

HISTORIC DISTRICT COMMISSION MEETING AGENDA



Monday, September 9, 2024 – 6:30 P.M.
Council Chambers – City Hall, 300 West Crowell Street – Monroe, NC

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- Item 1.** **Call to Order – Roll Call**
- Item 2.** **Pledge of Allegiance & Moment of Silence**
- Item 3.** **Conflicts of Interest**
- Item 4.** **Approval of Minutes – August 12, 2024**
- Item 5.** **Quasi-Judicial Statement**
- Item 6.** **COA PLHR-2025-00003 The Historic District Commission is requested to consider a Certificate of Appropriateness request from Denice Polemides for the property at 103 and 105 S. Hayne Street. The applicant is requesting approval for previously painting a historically unpainted surface at 103 and 105 S. Hayne Street. (Parcel ID: 09-232-021, 09-232-022)**
- Item 7.** **COA PLHR-2025-00018 The Historic District Commission is requested to consider a Certificate of Appropriateness request from Y & Z Homebuyers LLC to replace the existing windows with new primed wooden windows, replace the existing front and back doors with new wooden doors, close off the front-side door with wooden siding, remove the original tin-shingled roof on the upper part of the roof and replace it with asphalt shingles, and remove the two chimneys at 409 Everette Street. (Parcel ID: 09-231-172)**
- Item 8.** **COA PLHR-2025-00033- The Historic District Commission is requested to consider a Certificate of Appropriateness request from Ryan Cureton for the property located at 304 Charles Street. The applicant is requesting approval for previously removing the front walkway and installing a concrete patio in the front yard of the home and for replacing painted brick walls along the front steps of the home with new unpainted bricks. The applicant is also requesting to install a 3-foot picket fence in the front yard, a window in the dormer of the home, and concrete driveways as previously approved by the Historic District Commission in 2019. The application also includes a request that was approved at staff level to install a wood privacy fence in the side yard of the home. (Parcel ID: 09-231-174)**
- Item 9.** **Next Meeting: October 14, 2024**
- Item 10.** **Adjournment**

ATTENTION BOARD MEMBERS: Please contact Kimberly Davis at 704.282.4527 to confirm your attendance.

cc: Richard Long, Atty.
 Terry Sholar, Atty.

Planning Staff

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, AUGUST 12, 2024 AT 6:30 PM

COUNCIL CHAMBERS - CITY HALL

300 West Crowell Street, Monroe, North Carolina

Sent to HR: 8/13/24

Item 1: Call to Order – Roll Call

Archie Morgan, Chair, called the meeting to order at 6:30 p.m. A quorum was present. Kimberly Davis called the roll.

Members Present: Archie Morgan (Chair), Jennifer Smith (Vice Chair), Anna Dowdy, Allen Watson, Jennifer Loria, Gladys Kerr and Matthew Klaren

Members Absent: None

Staff Present: Keri Mendler, Senior Planner; Richard Long, City Attorney; Megan Brightharp, Planner I; Patrick Blaszyk, Planner I; Kimberly Davis, Administrative Assistant II

Guests: Natasha Higgins, Sally Goodwin

Item 2. Pledge of Allegiance & Moment of Silence

Item 3. Conflicts of Interest – None noted

Item 4. Approval of Minutes – July 8, 2024

Motion: Gladys Kerr made a motion to approve the minutes of the July 8, 2024 meetings.

Second: Jennifer Smith

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

AYES: Archie Morgan, Jennifer Smith, Anna Dowdy, Allen Watson, Jennifer Loria, Gladys Kerr and Matthew Klaren

NAYS: None

Item 5. COA PLHR-2024-00198 - This item was tabled from the June 10, 2024 Historic district meeting to allow the applicant opportunity to search for wood windows at the suggestion of the Commission. The Historic District Commission is requested to consider a Certificate of Appropriateness request from Natasha Higgins for the property located at 202 North Crawford Street. The applicant is requesting approval to install new wooden windows after previously installing vinyl windows at 202 North Crawford Street. (Parcel ID # 09-232-218)

Megan Brightharp and Natasha Higgins approached the dais and were sworn in by the Chair.

Megan Brightharp, Planner 1, approached the podium and presented the Proposed Findings:

1. The subject property located at 202 N. Crawford Street is owned by Natasha Higgins and is zoned RMD (Residential Medium Density). (Exhibit 1, 2) Exhibit 1 is an aerial map of the subject property highlighted in blue and is located east of North Crawford Street and North of West Morgan Street. Exhibit 2 is a copy of the zoning map showing the subject property highlighted in blue. The subject property and those around it are zoned RMD (Residential Medium Density).
2. The property is located in the South Monroe Historic District. (Exhibit 3) Exhibit 3 is a copy of the Historic District map showing the subject property highlighted in blue.
3. Staff was notified on April 22, 2024, that new vinyl windows had been installed in place of the original wooden windows at 202 N. Crawford Street.
4. On May 14, 2024, the applicant submitted an application requesting approval for previously replacing wooden windows with vinyl windows. This item was tabled from the June 10, 2024 Historic district meeting to allow the applicant opportunity to search for wood windows at the suggestion of the Commission.
5. On July 18, 2024, the applicant submitted a revised application requesting to replace five vinyl windows in the front of the home with five wooden windows of the same design, eight-over-one. Wooden windows can be approved at staff level and COA's are valid for 12 months after being issued. However, since this is an active violation, staff cannot approve 12 months to correct the violation. In order to satisfy their financial obligations for the previously installed vinyl windows, the applicant is requesting to install the wooden windows after April 2025. The Historic District Commission is requested to determine an appropriate timeframe to replace the windows. (Exhibit 4-9) Exhibit 4 is a copy of the application. Exhibit 5 are pictures of previous windows. The windows at the top are the original wooden windows. The windows at the bottom are the vinyl windows that the applicant replaced the original windows with. Exhibit 6 is a rendering of the proposed window. Exhibit 7 is a copy of the window quote in which the manufacturer verifies that this window it indeed made of wood. Exhibit 8 is an email confirming the window material. Exhibit 9 is an email between Keri Mendler, the applicant and myself requesting additional time to rectify the window issue.
6. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 titled Historic Districts of the Unified Development Ordinance.
7. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 10-11) Exhibit 10 is the APO List and Exhibit 11 is a copy of the APO Map.

Natasha Higgins from 202 North Crawford Street was invited to the podium. She called fifteen different window companies: only two of them do wooden windows, only two came out and only one gave a quote. There was no help from the company who installed the vinyl windows since they don't do wooden windows so she will try to sell them to recoup the loss.

The Chairman expressed the Board's sympathy for that happening to her and want to give her time to pay off the windows and replace them with the wooden ones.

The Board, along with Megan and Keri, discussed with the applicant the time line that they will allow for her to fix the violation of replacing the windows without the COA. The new windows, replacing the vinyl, will take six to eight weeks to make and get installed. She will need to pay off the first windows which she can do by April 2025 prior to ordering the second window and installation. The Board considered giving her until the end of 2025.

Richard Long, Attorney, suggested giving the applicant a year and, if "substantial progress" has been made, then the violation period can be extended rather than shifting the timeline out further.

Motion: Anna Dowdy made a motion that the Historic District Commission Find as a Fact that proposed project COA PLHR-2024-00198, if constructed according to the plans reviewed at the meeting, is congruous with the character of the district because the standards state "like for like" shall be used when replacing windows. What has been proposed here is that wood windows will be used to replace what were previously wood windows, specifically five windows in the front of the house that were originally wood, then replaced with vinyl and now will be re-replaced with wooden windows of the same color and design as the original windows and since these are substantially similar to the original windows that they are congruous. Here the applicant is requesting to put back in wooden windows, therefore, the application is generally in harmony with the special character of the neighboring properties and/or the Historic District as a whole. Further, the finding is subject to the condition that these windows will be installed within twelve months from today's date, so approximately August 11th of 2025.

Second: Jennifer Smith

Action: The motion passed with the following votes:

AYES: Archie Morgan, Jennifer Smith, Anna Dowdy, Allen Watson, Jennifer Loria, Gladys Kerr and Matthew Klaren

NAYS: None

Motion: Jennifer Loria made a motion based on the preceding findings of fact that the Historic District Commission grant a Certificate of Appropriateness to Natasha Higgins regarding the proposals as shown in COA PLHR-2024-00198. Such certificate to be subject to the conditions contained in the previous motion.

Second: Archie Morgan

Action: The motion to approve the Certificate of Appropriateness passed with the following votes:

AYES: Archie Morgan, Jennifer Smith, Anna Dowdy, Allen Watson, Jennifer Loria, Gladys Kerr and Matthew Klaren

NAYS: None

The Chairman and the Board voiced their concerns that as hard as it was finding a company to put in wooden windows, is it possible that they are antiquated. Keri told the Board that they have taken a stance on wooden windows, but other places and jurisdictions allow other material like composite materials. Every decision is made case by case. One of the possible suggested topics for the training in September was windows and the balance between wood and other alternatives.

If the change in window material options change for the Board, then how it will affect the current applicant is a concern. Natasha Higgins said one of the window representatives was encouraging other options besides wood. New composite materials look like wood and paints like wood.

Attorney Richard Long explained if the policy is changed then the applicant can reapply. He encouraged the Board to not make a rash decision. If Natasha comes before the Board requesting composite windows then the Board could feasibly approve it, but, as Keri Mendler pointed out, more information will be provided with the September training. Keri Mendler will work on getting more information on window composite options.

Item 6. COA PLHR-2025-00016 - The Historic District Commission is requested to consider a Certificate of Appropriateness request from Veronica Carrillo requesting approval for previously installing a stained glass window on the front façade of the home at 508 South Crawford Street after previously removing the original window to install a door. (Parcel ID# 09-235-206A)

Megan Brightharp, Planner 1, approached the podium and presented the Proposed Findings:

1. The subject property located at 508 South Crawford Street is owned by Eva Guzman-Carrillo and is zoned RMD (Residential Medium Density). (Exhibit 1-2) Exhibit 1 is a copy of an aerial map showing the subject property highlighted in blue which is located west of South Crawford Street. Exhibit 2 is copy of the zoning map with subject property highlighted in blue. Subject property, as are the ones surrounding it, is zoned RMD (Residential Medium Density).
2. The property is located in the South Monroe Historic District. (Exhibit 3) Exhibit 3 is a copy of the Historic District map showing the subject property highlighted in blue.
3. On December 6, 2023, the applicant applied for a COA requesting approval for previously replacing a window with a door on the front façade of the home. At the May 13, 2024 meeting, the Commission denied the proposed door and the applicant was instructed to reinstall the window.
4. On July 16, 2024, the applicant submitted an application requesting approval for previously installing a stained glass window on the front façade of the home. (Exhibit 4-6) Exhibit 4 is a copy of the application. Exhibit 5 are photos of the home showing the previous window circled in red. Exhibit 6 is a photo of the new window.
5. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 of the Unified Development Ordinance.

6. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibits 7-8) Exhibit 7 is a copy of the APO List. Exhibit 8 is a copy of the APO Map.

The Board reviewed the changes that were presented from past meetings and the motions previously made. It is not a like-for-like replacement since the original window broke. The applicant continued to make changes to this window/door without appearing before the Board and disregarded what the Board has previously ruled on. The framework was altered to put in this stained-glass window. It is not congruous, but the stained-glass window matches the color and style of the house.

Motion: Jennifer Loria made a motion that the Historic District Commission Find as a Fact that proposed project COA PLHR-2025-00016, if constructed according to the plans reviewed at the meeting, is congruous with the character of the District because the Standards state: “Retain and preserve windows and doors including sidelights and transoms,” and “Preserve and maintain window and door features.” Here the applicant is requesting to approve this window, therefore, the application is generally in harmony with the special character of the neighboring properties and/or the Historic District as a whole.

Second: Jennifer Smith

Action: The motion passed with the following votes:

AYES: Archie Morgan, Jennifer Smith, Allen Watson, Jennifer Loria, Gladys Kerr and Matthew Klaren

NAYS: Anna Dowdy

Motion: Jennifer Loria made a motion based on the preceding findings of fact that the Historic District Commission grant a Certificate of Appropriateness to applicant, Veronica Carrillo, regarding the proposals as shown in COA application PLHR-2025-00016.

Second: Jennifer Smith

Action: The motion to approve the Certificate of Appropriateness passed with the following votes:

AYES: Archie Morgan, Jennifer Smith, Allen Watson, Jennifer Loria, Gladys Kerr and Matthew Klaren

NAYS: Anna Dowdy

Keri Mendler, Senior Planner, approached the podium and communicated information on the Tree Inventory Project which was not on the agenda. Tree Inventory letters were put in front of the Board members who live within the Historic District. Fifty letters out of four-hundred parcels have only come back so far. Some of the Board are aware of complaints about perceived damage to yards and misconceptions of this project. The owners cannot be made to comply with this project and many will decide not to sign the form for various reasons. A third-party company, Davey Resource Group not City staff, is only gathering data on the trees in the area and not making decisions on trees that need to be cut down or potential code issues. The intent is if the

property owner has not given permission ahead of time, the Resource Group will try to make contact and distribute door hangers.

Next Monday, August 19th, there is an informal meeting from 4pm to 7pm. There will be two brief identical presentations to give some general information and give the public an opportunity to come and ask questions. There was some question as to whether to put it on Facebook for the general public since it is for a small percentage of the City's population. Permission forms will be available to sign if needed. If a fenced-in back yard is closed then permission will be asked to go into the back yard and/or data will be obtained by observing from adjoining properties. In 2001, trees within the old portion of the Historic District were studied and data was gathered of unique identifiers, diameter, species, Latin name and a priority level. More permission slips are wanted in order to gather enough data to make this new study more effective. This is not going towards obtaining a Tree City USA designation. Certain trees, both existing and cut down, in the District are meaningful and significant to some of the Board members.

Jennifer Smith read a list of numerous ways that trees benefit our world. Boundaries for the Historic District, in which some sections of downtown are not included, would probably not be moved for a tree and would take several years and a long process to change. A new survey would have to be done, since the last one was done in the 1980's, in order to add buildings or areas to the National Historic District area.

A Special Meeting will be the CLG training workshop from 9am to 4:30pm at the Bottle Factory on September 13, 2024. Legal guidelines and topics pertaining to the Board will be covered.

Item 7. **Next Meeting: September 9, 2024**

Item 8. **Adjournment**

Motion: **Gladys Kerr made a motion to adjourn this meeting.**

Second: **Anna Dowdy**

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

AYES: **Archie Morgan, Jennifer Smith, Anna Dowdy, Allen Watson,
Jennifer Loria, Gladys Kerr and Matthew Klaren**

NAYS: **None**

The meeting adjourned at 7:45 pm.

Respectfully submitted,

Archie Morgan
Chairman

Kimberly Davis
Secretary to the Board



STAFF REPORT
PLHR-2025-00003

TO: Historic District Commission Members

DATE: September 9, 2024

FROM: Keri Mendler, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Certificate of Appropriateness request for 103 and 105 S. Hayne Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from Denice Polemides for the property at 103 and 105 S. Hayne Street. The applicant is requesting approval for previously painting a historically unpainted surface at 103 and 105 S. Hayne Street.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	6-20-2024
Name of Petitioner:	Denice Polemides
Location:	103 and 105 S. Hayne Street
Tax ID #:	09-232-021, 09-232-022
Lot Size:	0.104 acres
Zoning Classification:	DC-MX (Downtown Central Mixed-Use)

GENERAL INFORMATION

The tax record indicates that this structure was constructed in 1945.

RELEVANT DESIGN STANDARDS

Masonry, pg. 45

1. It is not appropriate to paint masonry surfaces that were not historically painted.
The brick was not historically painted. The applicant is requesting approval for previously painting a historically unpainted brick surface. The entire structure has been painted gray.

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 103 and 105 South Hayne Street is owned by Milton and Denice Polemides and is zoned DC-MX (Downtown Central Mixed-Use). (Exhibit 1, 2)
2. The property is located in the South Monroe Historic District. (Exhibit 3)
3. Staff received an email on May 30, 2024 inquiring about painting murals on the sides of the building located at 103 and 105 South Hayne Street. While staff researched requirements for murals within the Historic District, it was discovered that the building had been painted without receiving a Certificate of Appropriateness.
4. On June 20, 2024, the applicant submitted an application requesting approval for previously painting a historically unpainted surface at 103 and 105 South Hayne Street. (Exhibit 4-5)
5. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 titled *Historic Districts* of the Unified Development Ordinance.
6. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 6-7)

CONCLUSIONS

The proposal requesting approval for previously painting a historically unpainted surface at 103 and 105 South Hayne Street as presented (is/is not) congruous in concept according to the *Masonry* standards contained within the *Monroe Design Standards*:

Masonry, pg. 45

1. It is not appropriate to paint masonry surfaces that were not historically painted.

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. Site Photos
6. APO List
7. APO Map

Prepared by: MB 7-18-2024

Aerial Map
PLHR-2025-00003

Legend

- Centerlines
- Parcels
- Subject Property

Existing: DC-MX
(Downtown Central Mixed-Use)

Owner:
Milton and Denice Polemides

Acres: .104



0 50 100
Feet

Exhibit 1

Zoning Map
PLHR-2025-00003

Legend

Centerlines

Parcels

Monroe Zoning Districts

DC-MX

RMD

Subject Property

Existing: DC-MX
(Downtown Central Mixed-Use)

Owner:
Milton and Denice Polemides

Acres: .104



0 50 100
Feet

Exhibit 2

Historic District Map PLHR-2025-00003

Legend

- Centerlines
- Parcels
- Historic District
- Subject Property

Existing: DC-MX
(Downtown Central Mixed-Use)

Owner:
Milton and Denice Polemides

Acres: .104



0 50 100
Feet

Exhibit 3



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 103 & 105 S Hayne St
Applicant's name: Denice Polemides
Applicant's address: 319 Abellia Dr
Waxhaw, NC 28173
Applicant's telephone number: 704.564.3381
Applicant's email address: denicekp@windstream.net
Property Tax identification number: _____ - _____ - _____

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

3. The following Certificate of Appropriateness is requested for: After the fact COA
Please provide a brief description of the project. This is for the currently painted brick since the property is
currently in violation.

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).

Denice polemides
Applicant- Printed

Denice Polemides
Applicant- Signed

June 20, 2024
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.

Exhibit 4

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

=====

Additional conditions and remarks: _____

Authorized signature

Date

Signature:  (Jun 20, 2024 13:00 EDT)
Email: denicekp@windstream.net





ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	CURR_ADDR2	OWNERCITY	OWNERSTATE	OWNERZIP
09232062 22	195 NORTH TRADE LLC		130 LIBRARY LN		MATTHEWS	NC	28105
09232062 05							
09232062 06							
09232007	218 EAST FRANKLIN LLC		PO BOX 1014		MONROE	NC	28111
09232071	ALLEN BRIAN	ALLEN TILIA N	7805 HAIGLER GIN RD		MONROE	NC	28110
09232062 04	ANFIELD INVESTMENTS LLC		2631 LIVERY STABLE DR		MATTHEWS	NC	28105
09232062 01							
09232062 24	BAILEY JACKSON LEE		109 HAYNE ST UNIT 312		MONROE	NC	28112
09232062 13	BALLARD JERRY DANIEL	BALLARD TARA MOSER	5706 LANCASTER HWY		MONROE	NC	28112
09232068B	CARLSON HEISNER HOLDINGS LLC		408 W WINDSOR ST		MONROE	NC	28112
09232068A							
09232064A	CDJW LLC		PO BOX 481		MONROE	NC	28111
09232019	CRIDER RICHARD HILL		201 S HAYNE ST		MONROE	NC	28112
09232023	CTJ INVESTMENT GROUP LLC		PO BOX 482		MONROE	NC	28111
09232024B							
09232062 25	DALRYMPLE JAMES		109 N HAYNE ST UNIT 313		MONROE	NC	28112
09232062 19	DEL HOYO ROBERT R		109 N HAYNE ST UNIT 223		MONROE	NC	28112
09232062 20	DRUMMOND SARAH		3011 FREIDA LN		GASTONIA	NC	28054
09232062 18	DUNLAP JERREL MARIANO	DUNLAP SALOAN	109 N HAYNE ST UNIT 219		MONROE	NC	28112
09232072	EUDY JAMES		3657 HELMS RD		LANCASTER	SC	29720
09232067	GATEWOOD DEVELOPMENT LLC		1619 WAXHAW INDIAN TRAIL RD S		WAXHAW	NC	28173
09232066	GIBSON WALTER H JR	GIBSON FLORIE M	1711 WHITE STORE RD		MONROE	NC	28112
09232064	GRIFFIN H CHARLES		6022 UNIONVILLE BRIEF RD		MONROE	NC	28110
09232062 15	HOBBS JOHN DAVID		109 N HAYNE ST UNIT 216		MONROE	NC	28112
09232062 07	HUFFMAN CAROLYN MOORE		109 N HAYNE ST UNIT 200		MONROE	NC	28112
09232062 10	J MARIE LLC		20700 MARSTON RD		LAUREL HILL	NC	28351
09232062 08	KELLY JOHN	KELLY RAWLES	2631 LIVERY STABLE DR		MATTHEWS	NC	28105
09232062 12	LAMBERT WANDA SUE		109 N HAYNE ST #213		MONROE	NC	28112
09232062 30	LAVERGNE JERILYN GUIDRY	LAVERGNE CECIL BERT	109 HAYNE ST UNIT 318		MONROE	NC	28112
09232068	MCCOTTER INVESTMENTS LLC		108 S HAYNE ST		MONROE	NC	28112
09232062 11	MCFADDEN MICHAEL	MCFADDEN JESLYN	109 N HAYNE ST UNIT 212		MONROE	NC	28112
09232062 26							
09232063	MELTON LINDA GODWIN		1324 HICKORY WOODS DR		MONROE	NC	28112
09232065	MSG COMMERCIAL PROPERTIES LLC		2500 ROOSEVELT BLVD		MONROE	NC	28110
09232062 09	NADAR JASON M		109 N HAYNE ST UNIT 205		MONROE	NC	28112
09232062 28	PENA DANIEL	PENA ALEXIS	6916 PINEWOOD FOREST DR		MONROE	NC	28110
09232021	POLEMIDES MILTON		319 ABELLIA DR		WAXHAW	NC	28173
09232022							
09232024A	POLEMIDES PHOTENI	POLEMIDES MILTON JOHN	313 ABELLIA DR		WAXHAW	NC	28173
09232025							
09232062 16	PRICE KATHRYN J		2067 TWO SISTERS DR		LANCASTER	SC	29720
09232062 14	RING LANNETTE		109 N HAYNE ST UNIT 215		MONROE	NC	28112
09232062 17	ROSS WILLIAM RUSSELL	SOLANO CHARITO CARREON	109 N HAYNE ST UNIT 218		MONROE	NC	28112
09232062 31	ROWE DOUGLAS E		109 N HAYNE ST	APT 319	MONROE	NC	28112
09232062 21	SERDINSKY ERIC JOHN	SERDINSKY SHAUNA	109 NORTH HAYNE ST #304		MONROE	NC	28112
09232062 23	SHAW ROSIONA		109 N HAYNE ST UNIT 311		MONROE	NC	28112
09232020	SHIN HYON MIN		109 S HAYNE ST		MONROE	NC	28112
09232024	SIZER LLC		C/O JAMES KERR	PO BOX 783	MONROE	NC	28111
09232062 29	VAUGHN MARK	VAUGHN JOELL	109 N HAYNE ST UNIT 317		MONROE	NC	28112
09232011	VESTRY ST PAULS EPISCOPAL CHURCH		116 S CHURCH ST		MONROE	NC	28112
09232062 27	WIGFALL KIARRA		109 N HAYNE ST UNIT 315		MONROE	NC	28112
09232062 32	WOOLFORD VALERIE		109 N HAYNE ST UNIT 323		MONROE	NC	28112

APO Map

PLHR-2025-00003

Legend

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

Existing: DC-MX
(Downtown Central Mixed-Use)

Owner:
Milton and Denice Polemides

Acres: .104



0 150 300
Feet



Exhibit 7



STAFF REPORT
PLHR-2025-00018

TO: Historic District Commission Members

DATE: September 9, 2024

FROM: Keri Mendler, Senior Planner

PREPARED BY: Patrick Blaszyk, Planner

SUBJECT: Certificate of Appropriateness request at 409 Everett Street.

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from Y & Z Homebuyers LLC to replace the existing windows with new primed wooden windows, replace the existing front and back doors with new wooden doors, close off the front-side door with wooden siding, remove the original tin-shingled roof on the upper part of the roof and replace it with asphalt shingles, and remove the two chimneys at 409 Everett Street.

The application also included a request that has been approved at staff level to replace the existing concrete driveway with like materials and stain the driveway. The applicant also requested to replace the asphalt shingles on the lower part of the roof with like materials.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	8-5-2024
Name of Petitioner:	Y & Z Homebuyers LLC
Location:	409 Everett Street
Tax ID #:	09-231-172
Lot Size:	0.232 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

409 Everett Street - C. H. Griffin House; ca. 1910

During the 1920s this one-story, frame, Classical Revival style house was occupied by C. H. Griffin, a clerk in the Quality Shoe store. Projecting from the tin-shingled, pyramidal roof are gabled wings at the southwest, west and northeast. Each of these has a rectangular vent. A Tuscan-columned porch runs across the front and half of the east side of the house. The chimneys, located on either side of the main roof, have stuccoed shafts below their corbelled caps. Window sash are one over one and two over two. At the rear of the house is a shed wing.

RELEVANT DESIGN STANDARDS

Windows and Doors, pg. 53

1. Retain and preserve windows and doors including sidelights and transoms and their decorative and functional features that are important in defining the historic character of a district building — such as frames, sash, muntins, lintels, sills, thresholds, moldings, surrounds, hardware, and shutters — as well as their finishes.

The applicant is requesting approval to replace the original wood windows with new wooden windows. The original wood windows are a mixture of one over one and one over two in design, while the new wood windows are a one over four-pane design.

The applicant is also requesting to replace the original wooden front door and incongruous steel rear door with new wooden doors that both feature 6-pane glass windows.

2. If replacement of an entire window or door feature is necessary due to deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not feasible.
The new windows are wooden, but the applicant is requesting a different pane configuration from the original windows. The request is to replace the original wood windows with new wood windows with a new pane configuration.

The applicant is also proposing to replace the original deteriorating wooden front door that features a half one-pane glass window with a new wooden door that features a six-pane glass window. The applicant is also proposing to replace the incongruous steel rear door with a wooden door that features a six-pane glass window.

3. It is not appropriate to replace deteriorated windows, doors, or shutters with stock items that do not fill the original openings or duplicate the original in size, material, and design. Two-dimensional simulations of pane subdivisions, such as snap-in muntins, are not appropriate replacements for true divided-light windowpanes.

The new windows are properly sized.

4. It is not appropriate to fill in or cover over existing window or door openings if it would compromise the architectural integrity of the district building.

The applicant is requesting to cover over the existing door opening for the side-front door on the front porch with wood siding. The original wooden door is missing and had plywood over the door entrance when the applicant purchased the home.

Masonry, pg. 45

1. Retain and preserve functional and decorative masonry features that are important in defining the overall historic character of a district building and site — such as walls, foundations, chimneys, and piers — as well as their decorative details including bonding patterns, tooling, coatings, and colors.

The applicant is requesting to remove two chimneys in the middle portion of the house. The chimneys have been blocked off on the inside of the home with concrete.

Roofs, pg. 55

1. Retain and preserve the shape and materials of roofs and their decorative and functional features that are important in defining the historic character of a district building — including dormers, chimneys, turrets, spires, cupolas, balustrades, and shingles.
The applicant is requesting to replace the original tin-shingled metal roof that exists on the upper part of the roof with asphalt shingles.

The applicant is also requesting to remove two chimneys in the middle portion of the house. The chimneys have been blocked off on the inside of the home with concrete.

2. If replacement of an entire roof surface or feature is necessary due to deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not feasible.
The applicant is requesting to replace the original tin-shingled metal roof that exists on the upper part of the roof with asphalt shingles.

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 409 Everette Street is owned by Y & Z Homebuyers LLC 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 August 5, 2024, the applicant applied for a COA to replace the original one over one and two over one wood windows with newly designed one over four wood windows, replace the existing front and rear doors with wooden doors that feature six-pane glass windows, cover over an existing door opening on the front porch with wooden siding, remove the two chimneys from the house and replace the original tin-shingled metal roof with asphalt shingles. (Exhibits 4-13)
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 14-15)

CONCLUSIONS

The proposal to replace the original one over one and two over one wood windows with newly designed one over four wood windows, replace the existing front and rear doors with wooden doors that feature six-pane glass windows, cover over an existing door opening on the front porch with wooden siding, remove the two chimneys from the house and to replace the original tin-shingled metal roof with asphalt shingles as presented (is/is not) congruous in concept according to the *Windows and Doors* and *Masonry*, and *Roofs*, standards of the *South Monroe Historic District Design Standards*:

Windows and Doors, pg. 53

1. Retain and preserve windows and doors including sidelights and transoms and their decorative and functional features that are important in defining the historic character of a district building — such as frames, sash, muntins, lintels, sills, thresholds, moldings, surrounds, hardware, and shutters — as well as their finishes.
2. If replacement of an entire window or door feature is necessary due to deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not feasible.
3. It is not appropriate to replace deteriorated windows, doors, or shutters with stock items that do not fill the original openings or duplicate the original in size, material, and design. Two-dimensional simulations of pane subdivisions, such as snap-in muntins, are not appropriate replacements for true divided-light windowpanes.
4. It is not appropriate to fill in or cover over existing window or door openings if it would compromise the architectural integrity of the district building.

Masonry, pg. 45

1. Retain and preserve functional and decorative masonry features that are important in defining the overall historic character of a district building and site — such as walls, foundations, chimneys, and piers — as well as their decorative details including bonding patterns, tooling, coatings, and colors.

Roofs, pg. 55

1. Retain and preserve the shape and materials of roofs and their decorative and functional features that are important in defining the historic character of a district building — including dormers, chimneys, turrets, spires, cupolas, balustrades, and shingles.
2. If replacement of an entire roof surface or feature is necessary due to deterioration, replace it in kind, matching the original in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not feasible.

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 Window
6. New Windows Example
7. New Windows Information
8. Existing Front and Rear
Doors
9. New Front and Rear Doors
10. Front Porch Side Door
Opening
11. Existing Chimneys and
Fireplaces
12. Existing Tin Roof
13. New Asphalt Roof
Example
14. APO List
15. APO Map

Prepared by: PB 8-28-24

Aerial Map PLHR-2025-00018

Legend

- Centerlines
- Parcels
- Subject Property

Existing: RMD
(Residential Medium Density)

Owner: Y&Z Homebuyers LLC

Acres: .232



0 30 60 Feet

Exhibit 1

Zoning Map PLHR-2025-00018

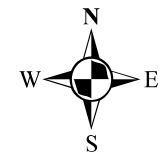
Legend

-  Parcels
-  Centerlines
- Zoning Districts**
-  RMD
-  Subject Property

Existing: RMD
(Residential Medium Density)

Owner: Y&Z Homebuyers LLC

Acres: .232



0 30 60 Feet


EVERETTE ST

Exhibit 2

Historic District Map PLHR-2025-00018

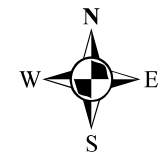
Legend

-  Parcels
-  Centerlines
-  Subject Property
-  Historic District

Existing: RMD
(Residential Medium Density)

Owner: Y&Z Homebuyers LLC

Acres: .232



0 30 60 Feet


EVERETTE ST

Exhibit 3



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 409 Everett St Monroe NC
Applicant's name: Yonis Turcios
Applicant's address: 3013 Love Mill rd Monroe NC

Applicant's telephone number: 980-239-2977
Applicant's email address: Y-Zhomebuyers@yahoo.com
Property Tax identification number: _____ - _____ - _____

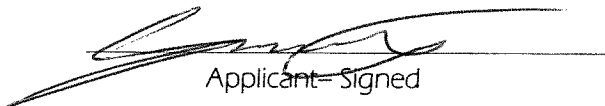
2. The property is owned by (if different from above) Y&Z Homebuyers LLC
Address: 3013 Love mill rd Monroe NC Telephone: 980-239-2977

3. The following Certificate of Appropriateness is requested for: _____
Please provide a brief description of the project: Adding New^{wood} windows to replace
Existing^{wood} windows, Demolish chimneys Because they been
Blocked off, Replacing Front and Back^{wood} Door, with new wood Doors
Redoing concrete driveway with the same material concrete.
Redoing Roof with^{metal and asphalt} asphalt Roof. / Block off Front
Side Door with wood 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).

Yonis Turcios

Applicant- Printed


Applicant- Signed

8-05-24.

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.

Exhibit 4

Patrick M. Blaszyk

From: yonis turcios <y_zhomebuyers@yahoo.com>
Sent: Monday, August 26, 2024 12:11 PM
To: Patrick M. Blaszyk
Subject: Re: 409 Everette Street Concrete Driveway

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Alright we are going to stain the concrete brown

Sent from my iPhone

On Aug 22, 2024, at 3:11 PM, Patrick M. Blaszyk <pblaszyk@monroenc.org> wrote:

Good afternoon,

I also wanted to inform you that the new concrete driveway must be stained in color. For example, earth tones such as brown are utilized frequently in the Historic District.

Sincerely,

Patrick Blaszyk

Planner 1

City of Monroe

300 W. Crowell Street

Monroe, NC 28112

Phone: (704)-282-4550

Email: pblaszyk@monroenc.org

<image001.gif>

Patrick M. Blaszyk

From: yonis turcios <y_zhomebuyers@yahoo.com>
Sent: Monday, August 26, 2024 12:11 PM
To: Patrick M. Blaszyk
Subject: Re: 409 Everette Street Concrete Driveway

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Yes 1 over 4 panel
Sent from my iPhone

On Aug 22, 2024, at 4:54 PM, Patrick M. Blaszyk <pblaszyk@monroenc.org> wrote:

Good afternoon,

Lastly, what style of windows do you intend on installing. Are they 1 pane over 4, 1 pane over 2?

Sincerely,

Patrick Blaszyk

Planner 1

City of Monroe

300 W. Crowell Street

Monroe, NC 28112

Phone: (704)-282-4550

Email: pblaszyk@monroenc.org

<image001.gif>

Existing Windows

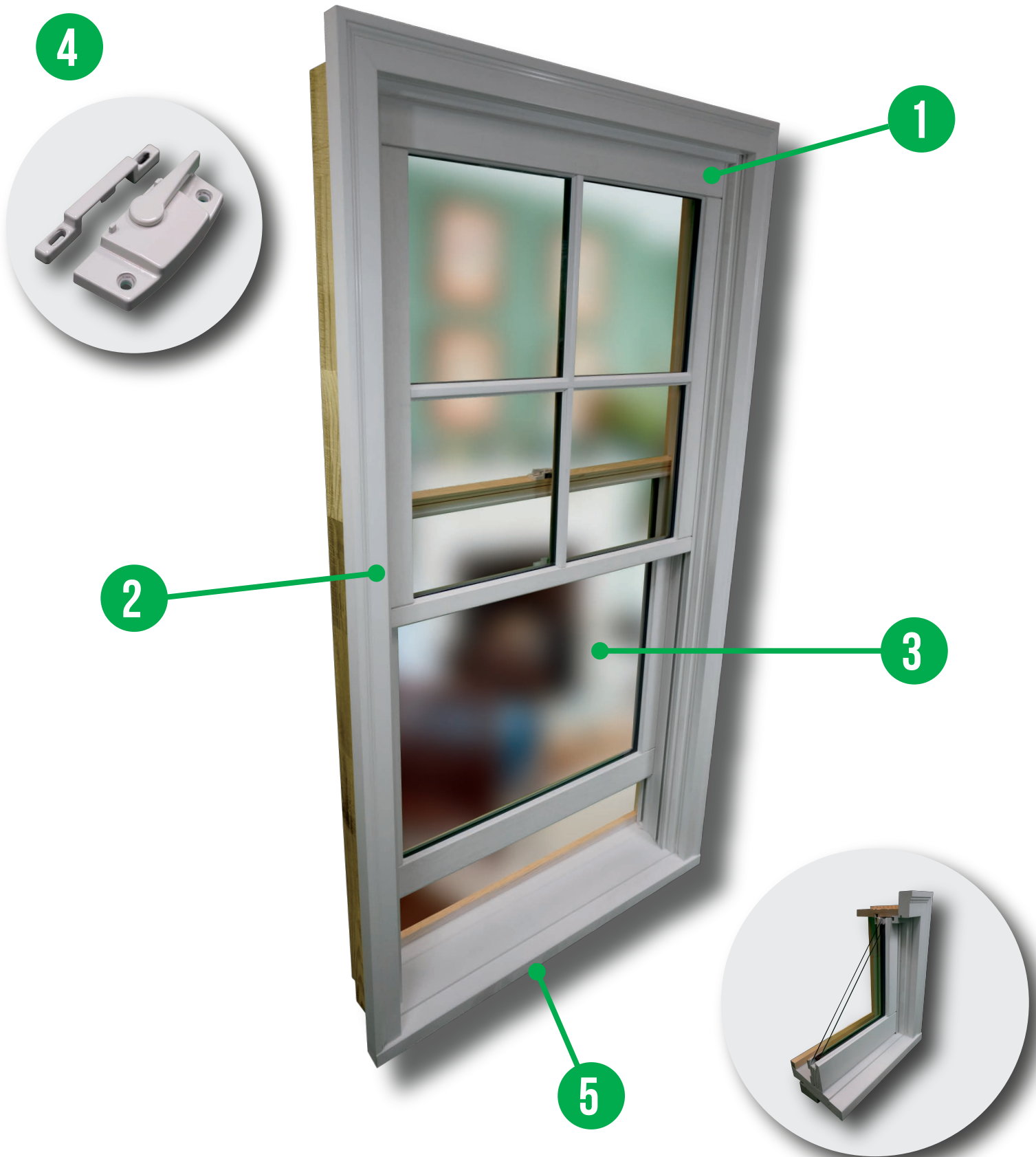


Exhibit 5

Existing Windows



PRIMED WOOD WINDOW



TRADITIONAL SERIES 2100

This is where it all began, bringing back the traditional look of a double hung window. The wide stile, primed sash, provides an architectural look that enhances the beauty of your home. With the durability and weather tightness of a precision made wood window, the engineered design will keep out the cold, heat and dust for years to come. The traditional looking window improves the curb appeal of your home and is available in a wide range of design options.

STANDARD FEATURES

- 1 • 6/4 wide stile sash parts for strength, durability, insulating values.
 - Treated with Wood life 111 water repellent and wood preservative.
- 2 • Primed exterior and ready for painting
 - Natural interiors ready for painting or staining
 - Continuous routed finger lift for easy operation
- 3 • Cardinal Low-e 270 11/16" Insulated Glass
 - Boot Glaze sashes design to weep the gathering of moisture
 - Sashes are design to be easily reglazed in case of broken glass
 - Adjustable foam filled weather stripping for a weather tight fit
- 4 • Dual action sash locks with adjustable keeper for better security
 - Tilt in sashes for ease of cleaning
 - Full 4-9/16" Jambs for better strength and performance
 - Standard PVC brick mould for easy installation
- 5 • Composite sill and sill nosing
 - White heavy duty bridge back compression jamb liners



OPTIONAL FEATURES

- Tan Boot Glaze
- Bronze Sash Locks
- GBG bars- Multiple Color Combinations Available
- SDL Options - 7/8" & 1-1/8" profile bars, 7/8" Putty
- Cardinal Low-e 366 glass
- Argon Glass
- Factory applied PVC exterior trim: 5/4 x 4, 5/4 x 6
- Extension Jambs
- Tan Jamb Liners
- Full Length Screens
- DP50 Performance Upgrades



Existing Front and Rear Door



Exhibit 8

New Front and Rear Doors



Front



Rear

Exhibit 9

Front Porch Side Door Opening



Exhibit 10

Existing Chimneys



Left Chimney



Both Chimneys

Exhibit 11

Existing Fireplaces





Original Tin Roof on Upper Part of Roof



Exhibit 12

New Asphalt Roof Example

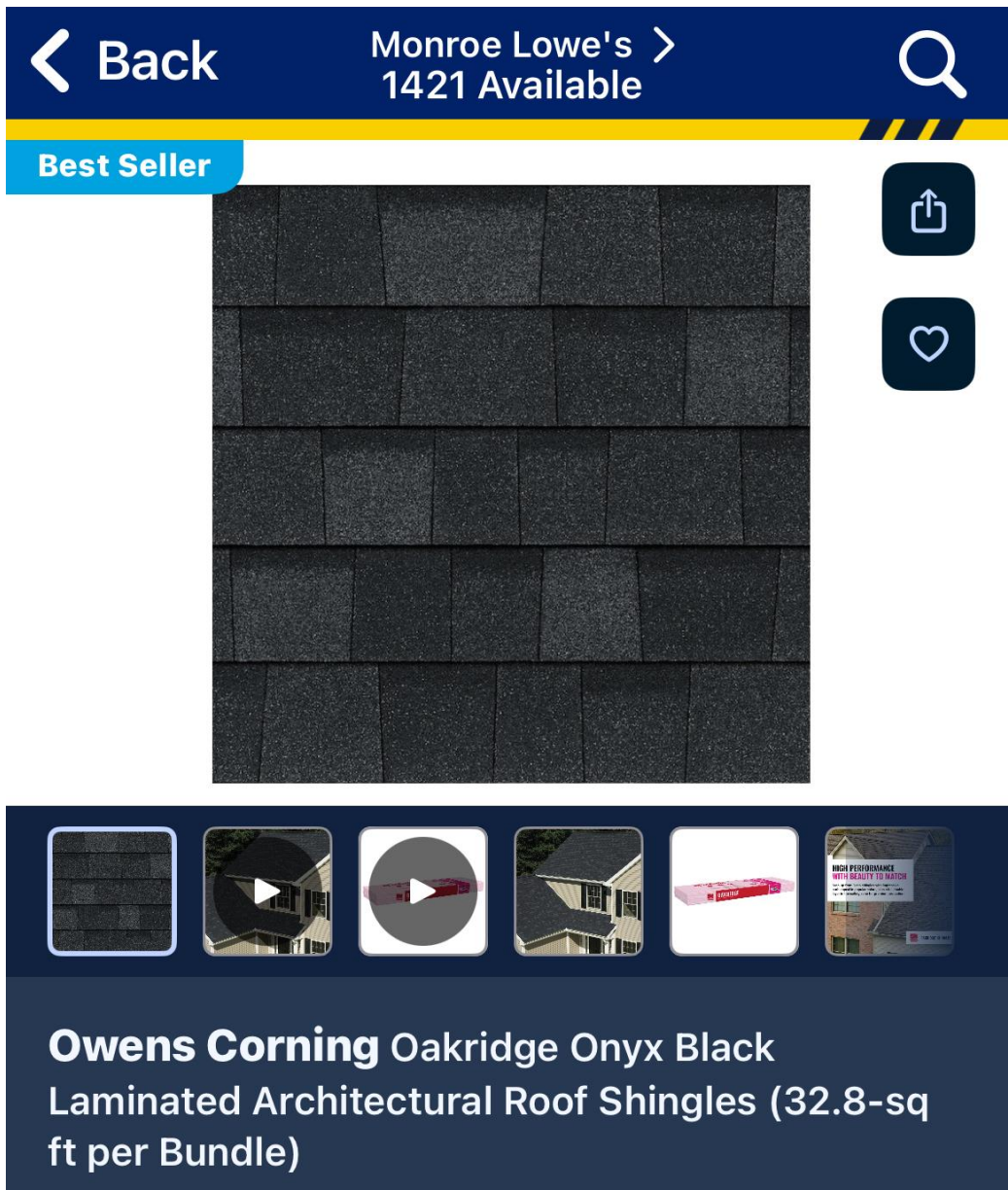
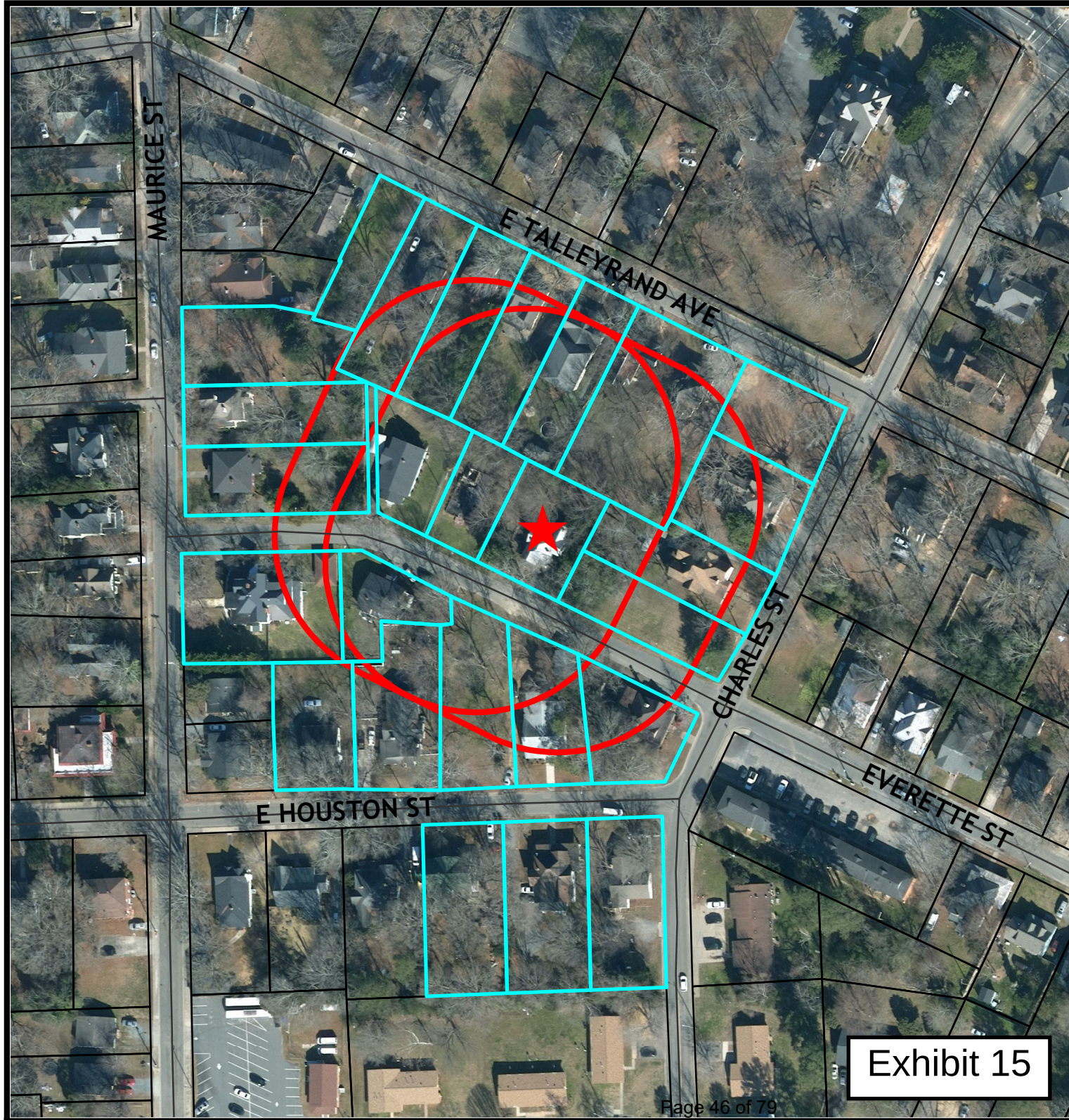


Exhibit 13

ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRESS	OWNERCITY	OWNERSTATE	OWNERZIP
09231104	PALACIOS GUILLERMO CAPOTE		PO BOX 2646	MONROE	NC	28110
09231175	WIGGINS CLARA P		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231177	DAUGHERTY GREGORY R		PO BOX 482	WINGATE	NC	28174
09231137	WALTERS JOSEPH KEITH	WALTERS JULIA T	405 E HOUSTON ST	MONROE	NC	28112
09231178	YOUTH WITH A MISSION CHARLOTTE INC		418 E FRANKLIN ST	MONROE	NC	28112
09231105	WIGGINS CHRISTIAN STEPHEN		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231106	STARR TIFFINY AMBER LYNN		408 E HOUSTON ST	MONROE	NC	28112
09231138	BRANTLEY BRAD	BRANTLEY PAMELA M	409 E HOUSTON ST	MONROE	NC	28112
09231169	HEIDTMANN WILLIAM P	SULLIVAN EMMA J	211 MAURICE ST	MONROE	NC	28112
09231175B	WIGGINS CLARA P		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231176	HEDGEPEETH TODD A	HEDGEPEETH VICKIE L	410 E TALLEYRAND AVE	MONROE	NC	28112
09231141	LORIA THOMAS MICHAEL	LORIA JENNIFER RYAN	305 S MAURICE ST	MONROE	NC	28112
09231136	BUTLER DENNIS E HEIRS		4900 RIDGELY DR	CHARLOTTE	NC	28208
09231139	WIGGINS CLARA P		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231168	312 N CHARLOTTE AVENUE LLC		PO BOX 1561	MONROE	NC	28111
09231138A	WALTERS JULIA	WALTERS KEITH	405 E HOUSTON ST	MONROE	NC	28112
09231167	BOND STONE HOLDINGS LLC		207 MAURICE ST	MONROE	NC	28112
09231172	WIGGINS CLARA P		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231174	CURETON RHONDA	CURETON RYAN	395 DURANT ST	MONROE	NC	28112
09231175A	WIGGINS CLARA P		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231179	FINE RENTALS LLC		PO BOX 639	LOCUST	NC	28097
09231180	HELMSMAN HOMES LLC		PO BOX 3965	MOORESVILLE	NC	28117
09231140	WM HOMES LLC		406 EVERETTE ST	MONROE	NC	28112
09231170	MCNEELY JAMES ADRIAN	MCNEELY REBECCA ANN	405 EVERETTE ST	MONROE	NC	28112
09231171	WIGGINS CLARA P		408 W ROOSEVELT BLVD	MONROE	NC	28110
09231173	CITY OF MONROE		PO BOX 69	MONROE	NC	281110069

Exhibit 14



APO Map

Case#:
PLHR-2025-00018

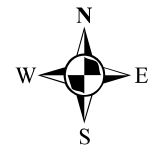
409 Everett Street

Legend

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

Owner: Y & Z Homeowners LLC

.232 Acres



0 125 250 Feet

Exhibit 15



STAFF REPORT
PLHR-2025-00033

TO: Historic District Commission Members

DATE: September 9, 2024

FROM: Keri Mendler, Senior Planner

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Certificate of Appropriateness request for 304 Charles Street

SUMMARY STATEMENT

The Historic District Commission is requested to consider a Certificate of Appropriateness request from Ryan Cureton for the property located at 304 Charles Street. The applicant is requesting approval for previously removing the front walkway and installing a concrete patio in the front yard of the home and for replacing painted brick walls along the front steps of the home with new unpainted bricks. The applicant is also requesting to install a 3-foot picket fence in the front yard, a wood privacy fence in the side yard at the front corner of the home, a window in the dormer of the home, and concrete driveways as previously approved by the Historic District Commission in 2019.

The application also includes a request that was approved at staff level to install a wood privacy fence in the side yard of the home.

SITE DATA

Type of Action:	Certificate of Appropriateness
Date of Petition:	07-09-2024
Name of Petitioner:	Ryan and Rhonda Cureton
Location:	304 Charles Street
Tax ID #:	09-231-174
Lot Size:	0.25 acres
Zoning Classification:	RMD (Residential Medium Density)

GENERAL INFORMATION

304 Charles Street ; circa 1910

In 1922 Joe Thompson and A. Frank Thompson, an engineer with Seaboard Airline Railway, occupied this house. The one-story, frame Queen Anne/Classical Revival style house has a pyramidal hipped roof with gables on the front three sides and an L-shaped porch with a pediment gable over the front steps. This porch has turned columns with fan brackets between them. In the roof over the entrance is a pediment dormer with a cross-pattern upper sash. The front gable has a semi-circular-arched vent. Two chimneys with corbelled caps rise through the main roof. Window sash are one over one.

RELEVANT DESIGN STANDARDS

Driveways, Walkways, and Parking, pg. 19

1. Retain and maintain the historic configuration and materials of existing driveways, walkways, and alleys whenever possible.
The applicant is requesting permission for previously removing the front walkway of the home to install a concrete patio. The applicant is also requesting to install concrete driveways on both sides of the home.
2. New driveways should be located to the sides and rear of existing houses and should be screened with landscaping if the area is prominently visible from a public right-of-way.
The applicant is proposing to install new concrete driveways on both sides of the home
3. Construct new driveways to conform with the spacing, width, configuration, and materials of existing driveways.
Many driveways in the area are to the side of the house and are gravel although there a few that are concrete. All new driveways must be paved with asphalt or concrete according to the zoning ordinance.
4. For new walkways and parking areas, use appropriate traditional paving materials such as brick, stone, and scored concrete. Color and texture of new surfaces should be carefully reviewed prior to installation. Avoid large expanses of bright white or gray concrete surfaces.
The applicant is proposing to pave the driveways with concrete; the applicant has not indicated if the concrete will be scored or stained.
5. It is not appropriate to locate off-street parking in front yards.
The applicant is proposing driveways on both sides of the home.

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 applicant is proposing to build a three-foot tall picket fence in the front yard and a wood privacy fence in the side yard at the front corner of the home, as previously approved by the Historic District Commission in 2019.

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 a three-foot tall picket fence in the front yard and a wood privacy fence in the side yard at the front corner of the home, as previously approved by the Historic District Commission in 2019.

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 and a wood privacy 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 front yard fence will have wood pickets and will be three-feet tall. The privacy fence will be wood.

Masonry, pg. 29

1. Retain and preserve masonry features that contribute to the overall historic character of a building and a site, including walls, foundations, roofing materials, chimneys, cornices, quoins, buttresses, piers, columns, lintels, arches, and sills.

The applicant is requesting approval for previously replacing painted brick walls along the front steps with new unpainted brick.

2. Protect and maintain historic masonry materials, such as brick, terra-cotta, limestone, granite, stucco, slate, concrete, cement block, and clay tile, and their distinctive construction features, including bonding patterns, corbels, and unpainted surfaces.

The applicant is requesting approval for previously replacing painted brick walls along the front steps with new unpainted brick.

3. Repair historic masonry surfaces and features using recognized preservation methods for piecing-in, consolidating, or patching damaged or deteriorated masonry. It is not appropriate to apply a waterproof coating to exposed masonry as a substitute for repointing or repair.

The applicant is requesting approval for previously replacing painted brick walls along the front steps with new unpainted brick.

4. If replacement of a deteriorated detail, module, or element of a masonry surface or feature is necessary, replace only the deteriorated portion in kind rather than the entire surface or feature. Consider compatible substitute materials only if using the original material is not technically feasible.

The applicant is requesting approval for previously replacing painted brick walls along the

front steps with new unpainted brick.

Windows and Doors, pg. 33

1. Retain and preserve all windows and doors that contribute to the overall character of a building, including their functional and decorative features, including frames, lintels, sills, surrounds, moldings, thresholds, hardware, and shutters.

The applicant has requested approval to install a wood window into the front dormer of the home and to include the original design work in the top frame, as approved by the Historic District Commission in 2019.

2. If replacement of any feature, detail, or entire window or door is necessary, replace the feature or unit in kind, matching the original material and design of panels, pane configuration, and dimension. Consider compatible substitute materials only if using the original material is not technically feasible.

The applicant previously installed an aluminum window and is requesting to install a wood window as approved by the Historic District Commission in 2019.

3. If additional windows or doors are necessary for a new use, install them only if they do not compromise the architectural integrity of the building, on a rear or non-character-defining elevation. New windows and doors should be designed to be compatible with the building, but should not duplicate the original.

The applicant is proposing to reintroduce a wood window into the front dormer of the home and to include the original design work in the top frame, as approved by the Historic District Commission in 2019.

4. It is not appropriate to replace windows and doors with stock items that do not fill the original openings or duplicate the original unit in size, material, and design. Snap-in muntins are not appropriate replacements for true divided-light window panes.

It is staff's understanding that the window and the design work will be made of wood as approved by the Historic District Commission in 2019.

5. It is not appropriate to fill in or cover existing window or door openings if it would diminish the historic character of the building.

Decks and Patios, pg. 51

1. Locate decks and patios in inconspicuous areas, usually on the rear or least character-defining elevation of the historic building.

The applicant is requesting approval for previously removing the front walkway of the home and installing 16 foot by 20-foot concrete patio.

2. Screen decks and patios from public view with proper landscaping, fencing, or lattice.

The applicant has proposed to install a three-foot picket fence along the front yard of property.

3. Design decks and patios so that character-defining features of the historic building is not

obscured, damaged, or destroyed.

Based on the site plan, the patio will connect to the front steps of the home.

4. Align decks generally with the height of the building's first-floor level.

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 304 Charles St. is owned by Ryan and Rhonda Cureton 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 June 26, 2024, a courtesy letter was sent to the property owners identifying a new concrete pavement in the front of the home as well as replacing painted brick walls around the front steps with new bricks. On July 3, 2024, a Notice of Violation was sent citing work not being completed as approved by a COA that was issued in 2019, completing work with an expired COA, and a gravel driveway having been installed in lieu of the previously approved concrete driveway. (Exhibit 4)
4. On July 9, 2024, the applicant submitted an application requesting approval for previously removing a concrete walkway and installing a concrete patio in the front of the home and replacing previously painted brick walls along the front steps of the home with new unpainted brick. The applicant is also requesting approval for items from an expired COA issued in 2019. These items include a three-foot picket fence in the front yard, a wood privacy fence in the side yard at the front corner of the home, to re-introduced a wood window in the front dormer of the home with original design work in the top pane, and to construct concrete driveways on both sides of the home. (Exhibit 5-11)
5. The proposed structure does meet the review criteria for a Certificate of Appropriateness according to Section 6.3 titled *Historic Districts* of the Unified Development Ordinance.
6. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 12-13)

CONCLUSIONS

The proposal requesting approval for previously removing the front walkway and installing a concrete patio in the front yard of the home and for replacing painted brick walls along the front steps of the home with new unpainted bricks, to install a 3-foot picket fence in the front yard, a wood privacy fence in the side yard at the front corner of the home, a window in the dormer of the home, and concrete driveways as previously approved by the Historic District Commission in

2019 at 304 Charles Street as presented (is/is not) congruous in concept according to the *Driveways, Walkways, an Parking; Fences and Walls; Masonry; Windows and Doors; and Decks and Patios* standards contained within the *Monroe Design Standards*:

Driveways, Walkways, and Parking, pg. 19

1. Retain and maintain the historic configuration and materials of existing driveways, walkways, and alleys whenever possible.
2. New driveways should be located to the sides and rear of existing houses and should be screened with landscaping if the area is prominently visible from a public right-of-way.
3. Construct new driveways to conform with the spacing, width, configuration, and materials of existing driveways.
4. For new walkways and parking areas, use appropriate traditional paving materials such as brick, stone, and scored concrete. Color and texture of new surfaces should be carefully reviewed prior to installation. Avoid large expanses of bright white or gray concrete surfaces.
5. It is not appropriate to locate off-street parking in front yards.

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. 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.
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.
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.

Masonry, pg. 29

1. Retain and preserve masonry features that contribute to the overall historic character of a building and a site, including walls, foundations, roofing materials, chimneys, cornices, quoins, buttresses, piers, columns, lintels, arches, and sills.
2. Protect and maintain historic masonry materials, such as brick, terra-cotta, limestone, granite, stucco, slate, concrete, cement block, and clay tile, and their distinctive construction features, including bonding patterns, corbels, and unpainted surfaces.
3. Repair historic masonry surfaces and features using recognized preservation methods for piecing-in, consolidating, or patching damaged or deteriorated masonry. It is not appropriate

to apply a waterproof coating to ex-posed masonry as a substitute for repointing or repair.

4. If replacement of a deteriorated detail, module, or element of a masonry surface or feature is necessary, replace only the deteriorated portion in kind rather than the entire surface or feature. Consider compatible substitute materials only if using the original material is not technically feasible.

Windows and Doors, pg. 33

1. Retain and preserve all windows and doors that contribute to the overall character of a building, including their functional and decorative features, including frames, lintels, sills, surrounds, moldings, thresholds, hardware, and shutters.
2. If replacement of any feature, detail, or entire window or door is necessary, replace the feature or unit in kind, matching the original material and design of panels, pane configuration, and dimension. Consider compatible substitute materials only if using the original material is not technically feasible.
3. If additional windows or doors are necessary for a new use, install them only if they do not compromise the architectural integrity of the building, on a rear or non-character-defining elevation. New windows and doors should be designed to be compatible with the building, but should not duplicate the original.
4. It is not appropriate to replace windows and doors with stock items that do not fill the original openings or duplicate the original unit in size, material, and design. Snap-in muntins are not appropriate replacements for true divided-light window panes.
5. It is not appropriate to fill in or cover existing window or door openings if it would diminish the historic character of the building.

Decks and Patios, pg. 51

1. Locate decks and patios in inconspicuous areas, usually on the rear or least character-defining elevation of the historic building.
2. Screen decks and patios from public view with proper landscaping, fencing, or lattice.
3. Design decks and patios so that character-defining features of the historic building is not obscured, damaged, or destroyed.
4. Align decks generally with the height of the building's first-floor level.

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. Courtesy Letter and NOV
5. Application
6. Previous Walkway and Porch Walls
7. New Patio and Porch Walls
8. Site Plan
9. Existing Window
10. Historic Photo of Home
11. Proposed Fence
12. APO List
13. APO Map

Prepared by: MB 8-30-2024

Aerial Map
PLHR-2025-00033

Legend

- Centerlines
- ▭ Parcels
- ▭ Subject Property

Existing: RMD
(Residential Medium Density)

Owner:
Ryan and Rhonda Cureton

Acres: .25

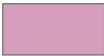


0 60 120
Feet

Exhibit 1

Zoning Map
PLHR-2025-00033

Legend

-  Centerlines
-  Parcels
- Monroe Zoning Districts**
 -  CD
 -  RHD
 -  RMD
 -  Subject Property

Existing: RMD
(Residential Medium Density)

Owner:
Ryan and Rhonda Cureton

Acres: .25



0 60 120
 Feet

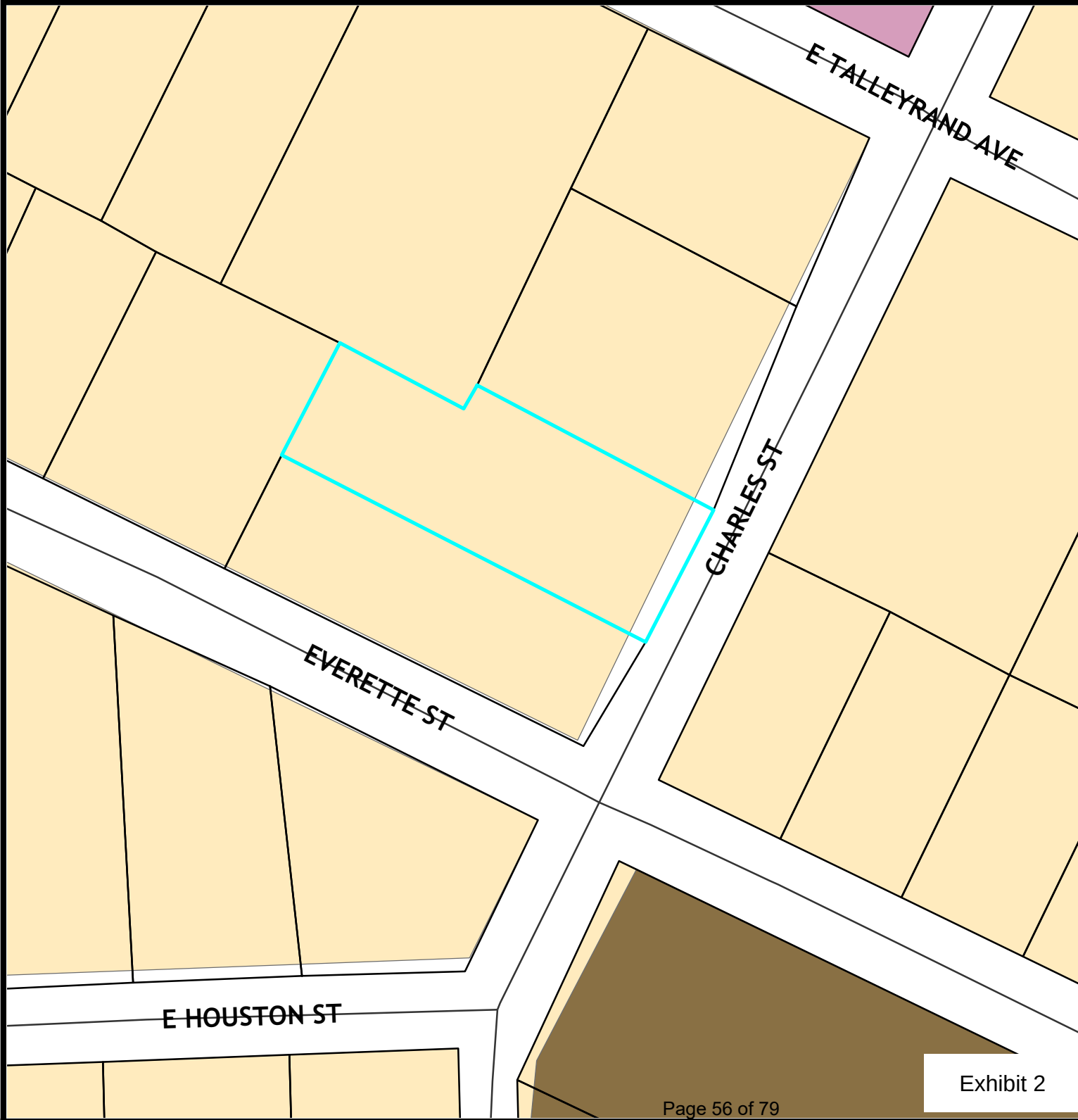


Exhibit 2

Historic District Map

PLHR-2025-00033

Legend

- Centerlines
- Parcels
- Historic District
- Subject Property

Existing: RMD
(Residential Medium Density)

Owner:
Ryan and Rhonda Cureton

Acres: .25



0 60 120
Feet

E HOUSTON ST

EVERETTE ST

CHARLES ST

E TALLEYRAND AVE

June 26, 2024

Rhonda Cureton
Ryan Cureton
395 Durant Street
Monroe, NC 28112

RE: Expired Certificate of Appropriateness and Gravel Driveway at 304 Charles Street. In Monroe, NC

To Whom It May Concern:

This is a courtesy letter regarding a violation at the above address. It has come to staff's attention that the walkway and the brick walls surrounding the front steps of the home were recently replaced. Per Section 157.3.4.12 *Certificate of Appropriateness (COA)* of the City of Monroe Unified Development Ordinance, A COA shall expire twelve (12) months after the date of issuance if the work authorized by the COA has not been commenced. If after commencement, the work is intentionally and voluntarily discontinued or a period of twenty-four (24) months or more, the permit therefor shall immediately expire. No work authorized by any COA, which has expired, shall thereafter be performed until a new COA has been secured.

According to our records, a COA was issued in April 2019. As it is beyond twenty-four (24) from the issuance of the COA, it is deemed expired.

Additionally, it has come to our attention that a gravel driveway was installed at this address. Per section 157.8.4.3 *Parking Design Standards* of the City of Monroe Unified Development Ordinance, all driveway(s), including driveway extensions for single family residential shall be required to be paved with asphalt or concrete. While existing gravel driveways may be maintained, the previous gravel driveway had not been maintained and was overgrown with grass. Because of this, the gravel driveway that is currently at this address is considered a new gravel driveway and is not permitted.

In order to remedy this situation, you will need to remove the gravel driveway immediately. You will also need to apply for a Certificate of Appropriateness for the walkway and the brick walls surrounding the front steps. Please submit a complete Certificate of Appropriateness application by **July 3, 2024** to avoid further violations and citations. I can be reached at mbrightharp@monroenc.org or 704-282-4554 to discuss this matter.

Thank you,


Megan Brightharp,
Planner

Exhibit 4







CITY OF MONROE

P.O. BOX 69 MONROE, NC 28111-0069
PHONE 704-282-4520

NOTICE OF VIOLATION - Case No. CEZONE202500011

July 03, 2024

CURETON RYAN
CURETON RHONDA
395 DURANT ST
MONROE, NC 28112

Copy to:

RE: Property Located at: 304 CHARLES ST, MONROE, NC 28112
Tax Map Lot Reference: 09231174

Dear CURETON RYAN, CURETON RHONDA:

Upon investigation on July 03, 2024 the above referenced property is determined to be in violation of Code 157 of the City of Monroe Code of Ordinances entitled **ZONING CODE**, and specifically, the conditions constituting the violation are noted.

That you are ordered to abate or remove the conditions constituting the violation within 10 days from the receipt of this Notice. If you fail, neglect or refuse to abate or remove the conditions constituting the violation within 10 days from the receipt of this order, you will be liable for civil penalties as provided in Chapter 10 of the Monroe Code of Ordinances. This notice shall constitute a *Notice of Violation* pursuant to said section.

That the above-referenced property **MUST BE BROUGHT INTO COMPLIANCE** not more than 10 days after the receipt of this notice. Should you fail to bring the property into compliance with the City Code within 10 days, the City of Monroe may issue a **CIVIL CITATION** in the amount of \$50.00 for the first citation. A continued violation shall be subject to additional penalties of \$100.00 for the second citation, and \$500.00 for the third and subsequent citation, as well as any administrative costs, attorney's fees and other relief as provided by law.

If the violation is repeated within a two-year period from the date of the initial violation, it shall be considered to be a continuation of the initial violation and shall be subject to the penalties as described above. A repeat violation is one which is identical to or reasonably similar to a previous violation for which a Notice of Violation or Civil Citation has been issued by the City.



CITY OF MONROE

P.O. BOX 69 MONROE, NC 28111-0069
PHONE 704-282-4520

APPEAL RIGHTS: If you disagree with the above findings and order for 304 CHARLES ST, MONROE, NC 28112, you have **THIRTY (30) DAYS** within which to exercise your right of appeal to the Board of Adjustment of the City of Monroe which will stay all proceedings until said Board makes its determination. Appeals may be filed with the Planning and Community Development Department of the City of Monroe at 300 West Crowell Street, Monroe, NC.

Megan Brightharp
Zoning Enforcement Officer

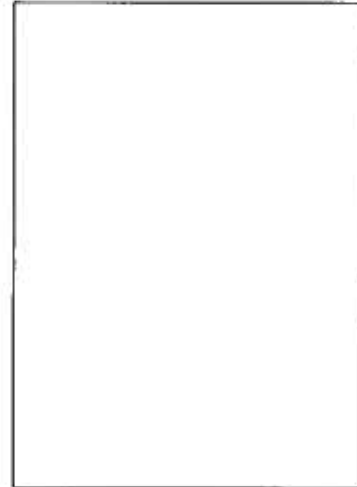
VIOLATION DETAIL

VIOLATION: COA REQUIRED
DESCRIPTION: D. Certificate of Appropriateness (COA).
A Certificate of Appropriateness (COA) shall be required when applicable in accordance with Section 3.4.12: Certificate of Appropriateness, whether a building permit is required or not. All requests for a COA shall be in compliance with N.C.G.S. § 160D -947. No exterior portion of any building or structure (including walls, fences, light fixtures, steps, pavement or other appurtenant features) may be erected, altered, restored, moved or demolished without approval of a COA by the HDC.

LOCATION:

QUANTITY:
DATE:

1

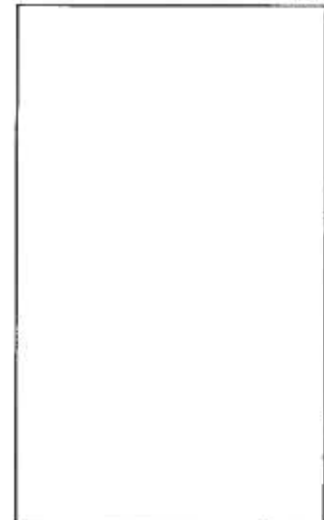


NARRATIVE: Work is not being completed as approved with the previously issued COA.

VIOLATION: Zoning Permits
DESCRIPTION: 3.4.20. ZONING PERMIT
A. Purpose.
A zoning permit is required for development that does not require an engineered site plan. The use made of property may not be substantially changed, and substantial clearing, grading, or excavation may not be commenced, and buildings or other substantial structures may not be constructed, erected, moved, or substantially altered except in accordance with and pursuant to a Zoning permit. Zoning permits shall be reviewed for compliance with the provisions defined in this UDO.

QUANTITY:
DATE:

1



LOCATION:

NARRATIVE: Work is being completed without a Zoning Permit.

VIOLATION: MISC
DESCRIPTION: 157.8.4.3 Parking Design Standards: 3. Single Family Residential Uses. All driveway(s), including driveway extensions for single family residential shall be required to be paved with asphalt or concrete and provide a continuous paved surface from the edge of pavement or curb line of the public street to the attached or detached garage or carport, if provided, or front building line of the dwelling, if not provided. Driveways, driveway extensions, parking pads, and other area of circulation shall not in any event be required to extend more than one-hundred (100) feet beyond the edge of pavement or curb line of the street; in these instances, the portion of driveway beyond 100-feet may utilize gravel or other approved materials as determined by the Planning Director. All driveways must be at least ten (10) feet in width at their narrowest point.

QUANTITY:
DATE:

1

LOCATION:

NARRATIVE: A gravel driveway was installed after a COA had been issued for a concrete driveway. Gravel is not an approved driveway material.

VIOLATION: MISC

QUANTITY:

1



CITY OF MONROE

P.O. BOX 69 MONROE, NC 28111-0069
PHONE 704-282-4520

DESCRIPTION: 157.3.4.12 Certificate of Appropriateness:9. Expiration. A COA shall expire twelve (12) months after the date of issuance if the work authorized by the COA has not been commenced. If after commencement the work is intentionally and voluntarily discontinued or a period of twenty-four (24) months or more, the permit therefor shall immediately expire. No work authorized by any COA which has expired shall thereafter be performed until a new COA has been secured.

DATE:

LOCATION:

NARRATIVE: Work is being performed at 304 Charles Street that corresponds with an expired COA that was issued in 2019.



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 304 Charles St
Applicant's name: Ryan Cureton
Applicant's address: 395 Durant St.
Monroe NC 28112

Applicant's telephone number: 704 891 7815
Applicant's email address: ryancureton10@gmail.com
Property Tax identification number: _____ - _____ - _____

2. The property is owned by (if different from above) _____
Address: _____ Telephone: 704 207 3272

3. The following Certificate of Appropriateness is requested for: _____
Please provide a brief description of the project.
* Pre Approval for front patio/masonry
* Pre Approval for concrete driveways
* Approval for spreading dirt to level sunken areas and
stabilize the turf from muddy craters in the back yard
* Approval for fresh gravel to be applied
Approval for wheelchair ramp to the right of the front
porch
* Approval for tree removal right corner of property structure

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).

Ryan Emil Cureton

Applicant- Printed

Ryan E. Cureton
Applicant- Signed

7-9-24

7-10-error

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.

Exhibit 5



HISTORIC DISTRICT COMMISSION
APPLICATION FOR REVIEW

FOR STAFF USE ONLY

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

1. Property location: 304 Charles St
Applicant's name: RYAN Cureton
Applicant's address: 395 Durant St

Applicant's telephone number: 704 891-7815
Applicant's email address: ryancureton10@gmail.com
Property Tax identification number: _____ - _____ - _____

2. The property is owned by (if different from above) _____
Address: _____ Telephone: 704-207-3272

3. The following Certificate of Appropriateness is requested for: _____
Please provide a brief description of the project. Approval for front patio
16x20' concrete where old walkway used to be
Additional requests are attached

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).

Ryan Emil Cureton
Applicant- Printed
[Signature]
Applicant- Signed

8-8-24
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.

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

=====

Additional conditions and remarks: _____

Authorized signature

Date

June 13, 2019

Rhonda Cureton
395 Durant St.
Monroe, NC 28112

**Re: Certificate of Appropriateness for: 304 Charles St.
COA # 19-15000043
Tax Parcel Identification: # 09-231-174**

Dear Ms. Cureton,

This letter is to confirm approval with conditions of the Certificate of Appropriateness by the Historic District Commission on June 10, 2019 regarding the following projects:

1. Approval for a 4' tall fence in the front and a privacy fence in the side and rear. ***This item was amended with the condition that the fence in the front yard be a standard picket style fence and not exceed 36" tall.***
2. Approval to remove trees along the driveway and one tree to the left side of the house. ***This item was approved as submitted.***
3. Approval to replace 4 attic vents with Jeld-Wen windows. ***This item was amended to allow the installation of an all wood window behind the attic vents. The commission did approve modifying the attic vents to act like shutters but when closed, the attic vents must still look as they do now. An example is attached to this letter.***
4. Approval to re-introduce a window in the front dormer; the window used was aluminum. ***This item was amended to allow the window; however, the existing aluminum window must be replaced with an all wood window. Additionally, the top pane must have the original design work. A picture of the original window is attached.***
5. Approval to construct a new storage shed. ***This item was approved as submitted.***
6. Approval to construct concrete driveways around the property. ***This item was amended to not allow the circular driveway in front of the house. The new driveways must be tinted as agreed to at the meeting.***
7. Approval to construct a concrete patio. ***This item was approved as submitted.***
8. Approval to stucco the brick foundation and stamp it to look like stone. ***This item was amended to allow the foundation to be stucco; however, it shall be stamped to look like brick instead of stone and it should be stained a natural brick color.***

Please contact the permit center to obtain the appropriate permits at permitcenter@monroenc.org or at 704-282-4524.

If you have any questions or concerns, please feel free to contact Keri Mendler, with the City of Monroe, at 704-282-5797, or by email at kmendler@monroenc.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rich Ali'.

Rich Ali
Historic District Commission Chair





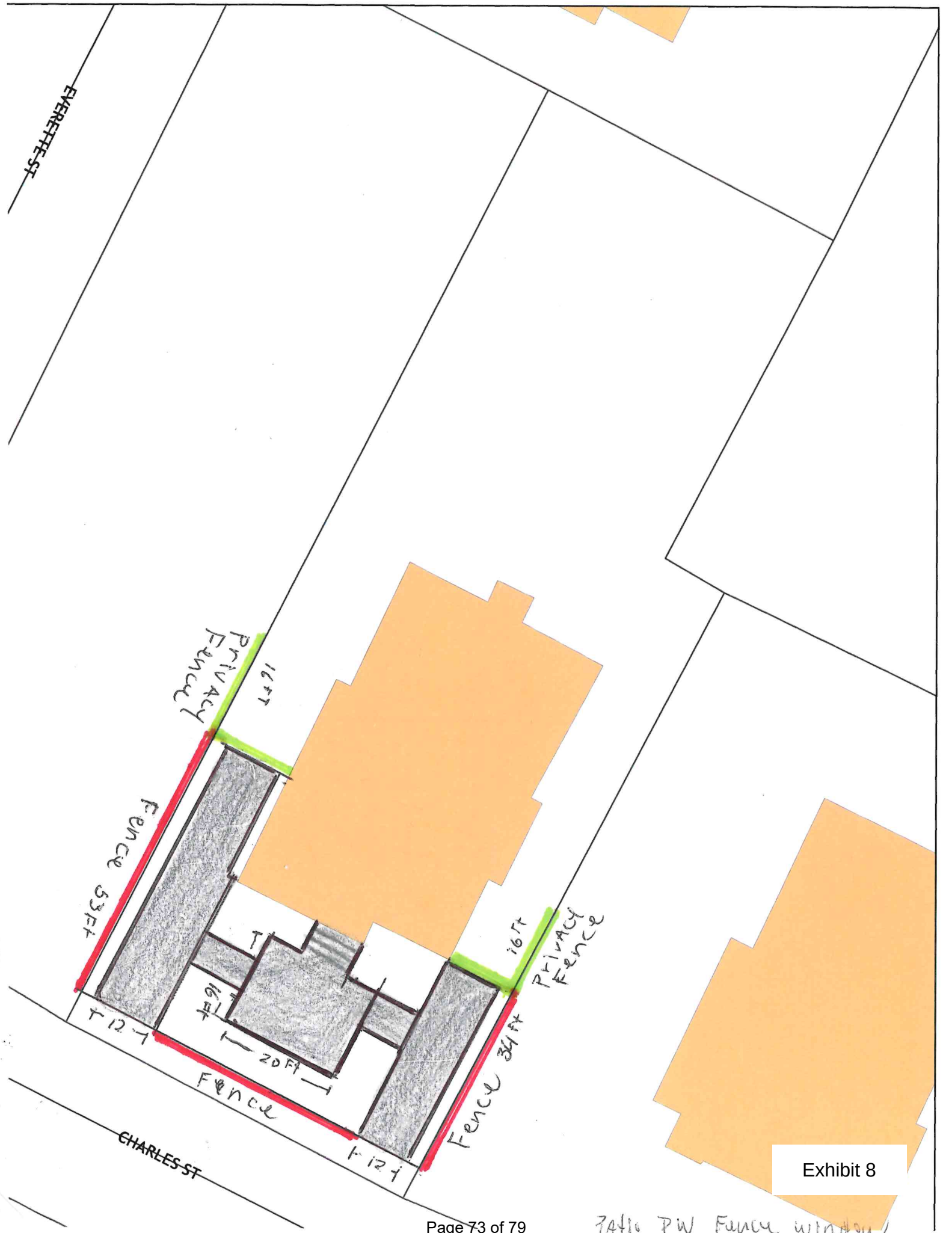


Exhibit 8

7416 PW Fence window



Exhibit 9



Exhibit 10



Proposed front yard picket fence



Proposed side yard privacy fence

ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERZIP	OWNERSTATE	OWNERCITY
09231084	423 DEVELOPMENTS LLC		2449 KNICKERBOCKER DR	28212	NC	CHARLOTTE
09231138	BRANTLEY BRAD	BRANTLEY PAMELA M	409 E HOUSTON ST	28112	NC	MONROE
09231102	BURGESS JEAN C		8123 PINE HILL RD	28227	NC	MINT HILL
09231086	COVINGTON EARNEST	COVINGTON ROSIE LEE	1211 AUSTIN CHANEY RD	28174	NC	WINGATE
09231174	CURETON RHONDA	CURETON RYAN	395 DURANT ST	28112	NC	MONROE
09231177	DAUGHERTY GREGORY R		PO BOX 482	28174	NC	WINGATE
09231203	HARTLINE KELLI L		825 MARVIN RD	28173	NC	WAXHAW
09231176	HEDGEPEETH TODD A	HEDGEPEETH VICKIE L	410 E TALLEYRAND AVE	28112	NC	MONROE
09231085	KIRKPATRICK JOHNNY L JR		6419 KIRKPATRICK DR	28103	NC	MARSHVILLE
09231082	MCGINNIS ELEANOR		505 E TALLEYRAND AVE	28112	NC	MONROE
09231170	MCNEELY JAMES ADRIAN	MCNEELY REBECCA ANN	405 EVERETTE ST	28112	NC	MONROE
09231205	MSG COMMERCIAL PROPERTIES LLC		PO BOX 1699	28111	NC	MONROE
09231104	PALACIOS GUILLERMO CAPOTE		PO BOX 2646	28110	NC	MONROE
09231204	TOTTY LOUISE LILES HEIRS		411 TALLEYRAND AVE E	28112	NC	MONROE
09231083	TUCKER DAVID N		PO BOX 2066	28111	NC	MONROE
09231137	WALTERS JOSEPH KEITH	WALTERS JULIA T	405 E HOUSTON ST	28112	NC	MONROE
09231138A						
09231069	WHITMAN LUCIDIA GALLEG0		PO BOX 470351	28247	NC	CHARLOTTE
09231175	WIGGINS CLARA P		408 W ROOSEVELT BLVD	28110	NC	MONROE
09231175B						
09231139						
09231172						
09231175A						
09231171						
09231140						
09231178	YOUTH WITH A MISSION CHARLOTTE INC		418 E FRANKLIN ST	28112	NC	MONROE

APO Map
PLHR-2025-00033

Legend

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

Existing: RMD
(Residential Medium Density)

Owner:
Ryan and Rhonda Cureton

Acres: .25



0 140 280
Feet

Exhibit 13