

PLANNING BOARD MEETING

Wednesday, August 5, 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 – June 3, 2026**
- Item 5.** **Planning Board is requested to consider a zoning map amendment to rezone the property located at 713 Fowler Road and further identified as tax parcel 09-213-013 from Regional Corridor-Mixed Use (RC-MX) to Residential Low Density (RLD).**
- Item 6.** **Planning Board is requested to consider a zoning map amendment to rezone the property located at 202 Walnut Street and further identified as tax parcel 09-229-107 from Residential High Density (RHD) to Residential Medium Density (RMD).**
- Item 7.** **Next Meeting: Wednesday, September 2, 2026 at 6:00pm**
- Item 8.** **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

June 3, 2026, at 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC

Emailed to HR: 06/04/26

Item 1. **Call to Order - Roll Call**

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

Members Present: Jennifer Smith (Chair); Archie Morgan; Daryle Anderson; Maryann Rasberry;
Chip Wardwell;

Members Absent: Pamela Duda; John Harris (Alternate); Alisha DeBerry; Robin Holland (Alternate)

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

Guests: Christa Tyson, RH Properties;

Item 2. **Pledge of Allegiance and Moment of Silence**

Item 3. **Conflicts of Interest- None**

Item 4. **Approval of Minutes – April 1, 2026.**

Motion: Maryann Rasberry made a motion to approve the minutes from April 1, 2026.

Second: Archie Morgan

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Daryle Anderson,
Chip Wardwell,

NAYS: None

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.**

Keri Mendler, Senior Planner, presented the zoning map amendment request. 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.

Planning Board Minutes

June 3, 2026 Meeting

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The area characteristics are shown on the Zoning Map (Exhibit 3). The subject property is zoned Conditional District, but the burgundy color on each side indicates these parcels are zoned General Business. Residential Medium Density is shown with this tan color. Residential Low Density is the yellow color and Residential High Density for multi-family is indicated with brown.

The Land Use and Transportation Plan indicates this project is primarily located in this Community Corridor which is shown in pink. 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. Planning staff is of the opinion that 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, such as Highway 74. A rezoning notification sign will be posted on the property 10 days prior to the public hearing. Official rezoning notification letters will be sent to the adjacent property owners 10 days prior to the public hearing. Planning staff recommends approval of the rezoning to General Business.

The Board had questions for Keri Mendler. If the property was rezoned to General Business, they would be able to develop the property for anything in a General Business zoning district, which would allow car washes and gas stations. For General rezoning, the Board could recommend approval or denial, but there aren't any conditions you can place on the property. The property was originally approved for a multi- or Mixed-Use development and it has lost its vesting so it cannot be developed as it was approved in 2007. There is a church currently occupying the property. Other than another church, the zoning district wouldn't allow anything else. They would not be able to tear it down and build anything without a rezoning. Between this property and the adjacent residentials, there would be a 50ft buffer, that would include a fence, wall, or berm and landscaping. There is a 10ft buffer along the adjacent General Business zoning districts and road right of ways. Arnold Drive is a public road so the developer has a right to access it unless they choose not to utilize it.

Christa Tyson, with Ty-Par Realty, stepped forward to the podium to answer the Board's questions. She is a broker and one of the owners of the property. She has had potential buyers interested in the property, but have no specific customer or client at this time. If someone wanted to purchase the property right now, they would have to go through an expensive and time-consuming rezoning process. It would require site maps, undergrounds, and other items which can add up to \$100,000 before it came before City Council. Then they would run the risk of it not being approved. This has been a deterrent for possible buyers. If a church bought it, there would be no property taxes. The community next to the subject property was surveyed in order to determine their wishes for the future of the property. Their predominant request was a grocery store. There are a lot of problems with the existing building and it would need a new roof and the existing home will need to be demolished. The subject property is 5 ½ acres.

Some Board members expressed concern on what type of business will go onto the property. Some Board members also said they wanted to make sure the neighborhood behind the property would not get increased traffic, such as from a gas station. One Board member, Daryle Anderson, clarified the definitions of "Conditional District" and "General Business." Several Board members expressed that the whole area is General Business so it makes sense to rezone it otherwise no business will be able to go in there.

Motion: Chip Wardwell 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, Chip Wardwell,

NAYS: Daryle Anderson

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

Second: Jennifer Smith

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Chip Wardwell,

NAYS: Daryle Anderson

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

Item 7. Adjournment

Motion: Maryann Rasberry made a motion to adjourn.

Second: Chip Wardwell

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

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Daryle Anderson,
Chip Wardwell,

NAYS: None

The meeting was adjourned at **6:44 p.m.**

Respectfully Submitted,

Jennifer Smith, Chair
Planning Board

Kimberly Davis
Secretary to the Board



STAFF REPORT

TO: Planning Board

DATE: August 5, 2026

FROM: Lisa Stiwinter, Director of Planning and Development

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Zoning Map Amendment for property identified as 713 Fowler Road (tax parcel 09-213-013).

SUMMARY STATEMENT

Planning Board is requested to consider a zoning map amendment to rezone the property located at 713 Fowler Road and further identified as tax parcel 09-213-013 from Regional Corridor-Mixed Use (RC-MX) to Residential Low Density (RLD).

REVIEW

The City of Monroe has received a request from Pamela and Steve Eubanks to rezone the subject property from Regional Corridor- Mixed Use (RC-MX) to Residential Low Density (RLD). The RC-MX district is intended to permit intense concentrations of retail, employment, and high-density residential uses through a mixed-use development. The Residential Low Density (RLD) district is intended to accommodate single family residential development in areas within the City of Monroe which may not be served by public water or sewer and are not appropriate for higher densities. RLD is intended to allow for single family homes on larger lots and may permit compatible uses. The subject property is currently developed with one residential structure.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Residential	Union County RA-40
East	Residential	Regional Corridor- Mixed Use
South	Residential	Regional Corridor- Mixed Use
West	Residential	Union County RA-40

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area as Suburban. In the Suburban Character Area, 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 consistent with the Land Use and Transportation Plan because the proposed rezoning to Residential Low Density (RLD) will establish a residential use in an area designated for residential development.

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.

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.
2. Motion to recommend denial of 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-R-2026-XX Approval
Attachment 6-R-2026-XX Denial
Attachment 7-O-2026-XX Section 157.1.2.1

Ortho Map
PLMA-2026-00201

Legend

-  Centerlines
-  City Limits
-  Parcels
-  Subject Property

Existing:
RC-MX
Regional Corridor Mixed-Use

Owner:
Steve and Pamela Edwards

Acres: 3.097



0 200 400
 Feet

Attachment 1

Zoning Map

PLMA-2026-00201

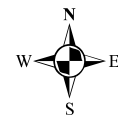
Legend

-  Centerlines
-  City Limits
-  Parcels
-  CC-MX2
-  RC-MX
- UC Zoning Districts**
-  CITY
-  RA-40
-  Subject Property

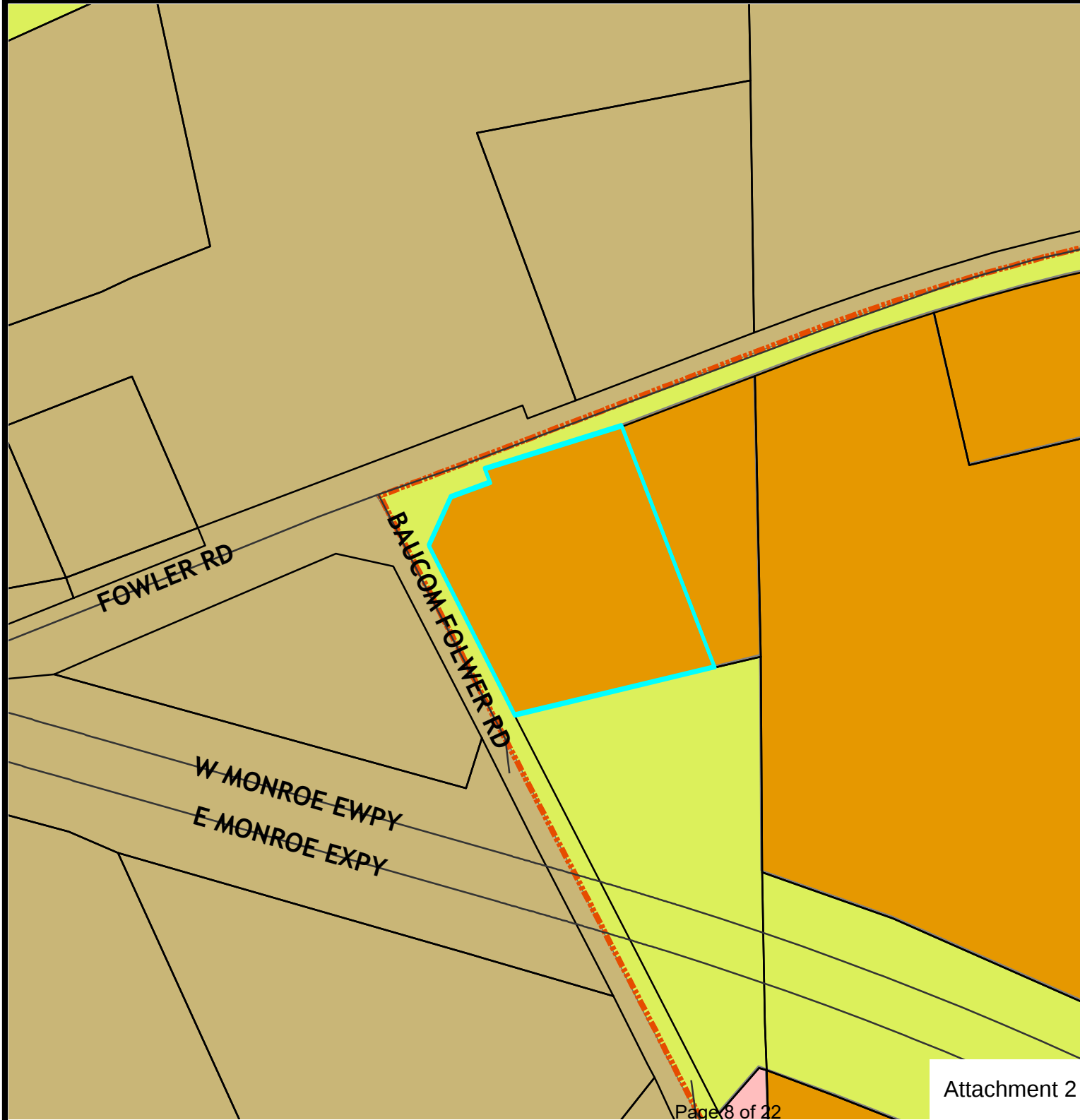
Existing:
RC-MX
Regional Corridor Mixed-Use

Owner:
Steve and Pamela Edwards

Acres: 3.097



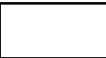
0 200 400
Feet

Attachment 2

Future Land Use Map PLMA-2026-00201

Legend

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

Existing:
RC-MX
Regional Corridor Mixed-Use

Owner:
Steve and Pamela Edwards

Acres: 3.097



0 200 400
Feet

Attachment 3

Future Land Use Plan

The Land Development Plan indicates this area as Suburban. In the Suburban Character Area, 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.

**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 713 Fowler Road further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Suburban where residential is a priority use. The proposed rezoning to the Residential Low Density (RLD) designation would allow residential uses which would be consistent with the Plan. The proposed rezoning is a reasonable use and in the public interest because the surrounding parcels are residential uses.

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 Number: 09-213-013.

Adopted this 5th day of August, 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 713 Fowler Road further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Suburban where residential is a priority use. The proposed rezoning to the Residential Low Density (RLD) designation would allow residential uses 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 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): 09-213-013.

Adopted this 5th day of August, 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 713 Fowler Road further identified with parcel ID # 09-213-013 from Regional Corridor Mixed-Use (RC-MX) to Residential Low Density (RLD).

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 8th day of September, 2026

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board

DATE: August 5, 2026

FROM: Lisa Stiwinter, Director of Planning and Development

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Zoning Map Amendment for property identified as 202 Walnut Street (tax parcel 09-229-107).

SUMMARY STATEMENT

Planning Board is requested to consider a zoning map amendment to rezone the property located at 202 Walnut Street and further identified as tax parcel 09-229-107 from Residential High Density (RHD) to Residential Medium Density (RMD).

REVIEW

The City of Monroe has received a request from Terri Proctor to rezone the subject property from Residential High Density (RHD) to Residential Medium Density (RMD). The Residential High Density (RHD) district is intended to be utilized in areas that feature a design and scale that encourage townhouse/attached single family, duplex/triplex/quadplex, and multifamily development. The Residential Medium Density (RMD) district allows for a neighborhood development pattern and is intended to allow for a mix of housing types, including single family detached, townhouses/attached single family.

The site is currently developed with a 1,274 square foot single family dwelling. The lot measures 1.22 acres (53,413 square feet). The minimum lot size of the RMD District is 12,000 square feet.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Residential	Residential Medium Density (RMD)
East	Residential	Residential High Density (RHD)
South	Residential	Residential High Density (RHD)
West	Residential	Residential High Density (RHD)

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area as Traditional Development. This designation allows some small-scale commercial and service uses that support surrounding residences. The dense transportation network offers easy access to downtown. The design and scale of neighborhoods encourages active living and affords residents the ability to live, work, shop, and play within a walkable community. Buildings are generally oriented toward a comprehensive network of walkable streets. Cul-de-sacs should be limited to the extent possible, such as locations where topography, natural features, or existing development makes other street connections prohibitive. Requiring pedestrian connections and designating stubouts for future street connections is encouraged.

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.

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.
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Ortho Map
PLMA-2027-00005

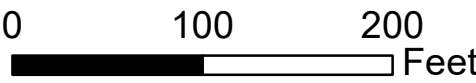
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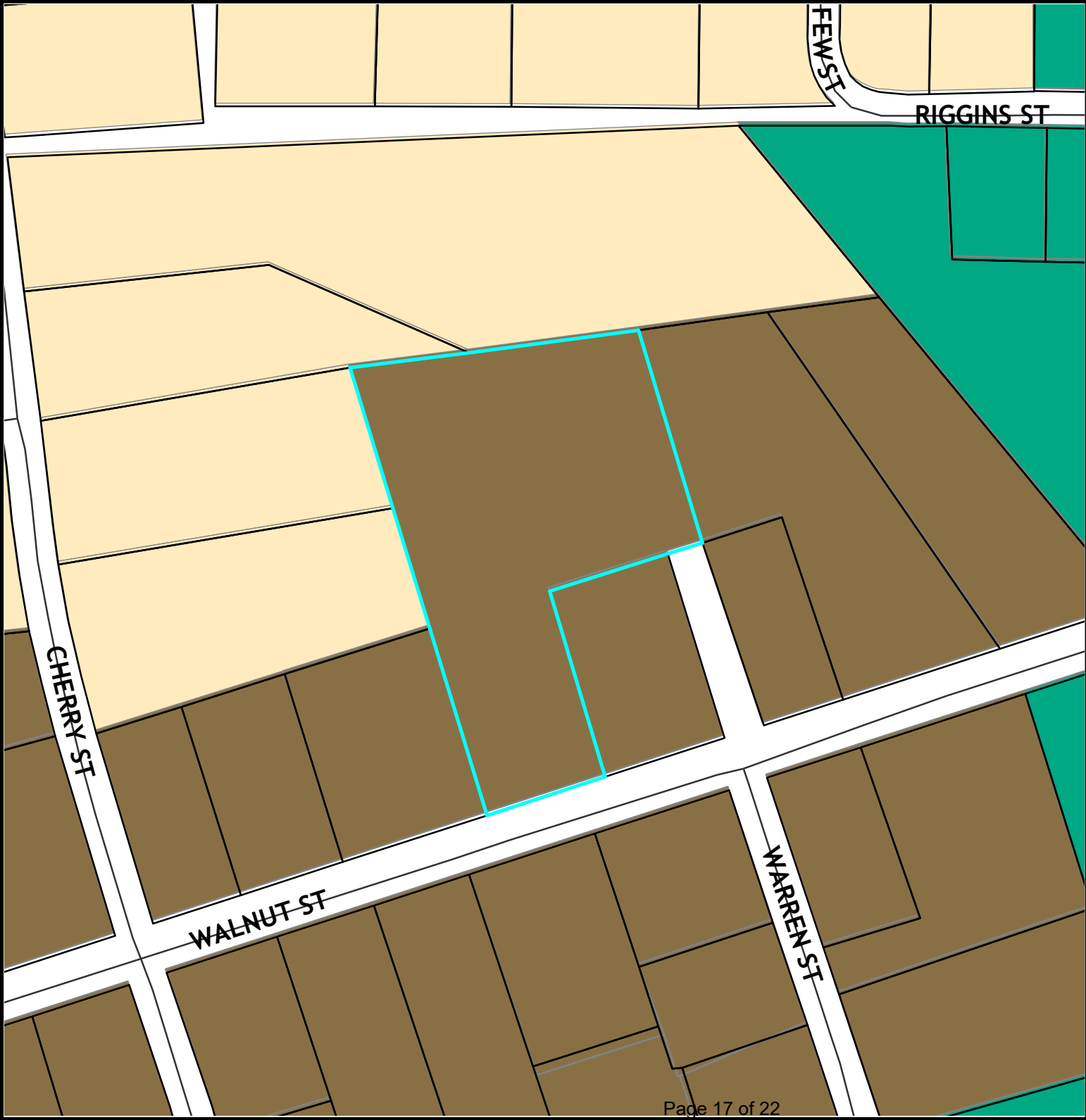
- Centerlines
- Parcels
- Subject Property

Existing:
RHD
Residential High Density

Owner:
Lioness Properties, LLC

Acres: 1.2





Zoning Map
PLMA-2027-00005

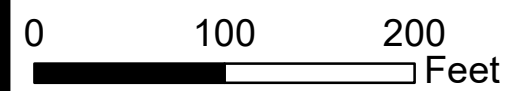
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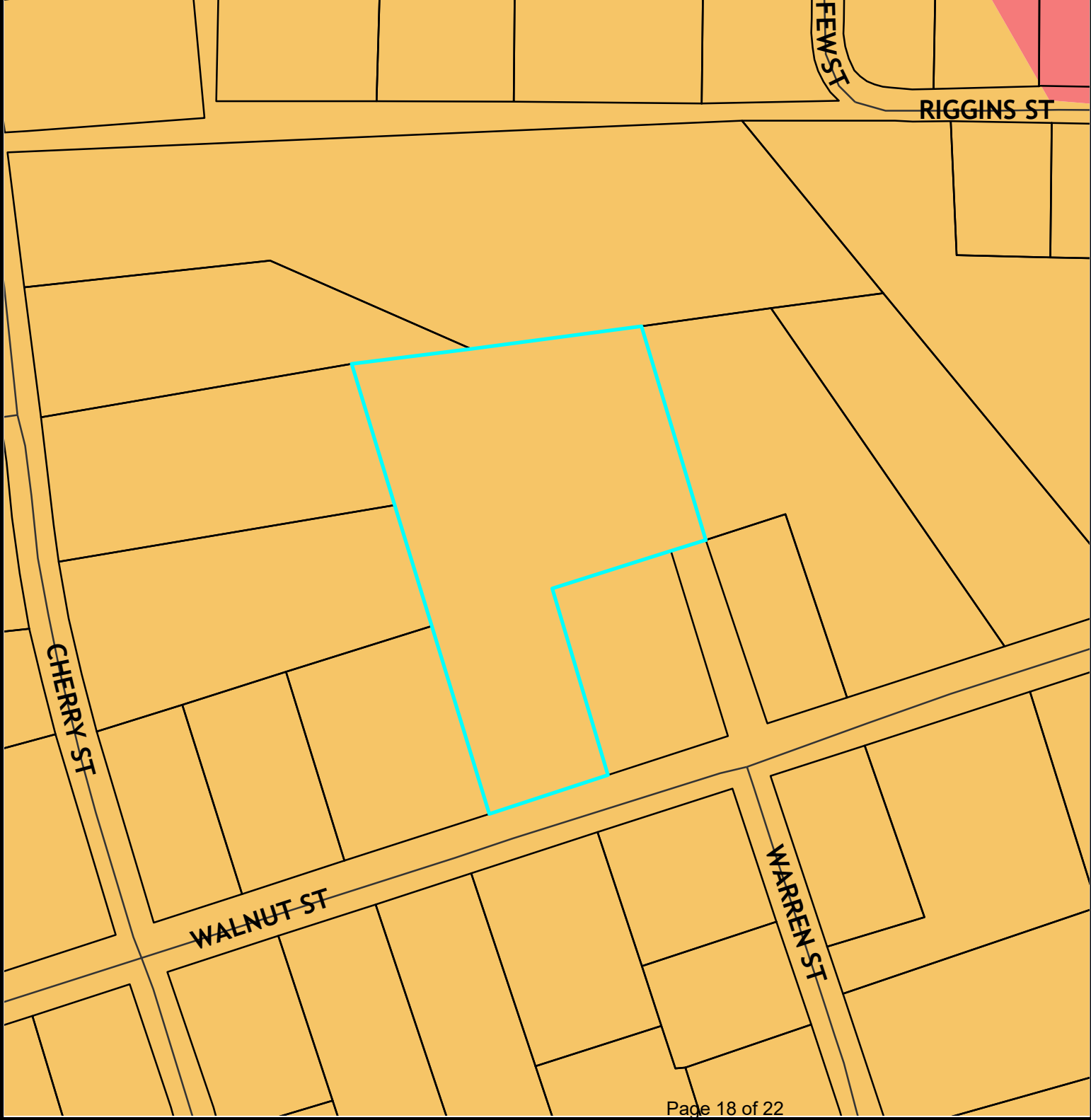
- Centerlines
- Parcels
- OM
- RHD
- RMD
- Subject Property

Existing:
RHD
Residential High Density

Owner:
Lioness Properties, LLC

Acres: 1.2





Future Land Use Map
PLMA-2027-00005

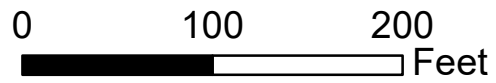
Legend

- Centerlines
- Parcels
- Community Corridor
- Traditional Development
- Subject Property

Existing:
RHD
Residential High Density

Owner:
Lioness Properties, LLC

Acres: 1.2



Land Use and Transportation Plan Description

The Land Use and Transportation Plan indicates this area as Traditional Development. This form of development surrounds the downtown core and is anchored by the city's most historic neighborhoods. This designation allows some small-scale commercial and service uses that support surrounding residences. The dense transportation network offers easy access to downtown. The design and scale of neighborhoods encourages active living and affords residents the ability to live, work, shop, and play within a walkable community. Buildings are generally oriented toward a comprehensive network of walkable streets. Cul-de-sacs should be limited to the extent possible, such as locations where topography, natural features, or existing development makes other street connections prohibitive. Requiring pedestrian connections and designating stubouts for future street connections is encouraged.

**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 202 Walnut Street further described below is consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan identifies this area as Traditional Development where residential is a priority use. The proposed rezoning to the Residential Medium Density (RMD) designation would allow residential uses which would be consistent with the Plan. The proposed rezoning is a reasonable use and in the public interest because the surrounding parcels are residential uses.

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 Number: 09-229-107.

Adopted this 5th day of August, 2026.

Jennifer Smith, Planning Board Chair

Attest:

Kimberly Davis, Secretary to Planning Board

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

R-2026-XX

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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 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): 09-229-107.

Adopted this 5th day of August, 2026.

Jennifer Smith, Planning Board Chair

Attest:

Kimberly Davis, Secretary to Planning Board

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Section 2. This Ordinance shall be effective upon adoption.

Adopted this 8th day of September, 2026

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk