

PLANNING BOARD MEETING

Wednesday, April 1, 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 – March 4, 2026
- Item 5.** Planning Board is requested to consider the rezoning of a portion of property located along Goldmine Road and further identified with parcel ID 09-372-003C. The request is to rezone the portion of property from Union County Heavy Industrial (HI) to Heavy Industrial (HI) City of Monroe.
- Item 6.** Planning Board is requested to consider a zoning map amendment for the properties located at 4920 Secrest Shortcut Road, further identified as tax parcel 08-303-003C and 08-303-003A from Regional Corridor Mixed-Use (RC-MX) to Residential Low Density (RLD).
- Item 7.** Planning Board is requested to consider a zoning map amendment for the property located at 605 Treeway Drive, further identified as tax parcel 09-084-008A from Residential Medium Density (RMD) to General Industrial (GI).
- Item 8.** Next Meeting: Wednesday, May 6, 2026 at 6:00pm
- Item 9.** 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**

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

Emailed to HR: 03/05/26

Item 1. Call to Order - Roll Call

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

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

Members Absent: Daryle Anderson; Maryann Raspberry;

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

Guests: Eric Simpson, Union County; Valerie White, Union County DSS;

Item 2. Pledge of Allegiance and Moment of Silence

Item 3. Conflicts of Interest- None noted.

Item 4. Approval of Minutes – February 4, 2026.

Motion: John Harris made a motion to approve the minutes from February 4, 2026.

Second: Pamela Duda

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

AYES: Jennifer Smith, Archie Morgan, Chip Wardwell, Alisha DeBerry, Pamela Duda, Robin Holland, John Harris

NAYS: None

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.

Keri Mendler, Senior Planner, presented the zoning map amendment request. For orientation, this site is highlighted in blue on the Ortho Map and is located south of North Sutherland Avenue and east of Citrus Drive. Union County Government has requested this rezoning since they are the property owner. The property is currently improved with an existing 5,479 square foot building and paved parking area and driveway. As requested from the last meeting, this map shows the subject property in relation to the city limits.

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, such as this one, 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.

The adjoining zoning to the north, west and south are zoned RMD (Residential Medium Density). These parcels are either vacant or have single family homes. The property to the east is zoned General Industrial, is owned by the City of Monroe and is for future industrial development. As part of a Conditional District, they can request deviations from the Ordinance standards.

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. 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. 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. The site is accessed by one entrance off Honeysuckle Lane which feeds out to Citrus Drive.

The applicant held a neighborhood meeting on site on February 17, 2026. No citizens attended the 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.

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.

The Board had some additional questions for Keri Mendler as well as for the applicant, Valerie White with Union County Department of Social Services. Group homes are licensed through the State of North Carolina. This home will be approved for up to eight children aged twelve and up, but may possibly have a nine- or ten-year-old occasionally. The house was vacated in the Fall of 2023. It was in continuous operation since the 1980's. There will be staff- supervised outside activities for the children depending on how the group home is set up and ran. This building previously specified care for Union County residents, but another organization had taken over the operation before it closed in 2023. They are partnered through Alexander Youth Network with Cabarrus County so the children may be from Cabarrus County as well as Union. Rather than a regular foster home placement, this facility can be used for an emergency placement for a child with more specialized needs rather than that child living at their DSS office. In this way, the child can receive mental health therapeutic services and other specialized services.

Keri Mendler clarified that, since there is another facility within ½ mile of this one, Union County would have to do a variance and a Special Use Permit or they could do the rezoning to cover both items. With the rezoning, which is a legislative process, instead of a quasi-judicial process, they are able to able to request both of those in one process. Both processes go before a board, but this involves one application instead of two. They are requesting a larger number of clients as well as the deviation to the ½ mile so both bases are covered. The other facility within a ½ mile away is also grandfathered, but has not been vacated. This facility vacated for greater than 180 days in order to do renovations, thereby losing their grandfathered status.

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

Second: Archie Morgan

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

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

NAYS: Alisha DeBerry

Motion: Robin Holland made a motion to recommend adoption of the Ordinance amending section 157.1.2.1.

Second: Chip Wardwell

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

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

NAYS: Alisha DeBerry

Jennifer Smith, Chair, made a statement that any information is welcome to be brought to the Planning Board, but it must be brought to her two weeks prior to the meeting so she can give the information to the Planning Team and the attorney for review.

Item 6. Next Meeting: Wednesday, April 1, 2026 at 6:00pm

Item 7. Adjournment

Motion: John Harris made a motion to adjourn.

Second: Chip Wardwell

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

AYES: Jennifer Smith, Archie Morgan, Chip Wardwell, Alisha DeBerry; Pamela Duda, John Harris, Robin Holland

NAYS: None

The meeting was adjourned at 6:22 p.m.

Respectfully Submitted,

Jennifer Smith, Chair
Planning Board

Kimberly Davis
Secretary to the Board



STAFF REPORT

TO: Planning Board Members

DATE: April 1, 2026

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Doug Britt, Assistant Director of Planning and Development

SUBJECT: Rezoning of 50.35 acres located along Goldmine Road and further identified with a portion of parcel # 09-372-003C

SUMMARY STATEMENT

Planning Board is requested to consider the rezoning of a portion of property located along Goldmine Road and further identified with parcel ID 09-372-003C. The request is to rezone the portion of property from Union County Heavy Industrial (HI) to Heavy Industrial (HI) City of Monroe.

REVIEW

ATI Specialty Materials, LLC is requesting the annexation and rezoning of 50.35 acres located along Goldmine Road and further identified with parcel ID 09-372-003C. The portion of property is currently zoned Heavy Industrial (HI) in Union County and the applicant is requesting to rezone the property to Heavy Industrial (HI) in the City of Monroe.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Industrial	GI (General Industrial) & HI (Heavy Industrial)
East	Industrial	GI (General Industrial) & HI (Heavy Industrial)
South	Industrial	Union County HI (Heavy Industrial)
West	Airport	GI (General Industrial)

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The subject property falls within the Manufacturing, Logistics, and Aerospace character area of the Land Use and Transportation Plan, which support manufacturing and production at a variety of scales. Clusters of uses that support or serve similar industrial uses typically locate nearby.

Planning staff believes the request is consistent with the Land Use and Transportation Plan because industrial uses are a priority use in this character area.

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 Heavy Industrial (HI).

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 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 map amendment.

Attachments:

Attachment 1- Ortho Map
Attachment 2- Wide Ortho Map
Attachment 3- Zoning Map
Attachment 4- Future Lane Use Map
Attachment 5- FLUM Description
Attachment 6-Approval Resolution
Attachment 7-Denial Resolution
Attachment 8-Ordinance 157.1.2.1

Ortho Map

Case #: PLANXA 2026-00117

Legend

- Centerlines
- City Limits
- streams
- Parcels

Existing: Union County H-I
Heavy Industrial

Owner: ATI Specialty
Materials, LLC






Acres: 50.35

0 580 1,160 Feet

Ortho Map

Case #: PLANXA 2026-00117

Legend

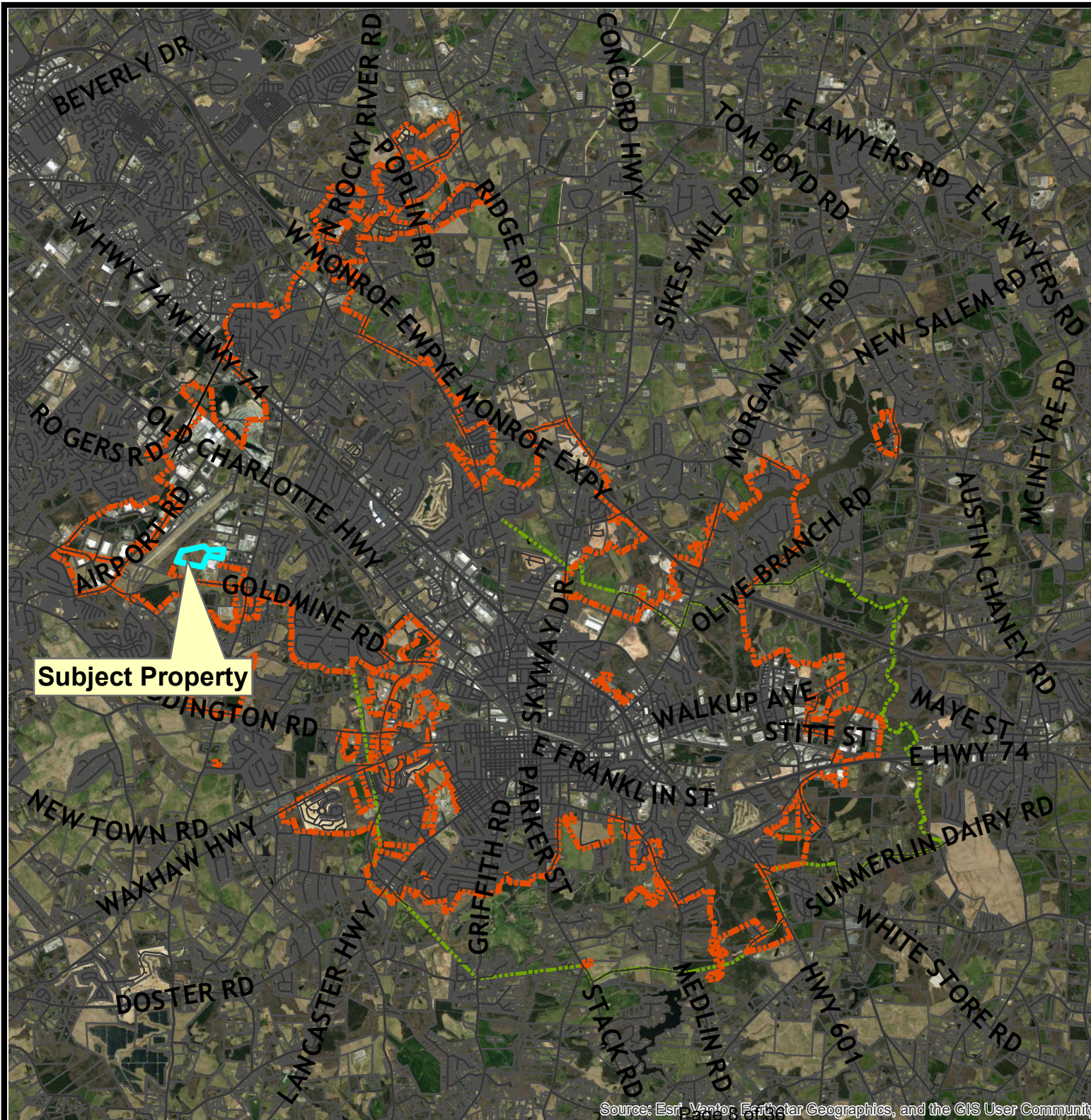
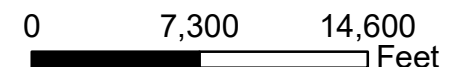
-  Centerlines
-  City Limits
-  Parcels

Existing: Union County H-I
Heavy Industrial

Owner: ATI Specialty
Materials, LLC



Acres: 50.35



Zoning Map

Case #: PLANXA 2026-00117

Legend

Centerlines

City Limits

streams

Parcels

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GI, <Null>

HI, <Null>

NB, <Null>

RMD, <Null>

UC Zoning Districts

HI

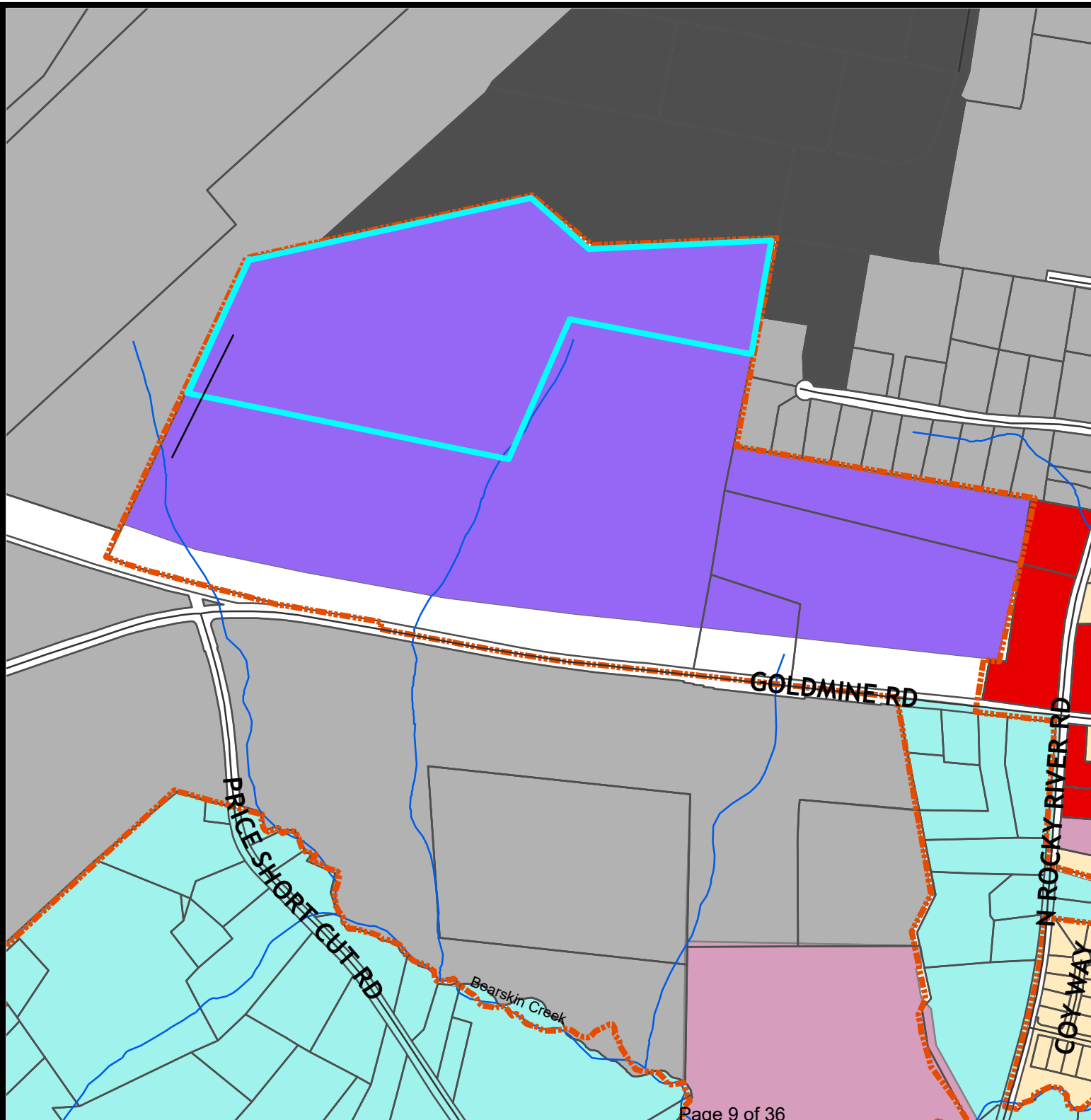
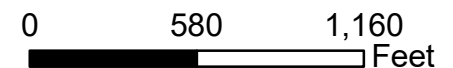
RA-20

Existing: Union County H-I
Heavy Industrial

Owner: ATI Specialty
Materials, LLC



Acres: 50.35



Future Land Use Map

Case #: PLANXA 2026-00117

Legend

— Centerlines

--- City Limits

▭ Parcels

FLUM

■ Industrial

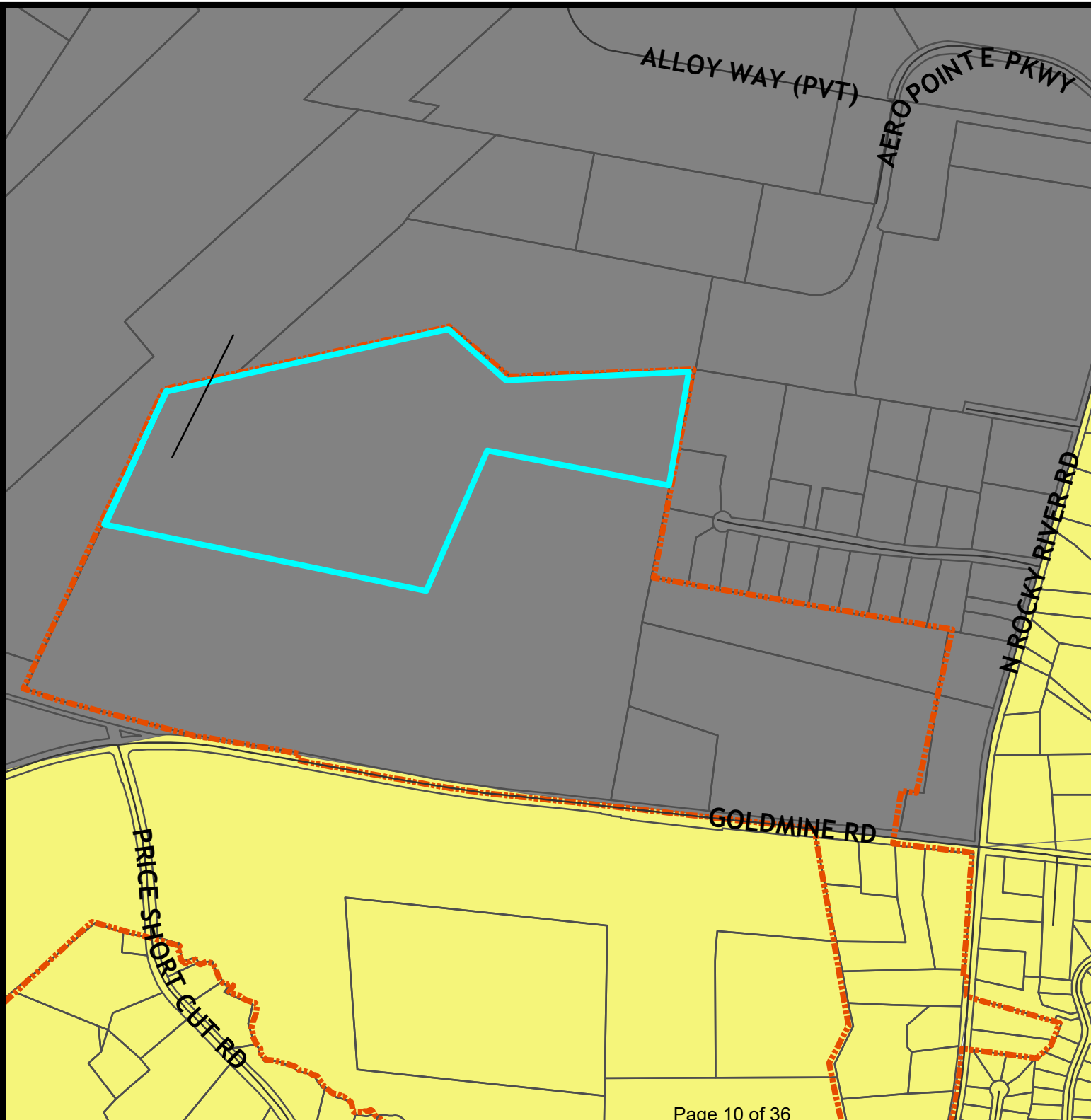
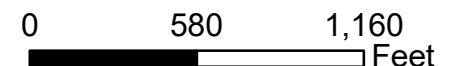
■ Suburban

Existing: Union County H-I
Heavy Industrial

Owner: ATI Specialty
Materials, LLC



Acres: 50.35



Land Use and Transportation Plan Description

Manufacturing, Logistics, and Aerospace

The Manufacturing, Logistics, and Aerospace designation includes the city's existing base of industrial centers. These areas support manufacturing and production at a variety of scales, including assembly and processing, warehousing and distribution, bulk storage, and utilities. Manufacturing, Logistics, and Aerospace areas are found near major transportation assets (e.g., highway, rail, and/or air) and generally are buffered from surrounding development. Clusters of uses that support or serve similar industrial uses typically locate nearby

**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 portion of property located off Goldmine Road and further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as the Manufacturing, Logistics, and Aerospace character area, which allows manufacturing uses; therefore, the rezoning is consistent. The rezoning is a reasonable use and in the public interest because the area consists of multiple manufacturing industries.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Use and Transportation Plan Compliance of the zoning map amendment for the portion of property with Union County Tax Parcel Number: 09-372-003C.

Adopted this 1st day of April, 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 portion of property located off Goldmine Road and further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as the Manufacturing, Logistics, and Aerospace character area, which allows manufacturing uses; therefore, the rezoning is consistent. However, the proposal is not reasonable and not 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 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 the Resolution Denying Land Use and Transportation Plan Compliance for the portion of property with Union County Tax Parcel Number: 09-372-003C.

Adopted this 1st day of April, 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 portion of property located along Goldmine Road and further identified as a portion of tax parcel # 09-372-003C. The request is to rezone the property from Union County Heavy Industrial (HI) to Heavy Industrial (HI) City of Monroe.

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



STAFF REPORT

TO: Planning Board

DATE: April 1, 2026

FROM: Lisa Stiwinter, Director of Planning and Development

PREPARED BY: Patrick Blaszyk, Planner

SUBJECT: Zoning Map Amendment for the properties located at 4920 Secrest Shortcut Road, further identified as tax parcel 08-303-003C and tax parcel 08-303-003A

SUMMARY STATEMENT

Planning Board is requested to consider a zoning map amendment for the properties located at 4920 Secrest Shortcut Road, further identified as tax parcel 08-303-003C and 08-303-003A from Regional Corridor Mixed-Use (RC-MX) to Residential Low Density (RLD).

REVIEW

The City of Monroe has received a request from Shirley Williams to rezone 9 acres from Regional Corridor Mixed-Use (RC-MX) to Residential Low Density (RLD).

The Regional Corridor Mixed-Use (RC-MX) district is intended to permit intense concentrations of retail, employment, and high-density residential uses through a mixed-use development. Residential Low Density (RLD) district is intended to implement the rural land use character area as defined in the Forward Monroe plan. This district is designed to accommodate single-family residential development and is not appropriate for higher density development. RLD is intended to allow for single family homes on larger lots.

The property at 4920 Secrest Shortcut Road is currently occupied by a 1,025 square-foot single-family residential home that was constructed in 1973. Tax parcel 08-303-003A is undeveloped.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
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North	Construction Equipment & Vehicle Rental	Regional Corridor Mixed-Use (RC-MX)
East	Single-Family Residential and Agricultural	Residential Low Density (RLD), Union County (RA-40)
South	Single-Family Residential	Residential Low Density (RLD)
West	Single Family Residential	Regional Corridor Mixed-Use (RC-MX), Residential Low Density (RLD), Residential Rural (RR)

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area as Regional Mixed-Use Center. Regional Mixed-Use Centers attract people beyond Monroe for shopping, entertainment, employment, or recreation. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high density residential, and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips.

Planning staff believes the request is not consistent with the Land Use and Transportation Plan because single-family residential is not a priority use.

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 denial of the rezoning request.

Denial Actions

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

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 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

Attachments:
Attachment 1-Ortho Map
Attachment 2-Ortho Map Wide





Attachment 3-Zoning Map
Attachment 4-Future Land Use Map
Attachment 5-FLUM Description
Attachment 6-R-2026-XX Denial
Attachment 7-R-2026-XX Approval
Attachment 8-O-2026-XX Section 157.1.2.1

Ortho Map

Case #: PLMA-2026-00134

4920 Secret Shortcut Rd.

Legend

-  City Limits
-  Centerlines
-  Parcels
-  Subject Property

Owner: Shirley Williams

Acres: 9

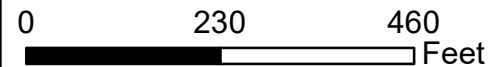


Exhibit 1

Ortho Map

Case #: PLMA-2026-00134

**4920 Secret Shortcut
Road**

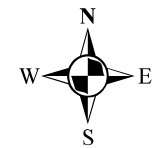
Legend

— Centerlines

▭ Parcels

Owner: Shirley Williams

Acres: 9



0 7,100 14,200
Feet

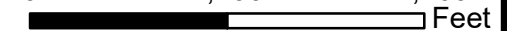
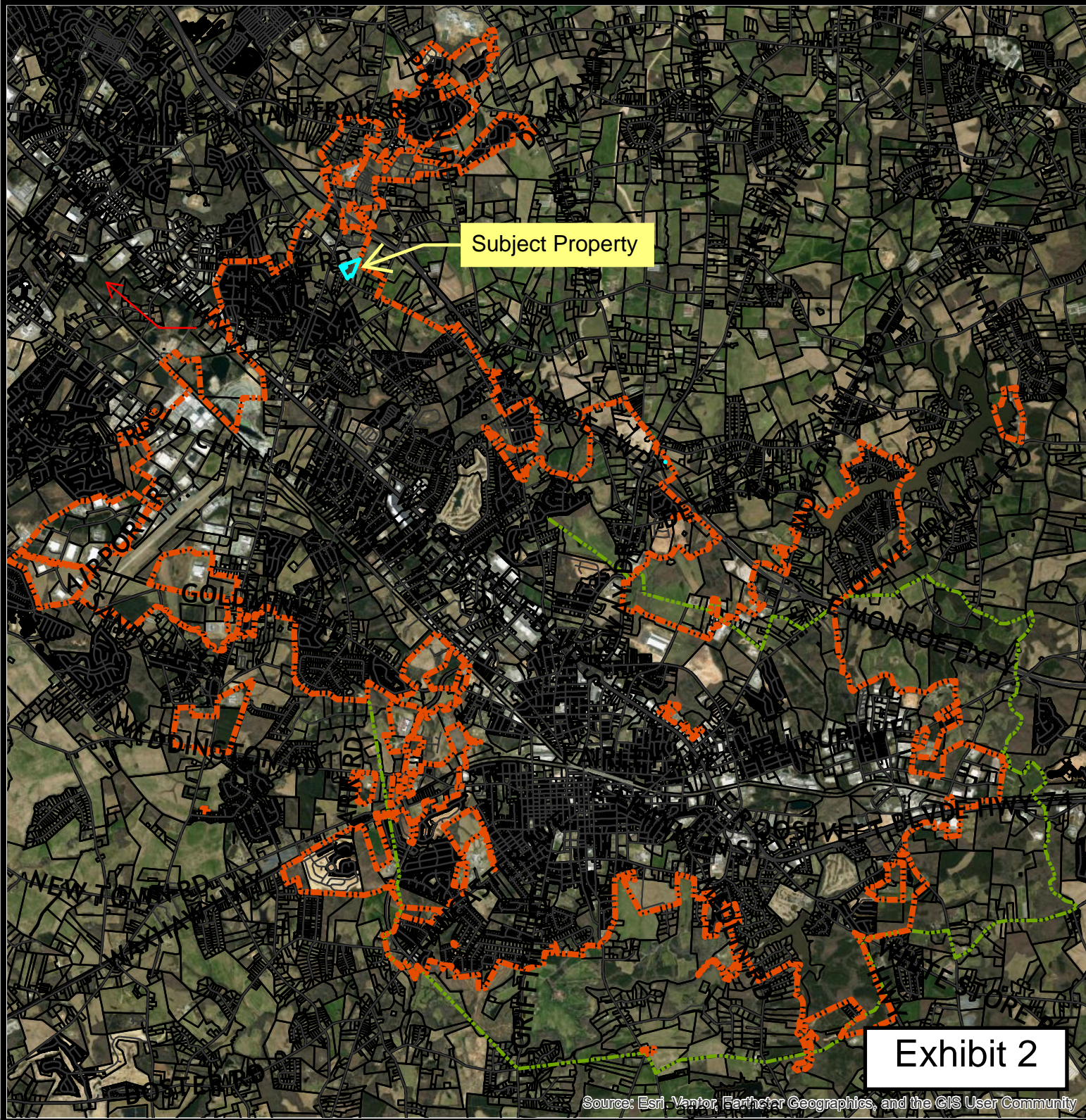


Exhibit 2











Zoning Map

Case #: PLMA-2026-00134

4920 Secret Shortcut Rd.

Legend

-  City Limits
-  Centerlines
-  Parcels
-  RC-MX
-  RLD
-  RR
-  Union County RA-40
-  Subject Property

Owner: Shirley Williams

Acres: 9

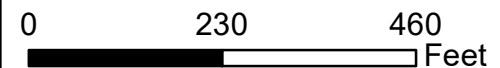
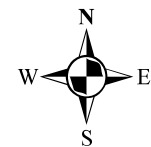








Exhibit 3

Future Land Use Map

Case #: PLMA-2026-00134

4920 Secret Shortcut Rd.

Legend

-  City Limits
-  Centerlines
-  Parcels
-  Regional Mixed-Use Centers
-  Suburban
-  Subject Property

Owner: Shirley Williams

Acres: 9

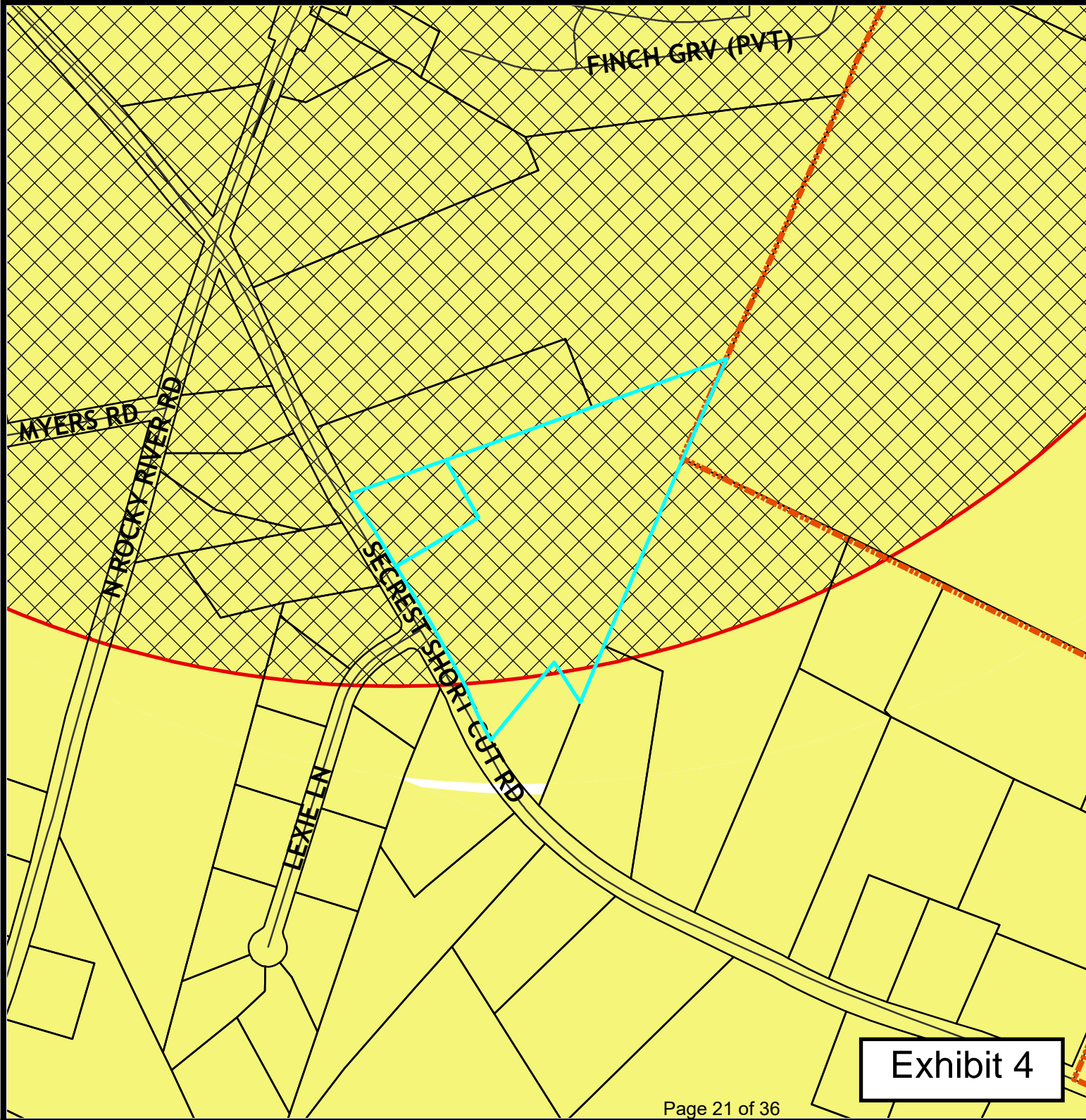
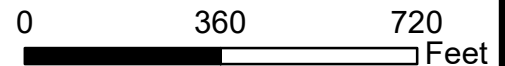
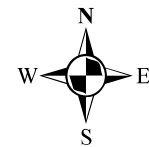


Exhibit 4

Land Use and Transportation Plan Description

Regional Mixed-Use Center

Regional Mixed-Use Centers attract people beyond Monroe for shopping, entertainment, employment, or recreation. These centers are usually large-scale, measuring one mile in diameter that represents approximately a 20-minute walking distance. These centers are master-planned areas that are built in phases with a mix of non-residential, residential, and civic uses. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high-density residential, and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips.

Exhibit 5

**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 at 4920 Secrest Shortcut Road and tax parcel number 08-303-003A further described below is not consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Regional Mixed-Use Center, single-family residential is not listed as a priority use; therefore, it is not consistent. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high-density residential, and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. The proposal is not reasonable and not in the public interest because the use of the property as single-family residential will not be in harmony with the Regional Commercial Center as indicated in the City of Monroe Future Land Use and Transportation Plan.

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 of the zoning map amendment for the property with Union County Tax Parcel Numbers 08-303-003A, and 08-303-003C.

Adopted this 1st day of April, 2026.

Jennifer Smith, Planning Board Chair

Attest:

Kimberly Davis, Secretary to Planning Board

Exhibit 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 properties located at 4920 Secrest Shortcut Road and tax parcel number 08-303-003A further described below is not consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Regional Mixed-Use Center, single-family residential is not listed as a priority use; therefore, it is not consistent. It is likely that Regional Mixed-Use Centers will support the most intense concentrations of retail, employment, high-density residential, and other mixed uses. These areas typically locate near major highways to ensure ease of access for longer trips. This proposal is a reasonable use 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 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 the Resolution Approving Land Use and Transportation Plan Compliance of the zoning map amendment for the property with Union County Tax Parcel Numbers: 08-303-003A, and 08-303-003C.

Adopted this 1st day of April, 2026.

Jennifer Smith, Planning Board Chair

Attest:

Kimberly Davis, Secretary to Planning Board

Exhibit 7

**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 4920 Secrest Shortcut Road, further identified as tax parcel 08-303-003C and 08-303-003A from Regional Corridor Mixed-Use (RC-MX) to Residential Low Density (RLD)

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 26th day of May, 2026

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk

Exhibit 8



STAFF REPORT

TO: Planning Board

DATE: April 1, 2026

FROM: Lisa Stiwinter, Director of Planning and Development

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Zoning Map Amendment for the property located at 605 Treeway Drive, further identified as tax parcel 09-084-008A.

SUMMARY STATEMENT

Planning Board is requested to consider a zoning map amendment for the property located at 605 Treeway Drive, further identified as tax parcel 09-084-008A from Residential Medium Density (RMD) to General Industrial (GI).

REVIEW

The City of Monroe Water Resources Department is requesting to rezone the subject property from Residential Medium Density (RMD) to General Industrial (GI).

The General Industrial (GI) district is intended to permit light industrial, manufacturing establishments, and office uses. The Residential Medium Density (RMD) district is intended to allow for single family residential uses with a mix of housing types to includes detached and attached homes.

The property at 605 Treeway Drive is currently occupied by a 1,287 square-foot single-family residential home that was constructed in 1977.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	City of Monroe Water Treatment Plan	GI (General Industrial)

East	Vacant& Single Family Residential	Residential Medium Density (RMD)
South	Vacant	GI (General Industrial)
West	Multi-Family Apartments	RHD (Residential High Density)

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The subject property falls within the Manufacturing, Logistics, and Aerospace character area of the Land Use and Transportation Plan, which support manufacturing and production at a variety of scales including utilities. Clusters of uses that support or serve similar industrial uses typically locate nearby.

Planning staff believes the request is consistent with the Land Use and Transportation Plan because industrial and offices uses are priority uses in this character area.

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 request.

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:
Attachment 1-Ortho Map
Attachment 2-Ortho Map Wide
Attachment 3-Zoning Map

Attachment 4-Future Land Use Map
Attachment 5-FLUM Description
Attachment 6-R-2026-XX Denial
Attachment 7-R-2026-XX Approval
Attachment 8-O-2026-XX Section 157.1.2.1

Ortho Map

PLMA-2026-00143

Legend

- Centerlines
- Parcels
- City Limits

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

Owner: City of Monroe

Acres: .94



0 110 220
Feet

Ortho Map

PLMA-2026-00143

Legend




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

Owner: City of Monroe

Acres: .94



0 5,800 11,600
Feet



Zoning Map

PLMA-2026-00143

Legend

Centerlines

Parcels

City Limits

Zoning Districts

GI

RHD

RMD

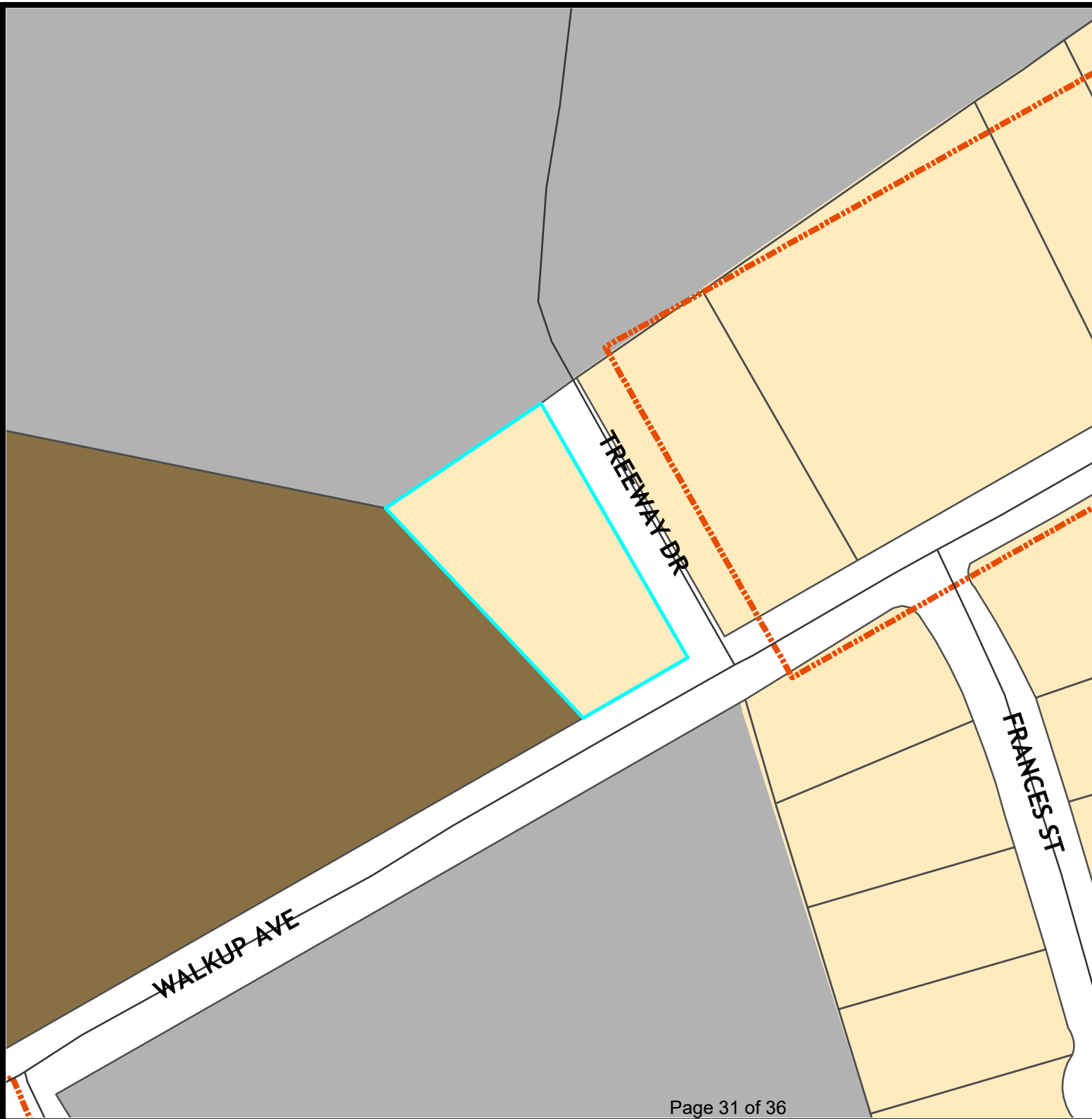

Existing: RMD
(Residential Medium Density)

Owner: City of Monroe

Acres: .94



0 110 220 Feet



Future Land Use Plan

PLMA-2026-00143

Legend

— Centerlines

▭ Parcels

— City Limits

Future Land Use Plan

■ Industrial


■ Suburban

Owner: City of Monroe

Acres: .94



0 110 220
Feet



Land Use and Transportation Plan Description

Manufacturing, Logistics, and Aerospace

The Manufacturing, Logistics, and Aerospace designation includes the city's existing base of industrial centers. These areas support manufacturing and production at a variety of scales, including assembly and processing, warehousing and distribution, bulk storage, and utilities. Manufacturing, Logistics, and Aerospace areas are found near major transportation assets (e.g., highway, rail, and/or air) and generally are buffered from surrounding development. Clusters of uses that support or serve similar industrial uses typically locate nearby

**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 605 Treeway Drive and further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as the Manufacturing, Logistics, and Aerospace character area, which allows utility and offices uses; therefore, the rezoning is consistent. The rezoning is a reasonable use and in the public interest because it will allow additional office space for the adjacent water treatment plant.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Approving Land Use and Transportation Plan Compliance of the zoning map amendment for the property with Union County Tax Parcel Number:09-084-008A.

Adopted this 1st day of April, 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 at 605 Treeway Drive and further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as the Manufacturing, Logistics, and Aerospace character area, which allows utility and offices uses; therefore, the rezoning is consistent. However, the proposal is not reasonable and not 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 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 the Resolution Denying Land Use and Transportation Plan Compliance of the zoning map amendment for the property with Union County Tax Parcel Numbers 09-084-008A.

Adopted this 1st day of April, 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 605 Treeway, further identified as tax parcel 09-084-008A Residential Medium Density (RMD) to General Industrial (GI).

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 26th day of May, 2026

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk