

CITY OF MONROE LEGAL NOTICE

Notice is hereby given that public hearings will be held by the City Council of the City of Monroe, North Carolina on November 25, 2025 at 6:00 p.m. The public hearings will be held in the Council Chambers located at City Hall, 300 West Crowell Street in Monroe, North Carolina. The public hearings will consider the following:

- Annexation request for .70 acres located along Lancaster Avenue, the property of Shannen & Eleanor Bretz, Tax Parcels 09-321-010 90, 09-321-011 90 & 09-321-012 90.

Being in North Carolina, Union County, Monroe Township, beginning at a found rebar the corner of now or formerly the Manuel Rojas and wife Neri Chinos Flores property recorded in Record Book 8744, Page 119 in the Union County Registry, a common corner with now or formerly the Shannen Roland Bretz & wife Eleanor Annemarie Bretz property recorded in Record Book 6518, Page 195 in the Union County Registry and said rebar is on the line of now or formerly the Plyler Development Partners, LLC property recorded in Record Book 9095, Page 774 in the Union County Registry and said rebar being on the existing city limits line of the City of Monroe found in annexation ordinance recorded in Record Book 8731, Page 743 in the Union County Registry: thence with the common line of the said Bretz property and the said Plyler property and with the said city limits line S 85° 25' 26" E, 760.27 feet to a set rebar, the **TRUE POINT AND PLACE OF BEGINNING**: thence continuing Plyler property S 85° 25' 26" E, 250.46 feet to a computed point, said computed point being on the existing city limits line of the City of Monroe found in annexation ordinance recorded in Plat Cabinet B, Files 20A, and 24B through 27B in the Union County Registry; thence with the said city limits line and within the said Bretz property four (4) calls as follows: 1) S 47° 27' 29" W, 64.89 feet to a computed point; 2) S 47° 27' 29" W, 28.08 feet to a computed point; 3) S 45° 43' 19" W, 58.19 feet to a computed point; 4) S 45° 43' 19" W, 86.12 feet to a set rebar; thence leaving the existing city limits line and continuing within the said Bretz property two calls as follows: 1) N 53° 32' 3" W, 168.25 feet to a set rebar; 2) N 34° 30' 43" E, 101.44 feet to the **TRUE POINT AND PLACE OF BEGINNING** and containing 0.70 acres more or less as shown on a plat entitled "Annexation Boundary for the City of Monroe Property of: Shannen & Eleanor Bretz" prepared by Jeffery S. Gordon Surveying (as surveyed by Jeffery S. Gordon, NCPLS, L#3751) on February 4, 2025 and last revised 10-23-2025. Said annexation plat is recorded in Plat Cabinet _____, File _____ in the Union County Registry. For information on this project, please contact Megan Brightharp at 704-282-4554 or mbrightharp@monroenc.org

- Declaring property located at 609 Winchester Avenue (Tax Parcel # 09-228-140) unfit for human habitation and order dwelling be repaired, altered, improved or demolished. For information on this project, please contact Doug Britt at 704-282-4568 or dbritt@monroenc.org

- Zoning map amendment request to rezone a portion of the property located at 517 Maple Hill Road (Tax Parcel # 09-213-022) from Regional Corridor-Mixed Use to Rural Residential. For information on this project, please contact Megan Brightharp at 704-282-4554 or mbrightharp@monroenc.org
- Zoning map amendment request to rezone the property located at 124 Baucom Deese Road (Tax Parcel #s 09-174-013C) and property with Tax Parcel #09-174-013M from Regional Corridor-Mixed Use to Residential Low Density. For information on this project, please contact Patrick Blaszyk (704-282-4550 or pblaszyk@monroenc.org).

Copies of any proposed documents are available for public inspection in the office of the City Clerk. Persons interested are invited to attend the hearings and present their views for or against the proposed requests. The Mayor reserves the right to adjourn the meeting to a place and time to be announced at said hearings. As a result of the public hearings, there is the possibility of substantial changes being made to the advertised proposals, reflecting objections, debate and discussion at the hearings. Any person may request an accommodation for a disabling condition in order to attend the hearings. This request should be made to the City Clerk at 704-282-4502.



By Order of the City Council

Bridgette H. Robinson

Bridgette H. Robinson, City Clerk

Run Dates: November 8, 15 and 22, 2025