

HISTORIC DISTRICT COMMISSION MEETING AGENDA



**Monday, November 13, 2023 – 6:30 P.M.
Council Chambers – City Hall
300 West Crowell Street - Monroe, NC**

- Item 1.** Call to Order – Roll Call
- Item 2.** Pledge of Allegiance & Moment of Silence
- Item 3.** Conflicts of Interest
- Item 4.** COA PLHR - 2024-00058- The Historic District Commission is requested to consider a Certificate of Appropriateness from Richard Schrader to replace existing vinyl siding with fiber cement siding on the rear addition of the home at 705 West Franklin Street. (Parcel ID #: 09-273-009)
- Item 5.** COA PLHR-2024-00081- The Historic District Commission is requested to consider a Certificate of Appropriateness from Richard Price to remove four Magnolia trees and two Crepe Myrtle trees and replace them with four Dogwood trees and two Crepe Myrtle trees as well as a request to remove a brick wall and replace with a picket fence at 504 S. Washington St. (Parcel ID #: 09-235-219)
- Item 6.** Next Meeting: December 11, 2023
- Item 7.** Adjournment

ATTENTION BOARD MEMBERS: Please contact Ashlyn Penegar at 704.282.4527 to confirm your attendance.



STAFF REPORT
PLHR-2024-00058

TO: Historic District Commission Members

DATE: November 13, 2023

FROM: Keri Mendler, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Certificate of Appropriateness request at 705 West Franklin Street.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from Richard Schrader. The applicant has requested approval to replace existing vinyl siding with fiber cement siding on the rear addition of the home at 705 West Franklin Street.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	9-21-23
Name of Petitioner:	Richard Schrader
Location:	705 West Franklin Street
Tax ID #:	09-273-009
Lot Size:	0.576 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

In 1917 J. T. Shute, owner of a cotton gin and grist mill, purchased two blocks of land, including the lot on which this house was built in 1920. In 1928 Shute is listed in the city directory as living at an address which appears to correspond with this house. The craftsman style, two-story, double-pile brick building has a cross-gabled slate roof with front dormer and shallow, gable-roofed, two-story wings on either side. These roofs have exposed rafter tails, flared verge boards, and bracketed beam ends. Across the five-bay front elevation of the house is a T-shaped, hipped-roof porch with square-in-section columns, between pairs of which are trellis panels. The brick-walled

base of the porch extends in a veranda to the east side of the house. Beneath the porch is a central entrance with large sidelights, flanked by a pair of French doors. Window sash are nine over one. At the rear of the house is a one-story, double-gabled wing.

RELEVANT DESIGN STANDARDS

Exterior Walls, pg. 51

1. Retain and preserve exterior walls and their decorative and functional features that are important in defining the historic character of a district building — such as siding, shingles, foundations, bays, cornices, brackets, and architectural trim work — as well as their finishes.
2. If replacement of an exterior wall feature or detail is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, detail, material, and texture. Consider a compatible substitute material only if replacement in kind is not feasible.
The applicant is requesting to replace the existing vinyl siding on the rear additional of the home with fiber cement siding.
3. It is not appropriate to replace or cover historic wall material, including wood siding, shingles, brick, stucco and stonework with coatings or contemporary substitute materials.
The applicant is requesting to replace the existing vinyl siding on the rear additional of the home with fiber cement siding.
4. It is not appropriate to replace a deteriorated exterior wall surface material on a primary or other highly-visible elevation with a composite substitute material.
The applicant is requesting to replace the existing vinyl siding on the rear additional of the home with fiber cement siding.

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 705 West Franklin Street is owned Richard Schrader and is zoned RMD (Residential Medium Density). (Exhibit 1-2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On September 21, 2023, the applicant applied for a COA to request approval to replace existing vinyl siding on the rear addition of the home with fiber cement siding at 705 West Franklin Street.
(Exhibits 4-6)
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 of the Unified Development Ordinance.

5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibits 7-8)

CONCLUSIONS

The proposal to replace the existing vinyl siding on the rear addition of the home with fiber cement siding as presented (is/is not) congruous in concept according to the *Exterior Walls* standards of the *South Monroe Historic District Design Standards*:

Exterior Walls, pg. 51

1. Retain and preserve exterior walls and their decorative and functional features that are important in defining the historic character of a district building — such as siding,
2. shingles, foundations, bays, cornices, brackets, and architectural trim work — as well as their finishes.
3. If replacement of an exterior wall feature or detail is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original in design, dimension, detail, material, and texture. Consider a compatible substitute material only if replacement in kind is not feasible.
4. It is not appropriate to replace or cover historic wall material, including wood siding, shingles, brick, stucco and stonework with coatings or contemporary substitute materials.
5. It is not appropriate to replace a deteriorated exterior wall surface material on a primary or other highly-visible elevation with a composite substitute material.

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a Certificate of Appropriateness be (granted/denied) subject to review and approval of all city staff and its designated departments.

Exhibits:

1. Aerial Map
2. Zoning Map
3. Historic District Map
4. Application
5. Existing Conditions
6. Proposed Materials
7. APO Map
8. APO List

Prepared by: MB 10-5-23

Aerial Map
PLHR-2024-00058

Legend

- Centerlines
- ▭ Parcels
- ▭ Subject Property

Existing: RMD
(Residential Medium Density)

Owner:
Richard Schrader

Acres: .576



0 60 120
Feet

W FRANKLIN ST

N BRANCH ST

W MORGAN ST

Zoning Map
PLHR-2024-00058

Legend

— Centerlines

▭ Parcels

Zoning Districts

▭ RMD

▭ Subject Property

Existing: RMD
(Residential Medium Density)

Owner:
Richard Schrader

Acres: .576



0 60 120
Feet

W FRANKLIN ST

N BRANCH ST

W MORGAN ST

Historic District Map

PLHR-2024-00058

Legend

- Centerlines
- Parcels
- Historic District
- Subject Property

Existing: RMD
(Residential Medium Density)

Owner:
Richard Schrader

Acres: .576



0 60 120
Feet



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: 9-8-23

Application No: _____

Approved: _____ Denied: _____

_____ Administrative review

☒ Commission Review

1. Property location: 705 W. FRANKLIN ST. Monroe 28112

Applicant's name: RICHARD SCHWABER

Applicant's address: 705 W. FRANKLIN ST. Monroe NC
28112

Applicant's telephone number: 216 926-1494

Applicant's email address: RFSRMEGA@GMAIL.COM

Property Tax Identification number: 09 - 273-009

2. The property is owned by (if different from above) _____

Address: _____ Telephone: _____

3. The following Certificate of Appropriateness is requested for: Replacing Vinyl Siding

Please provide a brief description of the project.

1970s ADDITION ON BACK of House HAS VINYL Siding. I WANT
TO Replace with Hard Board (Cement Siding) LAP Siding

4. Attach a site plan showing the existing and proposed improvements, necessary setback lines, photographs of current and proposed materials. (Assistance is available to determine setback requirements at the Department of Planning & Development, 300 W. Crowell Street).

RICHARD SCHWABER

Applicant- Printed

[Signature]

Applicant- Signed

9-4-2023

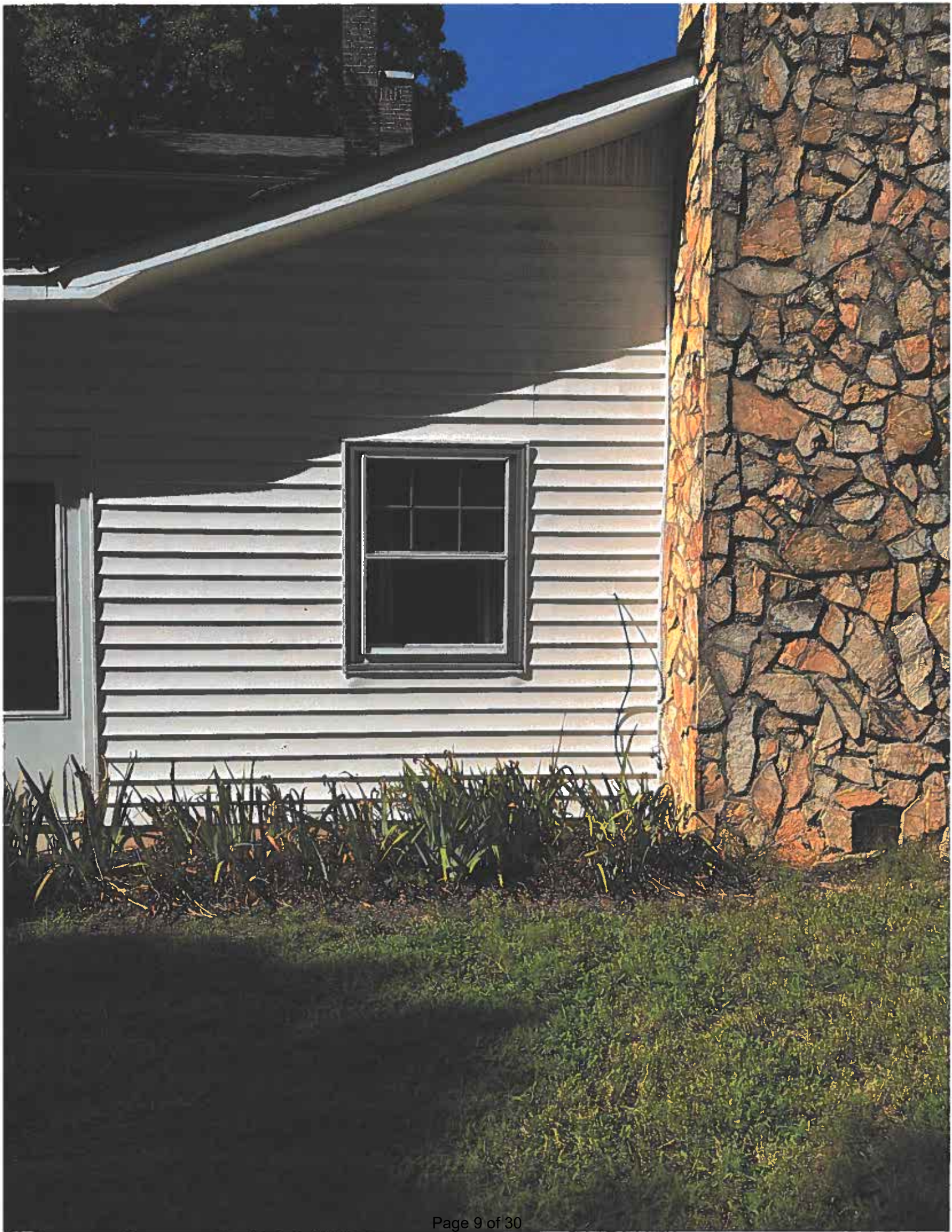
Date Submitted

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

Please sign and return to the Department of Planning & Development, P.O. Box 69, Monroe, NC 28111-0069;
Telephone: (704) 282-4520. Applicants are responsible for providing all required information.

Incomplete applications will not be processed and will not be accepted after the 30 day deadline.

If your project is required to be heard by the commission, you or a representative
will need to attend the meeting.









APO Map
PLHR-2024-00058

Legend

- Centerlines
- 150 Foot Buffer
- Parcels
- Subject Property
- Notified Properties

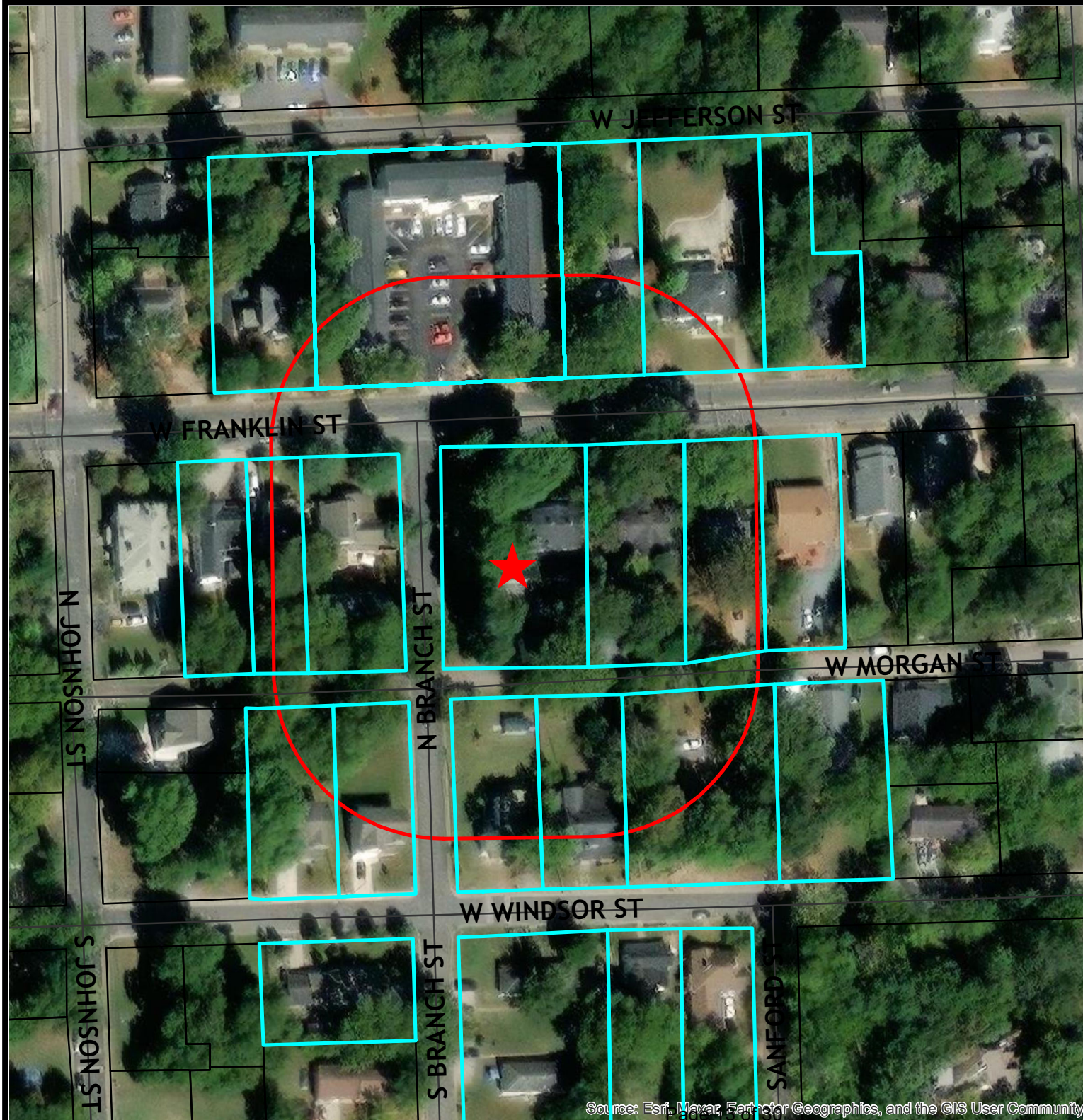
Existing: RMD
(Residential Medium Density)

Owner:
Richard Schrader

Acres: .576



0 120 240
Feet



ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09273008 12	BBB PARTNERS LLC		PO BOX 769	MARSHVILLE	NC	28103
09273015	BODHA SRIKANT REDDY		1205 AUTUMN RIDGE DR	WAXHAW	NC	28173
09273019	CALDWELL MILDRED		708 WEST WINDSOR ST	MONROE	NC	28112
09273008 09	CANTEY KIM		730 W FRANKLIN ST	MONROE	NC	28112
09232193	CARELOCK LARRY JUNIOR		1006 ZEPHYR CIR	MONROE	NC	281100000
09273010	COX SONDA D	COX RUSSELL F	6205 RAPE RD	MONROE	NC	28112
09232196	CURETON VANCES		704 W WINDSOR ST	MONROE	NC	28112
09273012	DELUCA LORRAINE	GUTIERREZ VIRGINIA	805 W FRANKLIN ST	MONROE	NC	28112
09273017	GARCIA ANA E. MELGAR		804 W WINDSOR ST	MONROE	NC	28112
09232194	GRIFFITH CLINT E		703 W WINDSOR ST	MONROE	NC	28112
09273008 18	HELMS ARON A		758 W FRANKLIN ST	MONROE	NC	28112
09273008 21	HOCOTT ROSA E	SMITH BRANDON	764 W FRANKLIN ST	MONROE	NC	28112
09232225	JOYCE DAVID		609 W FRANKLIN ST	MONROE	NC	28112
09273007	KERR JAMES M	KERR DANA ATCHLEY	PO BOX 783	MONROE	NC	28111
09273011	LEITNER PATRICK ABT	LEITNER JENNA TITTLE	803 WEST FRANKLIN STREET	MONROE	NC	28112
09273008 17	LUND GLADIS		756 W FRANKLIN ST	MONROE	NC	28112
09273021	MARIN-SOLIS ROGELIO	MARIN ESTHER-DURAN MARIA	312 WHEATBERRY HILLS DRIVE	MATTHEWS	NC	281046133
09232230	MCGINNIS ELEANOR D		505 E TALLEYRAND AVE	MONROE	NC	28112
09273008 02	MCMANUS SYLVESTER E III	WHITE BETTY R	710 WEST FRANKLIN ST	MONROE	NC	28112
09273014	MIZHQUIRI JORGE O		106 N JOHNSON ST	MONROE	NC	28112
09273008 08	MORALES BRIAN GLENN		724 W FRANKLIN ST	MONROE	NC	28112
09273008 05	MORICOLA PAUL		718 W FRANKLIN ST	MONROE	NC	28112
09273009	OSMAN MOHAMED S	SCHRADER RICHARD EUGENE JR	705 W FRANKLIN ST	MONROE	NC	28112
09273018	OWEN MICHAEL	PEREIRA ELAINE	800 W WINDSOR ST	MONROE	NC	28112
09273008 04	PAMPLIN ALICE	PAMPLIN ROBERT JR	716 W FRANKLIN ST	MONROE	NC	28112
09273008 16	PLYLER KADIE		754 W FRANKLIN ST UNIT 16	MONROE	NC	28112
09232228	PYLE KIM		704 W FRANKLIN ST	MONROE	NC	28112
09273008 06	RUSHING GILBERT DOUGLAS		831 BRIDGEWATER DRIVE	MONROE	NC	281128445
09232195	SAGE CHRISTOPHER		706 W WINDSOR ST	MONROE	NC	28112
09232227	SMITH BRADFORD R	SMITH DEBORAH A G	703 W FRANKLIN ST	MONROE	NC	28112
09273008 15	SMITH PATRICK JAMES	SMITH CHRISTAL ANN	752 W FRANKLIN ST	MONROE	NC	28112
09232226	STEGALL KELLY A	STEGALL STEVEN M	701 W FRANKLIN ST	MONROE	NC	28112
09273020	TARTAN ASSOCIATES		815 BRIDGEWATER DR	MONROE	NC	28112
09273008 14	TRIPODI TRACY H		750 W FRANKLIN ST	MONROE	NC	28112
09232197	VILLANUEVA JUAN GARCIA	CHINO FABIOLA ACATITLAN	15 DENNIS ST	MONROE	NC	28110
09273008 11	W3 RESOURCE MANAGEMENT LLC		PO BOX 1699	MONROE	NC	28111
09232229	WALTERS ANN GRIFFIN		1003 OAK HILL DR	MONROE	NC	28110
09273008 07	WEST TAYLOR EVELYN	GROSE JASON	722 W FRANKLIN ST	MONROE	NC	28112



STAFF REPORT
PLHR-2024-00081

TO: Historic District Commission Members

DATE: November 13, 2023

FROM: Keri Mendler, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Certificate of Appropriateness request at 504 South Washington Street.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from Richard Price to remove four Magnolia trees and two Crepe Myrtle trees, all above 6” in diameter at breast height, and replace them with four Dogwood trees and two Crepe Myrtle trees. An arborist report was not included with this request. Additionally, the applicant requests to remove a brick wall and replace it with a wood picket fence.

The application also included a request that has been approved at staff level to replace an existing picket fence with a new picket fence.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	10-18-23
Name of Petitioner:	Richard Price
Location:	504 South Washington Street
Tax ID #:	09-235-219
Lot Size:	0.475 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

504 S. Washington Street - Bruner-Cable House; C. W. Bruner, a grocery merchant, built this two-story frame Italianate house shortly after his 1881 purchase from J. R. Winchester of a lot on Washington street. The Bruners sold the house in 1893 to E. Q. Pette-way, who sold it in 1905 to railroad engineer John B. Coble. The house remains in Coble family ownership today. A standing

seam tin gable roof covers the two-story L-shaped main block, which has a three-bay facade and one-story wings extending across the rear. The two-bay front porch has chamfered posts with decoratively drilled bases, two sizes of brackets, a scroll-sawn frieze and turned balusters. Similar posts with sawn brackets support a one-story porch on the south elevation. The main entrance is topped by a transom; below the flanking sidelights are octagonal wood panels. Other decorative features include Italianate eaves brackets and arched louvered attic vents in the gable ends. Brick chimneys are in interior end and interior locations. Windows are six over six sash or paired four over four sash. The house sits back from the street surrounded by mature trees and shrubbery.

RELEVANT DESIGN STANDARDS

Site Features & Plantings, pg. 23

1. Retain and preserve the landscape and built site features that contribute to the overall historic character of a district building, site, or streetscape including mature trees, lawns and ground cover, foundation plantings, hedges, retaining walls, terraces, trellises, accessory buildings, and significant views and vistas.
The applicant is requesting to remove four Magnolia trees and two Crepe Myrtle trees at 504 South Washington Street, all above 6" in diameter at breast height.
2. Replace a large tree or hedge that must be removed due to disease or storm damage with a new tree or hedge of the same species or of similar appearance.
The applicant is proposing to plant four Dogwood trees and two Crepe Myrtle trees at 504 South Washington Street.

Fences and Walls, pg. 27

1. Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district.
The proposed fence is wood. The fence will be four-feet or 48" tall.
 2. Fences in front yards are limited to 36" in height. Typically, they are constructed of metal or wood and allow for visibility through the fence. In rear yards, fence height may reach six feet and fences may have more opacity.
The proposed fence is wood. The fence will be four-feet or 48" tall.
 3. It is not appropriate to use fence or wall materials, such as vinyl or chain link fencing, that are inconsistent with the character of the district in front or front side yards.
The proposed fence is a wood picket fence.
 4. It is not appropriate to use fences or walls to screen front yards and front side yards visible from the street. Limit privacy fences to rear and rear-side yards. Generally, the setback for privacy fences for a rear-side yard is fifteen feet from the front corner of the house.
The fence will have wood pickets and will be four-feet tall.
-

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 504 South Washington Street is owned by Richard Price and is zoned RMD (Residential Medium Density). (Exhibit 1-2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. On October 18, 2023, the applicant applied for a COA to remove four Magnolia trees and two Crepe Myrtle trees and replace them with four Dogwood trees and two Crepe Myrtle trees as well as a request to remove a brick wall and replace with a picket fence. (Exhibits 4-6)
4. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 of the Unified Development Ordinance.
5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibits 7-8)

CONCLUSIONS

The proposal to remove four Magnolia trees and two Crepe Myrtle trees, all above 6” in diameter at breast height, and replace them with four Dogwood trees and two Crepe Myrtle trees; as well as a request to remove a brick wall and replace with a wood picket fence, as presented (is/is not) congruous in concept according to the *Site Features and Plantings* and *Fences and Walls* standards of the *South Monroe Historic District Design Standards*:

Site Features & Plantings, pg. 23

1. Retain and preserve the landscape and built site features that contribute to the overall historic character of a district building, site, or streetscape including mature trees, lawns and ground cover, foundation plantings, hedges, retaining walls, terraces, trellises, accessory buildings, and significant views and vistas.
2. Replace a large tree or hedge that must be removed due to disease or storm damage with a new tree or hedge of the same species or of similar appearance.

Fences and Walls, pg. 27

1. Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district.
 2. It is not appropriate to use fence or wall materials, such as vinyl or chain link fencing, that are inconsistent with the character of the district in front or front side yards.
-

3. It is not appropriate to use fences or walls to screen front yards and front side yards visible from the street. Limit privacy fences to rear and rear-side yards. Generally, the setback for privacy fences for a rear-side yard is fifteen feet from the front corner of the house.
-

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a Certificate of Appropriateness be (granted/denied) subject to review and approval of all city staff and its designated departments.

Exhibits:

1. Aerial Map
2. Zoning Map
3. Historic District Map
4. Application
5. Existing Conditions
6. Existing Brick Wall
7. Proposed Conditions
8. APO List
9. APO Map

Prepared by: MB 9-1-23

Aerial Map
PLHR-2024-00081

Legend

- Centerlines
- Parcels
- Subject Property

Existing: RMD
(Residential Medium Density)

Owner:
Richard Price

Acres: .475



0 60 120
Feet

Exhibit 1

Zoning Map
PLHR-2024-00081

Legend

— Centerlines

▭ Parcels

Zoning Districts

▭ RMD

▭ Subject Property

Existing: RMD
(Residential Medium Density)

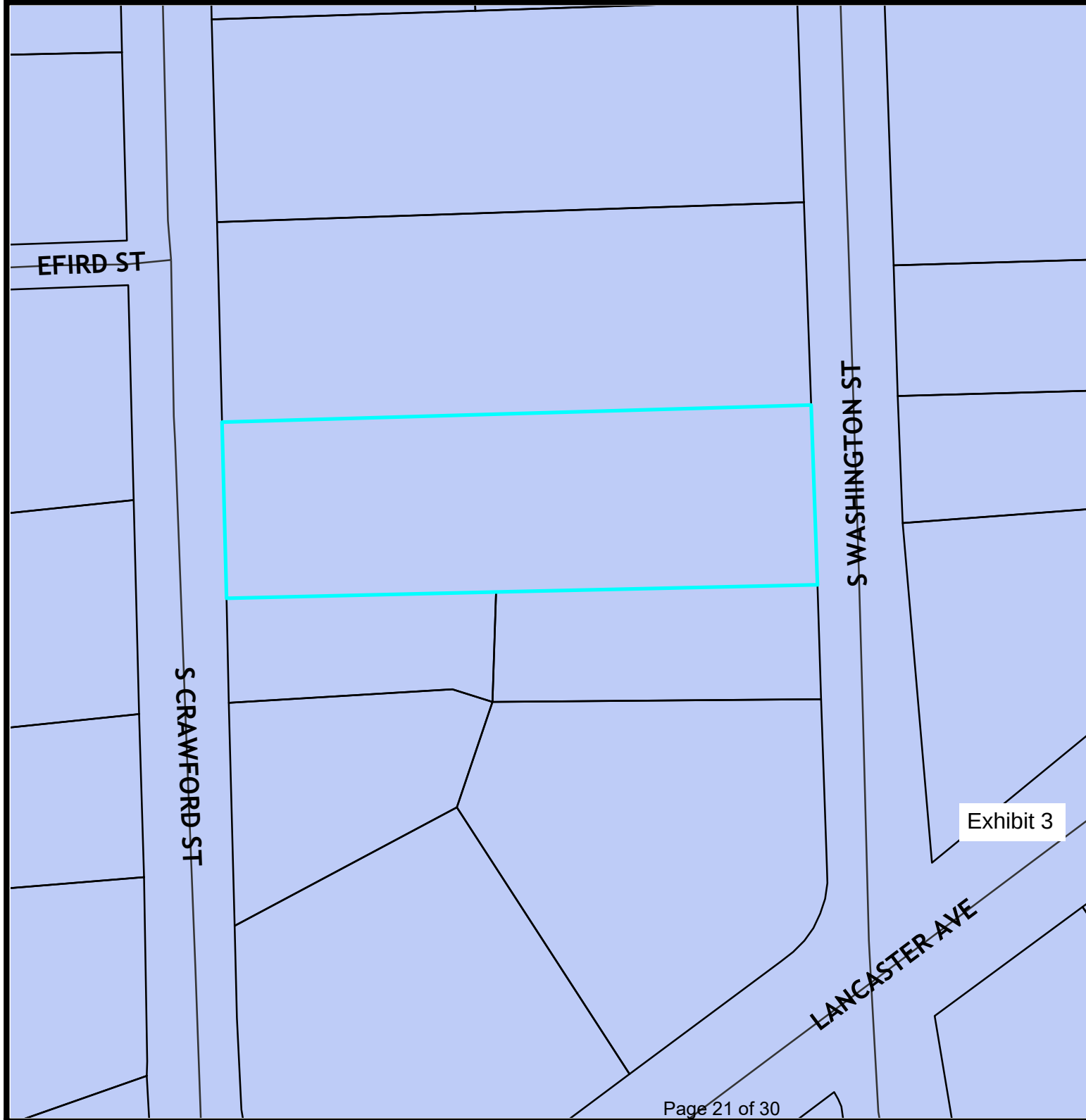
Owner:
Richard Price

Acres: .475

Exhibit 2



0 60 120
Feet



Historic District Map PLHR-2024-00081

Legend

- Centerlines
- Parcels
- Historic District
- Subject Property

Existing: RMD
(Residential Medium Density)

Owner:
Richard Price

Acres: .475



0 60 120
Feet



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

Date submitted: _____
Application No: _____
Approved: _____ Denied: _____
_____ Administrative review
_____ Commission Review

1. Property location: 504 S. Washington St
Applicant's name: Richard Price
Applicant's address: 504 S. Washington St
Applicant's telephone number: 704.989.5995
Applicant's email address: richard@rwprice.com
Applicant's FAX number: N/A
Property Tax identification number: 09 - 235 - 219

2. The property is owned by (if different from above) _____
Address: _____ Telephone: _____

3. The following Certificate of Appropriateness is requested for: _____

removing 4 magnolias and two crepe myrtles, replacing with 4 dogwoods and two crepe myrtles. Removing brick retaining wall and pickett fence, rebuilding picket fence closer to sidewalk & along former retaining wall.

4. Attach a site plan showing the existing and proposed improvements, necessary setback lines, photographs of current and proposed materials. (Assistance is available to determine setback requirements at the Department of Planning & Development, 300 W. Crowell Street).

Richard W Price

Applicant- Printed

Applicant- Signed

10.9.23

Date Submitted

Please sign and return to the Department of Planning & Development, P.O. Box 69, Monroe, NC 28111-0069; Telephone: (704) 282-4520; Fax (704) 282-4735. Applicants are responsible for providing all required information. Incomplete applications will not be processed and will not be accepted after the 30 day deadline.

If your project is required to be heard by the commission, you or a representative will need to attend the meeting.

HISTORIC DISTRICT COMMISSION
FINAL PLAN SUBMISSION CHECKLIST

Required materials for all applications:

- ☐ Completed application form. Describe clearly and in detail the nature of the proposed project. Attach additional sheets if necessary.
- ☐ Photographs of site and existing conditions, as well as any proposed materials.
- ☐ Site plan showing property lines, existing and proposed changes

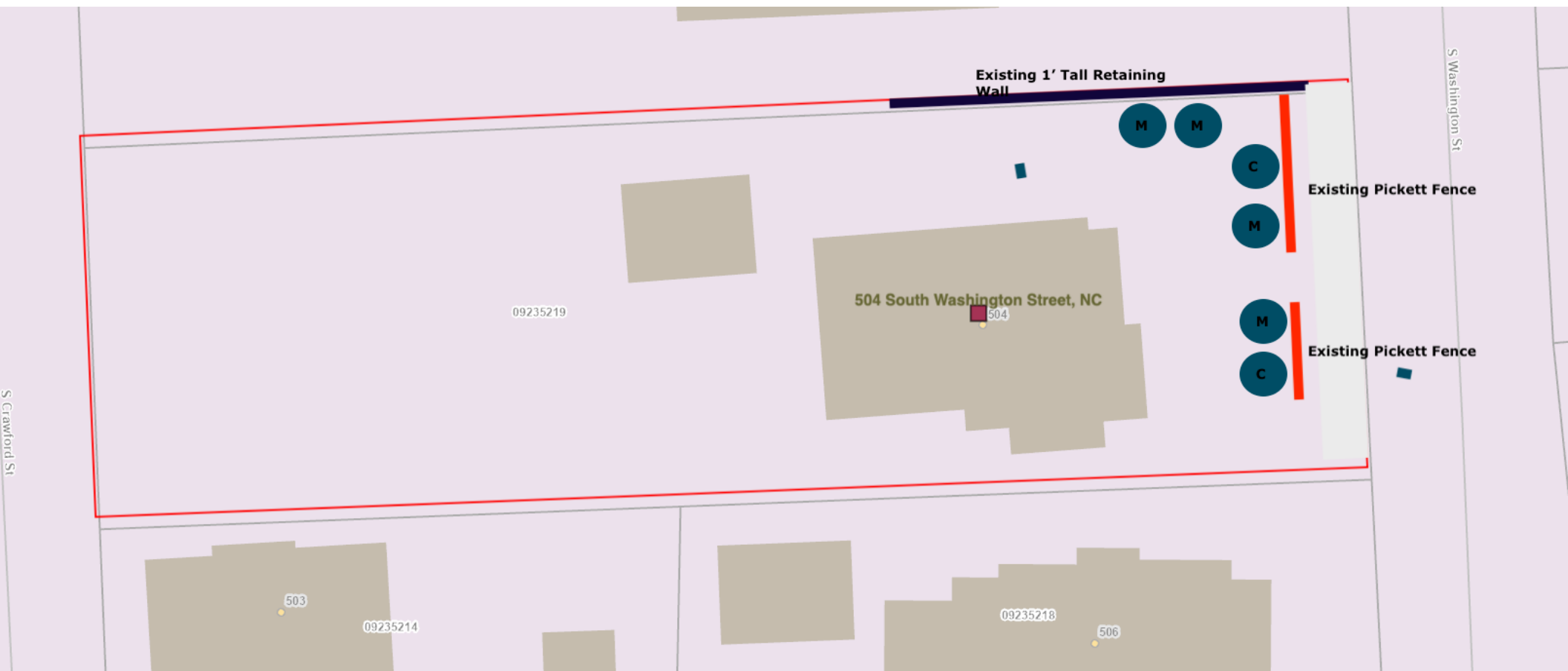
DO NOT WRITE BELOW THIS LINE

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Additional conditions and remarks: _____

Authorized signature

Date



Existing Conditions

Exhibit 5

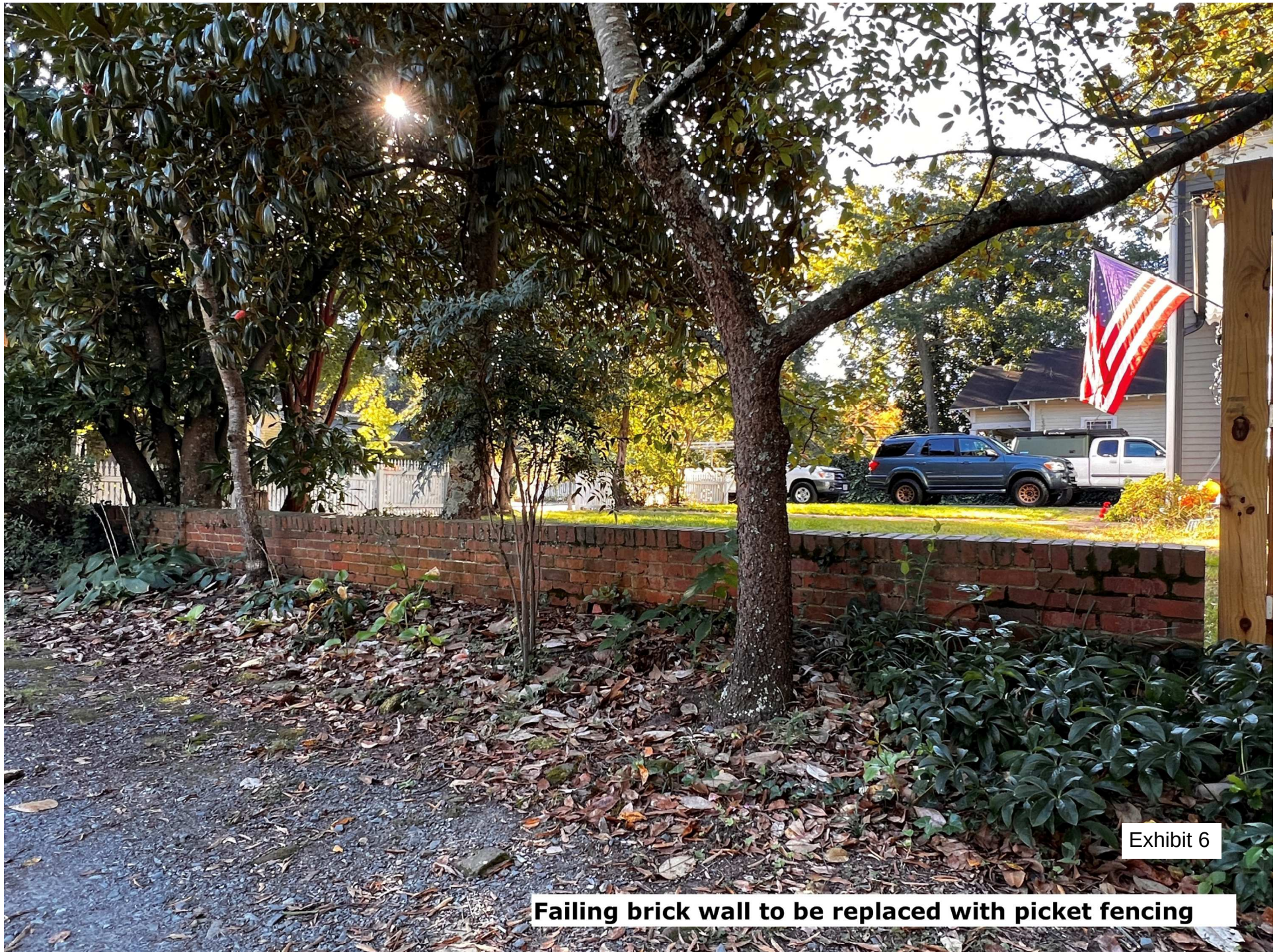


Exhibit 6

Failing brick wall to be replaced with picket fencing



S Crawford St

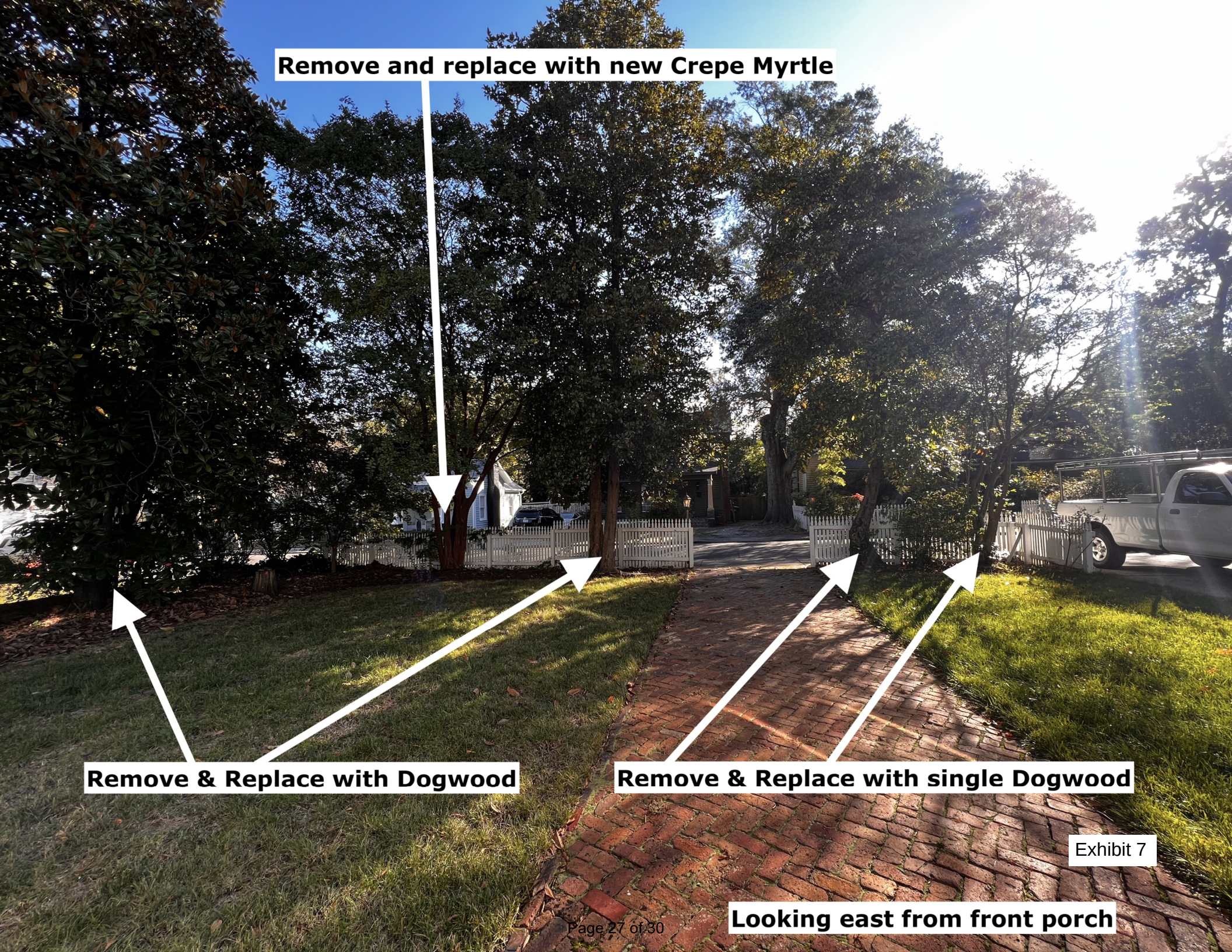
Remove and replace with new Crepe Myrtle

Remove & Replace with Dogwood

Remove & Replace with single Dogwood

Exhibit 7

Looking east from front porch





Remove failing brick wall, replace with picket fencing

Remove existing fence, replace with new picket fence closer to sidewalk

Looking east from front porch

ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	CURR_ADDR2	OWNERCITY	OWNERSTATE	OWNERZIP
09232153	PARKS JANET S		403 WASHINGTON ST		MONROE	NC	28112
09235105	MILLER MARK THOMAS SPECIAL NEEDS TRUST		C/O RICHARD G LONG III	316 N HAYNE ST	MONROE	NC	28112
09235106	WILKINSON ANGELA	WILKINSON RICHARD KENT	307 LANCASTER AVE		MONROE	NC	28110
09235107A	MCBETH DAMON T	MCBETH TESHIA M	3419 RICHARDS XING		FORT MILL	SC	29708
09235110	WEN RIVER LLC		17215 OVERSTONE CT		CHARLOTTE	NC	28277
09235111	CANTEY KIMBERLY ELIZABETH		405 LANCASTER AVE		MONROE	NC	28112
09235112	PAEZ JONATHAN		407 LANCASTER AVE		MONROE	NC	28112
09235199	GARCIA CINDY WALDINA ALVARADO	MEJIA HUGO LEONEL OCHOA	501 S COLLEGE STREET		MONROE	NC	28112
09235200	MOSLEY BARRY PERNELL		503 S COLLEGE ST		MONROE	NC	28112
09235201	RAPER BYRLE D		505 S COLLEGE ST		MONROE	NC	28112
09235202							
09235206	DUNCAN JOHN CHRISTOPHER	DUNCAN STEPHANIE M	6715 WESLEY GLEN DR		WAXHAW	NC	28173
09235206A	GUZMAN-CARRILLO EVA		508 S CRAWFORD ST		MONROE	NC	28112
09235207	GRISE-HANEY MARTHA		504 S CRAWFORD ST		MONROE	NC	28112
09235208	LLINAS VERA B		603 EFIRD ST		MONROE	NC	28112
09235209	AGUILAR ISABEL VELASCO		406 S CRAWFORD ST		MONROE	NC	28112
09235210	MCHALE NANCY C		405 S COLLEGE ST		MONROE	NC	28112
09235212	KAY CAROLE		400 SOUTH CRAWFORD ST		MONROE	NC	28112
09235213	CAMPBELL MELINDA	PLUE KEVIN E	401 S CRAWFORD ST		MONROE	NC	28112
09235214	SHERROD ROBERT G JR		221 S BRAGG ST		MONROE	NC	28112
09235215	CHILDS CHRISTOPHER CODY	HUENKE EMILY R	505 S. CRAWFORD ST		MONROE	NC	28112
09235216	FOMEN ASHLEY	FOMEN ALEX	408 LANCASTER AVE		MONROE	NC	28112
09235217	BELK MATTHEW	BELK STEPHANIE	400 LANCASTER AVE		MONROE	NC	28112
09235218	CROSS JESSICA M		506 S WASHINGTON ST		MONROE	NC	28112
09235219	PRICE RICHARD	PRICE JULIA	504 S WASHINGTON ST		MONROE	NC	28112
09235220	LOBERGER DALE A		502 SOUTH WASHINGTON ST		MONROE	NC	28112
09235221	AGLIARDO RICHARD	AGLIARDO VELVET	402 WASHINGTON ST		MONROE	NC	28112
09235222	EVERETT DIANE		400 S WASHINGTON ST		MONROE	NC	28112
09235223	RICHARDS DONNA F	RICHARDS KEITH D	405 SOUTH WASHINGTON ST		MONROE	NC	28112
09235224							
09235225	LAZARUS PROPERTIES LLC		400 LANCASTER AVE		MONROE	NC	28112
09235226	NEMER SANDRA STEWART HEIRS		505 S WASHINGTON ST		MONROE	NC	281125568

Exhibit 8

APO Map
PLHR-2024-00081

Legend

- Centerlines
- 150 Foot Buffer
- Parcels
- Subject Property
- Notified Properties

Existing: RMD
(Residential Medium Density)

Owner:
Richard Price

Acres: .475



0 120 240
Feet

Exhibit 9