

**BOARD OF ADJUSTMENT
MEETING
THURSDAY, DECEMBER 16, 2021
6:30 P.M.
Council Chambers
300 West Crowell Street
Monroe NC
A G E N D A**

Due to the increased risk of exposure and possibility of transmission associated with the Delta strain of COVID-19, everyone will be required to wear face masks at this meeting.

- Item 1.** **Call to Order.**
- Item 2.** **Approval of Minutes** – August 26, 2021
- Item 3.** **Conflicts of Interest**
- Item 4.** **CASE PLSUP-2022-00080** – The applicant, Matthew Ruggiero, on behalf of Better Path Homes, LLC, is requesting a Special Use Permit to construct a new single-family home at the property located at 605 Winchester Avenue (Tax ID #09-228-143)
- Item 5.** **CASE PLSUP-2022-00081** – The applicant, Matthew Ruggiero, on behalf of Better Path Homes, LLC, is requesting a Special Use Permit to construct a new single-family home at the property located at 607 Winchester Avenue (Tax ID #09-228-144)
- Item 6.** **CASE PLZNA-2022-00099** – The applicant, Stafford Street Monroe, LLC, is requesting a Variance to install an eight (8) foot chain-link fence with 12” inches of barbed wire on top for a total of nine (9) feet and to remove four (4) trees over seventy-five (75) inches in circumference at 1912 Stafford Street Extension/2026 Skyway Drive (Tax ID #09-180-004-90, 09-180-004-H-80, & 09-180-004-H-90)
- Item 7.** **CASE PLSUP-2022-00100** – The applicant, Ken Hammond, is requesting a Special Use Permit to allow for a reduction of the front yard setback from 85 feet to 41 feet in order to build a new single-family residence at the property located at 1100 Leewood Drive (Tax ID #09-159-033)
- Item 8.** **CASE PLSUP-2022-00101** – The applicant, Amber Martin, is requesting a Special Use Permit to allow an Event Center/Multipurpose space in the GB (General Business) zoning district at the property located at 103 Wilkes Drive, Unit H (Tax ID #09-222-057A)
- Item 9.** **Next Meeting:** January 27, 2022
- Item 10.** **Adjournment**

*Attention: BOARD MEMBERS:
Please call Maryann Brown at 704.282.4527 to confirm your attendance. Thank you!*

cc: *Mujeeb Shah-Khan
Ashley Duncan
Doug Britt
Keri Hutchins
William Nance*

**MINUTES OF THE
BOARD OF ADJUSTMENT MEETING
AUGUST 26, 2021 at 6:30 P.M.
Council Chambers
300 West Crowell Street
Monroe NC**

To S. Laney – e-mailed 8-27-21

Item 1. Call to Order

Chairman George Massey called the August 26, 2021 meeting to order at 6:30 p.m. The Clerk of the Board called the roll. Mr. Massey noted that there was a quorum present with five members.

Members Present: George Massey, Kenneth Deal, Lou Philippi, William Draper and George Smith

Members Absent: None

Staff Present: Doug Britt, Senior Planner; Keri Mendler, Planner; Ashley Britt, Assistant City Attorney; Joe McCollum, BOA Attorney; William Nance, Planning Intern and Maryann Brown, Administrative Assistant

Guests: Sherri Hartsell; Jeff and Sharon Darr; Marilyn Jordan; Charles Steele, Vicki Madill; Joe Wilson

Item 2. Approval of Minutes – Minutes of May 27, 2021 Meeting

Approval of the minutes for the meeting was requested.

Motion: William Draper moved to approve the minutes of the May 27, 2021 Meeting.

Second: George Smith

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

AYES: George Massey, Kenneth Deal, Louis Philippi, William Draper and George Smith

NAYS: None

Item 3. Conflicts of Interest

Mr. Massey asked if there were any conflicts of interest.

Louis Philippi said he would like to see some standards made, where, before you are declared a conflict, you must have some kind of evidence that it actually exists. He said he heard that somebody might have said this, over there, but they have no name, when they said it or to whom. He said the requirement to recuse he thinks is a lot of bull. He said he thinks that anybody who is familiar with anything under the

law, you need to have a little evidence before you do it. He said he would like to see this Board come up with some kind of standards that if you want to allege a conflict, you must meet the minimum standards.

Mr. Massey referred this to Mr. McCollum. Mr. McCollum said he is correct, you have to have some basis but it is ultimately up to the Board and they can vote on this. Mr. Philippi asked if it was up to the Board or the Chairman. Mr. McCollum said the Board can vote if it comes to a disagreement on whether there is conflict of interest. Mr. Philippi said he can live with this.

Kenneth Deal said for further clarification, the items on the agenda gives each member an opportunity if they feel they have a conflict of interest. He said, for example, a project came up in his neighborhood and he was actually one of the adjoining neighbors that was directly affected by the proposal. He said when he saw that, he felt it was a conflict of interest for him to vote for or against it being a member of the Board. He said he contacted Maryann and told her that he would have to recuse himself because he was directly affected by the project. He said this would be a conflict of interest for him to preside over a project that directly impacted him, whether he was for or against the project. He said this is the time a Board Member should speak up and say he does not feel he can vote on this particular project. He said he would like this item to remain on the agenda. He said another challenge is if another Board Member wanted to challenge a Board Member. He said this would be the time for this to happen.

Louis Philippi said he thought that another Board Member making a challenge has the obligation to have some evidence to present. He said show that the Board Member has a conflict and let the Board vote or just keep quiet and move on. Mr. McCollum said it could be brought up by the petitioner also.

Mr. Massey asked if this should be kept as a line item. Mr. McCollum agreed.

Item 4. Case PLZNA-2022-00029 Variance – The applicant, Sherri Hartsell, on behalf of Sign Connection, is requesting a Variance of 80 square feet to install an attached sign on the property located at 1817 Dickerson Blvd. (Tax ID #09-264-026)

Mr. Massey said that anyone who is going to give testimony in this case needs to be administered the oath. Keri Mendler, William Nance and Sherri Hartsell came forward and were sworn.

Mr. McCollum said, for the benefit of everyone here, and just to remind the Board, there are two (2) variances on tonight's agenda. He said in order to grant a variance, 4/5's of the members of the Board would have to vote for the variance. He said it is not a majority vote. He said it is different from a special use permit, which just requires a majority.

William Nance, Planning Intern, introduced this item and said it is a variance request at 1817 Dickerson Blvd. He said at this time he will introduce the Findings:

Findings:

1. The property located at 1817 Dickerson Blvd. is owned by Union Square Monroe, LLC and is zoned General Business. (Exhibit 1, 2)
2. The applicant submitted a variance application on August 2, 2021 in order to request an additional 80 square feet of signage for a total of 200 square feet. (Exhibit 3, 4)

3. The applicant is requesting a variance to Section 156.133 (W) of the Zoning Code. This section prohibits properties in the General Business District from having more than 120 square feet of attached signage. (Exhibit 5)
4. All adjacent property owners have been notified of the variance request. (Exhibit 6, 7)

William said he would be happy to answer any questions you may have and the applicant is also here to answer any questions.

Kenneth Deal said for clarification purposes, he asked William if this request is not only asking for a variance on the displayed sign on the building, but also on the marquee sign. William said the monument sign is not affected; this is just for the attached signage on the storefront.

Mr. Massey asked William if he received any calls from any of the other businesses. William said we have not.

Mr. Massey asked the applicant to come forward. Sherri Hartsell came forward and said she is a representative of Sign Connection. She said she is here to answer any questions that you may have.

Mr. Massey asked Ms. Hartsell if she had any additional comments to the information on the application. Ms. Hartsell said that she would like to point out that it is like a two (2)-part sign and if you count the square footage of the Ollie sign and the Good Stuff Cheap, those two (2) together, add up to 154 square feet, which would be within code if we could do it that way. She said, unfortunately, the ordinance says that we must include the box of the sign, which makes us count all that dead space there. She also said this is so far off Roosevelt, that the visibility from Roosevelt is very poor and we think that the larger sign would give them a better visibility.

Mr. Massey asked if there were any further questions.

William Draper asked if we were only dealing with the sign attached to the building. Ms. Hartwell said yes, but the monument sign is getting a reface on some of the tenant panels.

Mr. Massey asked Ms. Hartsell how does your sign compare to the previous sign for Harris Teeter. Ms. Hartsell said she does not know the exact square footage. Keri said we do not have that information available. She said that sign has been gone for a while and it would have been permitted a long time ago.

Mr. Massey said there are certain standards that this Board has to look at and have to be met and that is what we need to deal with:

1. It is the Board's CONCLUSION, that unnecessary hardship (would/~~would not~~) result from the strict application of the ordinance.

Motion: Louis Philippi made a motion that the unnecessary hardship would result from the strict application of the ordinance.

Second: George Smith

Action: The motion passed unanimously with the following votes:

AYES: George Massey, Kenneth Deal, William Draper, Louis Philippi and George Smith
NAYS: None

2. It is the Board's CONCLUSION, that the hardship (is/is ~~not~~) peculiar to the applicant's property.

Motion: George Smith made a motion that the hardship is peculiar to the applicant's property because this is an older building and it is going to be reused.
Second: William Draper
Action: The motion passed unanimously with the following votes:

AYES: George Massey, Kenneth Deal, William Draper, Louis Philippi and George Smith
NAYS: None

3. It is the Board's CONCLUSION, that the hardship (is/is not) the result of the applicant's own actions.

Motion: Louis Philippi made a motion that the hardship is not the result of the applicant's own actions because they did not make the rules, we did.
Second: William Draper
Action: The motion passed unanimously with the following votes:

AYES: George Massey, Kenneth Deal, William Draper, Louis Philippi and George Smith
NAYS: None

4. (a) It is the Board's CONCLUSION, that the variance (is/is ~~not~~) consistent with the spirit, purpose, and intent of the ordinance.

Motion: Kenneth Deal made a motion that the variance is consistent with the spirit, purpose and intent of the ordinance. The particular property in question is three (3) times the size of adjoining retail spaces and the ordinance is designed to make uniformity. This keeps it in uniformity by scale.
Second: George Smith
Action: The motion passed unanimously with the following votes:

AYES: George Massey, Kenneth Deal, William Draper, Louis Philippi and George Smith
NAYS: None

- (b) It is the Board's CONCLUSION, that in granting of the variance, the public safety (will/will ~~not~~) be secured and substantial justice (will/will ~~not~~) be achieved.

Motion: George Smith made a motion that in the granting of the variance will conform and it will improve the neighborhood or the property.
Second: William Draper
Action: The motion passed unanimously with the following votes:

AYES: George Massey, Kenneth Deal, William Draper, Louis Philippi and George Smith
NAYS: None

5. The variance (~~will~~/will not) result in the extension of a nonconforming situation in violation of § 156.90, and it (~~will~~/will not) authorize the initiation of a nonconforming use of land.

Motion: Louis Philippi made a motion that the variance will not result in the extension of a nonconforming situation in violation of Section 156.90 and it will not authorize the initiation of a nonconforming use of land.

Second: William Draper

Action: The motion passed unanimously with the following votes:

AYES: George Massey, William Draper, Louis Philippi, George Smith, and Kenneth Deal
NAYS: None

Mr. Massey asked for a motion to grant or deny the variance request.

Motion: Kenneth Deal made a motion to grant this variance based on the information provided.

Second: George Smith

Action: The motion to grant the variance passed unanimously with the following votes:

AYES: George Massey, Kenneth Deal, William Draper, Louis Philippi and George Smith
NAYS: None

THEREFORE, on the basis of the foregoing, IT IS ORDERED that the application variance Case PLZNA-2022-00029 be granted.

Item 5. Case PLZNA-2022-00025 Variance – The applicants, Jeffrey and Sharon Darr, are requesting a Variance to the maximum square footage of accessory structures in order to build a new accessory structure on the property located at 3914 Priceton Drive (Tax ID #09-295-108)

Mr. Massey said that anyone who is going to give testimony in this case needs to be administered the oath. Keri Mendler, William Nance, Jeffrey and Sharon Darr, Marilyn Jordan and Joe Wilson came forward and were sworn.

William Nance, Planning Intern, introduced this item and said tonight he is presenting a variance request for additional accessory square footage at 3914 Priceton Drive. He said at this time he will enter the Findings:

Findings:

1. The property located at 3914 Priceton Drive is owned by Jeffrey and Sharon Darr and is zoned R-40 (Residential Single - Family). (Exhibit 1, 2)
2. The applicants submitted a variance application on July 29, 2021 requesting an additional 3,000 square feet for accessory structures on the property. (Exhibit 3)
3. The principal structure of the house is 1,901 square feet. Therefore, accessory structure square footage shall not exceed this number. (Exhibit 4)
4. The variance is being requested in order to build a 1,500 square foot storage building with a 360 square foot covered awning. (Exhibit 5)
5. The current accessory structures on the property total 1,415 square feet. He said this leaves 486 square feet for accessory structures. He said the applicant has requested 3,000 additional square feet. (Exhibit 6)
6. All adjacent property owners have been notified of the proposed variance. (Exhibit 7, 8)

William said he would be glad to answer any questions at this time and the applicants are here as well.

Mr. Massey asked William if he received any calls from any of the residents. He said he received one (1) call from a resident.

Mr. Massey asked if there were any questions.

Kenneth Deal asked William if the call was for additional information. William said the caller was wondering what was going on and he let them know that they were going to build an accessory structure that would serve, as we were informed, for hobbies, workout area, and things like that.

Kenneth Deal said looking at the property from Priceton Drive, what is the address of the house on the left. The owner and neighbor of that house was present at this meeting.

Mr. Massey asked the applicant to come forward. Mr. Jeffrey Darr came forward and said he had lived there for over 30 years and had the opportunity to purchase property to make his lot bigger. He said some of the land is in the flood plain and there is a City right-of-way behind there for the sewer. He said he was going to use some of the other parts of that to build this accessory garage. He said he tries to take care of the right-of-ways, he has put extra drainage, and he has put in erosion control for this until some grass grows. He said he tries to take care of his property the best he can. He said his neighbor, Ms. Jordan, is here.

Kenneth Deal said to Mr. Darr that he has asked to build a 1,500 square foot structure that is a nice looking structure. He said he understands that he (Mr. Darr) is asking for a 3,000 square foot variance. Mr. Darr said it is his understanding that the awning has to be part of that 1,500 square feet so it is running about 2,000 square feet. Mr. Deal asked Mr. Darr if he is asking for anything additional than the building of this structure. Mr. Darr said no. He said he does not want to sell himself short.

George Smith asked Mr. Darr if it had a second floor. Mr. Darr said no, it is a steel structure.

George Smith asked Mr. Darr is it basically a garage. Mr. Darr said yes. He said a garage, storage, and workout room.

Mr. Massey asked if anyone would like to come forward. Ms. Marilyn Jordan 3901 Princeton Drive came forward and said she lives next door and does not have a problem with this. She said she has lived here 20 years.

Mr. Massey said there are certain standards that this Board has to look at and have to be met and that is what we need to deal with:

1. It is the Board's CONCLUSION, that unnecessary hardship (would/would not) result from the strict application of the ordinance.

Motion: Kenneth Deal made a motion that the unnecessary hardship would result from the strict application of the ordinance considering the ordinance was not written with property sizes in mind.

Second: William Draper

Action: The motion passed unanimously with the following votes:

AYES: George Massey, Kenneth Deal, William Draper, Louis Philippi and George Smith

NAYS: None

2. It is the Board's CONCLUSION, that the hardship (is/is not) peculiar to the applicant's property.

Motion: Louis Philippi made a motion that the hardship is peculiar to the applicant's property.

Second: George Smith

Action: The motion passed unanimously with the following votes:

AYES: George Massey, Kenneth Deal, William Draper, Louis Philippi and George Smith

NAYS: None

3. It is the Board's CONCLUSION, that the hardship (is/is not) the result of the applicant's own actions.

Motion: Kenneth Deal made a motion that the hardship is not the result of the applicant's own actions given the fact that nothing has been constructed to date.

Second: George Smith

Action: The motion passed unanimously with the following votes:

AYES: George Massey, Kenneth Deal, William Draper, Louis Philippi and George Smith

NAYS: None

4. (a) It is the Board's CONCLUSION, that the variance (is/is not) consistent with the spirit, purpose, and intent of the ordinance.

Motion: Louis Philippi made a motion that the variance is consistent with the spirit, purpose and intent of the ordinance.

Second: William Draper

Action: The motion passed unanimously with the following votes:

AYES: George Massey, Kenneth Deal, William Draper, Louis Philippi and George Smith

NAYS: None

- (b) It is the Board's CONCLUSION, that in granting of the variance, the public safety (will/~~will not~~) be secured and substantial justice (will/~~will not~~) be achieved.

Motion: George Smith made a motion that in the granting of the variance, the public safety will be secured and substantial justice will be achieved

Second: Kenneth Deal

Action: The motion passed unanimously with the following votes:

AYES: George Massey, Kenneth Deal, William Draper, Louis Philippi and George Smith

NAYS: None

5. The variance (will/~~will not~~) result in the extension of a nonconforming situation in violation of § 156.90, and it (will/~~will not~~) authorize the initiation of a nonconforming use of land.

Motion: Louis Philippi made a motion that the variance will not result in the extension of a nonconforming situation in violation of Section 156.90 and it will not authorize the initiation of a nonconforming use of land.

Second: Kenneth Deal

Action: The motion passed unanimously with the following votes:

AYES: George Massey, William Draper, Louis Philippi, George Smith, and Kenneth Deal

NAYS: None

Mr. Massey asked for a motion to grant or deny the variance request.

Motion: Kenneth Deal made a motion that the variance be granted and that the structure be in the exact specifications as submitted on the engineering drawings provided with the proposal.

Second: William Draper

Action: The motion to grant the variance passed unanimously with the following votes:

AYES: George Massey, William Draper, Louis Philippi, George Smith, and Kenneth Deal

NAYS: None

THEREFORE, on the basis of the foregoing, IT IS ORDERED that the application variance Case PLZNA-2022-00025 be granted.

Item 6. **Case PLSUP-2022-0031 Special Use Permit – The applicant, Charles Steele, is requesting a Special Use Permit to operate a hair salon in a detached structure on the property located at 2024 Griffith Road (Tax ID #09-247-001-A)**

Mr. Massey said that anyone who is going to give testimony in this case needs to be administered the oath. Doug Britt, Charles Steele and Vicki Madill came forward and were sworn.

Doug Britt, Senior Planner, introduced this item and said it is a request for a Special Use Permit by Charles Steele for 2024 Griffith Road. He said at this time he will enter the Findings:

Findings:

1. The property at 2024 Griffith Road is currently owned by Charles Steele and is zoned R-20 (Residential- Low Density). (Exhibit 1, 2)
2. The applicant submitted a Special Use Permit Application on August 3, 2021 requesting to operate a home occupation (hair salon) in a detached structure on the property located at 2024 Griffith Road. (Exhibit 3)
3. According to Section 156.129, Home Occupation, customary home occupations may be conducted in an accessory building subject to the issuance of a special use permit by the Board of Adjustment. (Exhibit 4)
4. All adjoining property owners have been properly notified of this special use permit. (Exhibit 5)

Doug said he will be glad to answer any questions and the applicant is here to answer any questions as well.

Mr. Massey asked Doug if he received any calls from any of the neighbors regarding this request. Doug said he did not.

Mr. Massey asked the applicant to come forward. Mr. Charles Steele came forward. Mr. Massey asked him if he had any additional comments to add to your application. Mr. Steele said no. He said he is the 10th generation on that farm; he lived in Union County his whole life. He said before he came to this meeting he found a 1953 newspaper article about his Great, Great Grandfather who is the 6th generation there. He said he is the President of the Union County Cattlemen's Association. He said he has been a big part of Union County and has always lived here, supported everything, and would like to have a little salon on the property.

Kenneth Deal said to Mr. Steele that he understands by your application you are basically demoing the building and building a new structure. Mr. Steele said that is correct. He said it was an existing milk barn. He said we looked to see if there were enough bones in the foundation and structure to convert it to the salon. He said he was told it just doesn't have enough bones and said he probably needed to take that building down, put in a new foundation and a metal building. He said it is a farm setting so he just wants to incorporate the salon as part of the farm. Mr. Deal asked if there were any plans to erect signs along Griffith Road indicating that it is back there. Mr. Steele said they haven't even addressed this; this is step one for us.

Mr. Massey said there are certain standards that this Board has to look at and have to be met and that is what we need to deal with:

- A. **The use will not materially endanger the public health or safety if located, designed, and proposed to be operated according to plan.**

Motion: Kenneth Deal made a motion that this **standard is met** because the use will not materially endanger the public health or safety if located, designed, and proposed to be operated according to plan. The physical location creates no traffic hazard and the applicant has already stated in the application that they will meet all State and Local health requirements. Therefore, they have demonstrated they have met the standard

Second: William Draper

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

AYES: George Massey, Kenneth Deal, Louis Philippi, William Draper, and George Smith

NAYS: None

- B. **The use or development complies with all regulations and standards of the City of Monroe Zoning Ordinance, as well as any other state or local rule or regulation governing the development of land.**

Motion: Kenneth Deal made a motion that the **standard is met** because the applicants has already stated that they intend to keep all appropriate permits and health organizations' regulations as stipulated.

Second: George Smith

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

AYES: George Massey, Kenneth Deal, Louis Philippi, William Draper, and George Smith

NAYS: None

- C. **The use or development will not adversely impact surrounding property and will not substantially injure the value of adjoining property.**

Motion: George Smith made a motion that the **standard is met** because the amount of land owned by the applicant sets a good buffer between it and adjacent properties.

Second: Louis Philippi

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

AYES: George Massey, Kenneth Deal, Louis Philippi, William Draper, and George Smith

NAYS: None

- D. **The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Monroe Land Development Plan.**

Motion: Kenneth Deal made a motion that the **standard is met** because the size of the property and the use of the property is well within the current zoning of the Monroe Land Development Plan and is a good use of the property.

Second: George Smith

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

AYES: George Massey, Kenneth Deal, Louis Philippi, William Draper, and George Smith

NAYS: None

Mr. Massey asked for a motion to grant or deny the Special Use Permit request.

Motion: William Draper made a motion to grant the issuance of the Special Use Permit

Second: Kenneth Deal

Action: The motion to grant the Special Use Permit passed unanimously with the following votes:

AYES: George Massey, Kenneth Deal, Louis Philippi, William Draper, and George Smith

NAYS: None

Mr. Massey said the Special Use Permit Case PLSUP-2022-0031 request has been granted.

Item 7. Chairman and Vice Chairman Appointments

Keri introduced this item. She said in order to meet the deadline for the next Citizens Appointment Committee in September, she asked the Members to make a recommendation for Chairman and Vice Chairman as Mr. Massey will be rolling off at the end of this year as Chairman. She said Mr. Deal just joined so his term as Vice Chairman does not roll off yet. Ashley Britt said that is correct. She said his term just started so he can still stay Vice Chairman unless he wanted to apply for Chairman. Keri said it is up to the Members to make a recommendation and it would be forwarded to Citizens Appointment Committee in order to make the final decision on that.

Kenneth Deal asked if there was any State rule that is requiring that Mr. Massey rotate off the Chairman position. Keri said this is a local or City requirement that was changed a few years ago for Chairman and Vice Chairman to have term limits.

Motion: Kenneth Deal made a motion that we petition the City Council to reconsider that decision and let Mr. Massey stay on for another term.

Second: William Draper

Louis Philippi said there has been no discussion. He said most of the Boards that he has been on everybody gets a chance to be sitting in the big seat and taking [could not understand] otherwise you get a bureaucracy built up that doesn't change. He said that is his two cents. He said, however, the Board has

spoken. Mr. Deal said the Board has not spoken; we haven't finished voting. He said to Mr. Philippi that you are a no vote then. Mr. Philippi said correct. George Smith said he was a no vote as well. Mr. Deal said it is a two and two vote and you cannot vote for yourself.

Action: The motion that we petition the City Council to reconsider that decision and let Mr. Massey stay on for another term failed with the following votes:

AYES: Kenneth Deal and William Draper

NAYS: Louis Philippi and George Smith

Mr. Massey said in lieu of the tied vote, he would like to nominate Kenneth Deal as the Chairman. Keri said it is just a consensus on what you would like to move forward or not a consensus. She said if there is a consensus of who you would like to move forward or if there are multiple recommendations, we would just move it forward to the Citizens Appointment Committee for them to consider.

Louis Philippi asked Keri if the Citizens Appointment Committee did any research on their own. Keri said typically the Committee is made up of existing members of the City Council. Mr. Philippi said when the Committee wants to appoint, do they do research. Keri said ultimately they make the decision. She said these recommendations just give this Board an opportunity to forward a recommendation to them. She said the Committee can go with your recommendation or they can also go against your recommendation. She said as a Board, it is just a recommendation on who you would like to move forward as Chairman and Vice Chairman.

Louis Philippi asked Keri again if the Committee does any research or knows anything about us. Keri said they would have your application. Doug said the Committee is just asking for a consensus among the group, not what you think the Committee should or shouldn't do.

Ashley said this is the same Committee that reviewed your application for appointment to this Board. She said they would be recommending the appointments to City Council and City Council would be the one who is the ultimate decision-maker.

Keri said they have your applications because it is the same Committee that recommended you to City Council and ultimately that is why you are here on this Board. Louis Philippi said that makes sense.

Keri said if there are no other recommendations, we will move forward with Mr. Massey's recommendation of Mr. Deal as Chairman. She said we can decide on Vice Chairman at a later date. Ashley said or the Committee may recommend a Vice Chairman to Council without a recommendation from you.

Kenneth Deal asked if there was someone interested in the position so they know. Louis Philippi said we all serve as we are asked to serve. George Smith asked what the Vice Chairman does. Mr. Deal said he fills in when the Chairman cannot be at the meeting. Mr. Smith said he could do that if no one else wants it. Mr. Deal said to Keri that she now has a recommendation for Chairman and Vice Chairman. He said these positions will not be effective until January.

Keri said she will forward these recommendations to the Citizens Appointment Committee.

Item 8. **Next Meeting – September 23, 2021**

Item 9. **Adjournment**

Motion: Kenneth Deal made a motion to adjourn the meeting.

Second: William Draper

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

AYES: **George Massey, Kenneth Deal, Louis Philippi, William Draper and
George Smith**

NAYS: **None**

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

George Massey
Chairman

Maryann Brown
Clerk of the Board



**STAFF REPORT
PLSUP-2022-00080**

TO: Board of Adjustment Members

DATE: December 16, 2021

FROM: William Nance, Planning Technician

SUBJECT: Special Use Permit request by Matthew Ruggiero on behalf of Better Path Homes, LLC to construct a new single family home at 605 Winchester Avenue

SUMMARY STATEMENT

The Board of Adjustment is requested to consider this request by Matthew Ruggiero, COO of Better Path Homes, LLC to construct a new single family home at 605 Winchester Avenue, which is located in the Winchester Overlay District.

SITE DATA

Type of Action:	Special Use Permit
Date of Petition:	October 28, 2021
Name of Petitioner:	Better Path Homes, LLC
Location:	605 Winchester Avenue
Tax ID #:	09-228-144
Lot Size:	.19 acres
Zoning Classification:	R-10 (Residential - High Density)

FINDINGS

Staff offers the following Findings:

1. The property at 605 Winchester Avenue is currently owned by Better Path Homes, LLC and is zoned R-10 (Residential - High Density) The property is also located in the Winchester Overlay District. (Exhibit 1, 2, 3)

2. According to Section 156.124, Overlay Districts, all principal developments in the Winchester Overlay District shall obtain a Special Use Permit. This section has several other requirements; however, due to state law changes, many can no longer be enforced. Each requirement has been addressed below (Exhibit 4):
 - a. The construction or renovation as proposed and designed will be compatible in the neighborhood, and along the street with which it is located.
-This requirement can no longer be enforced due to G.S. 160D-702 as it is considered a design standard, which cannot be used unless the applicant voluntarily consents to it.
 - b. The construction or renovation as proposed and designed fulfills the intent of §156.132 of the City of Monroe Code of Ordinances.
-This standard applies only to commercial properties.
 - c. The construction or renovation as proposed and designed will not substantially injure the value of adjoining or abutting property.
-This standard is addressed in the Special Use Permit standards.
 - d. The construction or renovation as proposed maintains the historic character and integrity of the infill neighborhood in which it is located.
-This requirement can no longer be enforced due to G.S. 160D-702 as it is considered a design standard, which cannot be used unless the applicant voluntarily consents to it.
 - e. The construction or renovation as proposed shall adhere to the strategies and objectives outlined in the City of Monroe Land Development Plan.
-This standard is addressed in the Special Use Permit standards.
 - f. Duplexes may be allowed on corner lots.
-The applicant is not proposing a Duplex.
 - g. All principal developments shall obtain a Special Use Permit.
 - h. Mobile homes shall not be permitted.
-The applicant is not proposing a mobile home.
3. The applicant submitted a Special Use Permit Application on October 28, 2021 requesting to construct a new single family home on the property. The home is 1,290 heated square feet with a 109 square foot front porch. (Exhibit 5 and 6)
4. A Comparative Market Analysis was completed by Rebekah Sosa of Allen Tate Realtors. (Exhibit 7)
5. All adjoining property owners have been properly notified of this Special Use Permit. (Exhibit 8 and 9)

CONCLUSIONS

Please see attached Special Use Permit Worksheet.

Attachment(s):

- Exhibit 1: Ortho Map
- Exhibit 2: Zoning Map
- Exhibit 3: Winchester Overlay Map
- Exhibit 4: Winchester Overlay Requirements
- Exhibit 5: Application
- Exhibit 6: Site Plan and House Plan
- Exhibit 7: Comparative Market Analysis
- Exhibit 8: APO List
- Exhibit 9: APO Map

Prepared by: WN 11-5-21

**SPECIAL USE PERMIT WORKSHEET
TO CONSTRUCT A NEW SINGLE FAMILY HOME AT 605 WINCHESTER
AVENUE (PARCEL # 09-228-144)**

Before the Board of Adjustment makes a decision concerning the proposed Special Use Permit, they shall consider the following:

I. Completeness of Application:

Staff finds the application to be complete and the jurisdiction proper.

II. Special Use General Standards:

- A. The use will not materially endanger the public health or safety if located, designed, and proposed to be operated according to plan.*

Petitioner's Response: We do not feel that homes in this location will endanger the public health. If there is an emergency need at the funeral home next door, there will be room in front of the homes or across the street. The road is a double yellow line, but not very busy, so one lane traffic is another option.

☐ Motion standard is met; or

☐ Motion standard is NOT met based on the following findings of fact:

- B. The use or development complies with all regulations and standards of the City of Monroe Zoning Ordinance, as well as any other state or local rule or regulation governing the development of land.*

Petitioner's Response: We have located the houses in accordance with surrounding zoning setbacks and constructions requirements. For this year's application for a SUP, we have made the footprints of the homes smaller and two stories.

☐ Motion standard is met; or

☐ Motion standard is NOT met based on the following findings of fact:

- C. The use or development will not adversely impact surrounding property and will not substantially injure the value of adjoining property.*

Petitioner's Response: As seen in the CMA prepared by our agent, there are multiple new builds in the area with values in the \$230K range, some even higher. We have also

seen other new constriction homes in the area, some even by the same builder as ours (Edco Construction). We have updated our build plans as well to make them a smaller footprint. The floor plans are attached in our documents.

☐ Motion standard is met; or

☐ Motion standard is NOT met based on the following findings of fact:

D. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Monroe Land Development Plan.

Petitioner's Response: With the housing shortage in the Charlotte market, especially in the \$200K-\$250K price ranges, people cannot find good quality, affordably priced homes to live in. Our new construction homes have sold to end buyers (not investors) almost exclusively. We are finding that people love our new construction homes and are grateful that they have a chance to own a property with warranties and reduced maintenance. We hope the City of Monroe will grant this use permit to allow us to get started.

☐ Motion standard is met; or

☐ Motion standard is NOT met based on the following findings of fact:

III. Permit Action

A. **Motion** to GRANT the special use permit. (*Board of Adjustment may add conditions as deemed necessary*).

OR;

B. **Motion** to DENY the special use permit based on the finding that general standard(s) _____ above is/are not met.

Ortho Map

PLSUP-2022-00080

Legend

- Centerlines
- Parcels

**Existing: R-10
(Residential- High Density)**

**Owner: Better Path
Homes, LLC**

Acres: .19



0 30 60
Feet



Zoning Map

PLSUP-2022-00080

Legend

— Centerlines

▭ Parcels

Zoning Districts

Code

▭ R-10

▭ OT

**Existing: R-10
(Residential- High Density)**

**Owner: Better Path
Homes, LLC**

Acres: .19



0 30 60
Feet

Winchester Overlay Map

PLSUP-2022-00080

Legend

— Centerlines

▭ Parcels

Overlay District

▭ Winchester

**Existing: R-10
(Residential- High Density)**

**Owner: Better Path
Homes, LLC**

Acres: .19



0 30 60
Feet

- a. The construction or renovation as proposed and designed will be compatible in the neighborhood, and along the street with which it is located.
-This requirement can no longer be enforced due to G.S. 160D-702 as it is considered Design Standards.
- b. The construction or renovation as proposed and designed fulfills the intent of § [156.132](#) of the City of Monroe Code of Ordinances.
-This requirement can no longer be enforced due to G.S. 160D-702 as it is considered Design Standards.
- c. The construction or renovation as proposed and designed will not substantially injure the value of adjoining or abutting property.
-This standard is already addressed in the Special Use Permit standards.
- d. The construction or renovation as proposed maintains the historic character and integrity of the infill neighborhood in which it is located.
-This requirement can no longer be enforced due to G.S. 160D-702 as it is considered Design Standards.
- e. The construction or renovation as proposed shall adhere to the strategies and objectives outlined in the City of Monroe Land Development Plan.
-This standard is already addressed in the Special Use Permit standards.
- f. Duplexes may be allowed on corner lots.
-The applicant is not proposing a Duplex.
- g. All principal developments shall obtain a Special Use Permit.
- h. Mobile homes shall not be permitted.
-The applicant is not proposing a mobile home.



SPECIAL USE PERMIT APPLICATION

Applicant's Name: Better Path Homes.

Applicant's Mailing Address: 10935 Winds Crossing Dr
Suite 300 Charlotte NC 28273

Applicant's Phone Number: 704-223-5080

Applicant's Email Address: mett@choosebetterpath.com

Property Location: 605 Winchester Ave Monroe 28110

Tax ID Number: 09-228-144 Deed Reference Number: BOOK 01767 PAGE 0325-0327

Existing Zoning: R10

Proposed Special Use: Construct a single family dwelling

Proposed Conditions:
We will build two homes on 605/607 Winchester. Smaller
footprints than last year's application for the builds.
The proposed house is 1290 sq ft, two stories.

For Staff Use Only	
Project Number:	_____
Date Submitted:	_____
Approved	_____
Denied	_____

Every petition for a reclassification of property shall be accompanied by a site plan drawn to scale and sealed by a registered engineer, surveyor, architect, or landscape architect licensed to practice in the State of North Carolina. Site plans for subdivision applications shall be in the form of a preliminary plat with all information that is required per Chapter 156 of the Monroe Code of Ordinances – Zoning Code, and specifically listed in the Appendix *Standards*. In addition, all applications for a Special Use Permit shall be accompanied by a written consulting report from a North Carolina State Certified Real Estate Appraisal that conforms to Standard 5 of the Uniform Standards of Professional Appraisal Practice (single family homes on single family lots are exempt from this requirement). The site plan shall include the following information; however, the Zoning Administrator may require additional information whenever necessary and may waive one or more of the requirements if such is found to be irrelevant to the proposed project.

General Information Required

- A location map that shows the project in relation to surrounding parcels, zones, streets, right of ways, and utility services and easements, total acreage, north arrow, legend, and a vicinity map.
- Name of the applicant(s) and the name of the proposed development including a copy of the current deed.
- Scale, at one (1) inch equals 100 feet, unless otherwise approved by the Zoning Administrator.

Information on Natural, Historic, and Recreational Features Required

5-12-21
SUP Application.doc REVISED 2-99, 7-99, 2/00, 12/03, 7/04, 9/13, 1/14, 12/15, 5/21

- Contour lines at no greater than five (5) foot intervals.
- Location and dimensions of all recreational areas, equipment, features, historic sites and open space.
- Natural screening (woods, thickets, etc.), streams, ponds, rivers and similar natural or man-made features.

Zoning and Lot Information Required

- Existing and proposed zoning district lines, flood plain delineation, property lines, existing and proposed parking, trash collection systems and screening (include a copy of the planting schedule) and building footprints for any structure or walls to be placed on the property. Residential uses shall include the number of units per building and the total project.
- Proposed lot dimensions and setbacks, with diagrams of proposed signs showing location on the lot, size, height, and attachment (if indicated).
- Watershed data to demonstrate compliance with sections 156.101 of the Monroe Code of Ordinances.
- Boundary of any phase lines, for phased development plans. (Include a statement for future building time line)
- Detailed landscape plan in compliance with section Chapter 156, Article XVII of the Monroe Code of Ordinances issued by a certified landscape architect, or other certified professional preparer

Transportation and Utilities Information Required

- Existing and proposed streets, sidewalks, easements, parking and loading areas, drainage facilities, storm water control devices, and public utilities.
- A driveway permit from NCDOT for developments on state maintained roads, and a city driveway permit for development on city maintained streets.
- A letter from the Director of Water Resources stating that adequate water and sewer is available, or can be made available, to the site in adequate capacities.

Special use permit approval requires several standard findings of fact (see below). It shall be the responsibility of the applicant to address all findings related to the development proposal. The burden of submitting competent evidence that the findings have been met is the applicant's responsibility. Every application shall include an appraisal report from a certified appraiser that the proposed use will not substantially injure the value of the adjoining property, as specified in the findings below. Additional information supporting the special use permit application shall be the responsibility of the petitioner and not the responsibility of the city.

At the Board of Adjustment hearing, petitioners should be prepared to testify to the following standard findings of fact for all special uses:

1. Will not endanger the public health or safety,
2. Will not injure the value of adjoining or abutting property,
3. Will be in harmony with the area in which it is located, and
4. Will be in conformity with the land-use plan, thoroughfare plan, or other plan officially adopted by the Council.

Note: Due to the amount of detailed information needing to be submitted to the city, it is *requested* that early contact with the city planning department be accomplished to avoid unnecessary delays. All applications for a special use permit shall be reviewed by the Zoning Administrator prior to Board of Adjustment review. The applicant shall submit a completed application no later than 30 days prior to the Board of Adjustment meeting at which the petition is to be heard. If the application is found to be incomplete or the development is found to be in conflict with the requirements of this application, the developer shall be notified and the petition rejected.

Upon acceptance of the site plan by planning staff, the petitioner shall provide a digital copy of the site plan. Depending on site details, the applicant may be required to provide ten (10) copies of the site plan for review by the Board of Adjustment.

It is understood and acknowledged that if the Special Use Permit is authorized, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 156.42 of the *Zoning Ordinance of the City of Monroe Code of Ordinances*.

I. Special Use General Standards:

Special Use Permit Application

Better Path Homes

605/607 Winchester Ave Monroe 28110

1) Special Use General Standards Answers

- a. We do not feel that homes in this location will endanger the public health. If there is an emergency need at the funeral home next door, there will be room in front of the homes or across the street. The road is a double yellow line, but not very busy, so one lane traffic is another option.
- b. We have located the houses in accordance with surrounding zoning setbacks and construction requirements. For this year's application for a SUP, we have made the footprints of the homes smaller and two stories.
- c. As seen in the CMA prepared by our agent, there are multiple new builds in the area with values in the \$230k range, some even higher. We have also seen other new construction homes in the area, some even by the same builder as ours (Edco Construction). We have updated our build plans as well to make them a smaller footprint. The floor plans are attached in our documents.
- d. With the housing shortage in the Charlotte market, especially in the \$200k-250k price ranges, people cannot find good quality, affordably priced homes to live in. Our new construction homes have sold to end buyers (not investors) almost exclusively. We are finding that people love our new construction homes and are grateful that they have a chance to own a property with warranties and reduced maintenance. We hope the city of Monroe will grant this use permit to allow us to get started!

A. The use will not materially endanger the public health or safety if located, designed, and proposed to be operated according to plan.

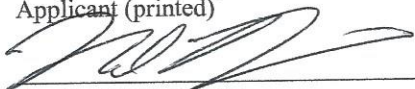
B. The use or development complies with all regulations and standards of the City of Monroe Zoning Ordinance, as well as any other state or local rule or regulation governing the development of land.

C. The use or development will not adversely impact surrounding property and will not substantially injure the value of adjoining property.

D. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Monroe Land Development Plan.

To the best of my knowledge, all of the information herein submitted is accurate and complete.

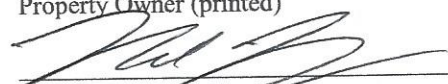
Matthew Duggiero - Authorized signor, COO
Applicant (printed)


Applicant's Signature

10/28/2021

Date

Better Path Homes
Property Owner (printed)


Property Owner's Signature

10/28/2021

Date

****If you are signing on behalf of a company, please include your title within the company****

STATE OF NORTH CAROLINA
GASTON COUNTY

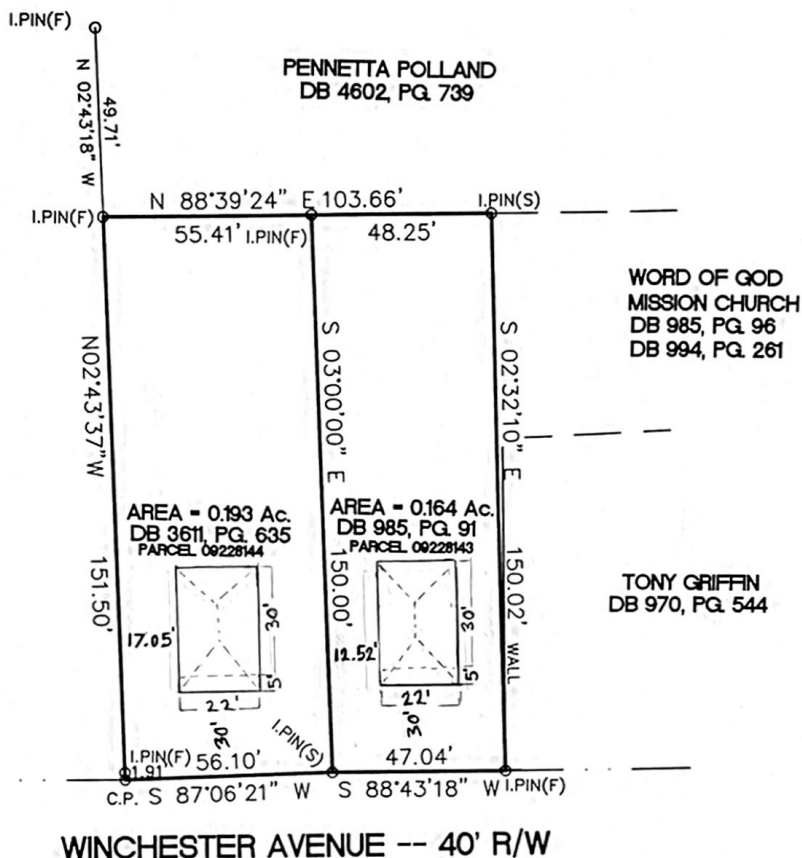
I certify that this map was drawn from an actual survey made under my supervision.
The unadjusted error of closure as calculated is 1": 10,000'+
Boundaries not surveyed, if any, are noted. Deed descriptions are recorded in Book AS, Page SHOWN.

Witness my hand and seal this 6 day of AUGUST, 2020.



LOCATION MAP - NOT TO SCALE

DB 3611, PG. 635



LEGEND

- ____ LINES SURVEYED
- ____ LINES NOT SURVEYED
- ALL CORNERS ARE AS NOTED O
- N.T.S. NOT TO SCALE
- C.P. CALCULATED POINT
- OVERHEAD UTILITY LINES
- UTILITY POLE
- METAL FENCE
- WOODEN FENCE
- SEWER MANHOLE
- MBSL - MINIMUM BUILDING SETBACK LINE
- I.PIN(S) - IRON PIN SET
- I.PIN(F) - IRON PIN FOUND
- I. - IRON CMF - CONCRETE MONUMENT(F)
- (F) FOUND
- (S) SET



**CAROLINAS
DESIGN
GROUP, PLLC**

★LAND SURVEYING★LAND PLANNING

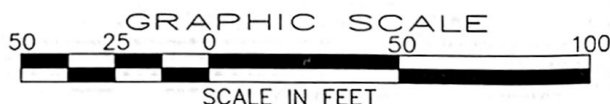
201 West Second Avenue Gastonia, NC 28052

Phone: 704-854-9328 ★ 704-864-9007 ★ Fax 704-854-9328

NC LICENSE #P-0186

NOTES: SURVEY MADE USING EXISTING PHYSICAL EVIDENCE FOUND AT TIME OF SURVEY.

SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT-OF-WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS NOT SHOWN HEREON.



**BOUNDARY SURVEY
OF
605 & 607 WINCHESTER AVENUE**

SCALE: 1" = 50'

CITY OF MONROE - UNION COUNTY, NC

DATE: AUGUST 6, 2020

PROPERTY TO BE ACQUIRED BY:

MAP RECORDED IN BOOK
CADD # 9420EDDO

AT PAGE
WORK ORDER # 9420

DEED RECORDED IN BOOK
DRAWN BY: MLC TAX ID NO. 09228144 & 09228143

THE BAKER

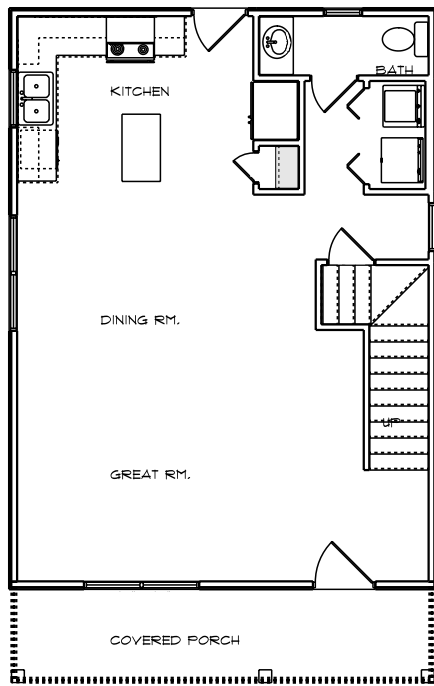


FRONT ELEVATION

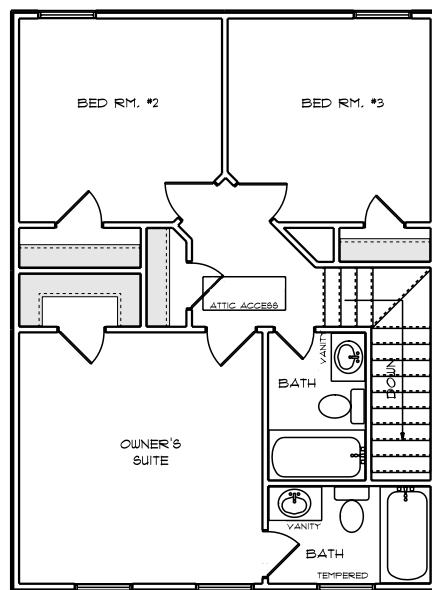
1ST FLOOR 660 SQFT. 2ND FLOOR 630 SQFT.
TOTAL HEATED 1290 SQFT.
COVERED PORCH 109 SQFT.
TOTAL UNDER ROOF 1399 SQFT.



LEFT ELEVATION

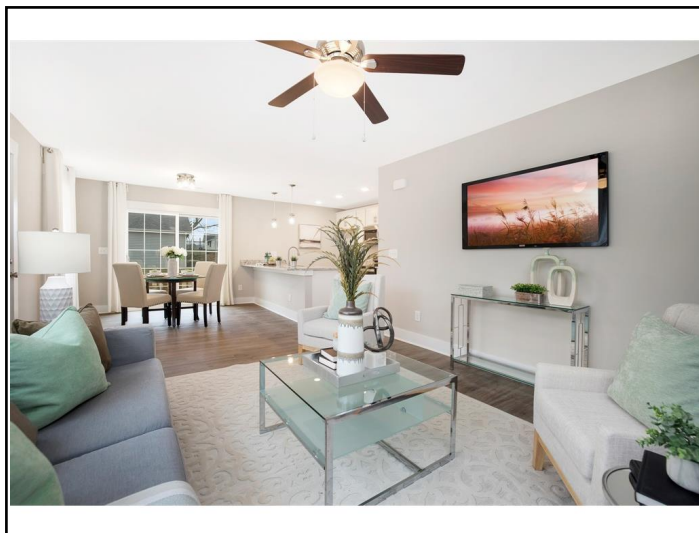


1ST FLOOR PLAN



SECOND FLOOR PLAN

"THIS ANALYSIS HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE WHICH REQUIRE VALUERS TO ACT AS UNBIASED, DISINTERESTED THIRD PARTIES WITH IMPARTIALITY, OBJECTIVITY AND INDEPENDENCE AND WITHOUT ACCOMMODATION OF PERSONAL INTEREST. IT IS NOT TO BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR ANY PURPOSE."



Researched and prepared by

Rebekah Sosa

Subject Property

605/607 Winchester Ave

Monroe, NC

Prepared exclusively for

28110

Matt Ruggiero

Prepared on
October 26, 2021



Rebekah Sosa

Allen Tate Mooresville/Lake Norman

137 Center Square Dr. Suite D

Mooresville, NC 28117

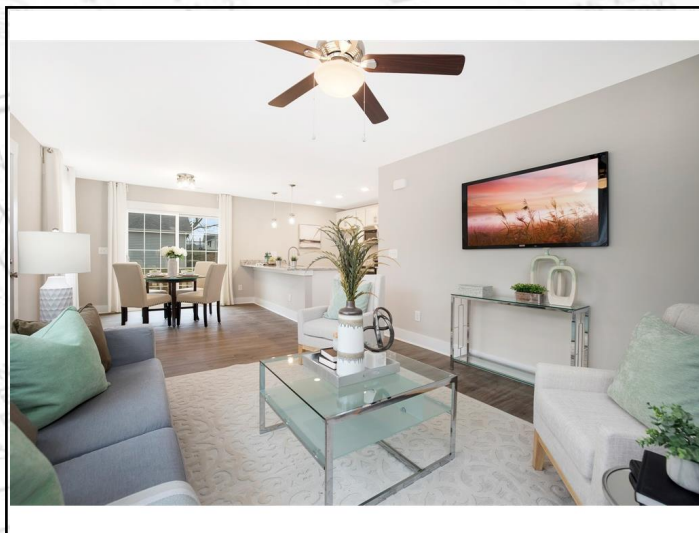
704-699-0447

rebekah.sosa@allentate.com

<http://allentate.com/rebekahsosa>

Comparative Market Analysis

"THIS ANALYSIS HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE WHICH REQUIRE VALUERS TO ACT AS UNBIASED, DISINTERESTED THIRD PARTIES WITH IMPARTIALITY, OBJECTIVITY AND INDEPENDENCE AND WITHOUT ACCOMMODATION OF PERSONAL INTEREST. IT IS NOT TO BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR ANY PURPOSE."



Researched and prepared by
Rebekah Sosa

Prepared exclusively for
Matt Ruggiero

Prepared on
October 26, 2021

Subject Property
605/607 Winchester Ave
Monroe, NC
28110

Rebekah Sosa

Allen Tate Mooresville/Lake Norman

137 Center Square Dr. Suite D

Mooresville, NC 28117

704-699-0447

rebekah.sosa@allentate.com

<http://allentate.com/rebekahsosa>





Allen Tate Mooresville/Lake Norman
Award Winning Bilingual Agent English/Spanish
Agente Bilingüe Español/Inglés



Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active Listings

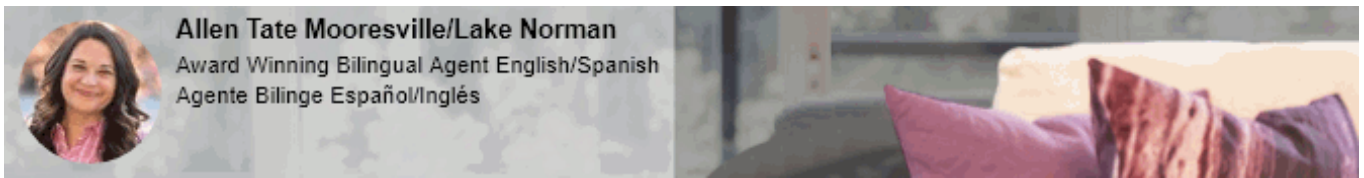
Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	List Date
605/607 Winchester Ave		3	2	1	1315		
414 Boyte Street	\$289,900	4	2	0	1,597	\$181.53	10/23/2021
Averages:	\$289,900	4.0	2.0	0.0	1,597	\$181.53	

Closed Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Contract Date
605/607 Winchester Ave		3	2	1	1315		
608 John Street	\$240,000	3	2	1	1,379	\$174.04	06/07/2021
610 John Street	\$240,000	3	2	1	1,600	\$150.00	05/13/2021
507 Windy Drive	\$262,000	3	2	1	1,448	\$180.94	07/01/2021
Averages:	\$247,333	3.0	2.0	1.0	1,476	\$168.33	

	Low	Median	Average	High	Count
Comparable Price	\$240,000	\$251,000	\$257,975	\$289,900	4
Adjusted Comparable Price	\$213,755	\$233,136	\$238,588	\$274,326	4

Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman

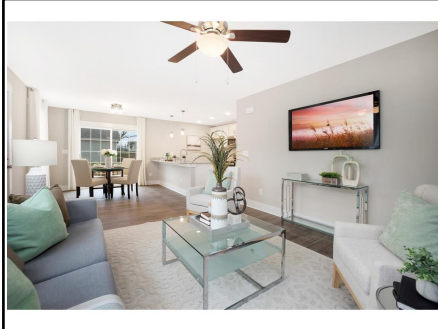


Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

CMA Price Adjustments

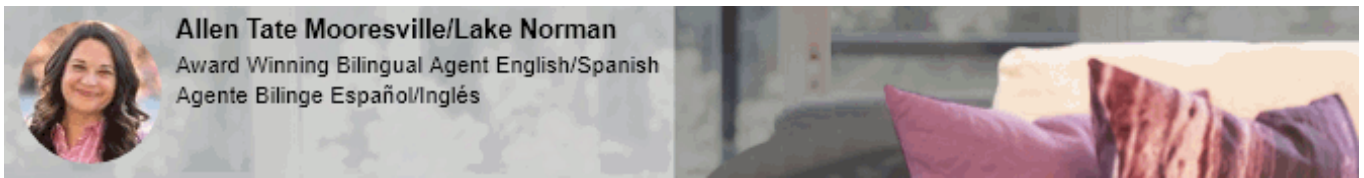
This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
605/607 Winchester Ave		414 Boyte ST		608 John ST	
MLS#		3792500		3709366	
List Price		\$289,900		\$249,900	
List Date		10/23/2021		04/02/2021	
Status		Active		Closed	
DOM		3		32	
CDOM		3		32	
County	Union	Union		Union	
Subdiv/Cmplx		none		None	
City	Monroe	Monroe		Monroe	
Sub Type		2 Story		2 Story	
Year Built		2019	3,000	2021	
HOA Fee					
Total HLA	1315	1,597	-16,074	1,379	-3,648
Beds	3	4	-10,000	3	
Full Bath	2	2		2	
Half Bath	1	0	7,500	1	
New Constrct		No		Yes	
Interior Feat					
Exterior Cover	vinyl	Vinyl		Vinyl	
Exterior Feat					
Fireplace		N		No	
Parking Feat	driveway	Driveway		Attached Garage, Driveway, G	-10,000
Approx Acres		0.210		0.160	
Lot Desc					
Seller Contrib				0	
Close Price				\$240,000	
Close Date				06/07/2021	

Price	\$289,900	\$240,000
Total Adjustments	\$-15,574	\$-13,648
Adjusted Price	\$274,326	\$226,352

Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman

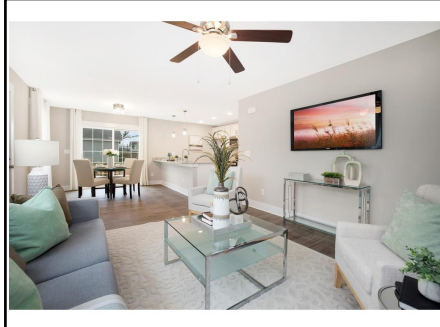


Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
605/607 Winchester Ave		610 John ST		507 Windy DR	
MLS#		3709370		3748079	
List Price		\$259,900		\$239,000	
List Date		04/02/2021		06/04/2021	
Status		Closed		Closed	
DOM		19		3	
CDOM		19		3	
County	Union	Union		Union	
Subdiv/Cmplx		none		Northwood	
City	Monroe	Monroe		Monroe	
Sub Type		2 Story		2 Story	
Year Built		2021		2018	3,000
HOA Fee					
Total HLA	1315	1,600	-16,245	1,448	-7,581
Beds	3	3		3	
Full Bath	2	2		2	
Half Bath	1	1		1	
New Constrct		Yes		No	
Interior Feat					
Exterior Cover	vinyl	Vinyl		Vinyl	
Exterior Feat					
Fireplace		No			
Parking Feat	driveway	Attached Garage, Driveway, G	-10,000	Attached Garage, Driveway, G	-10,000
Approx Acres		0.160		0.460	-7,500
Lot Desc					
Seller Contrib		0		0	
Close Price		\$240,000		\$262,000	
Close Date		05/13/2021		07/01/2021	

Price	\$240,000	\$262,000
Total Adjustments	\$-26,245	\$-22,081
Adjusted Price	\$213,755	\$239,919

Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman



Allen Tate Mooresville/Lake Norman
Award Winning Bilingual Agent English/Spanish
Agente Bilingüe Español/Inglés



Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$239,000 and \$289,900

3 to 4 Bedrooms

2 Full Bathrooms

0 to 1 Half Bathroom

1,379 to 1,600 Square Feet

\$162.44 to \$181.53 per Square Foot

\$150.00 to \$180.94 per Sold Square Foot

Year Built between 2018 and 2021

Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman



Allen Tate Mooresville/Lake Norman
Award Winning Bilingual Agent English/Spanish
Agente Bilingüe Español/Inglés

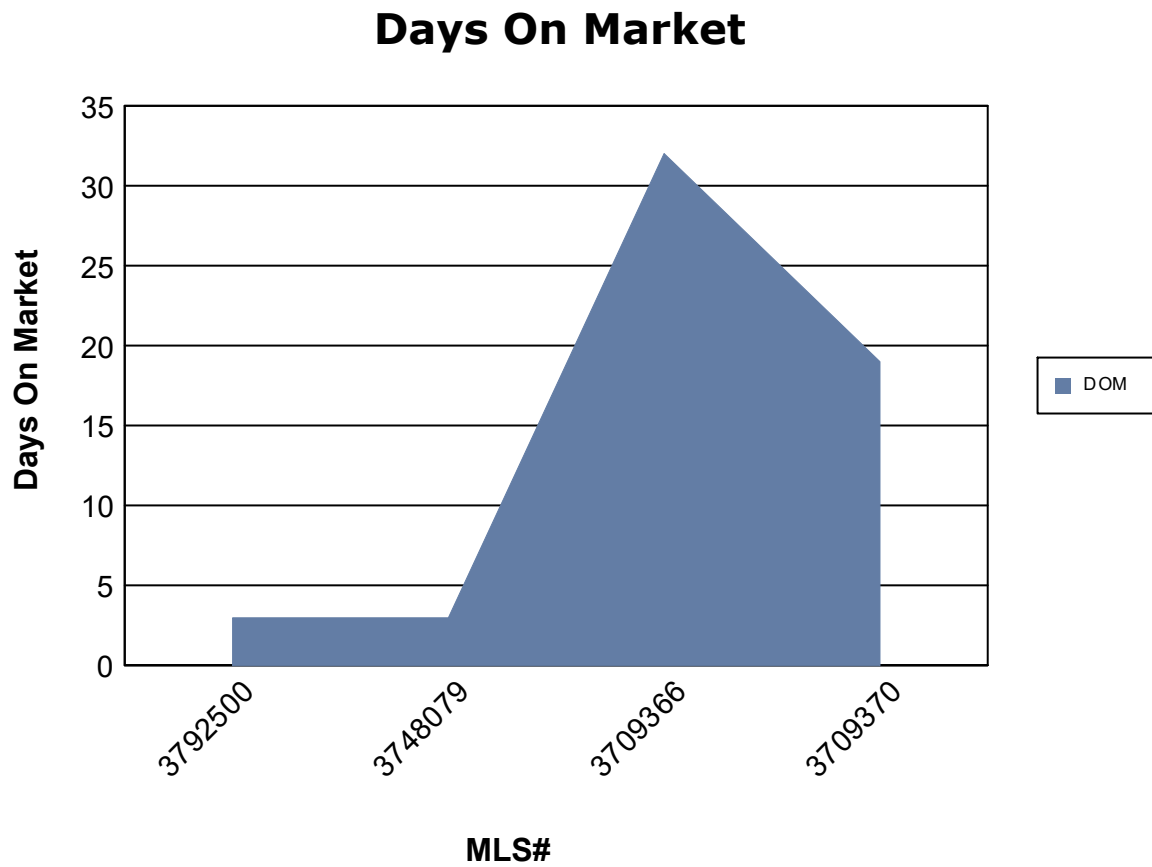


Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

Number of Days On Market

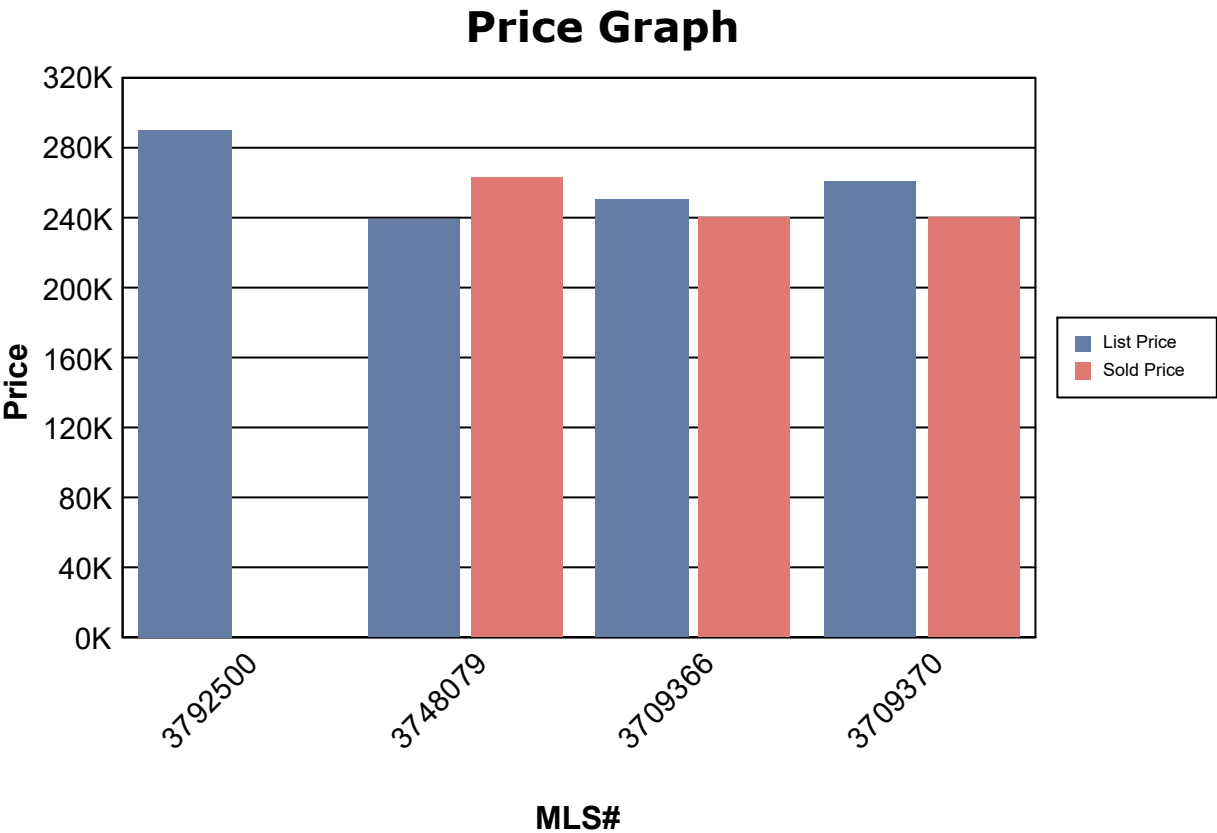
This graph illustrates the number of days on market for the listings in this analysis.



Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman

List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.





Allen Tate Mooresville/Lake Norman
Award Winning Bilingual Agent English/Spanish
Agente Bilingüe Español/Inglés



Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Active

MLS#	Stat Date	Address	Prop Sub Type	HLA	Bds	Bth	L/S Price	DOM
3792500	10/23/2021	414 Boyte ST	2 Story	1,597	4	2/0	\$289,900	3
Averages:				1,597	4	2/1	\$289,900	3

Status: Closed

MLS#	Stat Date	Address	Prop Sub Type	HLA	Bds	Bth	L/S Price	DOM
3709366	06/07/2021	608 John ST	2 Story	1,379	3	2/1	\$240,000	32
3709370	05/13/2021	610 John ST	2 Story	1,600	3	2/1	\$240,000	19
3748079	07/01/2021	507 Windy DR	2 Story	1,448	3	2/1	\$262,000	3
Averages:				1,476	3	2/1	\$247,333	18

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACTIVE	1	\$289,900	\$181.53	\$289,900	\$289,900	\$289,900	3
Application Recv							
UC-Show							
UC-No Show							
CLOSED	3	\$247,333	\$168.33	\$240,000	\$240,000	\$262,000	18
EXPIRED							
TEMP OFF MRKT							
WITHDRAWN							
Total	4	\$257,975	\$171.63	\$251,000	\$240,000	\$289,900	14

Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman

CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

414 Boyte ST



MLS #:	3792500	Status:	Active	Beds:	4	L Price:	\$289,900
County:	Union	Baths:	2/0	Yr Blt:	2019	DOM:	3
Subdiv:	none	HLA:	1,597	Acres:	0.210		
Type:	2 Story						
Parking:	Driveway						

Rmks: Beautiful 4-Bedroom 2-Bath. The main level features primary bedroom a master bathroom with double sinks, upgraded kitchen cabinets and three large bedrooms upstairs with a loft area. Private fenced yard. Don't miss this one!

Closed Properties

608 John ST



MLS #:	3709366	Status:	Closed	Beds:	3	L Price:	\$249,900
County:	Union	Baths:	2/1	Cls Price:	\$240,000		
Subdiv:	None	Yr Blt:	2021	Close Dt:	6/7/2021		
Type:	2 Story	HLA:	1,379	DOM:	32		
Parking:	Attached Garage, Driveway, Garage - 1 Car	Acres:	0.160				

Rmks: New construction! This is an adorable home featuring 3 bedrooms 2.5 baths. Granite counter tops in kitchen and main baths. 1 car garage. Maintenance free exterior. Builder appliance package includes SS dishwasher, stove and microwave.

610 John ST



MLS #:	3709370	Status:	Closed	Beds:	3	L Price:	\$259,900
County:	Union	Baths:	2/1	Cls Price:	\$240,000		
Subdiv:	none	Yr Blt:	2021	Close Dt:	5/13/2021		
Type:	2 Story	HLA:	1,600	DOM:	19		
Parking:	Attached Garage, Driveway, Garage - 1 Car	Acres:	0.160				

Rmks: Brand new construction! 3 bed 2.5 bath with 1600 sq. ft. Granite in kitchen and main baths. 1 car garage. Builder appliance package includes dishwasher, stove and microwave. Conveniently located near restaurants, shopping, hospital etc.

Direct: From Monroe: Take Skyway Drive, Turn right onto Winchester Ave, Turn left onto John St., Destination will be on the right.

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

507 Windy DR



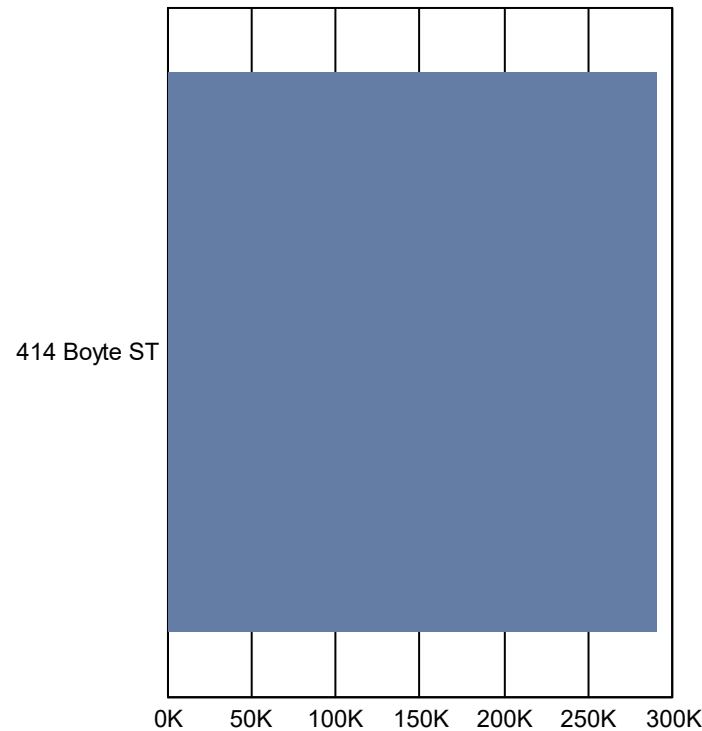
MLS #:	3748079	Status:	Closed	Beds:	3	L Price:	\$239,000
County:	Union	Baths:	2/1	Cls Price:	\$262,000		
Subdiv:	Northwood	Yr Blt:	2018	Close Dt:	7/1/2021		
Type:	2 Story	HLA:	1,448	DOM:	3		
Parking:	Attached Garage, Driveway, Garage - 1 Car				Acres:	0.460	
Rmks:	This home is a dream! It is super cozy and features 3 bedrooms and 2 1/2 baths on almost half an acre. It is so cute and inviting, you may not want to leave! It has a large master bedroom with a deep tray ceiling, a large master bath with an attached walk-in closet. It also has a supersized fenced backyard with plenty of room to play. All this and NO HOA! WIN, WIN! Bet you will fall in love!						

CMA Pro Report

These pages give a general overview of the selected properties.

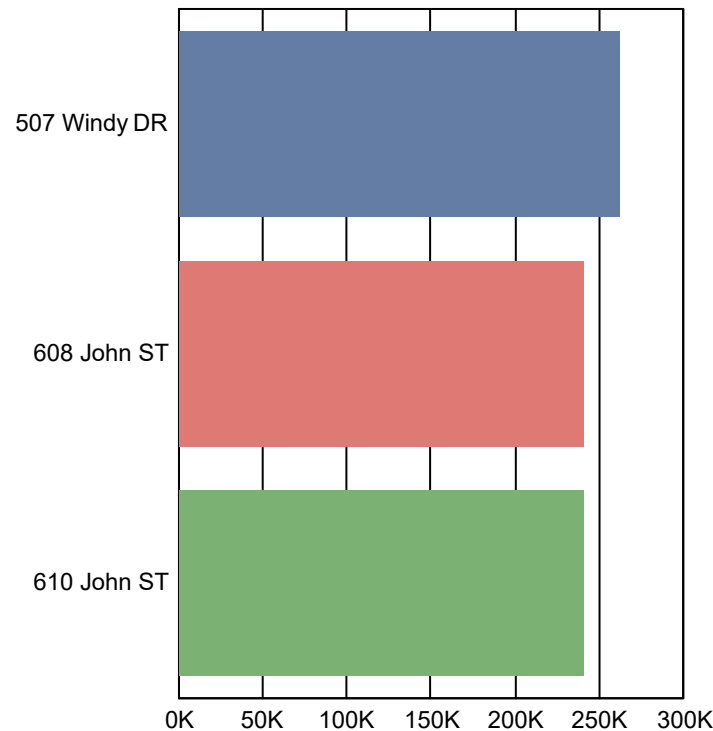
Active Properties

Total # of Listings	1
Lowest Price	\$289,900
Highest Price	\$289,900
Average Price	\$289,900
Avg. Price/SqFt	\$181.53
Avg DOM	3



Closed Properties

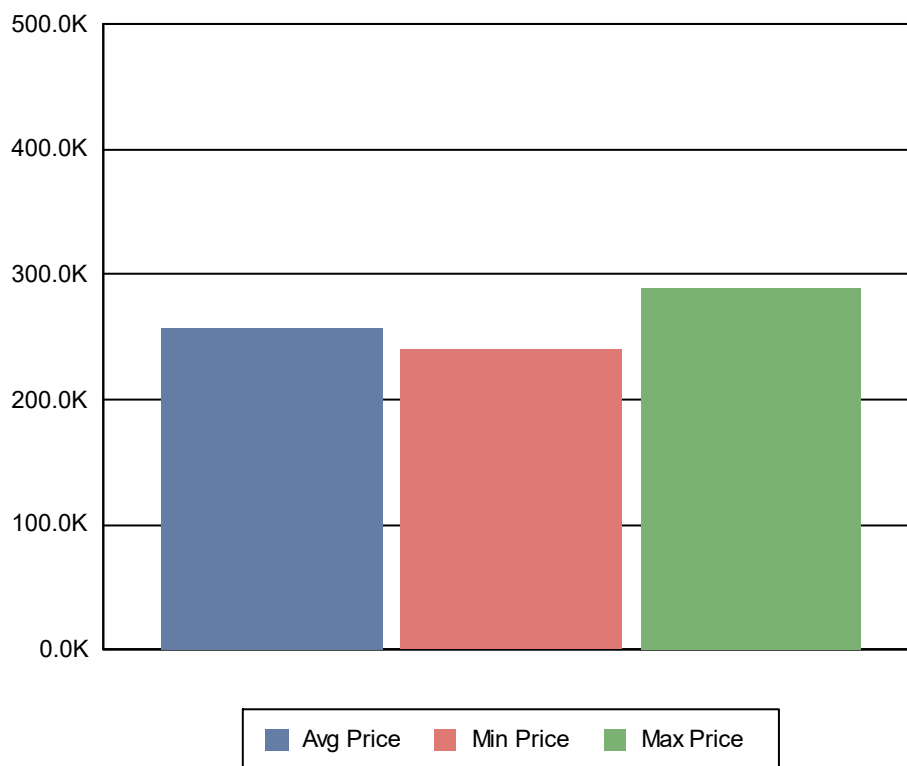
Total # of Listings	3
Lowest Price	\$240,000
Highest Price	\$262,000
Average Price	\$247,333
Avg. Price/SqFt	\$168.33
Avg DOM	18



CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Active	\$289,900	\$289,900	\$289,900	\$181.53
Closed	\$240,000	\$262,000	\$247,333	\$168.33
Totals / Averages	\$240,000	\$289,900	\$257,975	\$171.63

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
608 John ST	\$249,900	\$240,000	32	%92.34	\$174.04
610 John ST	\$259,900	\$240,000	19	%88.92	\$150.00
507 Windy DR	\$239,000	\$262,000	3	%109.62	\$180.94
Total Averages	\$249,600	\$247,333	18	%96.96	\$168.33

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Close Date	DOM
Active								
ACT	414 Boyte ST	4	2/0	1,597	\$289,900			3
Closed								

CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Close Date	DOM
CLS	608 John ST	3	2/1	1,379	\$249,900	\$240,000	06/07/2021	32
CLS	610 John ST	3	2/1	1,600	\$259,900	\$240,000	05/13/2021	19
CLS	507 Windy DR	3	2/1	1,448	\$239,000	\$262,000	07/01/2021	3



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Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

Pricing Recommendation

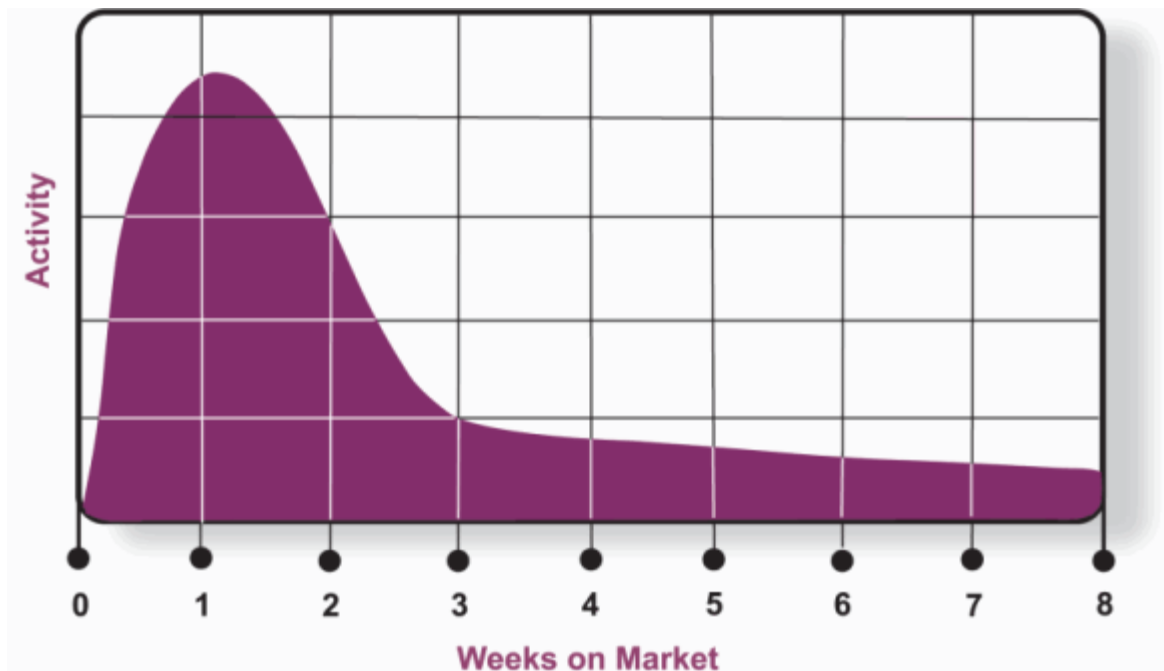
This page suggests a recommended selling price based on a thorough analysis of your property.

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for \$235,000-\$245,000.

Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman

Activity vs. Timing

This chart highlights the importance of pricing correctly at market value.



This chart illustrates the level of excitement and interest in a new listing over time. It also demonstrates the importance of pricing correctly. When a property is first listed, it generates a very high level of interest from prospective buyers, which reduces dramatically over time. It is important to be priced correctly from the beginning, during the peak of this curve.



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Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

My Guarantee to You

A guarantee you can count on

I'm so committed to meeting your sales objectives in a professional and pleasing manner, that I am willing to put our guarantee in writing.

My Performance Guarantee

I will develop a Property Marketing Plan that clearly spells out the methods I will use to promote your property to the widest-possible audience.

If I don't act according to the agreed activities in the Plan, you may:

- Advise me that you aren't satisfied and ask for a revision of the Plan
- or
- Cancel the Listing Agreement

Your complete satisfaction is my foremost concern.

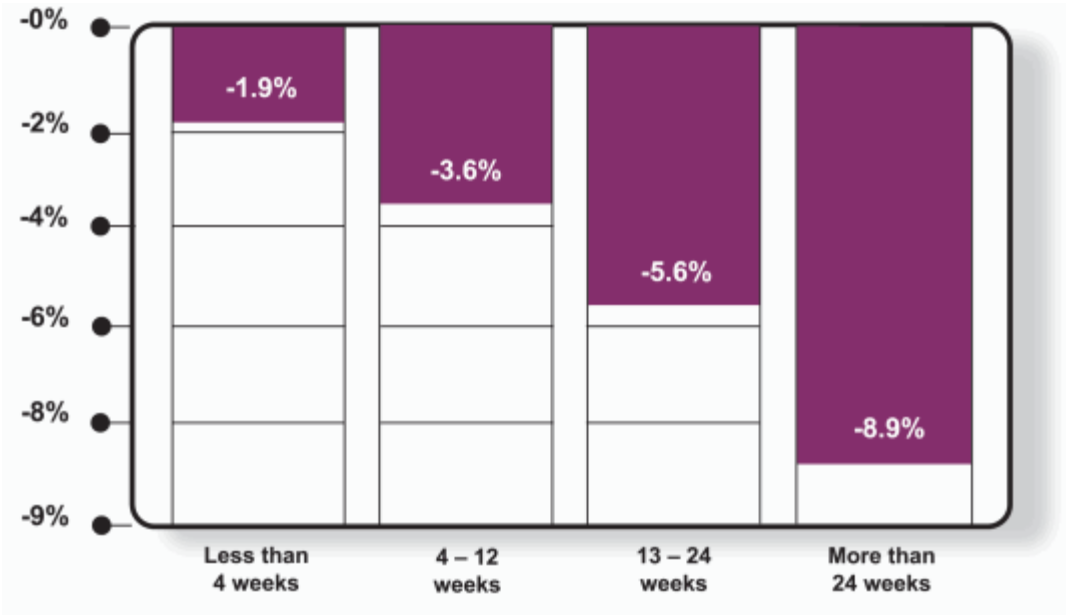
Date

Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman

The Effect of Over Pricing

This chart highlights the importance of pricing correctly at market value.

This is the average percentage difference between the Selling and Asking Price by the length of time the home was on the market.



- Put your best foot forward immediately
- Establish a competitive asking price
- Keep your home in top showing condition
- Offer favorable financing terms



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Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

The Benefits of Using a Professional REALTOR®

This page outlines the benefits of using a professional REALTOR® to sell your property.

You'll experience a wide variety of benefits when you hire a real estate professional. Successfully selling a property is a complicated exercise, and REALTORS® have the experience, resources and contacts to complete your sale quickly and smoothly.

Pricing

A REALTOR® will help you determine the selling price of your property at a level that accurately reflects its value in current market conditions and will not cost you missed opportunities.

Marketing

A REALTOR® will have many useful suggestions on ways to improve the marketability of your property, including cosmetic repairs and other items that will create a favorable impression among buyers.

Your property will enjoy a wider exposure among buyers when you use a REALTOR®. In addition to using flyers and organizing open house days, a REALTOR®'s extensive contact list of former clients, newly qualified buyers and other industry professionals can significantly reduce the time your property is on the market.

A REALTOR® will also allow you to tap into a highly productive and extensive industry network, such as a Multiple Listing Service or other industry marketing system.

Advertising your property efficiently is another area where a REALTOR® can play an important role. A REALTOR®'s experience in deciding on the most appropriate type and frequency of advertising for your property can be invaluable. For example, placing too many ads can create the impression that there may be something wrong with the property or that the seller is desperate.

Security

Security is a major consideration when showing your home. By using a REALTOR®, you can rest assured that all showings will be pre-screened and supervised.

Negotiating

When negotiating a purchase, most buyers prefer to deal with a middleperson who is objective, unemotional and professional. Buyers will often feel more comfortable with a REALTOR® than with the owner when they want to raise issues that need resolving before making an offer.

Monitoring, Renegotiating, Closing or Settling

A REALTOR® will guide you through the minefield of potential problems associated with the appraisal, inspection and financing process, including the often complicated escrow instructions. In addition, your agent can meet and instruct any specialists or tradespeople who may be required for repairs or other issues that need to be completed before closing.

Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman



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Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

Market Analysis Explanation

This is an explanation and overview of this market analysis.

This Comparative Market Analysis will help to determine the correct selling price of your home. Ultimately, the correct selling price is the highest possible price the market will bear.

This market analysis is divided into three categories:

1. Comparable homes that are currently for sale
2. Comparable homes that were recently sold
3. Comparable homes that failed to sell

Looking at similar homes that are currently offered for sale, we can assess the alternatives that a serious buyer has from which to choose. We can also be sure that we are not under pricing your home.

Looking at similar homes that were sold in the past few months, we can see a clear picture of how the market has valued homes that are comparable to yours. Banks and other lending institutions also analyze these sales to determine how much they can lend to qualified buyers.

Looking at similar homes that failed to sell, we can avoid pricing at a level that would not attract buyers.

This Comparative Market Analysis has been carefully prepared for you, analyzing homes similar to yours. The aim of this market analysis is to achieve the maximum selling price for your home, while being able to sell your home within a relatively short period of time.

Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman

The Importance of Pricing

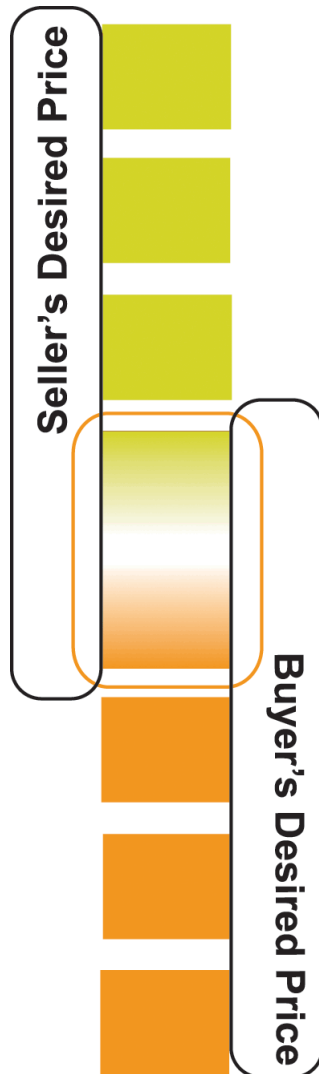
This chart highlights the importance of pricing correctly at market value.



This graph illustrates the importance of pricing correctly. The centerline represents market value. As you move above this market value, you attract much smaller percentage of prospective buyers, greatly reducing your chances of a sale. Conversely, as you move below market value, you attract a much larger percentage of potential buyers.

Setting the Price

This chart highlights the importance of pricing correctly at market value.



When setting a price for your property, the listing level must strike a balance between the seller's need to achieve the best-possible return and the buyer's need to get good value. With many years of experience, a professional Real Estate Agent can help you set a price that will accomplish both objectives.

Establishing market value

The market value of your property is determined in exactly the same way as any other commodity – what a buyer is willing to pay for it in today's market. Despite the price you paid originally, or the value of any improvements you may have made, the value is determined by market forces.

Look at the competition

Buyers look at about a dozen properties on average before making an offer on a property. As a result, they have a good overview of the market and will compare your property against the competition. If it's not in line with similar properties that are available, buyers won't consider it good value for money.

The Pitfalls of Overpricing

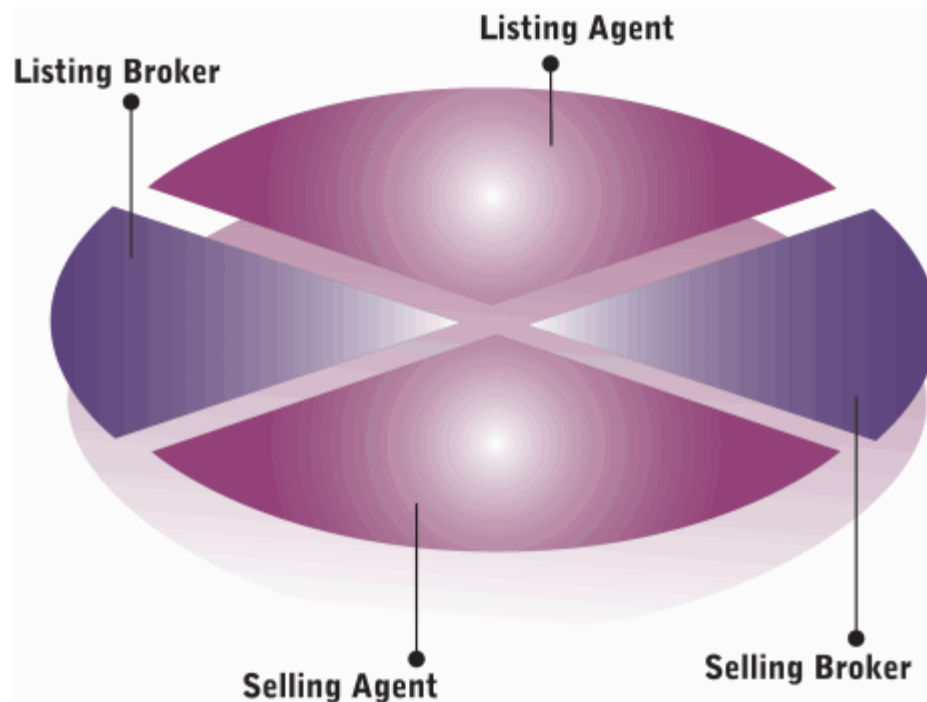
This chart highlights the importance of pricing correctly at market value.

Overpricing your house in the belief that you can reduce the price back later is a strategy that can backfire badly. For example, by the time you reduce your price, you may miss out on a surge of interest in properties like yours. Also, if prices are lowered, buyers may wonder if there's something wrong with the property that kept other buyers away. So to keep from selling your property at below market value and from wasting valuable time, don't fall into the overpricing trap.



Where a Commission Goes

This page describes how a commission is divided amongst all of the parties involved.



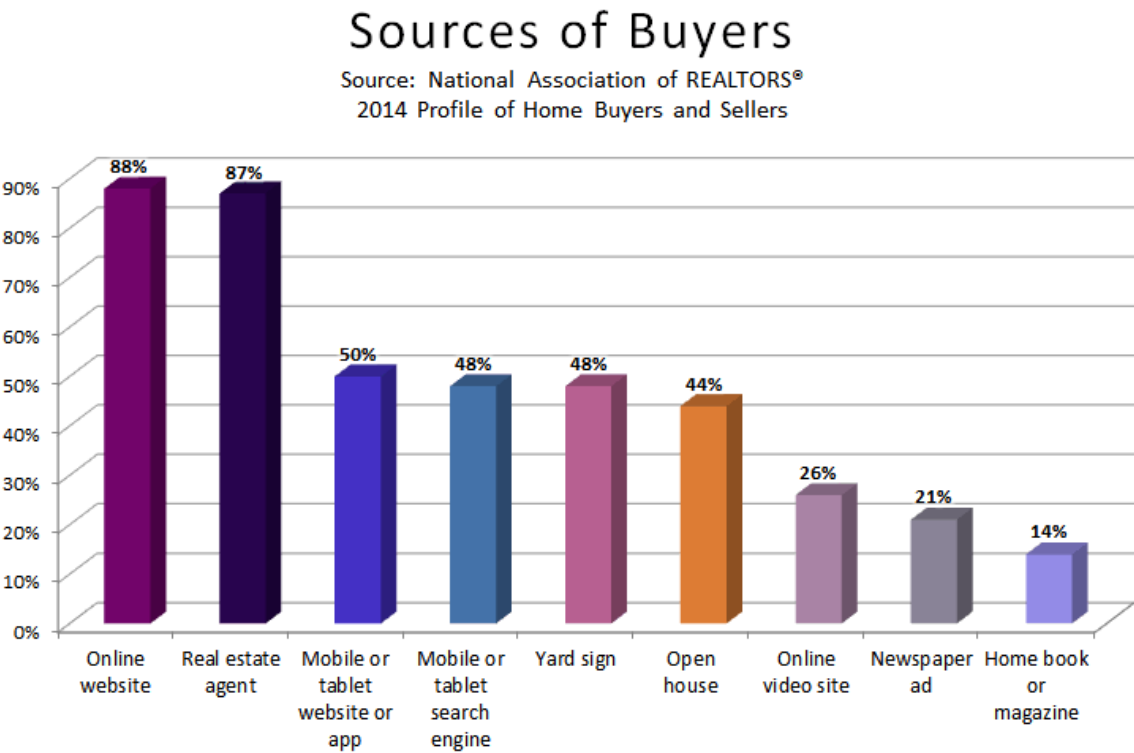
After a successful sale of your property, the real estate commission is shared among all who assisted in this important transaction. Generally, the commission is divided four ways: to the listing broker, the listing agent, the selling broker and the selling agent. In recognition of the important roles each played in the sale of your property, each is compensated by a percentage of the commission.

Sources of Buyers

This page illustrates the primary sources of buyers for your property.

When you want a buyer, come to us first

There are several excellent reasons for selecting a professional Real Estate Agent to handle the sale of your property. For starters, our long-standing real estate expertise gives us the ability to network with other firms’ agents to promote your property to the widest possible audience, including the Internet. Selling your property depends on a lot more than advertising and signage – it takes referrals, word-of-mouth advertising, and networking.





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Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

Steps to a Positive Showing

This page describes the key steps to making for a positive showing of your property.

You only get one opportunity to make a good impression, so you want to make it count. By following these guidelines, you'll enhance the attractiveness of your property and reduce the time it takes to generate serious offers.

First Impressions

How your property appears from the outside is important. To make a good first impression on a buyer, a clean driveway, a freshly mown lawn or a trimmed hedge will work wonders.

Do a critical inspection of the exterior of your property, paying special attention to the condition of your windows, shutters, screens and gutters. One of the first things a buyer will notice is the need for painting. If your property looks like it needs painting, many buyers will form an unfavorable impression. Elsewhere, little things count. Make sure the front door is spotless, including the doorknob, and that the windows gleam.

Cleanliness Counts

Once inside your property, one of the key factors that influences its appeal to a buyer is cleanliness. Most important is front hallway, the kitchen and the bathrooms. Do a room-by-room cleaning, and don't forget any out-of-sight areas because that's often where a discriminating buyer will look first.

The state of the carpets can also be a determining factor. At the very least, have your carpets cleaned, and if they are worn, it's wise to replace them, or remove them if there is hardwood underneath.

Less is More

Clutter makes a poor impression. In closets, cabinets, kitchen countertops and other storage areas like basements, remove anything not needed for daily housekeeping. To make each room in your property look larger, get rid of or donate unnecessary furniture. Walk through your property and think: "Less is more."

Repairs

Make sure everything is in good working order. Dripping faucets, squeaky steps and loose doorknobs can easily create a bad impression and reduce the value of your property. A few hours spent on repairs, whether by yourself or a tradesman, can pay big dividends when an offer is made.

Little Things Count

It's easy to improve the appearance of any room. You may want to replace worn rugs or small pillows, put new towels in the bathroom or brighten up a room with a vase of flowers.

Pull Together

Get all the members of your household to pull together when it comes to getting – and keeping – your property ready to view. By getting everyone into the habit of spending a few minutes tidying up every morning for an afternoon showing, you improve your chances considerably.

Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman



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Agente Bilingüe Español/Inglés



Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

What it Takes to Show

This page describes what it takes to show your property.

Scheduling the Showing

Coordination is the key. Before an agent from our firm or a cooperating broker shows or previews your property, Showing Time Showing Service or a representative from our firm will contact you to schedule an appointment. If the time requested is acceptable, the appointment will be confirmed with the showing agent.

Timing

Ordinarily, you'll get plenty of notice about an appointment request. However, some buyers may ask to see your property as soon as possible. In such cases, a showing could take place within an hour or so. If a buyer requests a change to the timing of a scheduled showing, you'll be given as much notice as possible. If you simply cannot accommodate the requested time, always offer an alternative time.

Special Instructions

Any special instructions you may have given your listing agent, such as information on pets, parking or security, will be listed in your property file and thoroughly explained to the agent who requested the showing.

The Showing

If you're not on hand during a showing, the agent will use the property's lockbox to enter. If you're available, the agent will introduce themselves and give you a business card.

Privacy

The fewer people around during a showing, the better. It's also a good rule to let the buyer roam freely and discuss the property with their agent without interruption. A properly briefed agent will know the buyer's needs and will be able to point out the features that meet the requirements.

Contact Information

If you're not going to be available to approve an appointment request, it's important to notify your listing agent. By leaving a telephone number where you can be contacted, you can be notified immediately about an offer.

Previews

Occasionally, agents may schedule an appointment to view your property without a buyer. By familiarizing themselves with what's on the market, they will be in an excellent position to alert a buyer to a property that fits the bill.

Unscheduled Appointments

Ask any people who show up to view your property without an appointment to telephone the listing agent to request a showing. Even if the person identifies themselves as a licensed real estate agent, an appointment request must be made first through your listing agent. Allowing anyone into your home without an appointment and an agent can be a serious security risk for you.

Managing Showing Appointments Through COVID-19

COVID-19 has far from disappeared and special precautions must still be taken when showing properties. Virtual showings are still recommended and encouraged over in-person showings. However, if you do choose to allow in-person showings during the reopening phase, consider the following:

- **Space Out Appointments:** Consider spacing showing appointments far enough apart so there is ample time for the cleaning and disinfecting of high-touch surfaces such as doorknobs, lockboxes and lockbox keys, light switches, and countertops.
- **Special Instructions:** Many listing agents are adding instructions for showing agents and their clients to wear masks, gloves and booties during showings.
- **Disable Overlapping Appointments:** Consider disabling the feature in ShowingTime that allows for overlapping appointments.



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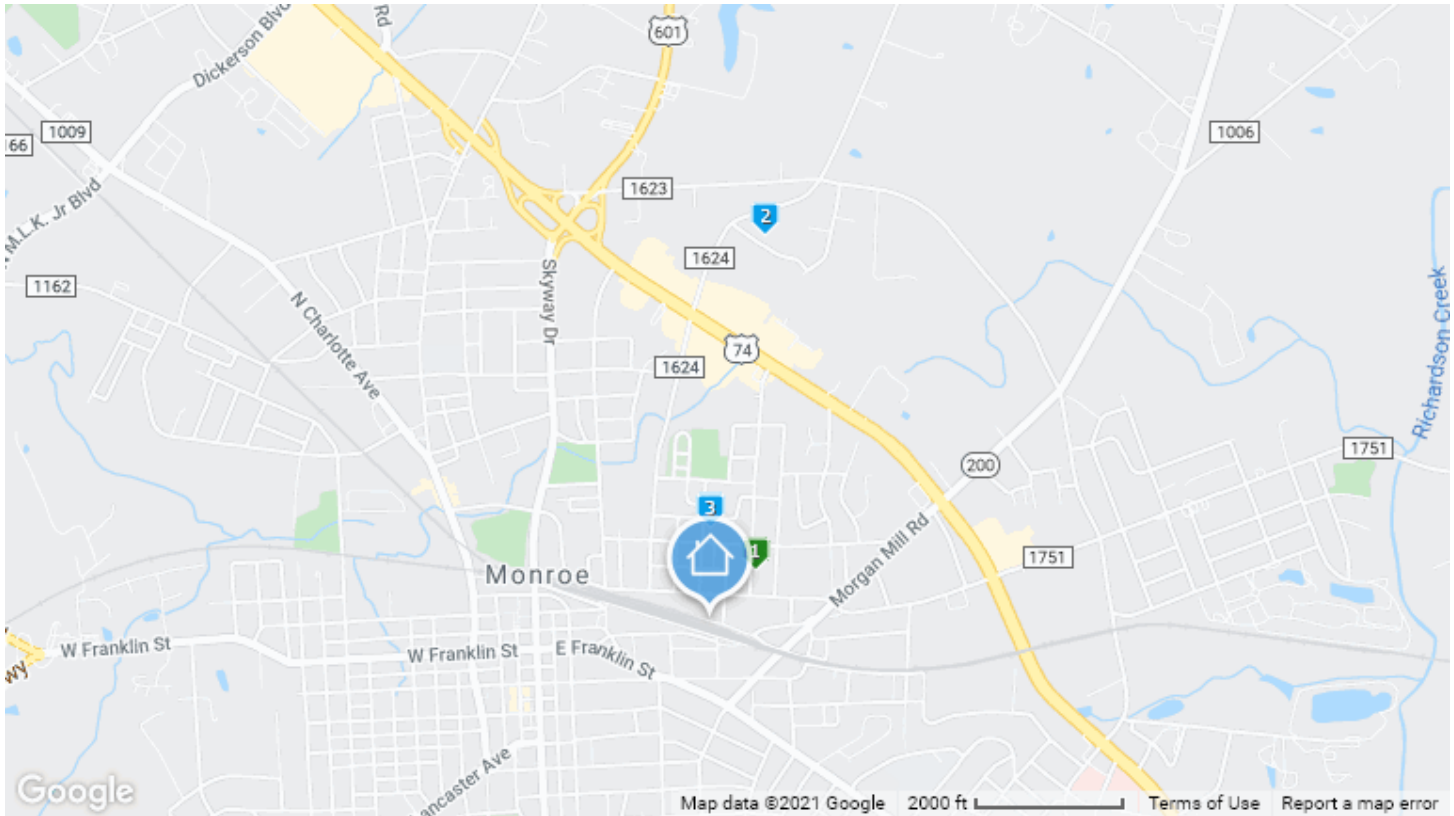


Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

CMA Map Layout

Map for the CMA Subject with Comparables



605/607 Winchester Ave , Monroe, 28110

Beds

3

Baths

2

Sq.Ft.

1315

	 Address	 Price	 Date	 Beds	 Baths	 Sq.Ft.
1	414 Boyte ST	\$289,900	10/23/21	4	2	1,597
2	507 Windy DR	\$262,000	7/1/21	3	2	1,448
3	608 John ST	\$240,000	6/7/21	3	2	1,379
4	610 John ST	\$240,000	5/13/21	3	2	1,600

09228138A
WILSON ALBERTA
404 JOHN ST
MONROE NC 28110

09231004
CITY OF MONROE
P O BOX 69
MONROE NC 28111-0069

09228136
MASSEY WILLIAM J
410 ROBIN DR
MONROE NC 28110

09228137
BROOKS DEVESTER HEIRS % C B BROWN
1900 PATTEN AVE
CHARLOTTE NC 28216

09228139
GLORIOUS TABERNACLE HOUSE OF
DELIVERANCE
703 WINCHESTER AVE
MONROE NC 28110

09228140
GRIFFIN TONY L
1414 CRESCENT ST
MONROE NC 28112

09228148
LITTLE WILMA ROSALIE
1900 PATTON AVE
CHARLOTTE NC 28216

09228170
MASSEY MICHAEL SCOTT
MASSEY RACHEL VICTORIA BRYANT
120 BENDING OAK WAY
MORRISVILLE NC 30327

09231007
CITY OF MONROE
P O BOX 69
MONROE NC 28111-0069

09231008
CITY OF MONROE
P O BOX 69
MONROE NC 28111-0069

09228135
THOMPSON ROBERT LEE & WF MARY L
701 BROWN ST
MONROE NC 28110

09228144
WORD OF GOD MISSION CHURCH INC
P O BOX 3045
MONROE NC 28111-3045

09228145
POLLARD PENNETTA
405 JOHN ST
MONROE NC 28110

09231005
CARTER W L HEIRS & ROBERT CARTER
% P M EVANS
840 MAURICE ST
MONROE NC 28112

09228146
LITTLE WILMA ROSALIE
609 BROWN ST
MONROE NC 28110

09228169
MASSEY MICHAEL SCOTT
MASSEY RACHEL VICTORIA BRYANT
120 BENDING OAK WAY
MORRISVILLE NC 27560

09228172
HARRIS HUBERT & DORA
P O BOX 573
MT GILEAD NC 27306

09231010, 09231006 & 09231006A
CITY OF MONROE
P O BOX 69
MONROE NC 28111-0069

09228171
GOMEZ CATALINA SANCHEZ
5220 FIRELIGHT LN APT B
CHARLOTTE NC 28212

09228174
RABON JAMES L & PATRICIA H RABON
% TRUSTEES
2311 BRAWINAL CT
MONROE NC 28110

09228141
WORD OF GOD MISSION CHURCH INC
P O BOX 3045
MONROE NC 28111-3045

09228142
WORD OF GOD MISSION CHURCH INC
P O BOX 3045
MONROE NC 28111-3045

09228147
LITTLE WILMA ROSALIE
1900 PATTON AVE
CHARLOTTE NC 28216

09228171A
GOMEZ CATALINA SANCHEZ
5220 FIRELIGHT LN APT B
CHARLOTTE NC 28212

09228173
IVEY TONYA E & LOUELLA IVEY
509 WINCHESTER AVE
MONROE NC 28110

09228138
GLORIOUS TABERNACLE
HOUSE OF DELIVERANCE
703 WINCHESTER AVE
MONROE NC 28110

09228143
WORD OF GOD MISSION CHURCH INC
P O BOX 3045
MONROE NC 28111-3045

09228175
RABON JAMES L & PATRICIA H RABON
% TRUSTEES
2311 BRAWINAL CT
MONROE NC 28110

09228178
JOHNSON ZABIA THOMAS SR &
WIFE EVELYN C
409 BEARD ST
MONROE NC 28110

BETTER PATH HOMES, LLC
10935 WINDS CROSSNG DR., #300
CHARLOTTE, NC 28273

APO Map

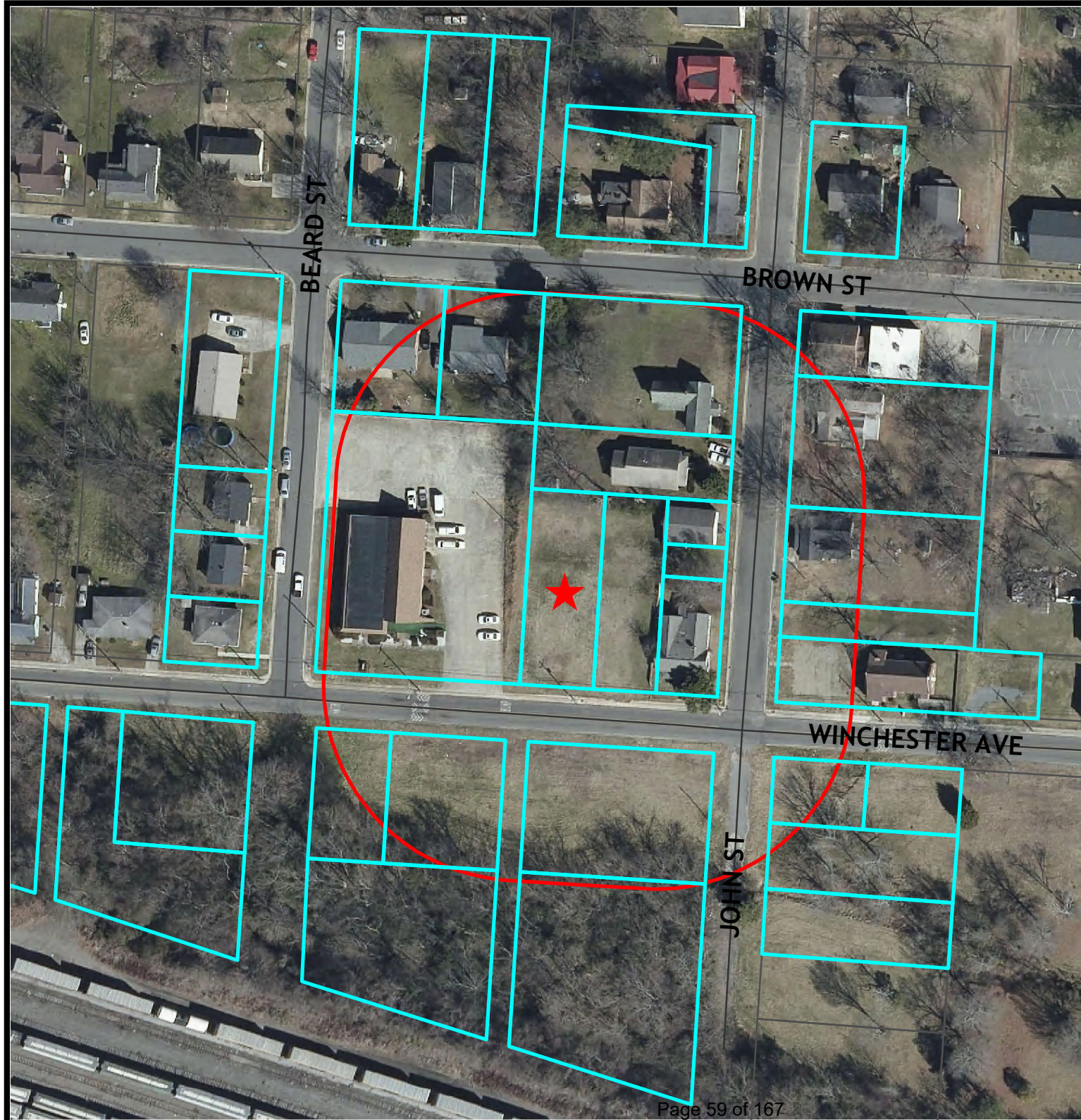
PLSUP-2022-00080

Legend

- Centerlines
- Parcels
- 150-foot buffer
- Notified Properties
- Subject Property



0 87.5 175 Feet





**STAFF REPORT
PLSUP-2022-00081**

TO: Board of Adjustment Members

DATE: December 16, 2021

FROM: William Nance, Planning Technician

SUBJECT: Special Use Permit request by Matthew Ruggiero on behalf of Better Path Homes, LLC to construct a new single family home at 607 Winchester Avenue

SUMMARY STATEMENT

The Board of Adjustment is requested to consider this request by Matthew Ruggiero, COO of Better Path Homes, LLC to construct a new single family home at 607 Winchester Avenue, which is located in the Winchester Overlay District.

SITE DATA

Type of Action:	Special Use Permit
Date of Petition:	October 28, 2021
Name of Petitioner:	Better Path Homes, LLC
Location:	607 Winchester Avenue
Tax ID #:	09-228-143
Lot Size:	.16 acres
Zoning Classification:	R-10 (Residential - High Density)

FINDINGS

Staff offers the following Findings:

1. The property at 607 Winchester Avenue is currently owned by Better Path Homes, LLC and is zoned R-10 (Residential – High Density) The property is also located in the Winchester Overlay District. (Exhibit 1, 2, 3)

2. According to Section 156.124, Overlay Districts, all principal developments in the Winchester Overlay District shall obtain a Special Use Permit. This section has several other requirements; however, due to state law changes, many can no longer be enforced. Each requirement has been addressed below (Exhibit 4):
 - a. The construction or renovation as proposed and designed will be compatible in the neighborhood, and along the street with which it is located.
-This requirement can no longer be enforced due to G.S. 160D-702 as it is considered a design standard, which cannot be used unless the applicant voluntarily consents to it.
 - b. The construction or renovation as proposed and designed fulfills the intent of §156.132 of the City of Monroe Code of Ordinances.
-This standard applies only to commercial properties.
 - c. The construction or renovation as proposed and designed will not substantially injure the value of adjoining or abutting property.
-This standard is addressed in the Special Use Permit standards.
 - d. The construction or renovation as proposed maintains the historic character and integrity of the infill neighborhood in which it is located.
-This requirement can no longer be enforced due to G.S. 160D-702 as it is considered a design standard, which cannot be used unless the applicant voluntarily consents to it.
 - e. The construction or renovation as proposed shall adhere to the strategies and objectives outlined in the City of Monroe Land Development Plan.
-This standard is addressed in the Special Use Permit standards.
 - f. Duplexes may be allowed on corner lots.
-The applicant is not proposing a Duplex.
 - g. All principal developments shall obtain a Special Use Permit.
 - h. Mobile homes shall not be permitted.
-The applicant is not proposing a mobile home.
3. The applicant submitted a Special Use Permit Application on October 28, 2021 requesting to construct a new single family home on the property. The home is 1,290 heated square feet with a 109 square foot front porch. (Exhibit 5 and 6)
4. A Comparative Market Analysis was completed by Rebekah Sosa of Allen Tate Realtors. (Exhibit 7)
5. All adjoining property owners have been properly notified of this Special Use Permit. (Exhibit 8 and 9)

CONCLUSIONS

Please see attached Special Use Permit Worksheet.

Attachment(s):

- Exhibit 1: Ortho Map
- Exhibit 2: Zoning Map
- Exhibit 3: Winchester Overlay Map
- Exhibit 4: Winchester Overlay Requirements
- Exhibit 5: Application
- Exhibit 6: House Plan and Site Plan
- Exhibit 7: Comparative Market Analysis
- Exhibit 8: APO List
- Exhibit 9: APO Map

Prepared by: WN 11-5-21

**SPECIAL USE PERMIT WORKSHEET
TO CONSTRUCT A NEW SINGLE FAMILY HOME AT 607 WINCHESTER
AVENUE (PARCEL # 09-228-143)**

Before the Board of Adjustment makes a decision concerning the proposed Special Use Permit, they shall consider the following:

I. Completeness of Application:

Staff finds the application to be complete and the jurisdiction proper.

II. Special Use General Standards:

- A. The use will not materially endanger the public health or safety if located, designed, and proposed to be operated according to plan.*

Petitioner's Response: We do not feel that homes in this location will endanger the public health. If there is an emergency need at the funeral home next door, there will be room in front of the homes or across the street. The road is a double yellow line, but not very busy, so one lane traffic is another option.

☐ Motion standard is met; or

☐ Motion standard is NOT met based on the following findings of fact:

- B. The use or development complies with all regulations and standards of the City of Monroe Zoning Ordinance, as well as any other state or local rule or regulation governing the development of land.*

Petitioner's Response: We have located the houses in accordance with surrounding zoning setbacks and constructions requirements. For this year's application for a SUP, we have made the footprints of the homes smaller and two stories.

☐ Motion standard is met; or

☐ Motion standard is NOT met based on the following findings of fact:

- C. The use or development will not adversely impact surrounding property and will not substantially injure the value of adjoining property.*

Petitioner's Response: As seen in the CMA prepared by our agent, there are multiple new builds in the area with values in the \$230K range, some even higher. We have also

seen other new constriction homes in the area, some even by the same builder as ours (Edco Construction). We have updated our build plans as well to make them a smaller footprint. The floor plans are attached in our documents.

☐ Motion standard is met; or

☐ Motion standard is NOT met based on the following findings of fact:

D. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Monroe Land Development Plan.

Petitioner's Response: With the housing shortage in the Charlotte market, especially in the \$200K-\$250K price ranges, people cannot find good quality, affordably priced homes to live in. Our new construction homes have sold to end buyers (not investors) almost exclusively. We are finding that people love our new construction homes and are grateful that they have a chance to own a property with warranties and reduced maintenance. We hope the City of Monroe will grant this use permit to allow us to get started.

☐ Motion standard is met; or

☐ Motion standard is NOT met based on the following findings of fact:

III. Permit Action

A. **Motion** to GRANT the special use permit. (*Board of Adjustment may add conditions as deemed necessary*).

OR;

B. **Motion** to DENY the special use permit based on the finding that general standard(s) _____ above is/are not met.

Ortho Map

PLSUP-2022-00081

Legend

— Centerlines

▭ Parcels

**Existing: R-10
(Residential- High Density)**

**Owner: Better Path
Homes, LLC**

Acres: .16



0 30 60
Feet



Zoning Map

PLSUP-2022-00081

Legend

Centerlines

Parcels

Zoning Districts

Code

R-10

OT

**Existing: R-10
(Residential- High Density)**

**Owner: Better Path
Homes, LLC**

Acres: .16



0 30 60
Feet

WINCHESTER AVE

JOHN ST

Winchester Overlay Map

PLSUP-2022-00081

Legend

— Centerlines

▭ Parcels

Overlay District

▭ Winchester

**Existing: R-10
(Residential- High Density)**

**Owner: Better Path
Homes, LLC**

Acres: .16



0 30 60
Feet

- a. The construction or renovation as proposed and designed will be compatible in the neighborhood, and along the street with which it is located.
-This requirement can no longer be enforced due to G.S. 160D-702 as it is considered Design Standards.
- b. The construction or renovation as proposed and designed fulfills the intent of § [156.132](#) of the City of Monroe Code of Ordinances.
-This requirement can no longer be enforced due to G.S. 160D-702 as it is considered Design Standards.
- c. The construction or renovation as proposed and designed will not substantially injure the value of adjoining or abutting property.
-This standard is already addressed in the Special Use Permit standards.
- d. The construction or renovation as proposed maintains the historic character and integrity of the infill neighborhood in which it is located.
-This requirement can no longer be enforced due to G.S. 160D-702 as it is considered Design Standards.
- e. The construction or renovation as proposed shall adhere to the strategies and objectives outlined in the City of Monroe Land Development Plan.
-This standard is already addressed in the Special Use Permit standards.
- f. Duplexes may be allowed on corner lots.
-The applicant is not proposing a Duplex.
- g. All principal developments shall obtain a Special Use Permit.
- h. Mobile homes shall not be permitted.
-The applicant is not proposing a mobile home.



SPECIAL USE PERMIT APPLICATION

Applicant's Name: Better Path Homes

Applicant's Mailing Address: 10955 Winds Crossing Dr
Suite 300 Charlotte NC 28273

Applicant's Phone Number: 704-223-5080

Applicant's Email Address: matt@choosebetterpath.com

Property Location: 607 Winchester Ave Monroe 28110

Tax ID Number: 09 - 228 - 143 **Deed Reference Number:** BOOK 07767 PAGE 0325-0327

Existing Zoning: R10

Proposed Special Use:
Construct a single family dwelling

Proposed Conditions:
We will build two homes, next to each other. Smaller
footprints than last year's application for builds. The proposed
home is a 1290sf two story house.

Every petition for a reclassification of property shall be accompanied by a site plan drawn to scale and sealed by a registered engineer, surveyor, architect, or landscape architect licensed to practice in the State of North Carolina. Site plans for subdivision applications shall be in the form of a preliminary plat with all information that is required per Chapter 156 of the Monroe Code of Ordinances – Zoning Code, and specifically listed in the Appendix Standards. In addition, all applications for a Special Use Permit shall be accompanied by a written consulting report from a North Carolina State Certified Real Estate Appraisal that conforms to Standard 5 of the Uniform Standards of Professional Appraisal Practice (single family homes on single family lots are exempt from this requirement). The site plan shall include the following information; however, the Zoning Administrator may require additional information whenever necessary and may waive one or more of the requirements if such is found to be irrelevant to the proposed project.

General Information Required

- A location map that shows the project in relation to surrounding parcels, zones, streets, right of ways, and utility services and easements, total acreage, north arrow, legend, and a vicinity map.
- Name of the applicant(s) and the name of the proposed development including a copy of the current deed.
- Scale, at one (1) inch equals 100 feet, unless otherwise approved by the Zoning Administrator.

Information on Natural, Historic, and Recreational Features Required

5-12-21

SUP Application.doc REVISED 2-99, 7-99, 2/00, 12/03, 7/04, 9/13, 1/14, 12/15, 5/21

For Staff Use Only

Project Number: _____

Date Submitted: _____

Approved _____

Denied _____

- Contour lines at no greater than five (5) foot intervals.
- Location and dimensions of all recreational areas, equipment, features, historic sites and open space.
- Natural screening (woods, thickets, etc.), streams, ponds, rivers and similar natural or man-made features.

Zoning and Lot Information Required

- Existing and proposed zoning district lines, flood plain delineation, property lines, existing and proposed parking, trash collection systems and screening (include a copy of the planting schedule) and building footprints for any structure or walls to be placed on the property. Residential uses shall include the number of units per building and the total project.
- Proposed lot dimensions and setbacks, with diagrams of proposed signs showing location on the lot, size, height, and attachment (if indicated).
- Watershed data to demonstrate compliance with sections 156.101 of the Monroe Code of Ordinances.
- Boundary of any phase lines, for phased development plans. (Include a statement for future building time line)
- Detailed landscape plan in compliance with section Chapter 156, Article XVII of the Monroe Code of Ordinances issued by a certified landscape architect, or other certified professional preparer

Transportation and Utilities Information Required

- Existing and proposed streets, sidewalks, easements, parking and loading areas, drainage facilities, storm water control devices, and public utilities.
- A driveway permit from NCDOT for developments on state maintained roads, and a city driveway permit for development on city maintained streets.
- A letter from the Director of Water Resources stating that adequate water and sewer is available, or can be made available, to the site in adequate capacities.

Special use permit approval requires several standard findings of fact (see below). It shall be the responsibility of the applicant to address all findings related to the development proposal. The burden of submitting competent evidence that the findings have been met is the applicant's responsibility. Every application shall include an appraisal report from a certified appraiser that the proposed use will not substantially injure the value of the adjoining property, as specified in the findings below. Additional information supporting the special use permit application shall be the responsibility of the petitioner and not the responsibility of the city.

At the Board of Adjustment hearing, petitioners should be prepared to testify to the following standard findings of fact for all special uses:

1. Will not endanger the public health or safety,
2. Will not injure the value of adjoining or abutting property,
3. Will be in harmony with the area in which it is located, and
4. Will be in conformity with the land-use plan, thoroughfare plan, or other plan officially adopted by the Council.

Note: Due to the amount of detailed information needing to be submitted to the city, it is *requested* that early contact with the city planning department be accomplished to avoid unnecessary delays. All applications for a special use permit shall be reviewed by the Zoning Administrator prior to Board of Adjustment review. The applicant shall submit a completed application no later than 30 days prior to the Board of Adjustment meeting at which the petition is to be heard. If the application is found to be incomplete or the development is found to be in conflict with the requirements of this application, the developer shall be notified and the petition rejected.

Upon acceptance of the site plan by planning staff, the petitioner shall provide a digital copy of the site plan. Depending on site details, the applicant may be required to provide ten (10) copies of the site plan for review by the Board of Adjustment.

It is understood and acknowledged that if the Special Use Permit is authorized, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 156.42 of the *Zoning Ordinance of the City of Monroe Code of Ordinances*.

I. Special Use General Standards:

Special Use Permit Application

Better Path Homes

605/607 Winchester Ave Monroe 28110

1) Special Use General Standards Answers

- a. We do not feel that homes in this location will endanger the public health. If there is an emergency need at the funeral home next door, there will be room in front of the homes or across the street. The road is a double yellow line, but not very busy, so one lane traffic is another option.
- b. We have located the houses in accordance with surrounding zoning setbacks and construction requirements. For this year's application for a SUP, we have made the footprints of the homes smaller and two stories.
- c. As seen in the CMA prepared by our agent, there are multiple new builds in the area with values in the \$230k range, some even higher. We have also seen other new construction homes in the area, some even by the same builder as ours (Edco Construction). We have updated our build plans as well to make them a smaller footprint. The floor plans are attached in our documents.
- d. With the housing shortage in the Charlotte market, especially in the \$200k-250k price ranges, people cannot find good quality, affordably priced homes to live in. Our new construction homes have sold to end buyers (not investors) almost exclusively. We are finding that people love our new construction homes and are grateful that they have a chance to own a property with warranties and reduced maintenance. We hope the city of Monroe will grant this use permit to allow us to get started!

A. The use will not materially endanger the public health or safety if located, designed, and proposed to be operated according to plan.

B. The use or development complies with all regulations and standards of the City of Monroe Zoning Ordinance, as well as any other state or local rule or regulation governing the development of land.

C. The use or development will not adversely impact surrounding property and will not substantially injure the value of adjoining property.

D. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Monroe Land Development Plan.

To the best of my knowledge, all of the information herein submitted is accurate and complete.

Matthew Ruggiero - Authorized Signer, COO

Applicant (printed)

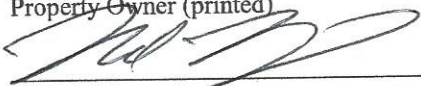

Applicant's Signature

10/28/2021

Date

Better Path Homes

Property Owner (printed)


Property Owner's Signature

10/28/2021

Date

****If you are signing on behalf of a company, please include your title within the company****



STATE OF NORTH CAROLINA
GASTON COUNTY

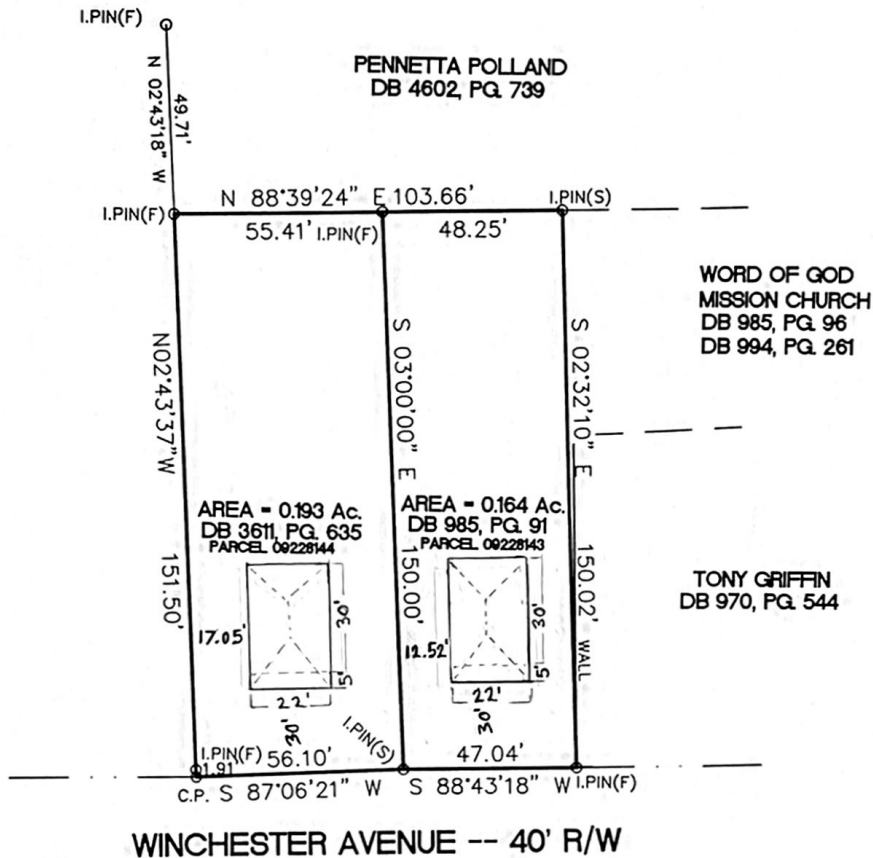
I certify that this map was drawn from an actual survey made under my supervision.
The unadjusted error of closure as calculated is 1": 10,000'+
Boundaries not surveyed, if any, are noted. Deed descriptions are recorded in Book AS, Page SHOWN.

Witness my hand and seal this 6 day of AUGUST, 2020.



LOCATION MAP - NOT TO SCALE

HUBERT HARRIS
DB 341, PG. 730



LEGEND

- LINES SURVEYED
- - - LINES NOT SURVEYED
- ALL CORNERS ARE AS NOTED O
- N.T.S. NOT TO SCALE
- C.P. CALCULATED POINT
- OVERHEAD UTILITY LINES
- UTILITY POLE
- METAL FENCE —x—x—x—x—x—x—
- WOODEN FENCE —o—o—o—o—o—o—
- SEWER MANHOLE (S)
- MBSL - MINIMUM BUILDING SETBACK LINE
- I.PIN(S) - IRON PIN SET
- I.PIN(F) - IRON PIN FOUND
- I. - IRON CMF - CONCRETE MONUMENT(F)
- (F) FOUND
- (S) SET



CAROLINAS
DESIGN
GROUP, PLLC

★LAND SURVEYING★LAND PLANNING

201 West Second Avenue Gastonia, NC 28052

Phone: 704-854-9328 ★ 704-864-9007 ★ Fax 704-854-9328

NC LICENSE #P-0186

NOTES: SURVEY MADE USING EXISTING PHYSICAL EVIDENCE FOUND AT TIME OF SURVEY.

SUBJECT PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHT-OF-WAYS, SETBACKS AND/OR RESTRICTIVE COVENANTS NOT SHOWN HEREON.



BOUNDARY SURVEY
OF
605 & 607 WINCHESTER AVENUE

SCALE: 1" = 50'

CITY OF MONROE - UNION COUNTY, NC

DATE: AUGUST 6, 2020

PROPERTY TO BE ACQUIRED BY:

MAP RECORDED IN BOOK
CADD # 9420EDDO

AT PAGE
WORK ORDER # 9420

DEED RECORDED IN BOOK
DRAWN BY: MLC TAX ID NO. 09228144 & 09228143

THE BAKER

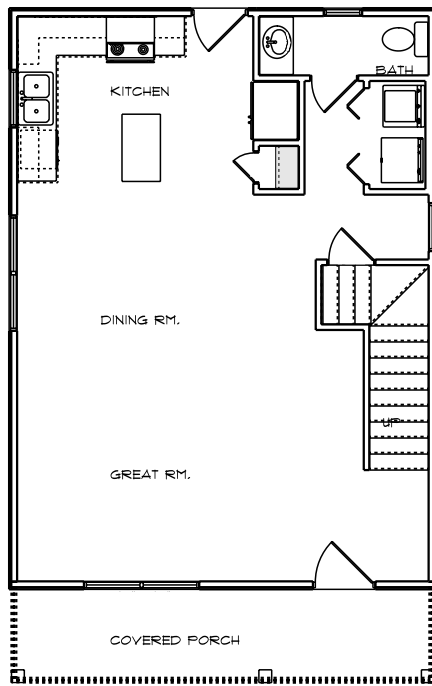


FRONT ELEVATION

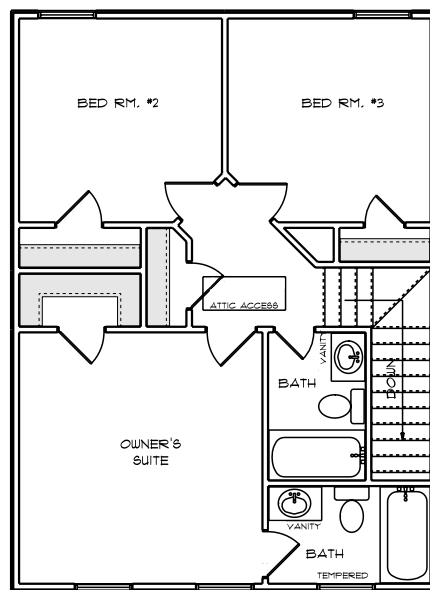
1ST FLOOR 660 SQFT. 2ND FLOOR 630 SQFT.
TOTAL HEATED 1290 SQFT.
COVERED PORCH 109 SQFT.
TOTAL UNDER ROOF 1399 SQFT.



LEFT ELEVATION

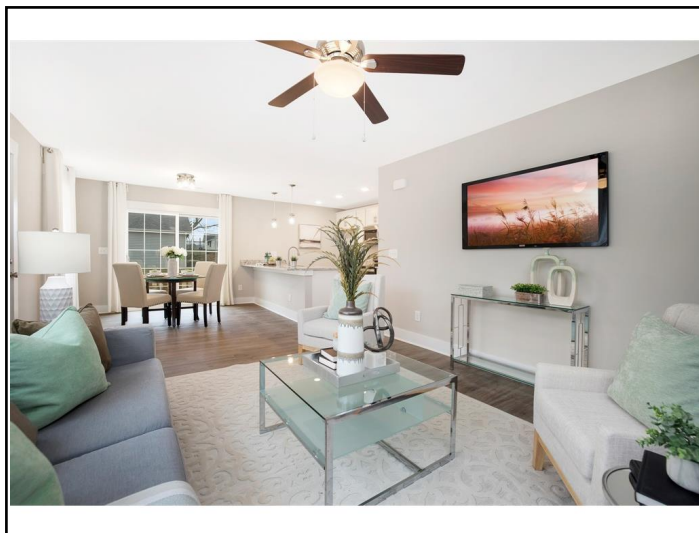


1ST FLOOR PLAN



SECOND FLOOR PLAN

"THIS ANALYSIS HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE WHICH REQUIRE VALUERS TO ACT AS UNBIASED, DISINTERESTED THIRD PARTIES WITH IMPARTIALITY, OBJECTIVITY AND INDEPENDENCE AND WITHOUT ACCOMMODATION OF PERSONAL INTEREST. IT IS NOT TO BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR ANY PURPOSE."



Researched and prepared by

Rebekah Sosa

Subject Property

605/607 Winchester Ave

Monroe, NC

Prepared exclusively for

28110

Matt Ruggiero

Prepared on
October 26, 2021



Rebekah Sosa

Allen Tate Mooresville/Lake Norman

137 Center Square Dr. Suite D

Mooresville, NC 28117

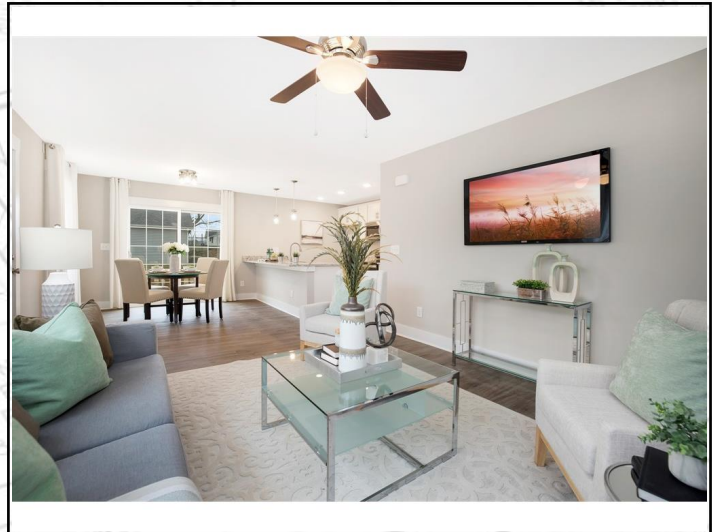
704-699-0447

rebekah.sosa@allentate.com

<http://allentate.com/rebekahsosa>

Comparative Market Analysis

"THIS ANALYSIS HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE WHICH REQUIRE VALUERS TO ACT AS UNBIASED, DISINTERESTED THIRD PARTIES WITH IMPARTIALITY, OBJECTIVITY AND INDEPENDENCE AND WITHOUT ACCOMMODATION OF PERSONAL INTEREST. IT IS NOT TO BE CONSTRUED AS AN APPRAISAL AND MAY NOT BE USED AS SUCH FOR ANY PURPOSE."



Researched and prepared by
Rebekah Sosa

Prepared exclusively for
Matt Ruggiero

Prepared on
October 26, 2021

Subject Property
605/607 Winchester Ave
Monroe, NC
28110

Rebekah Sosa

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704-699-0447
rebekah.sosa@allentate.com
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Allen Tate Mooresville/Lake Norman
Award Winning Bilingual Agent English/Spanish
Agente Bilingüe Español/Inglés



Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active Listings

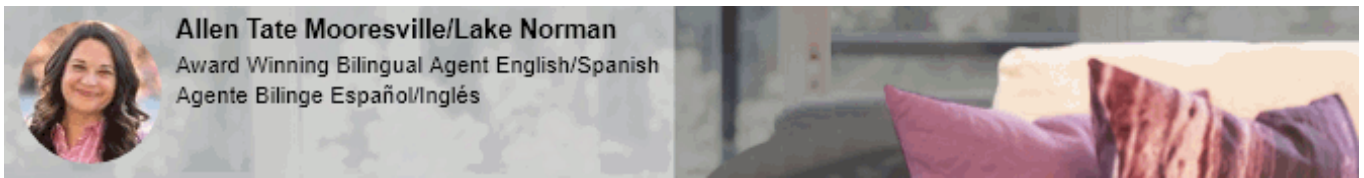
Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	List Date
605/607 Winchester Ave		3	2	1	1315		
414 Boyte Street	\$289,900	4	2	0	1,597	\$181.53	10/23/2021
Averages:	\$289,900	4.0	2.0	0.0	1,597	\$181.53	

Closed Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Contract Date
605/607 Winchester Ave		3	2	1	1315		
608 John Street	\$240,000	3	2	1	1,379	\$174.04	06/07/2021
610 John Street	\$240,000	3	2	1	1,600	\$150.00	05/13/2021
507 Windy Drive	\$262,000	3	2	1	1,448	\$180.94	07/01/2021
Averages:	\$247,333	3.0	2.0	1.0	1,476	\$168.33	

	Low	Median	Average	High	Count
Comparable Price	\$240,000	\$251,000	\$257,975	\$289,900	4
Adjusted Comparable Price	\$213,755	\$233,136	\$238,588	\$274,326	4

Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman

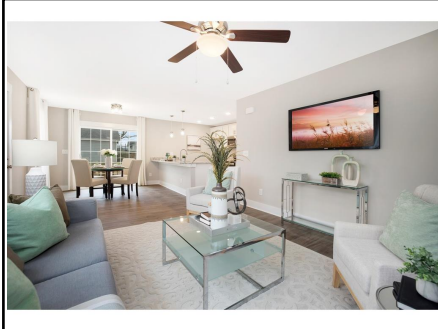


Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

CMA Price Adjustments

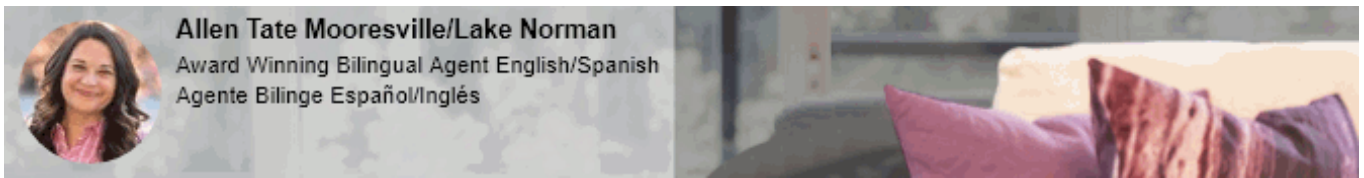
This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
605/607 Winchester Ave		414 Boyte ST		608 John ST	
MLS#		3792500		3709366	
List Price		\$289,900		\$249,900	
List Date		10/23/2021		04/02/2021	
Status		Active		Closed	
DOM		3		32	
CDOM		3		32	
County	Union	Union		Union	
Subdiv/Cmplx		none		None	
City	Monroe	Monroe		Monroe	
Sub Type		2 Story		2 Story	
Year Built		2019	3,000	2021	
HOA Fee					
Total HLA	1315	1,597	-16,074	1,379	-3,648
Beds	3	4	-10,000	3	
Full Bath	2	2		2	
Half Bath	1	0	7,500	1	
New Constrct		No		Yes	
Interior Feat					
Exterior Cover	vinyl	Vinyl		Vinyl	
Exterior Feat					
Fireplace		N		No	
Parking Feat	driveway	Driveway		Attached Garage, Driveway, G	-10,000
Approx Acres		0.210		0.160	
Lot Desc					
Seller Contrib				0	
Close Price				\$240,000	
Close Date				06/07/2021	

Price	\$289,900	\$240,000
Total Adjustments	\$-15,574	\$-13,648
Adjusted Price	\$274,326	\$226,352

Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman

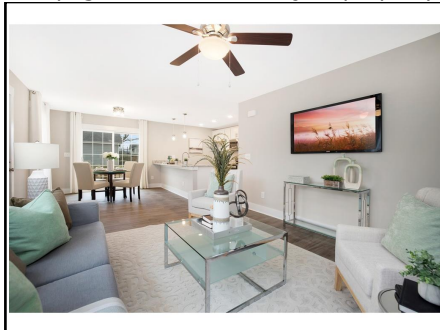


Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
605/607 Winchester Ave		610 John ST		507 Windy DR	
MLS#		3709370		3748079	
List Price		\$259,900		\$239,000	
List Date		04/02/2021		06/04/2021	
Status		Closed		Closed	
DOM		19		3	
CDOM		19		3	
County	Union	Union		Union	
Subdiv/Cmplx		none		Northwood	
City	Monroe	Monroe		Monroe	
Sub Type		2 Story		2 Story	
Year Built		2021		2018	3,000
HOA Fee					
Total HLA	1315	1,600	-16,245	1,448	-7,581
Beds	3	3		3	
Full Bath	2	2		2	
Half Bath	1	1		1	
New Constrct		Yes		No	
Interior Feat					
Exterior Cover	vinyl	Vinyl		Vinyl	
Exterior Feat					
Fireplace		No			
Parking Feat	driveway	Attached Garage, Driveway, G	-10,000	Attached Garage, Driveway, G	-10,000
Approx Acres		0.160		0.460	-7,500
Lot Desc					
Seller Contrib		0		0	
Close Price		\$240,000		\$262,000	
Close Date		05/13/2021		07/01/2021	

Price	\$240,000	\$262,000
Total Adjustments	\$-26,245	\$-22,081
Adjusted Price	\$213,755	\$239,919

Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman



Allen Tate Mooresville/Lake Norman
Award Winning Bilingual Agent English/Spanish
Agente Bilingüe Español/Inglés



Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$239,000 and \$289,900

3 to 4 Bedrooms

2 Full Bathrooms

0 to 1 Half Bathroom

1,379 to 1,600 Square Feet

\$162.44 to \$181.53 per Square Foot

\$150.00 to \$180.94 per Sold Square Foot

Year Built between 2018 and 2021

Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman



Allen Tate Mooresville/Lake Norman
Award Winning Bilingual Agent English/Spanish
Agente Bilingüe Español/Inglés

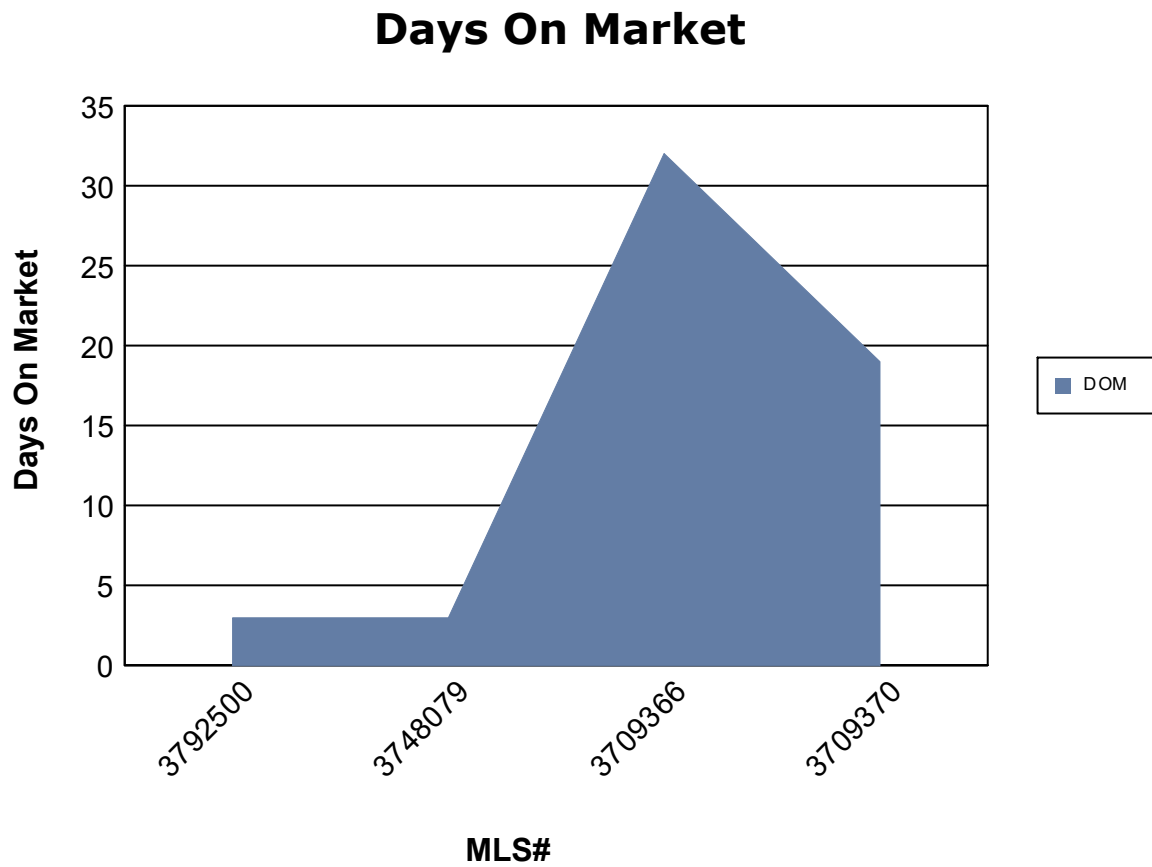


Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

Number of Days On Market

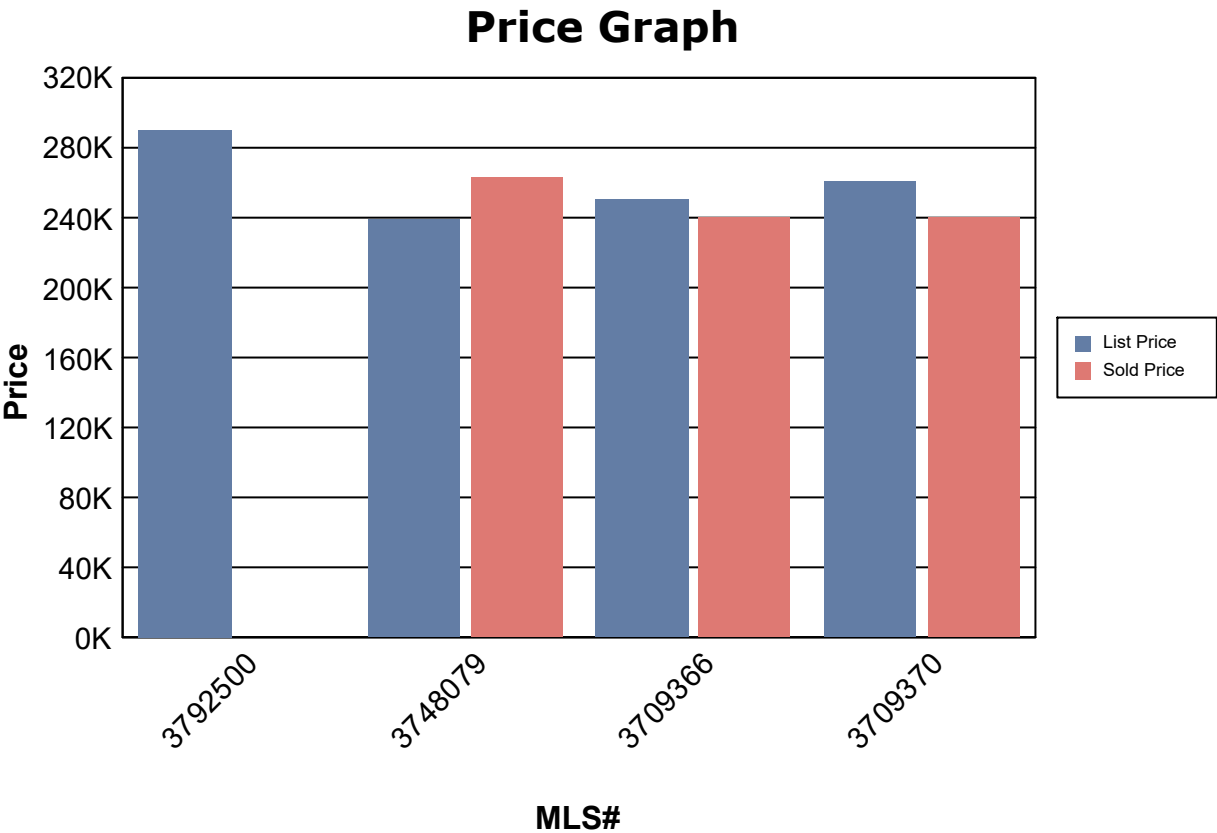
This graph illustrates the number of days on market for the listings in this analysis.



Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman

List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.





Allen Tate Mooresville/Lake Norman
Award Winning Bilingual Agent English/Spanish
Agente Bilingüe Español/Inglés



Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Active

MLS#	Stat Date	Address	Prop Sub Type	HLA	Bds	Bth	L/S Price	DOM
3792500	10/23/2021	414 Boyte ST	2 Story	1,597	4	2/0	\$289,900	3
Averages:				1,597	4	2/1	\$289,900	3

Status: Closed

MLS#	Stat Date	Address	Prop Sub Type	HLA	Bds	Bth	L/S Price	DOM
3709366	06/07/2021	608 John ST	2 Story	1,379	3	2/1	\$240,000	32
3709370	05/13/2021	610 John ST	2 Story	1,600	3	2/1	\$240,000	19
3748079	07/01/2021	507 Windy DR	2 Story	1,448	3	2/1	\$262,000	3
Averages:				1,476	3	2/1	\$247,333	18

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACTIVE	1	\$289,900	\$181.53	\$289,900	\$289,900	\$289,900	3
Application Recv							
UC-Show							
UC-No Show							
CLOSED	3	\$247,333	\$168.33	\$240,000	\$240,000	\$262,000	18
EXPIRED							
TEMP OFF MRKT							
WITHDRAWN							
Total	4	\$257,975	\$171.63	\$251,000	\$240,000	\$289,900	14

Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman

CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

414 Boyte ST



MLS #:	3792500	Status:	Active	Beds:	4	L Price:	\$289,900
County:	Union	Baths:	2/0	Yr Blt:	2019	DOM:	3
Subdiv:	none	HLA:	1,597	Acres:	0.210		
Type:	2 Story						
Parking:	Driveway						

Rmks: Beautiful 4-Bedroom 2-Bath. The main level features primary bedroom a master bathroom with double sinks, upgraded kitchen cabinets and three large bedrooms upstairs with a loft area. Private fenced yard. Don't miss this one!

Closed Properties

608 John ST



MLS #:	3709366	Status:	Closed	Beds:	3	L Price:	\$249,900
County:	Union	Baths:	2/1	Cls Price:	\$240,000		
Subdiv:	None	Yr Blt:	2021	Close Dt:	6/7/2021		
Type:	2 Story	HLA:	1,379	DOM:	32		
Parking:	Attached Garage, Driveway, Garage - 1 Car	Acres:	0.160				

Rmks: New construction! This is an adorable home featuring 3 bedrooms 2.5 baths. Granite counter tops in kitchen and main baths. 1 car garage. Maintenance free exterior. Builder appliance package includes SS dishwasher, stove and microwave.

610 John ST



MLS #:	3709370	Status:	Closed	Beds:	3	L Price:	\$259,900
County:	Union	Baths:	2/1	Cls Price:	\$240,000		
Subdiv:	none	Yr Blt:	2021	Close Dt:	5/13/2021		
Type:	2 Story	HLA:	1,600	DOM:	19		
Parking:	Attached Garage, Driveway, Garage - 1 Car	Acres:	0.160				

Rmks: Brand new construction! 3 bed 2.5 bath with 1600 sq. ft. Granite in kitchen and main baths. 1 car garage. Builder appliance package includes dishwasher, stove and microwave. Conveniently located near restaurants, shopping, hospital etc.

Direct: From Monroe: Take Skyway Drive, Turn right onto Winchester Ave, Turn left onto John St., Destination will be on the right.

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

507 Windy DR



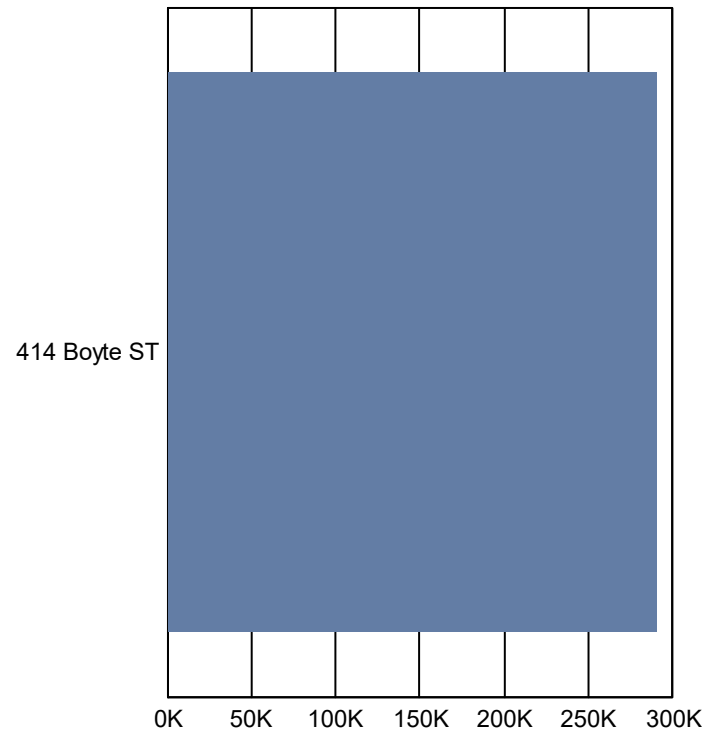
MLS #:	3748079	Status:	Closed	Beds:	3	L Price:	\$239,000
County:	Union	Baths:	2/1	Cls Price:	\$262,000		
Subdiv:	Northwood	Yr Blt:	2018	Close Dt:	7/1/2021		
Type:	2 Story	HLA:	1,448	DOM:	3		
Parking:	Attached Garage, Driveway, Garage - 1 Car			Acres:	0.460		
Rmks:	This home is a dream! It is super cozy and features 3 bedrooms and 2 1/2 baths on almost half an acre. It is so cute and inviting, you may not want to leave! It has a large master bedroom with a deep tray ceiling, a large master bath with an attached walk-in closet. It also has a supersized fenced backyard with plenty of room to play. All this and NO HOA! WIN, WIN! Bet you will fall in love!						

CMA Pro Report

These pages give a general overview of the selected properties.

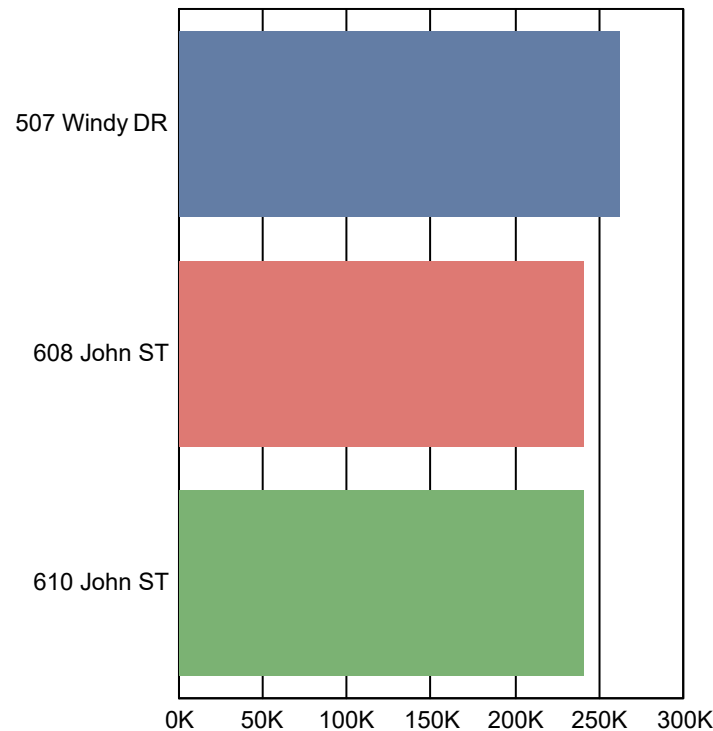
Active Properties

Total # of Listings	1
Lowest Price	\$289,900
Highest Price	\$289,900
Average Price	\$289,900
Avg. Price/SqFt	\$181.53
Avg DOM	3



Closed Properties

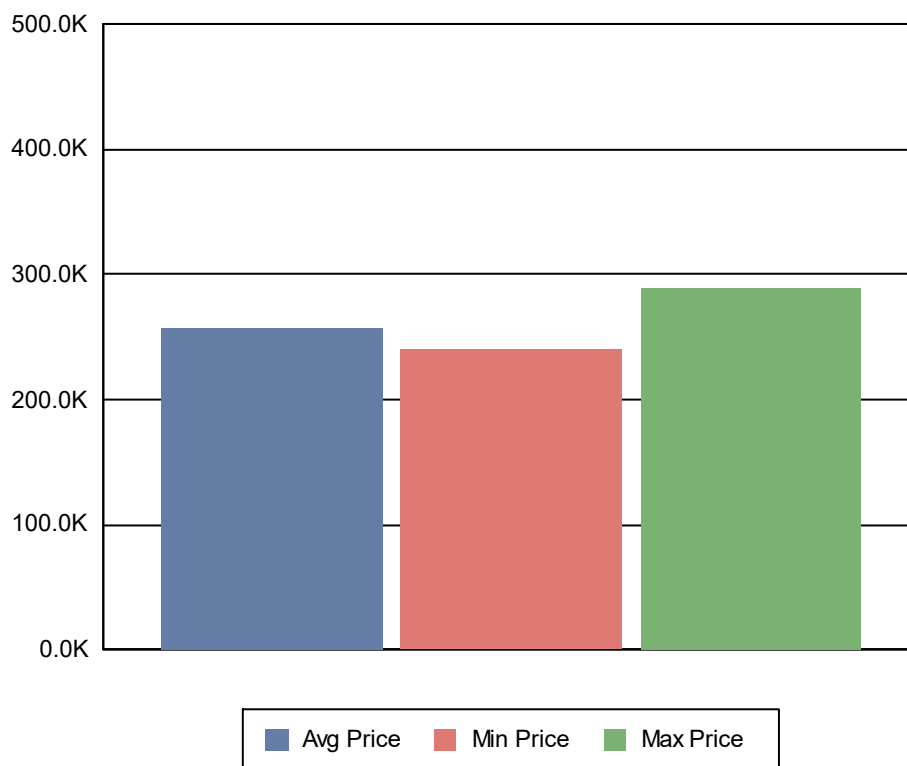
Total # of Listings	3
Lowest Price	\$240,000
Highest Price	\$262,000
Average Price	\$247,333
Avg. Price/SqFt	\$168.33
Avg DOM	18



CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Active	\$289,900	\$289,900	\$289,900	\$181.53
Closed	\$240,000	\$262,000	\$247,333	\$168.33
Totals / Averages	\$240,000	\$289,900	\$257,975	\$171.63

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
608 John ST	\$249,900	\$240,000	32	%92.34	\$174.04
610 John ST	\$259,900	\$240,000	19	%88.92	\$150.00
507 Windy DR	\$239,000	\$262,000	3	%109.62	\$180.94
Total Averages	\$249,600	\$247,333	18	%96.96	\$168.33

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Close Date	DOM
Active								
ACT	414 Boyte ST	4	2/0	1,597	\$289,900			3
Closed								

CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Close Date	DOM
CLS	608 John ST	3	2/1	1,379	\$249,900	\$240,000	06/07/2021	32
CLS	610 John ST	3	2/1	1,600	\$259,900	\$240,000	05/13/2021	19
CLS	507 Windy DR	3	2/1	1,448	\$239,000	\$262,000	07/01/2021	3



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Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

Pricing Recommendation

This page suggests a recommended selling price based on a thorough analysis of your property.

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for \$235,000-\$245,000.

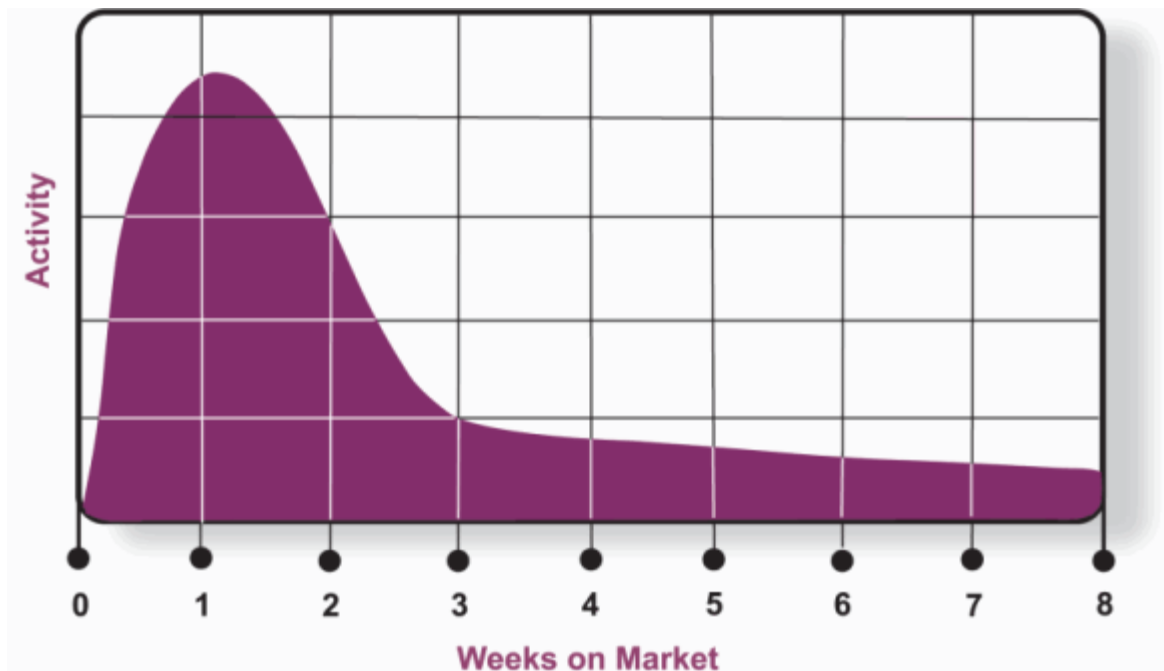
Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman

Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

Activity vs. Timing

This chart highlights the importance of pricing correctly at market value.



This chart illustrates the level of excitement and interest in a new listing over time. It also demonstrates the importance of pricing correctly. When a property is first listed, it generates a very high level of interest from prospective buyers, which reduces dramatically over time. It is important to be priced correctly from the beginning, during the peak of this curve.



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Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

My Guarantee to You

A guarantee you can count on

I'm so committed to meeting your sales objectives in a professional and pleasing manner, that I am willing to put our guarantee in writing.

My Performance Guarantee

I will develop a Property Marketing Plan that clearly spells out the methods I will use to promote your property to the widest-possible audience.

If I don't act according to the agreed activities in the Plan, you may:

- Advise me that you aren't satisfied and ask for a revision of the Plan
- or
- Cancel the Listing Agreement

Your complete satisfaction is my foremost concern.

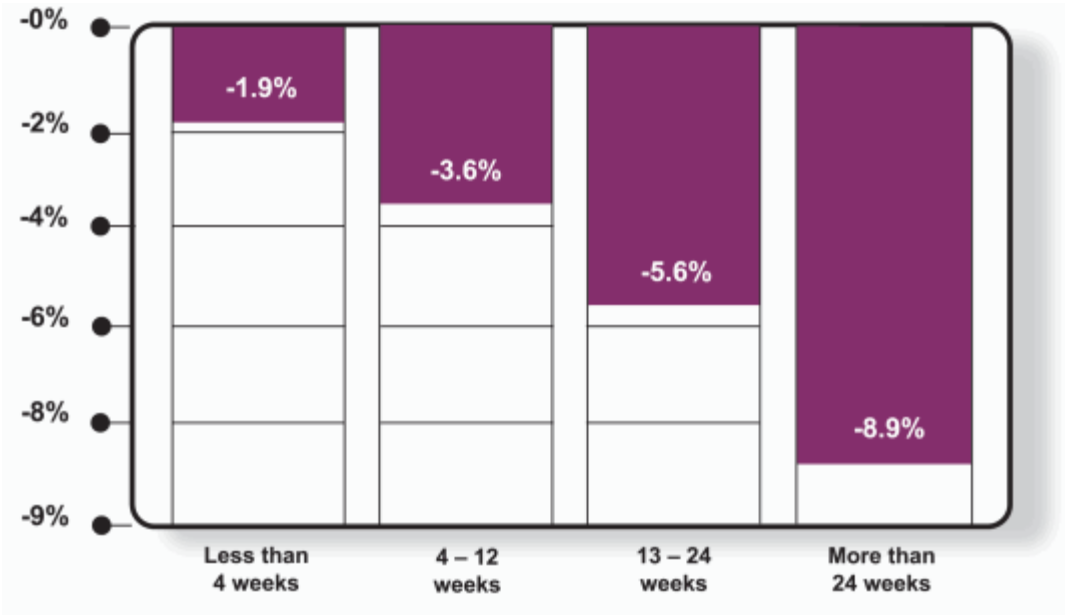
Date

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The Effect of Over Pricing

This chart highlights the importance of pricing correctly at market value.

This is the average percentage difference between the Selling and Asking Price by the length of time the home was on the market.



- Put your best foot forward immediately
- Establish a competitive asking price
- Keep your home in top showing condition
- Offer favorable financing terms



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Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

The Benefits of Using a Professional REALTOR®

This page outlines the benefits of using a professional REALTOR® to sell your property.

You'll experience a wide variety of benefits when you hire a real estate professional. Successfully selling a property is a complicated exercise, and REALTORS® have the experience, resources and contacts to complete your sale quickly and smoothly.

Pricing

A REALTOR® will help you determine the selling price of your property at a level that accurately reflects its value in current market conditions and will not cost you missed opportunities.

Marketing

A REALTOR® will have many useful suggestions on ways to improve the marketability of your property, including cosmetic repairs and other items that will create a favorable impression among buyers.

Your property will enjoy a wider exposure among buyers when you use a REALTOR®. In addition to using flyers and organizing open house days, a REALTOR®'s extensive contact list of former clients, newly qualified buyers and other industry professionals can significantly reduce the time your property is on the market.

A REALTOR® will also allow you to tap into a highly productive and extensive industry network, such as a Multiple Listing Service or other industry marketing system.

Advertising your property efficiently is another area where a REALTOR® can play an important role. A REALTOR®'s experience in deciding on the most appropriate type and frequency of advertising for your property can be invaluable. For example, placing too many ads can create the impression that there may be something wrong with the property or that the seller is desperate.

Security

Security is a major consideration when showing your home. By using a REALTOR®, you can rest assured that all showings will be pre-screened and supervised.

Negotiating

When negotiating a purchase, most buyers prefer to deal with a middleperson who is objective, unemotional and professional. Buyers will often feel more comfortable with a REALTOR® than with the owner when they want to raise issues that need resolving before making an offer.

Monitoring, Renegotiating, Closing or Settling

A REALTOR® will guide you through the minefield of potential problems associated with the appraisal, inspection and financing process, including the often complicated escrow instructions. In addition, your agent can meet and instruct any specialists or tradespeople who may be required for repairs or other issues that need to be completed before closing.

Researched and prepared by Rebekah Sosa
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Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

Market Analysis Explanation

This is an explanation and overview of this market analysis.

This Comparative Market Analysis will help to determine the correct selling price of your home. Ultimately, the correct selling price is the highest possible price the market will bear.

This market analysis is divided into three categories:

1. Comparable homes that are currently for sale
2. Comparable homes that were recently sold
3. Comparable homes that failed to sell

Looking at similar homes that are currently offered for sale, we can assess the alternatives that a serious buyer has from which to choose. We can also be sure that we are not under pricing your home.

Looking at similar homes that were sold in the past few months, we can see a clear picture of how the market has valued homes that are comparable to yours. Banks and other lending institutions also analyze these sales to determine how much they can lend to qualified buyers.

Looking at similar homes that failed to sell, we can avoid pricing at a level that would not attract buyers.

This Comparative Market Analysis has been carefully prepared for you, analyzing homes similar to yours. The aim of this market analysis is to achieve the maximum selling price for your home, while being able to sell your home within a relatively short period of time.

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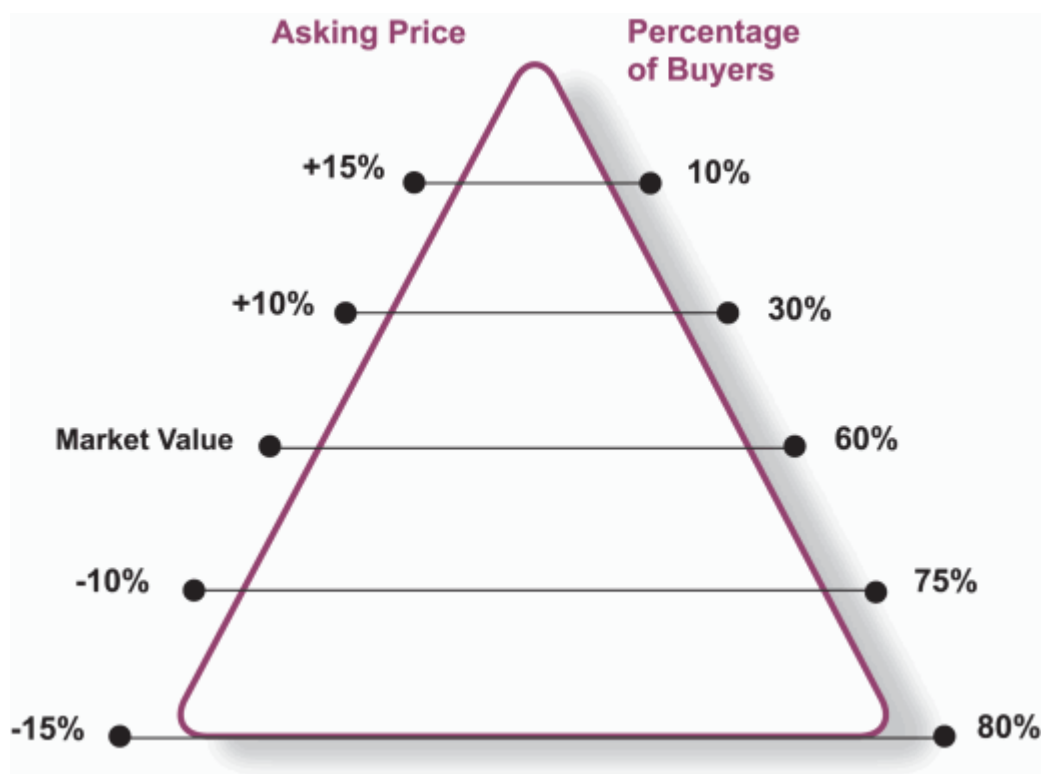


Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

The Importance of Pricing

This chart highlights the importance of pricing correctly at market value.

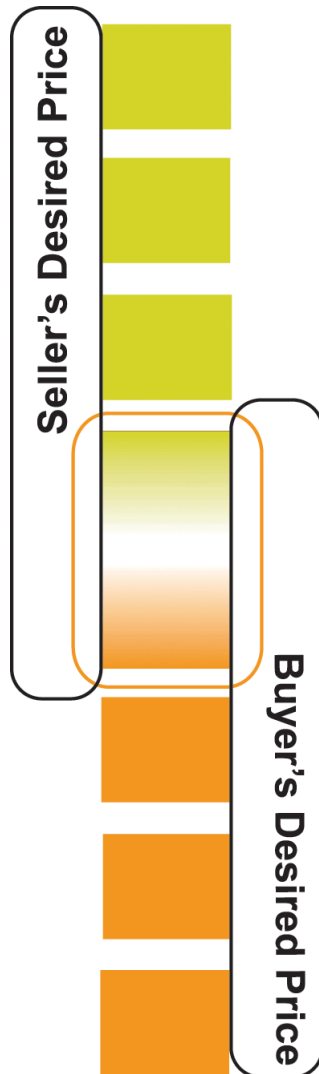


This graph illustrates the importance of pricing correctly. The centerline represents market value. As you move above this market value, you attract much smaller percentage of prospective buyers, greatly reducing your chances of a sale. Conversely, as you move below market value, you attract a much larger percentage of potential buyers.

Researched and prepared by Rebekah Sosa
Allen Tate Mooresville/Lake Norman

Setting the Price

This chart highlights the importance of pricing correctly at market value.



When setting a price for your property, the listing level must strike a balance between the seller's need to achieve the best-possible return and the buyer's need to get good value. With many years of experience, a professional Real Estate Agent can help you set a price that will accomplish both objectives.

Establishing market value

The market value of your property is determined in exactly the same way as any other commodity – what a buyer is willing to pay for it in today's market. Despite the price you paid originally, or the value of any improvements you may have made, the value is determined by market forces.

Look at the competition

Buyers look at about a dozen properties on average before making an offer on a property. As a result, they have a good overview of the market and will compare your property against the competition. If it's not in line with similar properties that are available, buyers won't consider it good value for money.

The Pitfalls of Overpricing

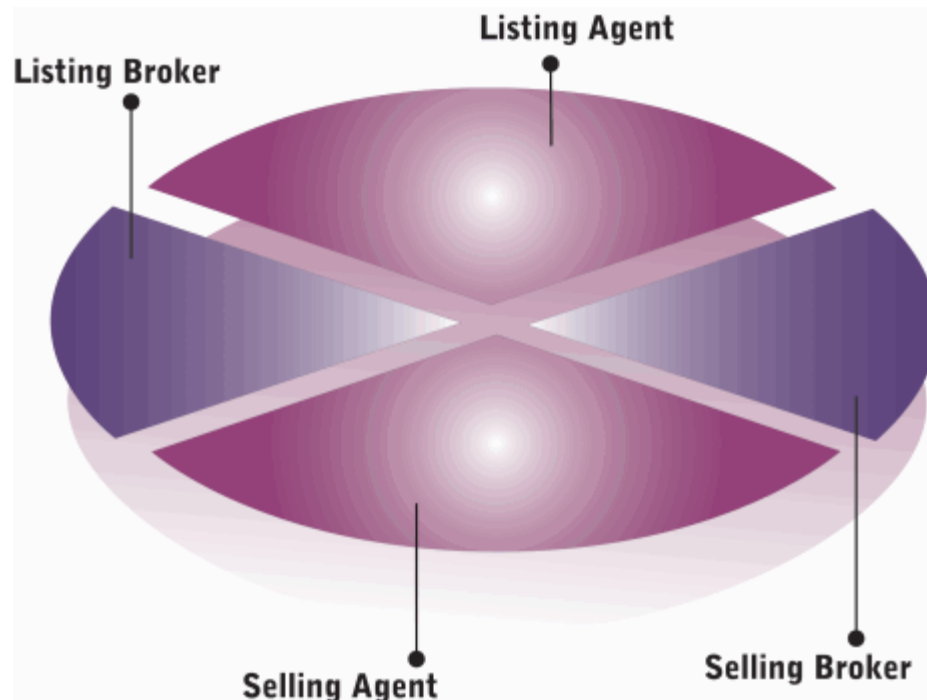
This chart highlights the importance of pricing correctly at market value.

Overpricing your house in the belief that you can reduce the price back later is a strategy that can backfire badly. For example, by the time you reduce your price, you may miss out on a surge of interest in properties like yours. Also, if prices are lowered, buyers may wonder if there's something wrong with the property that kept other buyers away. So to keep from selling your property at below market value and from wasting valuable time, don't fall into the overpricing trap.



Where a Commission Goes

This page describes how a commission is divided amongst all of the parties involved.



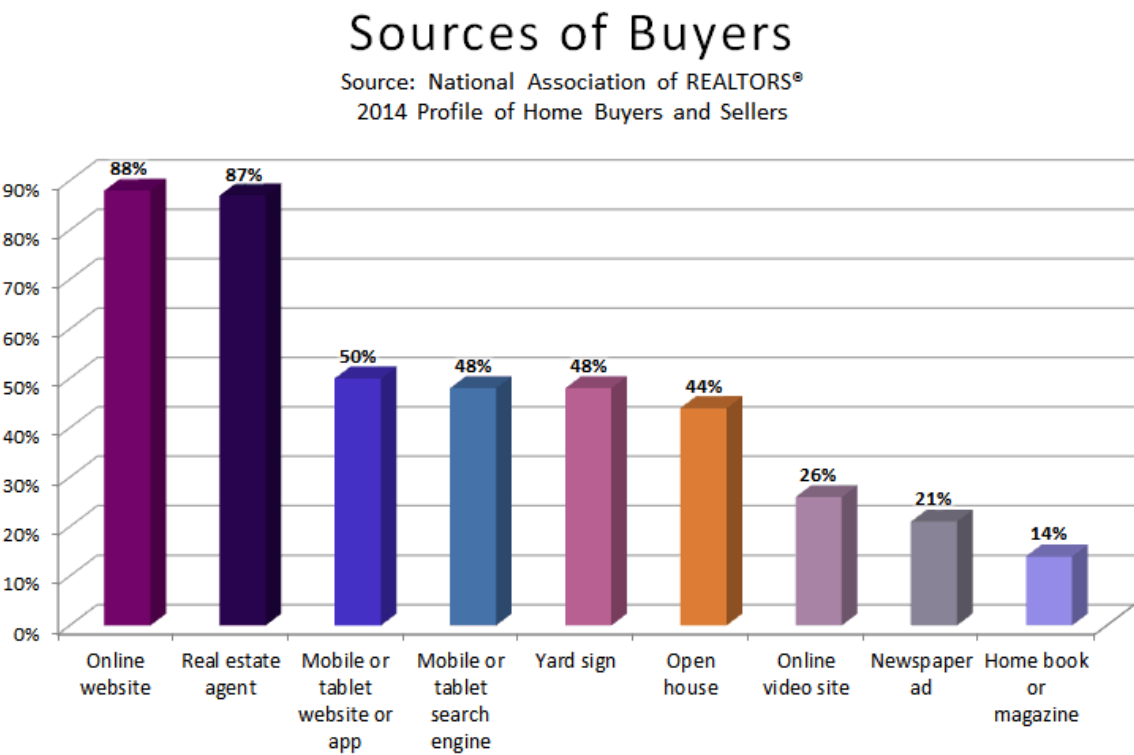
After a successful sale of your property, the real estate commission is shared among all who assisted in this important transaction. Generally, the commission is divided four ways: to the listing broker, the listing agent, the selling broker and the selling agent. In recognition of the important roles each played in the sale of your property, each is compensated by a percentage of the commission.

Sources of Buyers

This page illustrates the primary sources of buyers for your property.

When you want a buyer, come to us first

There are several excellent reasons for selecting a professional Real Estate Agent to handle the sale of your property. For starters, our long-standing real estate expertise gives us the ability to network with other firms’ agents to promote your property to the widest possible audience, including the Internet. Selling your property depends on a lot more than advertising and signage – it takes referrals, word-of-mouth advertising, and networking.





Steps to a Positive Showing

This page describes the key steps to making for a positive showing of your property.

You only get one opportunity to make a good impression, so you want to make it count. By following these guidelines, you'll enhance the attractiveness of your property and reduce the time it takes to generate serious offers.

First Impressions

How your property appears from the outside is important. To make a good first impression on a buyer, a clean driveway, a freshly mown lawn or a trimmed hedge will work wonders.

Do a critical inspection of the exterior of your property, paying special attention to the condition of your windows, shutters, screens and gutters. One of the first things a buyer will notice is the need for painting. If your property looks like it needs painting, many buyers will form an unfavorable impression. Elsewhere, little things count. Make sure the front door is spotless, including the doorknob, and that the windows gleam.

Cleanliness Counts

Once inside your property, one of the key factors that influences its appeal to a buyer is cleanliness. Most important is front hallway, the kitchen and the bathrooms. Do a room-by-room cleaning, and don't forget any out-of-sight areas because that's often where a discriminating buyer will look first.

The state of the carpets can also be a determining factor. At the very least, have your carpets cleaned, and if they are worn, it's wise to replace them, or remove them if there is hardwood underneath.

Less is More

Clutter makes a poor impression. In closets, cabinets, kitchen countertops and other storage areas like basements, remove anything not needed for daily housekeeping. To make each room in your property look larger, get rid of or donate unnecessary furniture. Walk through your property and think: "Less is more."

Repairs

Make sure everything is in good working order. Dripping faucets, squeaky steps and loose doorknobs can easily create a bad impression and reduce the value of your property. A few hours spent on repairs, whether by yourself or a tradesman, can pay big dividends when an offer is made.

Little Things Count

It's easy to improve the appearance of any room. You may want to replace worn rugs or small pillows, put new towels in the bathroom or brighten up a room with a vase of flowers.

Pull Together

Get all the members of your household to pull together when it comes to getting – and keeping – your property ready to view. By getting everyone into the habit of spending a few minutes tidying up every morning for an afternoon showing, you improve your chances considerably.



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Agente Bilingüe Español/Inglés



Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

What it Takes to Show

This page describes what it takes to show your property.

Scheduling the Showing

Coordination is the key. Before an agent from our firm or a cooperating broker shows or previews your property, Showing Time Showing Service or a representative from our firm will contact you to schedule an appointment. If the time requested is acceptable, the appointment will be confirmed with the showing agent.

Timing

Ordinarily, you'll get plenty of notice about an appointment request. However, some buyers may ask to see your property as soon as possible. In such cases, a showing could take place within an hour or so. If a buyer requests a change to the timing of a scheduled showing, you'll be given as much notice as possible. If you simply cannot accommodate the requested time, always offer an alternative time.

Special Instructions

Any special instructions you may have given your listing agent, such as information on pets, parking or security, will be listed in your property file and thoroughly explained to the agent who requested the showing.

The Showing

If you're not on hand during a showing, the agent will use the property's lockbox to enter. If you're available, the agent will introduce themselves and give you a business card.

Privacy

The fewer people around during a showing, the better. It's also a good rule to let the buyer roam freely and discuss the property with their agent without interruption. A properly briefed agent will know the buyer's needs and will be able to point out the features that meet the requirements.

Contact Information

If you're not going to be available to approve an appointment request, it's important to notify your listing agent. By leaving a telephone number where you can be contacted, you can be notified immediately about an offer.

Previews

Occasionally, agents may schedule an appointment to view your property without a buyer. By familiarizing themselves with what's on the market, they will be in an excellent position to alert a buyer to a property that fits the bill.

Unscheduled Appointments

Ask any people who show up to view your property without an appointment to telephone the listing agent to request a showing. Even if the person identifies themselves as a licensed real estate agent, an appointment request must be made first through your listing agent. Allowing anyone into your home without an appointment and an agent can be a serious security risk for you.

Managing Showing Appointments Through COVID-19

COVID-19 has far from disappeared and special precautions must still be taken when showing properties. Virtual showings are still recommended and encouraged over in-person showings. However, if you do choose to allow in-person showings during the reopening phase, consider the following:

- **Space Out Appointments:** Consider spacing showing appointments far enough apart so there is ample time for the cleaning and disinfecting of high-touch surfaces such as doorknobs, lockboxes and lockbox keys, light switches, and countertops.
- **Special Instructions:** Many listing agents are adding instructions for showing agents and their clients to wear masks, gloves and booties during showings.
- **Disable Overlapping Appointments:** Consider disabling the feature in ShowingTime that allows for overlapping appointments.



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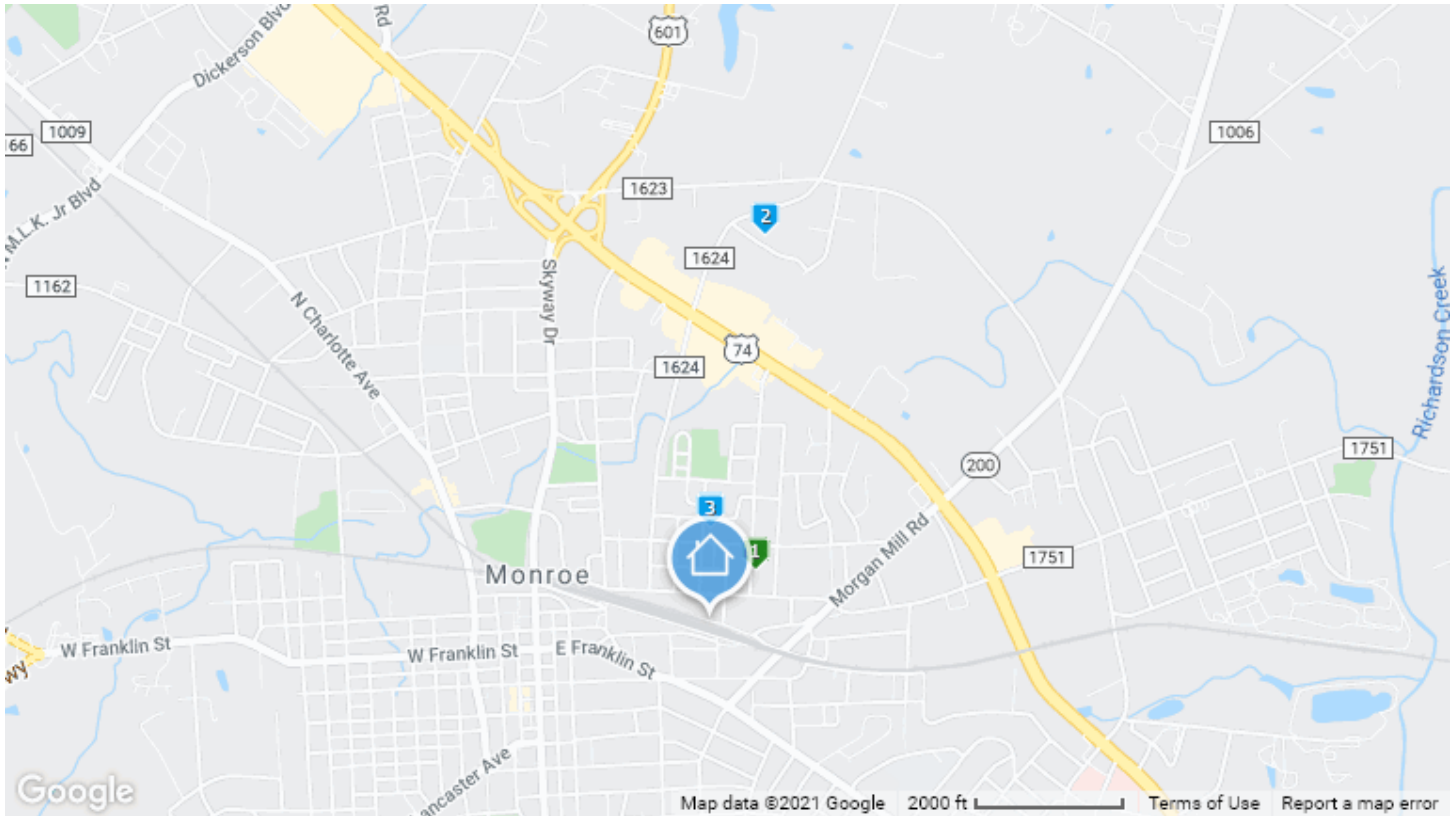


Subject Property: 605/607 Winchester Ave, Monroe

October 26, 2021

CMA Map Layout

Map for the CMA Subject with Comparables



605/607 Winchester Ave , Monroe, 28110

Beds

3

Baths

2

Sq.Ft.

1315

	 Address	 Price	 Date	 Beds	 Baths	 Sq.Ft.
1	414 Boyte ST	\$289,900	10/23/21	4	2	1,597
2	507 Windy DR	\$262,000	7/1/21	3	2	1,448
3	608 John ST	\$240,000	6/7/21	3	2	1,379
4	610 John ST	\$240,000	5/13/21	3	2	1,600

09228138A
WILSON ALBERTA
404 JOHN ST
MONROE NC 28110

09231004
CITY OF MONROE
P O BOX 69
MONROE NC 28111-0069

09228136
MASSEY WILLIAM J
410 ROBIN DR
MONROE NC 28110

09228137
BROOKS DEVESTER HEIRS % C B BROWN
1900 PATTEN AVE
CHARLOTTE NC 28216

09228139
GLORIOUS TABERNACLE HOUSE OF
DELIVERANCE
703 WINCHESTER AVE
MONROE NC 28110

09228140
GRIFFIN TONY L
1414 CRESCENT ST
MONROE NC 28112

09228148
LITTLE WILMA ROSALIE
1900 PATTON AVE
CHARLOTTE NC 28216

09228170
MASSEY MICHAEL SCOTT
MASSEY RACHEL VICTORIA BRYANT
120 BENDING OAK WAY
MORRISVILLE NC 30327

09231007
CITY OF MONROE
P O BOX 69
MONROE NC 28111-0069

09231008
CITY OF MONROE
P O BOX 69
MONROE NC 28111-0069

09228135
THOMPSON ROBERT LEE & WF MARY L
701 BROWN ST
MONROE NC 28110

09228144
WORD OF GOD MISSION CHURCH INC
P O BOX 3045
MONROE NC 28111-3045

09228145
POLLARD PENNETTA
405 JOHN ST
MONROE NC 28110

09231005
CARTER W L HEIRS & ROBERT CARTER
% P M EVANS
840 MAURICE ST
MONROE NC 28112

09228146
LITTLE WILMA ROSALIE
609 BROWN ST
MONROE NC 28110

09228169
MASSEY MICHAEL SCOTT
MASSEY RACHEL VICTORIA BRYANT
120 BENDING OAK WAY
MORRISVILLE NC 27560

09228172
HARRIS HUBERT & DORA
P O BOX 573
MT GILEAD NC 27306

09231010, 09231006 & 09231006A
CITY OF MONROE
P O BOX 69
MONROE NC 28111-0069

09228171
GOMEZ CATALINA SANCHEZ
5220 FIRELIGHT LN APT B
CHARLOTTE NC 28212

09228174
RABON JAMES L & PATRICIA H RABON
% TRUSTEES
2311 BRAWINAL CT
MONROE NC 28110

09228141
WORD OF GOD MISSION CHURCH INC
P O BOX 3045
MONROE NC 28111-3045

09228142
WORD OF GOD MISSION CHURCH INC
P O BOX 3045
MONROE NC 28111-3045

09228147
LITTLE WILMA ROSALIE
1900 PATTON AVE
CHARLOTTE NC 28216

09228171A
GOMEZ CATALINA SANCHEZ
5220 FIRELIGHT LN APT B
CHARLOTTE NC 28212

09228173
IVEY TONYA E & LOUELLA IVEY
509 WINCHESTER AVE
MONROE NC 28110

09228138
GLORIOUS TABERNACLE
HOUSE OF DELIVERANCE
703 WINCHESTER AVE
MONROE NC 28110

09228143
WORD OF GOD MISSION CHURCH INC
P O BOX 3045
MONROE NC 28111-3045

09228175
RABON JAMES L & PATRICIA H RABON
% TRUSTEES
2311 BRAWINAL CT
MONROE NC 28110

09228178
JOHNSON ZABIA THOMAS SR &
WIFE EVELYN C
409 BEARD ST
MONROE NC 28110

BETTER PATH HOMES, LLC
10935 WINDS CROSSNG DR., #300
CHARLOTTE, NC 28273

APO Map

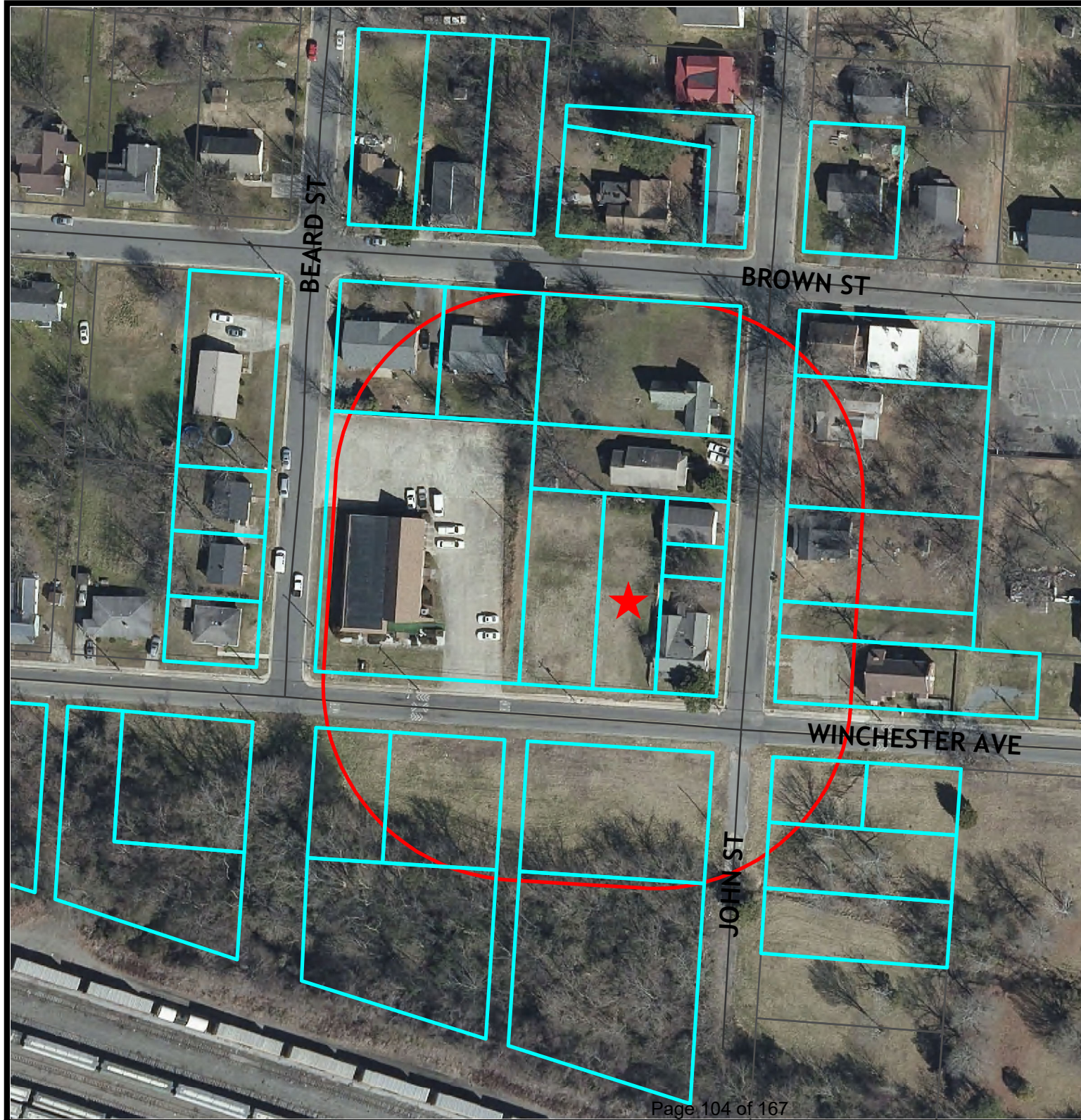
PLSUP-2022-00081

Legend

- Centerlines
- Parcels
- 150-foot buffer
- Notified Properties
- Subject Property



0 87.5 175 Feet





STAFF REPORT

PLZNA- 2022-00099

TO: Board of Adjustment Members

DATE: December 16, 2021

FROM: Lisa Stiwinter, Director of Planning and Development

PREPARED BY: Doug Britt, Senior Planner

SUBJECT: Variance request by Stafford Street Monroe, LLC to install an eight (8) foot chain-link fence with 12” inches of barbed wire on top for a total of nine (9) feet and to remove four (4) trees over seventy-five (75) inches in circumference.

SUMMARY STATEMENT

Stafford Street Monroe, LLC is requesting a variance to Sections 156.136 (A)(2) and 156.136 (B)(10) titled Fences and Walls and Section 156.221 titled Tree Preservation of the Unified Development Ordinance in order to install an eight (8) foot chain-link fence with 12” inches of barbed wire on top for a total of nine (9) feet and to remove four (4) trees over seventy-five (75) inches in circumference at 1912 Stafford Street Extension/2026 Skyway Drive.

SITE DATA

Type of Action:	Variance
Date of Petition:	November 11, 2021
Name of Petitioner:	Stafford Street Monroe, LLC
Location:	1912 Stafford Street Extension/2026 Skyway Drive
Tax ID #:	09-180-004-90, 09-180-004-G, 09-180-004-H-80, & 09-180-004-H-90
Lot Size:	161.18 Acres
Zoning Classification:	R-20 (single family residential)

REVIEW

Findings:

1. The property located at 1912 Stafford Street Extension/2026 Skyway Drive is owned by Dorothy Plyler Trustee and William Franklin Plyler and is zoned R-20 (single family residential). (Exhibit 1, 2)
2. A rezoning application was submitted in October of 2021 to rezone the subject properties from R-20 (single family residential) to GI (General Industrial). The request will be considered by City Council at the January 11th City Council meeting.
3. On November 11, 2021, the applicant submitted a variance application to request a variance from Sections 156.136 (A)(2) and 156.136 (B)(10) titled Fences and Walls and Section 156.221 titled Tree Preservation in order to install an eight (8) foot chain-link fence with 12” inches of barbed wire on top for a total of nine (9) feet and to remove four (4) trees over seventy-five (75) inches in circumference. (Exhibit 3, 4)
4. Sections 156.136 (A)(2) and 156.136 (B)(10) stipulate, the maximum height of a fence or wall in an industrial district shall be eight (8) feet and that barbed wire fencing is prohibited except in the R-40 and R-20 district, where it may be used in conjunction with bona-fide farming activities. (Exhibit 5)
5. Section 156.221 (A) stipulates trees seventy-five (75) inches in circumference must be preserved and shall not be removed. (Exhibit 5)
6. All adjacent property owners have been notified of the variance request. (Exhibit 6, 7)

Conclusions:

1. It is the Board’s CONCLUSION, that unnecessary hardship (would/would not) result from the strict application of the ordinance.
2. It is the Board’s CONCLUSION, that the hardship (is/is not) peculiar to the applicant’s property.
3. It is the Board’s CONCLUSION, that the hardship (is/is not) the result of the applicant’s own actions.
4. (a) It is the Board’s CONCLUSION, that the variance (is/is not) consistent with the spirit, purpose, and intent of the ordinance.

(b) It is the Board’s CONCLUSION, that in granting of the variance, the public safety (will/will not) be secured and substantial justice (will/will not) be achieved.
5. The variance (will/will not) result in the extension of a nonconforming situation in violation of § 156.90 and it (will/will not) authorize the initiation of a nonconforming use of land.

THEREFORE, on the basis of all foregoing, IT IS ORDERED that the application Variance *PLZNA-2022-00099* be (**approved/denied**).

Planning staff would recommend as a condition that if the variance is approved it would be contingent upon the rezoning application being approved by City Council to rezone the properties from R-20 (single family residential) to GI (General Industrial).

Exhibits:

Exhibit 1-Aerial Map
Exhibit 2-Zoning Map
Exhibit 3-Application
Exhibit 4-Proposed Site Plan
Exhibit 5-Ordinance Sections
Exhibit 6-APO List
Exhibit 7-APO Map

Prepared by: DB 11-30-21

Ortho Map

Case #: PLZNA-2022-00099

Legend

- Centerlines
- Parcels

Existing: R-20
(Residential- Low Density)

Owner: Dorothy Plyler and
William Franklin Plyler

Acres: 161.18



0 580 1,160
Feet





Case #: PLZNA-2022-00099

Parcels

Zoning Districts

Code

R-20

 G-I

 GB CD

UC Zoning Districts

ZONE

LI

 RA-40

**Existing: R-20
(Residential- Low Density)**

**Owner: Dorothy Plyler and
William Franklin Plyler**

Acres: 161.18



A horizontal scale bar with a black segment on the left and a white segment on the right. The numbers 0, 580, and 1,160 are positioned above the bar, and the word "Feet" is at the right end.



City of Monroe Variance Application Form

Applicant's Name: Stafford Street Monroe, LLC

Applicant's Mailing Address: 6101 Carnegie Blvd, Ste 180
Charlotte, NC 28209

Property Owner: Dorothy Plyler Trustee and William Franklin Plyler

Property Owner's Address: 2170 Concord Avenue, Monroe, NC 28110
C/O Dewey Alan Plyler, Jr / 3804 Watson Church Rd, Monroe, NC 28110

Legal Relationship of Applicant to Property Owner: Buyer

Contact Person Name and Phone Number: Van Boyette - 864-901-0927

Existing Use of Property: Agricultural

Property Location: 1912 Stafford Street Ext.

Tax Map Number: 09 1800 04H80
09 1800 04H90
09 1800 04G Lot Size: 161.184 AC. Zoning District: R-20 (current) / GI (proposed)

Ordinance section number to which a variance is being sought: 156.136.A.2, 156.136.B.10, 156.221.A

Proposed variance description: Permission to construct 8' high perimeter chainlink security fence with
12" of 3-strand barbed wire on top (total 9' high) and to remove (4) trees greater than 75" circumference

For Staff Use Only
Application #: <u>PLZNA-2022-00099</u>
Date Submitted: <u>11/21/21</u>
Approved: _____
Denied: _____

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under NC State law, the Board must reach the conclusions listed below before it can issue a variance. When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the board of adjustment shall vary any of the provisions of the ordinance upon a showing of the conclusions below.

Please provide facts and arguments on how the request for a variance meets each of the conclusions listed below. Please be as specific as possible in your statements. Should you need more room to complete the information, please attach a separate sheet.

1. **There are unnecessary hardships in the way of carrying out the strict letter of the ordinance.** [It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property, and it is not sufficient that failure to grant the variance will simply make the property less valuable.]

The ordinance does not allow for fences to be higher than 8 feet or to contain barbed wire.

The ordinance does not allow any trees greater than 75 inches in circumference to be removed.

Removal of the trees is necessary for construction of the driveway, sewer line, and pond.

2. **The hardship results from conditions that are peculiar to the property, such as location, size, or topography.** [Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance]

A secured vehicle court is required to limit theft, vandalism, and injury.

The proposed locations for the sewer line, driveway, and pond are the only viable locations

for this property and have been located in a way to minimize the amount of clearing required.

3. **The hardship did not result from actions taken by the applicant or the property owner.** [The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship]

The hardships are not self-imposed.

4. **The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

The proposed security fence configuration, in conjunction with the vehicular and pedestrian access gates, is

a proven method to secure the vehicular court. The proposed site plan preserves existing trees on site to

the maximum extent practical. Over 80% of the existing trees on site will be preserved.

5. **The variance will neither result in the extension of a nonconforming situation in violation of § [156.90](#), nor authorize the initiation of a nonconforming use of land.**

The variance will not create a nonconforming use.

Request for variances may need to be accompanied by a sketch plan or survey from a Registered Land Surveyor. Said plan shall show, in a scaled form, the location and size of:

1. The boundaries of the lot(s) in question,
2. The size, shape and location of all existing buildings, parking facilities and accessory buildings,
3. The size, shape and location of all proposed buildings, parking facilities and accessory uses,

4. The location of all setbacks and front lot widths as measured at the front setback,
5. The location and type of screening and buffering proposed; and
6. Other information deemed by the Zoning Officer necessary to consider the application complete.

Applicant (printed): Stafford Street Monroe, LLC

Applicant's Signature: Van Boyett (Associate) Date: 11-5-2021

Property Owner: [Signature]

By: We Foulk, attorney and authorized Title: signer for sellers/owners

Owner's Signature: _____ Date: November 9, 2021

****If you are signing on behalf of a business (such as an LLC), you must include your title with the company****

FOR STAFF USE ONLY
(PLEASE DO NOT WRITE BELOW THIS LINE)

Scaled plan attached: Yes _____ No _____ Fee Attached: Yes _____ No _____

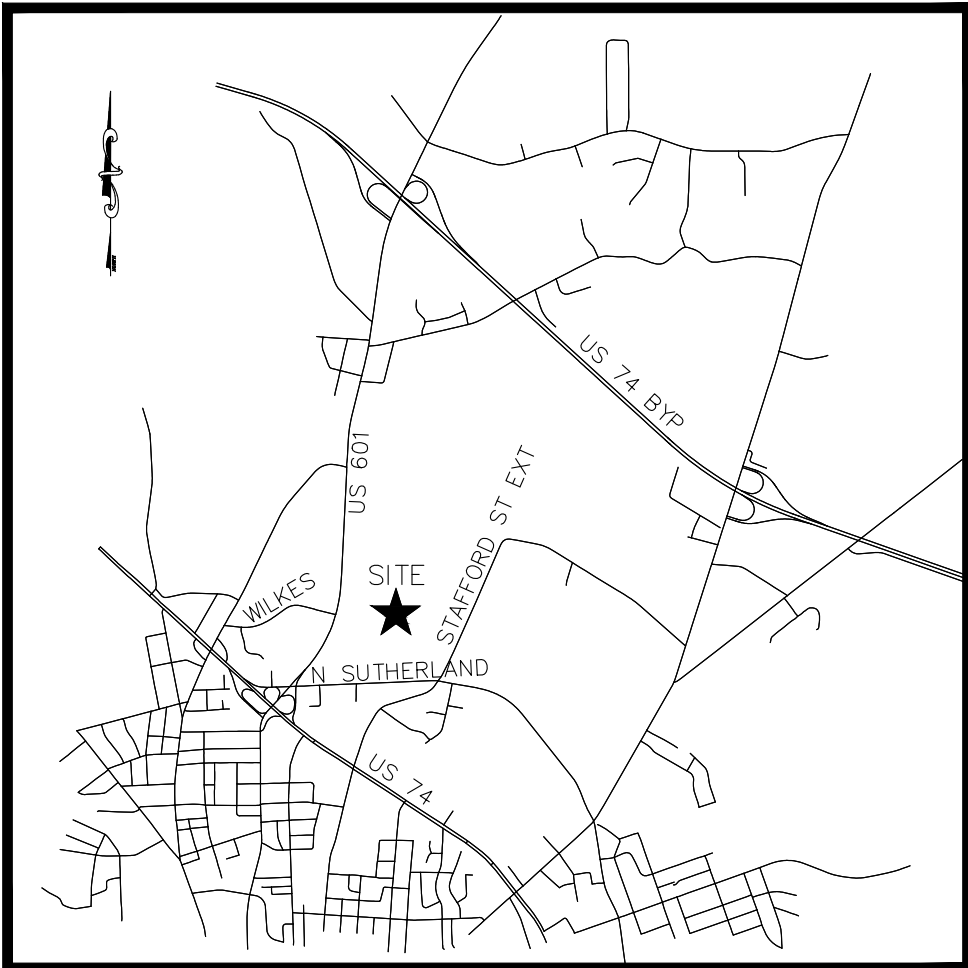
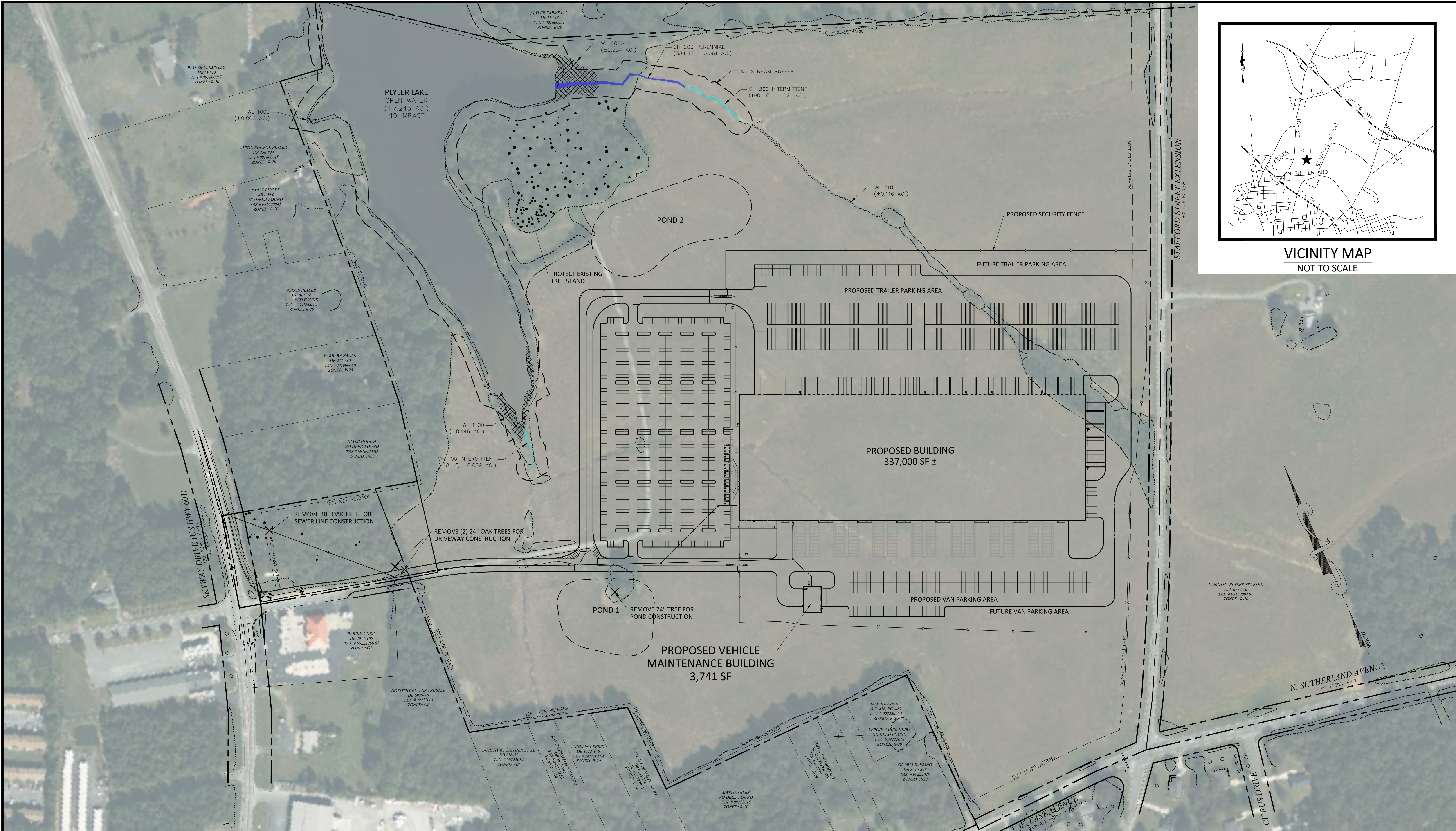
Adjoining property owner's information attached: Yes _____ No _____

Public hearing date: _____

Notice to applicant and adjoining property owners mailed on: _____ INT. _____

Action taken by the Board of Adjustment: _____

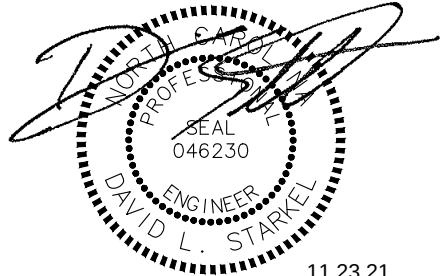
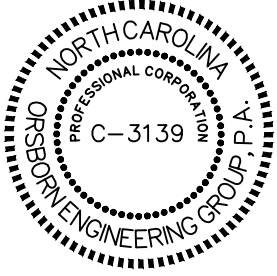
Notification of Action Mailed to applicant on: _____



VICINITY MAP
NOT TO SCALE

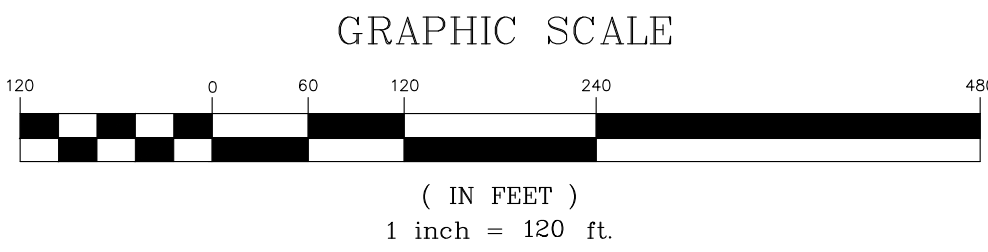


605 LEXINGTON AVENUE, SUITE 301
CHARLOTTE, NC 28203
P) 704-749-1432
www.orsborn-eng.com



11.23.21

MONROE DISTRIBUTION CENTER
SITE PLAN
MONROE, NORTH CAROLINA



156.136 FENCES AND WALLS.

(A) Except as otherwise noted, fences or walls are permitted in the various districts subject to the following regulations:

(1) *In Residential (R) Districts.*

(a) Within required rear and side yard areas the maximum height of a fence or wall shall be six (6) feet.

(b) Within the required front yard area, the maximum height of a fence or wall shall be five (5) feet.

(c) No electrical, chicken-wire or barbed wire fences in a Residential (R) districts are permitted.

(2) *In Business or Industrial Districts.* Within all required yard areas, the maximum height of a fence or wall shall be eight (8) feet.

(B) The general regulations of this subsection apply to all fences, regardless of the zoning district in which they are located.

(1) All fences must be constructed in a workman-like manner of customary or normal fencing material.

(2) The materials used in fence construction must be manufactured and marketed for construction of permanent fences. Brick and stone are permissible materials for fences.

(3) Materials typically used for temporary fences such as plastic, PVC, or similar materials may not be used for permanent fences unless it can meet the following criteria.

(4) Bright colors such as orange, yellow or red are not permitted for permanent fences.

(5) All fence support structures must be located on the inside of the fence covering material.

(6) All fences must be maintained in a reasonable condition and vertical position, and any missing or deteriorated slates, pickets, other fencing material, or structural elements must be replaced within a timely manner with the same type of materials and workmanship.

(7) No fence may be used to display any sign or advertising material other than a small maximum 1 square foot-placard identifying the sign contractor/manufacturer.

(8) Fences around tennis courts, swimming pools and other similar recreational facilities are expressly exempt from otherwise applicable fence height limitations.

(9) Electrically charged fences are prohibited, except in accordance with the following regulations.

(a) Electrically charged fences in conjunction with bona-fide farming activities shall be permitted in R-40 and R-20 zoning districts.

(b) The construction and use of electrified fences shall be permitted in the General Industrial (GI) zoning district, and may be approved through approval of special use permit in the General Business (GB) zoning district provided the following standards are met:

1. *Electrification.* The energizer for electric fences must be driven by a commercial storage battery, not to exceed 12 volts DC. The storage battery is charged primarily by a solar panel. However, the solar panel may be augmented by a commercial trickle charger. Additionally, the electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of the *International Electro Technical Commission (IEC) Standard No. 60335-2-76*.

2. *Perimeter fence or wall.* No electric fence shall be installed or used, unless it is completely surrounded by a non-electrical fence or wall that is not less than six feet in height. In no case shall the

non-electrical fence or wall exceed the maximum height allowed in the underlying zoning district for non-electrical fences.

3. *Height.* Electric fences shall not exceed the height of the surrounding non-electrical fence or wall by more than two feet.

4. *Warning signs.* Electric fences shall be clearly identified with warning signs that read "Warning-Electric Fence", in both the English and Spanish language, at intervals of not less than 60 feet.

5. *Accessibility.* If required by the Fire Department, a Knox Box shall be required and installed to support emergency access to properties contained within electric fences.

6. *General Business District (GB).* A special use permit is required for electric fences in the GB zoning district. Electric fences shall be limited to enclosing permitted outdoor storage areas or warehouse-type uses. or upon determination of site-specific characteristics, such as compatibility with adjacent uses, preponderance of criminal activity, site design issues, such as isolated location or easy access to building entry, or criminally targeted uses involving indoor storage of chemicals, pharmaceuticals and similar materials that require the specialized protection of an electric fence. All other standards in the section shall be met.

7. *Hold harmless agreement.* The owner of the electric fence shall enter into an indemnification and hold harmless agreement with the City of Monroe prior to approval for installation.

(10) Barbed wire fencing is prohibited except in the R-40 and R-20 district, where it may be used in conjunction with bona-fide farming activities. Barbed wire fencing may also be approved as part of a special use permit when deemed necessary to protect health and safety in association with utility structures, landfills, airports or similar facilities. When approved outside the R-40 or R-20 districts, barbed wire fencing must be located at least seven feet above grade.

156.221 TREE PRESERVATION.

The following standards shall limit excessive topping, clear-cutting and major pruning of existing trees and other interior landscaping. Existing wooded areas may be counted toward buffer and screening requirements as stated above, and as well as toward the tree preservation standards as stated herein. The following regulations shall apply to the preservation and maintenance of existing trees and landscape features:

(A) *General preservation standards:* Deciduous and evergreen trees shall be preserved to the greatest extent possible. Those trees at least twenty-five (25) inches in circumference within required buffer and landscaping areas shall be tagged prior to site clearance and shall be preserved and incorporated into the required landscaping. Overall, at least ten (10%) percent of all existing trees shall be preserved, where feasible and practical. In any case where a deciduous and/or evergreen tree over twenty-five (25) inches in circumference is removed from the buffer, it shall be replaced with at least four (4) or more trees of similar species and size, the location of which shall be determined by the City Planner. Trees seventy-five (75) inches in circumference must be preserved and shall not be removed.

ACCTNO	OWNERNAME1	OWNERADDRE	OWNERCITY	STATE	ZIP
09180004D	HOUGH DIANE PLYLER	2012 CONCORD AVE	MONROE	NC	28110
09180004E	PLYLER ALTON EUGENE	2170 CONCORD AVE	MONROE	NC	28110
09180042	TLAHUANCAPA-HERNANDEZ RUFINO	1511 CITRUS DRIVE	MONROE	NC	281102877
09180069	DUPONT SPECIALTY PRODUCTS USA LLC	974 CENTRE RD	WILMINGTON	DE	19805
09183004A	CAUDLE CYNTHIA A	1515 STAFFORD EXT ST	MONROE	NC	28110
09216042	HOWEY FRANKLIN W JR ET AL	PO BOX 429	MONROE	NC	28111
09223009	MUNOZ LOPEZ MARIA SOLEDAD	6107 MILL GROVE RD	INDIAN TRAIL	NC	28079
09222001A	PLYLER ALTON EUGENE	2172 CONCORD AVE	MONROE	NC	28110
09222015B	CEBALLOS-BASIO EDUARDO	APT C 369 MONTICELLO DR	MONROE	NC	28110
09222017	STURDIVANT SHIRLEY	239 EAST AVE	MONROE	NC	28110
09222020A	BARRINO JAMES H	249 EAST AVE	MONROE	NC	281102803
09222057D	ASL PROPERTIES INC	8539 MONROE RD	CHARLOTTE	NC	28212
09222057E	J AND H KIM INC	5019 MESA VARDE RD	CHARLOTTE	NC	28777
09180003E	PLYLER COMMERCIAL INVEST LLC	2148 SKYWAY DR	MONROE	NC	28110
09180004C	PLYLER AARON WESLEY JR	2040 SKYWAY DR	MONROE	NC	28110
09180028	PLYLER DOROTHY MOSER TRUSTEE	2170 CONCORD AVE	MONROE	NC	28110
09180037	DE LA CRUZ BYRON	1524 STAFFORD ST EXT	MONROE	NC	281102810
09180040	VILLA FRANCISCO M	1515 CITRUS ST	MONROE	NC	281102877
09186001	MORALES ROBERTO GONZALEZ	1516 STAFFORD ST	MONROE	NC	281102810
09180064A	CITY OF MONROE	PO BOX 69	MONROE	NC	281110069
09183004	TUCKER DAVID NEAL	PO BOX 2066	MONROE	NC	28111
09219033	SIMPSON DAVID B	501 HILLSDALE DR	MONROE	NC	28110
09219057	KENEPP JEFFREY	505 SUNYBROOK DR	MONROE	NC	28110
09222013	HEATH LILLIE C	5630 ANGLESEY CT	MATTHEWS	NC	281040654
09222015	MALDONADO GUADALUPE FLORES	227 E EASR AVE	MONROE	NC	28110
09222018	BAKER VERGIE W HEIRS	C/O LAURELLE MUNGO PO BOX 2706	MONROE	NC	28111
09222057	NGUYEN DAVID	7732 LINDA LAKE DR	CHARLOTTE	NC	28215
09222057A	TSIAMIS CAROLYN B	8009 WEDDINGTON DOWNS	WEDDINGTON	NC	28104
09222059	HELMS AMANDA	204 WILKES DR	MONROE	NC	28110
09222063	FINCHER RANDY S	145 GREEN BAY RD	ROCK HILL	SC	29732
09180003C	MAYE AARON T	PO BOX 67	MONROE	NC	281110067
09180041	ALCOCER JORGE	1513 CITRUS AVE	MONROE	NC	281102877
09183001	MOORE JOHNNIE OLIE	PO BOX 1155	MONROE	NC	281111155

09183002	WHITE JUSTIN	1517 STAFFORD ST EXT	MONROE	NC	281102809
09219003	HAMILTON EUNICE	500 HILLSDALE DR	MONROE	NC	28110
09219034	LEAK KELLY LUTHER	500 SUNNYBRROK DR	MONROE	NC	28110
09222004A	601 PROPERTIES	1900 SKYWAY DR	MONROE	NC	28110
09222061	QIN WENLONG	8112 CALISTOGA LN	WAXHAW	NC	28173
09223091	HOUGH NANCY DIANE PLYLER	2012 CONCORD AVE	MONROE	NC	28110
09180035	HOUGH NANCY DIANE P	2012 CONCORD AVE	MONROE	NC	28110
09180004 90	PLYLER DOROTHY MOSER TRUSTEE	2170 CONCORD AVE	MONROE	NC	28110
09180004I	PLYLER DOROTHY MOSER TRUSTEE	2170 CONCORD AVE	MONROE	NC	28110
09180033	FAULK BARBARA P	2038 SKYWAY DR	MONROE	NC	28110
09180064	CITY OF MONROE	PO BOX 69	MONROE	NC	281110069
09183006	DAVIS RODNEY O	246 E EAST AVE	MONROE	NC	28110
09219004	BJORLIN DAVID CARL	120 SPARROW CT	ABERDEEN	NC	28315
09219005	BROOME MARTHA S	504 HILLSDALE DR	MONROE	NC	28110
09222002	601 PROPERTIES	1900 SKYWAY DR	MONROE	NC	28110
09222020	BARRINO GLORIA WINFIELD	249 E EAST AVE	MONROE	NC	28112
09222066 01	PARIKH CORP	1974 SKYWAY DR	MONROE	NC	28110
09223090	PLYLER FARMS LLC	PO BOX 67	MONROE	NC	28110
09180034	HOUGH NANCY DIANE P	2012 CONCORD AVE	MONROE	NC	28110
09180003T	PLYLER FARMS LLC	2148 SKYWAY DR	MONROE	NC	281102812
09180004 80	PLYLER DOROTHY MOSER TRUSTEE	2170 CONCORD AVE	MONROE	NC	28110
09180004 90	PLYLER DOROTHY MOSER TRUSTEE	2170 CONCORD AVE	MONROE	NC	28110
09180004B	FAULK BARBARA P	2038 SKYWAY DR	MONROE	NC	28110
09180066	DAME BROTHERS CO LIMITED PARTNERSHIP	C/O TAX DEPARTMENT 300 NW 16TH ST	FRUITLAND	ID	836192218
09183005	CAUDLE CYNTHIA A	1515 STAFFORD EXT ST	MONROE	NC	28110
09219059	PLYLER ALTON EUGENE	2172 CONCORD AVE	MONROE	NC	28110
09219002	MCCALL MICHAEL JR	2203 CONCORD AVE	MONROE	NC	28110
09219031	MOUDY CHERYL L	505 HILLSDALE DR	MONROE	NC	28110
09222001	PLYLER DOROTHY MOSER TRUSTEE	2170 CONCORD AVE	MONROE	NC	28110
09222057B	SWAPS LLC	4003 BROOK VALLEY RUN	MONROE	NC	28110
09222060	HATHCOCK DAVID RAYMOND JR	110 WILKES DR	MONROE	NC	28110
09223001	AMBRIZ CARMELO	2008 CONCORD AVE	MONROE	NC	28110
09223002	FOWLER SAM EDWARD JR	2006 CONCORD AVE	MONROE	NC	281102705
09180003J	PLYLER FARMS LLC	PO BOX 67	MONROE	NC	28110

09180003U	PLYLER DOROTHY MOSER TRUSTEE	2170 CONCORD AVE	MONROE	NC	28110
09180004H90	PLYLER WILLIAM FRANKLIN	C/O DEWEY ALAN PLYLER JR 3804 WATSON CT	MONROE	NC	28110
09180032	FAULK BARBARA P	2038 SKYWAY DR	MONROE	NC	28110
09180039	JORDAN JUDY L	1528 STAFFORD ST	MONROE	NC	281102810
09183003	HAGENBUCH CODY	248 E EAST AVE	MONROE	NC	28110
09219035	PERRONE JAMES F	502 SUNNYBROOK DR	MONROE	NC	28110
09222001B	601 PROPERTIES	1900 SKYWAY DR	MONROE	NC	28110
09222014	GAITHER DOROTHY W ET AL	217 EAST AVE	MONROE	NC	28110
09222058	STONEHENGE APARTMENT PROPERTIES LLC	7735 OLD GEORGETOWN RD #301	BETHESDA	MD	20814
09222058	STONEHENGE APARTMENT PROPERTIES LLC	7735 OLD GEORGETOWN RD #301	BETHESDA	MD	20814
09180036	UNGERER ESTHER	1522 STAFFORD EXT ST	MONROE	NC	28110
09180002	DAME BROTHERS CO LIMITED PARTNERSHIP	C/O TAX DEPARTMENT 300 NW 16TH ST	FRUITLAND	ID	836192218
09180004J	PLYLER EMILY LEIGH-FRANCES	2040 SKYWAY DR	MONROE	NC	28110
09180030	MARIN ROGELIO SR	3133 ELMWOOD DR	MONROE	NC	28110
	NEW VISION TRUST COMPANY CUSTODIAN				
09180038	FBO JAMES DALEY LINER IRA	135 BROAD ST	ASHEVILLE	NC	28801
09219058	CALZARETTA JILL	501 SUNNYBROOK DR	MONROE	NC	28110
09219032	NASH PAMELA A	503 HILLSDALE DR	MONROE	NC	28110
09222015A	GOMEZ RAUL VENEGAS	223 E EAST AVE	MONROE	NC	28110
09180003S	UNION COUNTY	500 N MAIN ST 7TH FLOOR	MONROE	NC	28110
09180004F	PLYLER AARON WESLEY	2040 SKYWAY DR	MONROE	NC	28110
09180004H80	PLYLER WILLIAM FRANKLIN	C/O DEWEY ALAN PLYLER JR 3804 WATSON CT	MONROE	NC	28110
09180031	MARIN ROGELIO SR	3133 ELMWOOD DR	MONROE	NC	28110
09223008A	CONLEY ROBERT	212 WILKES DR	MONROE	NC	28110
09223009A	LOPEZ MARIA MUNOZ	206 WILKES DR	MONROE	NC	28110
09222012	CHAMBERS EDNA MAE HEIRS	203 E EAST AVE	MONROE	NC	28110
09222016	GILES MATTIE	C/O ROBERT BURN 1325 G STREET NW #500	WASHINGTON	DC	20005
09222021	CORTEZ APOLONIO I	244 EAST AVE	MONROE	NC	281102847
09222022	CALDERON ANGEL SANCHEZ	1511 STAFFORD ST	MONROE	NC	281102809
09222062	SMITH IRIS A	106 WILKES DR	MONROE	NC	28110

APO Map

Legend

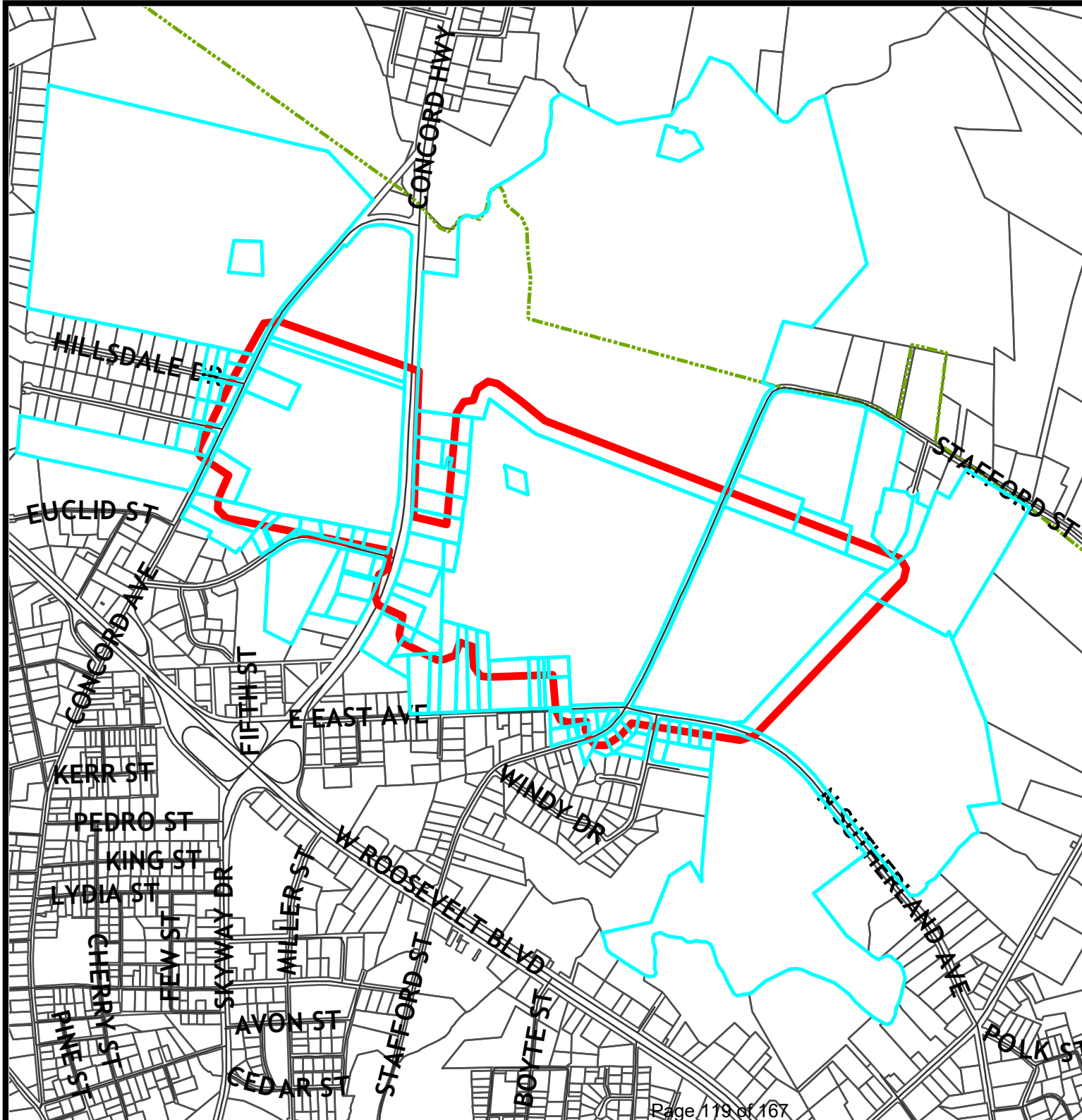
Centerlines

Parcels

Notified Properties

Subject Property

96 Properties Notified





STAFF REPORT
PLSUP-2022-00100

TO: Board of Adjustment Members

DATE: December 16, 2021

FROM: Keri Mendler, Senior Planner

PREPARED BY: William Nance, Planning Technician

SUBJECT: Special Use Permit request by Ken Hammond to Reduce the Front Yard Building Setback of a Lot on Leewood Drive

SUMMARY STATEMENT

The Board of Adjustment is requested to consider this request by Ken Hammond to allow for a reduction of the front yard setback from 85 feet to 41 feet in order to build a new single family residence on the subject property.

SITE DATA

Type of Action: Special Use Permit
Date of Petition: November 30, 2021
Name of Petitioner: Ken Hammond
Location: 1100 Leewood Drive
Tax ID #: 09-159-033
Lot Size: .979 acres
Zoning Classification: R-20 (Residential- Low Density)

FINDINGS

Staff offers the following Findings:

1. The property is located on Leewood Drive and is zoned R-20 (Residential – Low Density). (Exhibit 1 & 2)

2. The lot is considered an in-fill lot by the zoning ordinance. Section 156.131 (2)(B)(i) of the Unified Development Ordinance titled *Supplementary Standards for Single Family and Infill Lot in Single Family Residential Districts* requires the front yard setback to be computed as an average of the dwellings on the lots immediately adjacent to either side of the subject property. If the adjacent lots are undeveloped, the setback can be computed using the dwelling units within 100 feet; however, only one is applicable. (Exhibit 3)
3. The only home within 100 feet of the subject property has an approximate front setback of 85 feet from the edge of the right-of-way, so the proposed home on the subject property is required to have an 85-foot front setback. (Exhibit 4)
4. On November 30, 2021, Ken Hammond submitted a complete application for a special use permit to reduce the front yard setback to 41-feet. (Exhibit 5-8)
5. All adjoining property owners have been properly notified of this special use permit. (Exhibit 9-10)

CONCLUSIONS

Please see attached Special Use Permit Worksheet.

Attachment(s):
Exhibit 1: Ortho Map
Exhibit 2: Zoning Map
Exhibit 3: Supplementary Standards Ord.
Exhibit 4: Layout Map
Exhibit 5: Application
Exhibit 6: Site Plans
Exhibit 7: Plans
Exhibit 8: APO List
Exhibit 9: APO Map

Prepared by: WN 12-1-21

**SPECIAL USE PERMIT WORKSHEET
TO CONSTRUCT A NEW SINGLE FAMILY HOME ON LEEWOOD DRIVE
(PARCEL # 09-159-033)**

Before the Board of Adjustment makes a decision concerning the proposed Special Use Permit, they shall consider the following:

I. Completeness of Application:

Staff finds the application to be complete and the jurisdiction proper.

II. Special Use General Standards:

- A. The use will not materially endanger the public health or safety if located, designed, and proposed to be operated according to plan.*

Petitioner's Response: The use is allowed under the current zoning ordinance, and the request is to allow the homes to be placed 41' from the front property line. The request is being made due to the extreme topography of the lot, and the location of the storm water channel and creek in the subject rear yard.

☐ Motion standard is met; or

☐ Motion standard is NOT met based on the following findings of fact:

- B. The use or development complies with all regulations and standards of the City of Monroe Zoning Ordinance, as well as any other state or local rule or regulation governing the development of land.*

Petitioner's Response: The use complies with all applicable regulations and standards of the City of Monroe Zoning Ordinance. The only applicable Design Standard under the Infill Ordinance that will not be met is the Front Setback (stated as the average of the dwellings on the lots immediately adjacent to either side of the dwelling being constructed). The house on the right is approximately 85 feet from their front property line.

☐ Motion standard is met; or

☐ Motion standard is NOT met based on the following findings of fact:

- C. *The use or development will not adversely impact surrounding property and will not substantially injure the value of adjoining property.*

Petitioner's Response: The use will not adversely impact surrounding property – these are large residential lots. The use will not injure the value of adjoin property – in fact, it is likely that neighborhood values would benefit from a modern, quality newly constructed home nearby.

☐ Motion standard is met; or

☐ Motion standard is NOT met based on the following findings of fact:

- D. *The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Monroe Land Development Plan.*

Petitioner's Response: The proposed home will definitely be in harmony with the area, even regarding the front setback which will be both closer to the street and farther away from the street than other homes in the neighborhood. It will be in conformity with the Monroe Development Plan and will satisfy the intent of the Single Family Infill Ordinance.

☐ Motion standard is met; or

☐ Motion standard is NOT met based on the following findings of fact:

III. Permit Action

- A. **Motion** to GRANT the special use permit. (*Board of Adjustment may add conditions as deemed necessary*).

OR;

- B. **Motion** to DENY the special use permit based on the finding that general standard(s) _____ above is/are not met.

Ortho Map

PLSUP-2022-00100

Legend

— Centerlines

□ Parcels

Exisiting: R-20
(Residential - Low Density)

Owner: Aim High Realty
QOZB, LLC

Acres: .979



0 50 100
Feet

Zoning Map

PLSUP-2022-00100

Legend

 Parcels

 Centerlines

Zoning Districts

 R-20

Existing: R-20
(Residential - Low Density)

Owner: Aim High Realty
QOZB, LLC

Acres: .979



0 70 140
 Feet

(i) *Setbacks, front yard.* The front yard setback shall be computed as an average of the dwellings on the lots immediately adjacent to either side of the dwelling being constructed or modified or, where adjacent lots are undeveloped, within 100 feet of either side of such dwelling. This setback shall not be a minimum distance from the property line; rather it shall be construed to be a build to line requiring the front of the structure (excluding steps and stoops) to begin at that point. The above notwithstanding, no setback (build to) line shall be less than ten feet from the front property line or street right-of-way, whichever is closest.

Layout Map

PLSUP-2022-00100

Legend

- Centerlines
- Parcels

**Existing: R-20
(Residential - Low Density)**

**Owner: Aim High Realty
QOZB, LLC**

Acres: .979



0 65 130
Feet





SPECIAL USE PERMIT APPLICATION

Applicant's Name: Ken Hammond, Representative of Owner

Applicant's Mailing Address: 5220 Loma Linda Lane
Charlotte, NC 28270

Applicant's Phone Number: (704) 996-2847

Applicant's Email Address: Khammond@truehomesusa.com

Property Owner: Aim High Realty QOZB, LLC

Property Location: 1100 Leewood Drive Monroe, NC 28112

Tax ID Number: 09159033 **Deed Reference Number:** BOOK 8193 PAGE 621

Existing Zoning: R-20 (Single Family Infill)

Proposed Special Use:

Single Family Residential Use, which is allowed in the current zoning designation.

Proposed Conditions:

The proposed front setback being requested is 41' from the front property line.

The lots slopes steeply from front to rear, and there is a stormwater channel, an active creek, and

wet soils located in the rear yard. The position of the house at 41' will blend in with the rest of the

neighborhood, as some homes are located closer to the road and others farther away.

Every petition for a reclassification of property shall be accompanied by a site plan drawn to scale and sealed by a registered engineer, surveyor, architect, or landscape architect licensed to practice in the State of North Carolina. Site plans for subdivision applications shall be in the form of a preliminary plat with all information that is required per Chapter 156 of the Monroe Code of Ordinances – Zoning Code, and specifically listed in the Appendix *Standards*. In addition, all applications for a Special Use Permit shall be accompanied by a written consulting report from a North Carolina State Certified Real Estate Appraisal that conforms to Standard 5 of the Uniform Standards of Professional Appraisal Practice (single family homes on single family lots are exempt from this requirement). The site plan shall include the following information; however, the Zoning Administrator may require additional information whenever necessary and may waive one or more of the requirements if such is found to be irrelevant to the proposed project.

General Information Required

5-12-21
SUP Application.doc REVISED 2-99, 7-99, 2/00, 12/03, 7/04, 9/13, 1/14, 12/15, 5/21

- A location map that shows the project in relation to surrounding parcels, zones, streets, right of ways, and utility services and easements, total acreage, north arrow, legend, and a vicinity map.
- Name of the applicant(s) and the name of the proposed development including a copy of the current deed.
- Scale, at one (1) inch equals 100 feet, unless otherwise approved by the Zoning Administrator.

Information on Natural, Historic, and Recreational Features Required

- Contour lines at no greater than five (5) foot intervals.
- Location and dimensions of all recreational areas, equipment, features, historic sites and open space.
- Natural screening (woods, thickets, etc.), streams, ponds, rivers and similar natural or man-made features.

Zoning and Lot Information Required

- Existing and proposed zoning district lines, flood plain delineation, property lines, existing and proposed parking, trash collection systems and screening (include a copy of the planting schedule) and building footprints for any structure or walls to be placed on the property. Residential uses shall include the number of units per building and the total project.
- Proposed lot dimensions and setbacks, with diagrams of proposed signs showing location on the lot, size, height, and attachment (if indicated).
- Watershed data to demonstrate compliance with sections 156.101 of the Monroe Code of Ordinances.
- Boundary of any phase lines, for phased development plans. (Include a statement for future building time line)
- Detailed landscape plan in compliance with section Chapter 156, Article XVII of the Monroe Code of Ordinances issued by a certified landscape architect, or other certified professional preparer

Transportation and Utilities Information Required

- Existing and proposed streets, sidewalks, easements, parking and loading areas, drainage facilities, storm water control devices, and public utilities.
- A driveway permit from NCDOT for developments on state maintained roads, and a city driveway permit for development on city maintained streets.
- A letter from the Director of Water Resources stating that adequate water and sewer is available, or can be made available, to the site in adequate capacities.

Special use permit approval requires several standard findings of fact (see below). It shall be the responsibility of the applicant to address all findings related to the development proposal. The burden of submitting competent evidence that the findings have been met is the applicant's responsibility. Every application shall include an appraisal report from a certified appraiser that the proposed use will not substantially injure the value of the adjoining property, as specified in the findings below. Additional information supporting the special use permit application shall be the responsibility of the petitioner and not the responsibility of the city.

At the Board of Adjustment hearing, petitioners should be prepared to testify to the following standard findings of fact for all special uses:

1. Will not endanger the public health or safety,
2. Will not injure the value of adjoining or abutting property,
3. Will be in harmony with the area in which it is located, and
4. Will be in conformity with the land-use plan, thoroughfare plan, or other plan officially adopted by the Council.

Note: Due to the amount of detailed information needing to be submitted to the city, it is *requested* that early contact with the city planning department be accomplished to avoid unnecessary delays. All applications for a special use permit shall be reviewed by the Zoning Administrator prior to Board of Adjustment review. The applicant shall submit a completed application no later than 30 days prior to the Board of Adjustment meeting at which the petition is to be heard. If the application is found to be incomplete or the development is found to be in conflict with the requirements of this application, the developer shall be notified and the petition rejected.

Upon acceptance of the site plan by planning staff, the petitioner shall provide a digital copy of the site plan. Depending on site details, the applicant may be required to provide ten (10) copies of the site plan for review by the Board of Adjustment.

It is understood and acknowledged that if the Special Use Permit is authorized, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 156.42 of the Zoning Ordinance of the City of Monroe Code of Ordinances.

I. Special Use General Standards:

- A. *The use will not materially endanger the public health or safety if located, designed, and proposed to be operated according to plan.*
The use is allowed under the current zoning ordinance, and the request is to allow the home to be placed 41' from the front property line. The request is being made due to the extreme topography of the lot, and the location of the stormwater channel and creek in the subject rear yard.
- B. *The use or development complies with all regulations and standards of the City of Monroe Zoning Ordinance, as well as any other state or local rule or regulation governing the development of land.*
The use complies with all applicable regulations and standards of the City of Monroe Zoning Ordinance. The only applicable Design Standard under the Infill Ordinance that will not be met is the Front Setback (stated as the average of the dwellings on the lots immediately adjacent on either side of the dwelling being constructed). The house on the right is approx. 85 feet from their front property line.
- C. *The use or development will not adversely impact surrounding property and will not substantially injure the value of adjoining property.*
The use will not adversely impact surrounding property - these are large residential lots. The use will not injure the value of adjoining property - in fact, it is likely that neighborhood values would benefit from a modern, quality newly constructed home nearby.
- D. *The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Monroe Land Development Plan.*
The proposed home will definitely be in harmony with the area, even regarding the front setback which will be both closer to the street and farther away from the street than other homes in the neighborhood. It will be in conformity with the Monroe Development Plan and will satisfy the intent of the Single Family Infill Ordinance.

To the best of my knowledge, all of the information herein submitted is accurate and complete.

Applicant (printed): Ken Hammond, Representative of Owner

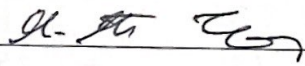
Applicant's Signature: 

Date: 11/29/21

Property Owner: Aim High Realty QOZB, LLC

By: Senthil Muthusamy

Title: Member-Manager

Owner's Signature: 

Date: Nov 29, 2021

****If you are signing on behalf of a business (such as an LLC), you must include your title with the company****

DRAWING IS A PRELIMINARY PLAT FOR VERIFICATION OF ZONING COMPLIANCE FOR HOME LOCATION AND SHALL NOT BE USED FOR THE SALE, CONVEYANCE OR CONSTRUCTION OF THE DEPICTED LOT.

PLOT PLAN DEPICTS THE CONCEPTUAL LOCATION OF THE PROPOSED HOME AND ALL INFORMATION SHOWN TAKEN FROM PRELIMINARY PLAT ON FILE WITH UNION COUNTY AND SHOWN IMPROVEMENTS HAVE NOT BEEN AS-BUILT BY R. JOE HARRIS & ASSOCIATES, INC.

LOT IS SUBJECT TO ANY DEED RESTRICTIONS, EASEMENT CONVEYANCES, RIGHTS-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS ON FILE WITH THE UNION COUNTY, NCDOT, CITY OF MONROE, HOMEOWNERS ASSOCIATION AND/OR OTHER GOVERNMENTAL AGENCIES.

LOT #22
MODEL-LENOX
FND-CRAWL
FACADE-FRONT BRICK (NOT SHOWN)
2-CAR GARAGE LEFT FRONT
IMPERVIOUS SURFACE AREA

DESCRIPTION	AREA
HOUSE	1,483 SF
DRIVE TO R/W	664 SF
DRIVE EP	385 SF
FRONT PORCH	21 SF
LEADWALK	48 SF
HVAC	16 SF

TOTAL LOT AREA 42,885 SF
TOTAL PROPOSED 2,232 SF
SEED/STRAW 40,653 SF
IMPERVIOUS 5%

SETBACK:
FRONT 40'
REAR 40'
SIDE 15'

44
KAY M SPITTLE
PID 09159041
DB 1331 PG 500

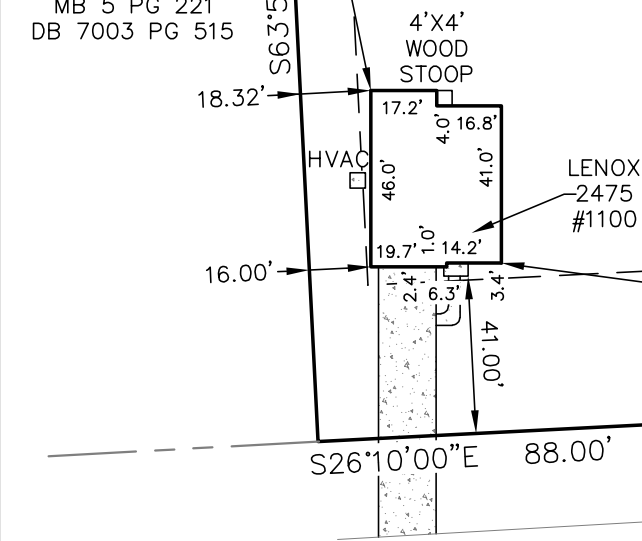
21
RACHAEL S FULLER
PID 09159032
MB 5 PG 221
DB 7003 PG 515

22
42,885 SQ. FT.
0.985 ACRES±

43
SIEW JYU WONG
PID 09159040
MB 6 PG 39
DB D147 PG 271

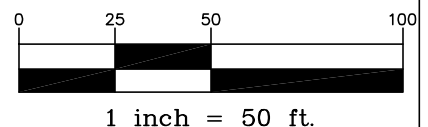
25
TIMOTHY ALLAN SPEASL
PID 09159036
DB 6224 PG 743

23
ANNIE OHSBERG
ANDREW OHSBERG
PID 09159034
MB 5 PG 221
DB 6982 PG 699



LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PER FEMA FLOOD INSURANCE RATE MAP (FIRM) #3710544400J DATED OCTOBER 16, 2008. DRIVEWAY LOCATION APPROXIMATE ONLY. SUBJECT TO FIELD VERIFICATION AND LOCAL ORDINANCES. FINAL HOUSE PLACEMENT WILL BE ESTABLISHED BY TRUE HOMES AND MAY VARY BY FIELD CONDITIONS.

LEEWOOD DR
60' R/W



Preliminary Plot Plan - Lot 22		
For: True Homes		
1100 LeeWood Dr		
City of Monroe, Union County, North Carolina		
Drawn: ZSL	Date: 10-1-2021	MB 5 PG 221
Surveyor: BPL	Rev:	DB 7003 PG 513
Job: 4862	FIRM # C-4168	PID 09159033

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management
1186 Stonecrest Blvd, Tega Cay, S.C. 29708 Phone: (803) 802-1799

DRAWING IS A PRELIMINARY PLAT FOR PROPOSAL OF ZONING VARIANCE FOR HOME LOCATION AND SHALL NOT BE USED FOR THE SALE, CONVEYANCE OR CONSTRUCTION OF THE DEPICTED LOT.

EXHIBIT DEPICTS THE CONCEPTUAL LOCATION OF THE PROPOSED HOME AND ALL INFORMATION SHOWN TAKEN FROM PRELIMINARY PLAT ON FILE WITH UNION COUNTY AND SHOWN IMPROVEMENTS HAVE NOT BEEN AS-BUILT BY R. JOE HARRIS & ASSOCIATES, INC.

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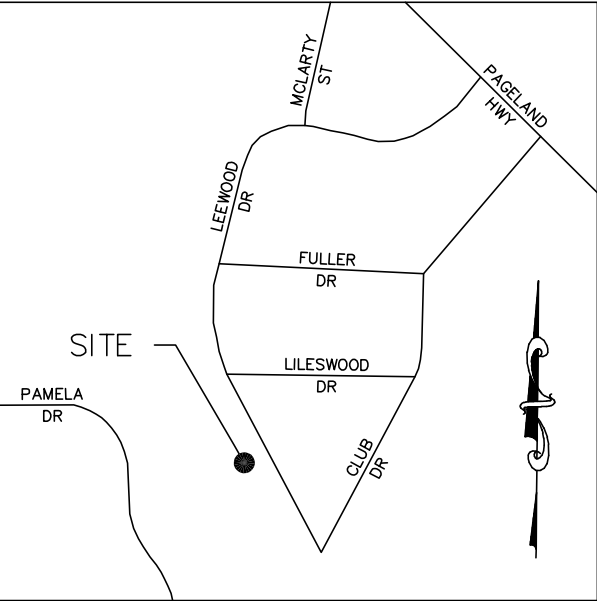
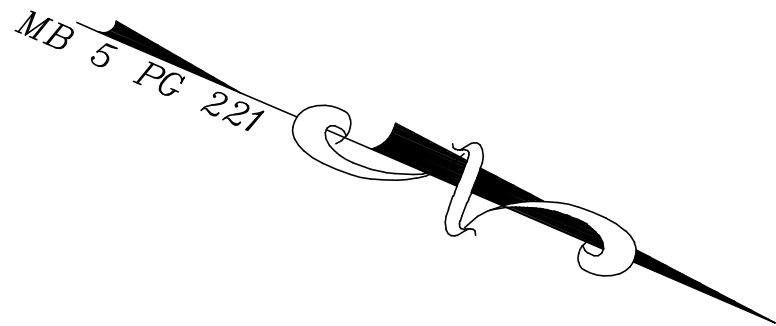
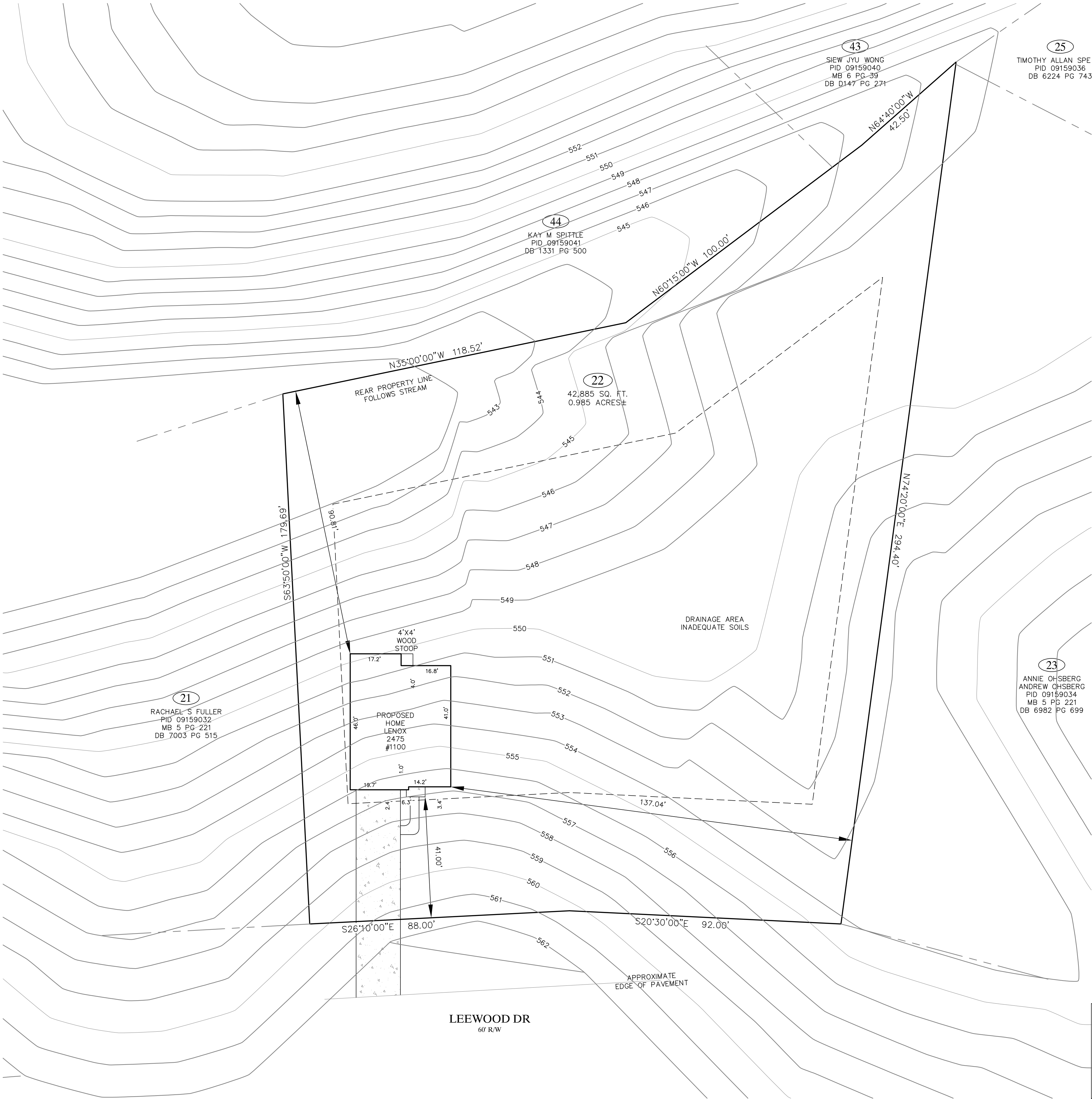
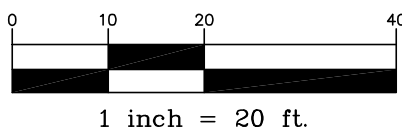
R-40 ZONING
SETBACK:
FRONT 40'
REAR 40'
SIDE 15'

LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PER FEMA FLOOD INSURANCE RATE MAP (FIRM) #3710544400J DATED OCTOBER 16, 2008. DRIVEWAY LOCATION APPROXIMATE ONLY. SUBJECT TO FIELD VERIFICATION AND LOCAL ORDINANCES. FINAL HOUSE PLACEMENT WILL BE ESTABLISHED BY TRUE HOMES AND MAY VARY BY FIELD CONDITIONS.

I, BRYAN P. LACKEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS _____; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, 2021.

REVIEW ONLY
BRYAN P. LACKEY, PLS

L-5055



VICINITY MAP
NOT TO SCALE

SITE PLAN - 22
1100 LEEWOOD DR, LOT 22 MB 5 PG 221
UNION COUNTY, NORTH CAROLINA
PARCEL ID #09159033

SURVEYED AND MAPPED FOR:
TRUE HOMES
2649 BREKONRIDGE CENTRE Dr.
MONROE, NORTH CAROLINA, 28110



R. Joe Harris & Associates, Inc.
Engineering & Land Surveying

1186 STONECREST BLVD, TEGA CAY, SC 29708 PHONE: (803) 802-1799

4862
JOB NO.

11-29-2021
DATE

RJH & ASSOC
SURVEYED BY

1" = 20'
SCALE

PREPARED BY
ZSL

CHECKED BY
BPL

SHEET
1 OF
2

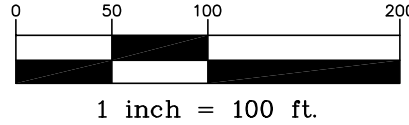
DRAWING IS A PRELIMINARY PLAT FOR PROPOSAL OF ZONING VARIANCE FOR HOME LOCATION AND SHALL NOT BE USED FOR THE SALE, CONVEYANCE OR CONSTRUCTION OF THE DEPICTED LOT.

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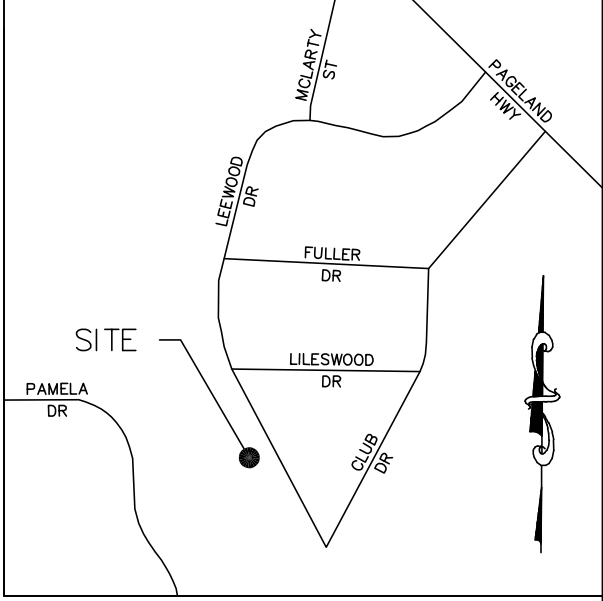
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R-40 ZONING
SETBACK:
FRONT 40'
REAR 40'
SIDE 15'

NEIGHBORING HOMES IN SUBDIVISION SHOWN TO DEPICT VARYING FRONT SETBACK LOCATIONS OF HOMES. SEVERAL HOMES ARE LESS THAN 40' FROM THE RIGHT OF WAY

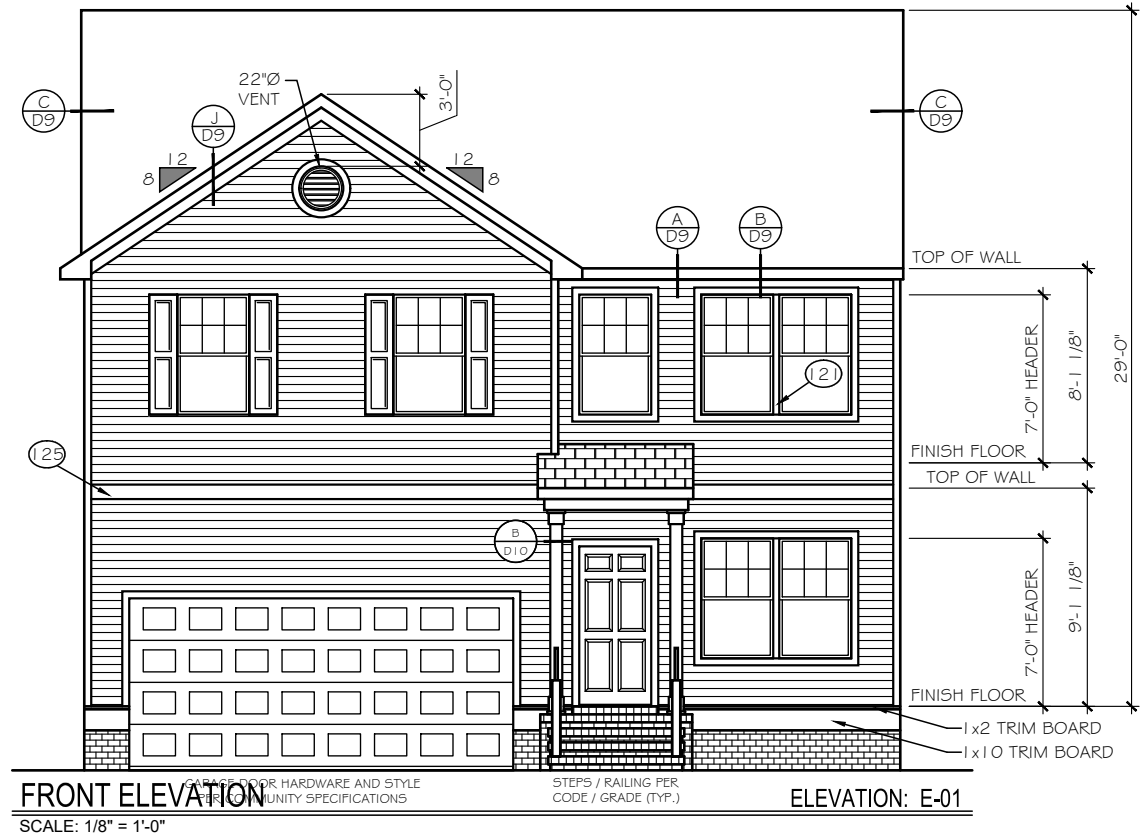


MB 5 PG 221



VICINITY MAP
NOT TO SCALE

SITE PLAN - 22 1100 LEEWOOD DR, LOT 22 MB 5 PG 221 UNION COUNTY, NORTH CAROLINA PARCEL ID #09159033	4862 JOB NO.
	11-29-2021 DATE
	RJH & ASSOC SURVEYED BY
SURVEYED AND MAPPED FOR: TRUE HOMES 2649 BREKONRIDGE CENTRE Dr. MONROE, NORTH CAROLINA, 28110	1" = 100' SCALE
	PREPARED BY ZSL
 R. Joe Harris & Associates, Inc. Engineering & Land Surveying 1186 STONECREST BLVD, TEGA CAY, SC 29708 PHONE: (803) 802-1799	CHECKED BY BPL
	SHEET 2 OF 2



EXTERIOR MATERIAL
LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

KEY NOTES

FOUNDATION REVEAL MAY VARY
BASED ON SITE CONDITIONS,
FINAL GRADING, & COMMUNITY
SPECS.

15

FLASHING

17

VINYL SHUTTER

20

BRICKMOLD TRIM

21

1X4 TRIM BOARD

23

1X6 TRIM BOARD

25

1X8 TRIM BOARD

28

1X10 FRIEZE BOARD

31

1-1/2" THICK STONE CAP

35

ROWLOCK SILL

37

BRICK JACK ARCH

39

SOLDIER COURSE

41

PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT
WINDOWS AND DOORS
UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS
FOR OVERHANG DIMENSIONS
AND DORMER LOCATIONS

TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Dr.
Suite 104
Monroe, N.C. 28110
704-271-1191

ON YOUR LOT - REGION B

LOT # 2123

LENOX
2475

UNION

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PREPARED BY:
T.J.

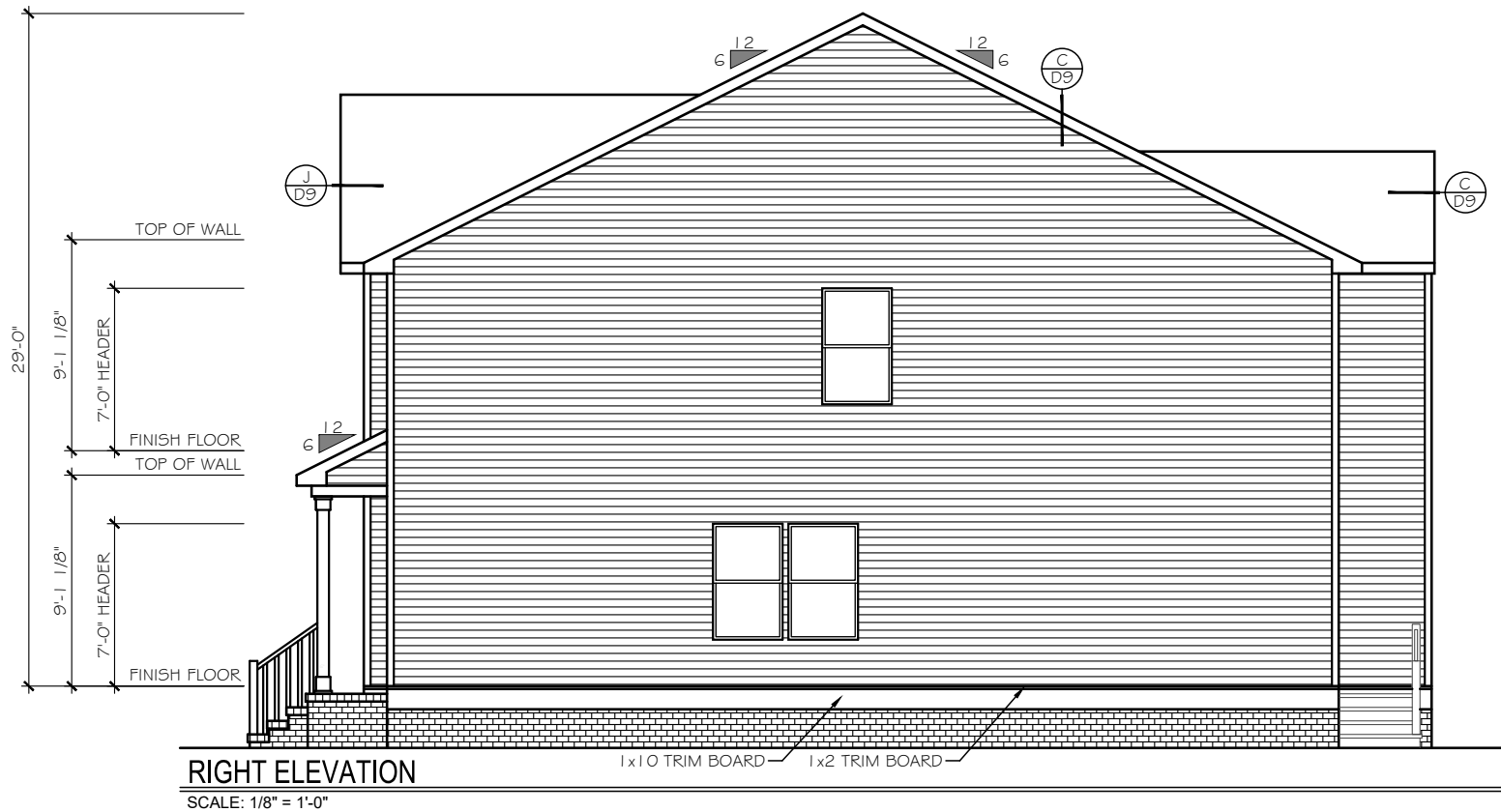
DATE:
09-23-21

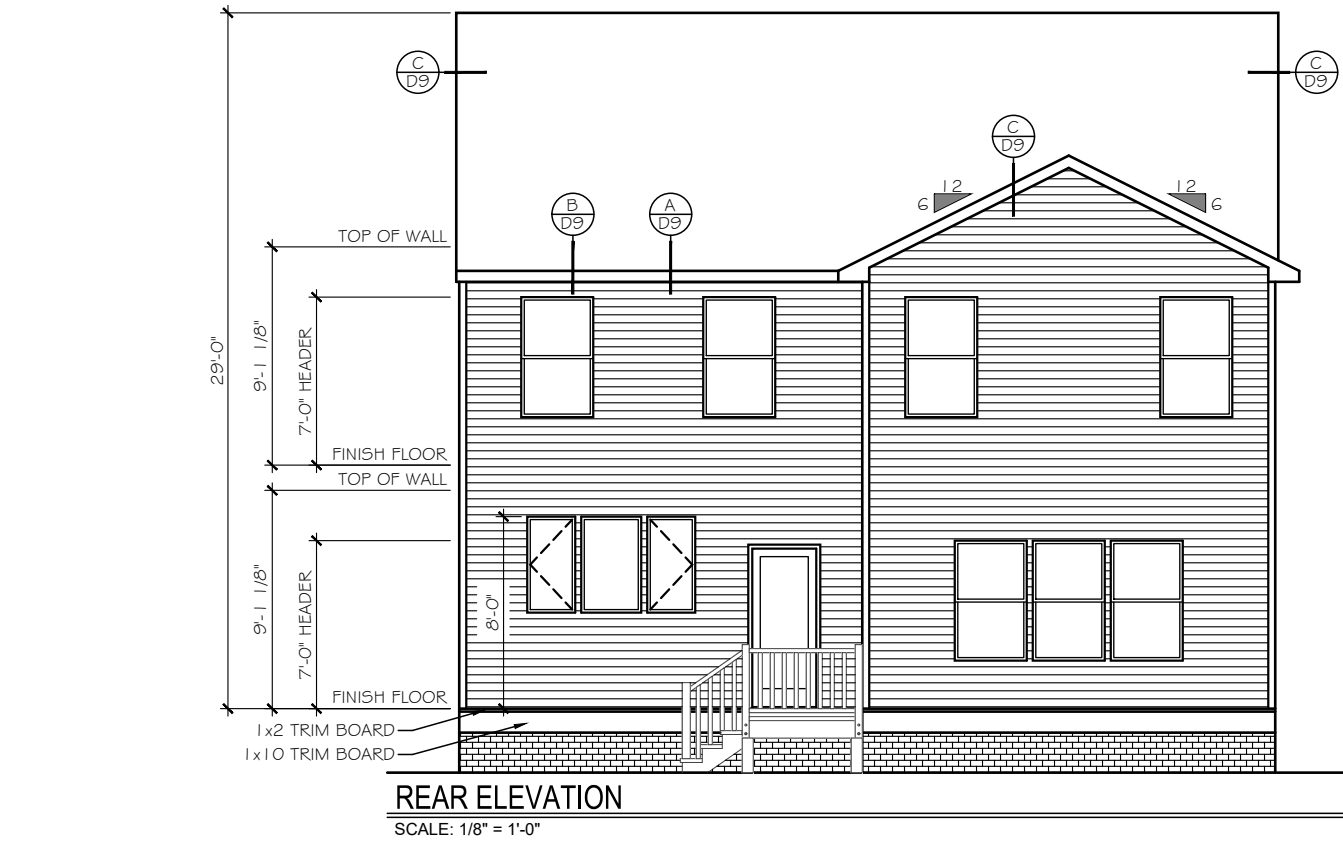
SCALE:
1/8" = 1'-0"

REVIEWED BY:
CHUCK

SHEET:

A3.1





EXTERIOR MATERIAL LEGEND

	B-N-B SIDING		STONE
	SHAKE SIDING		METAL ROOF
	HORIZONTAL SIDING		ROOF SHINGLE
	BRICK		SCALLOP SIDING

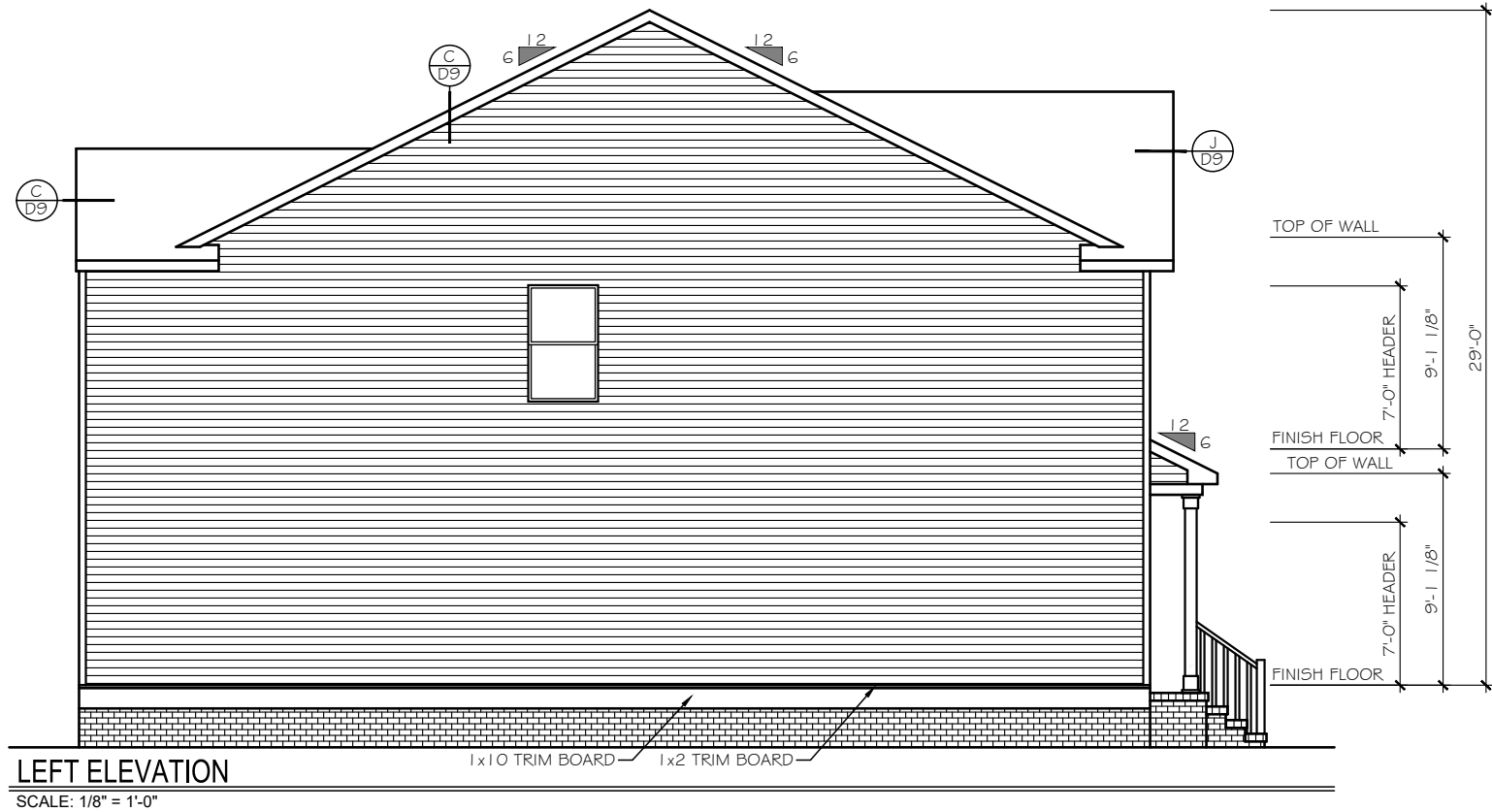
FOUNDATION REVEAL MAY VARY BASED ON SITE CONDITIONS, FINAL GRADING, & COMMUNITY SPECS.

KEY NOTES

- 115 FLASHING
- 117 VINYL SHUTTER
- 120 BRICKMOLD TRIM
- 121 1X4 TRIM BOARD
- 123 1X6 TRIM BOARD
- 125 1X8 TRIM BOARD
- 126 1X10 FRIEZE BOARD
- 131 1 - 1/2" THICK STONE CAP
- 135 ROWLOCK SILL
- 137 BRICK JACK ARCH
- 139 SOLDIER COURSE
- 141 PRECAST KEYSTONE

1x4 TRIM WHERE SHOWN AT WINDOWS AND DOORS UNLESS OTHERWISE NOTED

SEE ROOF FRAMING PLANS FOR OVERHANG DIMENSIONS AND DORMER LOCATIONS



TrueHomes

IT'S ALL ABOUT U

2649 Brekonridge Centre Dr.
Suite 104
Monroe, N.C. 28110
704-271-1191

ON YOUR LOT - REGION B

LOT # 2123

LENOX
2475

UNION

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PREPARED BY:
T.J.

DATE:
09-23-21

SCALE:
1/8" = 1'-0"

REVIEWED BY:
CHUCK

SHEET:

A3.2

PIN	PROPERTYST	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09159077A	1504 PAMELA DR	DAVISON SANDRA CHRISTINE		1504 PAMELA DR	MONROE	NC	28112
09159017	1601 LILESWOOD DR	VENTRIGLIA LINDA		1601 LILESWOOD DR	MONROE	NC	28112
09159035	1000 LEEWOOD DR	SPEASL TIMOTHY ALLAN		1000 LEEWOOD DR	MONROE	NC	28112
09159039	1509 PAMELA DR	DOOLEY JOSEPH BRADFORD II		1509 PAMELA DR	MONROE	NC	28112
09159016	1600 FULLER DR	WILSON DORIS A		1600 FULLER DR	MONROE	NC	28112
09159020	1602 LILESWOOD DR	HOPPER NATHAN GRAHAM	HOPPER GLORIA DENISE	1602 LILESWOOD DR	MONROE	NC	28112
09159041	1513 PAMELA DR	SPITTLE KAY M		1513 PAMELA DR	MONROE	NC	28112
09159040	1511 PAMELA DR	WONG SIEW JYU		1511 PAMELA DR	MONROE	NC	28112
09159042	1515 PAMELA DR	ROLLINS DALLAS S	ROLLINS MARTHA B	1515 PAMELA DR	MONROE	NC	28112
09159036	0 LEEWOOD DR	SPEASL TIMOTHY ALLAN		1000 LEEWOOD DR	MONROE	NC	281125121
09159032	0 LEEWOOD DR	FULLER RACHAEL S		C/O KELLY VRABEL 1768 PA	ATLANTIC BEACH	FL	32233
09159034	1002 LEEWOOD DR	OHSBERG ANDREW	OHSBERG ANNIE	1104 PRESSON FARM LN	MONROE	NC	28110
09159033	0 LEEWOOD DR	LILES BETTY JEAN DOWNS	LILES MARCUS BRUCE JR	903 CLUB DR	MONROE	NC	28112

APO Map

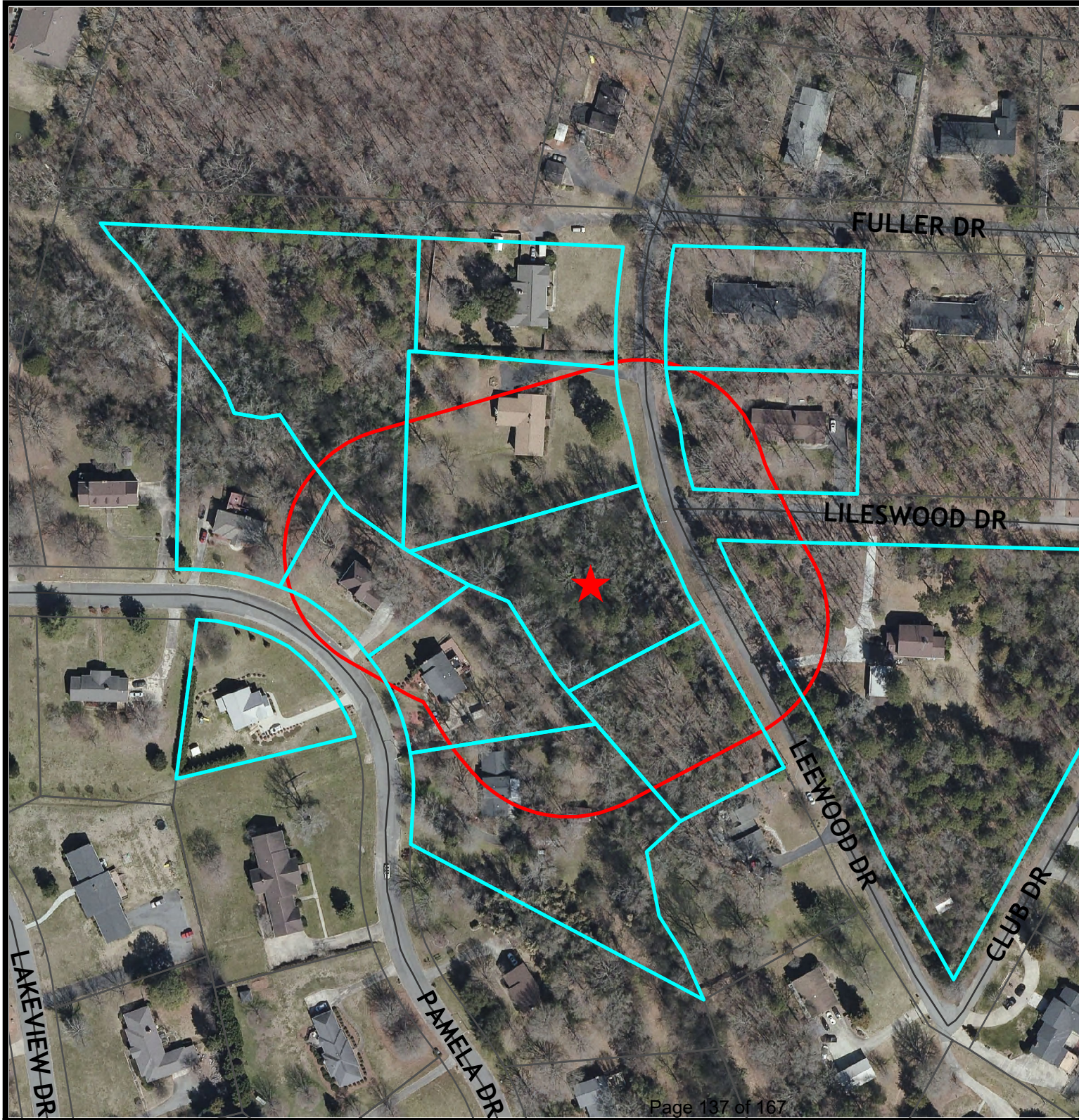
PLSUP-2022-00100

Legend

- Centerlines
- Parcels
- 150-foot buffer
- Notified Properties
- Subject Property



0 135 270
Feet





**STAFF REPORT
PLSUP-2022-00101**

TO: Board of Adjustment Members

DATE: December 16, 2021

FROM: Keri Mendler, Senior Planner

PREPARED BY: William Nance, Planning Technician

SUBJECT: Special Use Permit request by Amber Martin to allow an Event Center/Multipurpose space in the GB (General Business) zoning district located at 103 Wilkes Drive

SUMMARY STATEMENT

The Board of Adjustment is requested to consider this request by Amber Martin to allow an Event Center/Multipurpose space in the GB (General Business) zoning district located at 103 Wilkes Drive

SITE DATA

Type of Action:	Special Use Permit
Date of Petition:	November 1, 2021
Name of Petitioner:	Amber Martin
Location:	103 Wilkes Drive
Tax ID #:	09-222-057A
Lot Size:	1.31 acres
Zoning Classification:	GB (General Business)

FINDINGS

Staff offers the following Findings:

1. The property at 103 Wilkes Drive is owned by Dimitrios Tsiamis and is zoned GB (General Business). (Exhibit 1, 2)

2. The applicant submitted a Special Use Permit Application on November 1, 2021 requesting to operate an Event Center/Multipurpose space on the property. (Exhibit 3)
3. According to Section 156.110 of the City of Monroe Unified Development Ordinance titled “Table of Permissible Uses”, Event Facilities are only allowed in the GB zoning district with the issuance of a Special Use Permit from the Board of Adjustment. (Exhibit 4)
4. A Standard 5 Appraisal Impact Study was completed by Morrison Appraisal, Inc. It is the opinion of Morrison Appraisal, Inc that the proposed Event Center use will not adversely affect the value of the adjoining properties. (Exhibit 5)
5. All adjoining property owners have been notified of this special use permit. (Exhibit 6,7)

CONCLUSIONS

Please see attached Special Use Permit Worksheet.

Attachment(s):

Exhibit 1: Ortho Map
Exhibit 2: Zoning Map
Exhibit 3: Application
Exhibit 4: Section 156.110
Exhibit 5: Impact Study
Exhibit 6: APO List
Exhibit 7: APO Map

Prepared by: WN 12-3-21

**SPECIAL USE PERMIT WORKSHEET
TO ALLOW AN EVENT CENTER TO OPERATE AT 103 WILKES DR. UNIT H
(PARCEL # 09-222-057A)**

Before the Board of Adjustment makes a decision concerning the proposed Special Use Permit, they shall consider the following:

I. Completeness of Application:

Staff finds the application to be complete and the jurisdiction proper.

II. Special Use General Standards:

- A. The use will not materially endanger the public health or safety if located, designed, and proposed to be operated according to plan.*

Petitioner's Response: This location is in a small strip mall along with a gas station, hair salon, a "coming soon" ice cream shop and bingo center, our multipurpose event center will not only fit in but hopefully we can build a partnership.

☐ Motion standard is met; or

☐ Motion standard is NOT met based on the following findings of fact:

- B. The use or development complies with all regulations and standards of the City of Monroe Zoning Ordinance, as well as any other state or local rule or regulation governing the development of land.*

Petitioner's Response: We have spoken with the fire chief and understand the requirements needed on their behalf.

☐ Motion standard is met; or

☐ Motion standard is NOT met based on the following findings of fact:

- C. The use or development will not adversely impact surrounding property and will not substantially injure the value of adjoining property.*

Petitioner's Response: We have been working with Morrison appraisers to ensure that our vision will not only not adversely affect the value but our hopes is that it will increase the value in due time.

☐ Motion standard is met; or

☐ Motion standard is NOT met based on the following findings of fact:

D. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Monroe Land Development Plan.

Petitioner's Response: We do not plan to make any changes to the exterior of the property as it is already wheelchair/handicap accessible.

☐ Motion standard is met; or

☐ Motion standard is NOT met based on the following findings of fact:

III. Permit Action

A. **Motion** to GRANT the special use permit. (*Board of Adjustment may add conditions as deemed necessary*).

OR;

B. **Motion** to DENY the special use permit based on the finding that general standard(s) _____ above is/are not met.



Ortho Map

PLSUP-2022-00101

Legend

 Centerlines

 Parcels

**Exisiting: GB
(General Business)**

Owner: Dimitrios Tsiamis

Acres: 1.31



0 50 100
 Feet

Zoning Map

PLSUP-2022-00101

Legend

-  Parcels
-  Centerlines

Zoning Districts

-  R-20
-  R-MF
-  GB

Existing: GB
(General Business)

Owner: Dimitrios Tsiamis

Acres: 1.31



0 45 90
 Feet



SPECIAL USE PERMIT APPLICATION

Applicant's Name: Amber Martin

Applicant's Mailing Address: 915 East Unionville
Indian Trail Rd Monroe, NC 28110

Applicant's Phone Number: (412) 799 4952

Applicant's Email Address: bfdesignsevents@gmail.com

Property Owner: Dimitrios TSIAMIS

Property Location: 103 Wilkes Dr Unit H. Monroe NC 28110

Tax ID Number: 09 - 222 - 057A Deed Reference Number: BOOK _____ PAGE _____

Existing Zoning: GB

Proposed Special Use:

multi purpose space and event center for micro weddings,
conferences, brunches, zumba class, paint parties, birthday
parties and milestone celebrations

Proposed Conditions:

N/A

For Staff Use Only	
Project Number:	_____
Date Submitted:	_____
Approved	_____
Denied	_____

Every petition for a reclassification of property shall be accompanied by a site plan drawn to scale and sealed by a registered engineer, surveyor, architect, or landscape architect licensed to practice in the State of North Carolina. Site plans for subdivision applications shall be in the form of a preliminary plat with all information that is required per Chapter 156 of the Monroe Code of Ordinances – Zoning Code, and specifically listed in the Appendix *Standards*. In addition, all applications for a Special Use Permit shall be accompanied by a written consulting report from a North Carolina State Certified Real Estate Appraisal that conforms to Standard 5 of the Uniform Standards of Professional Appraisal Practice (single family homes on single family lots are exempt from this requirement). The site plan shall include the following information; however, the Zoning Administrator may require additional information whenever necessary and may waive one or more of the requirements if such is found to be irrelevant to the proposed project.

General Information Required

- A location map that shows the project in relation to surrounding parcels, zones, streets, right of ways, and utility services and easements, total acreage, north arrow, legend, and a vicinity map.
- Name of the applicant(s) and the name of the proposed development including a copy of the current deed.
- Scale, at one (1) inch equals 100 feet, unless otherwise approved by the Zoning Administrator.

Information on Natural, Historic, and Recreational Features Required

- Contour lines at no greater than five (5) foot intervals.
- Location and dimensions of all recreational areas, equipment, features, historic sites and open space.
- Natural screening (woods, thickets, etc.), streams, ponds, rivers and similar natural or man-made features.

Zoning and Lot Information Required

- Existing and proposed zoning district lines, flood plain delineation, property lines, existing and proposed parking, trash collection systems and screening (include a copy of the planting schedule) and building footprints for any structure or walls to be placed on the property. Residential uses shall include the number of units per building and the total project.
- Proposed lot dimensions and setbacks, with diagrams of proposed signs showing location on the lot, size, height, and attachment (if indicated).
- Watershed data to demonstrate compliance with sections 156.101 of the Monroe Code of Ordinances.
- Boundary of any phase lines, for phased development plans. (Include a statement for future building time line)
- Detailed landscape plan in compliance with section Chapter 156, Article XVII of the Monroe Code of Ordinances issued by a certified landscape architect, or other certified professional preparer

Transportation and Utilities Information Required

- Existing and proposed streets, sidewalks, easements, parking and loading areas, drainage facilities, storm water control devices, and public utilities.
- A driveway permit from NCDOT for developments on state maintained roads, and a city driveway permit for development on city maintained streets.
- A letter from the Director of Water Resources stating that adequate water and sewer is available, or can be made available, to the site in adequate capacities.

Special use permit approval requires several standard findings of fact (see below). It shall be the responsibility of the applicant to address all findings related to the development proposal. The burden of submitting competent evidence that the findings have been met is the applicant's responsibility. Every application shall include an appraisal report from a certified appraiser that the proposed use will not substantially injure the value of the adjoining property, as specified in the findings below. Additional information supporting the special use permit application shall be the responsibility of the petitioner and not the responsibility of the city.

At the Board of Adjustment hearing, petitioners should be prepared to testify to the following standard findings of fact for all special uses:

1. Will not endanger the public health or safety,
2. Will not injure the value of adjoining or abutting property,
3. Will be in harmony with the area in which it is located, and
4. Will be in conformity with the land-use plan, thoroughfare plan, or other plan officially adopted by the Council.

Note: Due to the amount of detailed information needing to be submitted to the city, it is *requested* that early contact with the city planning department be accomplished to avoid unnecessary delays. All applications for a special use permit shall be reviewed by the Zoning Administrator prior to Board of Adjustment review. The applicant shall submit a completed application no later than 30 days prior to the Board of Adjustment meeting at which the petition is to be heard. If the application is found to be incomplete or the development is found to be in conflict with the requirements of this application, the developer shall be notified and the petition rejected.

Upon acceptance of the site plan by planning staff, the petitioner shall provide a digital copy of the site plan. Depending on site details, the applicant may be required to provide ten (10) copies of the site plan for review by the Board of Adjustment.

It is understood and acknowledged that if the Special Use Permit is authorized, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 156.42 of the Zoning Ordinance of the City of Monroe Code of Ordinances.

I. Special Use General Standards:

- A. The use will not materially endanger the public health or safety if located, designed, and proposed to be operated according to plan.

This location is in a small strip mall along with a gas station hair salon, a "coming soon" ice cream shop and bingo center. Our multi purpose event center will not only fit in but hopefully we can build a partnership.

- B. The use or development complies with all regulations and standards of the City of Monroe Zoning Ordinance, as well as any other state or local rule or regulation governing the development of land.

We have spoken with the fire chief and understand the requirements needed on their behalf.

- C. The use or development will not adversely impact surrounding property and will not substantially injure the value of adjoining property.

We have been working with Morrison appraisors to ensure that our vision will not only not adversely affect the value but our hopes is that it will increase the value in due time.

- D. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Monroe Land Development Plan.

We do not plan to make any changes to the exterior of the property as it is already wheelchair/handicap accessible.

To the best of my knowledge, all of the information herein submitted is accurate and complete.

Applicant (printed): Amber Martin

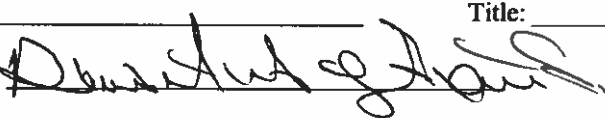
Applicant's Signature: 

Date: 11/1/2021

Property Owner: DIMITRIOS TSIAMIS

By: _____

Title: OWNER

Owner's Signature: 

Date: 12-6-21

****If you are signing on behalf of a business (such as an LLC), you must include your title with the company****

<i>DESCRIPTION</i>	<i>R- 40/R-20</i>	<i>R-10</i>	<i>R- MF</i>	<i>R-MH</i>	<i>OT</i>	<i>CBD</i>	<i>GB</i>	<i>GI</i>	<i>C</i>
Social, fraternal clubs and lodges, union halls, event facilities and similar uses	S	S			S	S	S		ZS



MORRISON APPRAISAL, INC.
PROVIDING EXCEPTIONAL VALUE SINCE 1985

Reports, Appraisals, Valuations

Impact Study – An Events Center

AMBER MARTIN

103 Wilkes Dr - Unit H
Monroe, NC



As of: 10/29/2021

Date of Report: 11/1/2021

For: Amber Martin

Prepared By: Andrew G. Morrison, MAI, CCIM

11/1/2021

Amber Martin

Dear Amber:

As requested, I have studied the property located at 103 Wilkes Dr - Unit H in Monroe, NC. The property is a commercial unit in strip center on 1.31 acres of land. The property is owned by Carolyn and Dimitrios Tsiamis. The prospective tenant, Amber Martin, is interested in operating an events center. The City of Monroe requires a special use permit in order for the property to be used for the proposed use.

Based on the information gathered, it is my opinion that the proposed use will not adversely affect the value of the abutting or adjoining properties.

If you have any questions, please let me know.

Sincerely,



Andrew G. Morrison, MAI
Morrison Appraisal, Inc.
NC Certified General
Appraisal Institute #497226





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IMPORTANT FACTS AND CONCLUSIONS

Property Location	103 Wilkes Dr - Unit H Blvd., Monroe, NC
Owner	Carolyn and Dimitrios Tsiamis
Person Requesting Study	Amber Martin
Date of Study	11/1/2021
Zoning	GB- General Business District
Map reference	09-222-057A
Legal Description	#1 GARRETT/FISHER OPCC832
Land area	1.31 acres
Description of Improvements	Commercial Building
Proposed Use	Events center



INTRODUCTION

The subject is a commercial building that is located at 103 Wilkes Dr - Unit H in Monroe. Carolyn and Dimitrios Tsiamis own the property and it can be identified as part of tax parcel 09-222-057A. The tenant, Amber Martin, plans to use the building for special events which requires a special use permit by the City of Monroe.

PURPOSE OF THE LAND UTILIZATION STUDY

The purpose of this study is to meet the requirements of the City of Monroe for special events use in the GB zoning. The report will address: "The use will not substantially injure the value of the adjoining property" and whether it is in harmony with the neighborhood.

EFFECTIVE DATE OF THE STUDY

The effective date of this study is 10/29/2021, which is the date of the inspection. The date of the report is 11/1/2021.

SCOPE OF THE APPRAISAL

The scope of work of this assignment is based on the intended use, requirements from the client, complexity of assignment and property, the sophistication of the market, and other pertinent information.

INSPECTION

The scope of the appraisal includes an inspection of the subject property and observation of the surrounding area.

DATA RESEARCH AND COLLECTION

The scope of the appraisal also includes gathering local and regional information on the subject property. Databases are used to identify other properties that have event centers and adjacent properties that have sold/leased.

DATA ANALYSIS

The study researches and analyzes the effect of event centers on surrounding properties. Sales or properties adjacent to properties that have event centers are compared to properties without exposure.

Sales adjoining properties where events are held will be compared to sales in the area that are not influenced by the presence of similar facilities. The analysis will help determine the impact of the planned project on the surrounding area.

HISTORY OF PROPERTY

Carolyn and Dimitrios Tsiamis has owned the property for many years. Amber Martin has plans to lease the space and operate a center for special events.

SITE

The total 1.31 acres of land that has frontage on Wilkes Dr. The acreage of the site is based on the tax map. The site is rectangular in shape with a fairly level topography.

Access is provided by Wilkes Dr, a two lane road that connects Skyway to Concord Ave in Monroe. Access to the site is good.

Public utilities that the City of Monroe provides to the site include electricity, water, sewer, and gas.

The site is not in a flood area. A soil analysis was not provided and it is assumed that there are not any adverse soil conditions that would affect the marketability of the site.

A survey was not provided and it is assumed that there are not any adverse easements, encroachments or other adverse conditions affecting the site.

TAX MAP



ZONING

The property is currently zoned GB- General Business District. The district is designed to accommodate a wide variety of commercial activities (particularly those that are pedestrian oriented) that will result in the most intensive and attractive use of the City's Central Business District.

The zoning is controlled by the City of Monroe and the proposed use requires a special use permit.

DESCRIPTION	R- 40/R- 20	R-10	R- MF	R-MH	OT	CBD	GB	GI	C
Social, fraternal clubs and lodges, union halls, event facilities and similar uses	S	S			S	S	S		ZS

ZONING MAP



IMPROVEMENTS

The subject property is currently improved with a 10,750 square foot strip center that was built in 1988. The building appears to be in average condition with some vacancy. Amber Martin has plans to occupy Unit H. This the end cap unit of the building which is connected to the adjacent building that is upfit with a laundromat and convenience store.





SURROUNDING PROPERTIES

The subject is located on Wilkes Dr in Monroe near the intersection of Highway 601, one of the main roads in Monroe. The subject is in a strip center with other small businesses. The end of the center is a convenience store. Across Wilkes are small single family residences and a vacant lot. There is vacant land directly behind the strip center. To the west of the subject is an apartment complex that is separated with vacant land, wooded buffer, and a self-storage facility.





THE EFFECT ON ADJOINING PROPERTY

The planned use will be special events. Other locations where special events are allowed will be studied to determine if the planned use will impact the value of the adjoining property.

Areas Examined

1) Rolling Hills

The country club holds special events such as weddings and meetings. This property is located on Roosevelt Blvd, the county's main commercial corridor and it is surrounding by a residential subdivision, Country Club Estates. There is a commercial site on the corner of Roosevelt and Rolling Hills drive that the club sold in October of 2011 for \$950,000 to a branch bank. This price is similar to other sites on Roosevelt Boulevard that have sold and the use of the club for special events did not affect the sale price.

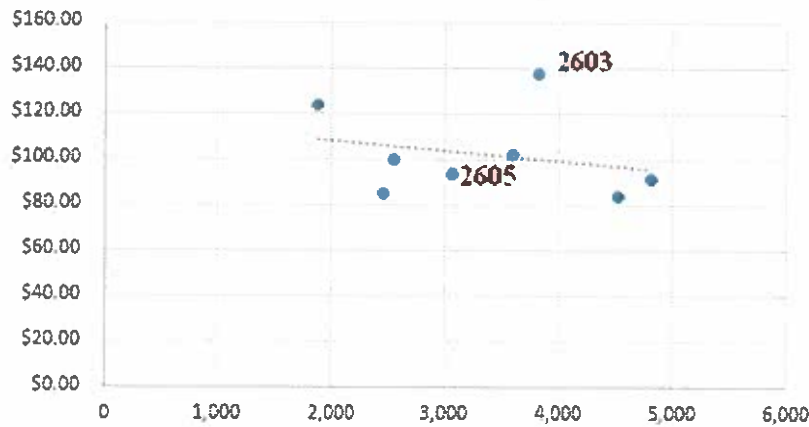


There were a few home sales next to the clubhouse where events are held. The sales price of these homes are compared to other homes prices in the subdivision from the same time period. 2603 Rolling Hills Dr had the highest price per square foot than any other neighborhood sale and 2605 Rolling Hills Dr followed the price per square foot trendline. Neither of these homes were negatively impacted by the proximity of the events center.

Further indications of this are demonstrated by 2606 and 2608 Rolling Hills Dr, where 2606 was a complete gut and renovation and 2608 was a high end rebuild project. It is not likely the owners would have spent the extensive capital for these projects if the event center were a detriment to value.



Rolling Hills 2017-2018 Sales \$/sf



#	MLS #	Address	Subdivision	Type	Beds	Baths	Wt Bkt	Tot H/A	Acres	Date	\$ Sgft	COOM	List Price	Sold Price	Sale/Lst		
Listings: Closed																	
1	3323801	2745 Rolling Hills DR	Country Club Estate 2 Story	4	4 (3/1)	1993	3,574	0.92	11/28/17	\$102.13	37		\$449,000	\$365,000	81.3%		
2	3300784	2631 Rolling Hills DR	Country Club Estate 1 Story Barnt	4	3 (2/1)	1972	2,549	1.03	11/01/17	\$100.94	90		\$298,900	\$255,000	84.5%		
3	3299403	2753 Rolling Hills DR	Country Club Estate 3 Story	5	5 (5/0)	1986	4,521	0.75	10/19/17	\$84.05	55		\$368,900	\$380,000	95.0%		
4	3272163	2808 Rolling Hills DR	Country Club Estate 2.5 Story	4	3 (2/1)	1987	3,051	0.94	05/11/17	\$93.41	3		\$298,000	\$285,000	95.6%		
5	3257380	2727 Rolling Hills DR	Country Club Estate 1 Story	3	2 (2/0)	1975	1,872	1.03	05/04/17	\$123.43	6		\$229,900	\$231,100	100.5%		
6	3253071	2730 Rolling Hills DR	Country Club Estate 2 Story	4	4 (3/1)	1980	4,800	0.89	04/21/17	\$81.50	23		\$449,000	\$440,000	98.0%		
7	3214975	2737 Rolling Hills DR	Country Club Estate 1 Story	3	3 (2/1)	1975	2,450	1.17	01/12/17	\$83.22	74		\$217,500	\$208,800	96.0%		
					Min	3.00	2.00	1972	1,872	0.75			\$84.05	3	\$217,500	\$208,800	81.3%
					Max	5.00	5.00	1993	4,800	1.03			\$123.43	90	\$449,000	\$440,000	100.5%
					Avg	3.86	2.71	1981	3,261	1.00			\$97.11	41	\$338,457	\$308,271	94.4%
					Med	4.00	2.00	1980	3,401	0.94			\$93.41	37	\$298,900	\$285,000	95.6%
7	Total Listings	Average for all:		3.86	2.71	1981	3,261	1.00		\$97.11	41		\$338,457	\$308,271			
		Median for all:		4.00	2.00	1980	3,401	0.94		\$93.41	37		\$298,900	\$285,000			
		Min		Max		Avg		Med									
		List Price		\$217,500		\$449,000		\$338,457		\$298,900							
Quick Statistics	Sale Price		\$365,000		\$440,000		\$308,271		\$285,000								
	Sale / List		81.3%		100.5%		94.4%		95.6%								



2- Masonic Lodge – Franklin Street – Parcel #09-231-061

The masonic lodge is located on the corner of Franklin St and Hough Street. The area surrounding this parcel is made up of residential and commercial uses. The last commercial sale that closed in this area is a retail building across the street from the subject that sold for \$200,000 on February 1, 2008. The price per sq. ft. of this sale is similar to commercial sales that are not in the area of a lodge.

There have been two house sales that closed on Talleyrand next to the subject. These sales closed in 2009 and 2010. The price per sq. ft. of each sale was similar to the other sales that are not located next to lodges. The commercial parcel is 09-231-060 and the residential parcel numbers are 09-231-073 and 074.

3) American Legion Post 27 – Sutherland Avenue – Parcel 09-188-054

This parcel is located on Sutherland Avenue and it is surrounded by commercial, industrial and residential uses. A single family house that joins the site sold in 2005 for \$63,000, which is similar to other sales of houses that did not join lodges. This parcel number was 09-188-014.

4) Treehouse Vineyard – Bay St – Parcel 09-238-125

The vineyard hosts private events, tours, and ceremonies. It is surrounded by small residential development. 204 Fallingtree Ln abuts the property and sold in 2014 for \$135,900 (\$72.91/sqft). It is located in Bramblewood subdivision and the sale is similar to neighborhood's overall price trend. The event center did not have an impact on the sale price.

FINAL CONCLUSION

The subject property is Unit H located on 103 Wilkes Dr in a strip center in an area made up of commercial and residential uses. The client plans to use the unit as an events center.

After examining other special event locations in Monroe, it is the appraiser's opinion that using the site for special events will not substantially injure the value of the abutting or adjoining property and will be in harmony with the neighborhood.

Andrew (Andy) Morrison, MAI, CCIM
613 Euclid Street
Monroe, NC 28110

NC Certified General #A7253
Member of the Appraisal Institute #497226
MAI Designated
CCIM Designated Member



EDUCATION

BS Degree – Appalachian State University
Political Science- Pre-Profession Legal Studies
Business Minor- December 2004

APPRAISAL COURSES ATTENDED AND PASSED WITH EXAM

R1 – Introduction to Real Estate Appraisal
Mingle Institute, Charlotte, NC- February 2005

R2 – Valuation Principles and Procedures
Mingle Institute, Charlotte, NC- April 2005

R3- Applied Residential Property Valuation
Mingle Institute, Charlotte, NC- May 2005

USPAP- Mingle Institute, Charlotte, NC- June 2005

G1- Introduction to Income Property Appraisal
Mingle Institute, Charlotte, NC- September 2005

G2- Advanced Income Capitalization Procedures
Mingle Institute, Charlotte, NC- October 2005

G3- Applied Income Property Valuation
Mingle Institute, Charlotte, NC- November 2005

Basic Income Capitalization
The Appraisal Institute, Greensboro, NC- May 2007

USPAP Update- Mingle Institute, Charlotte, NC- May 2007

Business Practices and Ethics-
The Appraisal Institute, Greensboro, NC- December 2007, Columbia, SC- May 2012
North Carolina General Certified Appraiser State Examination-
Passed December 2007

Report Writing and Valuation Analysis-

The Appraisal Institute, Greensboro, NC- July 2008

**Advanced Income Capitalization-
The Appraisal Institute, Greensboro, NC- June 2009**

USPAP Update- Mingle Institute, Charlotte, NC- July 2009

**Market Analysis and Highest and Best Use-
The Appraisal Institute, Greensboro, NC- July 2009**

**Advanced Sales Comparison and Cost Approaches
The Appraisal Institute, Greensboro, NC- June 2010**

**Advanced Applications
The Appraisal Institute, Greensboro, NC- February 2011**

**Appraisal Institute Comprehensive Examination for the MAI Designation
Passed November 2011**

USPAP Update- Erick Little & Company, Charlotte, NC- April 2012, April 2014

SEMINARS

**Residential Development- Valuation Trends, Issues, and Challenges
Online- October 2009**

**Using Spreadsheet Programs in Real Estate Appraisals
The Appraisal Institute, Greensboro, NC- February 2010**

**The Appraiser and the Site To Do Business: Location, Timing and Demographics
Online-August 2010**

**Understanding and Using Investor Surveys Effectively
Online- January 2011**

**Perspectives from Commercial Review Appraisers
Online- July 2011**



**The Green Guide to Appraising
McKissock- May 2013**

**Deriving and Supporting Adjustments
McKissock- May 2013**

**Evaluation Appraisal Seminar
The NC Chapter of the Appraisal Institute, Oct 2014**

**Rural Land Valuation
The Appraisal Institute- January 2017**

**Supervisor/Trainee Course
CPCC- Harris Campus- April 2017**

**CCIM- CI101: Financial Analysis for Commercial Real Estate
Charlotte, NC- February 2018**

**CCIM- CI104: Investment Analysis for Commercial Real Estate
Charlotte, NC - March 2019**

**CCIM- Commercial Real Estate Negotiations
Charlotte, NC- May 2019**

**CCIM- User Decision Analysis For Commercial Real Estate
Charlotte, NC – October 2019**

**CCIM Comprehensive Examination for the CCIM Designation
Passed August 2020**

PIN	PROPERTYST	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNI	OWNERZIP
09222001A	1938 SKYWAY DR	PLYLER ALTON EUGENE		2172 CONCORD AV	MONROE	NC	28110
09222057E	103 WILKES DR	J AND H KIM INC		5019 MESA VARDE	CHARLOTTE	NC	28777
09222057	0 SKYWAY DR	NGUYEN DAVID	NGUYEN NU THI	7732 LINDA LAKE C	CHARLOTTE	NC	28215
09222057A	103 WILKES DR	TSIAMIS CAROLYN B	TSIAMIS DIMITRIO	8009 WEDDINGTOI	WEDDINGTON	NC	28104
09222063	0 WILKES DR	FINCHER RANDY S		145 GREEN BAY RD	ROCK HILL	SC	29732
09222061	108 WILKES DR	QIN WENLONG	CHEN YAN	8112 CALISTOGA LI	WAXHAW	NC	28173
09222066 01	1974 SKYWAY DR	PARIKH CORP		1974 SKYWAY DR	MONROE	NC	28110
09222001	0 SKYWAY DR	PLYLER DOROTHY MOSER TRUSTEE		2170 CONCORD AV	MONROE	NC	28110
09222057B	0 WILKES DR	SWAPS LLC		4003 BROOK VALLE	MONROE	NC	28110
09222060	110 WILKES DR	HATHCOCK DAVID RAYMOND JR	HATHCOCK NATAS	110 WILKES DR	MONROE	NC	28110
09222058	201 WILKES DR	STONEHENGE APARTMENT PROPERTIES LLC		7735 OLD GEORGE	BETHESDA	MD	20814
09180004H8	0 CONCORD AVE	PLYLER WILLIAM FRANKLIN	PLYLER DEWEY AL	C/O DEWEY ALAN F	MONROE	NC	28110
09222062	106 WILKES DR	SMITH IRIS A	SMITH ELBERT H	106 WILKES DR	MONROE	NC	28110

APO Map

PLSUP-2022-00101

Legend

-  Centerlines
-  Parcels
-  150-foot buffer
-  Notified Properties
-  Subject Property



0 162.5 325
 Feet

