

**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 March 24, 2026 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 58.18 acres being the balance of Tax Parcel #s 09369008, 09369008B and 09366009 all owned by South Piedmont Community College.

DESCRIPTION

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

North American Datum 83-CORS; thence leaving the southern right-of-way of Rogers Road and with the said city limits line and with the said College property S 30° 30' 25" E, 464.22 feet to a set iron, a common corner with now or formerly the South Piedmont Community College property recorded in Record Book 1361, Page 889 in the Union County Registry; thence continuing with the said city limits line and with the said College property S 30° 30' 25" E, 494.11 feet to a found axle, said axle being on the line of now or formerly the Janna N V property recorded in Record Book 4336, Page 6 in the Union County Registry; thence continuing with the said city limits line and with the said Janna property S 56° 19' 9" W, 260.59 feet to a found pipe, a common corner with now or formerly the Island Creek Holdings property recorded in Record Book 3982, Page 516 in the Union County Registry; thence continuing with the said city limits line and with the Holdings property three (3) calls as follows: 1) S 56° 22' 22" W, 178.72 feet to a found concrete monument; 2) S 53° 45' 45" W, 727.46 feet to a found concrete monument; 3) S 60° 36' 15" E, 657.51 feet to a found iron, a common corner with now or formerly the South Piedmont Community College Board of Trustees property recorded in Record Book 9000, Page 149 in the Union County Registry; thence leaving the existing city limits line and with the said Trustees property three (3) calls as follows: 1) S 28° 21' 7" W, 854.83 feet to a found iron; 2) S 62° 11' 8" W, 70.87 feet to a found pipe; 3) N 61° 47' 31" W, 180.47 feet to a found iron, a common corner with now or formerly the Greiner Bio-One North America, Inc. property recorded in Record Book 7394, Page 381 in the Union County Registry and said pipe being a common corner with now or formerly the Cornerstone Property Owners Association of Union County, Inc. property recorded in Record Book 1688, Page 810 in the Union County Registry and said iron being on the existing city limits line of now or formerly the City of Monroe found in the annexation ordinance recorded in Record Book 7593, Page 677 in the Union County Registry and said iron being on the existing town limits line of now or formerly the Town of Indian Trail found in the annexation ordinance recorded in Record Book 1452, Page 458 in the Union County Registry; thence leaving the said city limits of the City of Monroe and with the said town limits of the Town of Indian Trail and with the said Cornerstone property N 54° 10' 4" W, 376.58 feet to a found iron, a common corner with now or formerly the AMH LANDCO Williams Pond, LLC property recorded in Record Book 8897, Page 325 in the Union County Registry and said iron being on the existing town limits line of now or formerly the Town of Indian Trail found in the annexation ordinance recorded in Record Book 7976, Page 718 in the Union County Registry; thence with the said town limits line and with the said Pond property N 9° 44' 14" W, passing an found iron at 2,241.41 feet, for a total distance of 2,272.29 feet to the **POINT OF BEGINNING** and containing 58.18 acres more or less as shown on a plat entitled "Annexation Boundary For The City of Monroe Property of South Piedmont Community College" prepared by Lawrence Associates, (Clinton D. Lawrence, PLS) and dated January 15, 2024, and last revised 12-4-2025. Said annexation plat is recorded in Plat Cabinet _____, Files _____.

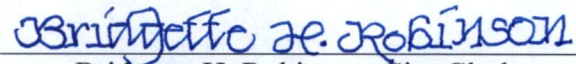
Being in North Carolina, Union County, Monroe Township

For information on this project, please contact Doug Britt at 704-282-4568 or dbritt@monroenc.org

- Zoning map amendment request to rezone 58.18 acres (Tax Parcel #s 09369008, 09369008B and 09366009) located along Rogers Road from Union County R-20 to City of Monroe General Industrial. For information on this project, please contact Doug Britt at 704-282-4568 or dbritt@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, City Clerk



The Enquirer-Journal Run Dates: March 14 and 21, 2026