

# PLANNING BOARD MEETING

Wednesday, July 2, 2025

6:00 PM

City Hall Council Chambers

300 West Crowell Street, Monroe, NC

## REVISED 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 – June 4, 2025
- Item 5.** Planning Board is requested to consider a zoning map amendment to rezone a portion of the property located at 219 N. Bivens Road and further identified as tax parcel 09-084-035 from General Industrial (GI) to Heavy Industrial (HI).
- Item 6.** Planning Board is requested to consider a zoning map amendment to rezone the property located at 1505 Morgan Mill Road and further identified as tax parcel 09-189-009 from Conditional District (CD) “Bubba’s Inspection Station” to General Business (GB).
- Item 7.** The Planning Board is requested to consider a zoning map amendment to rezone the property located along N. Rocky River Road and further identified as tax parcel 07-030-001 from Residential Low Density (RLD) to a Conditional Residential District.
- Item 8.** **Subdivision Data Discussion**
- Item 9.** Next Meeting: Wednesday, August 6, 2025
- Item 10.** 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  
Richard Long, City Attorney  
Keri Mendler, Senior Planner  
Planning Staff