

PLANNING BOARD MEETING

Wednesday, February 4, 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 – January 7, 2026

Item 5. Planning Board is requested to consider the rezoning of three properties along Rogers Road and further identified with parcel ID numbers 09-369-008, 09-369-008B, and 09-366-009. The request is to rezone the properties from Union County R-20 to General Industrial (GI) City of Monroe.

Item 6. Next Meeting: Wednesday, March 4, 2026 at 6:00pm

Item 7. 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**

**January 7, 2026, at 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC**

Emailed to HR: 01/08/26

Item 1. Call to Order - Roll Call

Jennifer Smith, Chair, called the January 7, 2026 meeting to order at 6:00 p.m. Kimberly Davis called the roll.

Members Present: Jennifer Smith (Chair); Archie Morgan; Maryann Rasberry; Daryle Anderson; Chip Wardwell; Pamela Duda (ETJ Member); John Harris (Alternate); Robin Holland (Alternate);

Members Absent: Alisha DeBerry

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

Guests: Mark Tantillo, Sal Tantillo

Item 2. Pledge of Allegiance and Moment of Silence

Item 3. Conflicts of Interest- None noted.

Item 4. Approval of Minutes – November 5, 2025.

Motion: Archie Morgan made a motion to approve the minutes from November 5, 2025.

Second: John Harris

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Daryle Anderson, Pamela Duda, Chip Wardwell, John Harris,

NAYS: None

Item 5. Planning Board is requested to consider a zoning map amendment request to rezone the property located at 4301 Old Charlotte Highway and further identified as tax parcel 09-366-010 from Neighborhood Business (NB) to General Industrial (GI).

Megan Brightharp, Planner I, presented the proposed zoning map amendment request. The ortho map (Attachment 1) shows the subject property highlighted in blue. It is located south of Old Charlotte Highway and west of Rogers Road. To the east is Southern Piedmont Community College. This parcel is no longer vacant and they have new construction on that site. To the north is Charlotte Pipe and Foundry. To the south and to the immediate west are residential properties. The General Industrial (GI) district is intended to permit light industrial and manufacturing establishments of varying scales and limited commercial and office/medical uses necessary for the vitality of an industrial district. The property is currently undeveloped.

The zoning map (Attachment 2) shows the subject property highlighted in blue. It is zoned Neighborhood Business (NB) as is the property to the immediate west. Property to the north, shown in purple, are part of Indian Trail. To the northeast, that property is zoned Heavy Industrial (HI). To the east, opposite Rogers Road, is zoned General Industrial (GI) and to the south, shown in yellow, is Residential Low Density (RLD).

The Land Use and Transportation Plan indicates this area as Suburban. While 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. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods. Planning staff believes the request is not consistent with the Land Use and Transportation Plan because the proposed rezoning to General Industrial (GI) will establish an industrial use in an area designated for residential development.

The Future Land Use Plan (Attachment 3) shows the subject property highlighted in blue and is Suburban as are the contiguous parcels to the west and the south. The areas shown in gray are intended for industrial. A rezoning notification sign will be posted ten days prior to the public hearing and an official notification letter will be sent to adjacent property owners, located within 150 feet, ten days prior to the public hearing. Planning staff recommends denial of the rezoning.

The Board had some questions for Megan. There have been no questions or call-ins from neighborhoods in the area since that happens typically after we send a legal notice prior the City Council meeting. The City recommends denial because the property is in the suburban character area and industrial is not a priority use in that character area. The homes and parcels to the right on Charlotte Highway is zoned Neighborhood Business (NB) so the homes that are used as residential will be grandfathered in. If they cease to use them as residential for 180 consecutive days, any continuation or any use on that site would need to be Neighborhood Business (NB). The Monroe city limit line is just behind that parcel. Neighborhood Business (NB) is small-scale commercial, general retail, for example small restaurants, offices, dry cleaners, coffee shops. Neither the current nor proposed zoning districts are for residential. General Industrial (GI) also allows some commercial and office uses as well which is why the applicant has selected that zoning district. Neighborhood Business (NB) is a more-restricted commercial district. Office use is allowed in both districts. Major and minor automotive repair are not allowed in Neighborhood Business (NB) although it is allowed in General Business (GB), General Industrial (GI) and Heavy Industrial (HI). There is a new facility being built across from the property for South Piedmont Community College. The line of homes starts right next to that parcel.

The applicant, Mark Tantillo, who lives at Archerfield Court, Waxhaw, NC, approached the podium for questions from the Board. He is interested in purchasing the property to build an auto body/collision repair center, but the current zoning does not allow it to be built on this property. It is an available property mostly surrounded by industrial. To address the potential noise issue, there is a big buffer between the property and the homes. It is 3.3 acres and not all of it will be developed. There are stipulations, like a 50-ft buffer, according to the zoning which will be kept as undeveloped woods. None of the acreage would be sold separately and, in order to use more of the back property, a water-retention pond would have to be put in. The neighbors will not hear any additional noise than what is already going on in the area from much larger industrial. Auto body repair is not heavy industry and is no different than a tire repair center. The only difference is that auto body does welding and painting and

spray booths are needed. Although no survey has been done and plans have not been drawn up, his vision of the building would have a country-contemporary look with a concrete porch on the front and would face Old Charlotte Highway. He owned 2.5 acres across from Bob Mayberry with a body shop in two buildings before he sold and retired. They contain any items or chemicals that need to be disposed of and a company comes in and take them away. There is no spilling or dumping and all containers have lids as well as chemical spill kits are available. The spray booths are all self-contained. There is not a need to keep a lot of cars on the property if the scheduling is done properly. This is all based on scheduling and management of the shop. The cars being kept overnight would be kept inside. The size of the shop would be around 15,000 square feet.

Keri Mendler clarified that, although it is important to the Board to know what the applicant wants to do with the property, it is not a conditional district and not site-specific. They are requesting a general rezoning to industrial. The focus is whether or not to recommend approval for industrial and not in regards to recommending a collision body painting shop.

Robin Holland, from 2732 Rolling Hills Drive, Monroe, asked to speak and approached the podium. She expressed concern about Old Charlotte Highway and the added industrial traffic. Another concern is the noise coming from the industrial area near the college. A third concern is that a tree barrier will not prevent the noise from traveling to the houses and the college.

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

Second: Maryann Rasberry

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Daryle Anderson, Pamela Duda, Chip Wardwell, John Harris,

NAYS: None

Motion: Jennifer Smith made a motion to recommend denial of the zoning map amendment.

Second: Archie Morgan

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Daryle Anderson, Pamela Duda, Chip Wardwell, John Harris,

NAYS: None

Item 6. Planning Board is requested to consider a zoning text amendment to the Unified Development Ordinance Section 8.2.10 titled “Exempt Signs.”

Keri Mendler, Senior Planner, presented the proposed text amendment to Section 8.2.10 titled “Exempt Signs.” The purpose of this text amendment is to modify the language in the sign code to exempt the City from the sign requirements regarding city identification and wayfinding signage. Exemption language was added to the previous Unified Development Ordinance in 2016 to allow implementation of the City’s master sign program for wayfinding signs and facility signs; however, this exemption language was not carried forward in the new code when adopted in 2022. One of the wayfinding signs is in between City Hall and the Police Department. It tells citizens and visitors where City facilities are located. The master sign program has proposals that do not technically meet the sign code currently, but this would help alleviate the issues by allowing identification and wayfinding signs to be installed to

better assist residents and visitors with finding city facilities, while also making it clear when one enters the city limits. The only item in consideration for the Planning Board is the text amendment on “Permanent city identification and wayfinding signs as authorized by the Monroe City Council and/or City Manager.”

Some of the Board members asked Keri Mendler about possibly addressing, at a later date, some of the other items in the UDO Section 8.2.10 titled “Exempt Signs.” Keri Mendler explained that many of these reference State and Federal statutes as well as free speech in signage that cannot be regulated.

Motion: Maryann Rasberry made a motion to adopt Resolution recommending approval of the Land Use and Transportation Plan Compliance.

Second: Jennifer Smith

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Daryle Anderson, Pamela Duda, Chip Wardwell, John Harris,

NAYS: None

Motion: Maryann Rasberry made a motion to adopt the Ordinance amending Code of Ordinances – Title XV; Land Usage, Chapter 157; Section 8.2.10.

Second: Jennifer Smith

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Daryle Anderson, Pamela Duda, Chip Wardwell, John Harris,

NAYS: None

Item 7. Next Meeting: Wednesday, February 4, 2026 at 6:00pm

Item 8. Adjournment

Motion: John Harris made a motion to adjourn.

Second: Archie Morgan

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Daryle Anderson, Pamela Duda, Chip Wardwell, John Harris,

NAYS: None

The meeting was adjourned at 6:34 p.m.

Respectfully Submitted,

Jennifer Smith, Chair
Planning Board

Kimberly Davis
Secretary to the Board



STAFF REPORT

TO: Planning Board Members
DATE: February 4, 2026
FROM: Lisa Stiwinter, Planning and Development Director
PREPARED BY: Doug Britt, Assistant Director of Planning and Development
SUBJECT: Rezoning of 58.18 acres located along Rogers Road and further identified with parcel #'s 09-369-008, 09-369-008B, and 09-366-009

SUMMARY STATEMENT

Planning Board is requested to consider the rezoning of three properties along Rogers Road and further identified with parcel ID #'s 09-369-008, 09-369-008B, and 09-366-009. The request is to rezone the properties from Union County R-20 to General Industrial (GI) City of Monroe.

REVIEW

South Piedmont Community College is requesting the annexation and rezoning of 58.18 acres located along Rogers Road and further identified with parcel ID #'s 09-369-008, 09-369-008B, and 09-366-009. The properties are currently zoned R-20 in Union County and the applicant is requesting to rezone the properties to General Industrial (GI) in the City of Monroe to match the zoning of their existing campus.

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The proposed rezone is not consistent with the Land Use and Transportation Plan, because the subject properties are not located within the study area of the plan. However, the proposed rezoning is a reasonable use and in the public interest because several of the surrounding parcels have the same zoning designation and have been developed for educational purposes.

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 to General Industrial (GI).

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

Approval Actions

1. Motion to recommend adoption of the Resolution Approving Land Use and Transportation Plan Compliance.
2. Motion to recommend adoption of the Ordinance amending section 157.1.2.1.

Denial Actions

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

Attachments:

Attachment 1- Ortho Map
Attachment 2- Zoning Map
Attachment 3- Future Lane Use Map
Attachment 4-Approval Resolution
Attachment 5-Denial Resolution
Attachment 6-Ordinance 157.1.2.1

Ortho Map

Case #: PLANXA 2024-00151

Legend

- Centerlines
- City Limits
- Parcels
- streams

Existing: Union County R-20

Owner: South Piedmont
Community College

Acres: 58.18



0 410 820 Feet

Zoning Map

Case #: PLANXA 2024-00151

Legend

— Centerlines

--- City Limits

▭ Parcels

Zoning Districts

▭ GI

▭ NB

▭ RLD

municipal

▭ Indian Trail

UC Zoning Districts

▭ LI

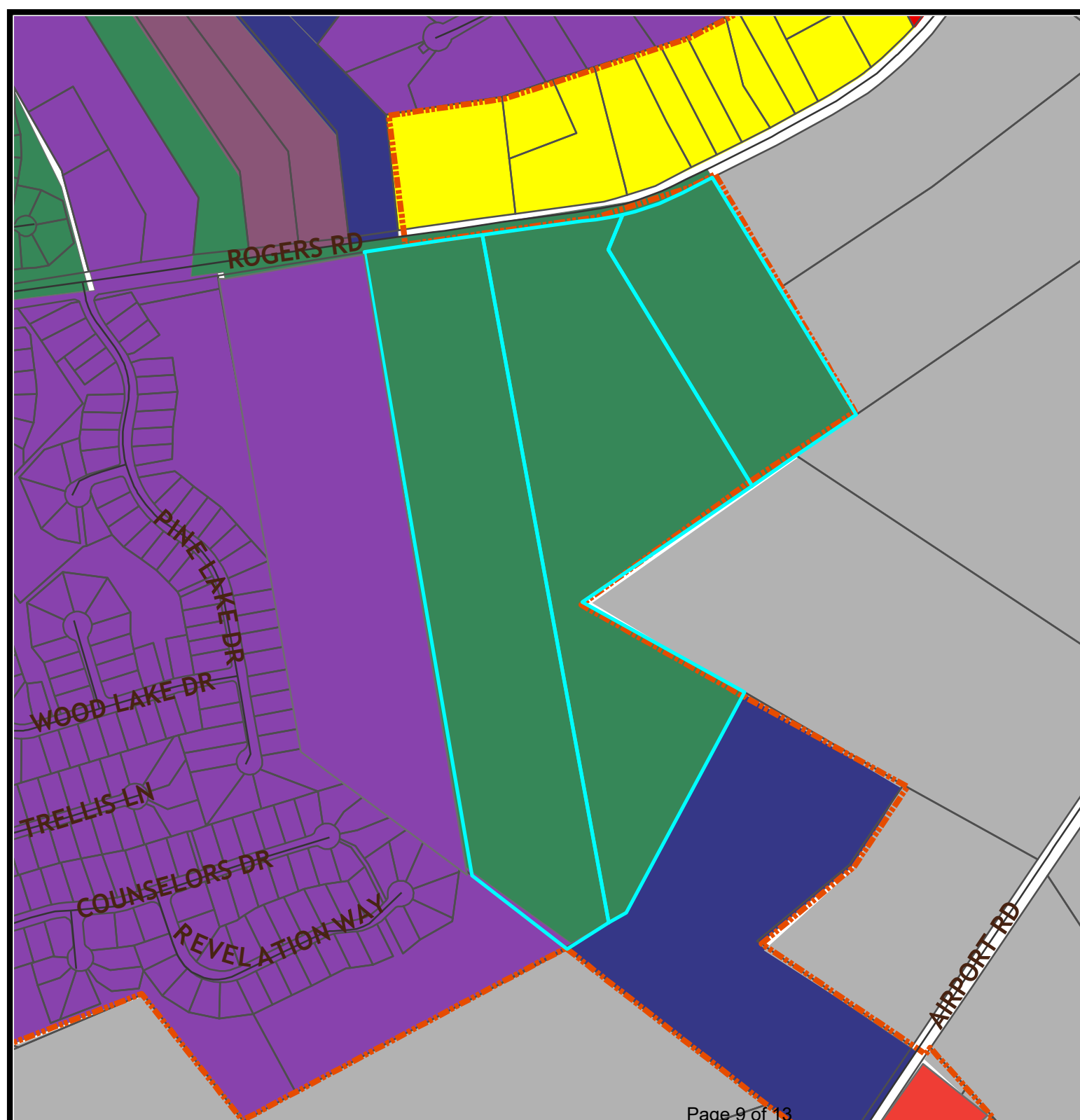
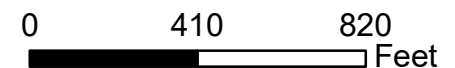
▭ R-20

▭ R-8

Existing: Union County R-20

Owner: South Piedmont
Community College

Acres: 58.18



Future Land Use Map

Case #: PLANXA 2024-00151

Legend

— Centerlines

--- City Limits

□ Parcels

FLUM

Future Land Use Character Area

■ Industrial

■ Suburban

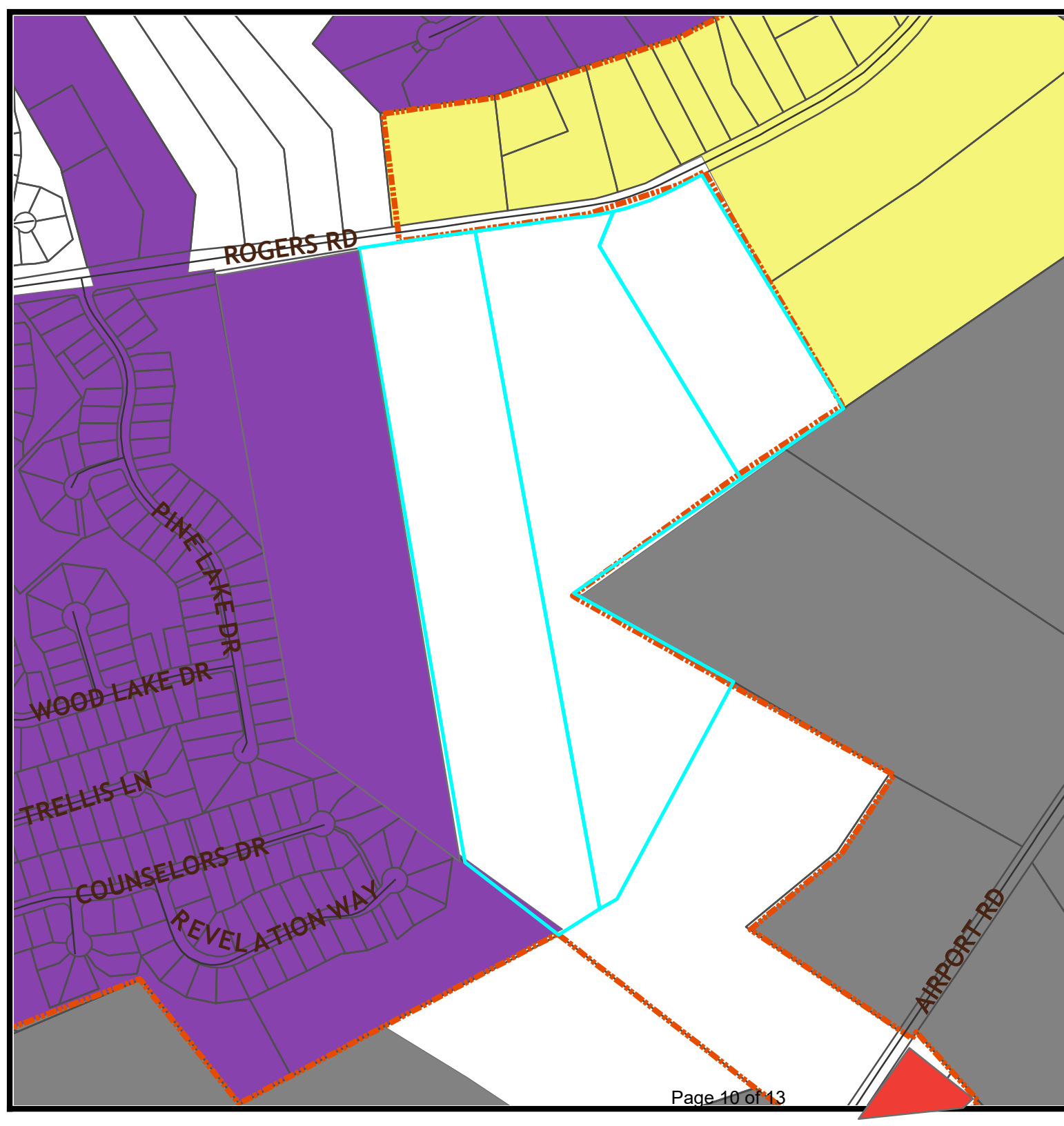
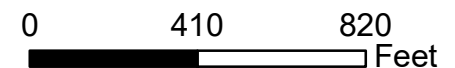
municipal

■ Indian Trail

Existing: Union County R-20

Owner: South Piedmont
Community College

Acres: 58.18



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

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 subject properties located along Rogers Road further described below is not consistent with the adopted Land Use and Transportation Plan, because the subject properties are not located within the study area of the plan. However, the proposed rezoning is a reasonable use and in the public interest because several of the surrounding parcels have the same zoning designation and have been developed for educational purposes as well.

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 a Resolution Approving Land Use and Development Plan Compliance of the zoning map amendment for properties with Union County Tax Parcel(s): 09-369-008, 09-369-008B, and 09-366-009.

Adopted this 4th day of February, 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 properties located along Rogers Road further described below is not consistent with the adopted Land Use and Transportation Plan, because the subject properties are not located within the study area of the plan. The proposal is not reasonable and not in the public interest because the use of the property as nonresidential may have a negative impact on the surrounding residential property values as well as the quality of life.

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 properties with Union County Tax Parcel(s): 09-369-008, 09-369-008B, and 09-366-009.

Adopted this 4th day of February, 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 properties located along Rogers Road and further identified as tax parcel #'s 09-369-008, 09-369-008B, and 09-366-009. The request is to rezone the properties from Union County R-20 to General Industrial (GI) City of Monroe.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 24th day of March, 2026.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk