

PLANNING BOARD MEETING

Wednesday, March 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 – February 4, 2026
- Item 5.** Planning Board is requested to consider a zoning map amendment request for the property located at 600 Honeysuckle Lane and further identified with tax parcel 09-180-027 from RMD (Residential Medium Density) to Conditional Residential in order to operate a Group Home.
- Item 6.** Next Meeting: Wednesday, April 1, 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**

**February 4, 2026, at 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC**

Emailed to HR: 02/05/26

Item 1. Call to Order - Roll Call

Jennifer Smith, Chair, called the February 4, 2026 meeting to order at 6:00 p.m. Kimberly Davis called the roll.

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

Members Absent: Alisha DeBerry; Maryann Rasberry;

Staff Present: Jeffrey Wells, Asst. City Manager; Doug Britt, Asst. Director of Planning and Dev.; Kimberly Davis, Admin. Asst. II;

Guests: Clint Lawrence, Surveyor for SPCC;

Item 2. Pledge of Allegiance and Moment of Silence

Item 3. Conflicts of Interest- None noted.

Item 4. Approval of Minutes – January 7, 2026.

Motion: Archie Morgan made a motion to approve the minutes from January 7, 2026.

Second: John Harris

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

AYES: Jennifer Smith, Archie Morgan, Daryle Anderson, Chip Wardwell, Pamela Duda, Robin Holland, John Harris

NAYS: None

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.

Doug Britt, Assistant Director of Planning and Development, presented the proposed rezoning request. SPCC are also going through the annexation process since these three parcels are not currently in the city limits. SPCC would... like to get all of their properties under one entity and one zoning. They are currently building an expansion and eventually they may build on these additional properties, but the Planning Department is not aware of them building on them any time soon.

The Board had some additional questions answered by Doug Britt. Union County is aware of the possible annexation, but does not have to be notified. The adjacent property owners (APOs) within 150-ft of these properties will receive notification of the proposed annexation prior to the City Council meeting. The

public can then speak for or against it if they so choose. Since the airport is nearby, there is an airspace ordinance that regulates anything over 100-ft tall. Anything less than that is not impacting the airport. If, by some chance, SPCC sold the property and the new owner would need to go through the appropriate process. If SPCC retains the properties then they will use it for educational purposes and will be allowed by-right.

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

Second: Daryle Anderson

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

AYES: Jennifer Smith, Archie Morgan, Daryle Anderson, Chip Wardwell, Robin Holland, John Harris

NAYS: Pamela Duda

Motion: Jennifer Smith made a motion to recommend adoption of the Ordinance amending section 157.1.2.1.

Second: Daryle Anderson

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

AYES: Jennifer Smith, Archie Morgan, Daryle Anderson, Chip Wardwell, Robin Holland, John Harris

NAYS: Pamela Duda

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

Item 7. Adjournment

Motion: Archie Morgan made a motion to adjourn.

Second: Robin Holland

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

AYES: Jennifer Smith, Archie Morgan, Daryle Anderson, Chip Wardwell, Pamela Duda, Robin Holland, John Harris

NAYS: None

The meeting was adjourned at **6:28 p.m.**

Respectfully Submitted,

Jennifer Smith, Chair
Planning Board

Kimberly Davis
Secretary to the Board



STAFF REPORT

TO: Planning Board
DATE: March 4, 2026
FROM: Lisa Stiwinter, Planning and Development Director
PREPARED BY: Keri Mendler, Senior Planner
SUBJECT: Zoning Map Amendment for the property located at 600 Honeysuckle Lane and further identified with tax parcel 09-180-027

SUMMARY STATEMENT

Planning Board is requested to consider a zoning map amendment request for the property located at 600 Honeysuckle Lane and further identified with tax parcel 09-180-027 from RMD (Residential Medium Density) to Conditional Residential in order to operate a Group Home.

REVIEW

The City of Monroe has received a request from Union County to rezone the subject property located at 600 Honeysuckle Lane from RMD (Residential Medium Density) to Conditional Residential in order to operate a Group Home. The property is currently improved with an existing 5,479 +/- square foot building and paved parking.

Group Homes are permitted in the RMD zoning district by-right provided they serve no more than five (5) individuals and are located at least a ½ mile away from other group homes. Group Homes that serve six (6) or more individuals are required to obtain a Special Use Permit and are still required to meet the ½ mile distance requirement.

The proposed rezoning is requested because this facility is located within a ½ mile of another Group Home and serves more than five (5) individuals. This location had been operating as a Group Home in the past from approximately the 1980's until 2023 when the building was vacated for renovations; it was considered legal nonconforming, or grandfathered, until it was vacated. When renovation permits were submitted, staff informed Union County the property would have to be rezoned in order to continue operating at this location to serve the number of clients and to operate within a ½ mile radius of another existing facility.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Vacant/Single Family	RMD – Residential Medium Density
East	Vacant/Future Industrial	GI – General Industrial
South	Vacant/Single Family	RMD – Residential Medium Density
West	Single Family	RMD – Residential Medium Density

REQUIREMENTS

Proposal

The applicant is requesting the rezoning to operate a Group Home that serves six (6) or more individuals and is also requesting to deviate from the ½ mile distance requirement.

Density & Dimensional Standards

The structures on site are existing and meet the ordinance setbacks for this zoning district.

Landscaping

The ordinance requires a Type 3 (25-ft) perimeter landscape buffer to the south, a Type 4 (50-ft) perimeter landscape buffer to the east, and a Type 1 (10-ft) street landscape buffer along Citrus Drive and Honeysuckle Lane.

The applicant is requesting to utilize the existing wooded land to meet the landscaping requirements without providing additional landscaping. The property has an existing fence around the building that will remain.

Tree Preservation

The site currently has a number of well-established trees, no trees are proposed for removal due to there being no proposed additions or new buildings.

Parking

The ordinance requires two (2) parking spaces per dwelling unit for group homes. The site plan provides two marked spaces and there is additional room in the driveway for more parking.

Transportation

The site is accessed by one entrance off Honeysuckle Lane.

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area as Suburban. The suburban character area typically takes the form of neighborhoods with uniform housing types; however, a mix of housing types, lot sizes, and densities is preferred. Commercial development mostly serves the needs of nearby residents.

Planning staff believes the request is consistent with the Land Use and Transportation Plan and believes the proposal is reasonable because it is a residential type use that has been operating in this area for several decades.

PUBLIC NOTIFICATION

A neighborhood meeting was held on site on February 17, 2026. There were no citizens that attended this meeting.

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 request.

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

Approval Actions

1. Motion to recommend adoption of a Resolution *Approving* Land Use and Transportation Plan compliance
2. Motion to recommend adoption of the Ordinance amending Section 157.1.2.1- Official Zoning Map

Denial Actions

1. Motion to recommend adoption of a Resolution *Denying* Land Use and Transportation Plan Compliance and authorization for staff to draft the resolution based on the reason(s) provided and authorization for the Chair to sign at a later date.
2. Motion to recommend denial of the zoning text amendment

Attachments:

1. Ortho Map
2. Wide Ortho Map
3. Zoning Map
4. Site Plan
5. FLUM Description
6. Future Land Use Map
7. R-2026-XX Approval
8. R-2026-XX Denial
9. O-2026-XX Section 157.1.2.1

Ortho Map

CR: Conditional Residential

Legend

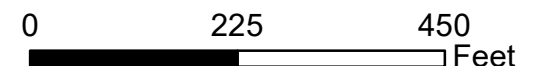
- Centerlines
- Parcels

Existing: RMD
(Residential Medium Density)

Proposed: Conditional Residential

Owner: Union County

Acres: .39



Attachment 1

Zoning Map

**CR: Conditional
Residential**

600 Honeysuckle Lane

Legend

- Centerlines
- Parcels

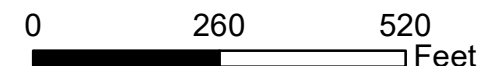
**Existing: RMD
(Residential Medium Density)**
Proposed: Conditional Residential

Owner: Union County

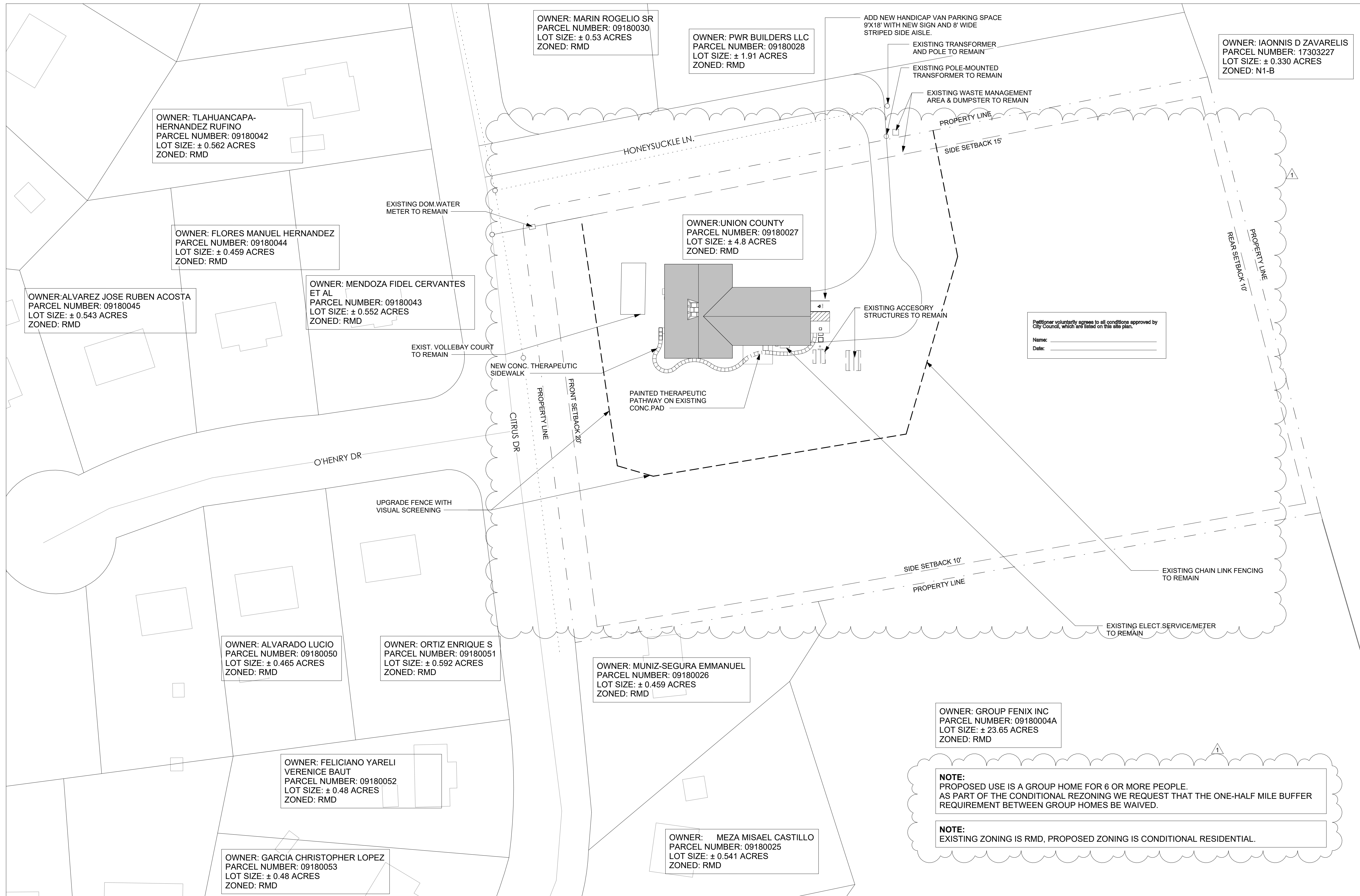
Acres: 4.8



0 260 520 Feet



Attachment 3



OWNER: MARIN ROGELIO SR
 PARCEL NUMBER: 09180030
 LOT SIZE: ± 0.53 ACRES
 ZONED: RMD

OWNER: PWR BUILDERS LLC
 PARCEL NUMBER: 09180028
 LOT SIZE: ± 1.91 ACRES
 ZONED: RMD

OWNER: IAONNIS D ZAVARELIS
 PARCEL NUMBER: 17303227
 LOT SIZE: ± 0.330 ACRES
 ZONED: N1-B

OWNER: TLAHUANCAPA-
 HERNANDEZ RUFINO
 PARCEL NUMBER: 09180042
 LOT SIZE: ± 0.562 ACRES
 ZONED: RMD

OWNER: FLORES MANUEL HERNANDEZ
 PARCEL NUMBER: 09180044
 LOT SIZE: ± 0.459 ACRES
 ZONED: RMD

OWNER: ALVAREZ JOSE RUBEN ACOSTA
 PARCEL NUMBER: 09180045
 LOT SIZE: ± 0.543 ACRES
 ZONED: RMD

OWNER: MENDOZA FIDEL CERVANTES
 ET AL
 PARCEL NUMBER: 09180043
 LOT SIZE: ± 0.552 ACRES
 ZONED: RMD

OWNER: UNION COUNTY
 PARCEL NUMBER: 09180027
 LOT SIZE: ± 4.8 ACRES
 ZONED: RMD

EXIST. VOLLEBAY COURT
 TO REMAIN

NEW CONC. THERAPEUTIC
 SIDEWALK

PAINTED THERAPEUTIC
 PATHWAY ON EXISTING
 CONC. PAD

Petitioner voluntarily agrees to all conditions approved by
 City Council, which are listed on this site plan.
 Name: _____
 Date: _____

UPGRADE FENCE WITH
 VISUAL SCREENING

OWNER: ALVARADO LUCIO
 PARCEL NUMBER: 09180050
 LOT SIZE: ± 0.465 ACRES
 ZONED: RMD

OWNER: ORTIZ ENRIQUE S
 PARCEL NUMBER: 09180051
 LOT SIZE: ± 0.592 ACRES
 ZONED: RMD

OWNER: MUNIZ-SEGURA EMMANUEL
 PARCEL NUMBER: 09180026
 LOT SIZE: ± 0.459 ACRES
 ZONED: RMD

OWNER: GROUP FENIX INC
 PARCEL NUMBER: 09180004A
 LOT SIZE: ± 23.65 ACRES
 ZONED: RMD

OWNER: FELICIANO YARELI
 VERENICE BAUT
 PARCEL NUMBER: 09180052
 LOT SIZE: ± 0.48 ACRES
 ZONED: RMD

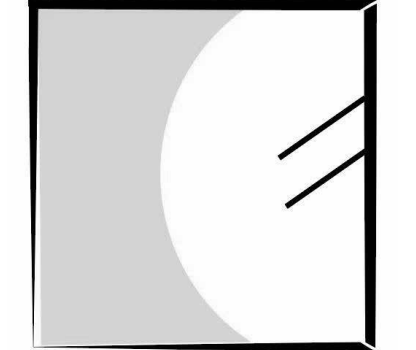
OWNER: GARCIA CHRISTOPHER LOPEZ
 PARCEL NUMBER: 09180053
 LOT SIZE: ± 0.48 ACRES
 ZONED: RMD

OWNER: MEZA MISAEL CASTILLO
 PARCEL NUMBER: 09180025
 LOT SIZE: ± 0.541 ACRES
 ZONED: RMD

NOTE:
 PROPOSED USE IS A GROUP HOME FOR 6 OR MORE PEOPLE.
 AS PART OF THE CONDITIONAL REZONING WE REQUEST THAT THE ONE-HALF MILE BUFFER
 REQUIREMENT BETWEEN GROUP HOMES BE WAIVED.

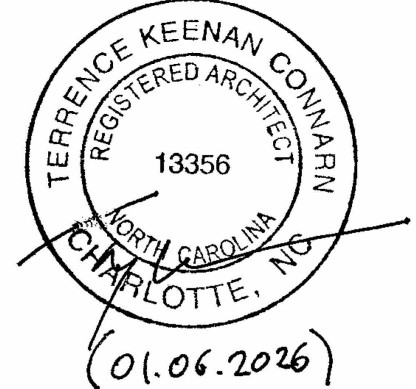
NOTE:
 EXISTING ZONING IS RMD, PROPOSED ZONING IS CONDITIONAL RESIDENTIAL.

1 ARCHITECTURAL SITE PLAN - PROPOSED
 AS1.0 SCALE: 1"= 40'-0"



**CAPITAL
 ARCHITECTURE PLLC**
 4001 E. INDEPENDENCE BLVD., STE. 901
 CHARLOTTE, NC 28212 / 704.817.8340

Professional Seals:



Revisions:
 1- 01/06/2026
 REZONING

Project Name:
**UNION COUNTY
 GROUP HOME
 RENOVATION**

**600 HONEYSUCKLE
 LN, MONROE, NC
 28110**

Sheet Title:
**CONDITIONAL
 RESIDENTIAL
 REZONING
 SITE PLAN**

**FOR
 CONSTRUCTION**

This drawing is the property of CAPITAL ARCHITECTURE PLLC and is not to be copied or used on any other project. This drawing is part of a total package of Contract Documents and must be returned to CAPITAL ARCHITECTURE PLLC on request. Within dimensions take precedence over scaled dimensions. Copyright: CAPITAL ARCHITECTURE PLLC 2025

Scale:
AS NOTED
 Date:
15 SEP. 2025
 Sheet Number:

AS1.1

Attachment 4

Land Use and Transportation Plan Description

The Land Use and Transportation Plan indicates this area as Suburban. The suburban character area typically takes the form of neighborhoods with uniform housing types; however, a mix of housing types, lot sizes, and densities is preferred. Commercial development mostly serves the needs of nearby residents.

Future Land Use Plan

CR: Conditional Residential

600 Honeysuckle Lane

Legend

— Centerlines

▭ Parcels

Future Land Use Character Area

■ Industrial

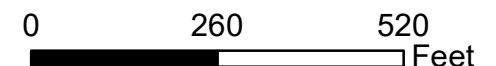
■ Suburban

**Existing: RMD
(Residential Medium Density)**

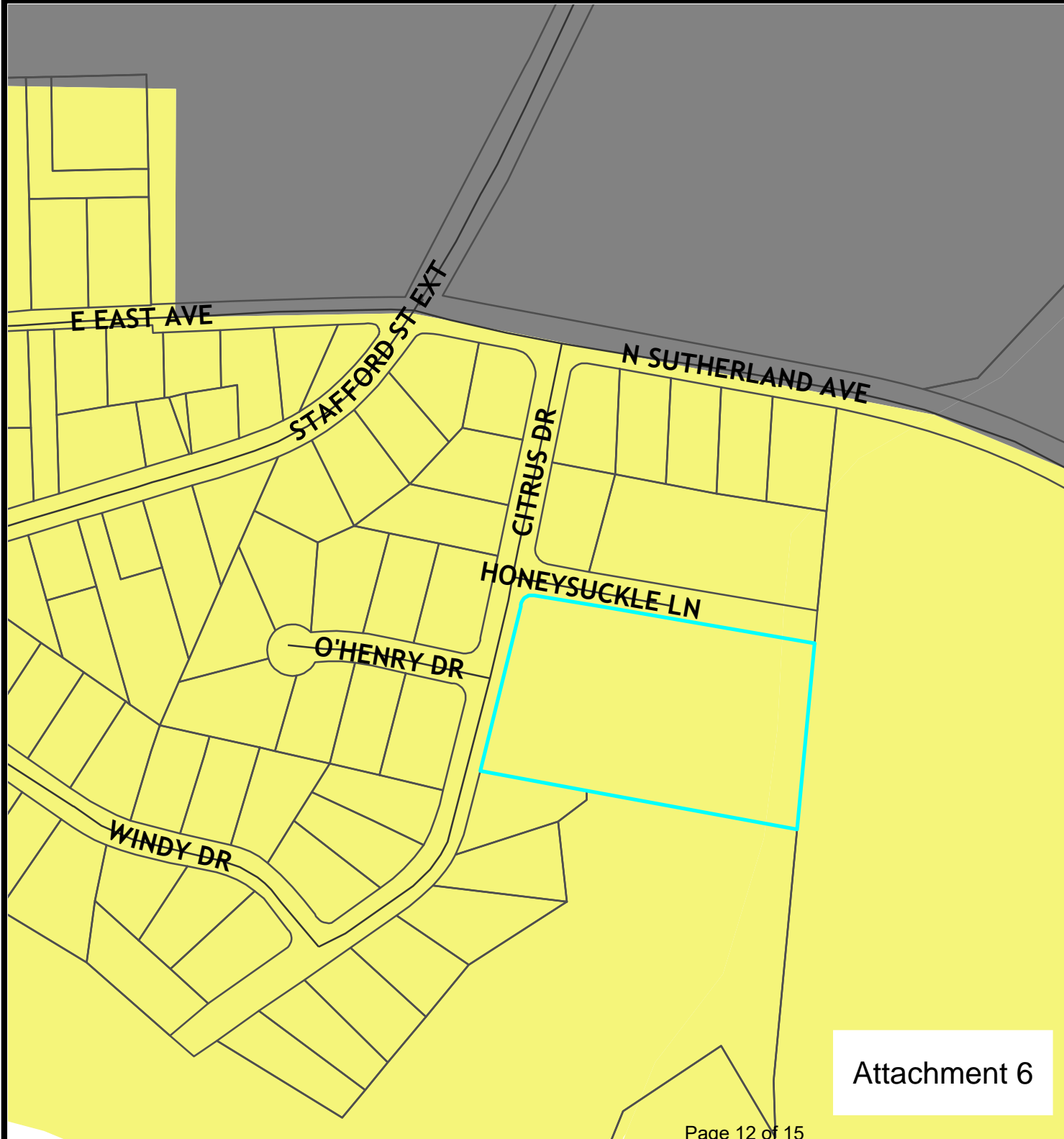
Proposed: Conditional Residential

Owner: Union County

Acres: 4.8



Attachment 6



**RESOLUTION APPROVING 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 property located at 600 Honeysuckle Lane further described below property is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Suburban where residential uses are listed as a priority use; therefore, the proposed rezoning request for a residential use is consistent. The proposed rezoning is a reasonable use and in the public interest because it is residential type use that has been operating in this area for several decades.

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 property with Union County Tax Parcel Number: 09-180-027.

Adopted this 4th day of March, 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 property located at 600 Honeysuckle Lane further described below property is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Suburban where residential uses are listed as a priority use; therefore, the proposed rezoning request for a residential use is consistent. The use is not reasonable or in the public interest because: _____

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 recommendation for denial, 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 the Resolution Denying Land Use and Transportation Plan Compliance for property with Union County Tax Parcel Number(s): 09-180-027.

Adopted this 4th day of March, 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 property located at 600 Honeysuckle Lane further identified with parcel ID # 09-180-027 from RMD (Residential Medium Density) to Conditional District Residential.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 28th day of April, 2026

Attest:

Robert A. Burns , Mayor

Bridgette H. Robinson, City Clerk