

**BOARD OF ADJUSTMENT MEETING
THURSDAY, JANUARY 23, 2025**

6:00 P.M.

**Council Chambers, 300 W. Crowell Street
Monroe NC**

AGENDA

- Item 1.** **Call to Order – Roll Call**
- Item 2.** **Pledge of Allegiance and Moment of Silence**
- Item 3.** **Conflicts of Interest**
- Item 4.** **Approval of Minutes– November 21, 2024**
- Item 5.** **Approval of the Closed Session Minutes to be handled by Attorney Al Benschhoff – November 21, 2024**
- Item 6.** **Quasi-Judicial Statement:**
- Item 7.** **PLZNA 2025-00111 Variance** - The Board of Adjustment is requested to consider a variance to deviate from the minimum lot size for car, boat, other vehicle sales and rental establishments located in the City of Monroe Unified Development Ordinance in order for the applicant to operate a vehicle sales lot at 707 N. Sutherland Avenue, PID # 09-188-080A .
- Item 8.** **PLSUP 2025-00122 Special Use Permit** - The Board of Adjustment is requested to consider a Special Use Permit request as required by the City of Monroe Unified Development Ordinance in order to operate a car, boat, other vehicle sales and rental establishment in the General Industrial zoning district for a property located at 707 N. Sutherland Avenue, PID # 09-188-080A.
- Item 9.** **PLZONA-2025-00057 Appeal** - The Board of Adjustment is requested to consider an Appeal of Planning staff's decision regarding a zoning determination of an accessory dwelling unit located at 1003 Oak Hill Drive, PID # 09-279-073.
- Item 10.** **Next Meeting:** Thursday, February 27, 2025
- Item 11.** **Adjournment**

ATTENTION BOARD MEMBERS:

Please call Kimberly Davis at 704.282.4527 to confirm your attendance. Thank you.

cc: ***Albert Benschhoff, Attorney
Jeff Wells, Assistant City Manager
Planning Staff***