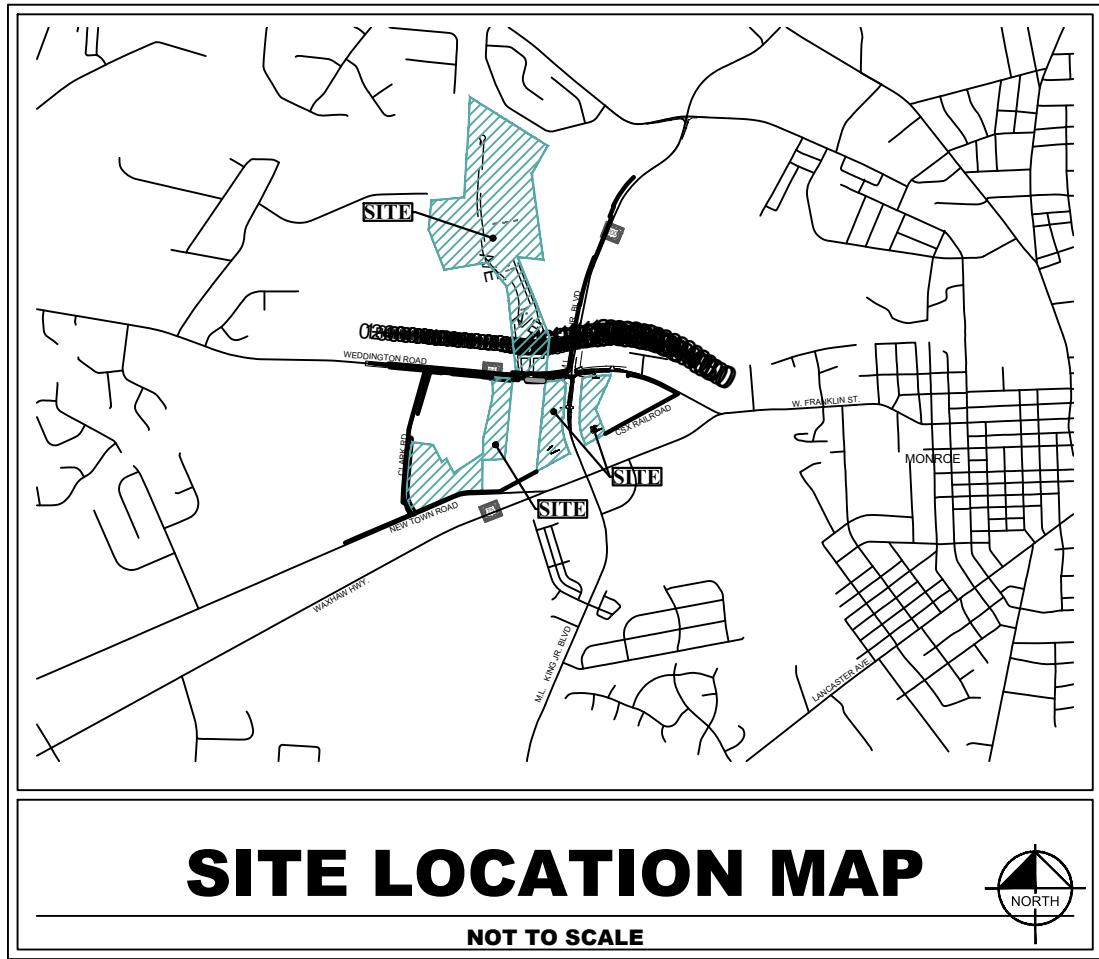
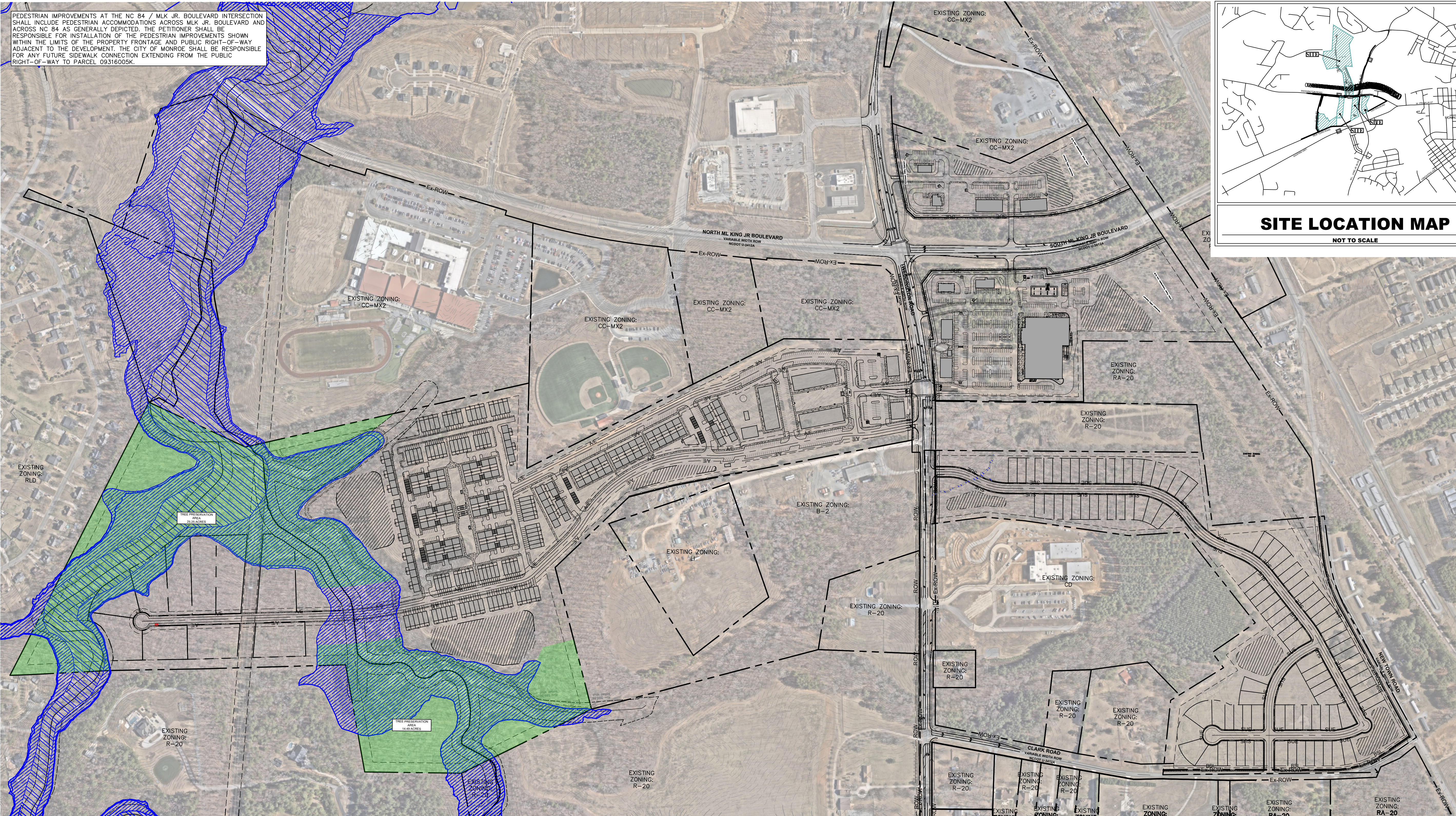
COMPREHENSIVE SITE DATA TABLE

ZONING SUMMARY	
PARCEL ID	09313014, 09313014A, 09316005H, 09316006A, 09316002 80, 09316002 90, 09316008A,
EXISTING ZONING	CC-MX-2, PUD, RA20, RMD
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED USE	SEE DEVELOPMENT STANDARDS
FRONTAGE SETBACKS	
NEW TOWN ROAD SETBACK	20'
WEDDINGTON ROAD SETBACK	20'
SOUTH ML KING JR BOULEVARD SETBACK	20'
CLARK ROAD SETBACK	20'
BUILDING HEIGHT REQUIREMENTS	
MAXIMUM BUILDING HEIGHT	PER CITY OF MONROE ORDINANCE REQUIREMENTS
PROPOSED DENSITY	
TOTAL ACREAGE:	172.41 ACRES (142.59 NET)
EXISTING ROW:	0 ACRES
PROPOSED ROW:	5.07 ACRES (0.07 ACRES ON DEVELOPMENT AREA A AND 5.00 ACRES ON DEVELOPMENT AREA C)
EXISTING UTILITY EASEMENTS:	10.51 ACRES (4.19 ACRES ON DEVELOPMENT AREA A, 4.90 ACRES ON DEVELOPMENT AREA B, AND 1.42 ACRES ON DEVELOPMENT AREA C)
STREAM BUFFERS:	14.24 ACRES (DEVELOPMENT AREA B)
FLOODPLAINS	32.43 ACRES (DEVELOPMENT AREA B)
UNIT DENSITY	3.22 UNITS/ACRE
RESIDENTIAL UNIT BREAKDOWN	
GARDEN APARTMENTS	135
TOWNHOMES	89
ATTACHED SINGLE FAMILY	123
SINGLE FAMILY DETACHED	112
TOTAL RESIDENTIAL UNITS:	459
COMMERCIAL USE BREAKDOWN	
TOTAL SQUARE FOOTAGE:	118,687 SF
TOTAL ACREAGE:	30.46 ACRES
TOTAL PERCENTAGE OF PROPOSED DEVELOPMENT:	18%
OPEN SPACE	
REQUIRED	PROVIDED
60.34 ACRES (35% OF OVERALL SITE)	70.42 ACRES
ACTIVE OPEN SPACE: 30.17 ACRES (MIN. 50% OF REQUIRED)	ACTIVE OPEN SPACE: 8.3 ACRES
PASSIVE OPEN SPACE: 30.17 ACRES	PASSIVE OPEN SPACE: 62.12 ACRES
ENVIRONMENTALLY SENSITIVE LANDS	
MAX 20% OF REQUIRED OPEN SPACE	12.06 ACRES
PROPOSED OPEN SPACE IN ENVIRONMENTALLY SENSITIVE LANDS	12.06 ACRES

	Total Open Space (Acres)		Active Open Space (Acres)	
	Required	Provided	Required	Provided
Development Area A	9.63	12.61	4.82	0
Development Area B	37.63	44.28	18.82	5.49
Development Area C	13.09	13.53	6.55	2.81



K:\CHL\PRJ\014132003 Poppos\009 - Storlitt Development (Monroe)\02 - DWG\Rezoning\RZ-1.dwg 07:22:43pm 07:22:43pm Plotted By:Resendez, Tyler Layout:RZ-2 August 26, 2026



COMPREHENSIVE SITE DATA TABLE	
ZONING SUMMARY	
PARCEL ID	09313014, 09313014A, 09316005H, 09316006A, 09316002 80, 09316002 90, 09316008A,
EXISTING ZONING	CC-MX-2, PUD, RA20, RMD
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
PROPOSED USE	SEE DEVELOPMENT STANDARDS
FRONTAGE SETBACKS	
NEW TOWN ROAD SETBACK	20'
WEDDINGTON ROAD SETBACK	20'
SOUTH ML KING JR BOULEVARD SETBACK	20'
CLARK ROAD SETBACK	20'
BUILDING HEIGHT REQUIREMENTS	
MAXIMUM BUILDING HEIGHT	PER CITY OF MONROE ORDINANCE REQUIREMENTS
PROPOSED DENSITY	
TOTAL ACREAGE:	172.41 ACRES (142.59 NET)
EXISTING ROW:	0 ACRES
PROPOSED ROW:	5.07 ACRES (0.07 ACRES ON DEVELOPMENT AREA A AND 5.00 ACRES ON DEVELOPMENT AREA C)
EXISTING UTILITY EASEMENTS:	10.51 ACRES (4.19 ACRES ON DEVELOPMENT AREA A, 4.90 ACRES ON DEVELOPMENT AREA B, AND 1.42 ACRES ON DEVELOPMENT AREA C)
STREAM BUFFERS:	14.24 ACRES (DEVELOPMENT AREA B)
FLOODPLAINS	32.43 ACRES (DEVELOPMENT AREA B)
UNIT DENSITY	3.22 UNITS/ACRE
RESIDENTIAL UNIT BREAKDOWN	
GARDEN APARTMENTS	135
TOWNHOMES	89
ATTACHED SINGLE FAMILY	123
SINGLE FAMILY DETACHED	112
TOTAL RESIDENTIAL UNITS:	459
COMMERCIAL USE BREAKDOWN	
TOTAL SQUARE FOOTAGE:	118,687 SF
TOTAL ACREAGE:	30.46 ACRES
TOTAL PERCENTAGE OF PROPOSED DEVELOPMENT:	18%
OPEN SPACE	
REQUIRED	PROVIDED
60.34 ACRES (35% OF OVERALL SITE)	70.42 ACRES
ACTIVE OPEN SPACE: 30.17 ACRES (MIN. 50% OF REQUIRED)	ACTIVE OPEN SPACE: 8.3 ACRES
PASSIVE OPEN SPACE: 30.17 ACRES	PASSIVE OPEN SPACE: 62.12 ACRES
ENVIRONMENTALLY SENSITIVE LANDS	
MAX 20% OF REQUIRED OPEN SPACE	12.06 ACRES
PROPOSED OPEN SPACE IN ENVIRONMENTALLY SENSITIVE LANDS	12.06 ACRES

	Total Open Space (Acres)		Active Open Space (Acres)	
	Required	Provided	Required	Provided
Development Area A	9.63	12.61	4.82	0
Development Area B	37.63	44.28	18.82	5.49
Development Area C	13.09	13.53	6.55	2.81

REZONING LEGEND	
	TREE PRESERVATION AREA: 30.74 ACRES (23% OF SITE)

PLANT SCHEDULE

- CANOPY TREE:**

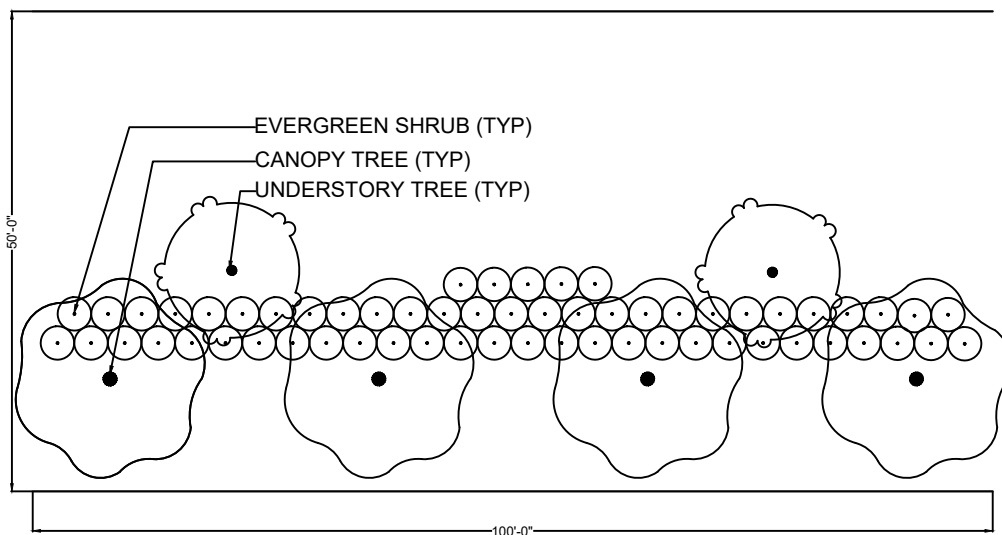
 - ULMUS PARVIFLORA
 - GINKGO BILBOA (MALE ONLY)
 - ACER RUBRUM
 - QUERCUS SHUMARDII
- UNDERSTORY TREE:**

 - PRUNUS SERRULATA 'KWANZAN
 - CORNUS KOUSA
 - CHIONANTHUS RETUSUS
 - MAGNOLIA X SOULANGIANA
- EVERGREEN SHRUB:**

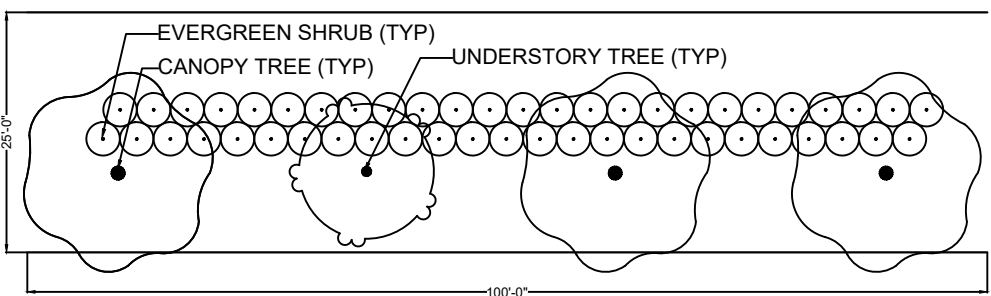
 - ILEX GLABRA
 - OSMANTHUS AMERICANA
 - ILEX CORNUTA BURFORDI 'NANA'
 - EUONYMUS JAPONICUS
- QUERCUS PHELLOS
 - LIRIODENDRON TULIPIFERA
 - MAGNOLIA GRANDIFLORA
 - CEDRUS DEODARA
- ACER BUERGERIANUM
 - PISTACIA CHINENSIS
 - MAGNOLIA GRANDIFLORA 'LITTLE GEM'
- ABELIA GRANDIFLORA
 - LOROPETALUM CHINENSE
 - CAMELLIA SASANQUA
 - PITTOSPORUM TOBIRA

NOTES:

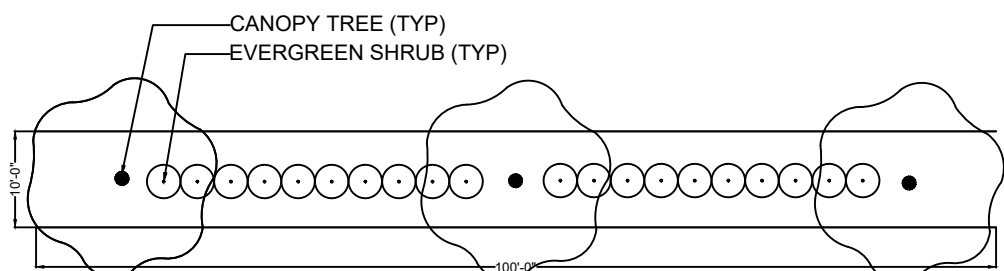
- NATIVE AND DROUGHT-TOLERANT SPECIES ARE PREFERRED TO REDUCE MAINTENANCE AND WATER CONSUMPTION. TREES AND SHRUBS SELECTED SHOULD BE SUITABLE FOR THE SOIL TYPE AND BE SELECTED FROM THE MONROE APPROVED SPECIES LIST.
- TREES AND OTHER VEGETATION MUST BE MULCHED AND MAINTAINED REGULARLY TO ENSURE HEALTH AND LONGEVITY. DEAD OR DYING PLANTS MUST BE REPLACED PROMPTLY IN COMPLIANCE WITH ORDINANCE GUIDELINES.



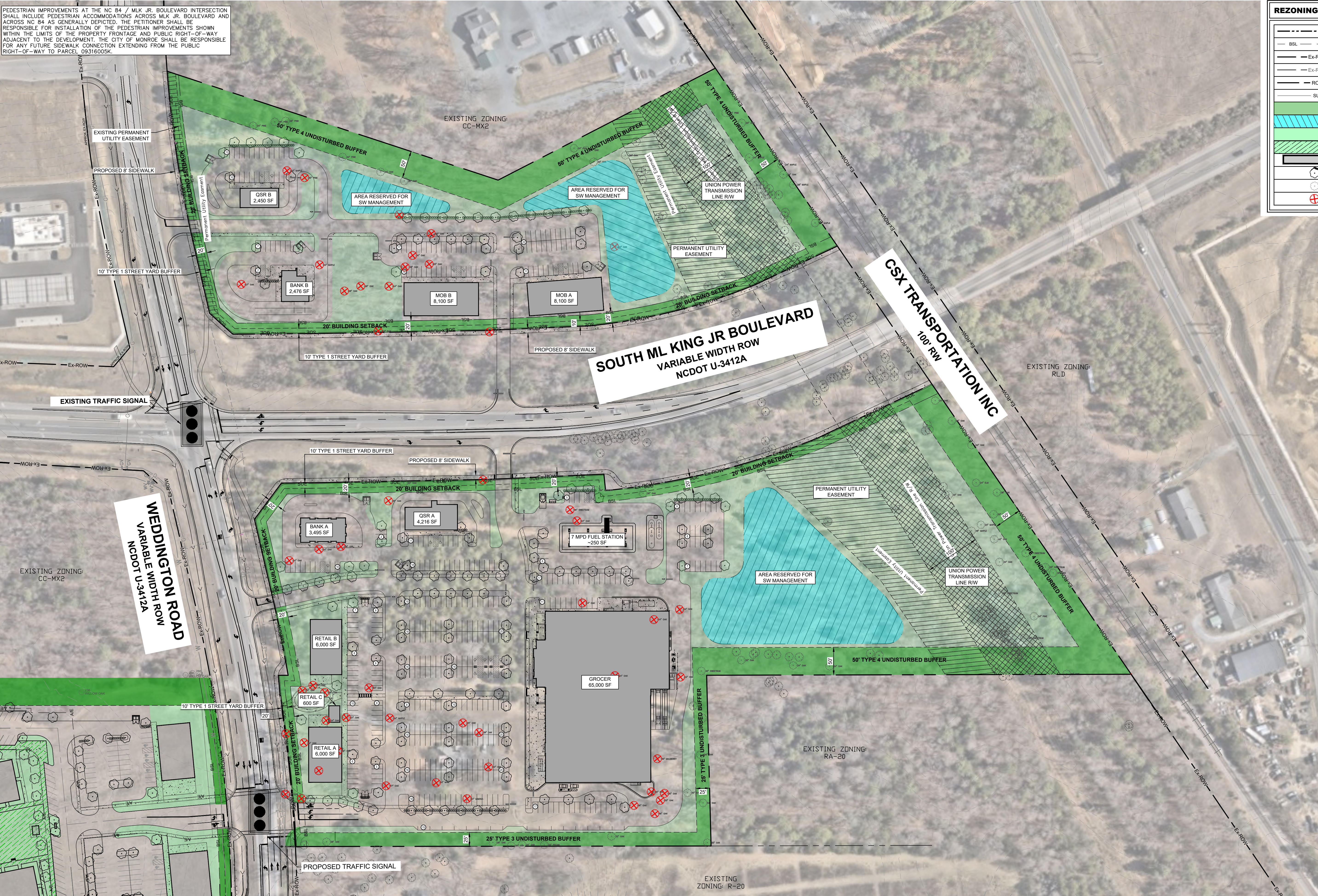
00 PERIMETER BUFFER TYPE 1
NTS



00 PERIMETER BUFFER TYPE 2
NTS



00 PARKING PERIMETER BUFFER TYPE 1
NTS



REZONING LEGEND	
	EXISTING PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY TO BE ABANDONED
	PROPOSED RIGHT-OF-WAY
	SUE
	PROPOSED BUFFER ZONE
	PROPOSED BMP
	PROPOSED OPEN SPACE
	PROPOSED ACTIVE OPEN SPACE
	PROPOSED BUILDING
	PROPOSED TREE
	EXISTING TREE GREATER THAN OR EQUAL TO 75' CIRCUMFERENCE
	EXISTING TREE GREATER THAN OR EQUAL TO 75' CIRCUMFERENCE TO BE MITIGATED PER UDO STANDARDS AT CONSTRUCTION PLAN PHASE

SITE DATA TABLE	
ZONING SUMMARY	
PARCEL ID	09313014, 09313014A, 09316006A, 09316005H
EXISTING ZONING	CC-MX2
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
REZONING BOUNDARY AREA	27.52
PROPOSED PUBLIC ROW AREA	.07 ACRES
EXISTING UTILITY EASEMENT AREA	4.19 ACRES
PROPOSED USE	SEE DEVELOPMENT STANDARDS
FRONTAGE SETBACKS	
S. MLK JR. BLVD SETBACK	20'
WEDDINGTON ROAD SETBACK	20'
PARKING STANDARDS	
GROCER (65,000 SF)	
REQUIRED PARKING	MIN: 4/1000 SF (260 SPACES) MAX: 7.5/1000 (488 SPACES)
PROVIDED PARKING	279 SPACES
RETAIL A (6,000 SF)	
REQUIRED PARKING	MIN: 4/1000 SF (24 SPACES) MAX: 6/1000 (36 SPACES)
PROVIDED PARKING	26 SPACES
RETAIL B (6,000 SF)	
REQUIRED PARKING	MIN: 4/1000 SF (24 SPACES) MAX: 6/1000 (36 SPACES)
PROVIDED PARKING	26 SPACES
RETAIL C (600 SF)	
REQUIRED PARKING	MIN: 4/1000 SF (3 SPACES) MAX: 6/1000 (4 SPACES)
PROVIDED PARKING	4 SPACES
BANK A (3,495 SF)	
REQUIRED PARKING	MIN: 3/1000 SF (11 SPACES) MAX: 4/1000 SF (14 SPACES)
PROVIDED PARKING	12 SPACES
BANK B (2,476 SF)	
REQUIRED PARKING	MIN: 3/1000 SF (8 SPACES) MAX: 4/1000 SF (10 SPACES)
PROVIDED PARKING	9 SPACES
QSR A (4,216 SF)	
REQUIRED PARKING	MIN: 5/1000 SF (22 SPACES) MAX: 10/1000 SF (42 SPACES)
PROVIDED PARKING	28 SPACES
QSR B (2,450 SF)	
REQUIRED PARKING	MIN: 5/1000 SF (13 SPACES) MAX: 10/1000 SF (25 SPACES)
PROVIDED PARKING	23 SPACES
MOB A (8,100 SF)	
REQUIRED PARKING	MIN: 3/1000 SF (25 SPACES) MAX: 4/1000 SF (33 SPACES)
PROVIDED PARKING	33 SPACES
MOB B (8,100 SF)	
REQUIRED PARKING	MIN: 3/1000 SF (25 SPACES) MAX: 4/1000 SF (33 SPACES)
PROVIDED PARKING	32 SPACES
OPEN SPACE STANDARDS	
REQUIRED OPEN SPACE	9.63 ACRES (35%)
PROVIDED OPEN SPACE	12.61 ACRES (45.8%)
REQUIRED ACTIVE OPEN SPACE	4.82 ACRES (17.5%)
PROVIDED ACTIVE OPEN SPACE	0 ACRES (0%)

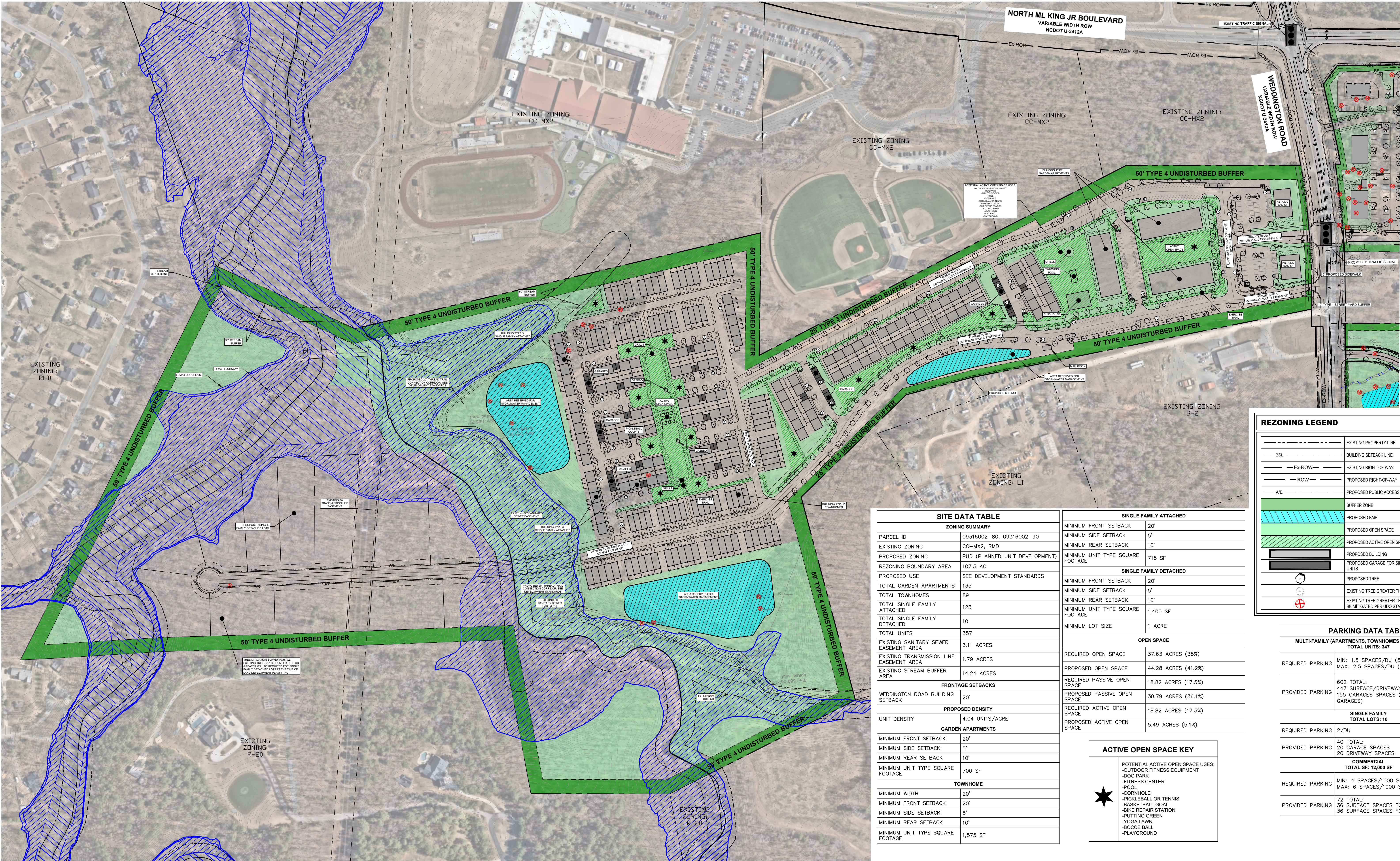


MONROE VILLAGE - UNION COUNTY, NC

RZ-3: DEVELOPMENT AREA A
SHEET 3 OF 13
AUGUST 26, 2026



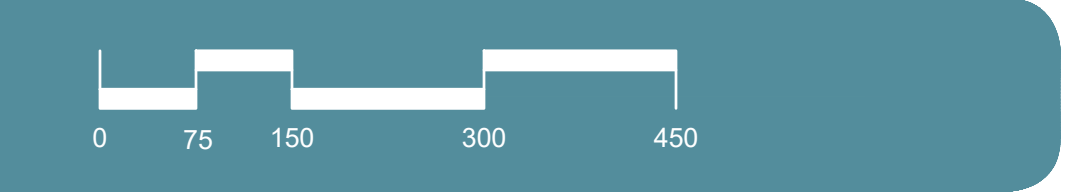
Plotted By: Resendez, Tyler Layout: RZ-4 August 26, 2026 07:24:01pm K:\CHL_P\U\14132003 Poppos\009 - Storlife Development (Monroe)\02 - DWG\Rezoning\RZ-Development Areas.dwg



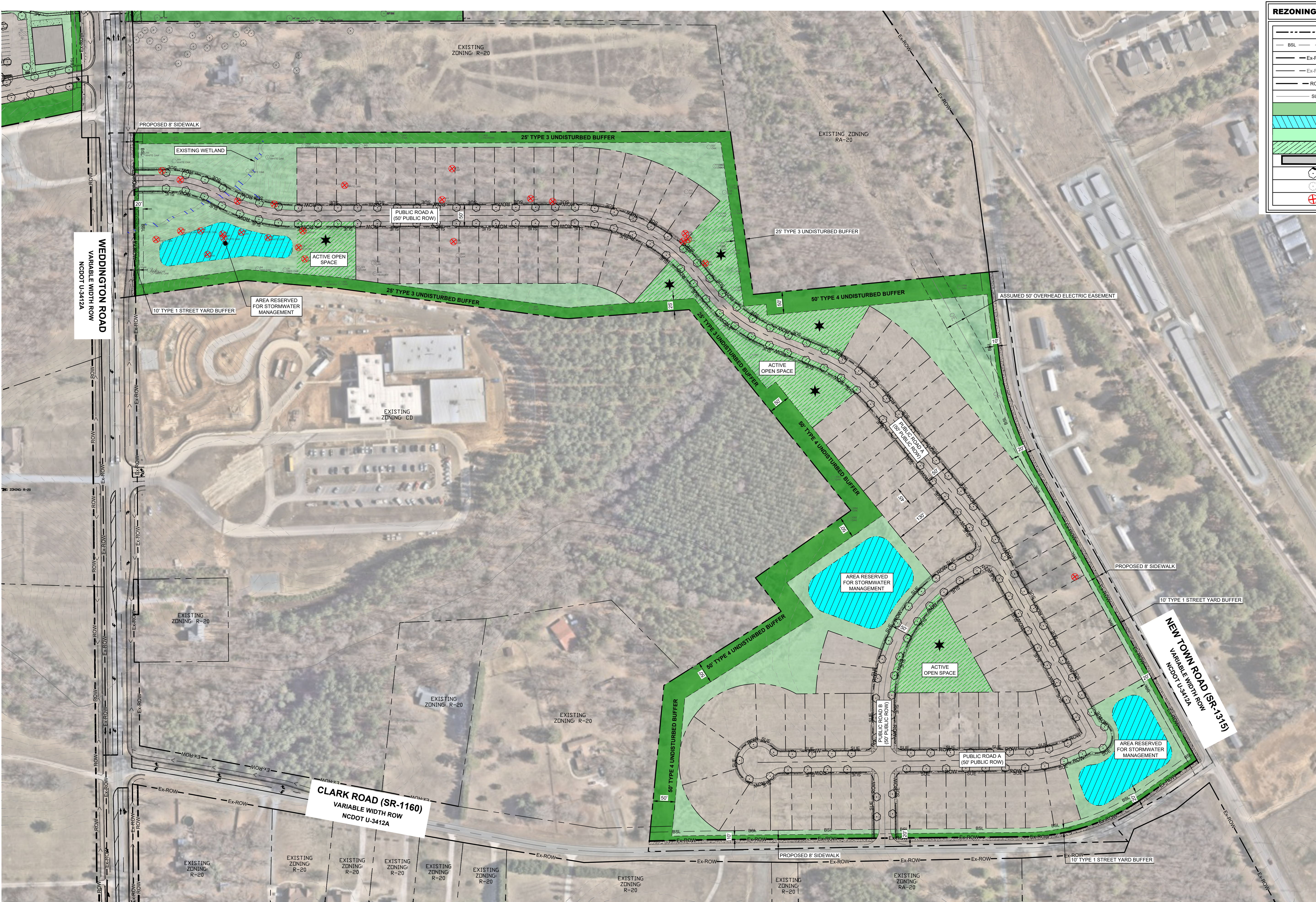
REZONING LEGEND	
	EXISTING PROPERTY LINE
	BSL BUILDING SETBACK LINE
	EX-ROW EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	PROPOSED PUBLIC ACCESS EASEMENT
	BUFFER ZONE
	PROPOSED BMP
	PROPOSED OPEN SPACE
	PROPOSED ACTIVE OPEN SPACE
	PROPOSED BUILDING
	PROPOSED GARAGE FOR SINGLE FAMILY ATTACHED UNITS
	PROPOSED TREE
	EXISTING TREE GREATER THAN OR EQUAL TO 75" CIRCUMFERENCE
	EXISTING TREE GREATER THAN OR EQUAL TO 75" CIRCUMFERENCE TO BE MITIGATED PER UDO STANDARDS AT CONSTRUCTION PLAN PHASE

SITE DATA TABLE	
ZONING SUMMARY	
PARCEL ID	09316002-80, 09316002-90
EXISTING ZONING	CC-MX2, RMD
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
REZONING BOUNDARY AREA	107.5 AC
PROPOSED USE	SEE DEVELOPMENT STANDARDS
TOTAL GARDEN APARTMENTS	135
TOTAL TOWNHOMES	89
TOTAL SINGLE FAMILY ATTACHED	123
TOTAL SINGLE FAMILY DETACHED	10
TOTAL UNITS	357
EXISTING SANITARY SEWER EASEMENT AREA	3.11 ACRES
EXISTING TRANSMISSION LINE EASEMENT AREA	1.79 ACRES
EXISTING STREAM BUFFER AREA	14.24 ACRES
FRONTAGE SETBACKS	
WEDDINGTON ROAD BUILDING SETBACK	20'
PROPOSED DENSITY	
UNIT DENSITY	4.04 UNITS/ACRE
GARDEN APARTMENTS	
MINIMUM FRONT SETBACK	20'
MINIMUM SIDE SETBACK	5'
MINIMUM REAR SETBACK	10'
MINIMUM UNIT TYPE SQUARE FOOTAGE	700 SF
TOWNHOME	
MINIMUM WIDTH	20'
MINIMUM FRONT SETBACK	20'
MINIMUM SIDE SETBACK	5'
MINIMUM REAR SETBACK	10'
MINIMUM UNIT TYPE SQUARE FOOTAGE	1,575 SF
SINGLE FAMILY ATTACHED	
MINIMUM FRONT SETBACK	20'
MINIMUM SIDE SETBACK	5'
MINIMUM REAR SETBACK	10'
MINIMUM UNIT TYPE SQUARE FOOTAGE	715 SF
SINGLE FAMILY DETACHED	
MINIMUM FRONT SETBACK	20'
MINIMUM SIDE SETBACK	5'
MINIMUM REAR SETBACK	10'
MINIMUM UNIT TYPE SQUARE FOOTAGE	1,400 SF
MINIMUM LOT SIZE	1 ACRE
OPEN SPACE	
REQUIRED OPEN SPACE	37.63 ACRES (35%)
PROPOSED OPEN SPACE	44.28 ACRES (41.2%)
REQUIRED PASSIVE OPEN SPACE	18.82 ACRES (17.5%)
PROPOSED PASSIVE OPEN SPACE	38.79 ACRES (36.1%)
REQUIRED ACTIVE OPEN SPACE	18.82 ACRES (17.5%)
PROPOSED ACTIVE OPEN SPACE	5.49 ACRES (5.1%)
ACTIVE OPEN SPACE KEY	
	POTENTIAL ACTIVE OPEN SPACE USES: -OUTDOOR FITNESS EQUIPMENT -DOG PARK -FITNESS CENTER -POOL -CORNHOLE -PICKLEBALL OR TENNIS -BASKETBALL GOAL -BIKE REPAIR STATION -PUTTING GREEN -YOGA LAWN -BOCCE BALL -PLAYGROUND

PARKING DATA TABLE	
MULTI-FAMILY (APARTMENTS, TOWNHOMES & SF ATTACHED): TOTAL UNITS: 347	
REQUIRED PARKING	MIN: 1.5 SPACES/DU (521 SPACES) MAX: 2.5 SPACES/DU (866 SPACES)
PROVIDED PARKING	602 TOTAL: 447 SURFACE/DRIVEWAY PARKING SPACES 155 GARAGES SPACES (INCLUDING TH GARAGES)
SINGLE FAMILY TOTAL LOTS: 10	
REQUIRED PARKING	2/DU
PROVIDED PARKING	40 TOTAL: 20 GARAGE SPACES 20 DRIVEWAY SPACES
COMMERCIAL TOTAL SF: 12,000 SF	
REQUIRED PARKING	MIN: 4 SPACES/1000 SF (48 SPACES) MAX: 6 SPACES/1000 SF (72 SPACES)
PROVIDED PARKING	72 TOTAL: 36 SURFACE SPACES FOR RETAIL C 36 SURFACE SPACES FOR RETAIL D



Plotted By: Resendez, Tyler; Layout: RZ-5; August 26, 2026 07:24:30pm K:\CHL\PRJ\014132003\Poppos\009 - Storlie Development (Monroe)\02 - DWG\Rezoning\RZ-Development Areas.dwg



REZONING LEGEND	
	EXISTING PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY TO BE ABANDONED
	PROPOSED RIGHT-OF-WAY
	PROPOSED SIDEWALK UTILITY EASEMENT
	BUFFER ZONE
	PROPOSED BMP
	PROPOSED OPEN SPACE
	PROPOSED ACTIVE OPEN SPACE
	PROPOSED BUILDING
	PROPOSED TREE
	EXISTING TREE GREATER THAN OR EQUAL TO 75' CIRCUMFERENCE
	EXISTING TREE GREATER THAN OR EQUAL TO 75' CIRCUMFERENCE TO BE MITIGATED PER UDO STANDARDS AT CONSTRUCTION PLAN PHASE

SITE DATA TABLE	
ZONING SUMMARY	
PARCEL ID	09316008A
EXISTING ZONING	R-20, RA20
PROPOSED ZONING	PUD (PLANNED UNIT DEVELOPMENT)
REZONING BOUNDARY AREA	37.39
PROPOSED USE	SEE DEVELOPMENT STANDARDS
TOTAL SINGLE FAMILY DETACHED	102
OVERHEAD ELECTRIC EASEMENT AREA	1.42 ACRES
PROPOSED PUBLIC ROW AREA	5.00 ACRES
FRONTAGE SETBACKS	
NEW TOWN ROAD SETBACK	20'
WEDDINGTON ROAD SETBACK	20'
CLARK ROAD SETBACK	20'
PROPOSED DENSITY	
UNIT DENSITY	3.29 UNITS/ACRE
SINGLE FAMILY DETACHED	
MINIMUM FRONT SETBACK	15'
MINIMUM SIDE SETBACK	5'
MINIMUM REAR SETBACK	10'
REQUIRED PARKING	MIN: 2/UNIT MAX: N/A
PROVIDED PARKING	2/UNIT PROVIDED IN GARAGES AND DRIVEWAYS
MINIMUM UNIT TYPE SQUARE FOOTAGE	2,450 SF
MINIMUM LOT SIZE	5,850 SF
OPEN SPACE	
REQUIRED OPEN SPACE	13.09 ACRES (35%)
PROPOSED OPEN SPACE	13.53 ACRES (36.2%)
REQUIRED ACTIVE OPEN SPACE	6.55 ACRES (17.5%)
PROPOSED ACTIVE OPEN SPACE	2.81 ACRES (7.5%)

ACTIVE OPEN SPACE KEY	
	POTENTIAL ACTIVE OPEN SPACE USES: -OUTDOOR FITNESS EQUIPMENT -DOG PARK -FITNESS CENTER -POOL -CORNHOLE -PICKLEBALL OR TENNIS -BASKETBALL GOAL -BIKE REPAIR STATION -PUTTING GREEN -YOGA LAWN -BOUCE BALL -PLAYGROUND



Plotted By:Resendez, Tyler Layout:RZ-6 August 27, 2026 05:12:46pm K:\CHL_PR\U\14132003 Pappas\009 - Storlife Development (Monroe)\02 - DWG\Rezoning\RZ-1.dwg

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS:

a. **SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY PAPPAS PROPERTIES & TERWILLIGER PAPPAS ("PETITIONER(S)") TO ACCOMMODATE A MIXED-USE DEVELOPMENT AS GENERALLY DEPICTED ON THE REZONING PLAN. THE SITE IS APPROXIMATELY 172.3 ACRES LOCATED ON BOTH THE NORTH AND SOUTH SIDES OF WEDDINGTON RD AT OR NEAR ML KING JR. BLVD. (THE "SITE").

b. **ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS, TOGETHER WITH THE APPLICABLE PROVISIONS OF THE CITY OF MONROE UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES SPECIFIC STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE PUD ZONING CLASSIFICATION SHALL GOVERN.

c. **DEVELOPMENT AREAS:** FOR EASE OF REFERENCE AND AS AN ORGANIZING PRINCIPAL ASSOCIATED WITH THE MASTER PLANNED COMMUNITY, THE REZONING PLAN SETS FORTH THREE (3) GENERAL DEVELOPMENT AREAS (AND OTHER SUB-AREAS WITHIN THE DEVELOPMENT AREAS) AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREAS A, B, AND C (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS"). THE EXACT BOUNDARIES OF THE DEVELOPMENT AREAS MAY BE SUBJECT TO MODIFICATIONS TO ACCOUNT FOR DEVELOPMENT/SITE ELEMENTS (AS DEFINED BELOW) AND OTHER MODIFICATIONS NEEDED TO FULFILL THE DESIGN AND DEVELOPMENT INTENT OF THE REZONING PLAN.

d. **GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF LOTS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED HEREIN SHALL BE REVIEWED AND APPROVED AS ALLOWED BY THE ORDINANCE.

IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED PER THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ORDINANCE, IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

e. **VESTED RIGHTS:** THIS REZONING PLAN IS A SITE-SPECIFIC DEVELOPMENT PLAN, AND APPROVAL THEREOF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE. THIS SHALL BE CONSIDERED A MULTI-PHASED DEVELOPMENT CONTAINING 25 ACRES OR MORE AND SHALL REMAIN VESTED FOR A PERIOD OF SEVEN (7) YEARS FROM THE TIME THE REZONING PLAN APPROVAL IS GRANTED, AS AUTHORIZED BY G.S. 160D-100(F). FOR THE AVOIDANCE OF DOUBT, THESE VESTED RIGHTS SHALL APPLY UPON ANNEXATION OF THE SITE INTO THE CITY OF MONROE. NOTWITHSTANDING THE FOREGOING, IF MODIFICATIONS ARE MADE TO THE ORDINANCE BY THE MONROE CITY COUNCIL, THE PETITIONER MAY VOLUNTARILY ELECT TO COMPLY WITH SUCH MODIFICATIONS WITHOUT THE NEED FOR A REZONING, AND SUCH ELECTION SHALL NOT IMPACT THE PETITIONER'S VESTED RIGHTS.

f. **UNIFIED DEVELOPMENT:** THE SITE SHALL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE DEVELOPMENT/SITE ELEMENTS, DEVELOPMENT AREAS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN. AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, PUBLIC/PRIVATE STREET REQUIREMENTS, AND OTHER SIMILAR ZONING/SUBDIVISION STANDARDS SHALL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER DEVELOPMENT/SITE ELEMENTS LOCATED ON THE SITE EXCEPT AS NECESSARY FOR FIRE ACCESS, UTILITIES, OR PUBLIC SAFETY. FURTHERMORE, THE PETITIONER AND/OR OWNERS OF THE APPLICABLE PORTION OF THE SITE UNDER DEVELOPMENT RESERVE THE RIGHT TO SUBDIVIDE THE PORTIONS OR ALL OF THE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS, AND PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS, PROVIDED, HOWEVER, ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE SHALL BE ADHERED TO AS A WHOLE AND NOT INDIVIDUAL PORTIONS, DEVELOPMENT AREAS OR LOTS LOCATED THEREIN. THE CREATION, MODIFICATION, OR ELIMINATION OF INTERNAL LOT LINES SHALL NOT BE CONSIDERED A MATERIAL DEVIATION FROM THE APPROVED REZONING PLAN PROVIDED THE APPROVED DEVELOPMENT PATTERN, DENSITY, INFRASTRUCTURE COMMITMENTS, AND APPLICABLE DEVELOPMENT STANDARDS ARE MAINTAINED.

2. PERMITTED USES:

a. **PERMITTED USES - GENERALLY:** USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE PUD ZONING DISTRICT AND AS FURTHER MODIFIED BY THE DEVIATIONS IN SECTION 8 BELOW, AND EXCEPT AS EXPRESSLY LIMITED BY THE PROVISIONS OF SECTIONS 2.B., 2.C., AND 2.D. BELOW. USES NOT EXPRESSLY LISTED HEREIN OR PERMITTED BY APPROVED DEVIATION SHALL BE PROHIBITED.

FOR PURPOSES OF THESE DEVELOPMENT STANDARDS, THE TERM "TOWNHOME" (OR "TOWNHOUSE") SHALL MEAN A TWO (2) STORY SINGLE-FAMILY ATTACHED DWELLING UNIT, AND THE TERM "SINGLE-FAMILY ATTACHED", WHEN USED INDEPENDENTLY, SHALL MEAN A ONE (1) STORY SINGLE-FAMILY ATTACHED DWELLING UNIT.

TOWNHOMES AND SINGLE-FAMILY ATTACHED UNITS MAY BE DEVELOPED ON A UNIFIED TRACT UNDER COMMON OWNERSHIP AND SHALL NOT BE REQUIRED TO BE LOCATED ON INDIVIDUAL PLATTED LOTS.

b. **DEVELOPMENT AREA A** - MAY BE DEVELOPED WITH UP TO 125,000 SQUARE FEET OF NON-RESIDENTIAL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE PUD ZONING DISTRICT AND AS FURTHER MODIFIED BY THE DEVIATIONS IN SECTION 8 BELOW.

c. **DEVELOPMENT AREA B** - MAY BE DEVELOPED WITH RESIDENTIAL UNITS AS PROVIDED IN ACCORDANCE WITH THE UNIT COUNTS AND PRODUCT TYPES DESCRIBED IN THE APPROVED SITE DATA TABLE AND REZONING PLAN, TOGETHER WITH UP TO 16,000 SQUARE FEET OF NON-RESIDENTIAL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, AND ACCESSORY USES, INCLUDING DETACHED GARAGES, AS ALLOWED IN THE PUD ZONING DISTRICT AND AS FURTHER MODIFIED BY THE DEVIATIONS IN SECTION 8 BELOW. RESIDENTIAL UNITS MAY INCLUDE A MIX OF MULTIFAMILY, TOWNHOMES, AND SINGLE-FAMILY ATTACHED AND DETACHED.

d. **DEVELOPMENT AREA C** - MAY BE DEVELOPED WITH SINGLE-FAMILY DETACHED RESIDENTIAL UNITS AS PROVIDED IN ACCORDANCE WITH THE UNIT COUNTS DESCRIBED IN THE APPROVED SITE DATA TABLE AND REZONING PLAN, TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE PUD ZONING DISTRICT.

3. TRANSPORTATION:

a. ACCESS TO THE SITE SHALL BE PROVIDED FROM WEDDINGTON ROAD, ML KING JR. BLVD., AND CLARK ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF MONROE AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

b. ALL INTERNAL STREETS SHALL BE PUBLIC OR PRIVATE, AS GENERALLY DEPICTED ON THE REZONING PLAN. PUBLIC STREETS WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF MONROE, WHILE PRIVATE STREETS AND DRIVE AISLES SHALL BE PRIVATELY MAINTAINED BY THE OWNER, A PROPERTY OWNERS' ASSOCIATION OR SIMILAR ENTITY.

c. ALL ROADWAY IMPROVEMENTS SHALL BE INSTALLED AND SUBJECT TO THE TRANSPORTATION IMPACT ANALYSIS (TIA) AND STANDARDS AND CRITERIA OF THE CITY OF MONROE AND/OR NCDOT (AS IT RELATES TO THE IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY).

d. IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY THE CITY OF MONROE) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE, THE CITY MAY INSTRUCT APPLICABLE AUTHORITIES AND/OR DEPARTMENTS TO ALLOW THE ISSUANCE OF OCCUPANCY FOR THE APPLICABLE BUILDING(S), AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

e. CHANGES TO ROADWAY IMPROVEMENTS IDENTIFIED IN THE TIA MAY BE APPROVED UPON THE DETERMINATION AND MUTUAL AGREEMENT OF THE PETITIONER, NCDOT, AND THE CITY OF MONROE; PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE COMPARABLE OVERALL TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION IN THE AREA OF THE REZONING.

FOR EXAMPLE, TRANSPORTATION IMPROVEMENTS MAY BE SUBSTITUTED AND/OR PAYMENT IN LIEU FOR OTHER IMPROVEMENTS IN THE OVERALL AREA OF THE REZONING MAY BE IMPLEMENTED IN LIEU OF IMPROVEMENTS IDENTIFIED IN THE TIA.

f. FINAL CONSTRUCTION DOCUMENTS SHALL COMPLY WITH TIA REQUIREMENTS UNLESS OTHERWISE APPROVED.

g. ALL OFF-SITE ROADWAY IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE NCDOT STANDARDS.

h. DRIVEWAY PERMITS FROM NCDOT SHALL BE REQUIRED FOR ALL ACCESS POINTS TO STATE-MAINTAINED ROADWAYS. COORDINATION WITH NCDOT SHALL BE REQUIRED FOR TRAFFIC IMPACT ANALYSIS REVIEW AND APPROVAL OF ASSOCIATED ROADWAY IMPROVEMENTS.

i. SIDEWALKS ALONG ARTERIAL AND COLLECTOR ROAD FRONTAGES SHALL BE A MINIMUM OF EIGHT (8) FEET IN WIDTH, UNLESS OTHERWISE APPROVED BY THE CITY.

j. WHERE SIDEWALKS ARE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, A SIDEWALK EASEMENT EXTENDING FROM THE RIGHT-OF-WAY TO A MINIMUM OF TWO (2) FEET BEHIND THE BACK OF SIDEWALK SHALL BE PROVIDED.

k. ANY IMPROVEMENTS LOCATED WITHIN NCDOT RIGHT-OF-WAY SHALL REQUIRE AN ENCROACHMENT AGREEMENT FROM NCDOT PRIOR TO CONSTRUCTION.

4. ARCHITECTURAL STANDARDS:

a. **BUILDING HEIGHT (ALL DEVELOPMENT AREAS)** - BUILDINGS SHALL BE LIMITED TO A MAXIMUM HEIGHT OF THREE (3) STORIES. BUILDING HEIGHT SHALL BE MEASURED IN ACCORDANCE WITH THE ORDINANCE AND, FOR STRUCTURES WITH PITCHED ROOFS, SHALL BE MEASURED TO THE MIDPOINT BETWEEN THE ROOF RIDGE AND THE EAVE. WHERE THE SITE ABUTS EXISTING RESIDENTIAL ZONING EXTERNAL TO THE SITE, BUILDING HEIGHTS SHALL TRANSITION TO A MAXIMUM OF TWO (2) STORIES WITHIN FIFTY (50) FEET OF THE PROPERTY LINE.

b. **DEVELOPMENT AREA A AND NONRESIDENTIAL PORTIONS OF DEVELOPMENT AREA B** - PRIMARY BUILDING MATERIALS SHALL BE BRICK, STONE, EIFS, FIBER CEMENT, GLASS, PAINTED CMU, OR HIGH-QUALITY ARCHITECTURAL PANELS. UNFINISHED METAL SIDING AND EXPOSED CONCRETE BLOCK (OTHER THAN DECORATIVE CMU) ARE PROHIBITED. GROUND FLOOR COMMERCIAL FACADES FOR ALL *PRINCIPAL BUILDINGS* SHALL PROVIDE A MINIMUM OF 10% TRANSPARENCY ON STREET-FACING FRONT FACADES. TRANSPARENCY MAY INCLUDE CLEAR GLASS, STOREFRONT GLAZING, AND SPANDREL GLASS. FUEL CENTERS SHALL BE CONSIDERED AN ACCESSORY USE TO A PRINCIPAL GROCERY STORE USE AND SHALL BE EXEMPT SOLELY FROM THE GROUND FLOOR TRANSPARENCY REQUIREMENT.

c. **DEVELOPMENT AREA B AND C (RESIDENTIAL)** - PRIMARY EXTERIOR BUILDING MATERIALS SHALL BE BRICK, STONE, FIBER CEMENT SIDING (INCLUDING LAP, SHAKE, AND PANEL APPLICATIONS), AND EIFS. VINYL SIDING SHALL BE PROHIBITED AS AN EXTERIOR BUILDING MATERIAL, EXCEPT FOR TRIM ELEMENTS SUCH AS SOFFITS, FASCIA, AND WINDOWS. ALL APARTMENT BUILDINGS SHALL CONSIST OF A MINIMUM EIGHTEEN PERCENT (18%) BRICK OR STONE ALONG THE PRIMARY STREET/PARKING LOT-FACING FRONT FACADE. THE FRONT FACADE OF ALL TOWNHOMES, SINGLE-FAMILY ATTACHED DWELLINGS, AND DETACHED SINGLE-FAMILY DWELLINGS OF TWO (2) OR MORE STORIES SHALL CONSIST OF A MINIMUM EIGHTEEN PERCENT (18%) BRICK OR STONE. THE FRONT FACADE OF ALL ONE-STORY ATTACHED AND DETACHED SINGLE-FAMILY DWELLINGS SHALL INCORPORATE BRICK OR STONE ARCHITECTURAL ELEMENTS, WHICH MAY INCLUDE MASONRY WATER TABLES, PORCH COLUMNS, FOUNDATION TREATMENTS, OR OTHER SIMILAR ARCHITECTURAL FEATURES. UNFINISHED METAL SIDING AND EXPOSED CONCRETE BLOCK (OTHER THAN DECORATIVE CMU) ARE PROHIBITED. EXTERIOR BUILDING MATERIALS SHALL BE INSTALLED IN A MANNER THAT PROVIDES VISUAL INTEREST AND VARIATION THROUGH CHANGES IN MATERIAL, COLOR, AND FACADE.

ARTICULATION AND SHALL BE SUBJECT TO ADMINISTRATIVE APPROVAL DURING CONSTRUCTION PLAN REVIEW. HOMES CONSTRUCTED ON SLAB FOUNDATIONS SHALL NOT HAVE EXPOSED CONCRETE SLAB SURFACES. FOUNDATION FINISHES SHALL BE FINISHED WITH MASONRY, SIDING, OR OTHER EXTERIOR ARCHITECTURAL MATERIALS CONSISTENT WITH THE BUILDING ELEVATION ABOVE.

d. SETBACK MEASUREMENTS SHALL BE MADE FROM THE EXTERIOR WALL DIMENSION AT THE FOUNDATION. ARCHITECTURAL FEATURES (INCLUDING BUT NOT LIMITED TO OVERHANGS, STOOPS, EAVES AND SOFFITS AND MECHANICAL UNITS) MAY PROJECT INTO SETBACKS.

e. GARAGE STANDARDS (DEVELOPMENT AREAS B AND C).

i. ALL DETACHED SINGLE-FAMILY HOMES CONTAINING TWO OR MORE BEDROOMS SHALL INCLUDE A MINIMUM TWO-CAR GARAGE. DETACHED SINGLE-FAMILY HOMES CONTAINING ONE BEDROOM SHALL PROVIDE A MINIMUM OF TWO-STREET PARKING SPACES, WHICH MAY BE SATISFIED THROUGH A ONE-CAR GARAGE AND ONE DRIVEWAY PARKING SPACE.

ii. ALL TOWNHOME UNITS SHALL INCLUDE A MINIMUM ONE-CAR GARAGE.

iii. A MINIMUM OF TWENTY- EIGHT (28) SINGLE-FAMILY ATTACHED DWELLING UNITS SHALL BE PROVIDED WITH A ONE-CAR GARAGE.

iv. GARAGE DOORS FACING A PUBLIC OR PRIVATE STREET SHALL INCORPORATE ARCHITECTURAL DETAILING INTENDED TO ENHANCE VISUAL APPEARANCE AND REDUCE THE PROMINENCE OF THE GARAGE. SUCH DETAILING MAY INCLUDE CARRIAGE STYLE HARDWARE, RECESSES, RAISED PANELS, EXTERIOR ACCENT LIGHTING ABOVE OR ADJACENT TO GARAGE DOORS, AND GARAGE DOOR COLORS THAT BLEND OR CONTRAST WITH ARCHITECTURAL BUILDING MATERIALS. PLAIN, UNARTICULATED GARAGE DOORS SHALL BE PROHIBITED.

5. BUFFERS, OPEN SPACE, AND LANDSCAPING:

a. TRASH ENCLOSURES SHALL BE CONSTRUCTED OF MATERIALS SIMILAR TO THE PRINCIPAL BUILDINGS AND SHALL INCLUDE OPAQUE GATES.

b. PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH ORDINANCE SECTION 8.3.6.

c. EXISTING TREES MAY BE COUNTED TOWARDS THE OVERALL PLANTING REQUIREMENTS.

d. STREET TREES SHALL BE PROVIDED AT A RATE OF TWO (2) TREES PER ONE HUNDRED (100) LINEAR FEET OF FRONTAGE, WITH A MINIMUM CALIPER OF 1.5 INCHES MEASURED SIX (6) INCHES ABOVE GRADE. A VARIETY OF SPECIES SHALL BE PROVIDED.

e. FRONT YARDS ASSOCIATED WITH ALL SINGLE-FAMILY DETACHED RESIDENTIAL DWELLINGS SHALL BE FULLY SODDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE APPLICABLE DWELLING.

f. YARD TREES SHALL BE PROVIDED FOR SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT AS FOLLOWS:

i. DEVELOPMENT AREA B: A MINIMUM OF TWO (2) YARD TREES PER DWELLING, EACH WITH A MINIMUM CALIPER OF TWO INCHES (2.0") AT THE TIME OF PLANTING.

ii. DEVELOPMENT AREA C: A MINIMUM OF ONE (1) YARD TREE FOR EVERY TWO (2) DWELLINGS, WITH EACH REQUIRED TREE HAVING A MINIMUM CALIPER OF TWO INCHES (2.0") AT THE TIME OF PLANTING.

iii. ALL REQUIRED TREES SHALL BE SPECIES SUITABLE FOR HEALTHY GROWTH IN THE LOCAL CLIMATE.

g. A MINIMUM OF 35% OF THE GROSS ACREAGE SHALL BE DEDICATED AS OPEN SPACE. THE SITE SHALL INCLUDE AT LEAST FOUR (4) SMALL OPEN SPACE TYPES, THREE (3) MEDIUM OPEN SPACE TYPES, AND ONE (1) LARGE OPEN SPACE TYPE, AS DEFINED IN SECTION 8.3.B & C. AT LEAST FIFTY PERCENT (50%) OF HOMES MUST BE WITHIN ONE-QUARTER (1/4) MILE OF A MEDIUM OR LARGE OPEN SPACE TYPE.

h. THE DEVELOPMENT SHALL PROVIDE APPROXIMATELY 8.3 ACRES OF ACTIVE OPEN SPACE, AS GENERALLY DEPICTED ON THE REZONING PLAN. ACTIVE OPEN SPACE AREAS SHALL INCLUDE A COMBINATION OF THE FOLLOWING AMENITIES, CONSISTENT WITH AND IN ADDITION TO TABLE 8.3.2 OF THE ORDINANCE: MULTI-USE FIELDS OR LAWN AREAS SUITABLE FOR INFORMAL RECREATION; CHILDREN'S PLAY EQUIPMENT; WALKING TRAILS; MULTI-USE PATHS OR FITNESS TRAILS WITH ASSOCIATED CONNECTIONS; PICNIC AREAS, SEATING AREAS, GRILLING STATIONS, PAVILIONS, AND GATHERING SPACES; DOG PARK; COMMUNITY GARDEN; OUTDOOR FITNESS EQUIPMENT AND/OR EXERCISE STATIONS; ACTIVITY CENTERS AND POOLS; HARDSCAPE RECREATION AREAS SUCH AS PICKLEBALL COURTS, TENNIS COURTS, BASKETBALL COURTS, OR SIMILAR.

i. AN AGREEMENT OR COMBINATION OF AGREEMENTS SHALL BE PROVIDED BETWEEN THE APPLICABLE PROPERTY OWNERSHIP GROUPS TO ENSURE THE ONGOING MAINTENANCE AND UPKEEP OF OPEN SPACE, COMMON AREAS, STORMWATER MANAGEMENT FACILITIES (BMPs), AND AMENITY AREAS.

j. CONSTRUCTION OF REQUIRED RECREATIONAL AMENITIES SHALL COMMENCE NO LATER THAN THE ISSUANCE OF FIFTY PERCENT (50%) OF THE TOTAL RESIDENTIAL CERTIFICATES OF OCCUPANCY FOR EACH DEVELOPMENT AREA.

k. THE PETITIONER SHALL RESERVE A CORRIDOR FOR A FUTURE CAROLINA THREAD TRAIL OR BEARSKIN CREEK GREENWAY TRAIL, GENERALLY AS DEPICTED ON THE REZONING PLAN. THE EXACT LOCATION, WIDTH, AND CONFIGURATION OF THE TRAIL CORRIDOR SHALL BE DETERMINED DURING CONSTRUCTION PLAN APPROVAL AND COORDINATED WITH THE TOWN AND CAROLINA THREAD TRAIL.

6. SIGNAGE:

SIGNAGE FOR THE RESIDENTIAL PORTION OF THE PROPERTY SHALL ADHERE TO THE RESIDENTIAL SIGN REQUIREMENTS, AND SIGN REGULATIONS FOR THE NON-RESIDENTIAL PORTION OF THE SITE SHALL ADHERE TO THE GB SIGN REQUIREMENTS.

7. PARKING:

PARKING FOR ALL USES SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.

8. DEVIATIONS:

a. THE FOLLOWING DEVIATIONS FROM THE ORDINANCE STANDARDS SHALL APPLY:

b. ADDITIONAL PERMITTED USES. IN ADDITION TO THE USES PERMITTED IN TABLE 7.1 (PERMITTED USES TABLE) OF THE PUD DISTRICT WITHIN THE ORDINANCE, THE FOLLOWING USES SHALL ALSO BE PERMITTED ON THE SITE, SUBJECT TO THE PROVISIONS OF THESE DEVELOPMENT STANDARD:

- (i) GENERAL RETAIL SALES, 25,000 TO 100,000 SF
- (ii) FUEL PUMPS AS AN ACCESSORY USE TO THE GROCERY STORE.
- (iii) INDOOR RECREATION
- (iv) LODGING - HOTEL/MOTEL
- (v) MINOR VEHICLE SERVICE
- (vi) CAR WASH
- (vii) DAY CARE CENTER/ ADULT CARE
- (viii) PERSONAL & FINANCIAL SERVICES W/ DRIVE-THROUGH
- (ix) URGENT CARE FACILITY
- (x) CONVENIENCE STORE WITH FUEL PUMPS

c. THE ORDINANCE LIMITATION THAT NON-RESIDENTIAL USES OCCUPY NO MORE THAN FIVE PERCENT (5%) OF THE TOTAL SITE AREA SHALL NOT APPLY; PROVIDED, HOWEVER, THAT NON-RESIDENTIAL DEVELOPMENT SHALL NOT EXCEED EIGHTEEN PERCENT (18%).

d. SINGLE-FAMILY ATTACHED UNITS MAY HAVE A MINIMUM WIDTH OF TWENTY FEET (20').

e. BUFFER MODIFICATIONS. A FENCE, WALL, OR BERM SHALL NOT BE REQUIRED WITHIN ANY OF THE ORDINANCE TYPE 3 OR TYPE 4 BUFFERS. PORTIONS OF THE REQUIRED BUFFERS MAY BE MODIFIED AS FOLLOWS:

i. DEVELOPMENT AREA A: THE REQUIRED BUFFER LOCATED BEHIND THE PROPOSED ANCHOR BUILDING AND ALONG THE WESTERN BOUNDARY OF THE SITE MAY BE REDUCED FROM A TYPE 4 BUFFER TO A TYPE 3 BUFFER, AS GENERALLY DEPICTED ON THE REZONING PLAN.

ii. DEVELOPMENT AREA B & C: PORTIONS OF THE BUFFER MAY BE REDUCED FROM A TYPE 4 BUFFER TO A TYPE 3 BUFFER, IN CERTAIN AREAS AS GENERALLY DEPICTED ON THE REZONING PLAN.

f. SIDEWALKS MAY BE PROVIDED ON ONE SIDE OF INTERNAL STREETS WITHIN DEVELOPMENT AREA B, WHERE DEVELOPMENT OCCURS ON A SINGLE FRONTAGE.

g. THE ORDINANCE REQUIREMENT THAT A MINIMUM OF FIFTY PERCENT (50%) OF ALL REQUIRED OPEN SPACE CONSISTS OF ACTIVE OPEN SPACE SHALL NOT APPLY. IN LIEU THEREOF, THE DEVELOPMENT SHALL PROVIDE APPROXIMATELY 8.3 ACRES OF ACTIVE OPEN SPACE, AS GENERALLY DEPICTED ON THE REZONING PLAN. THE GENERAL LOCATION, CONFIGURATION, AND PROGRAMMING OF THE ACTIVE OPEN SPACE AREAS MAY BE ADMINISTRATIVELY AMENDED DURING CONSTRUCTION PLAN REVIEW, SUBJECT TO APPLICABLE ORDINANCE REQUIREMENTS.

9. STORMWATER/ENVIRONMENTAL STANDARDS:

a. THE SITE SHALL COMPLY WITH THE STORMWATER MANAGEMENT REQUIREMENTS OF CHAPTER 159 OF THE CITY OF MONROE CODE, AND APPLICABLE STORMWATER MANAGEMENT PLANS AND APPLICATIONS SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMITS.

b. STREAM BUFFERS FOR THE SITE SHALL BE A MINIMUM OF FIFTY (50) FEET IN WIDTH AND SHALL BE MEASURED PERPENDICULARLY FROM THE TOP OF THE STREAM BANK LANDWARD. TO THE EXTENT PRACTICABLE, STREAM BUFFERS SHALL BE LOCATED WITHIN COMMON OPEN SPACE AREAS AND SHALL NOT ENCROACH INTO INDIVIDUAL PRIVATE LOTS.

c. ANY IMPACTS TO JURISDICTIONAL STREAMS OR WETLANDS SHALL REQUIRE APPLICABLE PERMITS AND APPROVALS FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR NCEQ PRIOR TO LAND DISTURBANCE, AND COPIES OF SUCH APPROVALS SHALL BE PROVIDED TO THE CITY.

d. AN EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ANY LAND DISTURBANCE ACTIVITIES IN ACCORDANCE WITH APPLICABLE CITY REQUIREMENTS.

10. MISCELLANEOUS STANDARDS:

ALL RESIDENTIAL UNITS, EXCLUDING MULTIFAMILY BUILDINGS, SHALL UTILIZE ROLL-OUT CARTS FOR GARBAGE AND RECYCLING. MULTIFAMILY AND NONRESIDENTIAL STRUCTURES SHALL UTILIZE CENTRALIZED WASTE AND RECYCLING COLLECTION SYSTEMS.

11. AMENDMENTS TO THE REZONING PLAN:

FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.

12. BINDING EFFECT OF THE REZONING APPLICATION:

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

Plotted By: Resendez, Tyler Layout: RZ-7 August 26, 2026 07:25:47pm K:\CHL_PR\014132003 Poppas\009 - Storlife Development (Monroe)\02 - DWG\Rezoning\RZ-7.dwg





SINGLE FAMILY ATTACHED



SINGLE FAMILY ATTACHED

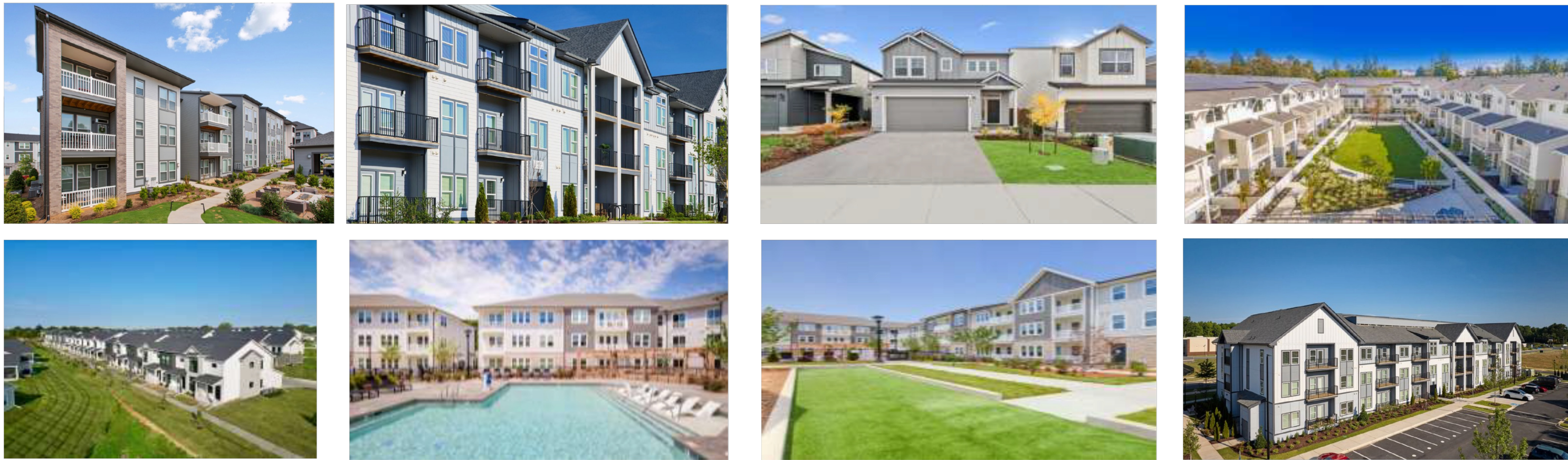


TOWNHOMES



SINGLE FAMILY DETACHED

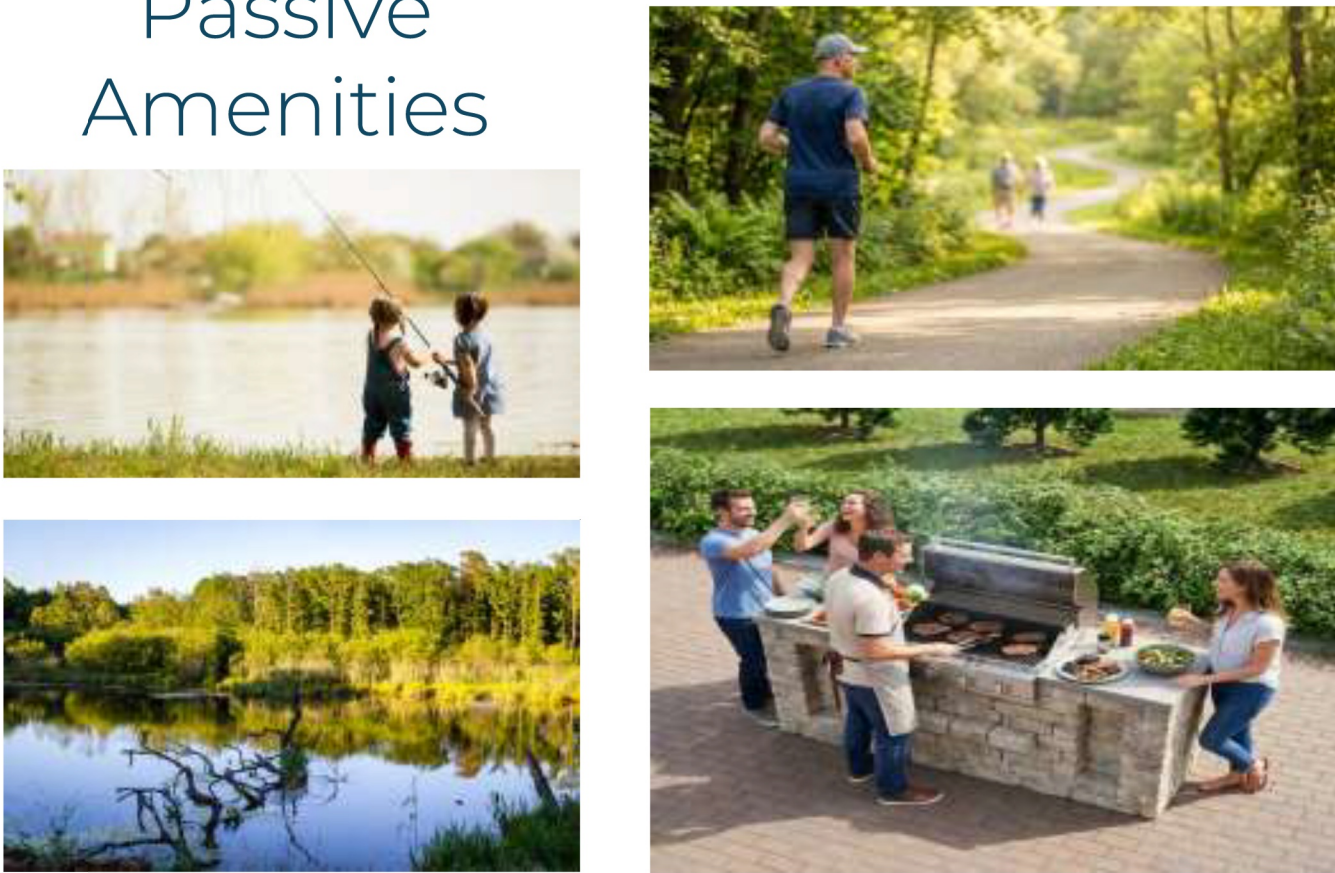
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Inspiration



Retail
Inspiration



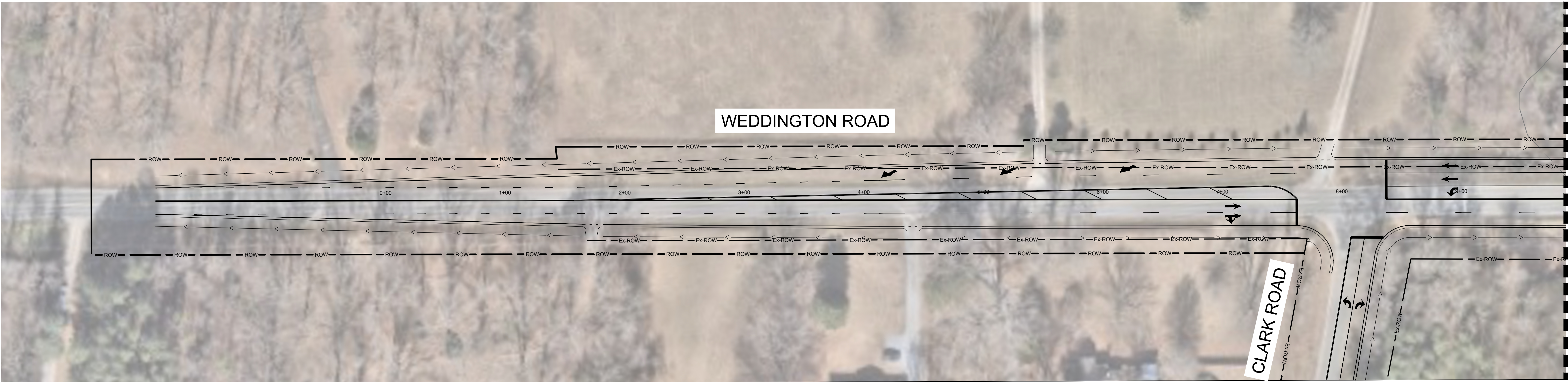
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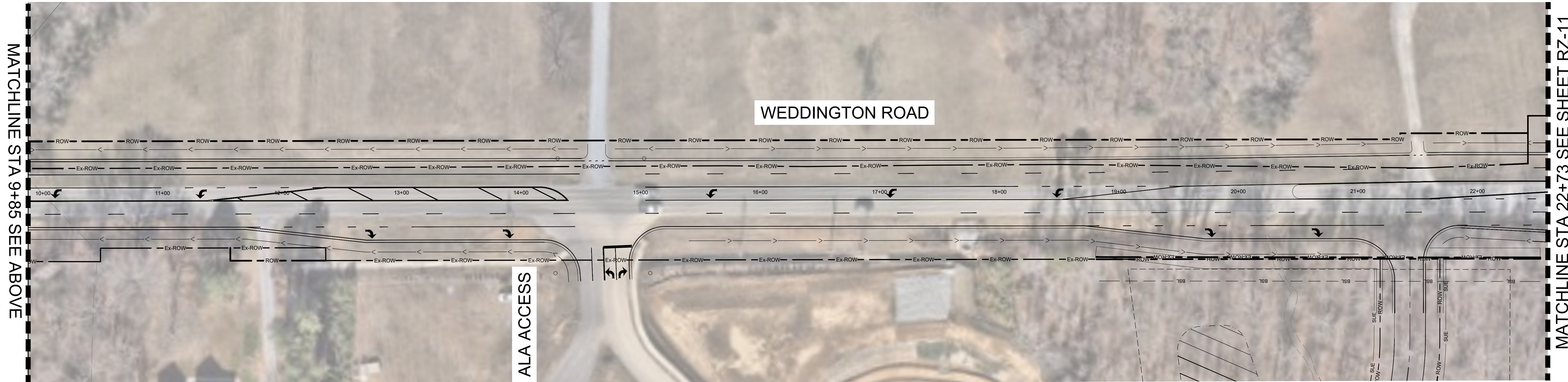
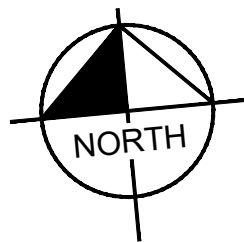
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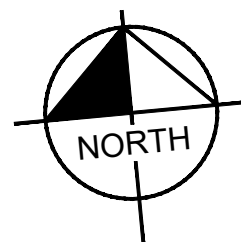
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WEDDINGTON ROAD
STA 0+00 TO 9+85



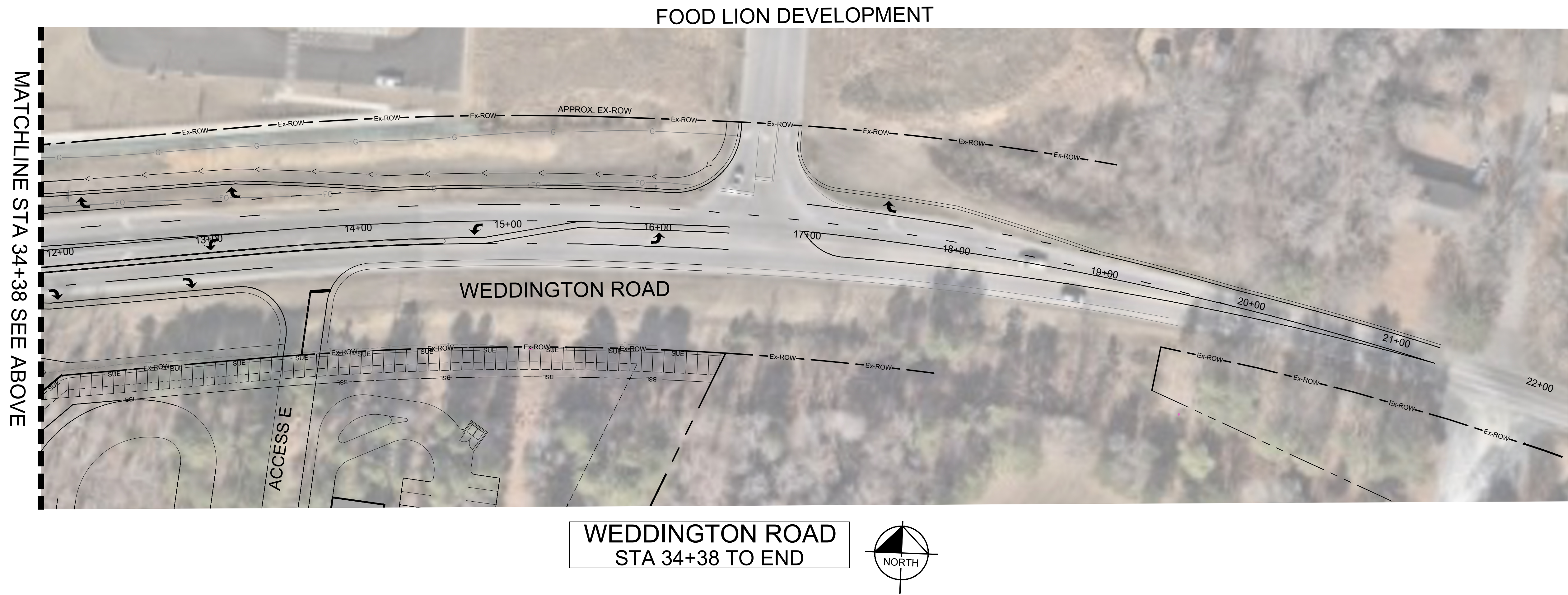
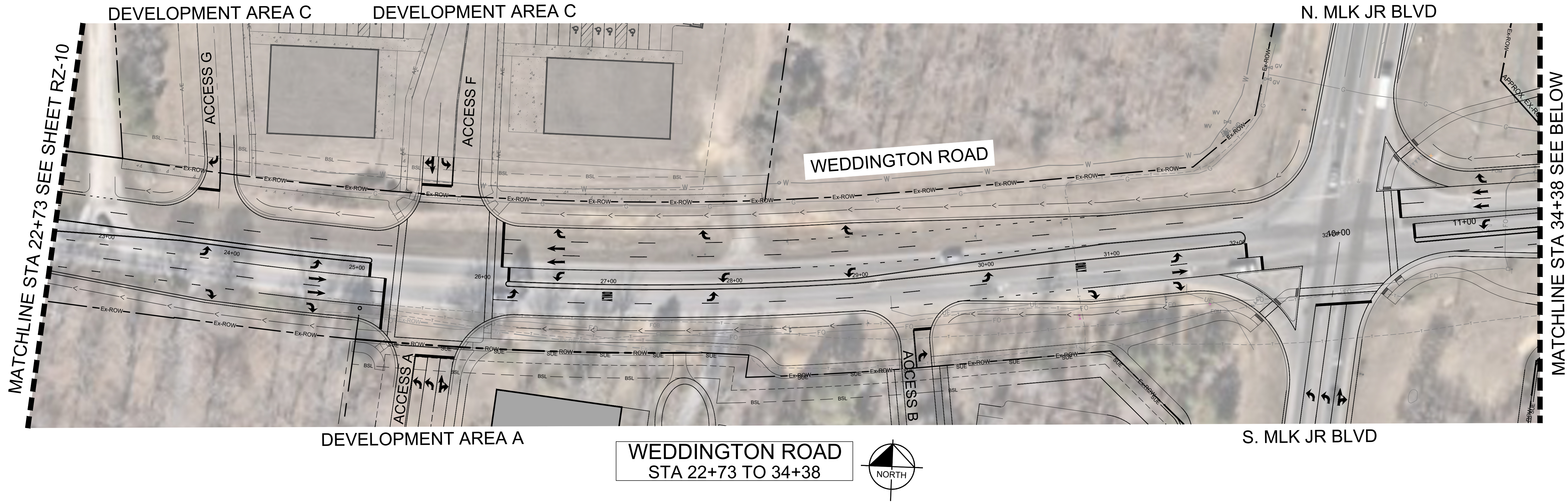
WEDDINGTON ROAD
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DEVELOPMENT AREA C



Plotted By: Resendez, Tyler Layout: RZ-11 (2) August 26, 2026 07:26:23pm K:\CHL_PRA\014132003 Pappas\009 - Storite Development (Monroe)\02 - DWG\Re zoning\RZ - Offsite Improvements_2024_recover.dwg



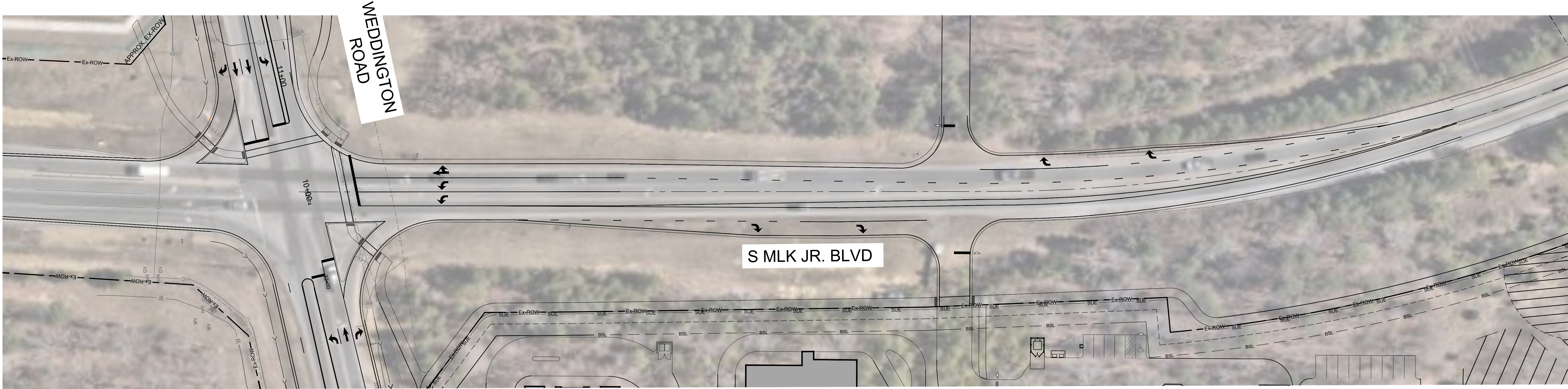
MONROE VILLAGE - UNION COUNTY, NC

RZ-11: OFFSITE ROADWAY IMPROVEMENTS

SHEET 11 OF 13
AUGUST 26, 2026



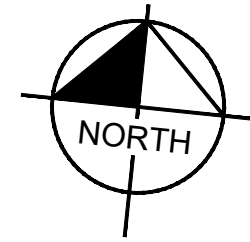
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Plotted By: Resendez, Tyler Loyola RZ-13 August 26, 2026 07:26:35pm



N MLK JR. BLVD &
GOLDMINE ROAD



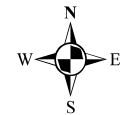
Future Land Use Map

PUD "Monroe Village"

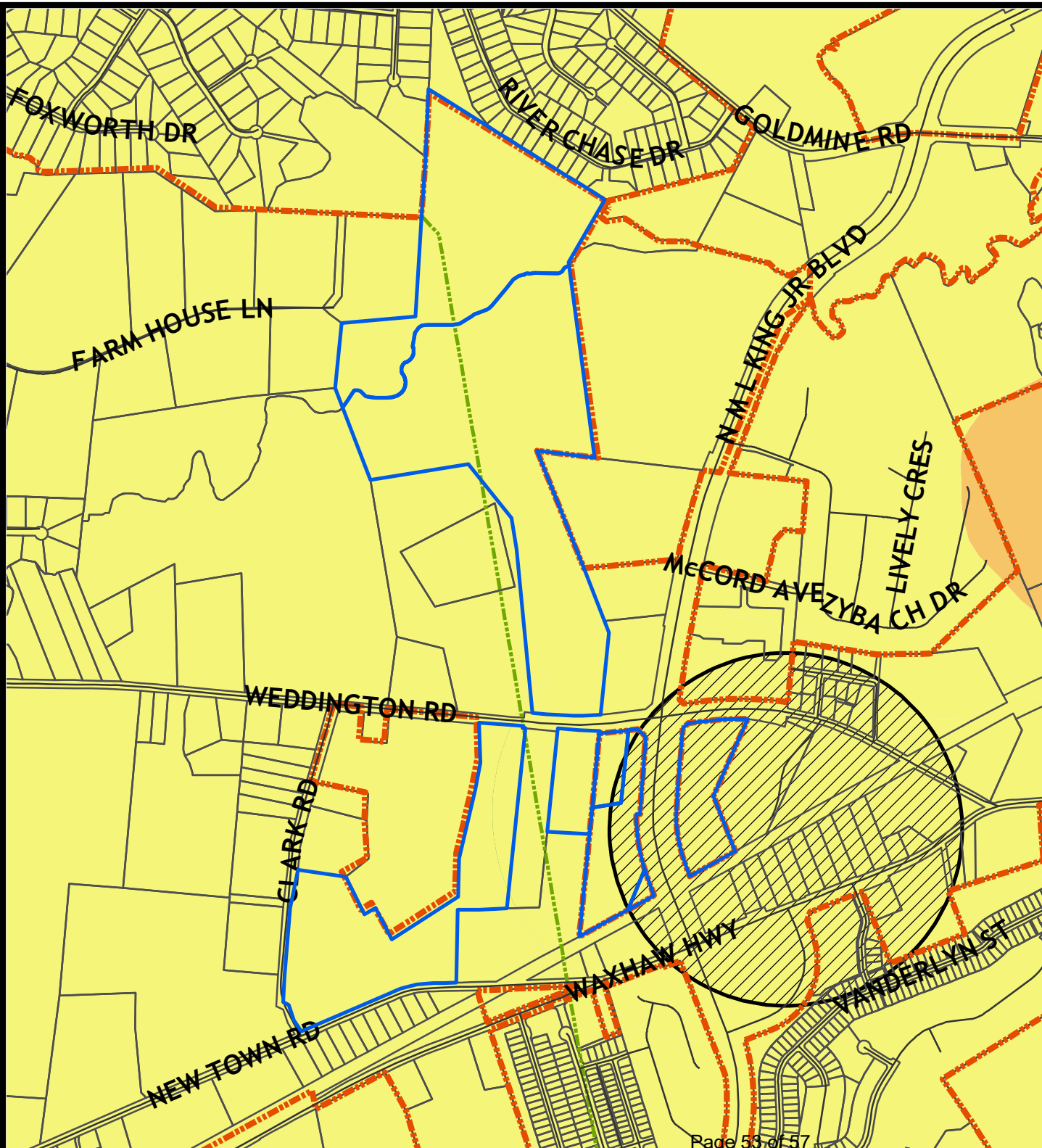
Legend

-  Centerlines
-  City Limits
-  ETJ
-  Parcels
-  Neighborhood Center
-  Traditional Development
-  Suburban

Acres: 172.41



0 1,250 2,500
Feet

Future Land Use and Transportation Plan Consistency

A portion of this project falls within the Neighborhood Mixed Use Center while the remaining portion falls within the Suburban character area.

Neighborhood Mixed Use Centers provide neighborhood retail, professional office, service, and other community-oriented activities and uses for surrounding residential area. The design transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While commercial uses are likely to be prominent, these centers should emphasize a mixture of uses and residential housing units where possible. Single-family residential should be discouraged but may be used as a transition between land uses or to maintain continuity between the surrounding neighborhoods.

Commercial, office, medical, and multi-family residential are priority uses in this character area.

The Suburban Character area includes residential uses typically in neighborhood form; however, a mix of housing types and lots sizes is preferred. Attached and multi-family housing is suitable in mixed-housing neighborhoods and activity centers. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Multimodal connectivity between neighborhoods and to nearby centers should be emphasized. The density for suburban residential is 2-4 units per acre. Both single family, multi- family residential, and commercial uses are listed as priority uses in this character area.

**RESOLUTION APPROVING LAND USE AND
TRANSPORTATION PLAN COMPLIANCE
PLANNED UNIT DEVELOPMENT “MONROE VILLAGE”**

R-2026-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Planned Unit Development “Monroe Village” further described below property is consistent with the adopted Land Use and Transportation Plan. A portion of this project falls within the Neighborhood Mixed Use Center while the remaining portion falls within the Suburban character area. Both residential and commercial uses are listed as priority uses for these character areas and the overall density of the project falls within the preferred range; therefore, the project is consistent. The proposed development is a reasonable use and in the public interest because: _____

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-313-014, 09-313-014A, 09-316-005H, 09-316-006A, 09-316-002 80, 09-316-002 90, and 09-316-008A

Adopted this 2nd day of September, 2026.

Jennifer Smith, Chair

Attest:

Kimberly Davis, Secretary to Planning Board

**RESOLUTION DENYING LAND USE AND
TRANSPORTATION PLAN COMPLIANCE
PLANNED UNIT DEVELOPMENT “MONROE VILLAGE”**

R-2026-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for Planned Unit Development “Monroe Village” further described below property is consistent with the adopted Land Use and Transportation Plan. A portion of this project falls within the Neighborhood Mixed Use Center while the remaining portion falls within the Suburban character area. Both residential and commercial uses are listed as priority uses for these character areas and the overall density of the project falls within the preferred range; therefore, the project is consistent. However, the proposed development is not a reasonable use or in the public interest because: _____

Based on this information, the conditions have changed which justify amending the Land Development Plan. As a result of this zoning map amendment request recommendation for denial, the Land Development Plan would be amended to reflect the land use modification

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Development Plan Compliance for property with Union County Tax Parcel Number(s): 09-313-014, 09-313-014A, 09-316-005H, 09-316-006A, 09-316-002 80, 09-316-002 90, and 09-316-008A

Adopted this 2nd day of September, 2026.

Jennifer Smith, Chair

Attest:

Kimberly Davis, Secretary to Planning Board

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 156: ZONING CODE**

O-2026-XX

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 156 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §156.106 OFFICIAL ZONING MAP as follows:

Rezone the properties located along Weddington Road and MLK Jr. Blvd. and further identified with parcel ID numbers 09-313-014, 09-313-014A, 09-316-005H, 09-316-006A, 09-316-002 80, 09-316-002 90, and 09-316-008A from Community Corridor Mixed Use 2, PUD "Starlite", RMD (Residential Medium Density), and R-20 (Union Co.), RA-20 (Union Co.) to Planned Unit Development (PUD) "Monroe Village"

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 13th day of October .

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk