

**CITY COUNCIL REGULAR MEETING
300 WEST CROWELL STREET
MONROE, NORTH CAROLINA 28112
FEBRUARY 24, 2026 – 6:00 P.M.
AGENDA
www.monroenc.org**

RECOGNITIONS

1. Invocation
2. Pledge of Allegiance

AGENDA ADOPTION

PUBLIC HEARINGS

Please adhere to the following guidelines:

- Proceed to the podium, and state your name and address clearly;
 - Be concise; avoid repetition; limit comments to three (3) minutes or less;
 - Designate a spokesperson for large groups.
3. Code of Ordinances Text Amendment to Section 8.2.10 titled Exempt Signs of Zoning Code
 - A. Public Hearing
 - B. Action
 4. Zoning Map Amendment Request to Rezone Property Located at 4301 Old Charlotte Highway from Neighborhood Business to General Industrial
 - A. Public Hearing
 - B. Action

REGULAR AGENDA

5. Rock Quarry Supplemental Water Supply Activation
 - A. Capital Project Budget Ordinance
 - B. Award of Contract to United Rentals
 - C. City Manager to Execute Documents
6. Proclamation Observing February 17th of Each Year as Reverend Jesse Jackson Day
7. Removal of Airport Advisory Committee Member

RECOGNITION

8. Public Comment Period

- **Agenda** is tentative and is subject to change up to and including the time of the Meeting.
- **Addressing Item on Agenda:** Prior to the Meeting, please complete the Sign-up Sheet located in the Lobby area. Each speaker will be limited to three minutes.
- **Addressing Item Added to Agenda during Meeting:** Please raise your hand during the item you wish to address. Each speaker will be limited to three minutes.
- **Cell Phones/Pagers:** As a courtesy, please turn off cell phones and pagers while Meeting is in progress.
- **Rules Governing Public Comment Period and Rules of Decorum During City Council Regular Meetings** *Adopted: September 6, 2005 (R-2005-35); Amended: April 2, 2019 (R-2019-23); February 13, 2024; May 14, 2024; July 19, 2024; July 8, 2025; October 14, 2025; November 25, 2025; January 27, 2026)*
 1. A Public Comment Period shall be placed on the Agenda of the City Council Regular Meeting occurring on the fourth Tuesday of each month. Said agenda item shall occur on the Regular Meeting Agenda immediately following Public Hearings. When adopting the Agenda, City Council may move the Public Comment Period to another location on the Agenda solely at City Council's discretion. Such change is effective only during that meeting.
 2. Each person desiring to speak during the Public Comment Period shall sign up to speak prior to the start of the meeting on the form provided by listing their name, City and County of their residence, and topic on which he or she will speak. An individual may only sign up for themselves and not sign up or place another individual's name on the Signup Sheet. Any speaker that signs up and fails or refuses to give all the required information will not be called on to comment.
 3. A total time of sixty (60) minutes will be allotted for the Public Comment Period on the Regular Agenda. Any speaker that signs up to speak and does not get a chance to speak during the Public Comment Period due to the sixty-minute time limit will be given priority to speak during the next City Council Public Comment Period. City Council, in its discretion, may extend the sixty (60) minutes allotted for the Public Comment Period during any meeting.
 4. City of Monroe residents will be given the opportunity to speak first, followed by Union County residents, followed by residents of other areas. The Mayor, or presiding officer, shall determine the order in which speakers are called to comment.
 5. Each speaker shall be allotted up to two (2) minutes to speak which shall be strictly observed at all times. Speakers shall immediately cease speaking when their allotted time is over. Groups of persons speaking on the same topic are strongly encouraged to designate a spokesperson to speak on their behalf. As an incentive, a spokesperson making comments for two (2) to five (5) individuals that signed up to speak will be given up to three (3) minutes, and for six (6) or more, a spokesperson will be given up to five (5) minutes to speak.
 6. Speakers shall refrain from: obscene speech, defamation, communicating true threats of physical harm to anyone, incitement to imminent lawless action, or speaking fighting words. Speakers shall remain at the podium to make comments and not approach City Council or City staff. No one can accompany the speaker at the podium.
 7. Members of the audience shall not willfully interrupt, disturb, or disrupt a City Council meeting. Audience members shall refrain from commenting, jeering, clapping, or cheering in response to comments. Audience members shall not engage in demonstrations or

theatrics and shall remain seated at all times unless called on to be identified from their seat when designating a spokesperson and immediately be seated. Audience members shall never approach the podium or dais. Improper behavior as described in this section by a member of the audience will not be tolerated and may result in sanctions up to and including being asked to leave the meeting following the same procedures set out to sanction a speaker.

8. Members of the audience may hold signs no larger than 8 inches by 11½ inches in size but shall not raise them above their heads or so as to block the view of those behind them.
9. The Mayor, as the presiding officer, has the authority and responsibility to enforce and carry out these Rules. However, any member of City Council may identify improper conduct by raising a point of order during the meeting. Upon raising a point of order by a Council Member, the Mayor, or presiding officer, shall call for all public comments to cease immediately. The presiding officer shall then, at a minimum, warn the violator and demand the individual cease the violation first. If the violator continues to violate the rules, the presiding officer may impose appropriate sanctions including, but not limited to, loss of time, removal from the Council meeting, or other appropriate action needed to restore decorum. However, if a City Council member believes the warning or sanction imposed are insufficient based on the nature of the violation, any City Council Member may renew the point of order and call for additional sanctions up to and including removal of the offender from the meeting premises upon motion, second, and approval by a majority of City Council. The City Attorney, as Parliamentarian for the City, shall be the final arbiter of the procedural rules and take necessary action to see that proper parliamentary procedures are followed and maintained during City Council Meetings.
10. Anyone that willfully interrupts, disturbs, or disrupts a City Council Meeting may be asked to leave the meeting premises immediately by the Mayor or upon point of order by a City Council Member and approval by City Council. Upon failure to leave as directed, the individual may be cited for violating NC General Statute §143-318.17.
11. Speakers shall not speak on any topic which is the subject of a public hearing on the same Agenda.
12. City Council will refrain from engaging in a dialogue with speakers except to the extent necessary to clarify the speaker's position.
13. No formal action will be taken by City Council during the same meeting on any matter which was initially introduced during the Public Comment Period.
14. The City of Monroe shall not record, video, live stream, or post on the internet any video or audio recordings of public comments made during the Public Comment Period.
15. City Council shall not restrict the subject matter of any comment based on content in any way except as provided herein.



STAFF REPORT

TO: City Council

VIA: Mark Watson, City Manager

DATE: February 24, 2026

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Zoning Text Amendment to Section 157.8.2.10 titled “Exempt Signs” of the Unified Development Ordinance (UDO).

SUMMARY STATEMENT

City Council is requested to consider a zoning text amendment to Code of Ordinances - Title XV: Land Usage, Chapter 157, 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.

REVIEW

City Council is requested to consider a zoning text amendment to Code of Ordinances - Title XV: Land Usage, Chapter 157, 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.

Approval of this exemption language would allow 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.

RECOMMENDATION

Planning staff and Planning Board recommend approval of the text amendment.

City Council will need to take the following action:

APPROVAL	DENIAL
1. Motion to adopt Resolution <i>approving</i> the Land Use and Transportation Plan compliance.	1. Motion to adopt Resolution denying the Land Use and Transportation Plan compliance
2. Motion to adopt the Ordinance amending Code of Ordinances-Title XV: Land Usage, Chapter 157: Section 8.2.10	2. Motion to deny the zoning text amendment

Attachments:

1. R-2026-06 Approval
2. R-2026-06 Denial
3. O-2026-02

**RESOLUTION APPROVING LAND USE AND TRANSPORTATION
PLAN COMPLIANCE
R-2026-06**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the City Council does hereby find and determine that the adoption of the zoning text amendment to amend the Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 8.2.10 Exempt Signs is consistent with the Land Use and Transportation Plan because the Plan states Monroe will be a vibrant community that will be a great place to live and work and the proposed text amendment will allow uniform signage for the city that will assist visitors and residents in finding the services and facilities they need.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monroe adopts the Resolution Approving Land Use and Transportation Plan Compliance to amend Section 8.2.10 Exempt Signs.

Adopted this 24th day of February, 2026

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk

**RESOLUTION DENYING LAND USE AND TRANSPORTATION
PLAN COMPLIANCE
R-2026-06**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the City Council does hereby find and determine that the adoption of the zoning text amendment to amend the Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 8.2.10 Exempt Signs is not consistent with the Land Use and Transportation Plan because the plan states that it will guide land development regulations and if one group is exempt from development regulations, it can cause confusion and erode predictable regulations for all.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monroe adopts the Resolution Denying Land Use and Transportation Plan Compliance to amend 8.2.10 Exempt Signs.

Adopted this 24th day of February, 2026

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2026-02**

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:**

TEXT AMENDMENT

Section 1. Amend Section §157.8.2.10 titled “**Exempt Signs**” as follows:

- A. **Types of Exempt Signs.** The following signs are permitted and may be erected in any zoning district, unless otherwise provided, without securing a permit, subject to meeting all requirements of this UDO:
1. Signs required by Federal, State, or local laws, ordinances, codes, or regulations.
 2. Street address signs.
 3. Professional nameplates not exceeding six (6) square feet in area.
 4. Identification signs at the entrance of the property limited to three (3) square feet in area.
 5. Signs inside a building or structure or located on property such that they are not visible from a public rights-of-way.
 6. On-site directional signs not exceeding three (3) square feet in sign area and three (3) feet in height.
 7. On-site parking space signs not exceeding one (1) square foot of sign face per sign. One such sign shall be allowed for each parking space on the property.
 8. Emergency warning signage erected by a governmental agency, public utility, or contractor performing work within the right-of-way
 9. Regulatory signage erected by the City of Monroe.
 10. Signage erected by the North Carolina Department of Transportation (NCDOT)

11. Flagpoles and flags, provided the standards below are met:
 - a. Flagpoles shall not exceed twenty-five (25) feet in height in residential districts, thirty-five (35) feet in nonresidential districts.
 - b. Only (1) one flag per pole, up to six (6) feet by ten (10) feet, or two (2) flags per pole for flags up to four (4) feet by six (6) feet, may be flown at a single time.
 - c. Flagpoles shall be located no closer than fifteen (15) feet from the edge of any adjacent right-of-way or separate property.
 - d. There shall be a maximum of three (3) flagpoles per lot or parcel.
12. Signage on fence wraps affixed to perimeter fencing at a construction site that are exempt pursuant to N.C.G.S. § 160D-907.
13. Signs, lights, figurines, and decorations that are temporarily displayed for a maximum of sixty (60) days at a time, three (3) times a year. Maximum four (4) square feet for any sign.
14. Additional exemptions for residential uses:
 - a. Up to twelve (12) square feet of signage placed in a window or in a yard.
 - b. In addition to signs permitted in subsection (a), an additional twelve (12) square feet of signage may be placed in a window or in a yard:
 - i. Beginning forty-five (45) days before, and ending five (5) days after, a Federal, State, or local government election;
 - ii. While the property where the sign is located is offered for sale or rent; or
 - iii. Beginning two (2) days before, and ending one (1) day after, an otherwise permitted garage or yard sale.
15. Human held signs that do not obstruct the flow of vehicular or pedestrian traffic.
16. Permanent city identification and wayfinding signs as authorized by the Monroe City Council and/or City Manager.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this ____ day of _____, 2026.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: City Council

VIA: Mark Watson, City Manager

DATE: February 24, 2026

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Zoning Map Amendment for the property identified as 4301 Old Charlotte Highway (tax parcel 09-366-010).

SUMMARY STATEMENT

City Council 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).

REVIEW

The City of Monroe has received a request from Mark Tantillo on behalf of Guy Properties to rezone the subject property from Neighborhood Business to General Industrial. 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.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Commercial	RMD, Residential Medium Density
East	Industrial	GI, General Industrial
South	Industrial	GI, General Industrial
West	Residential	RLD, Residential Low Density

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

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.

PUBLIC NOTIFICATION

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

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

RECOMMENDATION

Planning Board and Planning Staff recommends denial of the rezoning.

Approval Actions

1. Motion to adopt a Resolution *Approving* Land Use and Transportation Plan Compliance.
2. Motion to adopt the Ordinance amending Section 157.1.2.1- Official Zoning Map.

Denial Actions

1. Motion to adopt the Resolution *Denying* Land Use and Transportation Plan Compliance.
2. Motion to deny the zoning map amendment

Attachments:

Attachment 1-Ortho Map
Attachment 2-Zoning Map
Attachment 3-Future Land Use Map
Attachment 4-FLUM Description
Attachment 5-APO List
Attachment 6-APO Map
Attachment 7- PB Draft Minutes
Attachment 8-R-2026-07 Approval
Attachment 9-R-2026-07 Denial
Attachment 10-O-2026-04 Section 157.1.2.1

Ortho Map
PLMA-2026-00100

Legend

- Centerlines
- City Limits
- Parcels
- Subject Property

Existing:

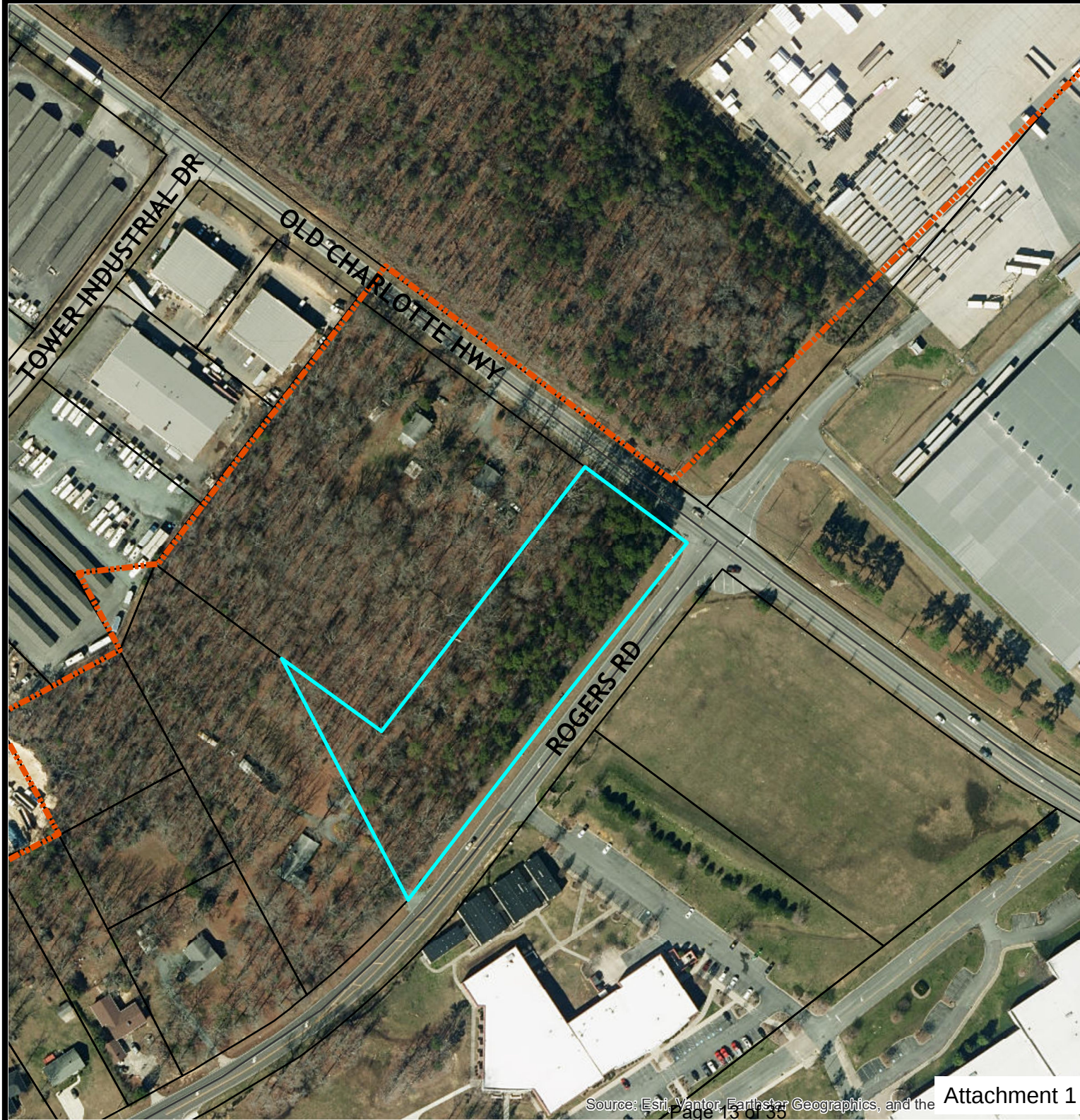
NB
(Neighborhood Business)

Owner:
Guy Properties

Acres: 3.382



0 200 400
Feet



Zoning Map

PLMA-2026-00100

Legend

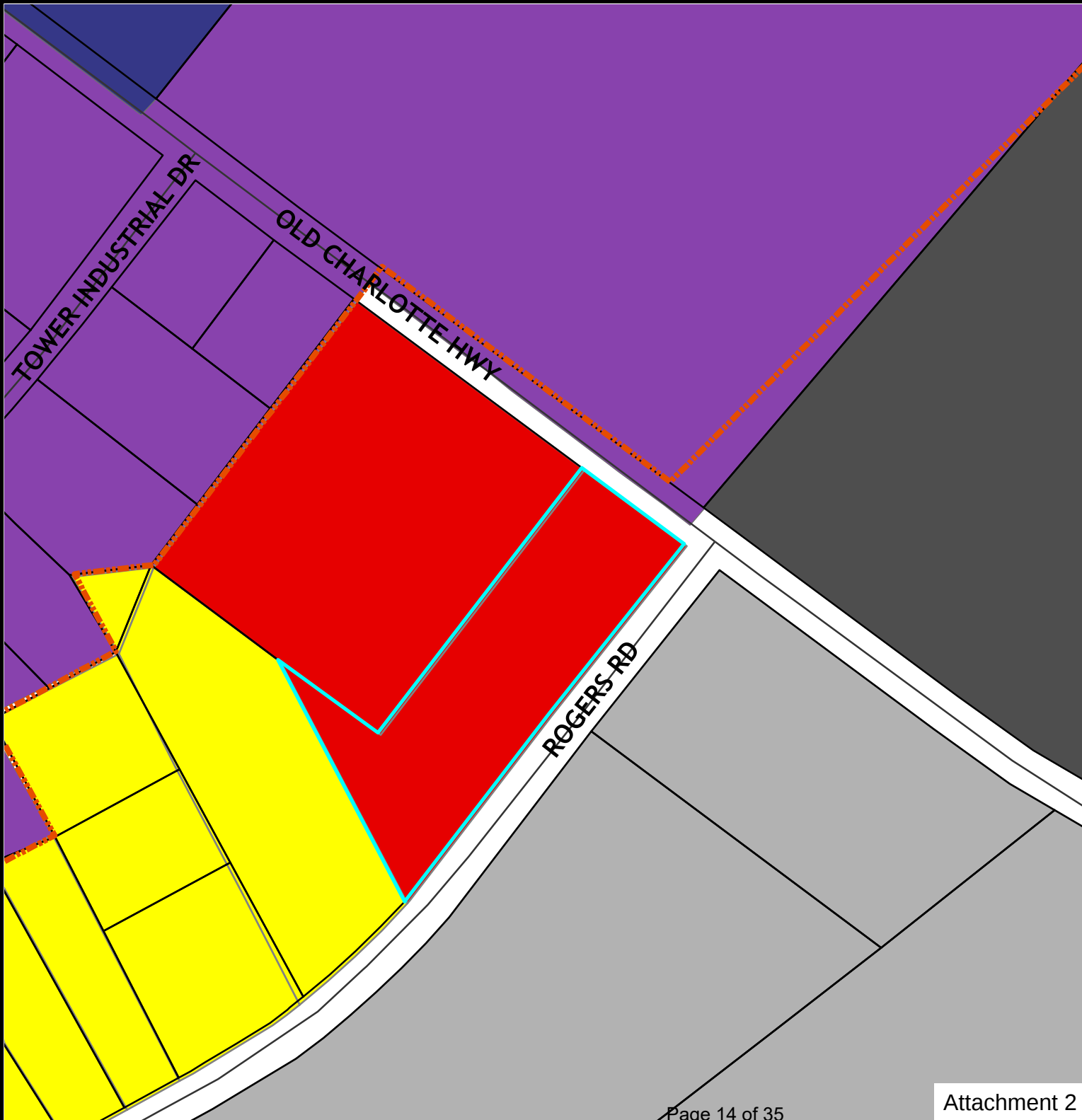
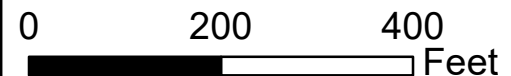
-  Centerlines
-  City Limits
-  Parcels
- Monroe Zoning Districts**
 -  GI
 -  HI
 -  NB
 -  RLD
- UC Zoning Districts**
 -  LI
- Municipal**
 -  Indian Trail
 -  Subject Property

Existing:

NB
(Neighborhood Business)

Owner:
Guy Properties

Acres: 3.382



Future Land Use Map

PLMA-2026-00100

Legend

- Centerlines
- City Limits
- Parcels
- Industrial
- Suburban
- Subject Property

Existing:

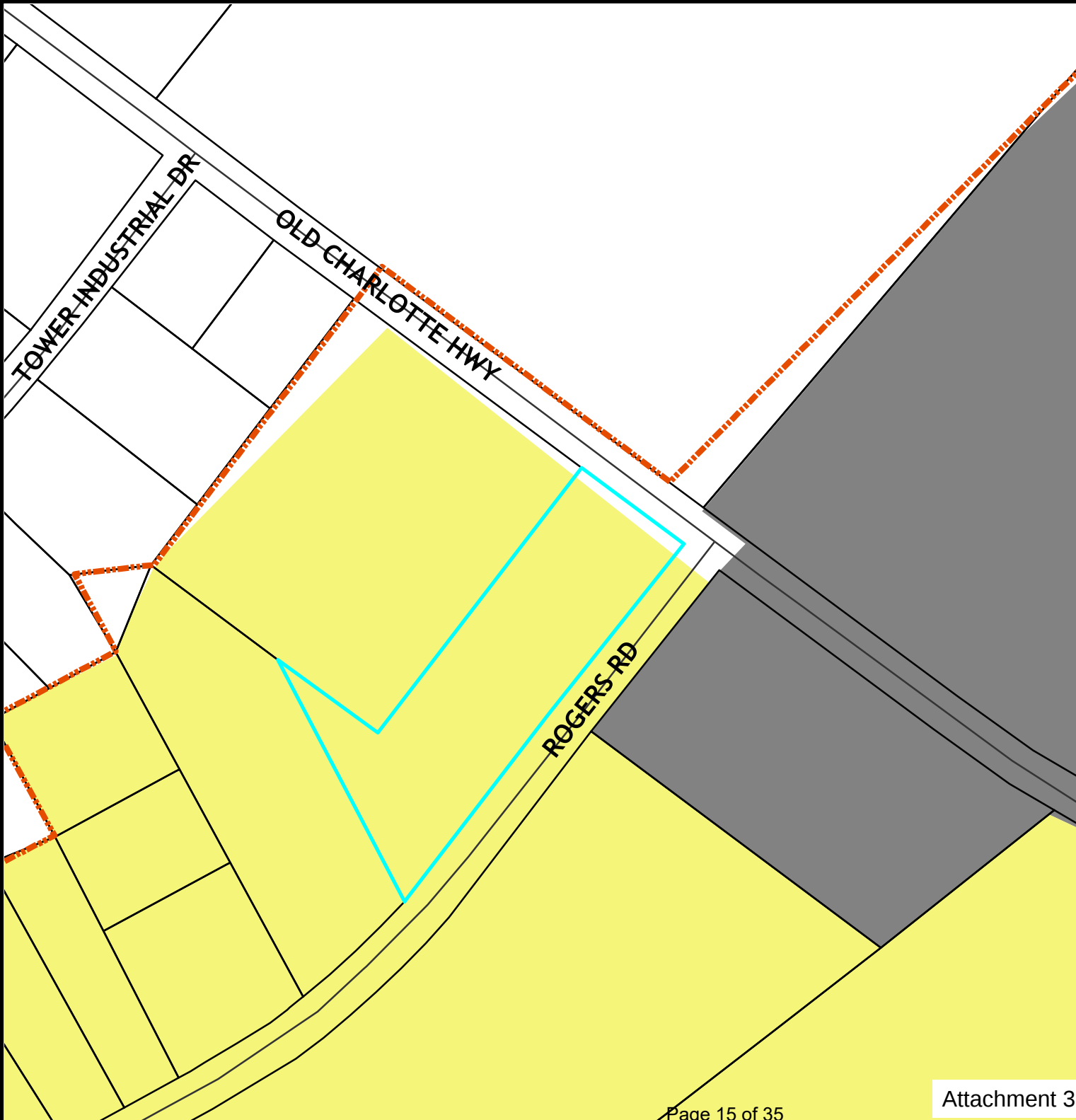
NB
(Neighborhood Business)

Owner:
Guy Properties

Acres: 3.382



0 200 400
Feet



Land Use and Transportation Plan Description

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.

ACCTNO	OWNERNAME1	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09366030	BODA FAMILY LLC	1909 TOWER INDUSTRIAL DR	MONROE	NC	28110
09366032	BODY FAMILY LLC	4409 STRYKER DR	MATTHEWS	NC	28104
09366004 90	CHARLOTTE PIPE & FOUNDRY CO	C/O ACCOUNTS PAYABLE, PO BOX 1339	MONROE	NC	281111339
09366002					
09366004 80					
09366011	ENNIS JOEL N, ENNIS MICKEY D	4309 OLD CHARLOTTE HWY	MONROE	NC	28110
09366029B	GUY INVESTMENTS LLC	SUITE 204, 4401 E INDEPENDENCE BLVD	CHARLOTTE	NC	28205
09366029A					
09366010	GUY PROPERTIES LLC	STE 204, 4401 E INDEPENDENCE BLVD	CHARLOTTE	NC	28205
09366029					
09366012	O'KELLY ROBERT L	4122 ROGERS RD	MONROE	NC	28110
09366008B	SOUTH PIEDMONT COMMUNITY COLLEGE	PO BOX 126	POLKTON	NC	28135
09366008	SOUTH PIEDMONT COMMUNITY COLLEGE	PO BOX 5041	MONROE	NC	28111
09366024	SU INVESTMENT CORP	PO BOX 5019	MONROE	NC	281115019
09366013A	TUCKER MICHELLE	4148 ROGERS RD	MONROE	NC	28110
09366013					
09366013B					
09366036A	TYSON SAM DWIGHT	5808 MCWHORTER RD	WAXHAW	NC	28173
09366012A					
09366035					
09366027					

APO Map

PLMA-2026-00100

Legend

- Centerlines
- City Limits
- 150 Foot Buffer
- Parcels
- Subject Property
- Notified Properties

Parcels Notified: 21



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

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

R-2026-07

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, City Council does hereby find and determine that the adoption of the zoning map amendment for the property located at 4301 Old Charlotte Highway further described below is not consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Suburban, industrial is not listed as a priority use; therefore, it is not consistent. However, this proposal is a reasonable use and in the public interest because it will establish an industrial use in an area where industrial uses already exist.

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 is amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monroe adopts a Resolution Approving Land Use and Transportation Plan Compliance of the zoning map amendment for the property with Union County Tax Parcel Number: 09-366-010.

Adopted this 24th day of February, 2026.

Robert A. Burns, Mayor

Attest:

Bridgette H. Robinson, City Clerk

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

R-2026-07

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, City Council does hereby find and determine that the adoption of the zoning map amendment for a portion of the property located at 4301 Old Charlotte Highway further described below is not consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Suburban, industrial is not listed as a priority use; therefore, it is not consistent. The proposal is not reasonable and not in the public interest because the proposed rezoning to General Industrial (GI) will establish an industrial use in an area designated for residential development.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Monroe adopts the Resolution Denying Land Use and Transportation Plan Compliance for the property with Union County Tax Parcel Number: 09-366-010.

Adopted this 24th day of February, 2026.

Robert A. Burns, Mayor

Attest:

Bridgette H. Robinson, City Clerk

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2026-04**

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 a portion of the property located at 4301 Old Charlotte Highway further identified with parcel ID # 09-366-010 from Neighborhood Business (NB) to General Industrial (GI).

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 24th day of February, 2026

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: City Council

VIA: Mark Watson, City Manager

DATE: February 24, 2026

FROM: Lisa Strickland, Finance Director

PREPARED BY: Jay Voyles, Deputy General Manager of Energy Services and Water Resources

SUBJECT: Rock Quarry Supplemental Water Supply Activation

SUMMARY STATEMENT

The City of Monroe City Council is requested to consider adoption of a Budget Ordinance appropriating Water Resources Fund Balance to WR2502 – Source Water Asset Management; and Award of a contract to United Rentals in the amount of \$258,982.45 for temporary piping, pumping equipment rental, and installation services associated with activation of the Rock Quarry supplemental water supply.

REVIEW

The City of Monroe and the majority of Union County are within an extreme drought which has negatively impacted the City's water supply assets. The Department of Water Resources maintains a diversified raw water supply system to ensure reliability, operational flexibility, and system resiliency.

The City of Monroe's Rock Quarry was approved in 2008 as a supplemental water source. As part of the City's water supply resiliency strategy, staff is advancing activation of the quarry to enhance system redundancy and strengthen supply flexibility during drought conditions.

The proposed budget ordinance will fund the necessary efforts to integrate the Rock Quarry into the City's raw water system. Project components include the following:

- Raw water conveyance infrastructure between the Rock Quarry and Lake Lee.
- Site and source reservoir preparation and minor land clearing to facilitate safe and maintainable operations.

The proposed budget ordinance appropriates \$408,000 from fund balance to WR2502 Source Water Asset Management for project implementation costs including equipment rental, piping, site preparation, and associated operational components.

A portion of the above total project cost includes a contract with United Rentals in the amount of \$258,982.45 for the piping, pumping equipment rental, and installation services necessary to establish the water conveyance system.

RECOMMENDATION

Staff recommends that the City Council adopt a Budget Ordinance appropriating \$408,000 from Water Resources Fund Balance to WR2502-Source Water Asset Management, award the contract to United Rentals in the amount of \$258,982.45 for temporary piping, pumping equipment rental, and installation services associated with activation of the Rock Quarry supplemental water supply and authorize the City Manager to execute any and all necessary documents.

**CAPITAL PROJECT BUDGET ORDINANCE
ACTIVATION OF SUPPLEMENTAL WATER SUPPLY
BO-2026-06**

WHEREAS, the City of Monroe and most of Union County are within extreme drought which has negatively impacted the City's water supply assets; and,

WHEREAS, the City of Monroe's Rock Quarry was approved in 2008 as a supplemental water source to provide for water supply resiliency, operational flexibility, and reliability; and,

WHEREAS, there are necessary efforts to integrate the Rock Quarry into the City's raw water system such as conveyance infrastructure between the Rock Quarry and Lake Lee, site preparation and land clearing to facilitate safe and maintainable operations, and debris removal to support intake functionality; and,

WHEREAS, the budget ordinance will appropriate \$408,000 from unrestricted fund balance to WR2502 Source Water Asset Management fund for project implementation costs including equipment rental, piping, site preparation, and associated operational components; and,

NOW, THEREFORE, BE IT ORDAINED that the City Council hereby transfers funding for Activation of Supplemental Water Supply to the Source Water Asset Management project fund and appropriates the following revenues and expenditures:

Water/Sewer Fund:

Revenue:

Appropriation of Fund Balance	\$408,000
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Expense:

Transfer to WR Capital Project Fund WR2502	\$408,000
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Water/Sewer Capital Project Fund:

Revenue:

Transfer from Water/Sewer Fund	\$408,000
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Expense:

WR2502 Source Water Asset Management	\$408,000
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BE IT FURTHER ORDAINED that an amendment to the Water/Sewer Fund Balance Budget for FY 2025-26 is approved to transfer funding to the Water Resources Capital Project Fund for the Source Water Asset Management in the amount of \$408,000.

Adopted this 24th day of February, 2026.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: City Council

VIA: Mark Watson, City Manager

DATE: February 24, 2026

FROM: Franco McGee, Council Member
Surluta Anthony, Mayor Pro Tem

PREPARED BY: Bridgette H. Robinson, City Clerk

SUBJECT: Proclamation Observing February 17th of Each Year as Reverend Jesse Jackson Day

SUMMARY STATEMENT

Proclamation observing February 17th of each year as Reverend Jesse Jackson Day.

REVIEW

This is a request to adopt Observing February 17th of each year as Reverend Jesse Jackson Day in the City of Monroe.

RECOMMENDATION

City Council is requested to adopt a Proclamation observing February 17th of each year as Reverend Jesse Jackson Day in the City of Monroe.

Attachment: Proclamation P-2026-05

**PROCLAMATION OBSERVING FEBRUARY 17TH EACH YEAR AS
REVEREND JESSE JACKSON DAY
P-2026-05**

WHEREAS, Reverend Jesse Jackson emerged from the Civil Rights Movement as a fearless advocate for voting rights, economic justice, labor protections, educational equity, and peace standing shoulder to shoulder with working families, the poor, the marginalized, and the voiceless across America; and

WHEREAS, through his prophetic leadership and global advocacy, Reverend Jackson has reminded generations that democracy demands participation, courage, and accountability, and that justice is not passive but must be actively pursued; and

WHEREAS, Reverend Jackson’s enduring message to “Keep Hope Alive” has served as a rallying cry for communities facing adversity affirming that progress is possible when people organize, persist, and believe in a future greater than their present circumstances; and

WHEREAS, his declaration that “We are all somebody” has affirmed the inherent worth of every human being, inspiring countless individuals to recognize their own value, claim their voice, and engage fully in civic life; and

WHEREAS, the legacy of Reverend Jackson resonates deeply within the City of Monroe, where the ongoing pursuit of equity, inclusion, and opportunity reflects the very principles he has championed for decades; and

WHEREAS, recognizing Reverend Jackson is not only an acknowledgment of his past contributions, but a recommitment by the City of Monroe to the values of justice, unity, service, and transformational leadership that strengthen our community and our democracy; and

WHEREAS, this day shall serve as a time of reflection, recognition and recommitment honoring Reverend Jackson’s bold leadership, his unwavering pursuit of justice, and his lifelong insistence that hope must remain alive in the hearts and actions of the people.

NOW, THEREFORE, the City Council of the City of Monroe does hereby observe February 17th of each year as Reverend Jesse Jackson Day and encourages all citizens to observe this day by uplifting values Reverend Jackson exemplifies: civic engagement, compassion, fairness, and the unshakeable belief that every person matters.

IN WITNESS WHEREOF, duly adopted by the Monroe City Council during the February 24, 2026 City Council Regular Meeting and signed by the Mayor on behalf of the Monroe City Council.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: City Council

VIA: Mark Watson, City Manager

DATE: February 24, 2026

FROM: Robert Burns, Mayor
Surluta Anthony, Mayor Pro Tem

PREPARED BY: Bridgette H. Robinson, City Clerk

SUBJECT: Removal of Airport Advisory Committee Member

SUMMARY STATEMENT

Removal of Airport Advisory Committee Member.

REVIEW

This is a request to remove Martin Andrew Erdle from the Airport Advisory Committee effective immediately due to a conflict of interest.

RECOMMENDATION

Removal of Martin Andrew Erdle from the Airport Advisory Committee effective immediately.



STAFF REPORT

TO: City Council

VIA: Mark Watson, City Manager

DATE: February 24, 2026

FROM: Bridgette H. Robinson, City Clerk

PREPARED BY: Bridgette H. Robinson, City Clerk

SUBJECT: Public Comment Period

SUMMARY STATEMENT

The Public Comment Period is set aside to receive comment from the Public in accordance with North Carolina General Statutes.

REVIEW

RULES GOVERNING PUBLIC COMMENT PERIOD AND RULES OF DECORUM DURING CITY COUNCIL REGULAR MEETINGS

1. A Public Comment Period shall be placed on the Agenda of the City Council Regular Meeting occurring on the fourth Tuesday of each month. Said agenda item shall occur on the Regular Meeting Agenda immediately following Public Hearings. When adopting the Agenda, City Council may move the Public Comment Period to another location on the Agenda solely at City Council's discretion. Such change is effective only during that meeting.
2. Each person desiring to speak during the Public Comment Period shall sign up to speak prior to the start of the meeting on the form provided by listing their name, City and County of their residence, and topic on which he or she will speak. An individual may only sign up for themselves and not sign up or place another individual's name on the Signup Sheet. Any speaker that signs up and fails or refuses to give all the required information will not be called on to comment.

3. A total time of sixty (60) minutes will be allotted for the Public Comment Period on the Regular Agenda. Any speaker that signs up to speak and does not get a chance to speak during the Public Comment Period due to the sixty-minute time limit will be given priority to speak during the next City Council Public Comment Period. City Council, in its discretion, may extend the sixty (60) minutes allotted for the Public Comment Period during any meeting.
4. City of Monroe residents will be given the opportunity to speak first, followed by Union County residents, followed by residents of other areas. The Mayor, or presiding officer, shall determine the order in which speakers are called to comment.
5. Each speaker shall be allotted up to two (2) minutes to speak which shall be strictly observed at all times. Speakers shall immediately cease speaking when their allotted time is over. Groups of persons speaking on the same topic are strongly encouraged to designate a spokesperson to speak on their behalf. As an incentive, a spokesperson making comments for two (2) to five (5) individuals that signed up to speak will be given up to three (3) minutes, and for six (6) or more, a spokesperson will be given up to five (5) minutes to speak.
6. Speakers shall refrain from: obscene speech, defamation, communicating true threats of physical harm to anyone, incitement to imminent lawless action, or speaking fighting words. Speakers shall remain at the podium to make comments and not approach City Council or City staff. No one can accompany the speaker at the podium.
7. Members of the audience shall not willfully interrupt, disturb, or disrupt a City Council meeting. Audience members shall refrain from commenting, jeering, clapping, or cheering in response to comments. Audience members shall not engage in demonstrations or theatrics and shall remain seated at all times unless called on to be identified from their seat when designating a spokesperson and immediately be seated. Audience members shall never approach the podium or dais. Improper behavior as described in this section by a member of the audience will not be tolerated and may result in sanctions up to and including being asked to leave the meeting following the same procedures set out to sanction a speaker.
8. Members of the audience may hold signs no larger than 8 inches by 11½ inches in size but shall not raise them above their heads or so as to block the view of those behind them.
9. The Mayor, as the presiding officer, has the authority and responsibility to enforce and carry out these Rules. However, any member of City Council may identify improper conduct by raising a point of order during the meeting. Upon raising a point of order by a Council Member, the Mayor, or presiding officer, shall call for all public comments to cease immediately. The presiding officer shall then, at a minimum, warn the violator and demand the individual cease the violation first. If the violator continues to violate the rules, the presiding officer may impose appropriate sanctions including, but not limited to, loss of time, removal from the Council meeting, or other

appropriate action needed to restore decorum. However, if a City Council member believes the warning or sanction imposed are insufficient based on the nature of the violation, any City Council Member may renew the point of order and call for additional sanctions up to and including removal of the offender from the meeting premises upon motion, second, and approval by a majority of City Council. The City Attorney, as Parliamentarian for the City, shall be the final arbiter of the procedural rules and take necessary action to see that proper parliamentary procedures are followed and maintained during City Council Meetings.

10. Anyone that willfully interrupts, disturbs, or disrupts a City Council Meeting may be asked to leave the meeting premises immediately by the Mayor or upon point of order by a City Council Member and approval by City Council. Upon failure to leave as directed, the individual may be cited for violating NC General Statute §143-318.17.
11. Speakers shall not speak on any topic which is the subject of a public hearing on the same Agenda.
12. City Council will refrain from engaging in a dialogue with speakers except to the extent necessary to clarify the speaker's position.
13. No formal action will be taken by City Council during the same meeting on any matter which was initially introduced during the Public Comment Period.
14. The City of Monroe shall not record, video, live stream, or post on the internet any video or audio recordings of public comments made during the Public Comment Period.
15. City Council shall not restrict the subject matter of any comment based on content in any way except as provided herein.

Adopted: September 6, 2005 (R-2005-35)

Amended: April 2, 2023 (R-2019-23); February 13, 2024; May 14, 2024; July 8, 2025, October 14, 2025; November 25, 2025; January 27, 2026

RECOMMENDATION

Receive public comment.