

PLANNING BOARD MEETING

Wednesday, June 3, 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 – April 1, 2026
- Item 5.** Planning Board is requested to consider a zoning map amendment request from RH Properties of Monroe, LLC for the property located at 2691 West Roosevelt Boulevard (tax parcel # 09-301-062) from Conditional District “RH Properties” to General Business.
- Item 6.** Next Meeting: Wednesday, July 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**

**April 1, 2026, at 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC**

Emailed to HR: 04/02/26

Item 1. Call to Order - Roll Call

Jennifer Smith, Chair, called the April 1, 2026 meeting to order at 6:00 p.m. The Chair called the alternate, Robin Holland, to serve on the Board with one regular member absent. Kimberly Davis called the roll.

Members Present: Jennifer Smith (Chair); Archie Morgan; Alisha DeBerry; Daryle Anderson; Maryann Rasberry; Pamela Duda (ETJ Member); Robin Holland (Alternate);

Members Absent: Chip Wardwell; John Harris (Alternate);

Staff Present: Jeffrey Wells, Asst. City Manager; Jay Voyles, Deputy General Manager of Energy Svcs; Doug Britt, Asst. Dir. of Planning & Dev.; Patrick Blaszyk, Planner II; Kimberly Davis, Admin. Asst. II;

Guests: Yolanda and Ricky Williams; Shirley Williams; Heidi Petterson; Darrell DeBerry;

Item 2. Pledge of Allegiance and Moment of Silence

Item 3. Conflicts of Interest- Alisha DeBerry’s husband is employed by ATI ALLVAC, but the Board and the Chair voted that there was no conflict of interest and she was not recused.

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

Motion: Archie Morgan made a motion to approve the minutes from March 4, 2026.

Second: Jennifer Smith

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Alisha DeBerry, Pamela Duda, Daryle Anderson, Robin Holland,

NAYS: None

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.

Doug Britt, Assistant Director of Planning and Development, presented the annexation request. 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. Attachment 2, we will call it the “Daryle map,” shows the entire city limits and that the property is located in the Southwest portion. The zoning map (Attachment 3) of the area shows the orange lines as the city limits. To the north is General Industrial and Heavy Industrial, both City of Monroe, which is part of an ATI complex. To the east is a combination of Heavy Industrial and General Industrial and to the south is currently Heavy Industrial, Union County. To the west is General Industrial, City of Monroe.

They are requesting to annex a portion of this parcel, 50.35 acres, out of the total tract which is 124.87, and, part of that, they are required to go through the rezoning process. The Future Land Use Plan identifies this area as Manufacturing and Aerospace so this request is consistent. The Planning Staff does recommend approval.

The Board had questions for Doug Britt. As far as Monroe resources, they are going to utilize City water so the primary reason for the annexation is for utility purposes. There is adequate capacity for utilities needed. ATI is currently under construction for a building that was approved in Union County. Union County will finish that process out, do all of the inspections and they are requesting to annex into our jurisdiction at the same time. Planning Board is deciding the rezoning due to not have jurisdiction over annexations. The City will gain tax revenue and the 50-acre property itself will gain about \$12,000 a year tax revenue and additionally including whatever is built there. Jobs will be gained as well. Union County and ATI and the City have had meetings and are aware of this request.

Motion: Archie Morgan made a motion to recommend adoption of the Resolution approving 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, Alisha DeBerry, Pamela Duda, Daryle Anderson, Robin Holland,

NAYS: None

Motion: Archie Morgan made a motion to recommend adoption of the Ordinance amending section 157.1.2.1.

Second: Jennifer Smith

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Alisha DeBerry, Pamela Duda, Daryle Anderson, Robin Holland,

NAYS: None

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).

Patrick Blaszyk, Planner II, presented the zoning map amendment request. 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. While the 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 housing. Exhibit 1 is the Ortho Map for the area where the subject properties are seen here highlighted in blue. The properties are located to the northeast of Secrest Shortcut Road, to the southeast of Rocky River Road and are located next door to the Iron Peddlers equipment suppliers. The property is currently occupied by a 1,025 square foot single-family residential home that was constructed in 1973. Tax parcel number is 08-303-003A is undeveloped. The area characteristics show that parcels to the north are used for construction equipment and vehicle rental. Parcels to the east fall under the use of agricultural and single-family residential. Parcels to the south and west are for single-family residential.

Exhibit 2 is another Ortho Map for the area where the subject properties can be seen highlighted in blue and displays their relation to the City of Monroe boundaries. Exhibit 3 is the Zoning Map for the area where the subject properties are zoned RC-MX as are the parcels to the north. Parcels to the east are zoned RLD as well as Union County RA-40 shown in brown. Parcels to the south and west are zoned RLD, Residential Rural and RC-MX.

The Land Use and Transportation Plan indicates the subject parcels are located in the Regional Mixed-Use Center. Exhibit 4 is the Future Land Use Map. The black hatch area with the red outline indicates the extent of the Regional-Mixed Use Center and it will support the most intense concentrations of retail, employment and high-density residential as far as other mixed uses. Exhibit 5 is the Regional Mixed-Use Center Future Land Use and Transportation Plan Description.

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

The Board had questions for Patrick Blaszyk. The Planning staff recommends denial of the rezoning request because this area falls into the Regional Mixed-Use Centers Future Land Use type and, in that use, single-family residential is not a priority. It is not consistent with the Future Land Use Plan. Since the majority of the area of the parcels being requested is within the Future Land Use Map, the entire parcel is then zoned RC-MX.

Board member, Pamela Duda, thanked the homeowners for being present. She expressed that the “swaths” on the Future Land Use Map might discourage homeowners from “keeping the rural integrity of their property” and that “the higher density district is being encouraged by the City.”

Board member, Daryle Anderson, thanked the Planning staff for providing a map which shows the subject property in relation to the City of Monroe as a whole.

Doug Britt responded to the Board’s questions about the Future Land Use Plan. It was adopted in 2018 and is a 20 to 25-year plan. One question is, “Is it consistent with Planning or not?” Both of these parcels together are around 9 acres and only about 5,000 square feet falls outside of the Regional Mixed-Use Center node. If the vast majority of the parcel falls into one category, then they will go with that category. The other question is, “Is it reasonable?” It can be consistent and unreasonable from Planning staff and recommend denial. It could be a “reasonable request,” but not “consistent” with the Land Use Plan. The Planning Board is all about recommendation on a decision and it will be carried, ultimately, to the City

Council, for a final decision. The Future Land Use Plan is not etched in stone unlike the Ordinances which is different. Other options, like downzoning, are illegal and not viable options. The only avenue to be removed from the RC-MX zoning is to physically apply for it. If the property is rezoned to RLD, there could be approximated thirteen homes built. As RC-MX, apartments and/or condos could be built on it.

Yolanda and Ricky Williams, the applicants, were invited to approach the podium to speak. The owner of the home, Shirley Williams, is also present. They are requesting the property “to be restored to Residential zoning which, more accurately reflects what the property is currently used for.” The home is owner-occupied by a widow who relies on a fixed income. It is not operating commercially and used exclusively as a resident. Since the Mixed-Use designation was applied, property taxes increase from \$3,250 in 2023 to \$12,900 in 2025, a 297.6 percent increase in two years. The increase did not result from a new development or a change in use, but from a zoning designation. The property is taxed as if it were commercial. They want to rezone it to make it more affordable and to align with its current use. They have no intentions to sell, change or develop the property.

Motion: Pamela Duda made a motion to recommend adoption of the Resolution approving 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, Alisha DeBerry, Pamela Duda, Daryle Anderson, Robin Holland,

NAYS: None

Motion: Pamela Duda made a 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.

Second: Daryle Anderson

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Alisha DeBerry, Pamela Duda, Daryle Anderson, Robin Holland,

NAYS: None

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).

Doug Britt, Assistant Director of Planning and Development, presented the zoning map amendment request. The City of Monroe Water Resources Department is requesting to rezone the subject property from Residential Medium Density (RMD) to General Industrial (GI) to use it for offices for the wastewater treatment plant. Attachment 1 shows an aerial map with Walkup Avenue to the south. The wastewater treatment plant is behind and to the north of the parcel. The City has acquired this property and are requesting to rezone it to General Industrial (GI). Attachment 2 shows where the parcel is located within the city limits. To the north of the parcel is General Industrial, to the east is Residential Medium Density, to the south is General Industrial and to the west is Residential High Density.

The Future Land Use Plan projects this area as Manufacturing, Logistics and Aerospace. Their request is consistent with the Land Use Plan. Planning staff does recommend approval.

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

Second: Alisha DeBerry

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Alisha DeBerry, Pamela Duda, Daryle Anderson, Robin Holland,

NAYS: None

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

Second: Archie Morgan

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Alisha DeBerry, Pamela Duda, Daryle Anderson, Robin Holland,

NAYS: None

Item 8. Next Meeting: Wednesday, May 6, 2026 at 6:00pm

Item 9. Adjournment

Motion: Pamela Duda made a motion to adjourn.

Second: Alisha DeBerry

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Alisha DeBerry, Pamela Duda, Daryle Anderson, Robin Holland,

NAYS: None

The meeting was adjourned at 6:52 p.m.

Respectfully Submitted,

Jennifer Smith, Chair
Planning Board

Kimberly Davis
Secretary to the Board



STAFF REPORT

TO: Planning Board Members

DATE: June 3, 2026

FROM: Lisa Stiwinter, Director of Planning & Development

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Zoning Map Amendment request for property located at 2691 West Roosevelt Boulevard (Parcel ID #: 09-301-062)

SUMMARY STATEMENT

The Planning Board is requested to consider a zoning map amendment request from RH Properties of Monroe, LLC for the property located at 2691 West Roosevelt Boulevard (tax parcel # 09-301-062) from Conditional District “RH Properties” to General Business.

REVIEW

The applicant, RH Properties of Monroe, LLC, is requesting a zoning map amendment from Conditional District “RH Properties” to General Business.

In 2007, 2691 West Roosevelt Boulevard was rezoned from R-20, Residential Low Density, to Conditional District “RH Properties”. The Conditional District was approved to include five (5) restaurant and retail / office buildings that were to range from 4,250 square feet to 10,000 square feet. However, development for this project did not move forward.

The General Business (GB) district is intended to permit commercial establishments of varying scales and may include an individual business on its own parcel or multiple businesses located together as a single parcel. The GB district is designed to accommodate a mixture of commercial, public and institutional and office/medical uses.

This property is currently occupied by a 1,932 square foot vacant brick structure and a 5,971 square foot church as well as paved parking.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District.

	Existing Uses	Zoning District
North	Residential	Residential Low Density (RLD), General Business (GB)
East	Commercial	General Business (GB)
South	Residential	Residential Low Density (RLD), Residential High Density (RHD)
West	Residential and Vacant	Residential Medium Density (RMD), Residential High Density (RHD)

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this project is primarily located in the Community Corridor Designation. The Community Corridor area generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, epicenter of the city's commercial activity, and the spine of the community with critical connections to major employers and activity centers. For this reason, the area's design and performance is important to the entire community. This designation encourages a more unified approach to improving the area's physical environment and economic viability.

Planning staff is of the opinion the rezoning to General Business is consistent with the Land Use and Transportation Plan because it will locate a commercial use along a corridor with higher traffic volume where commercial uses are intended to locate.

PUBLIC NOTIFICATION

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

Official rezoning notification letters will be sent to the adjacent property owners located within at least 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Planning staff recommends approval of the rezoning to General Business.

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

Attachments:




1. Aerial Map
2. Aerial Map Wide
3. Zoning Map
4. Future Land Use Map
5. FLUM Description
6. Approval Resolution
7. Denial Resolution
8. Ordinance 157.1.2.1



Aerial Map

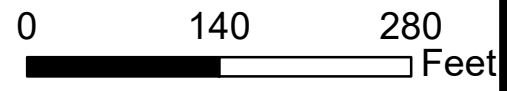
**2691 W.
Roosevelt Blvd.**

Legend

-  Centerlines
-  Parcels
-  Subject Property

**Owner:
RH Properties of Monroe**


Acres: 5.2



Aerial Map

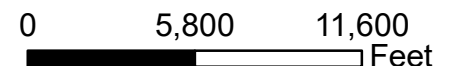
**2691 W.
Roosevelt Blvd**

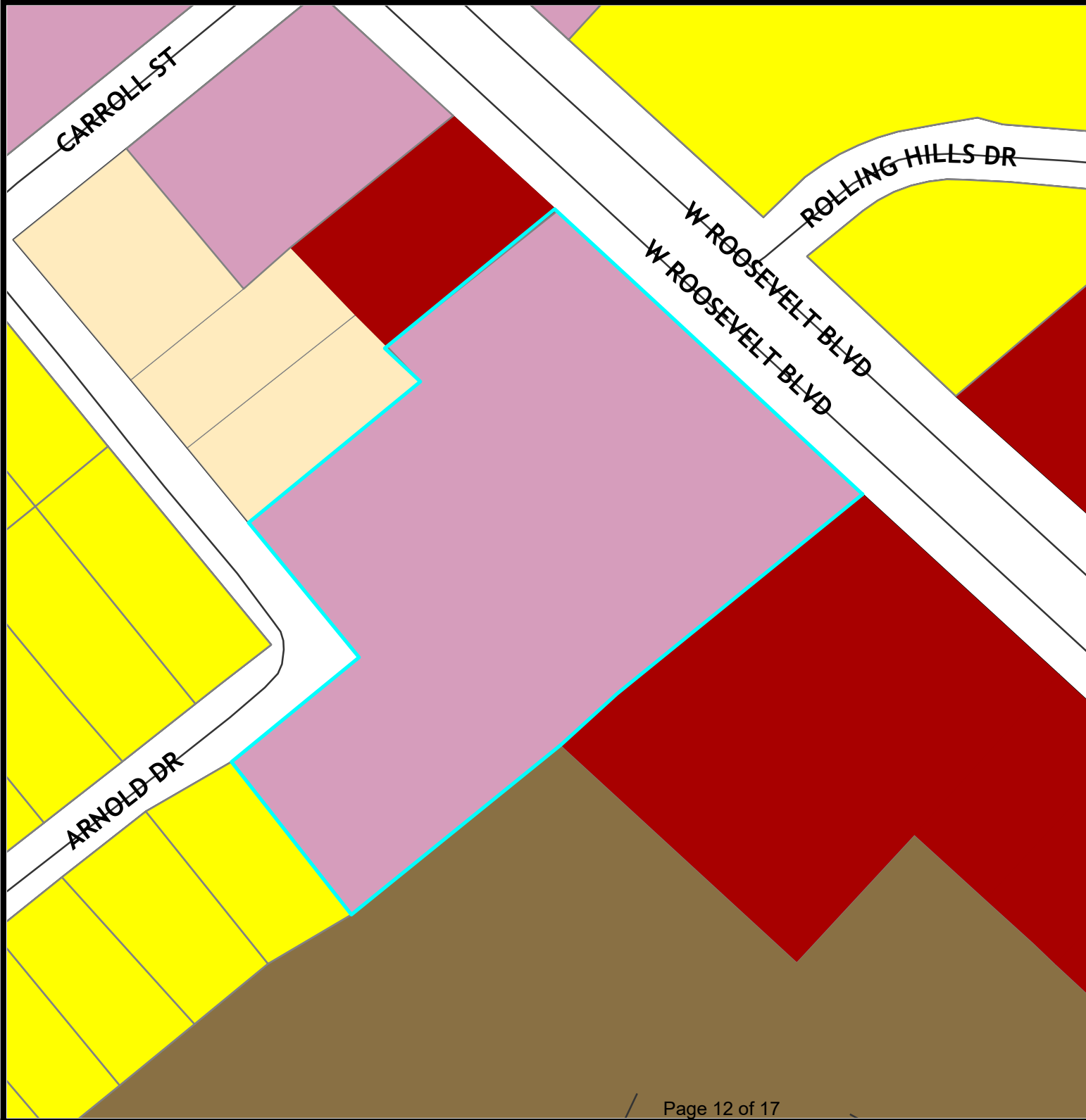
Legend

-  Centerlines
-  Parcels
-  City Limits
-  Subject Property

Owner:
RH Properties of Monroe

Acres: 5.2





Zoning Map

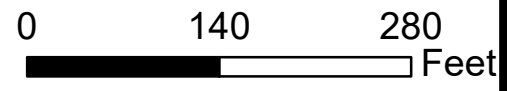
2691 W. Roosevelt Blvd.

Legend

-  Centerlines
-  Parcels
-  CD
-  GB
-  RHD
-  RLD
-  RMD
-  Subject Property

Owner:
RH Properties of Monroe

Acres: 5.2



Future Land Use Map

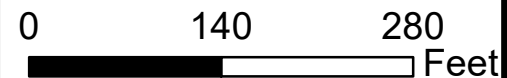
2691 W. Roosevelt Blvd.

Legend

- Centerlines
- Parcels
- Community Corridor
- Suburban
- Subject Property

Owner:
RH Properties of Monroe

Acres: 5.2



Land Use and Transportation Plan Description

The Land Use and Transportation Plan indicates this area as Community Corridor. The Community Corridor area generally covers most of US 74 and areas adjacent to intersecting major streets. The area serves as a primary conduit to downtown, epicenter of the city's commercial activity, and the spine of the community with critical connections to major employers and activity centers. For this reason, the area's design and performance is important to the entire community. Currently, the corridor is characterized by uncoordinated visual design, uncontrolled curb cuts, and disinvestment. In response, this designation encourages a more unified approach to improving the area's physical environment and economic viability. While linear due to its orientation on US 74, the vision for the Community Corridor is for redevelopment to occur as nodes of activity (preferred with a mixture of uses). This may be achieved by focusing more intense commercial/mixed-use nodes at key intersections with transitional uses as a buffer to adjacent residential areas. The FLUM emphasizes mixed-use nodes at the intersections of US 74 and Rocky River Road and Dickerson Boulevard.

**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 2691 W. Roosevelt Boulevard further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Community Corridor where commercial is a priority use. The proposed rezoning to General Business would allow for commercial use; therefore, it is consistent with the Plan. The proposed rezoning is a reasonable use and in the public interest because it will locate a commercial use along a corridor with higher traffic volume.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of a Resolution Approving Land Use and Transportation Plan Compliance of the zoning map amendment for property with Union County Tax Parcel Numbers: 09-301-062.

Adopted this 3rd day of June 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 2691 W. Roosevelt Boulevard further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Community Corridor where commercial is a priority use. The proposed rezoning to General Business would allow for commercial use, which would be consistent with the Plan. However, this proposal is not 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 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): 09-301-062.

Adopted this 3rd day of June, 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 2691 West Roosevelt Boulevard further identified with parcel ID # 09-301-062 from Conditional District “RH Properties” to General Business

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 28th day of July, 2026

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk