

**HISTORIC DISTRICT COMMISSION
MEETING AGENDA**



**Monday, December 8, 2025 – 6:00 P.M.
Council Chambers – City Hall
300 West Crowell Street - Monroe, NC**

- 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 17, 2025**
- Item 5. Quasi-Judicial Statement**
- Item 6. COA PLHR-2026-00070 - Certificate of Appropriateness request from Laura Shanley to replace seven existing wood windows with wood frame, aluminum-clad windows with a new pane design at 108 N. College Street. (Parcel ID # 09-232-203) (Tabled from the November 17, 2025 meeting)**
- Item 7. Next Meeting: Monday, January 12, 2026 at 6:00pm**
- Item 8. Adjournment**

ATTENTION BOARD MEMBERS:

Please contact Kimberly Davis at 704-282-4527 to confirm your attendance.

cc: Richard Long, Atty.
Jeff Wells

Lisa Stiwinter
Planning Staff

HISTORIC DISTRICT COMMISSION MINUTES

MONDAY, NOVEMBER 17, 2025 AT 6:00 PM

COUNCIL CHAMBERS - CITY HALL

300 West Crowell Street, Monroe, North Carolina

Sent to HR: 11/18/25

Item 1: Call to Order – Roll Call

Archie Morgan, Chair, called the meeting to order at 6:07 p.m. A quorum was present. Kimberly Davis called the roll.

Members Present: Archie Morgan (Chair); Jennifer Smith (Vice Chair); Gladys Kerr; Jennifer Loria;

Members Absent: Anna Dowdy; Matthew Klaren; Allen Watson;

Staff Present: Richard Long, City Attorney; Keri Mendler, Senior Planner; Megan Brightharp, Planner 1; Kimberly Davis, Admin. Asst. II;

Guests: Leigh Kendall, Richard Price, Thomas Loria

Item 2. Pledge of Allegiance and Moment of Silence

Item 3. Conflicts of Interest – None noted.

Item 4. Approval of Minutes – October 13, 2025

Motion: Gladys Kerr made a motion to approve the minutes of the October 13, 2025 meeting.

Second: Jennifer Loria

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

AYES: Archie Morgan, Jennifer Smith, Gladys Kerr, Jennifer Loria

NAYS: None

Item 5. Quasi-Judicial Statement

Archie Morgan, Chair, said this hearing is a quasi-judicial evidentiary hearing and that means that it is like a court hearing. State law sets specific procedures and rules concerning how this board must make its decisions. These rules are different from other types of land use decisions, like rezoning cases. The Board's discretion is limited and the Board must base its decision on competent and relevant and substantial evidence into the record. Participation is limited and this meeting is of course open to the public and everyone is welcome to watch. Parties with standing have rights to participate fully and parties may present evidence, call witnesses, make legal arguments; parties are limited to the applicant, the local government and individuals who can show they will suffer special damages.

Item 6. COA PLHR-2026-00070 - The Historic District Commission is requested to consider a Certificate of Appropriateness request from Laura Shanley to replace seven existing wood windows with wood frame, aluminum-clad

windows with a new pane design at 108 N. College Street. (Parcel ID # 09-232-203)

Megan Brightharp and Leigh Kendall (the applicant's daughter) approached the dais and were sworn in by the Chair. (The applicant was not present.)

Megan Brightharp, Planner 1, presented the following Proposed Findings:

1. The subject property located at 108 N. College Street is owned by Laura Shanley and is zoned RMD (Residential Medium Density). (Exhibit 1-2) Exhibit 1 is a copy of the aerial map showing the subject property highlighted in blue. The subject property is located south of Morgan Street and east of North College Street. Exhibit 2 is a copy of the zoning map showing the subject property highlighted in blue. The subject property, as are the surrounding properties, are all 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 October 20, 2025, the applicant submitted an application requesting approval to replace seven existing wood windows with wood frame, aluminum clad windows with a new pane design. (Exhibit 4-6) Exhibit 4 is a copy of the application. Exhibit 5 is a collection of the seven existing windows that the applicant is requesting to replace. Exhibit 6 are the proposed windows. The applicant included a quote from Lowe's confirming that it would be aluminum-clad. In the staff report, there was a different picture submitted, however, the applicant has provided better images of what she is proposing. They will be a six-over-six pane configuration.
4. 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.
5. All adjacent property owners have been notified of the Certificate of Appropriateness request. (Exhibit 7-8) Exhibit 7 is a copy of the APO list. Exhibit 8 is a copy of the APO map. Twenty-seven letters were sent and one call was received with a general inquiry about what the applicant was proposing.

The Commission had questions for Megan Brightharp. The windows on the house are currently four-over-one on the front of the house and the applicant is proposing six-over-six. Several Board members expressed concerns over the windows not matching the current configuration of four-over-one and being "mismatched" with any windows that are not replaced at this time. Megan Brightharp said the Board approved aluminum-clad windows for an applicant back in July.

Leigh Kendall, the applicant's daughter, approached the podium to answer questions on behalf of her mother, Laura Shanley. Ms. Kendall's address is 6903 Hwy 218 East, Marshville, NC 28103. She said there were three windows that will not be replaced. Ms. Shanley has done a lot of

research and got the lowest price she could. The current windows are “drafty, old and cold,” but a higher cost would be an issue.

Keri Mender, Senior Planner, swore in and approached the podium. Per the Board’s conversation with Ms. Kendall, she went on Pella’s website to see if they did custom grills. She saw a four-over-one squared as an example. She recommended the Board table this decision and ask the applicant to go to the Pella representative to see if they can do the four-over-one that will match the current configuration.

Motion: Jennifer Loria made a motion that the Historic District Commission table the proposed project, PLHR-2026-00070, until the December meeting.

Second: Archie Morgan

Action: The motion passed with the following votes:

AYES: Archie Morgan, Jennifer Smith, Gladys Kerr, Jennifer Loria,

NAYS: None

Item 7. COA PLHR-2026-00071 - The Historic District Commission is requested to consider a Certificate of Appropriateness request from Richard Price requesting approval for the following: 1) Replace/relocate existing windows and doors and add new wood or aluminum clad wood windows and sliding doors made of wood, fiberglass clad wood or aluminum clad wood; 2) Replace existing Masonite siding with wood siding; 3) Expand the existing wood deck and add a black metal roof to these decks; 4) Replace the existing front door and left side entry door with new wood doors with window features; and 5) Add wood shutters to the property at 504 S. Washington Street. (Parcel ID # 09-235-219)

Megan Brightharp and Richard Price approached the dais and were sworn in by the Chair.

Megan Brightharp, Planner 1, presented the following Proposed Findings:

1. The subject property located at 504 S. Washington Street is owned by Richard and Julia Price and is zoned RMD (Residential Medium Density). (Exhibit 1-2) Exhibit 1 is a copy of the aerial map showing the subject property highlighted in blue. The subject property is located east of South Crawford Street, west of South Washington Street and north of Lancaster Avenue. Exhibit 2 is a copy of the zoning map showing the subject property highlighted in blue. The subject property, as are the surrounding parcels, 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. On October 13, 2025, the applicant submitted an application requesting approval for the following: (Exhibit 4-6)
 - Replace/relocate existing windows and doors and add new wood or aluminum clad wood windows and sliding doors.
 - Replace existing Masonite siding with wood siding
 - Expand the existing wood deck and add a black metal roof to these decks

- Replace the existing front door and left side door with new wood doors with window features
- Add wood shutters

The applicant has also requested to replace the wood spindles on the front porch which has been approved at staff level as historical documents mention their presence. Exhibit 4 is a copy of the Application. Exhibit 5 is a collection of photos of the existing conditions and the proposed work. Shown on your screen is the front of the home. To the left are the existing conditions and to the right is a photo of what the home previously looked like. The applicant is proposing to replace the wooden spindles on the front porch and are asking to add wood shutters similar to those that used to be on the home as well. On the left side of the home, they are asking to add another door and more windows to that side of the home and extend the existing porch to wrap around to the side. On the right side of the home, they also want to add a sliding door, additional windows, extend the back porch and have an overhang for that area to be covered. On the rear of the home, they want to add additional windows as well as another sliding door. The existing front door is a single door with sidelights. To the right is a proposed wood door with window features. They have included an example of the proposed windows that they would like to install. Exhibit 6 is a copy of the site plan showing where the porch extensions will be located and confirming that they will meet the District development standards of the Residential Medium District which requires the home to be 10-feet from the side and rear property lines.

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. (Exhibit 7-8) Exhibit 7 is a copy of the APO List. Exhibit 8 is a copy of the APO Map. Thirty-eight letters were mailed and no responses were received.

The Board members had questions for the applicant, Richard Price, who resides at 504 South Washington Street. The addition at the back of the house was added prior to this applicant purchasing the home. This home used to be a bed and breakfast that was done in 1983 by the Cheek Family. The house was built in 1881 and is one of the oldest in the district. The railing on the front will be replaced with handspun identical spindles since they found two of the original spindles when they bought the house. The rest of the front porch is still intact. He will come back before the Board for consideration on a project to replace the wood on the porch to tongue and groove. They want to restore the home to look as close to the original condition as possible. The pergola (in the photo) was put on previously and it was demolished prior to the current owners and the brick pavers have been removed. They are looking for baseline approval from the Board to get wood shutters. They do not have any pictures of the original house to tell what the design of the shutters would be.

The nature of this project, according to the applicant, is to update the addition to make it look as if it had been built that way. They are looking at fiberglass-clad sliding doors in order to get a 10-foot-wide door in order to open the kitchen up to the back. He would like to increase the number of panes in order to open it up to the outdoor kitchen they are putting in. He would like

to buy Windsor windows, like the neighbors across the street, since they are made in Monroe and have been approved in other houses in the district. They are considering wood windows since Jeld-Wen has a new, treated wood window. The addition has building issues that will be addressed as they make changes.

Motion: Jennifer Smith made a motion that the Historic District Commission Find as a Fact that the proposed project, PLHR-2026-00071, if constructed according to the plans reviewed at this meeting is congruous with the character of the district because the standards state... Therefore, the application is generally in harmony with the special character of the neighboring properties and the Historic District as a whole.

Second: Gladys Kerr

Action: The motion passed with the following votes:

AYES: Archie Morgan, Jennifer Smith, Gladys Kerr, Jennifer Loria,

NAYS: None

Motion: Jennifer Smith made a motion, based on the preceding Findings of Fact, that the Historic District Commission grant a Certificate of Appropriateness to Richard and Julia Price regarding the proposals as shown in PLHR-2026-00071. Such certificate to be subject to the conditions contained in the previous motion.

Second: Gladys Kerr

Action: The motion passed with the following votes:

AYES: Archie Morgan, Jennifer Smith, Gladys Kerr, Jennifer Loria,

NAYS: None

Keri Mendler let the Commission know that we will have a December meeting. Anna Dowdy has resigned from the Commission. Ms. Kerr is resigning effective the December meeting. Two Historic District Commission openings will be available.

As far as the Historic District Branding and Logo Project, Keri Mendler said that eight submissions were received and negotiations are in process in order to move forward on that project in the near future. The Historic District Commission will be fully involved in this process. There will be designs for a smaller gateway sign, a larger gateway sign and street signs.

Item 8. Next Meeting: Monday, December 8, 2025 at 6:00pm

Item 9. Adjournment

Motion: Jennifer Smith made a motion to adjourn this meeting.

Second: Archie Morgan

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

AYES: Archie Morgan, Jennifer Smith, Gladys Kerr, Jennifer Loria,

NAYS: None

The meeting adjourned at 6:46 pm.

Respectfully submitted,

Archie Morgan

Chairman

Kimberly Davis

Secretary to the Board



STAFF REPORT
PLHR-2026-00070

TO: Historic District Commission Members
DATE: December 8, 2025 (*tabled from November 17, 2025*)
FROM: Keri Mendler, Senior Planner
PREPARED BY: Megan Brightharp, Planner
SUBJECT: Certificate of Appropriateness request for 108 N. College Street

SUMMARY STATEMENT

This item was tabled from the November 17, 2025 Historic District Commission meeting to allow the applicant the opportunity to seek windows that have a similar pane configuration to the existing windows on the home. The Historic District Commission is requested to consider a Certificate of Appropriateness request from Laura Shanley for the property at 108 N. College Street. The applicant is requesting approval to replace seven existing wood windows with wood frame, aluminum clad windows at 108 N. College Street.

SITE DATA

Type of Action: Certificate of Appropriateness
Date of Petition: 10-20-2025
Name of Petitioner: Laura Shanley
Location: 108 N. College Street
Tax ID #: 09-232-203
Lot Size: 0.243 acres
Zoning Classification: RMD (Residential Medium Density)

GENERAL INFORMATION

108 N. Street, circa 1925

Built about 1925, this one story, tapestry brick-veneered duplex bungalow has a jerkin-headed cross gable roof. The off-center front porch is also jerkin-headed, with a lap boarded face and square brick pie at the corners. Side-by-side front doors have a craftsman pattern. Most of the windows are four over one, the attic ones with obscure glass. A large, hipped

wing stretches across the rear. Single-shouldered exterior chimneys are located on either side elevation.

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 seven existing wood windows with wood frame, aluminum clad windows. The original wood windows have a four-over-one pane design. The proposed windows have a four-over-one pane design as well.

 2. If replacement of a deteriorated window or door 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 approval to replace seven existing wood windows with wood frame, aluminum clad windows. The original wood windows have a four-over-one pane design. The proposed windows have a four-over-one pane design as well.

 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 window panes.
The new windows will be properly sized to fit the existing window openings.
-

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The subject property located at 108 N. College Street is owned by Laura Shanley 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 20, 2025, the applicant submitted an application requesting approval to replace seven existing wood windows with wood frame, aluminum clad windows. (Exhibit 4-6)

4. 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.

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

CONCLUSIONS

The proposal requesting approval to replace seven existing wood windows with wood frame, aluminum clad windows at 108 N. College Street as presented (is/is not) congruous in concept according to the *Windows and Doors* standards contained within the *Monroe 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 a deteriorated window or door 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.
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 window panes.

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. Pictures of Existing Windows
6. Proposed Windows
7. APO List
8. APO Map

Prepared by: MB 11-24-2025

Aerial Map
PLHR-2026-00070

Legend

- Centerlines
- Parcels
- Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Laura Shanley

Acres: .243

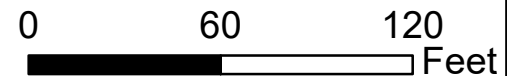
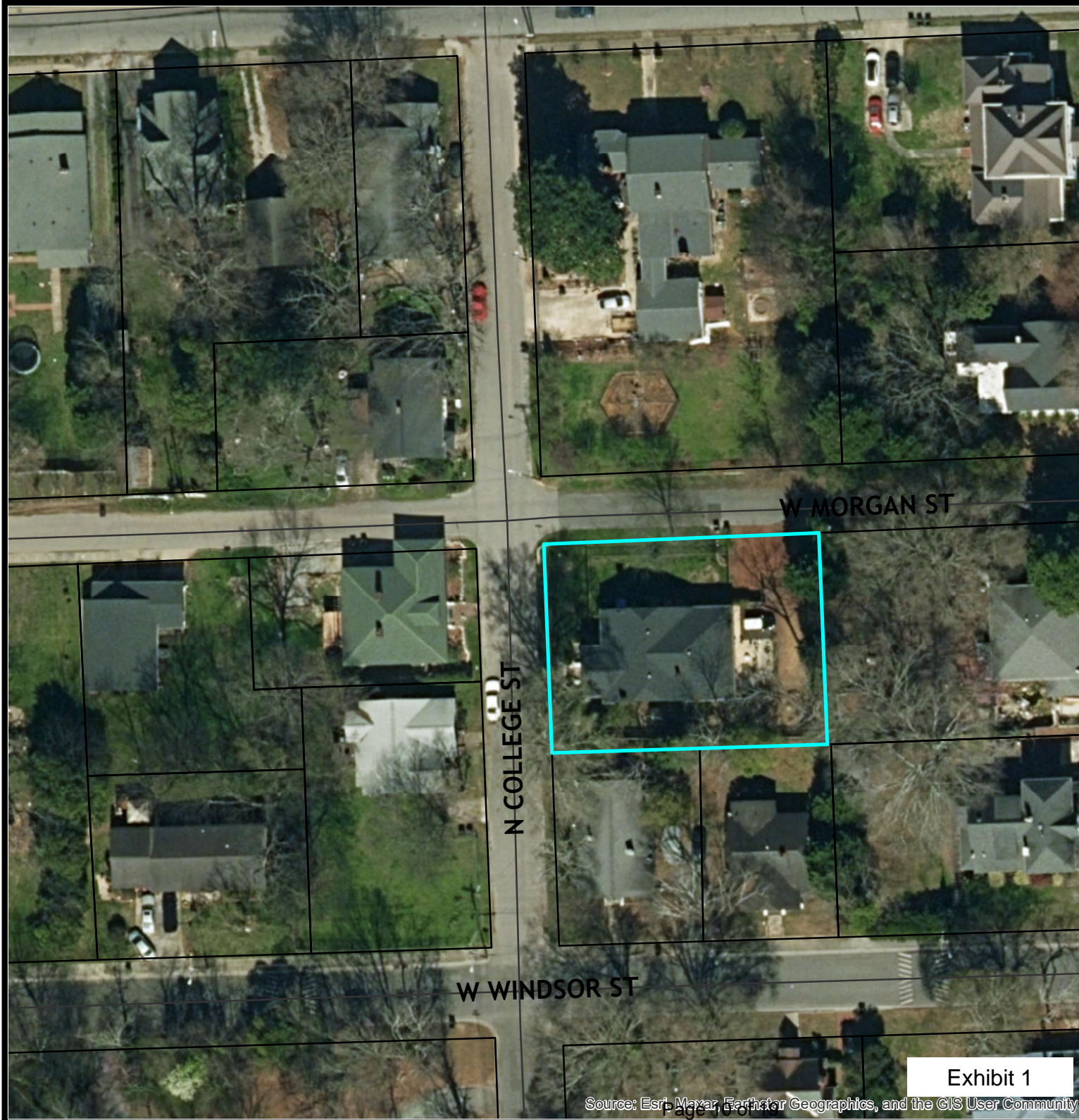


Exhibit 1



Zoning Map
PLHR-2026-00070

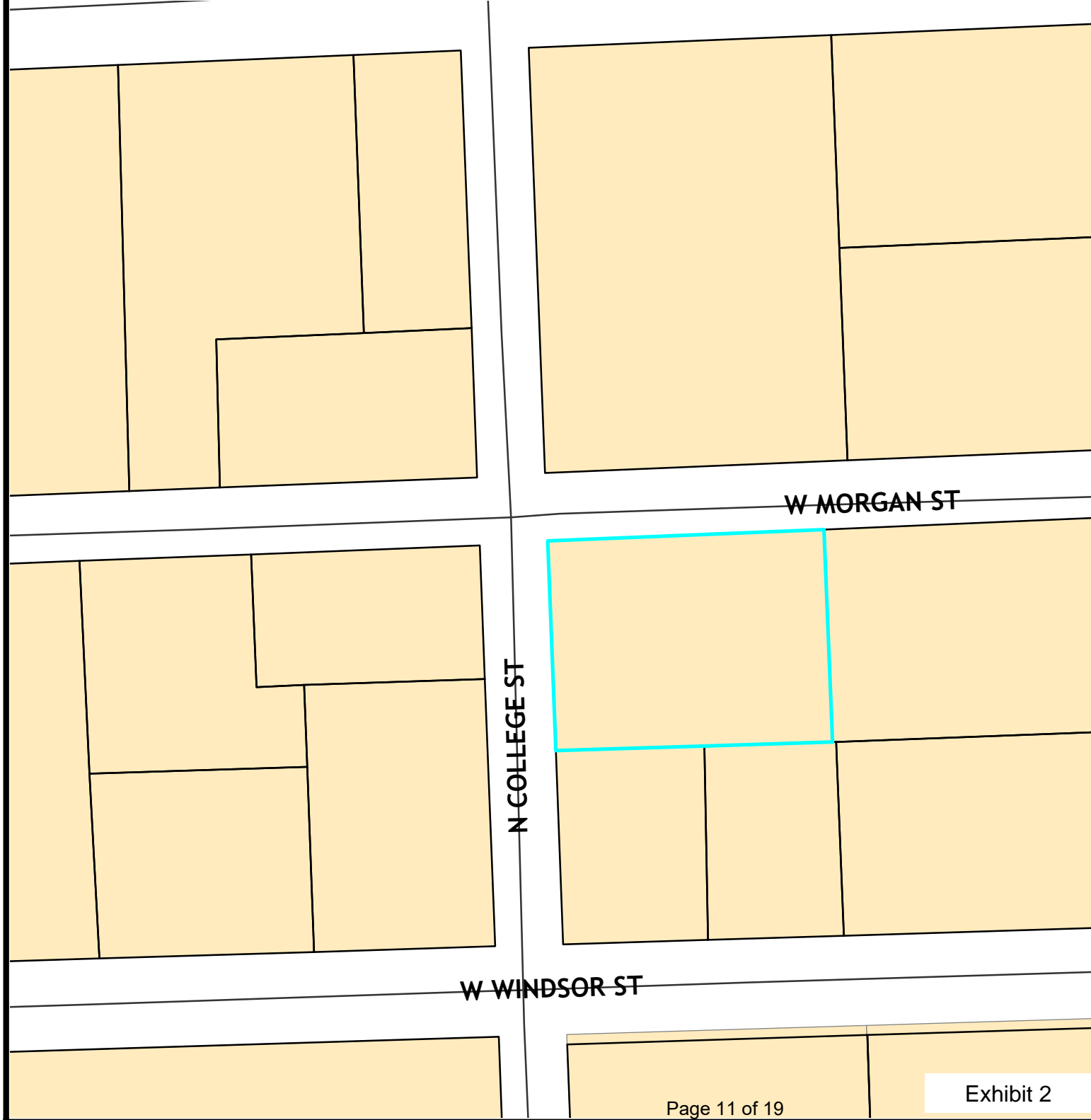
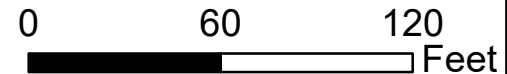
Legend

- Centerlines
- Parcels
- RMD
- Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Laura Shanley





Acres: .243



Historic District Map

PLHR-2026-00070

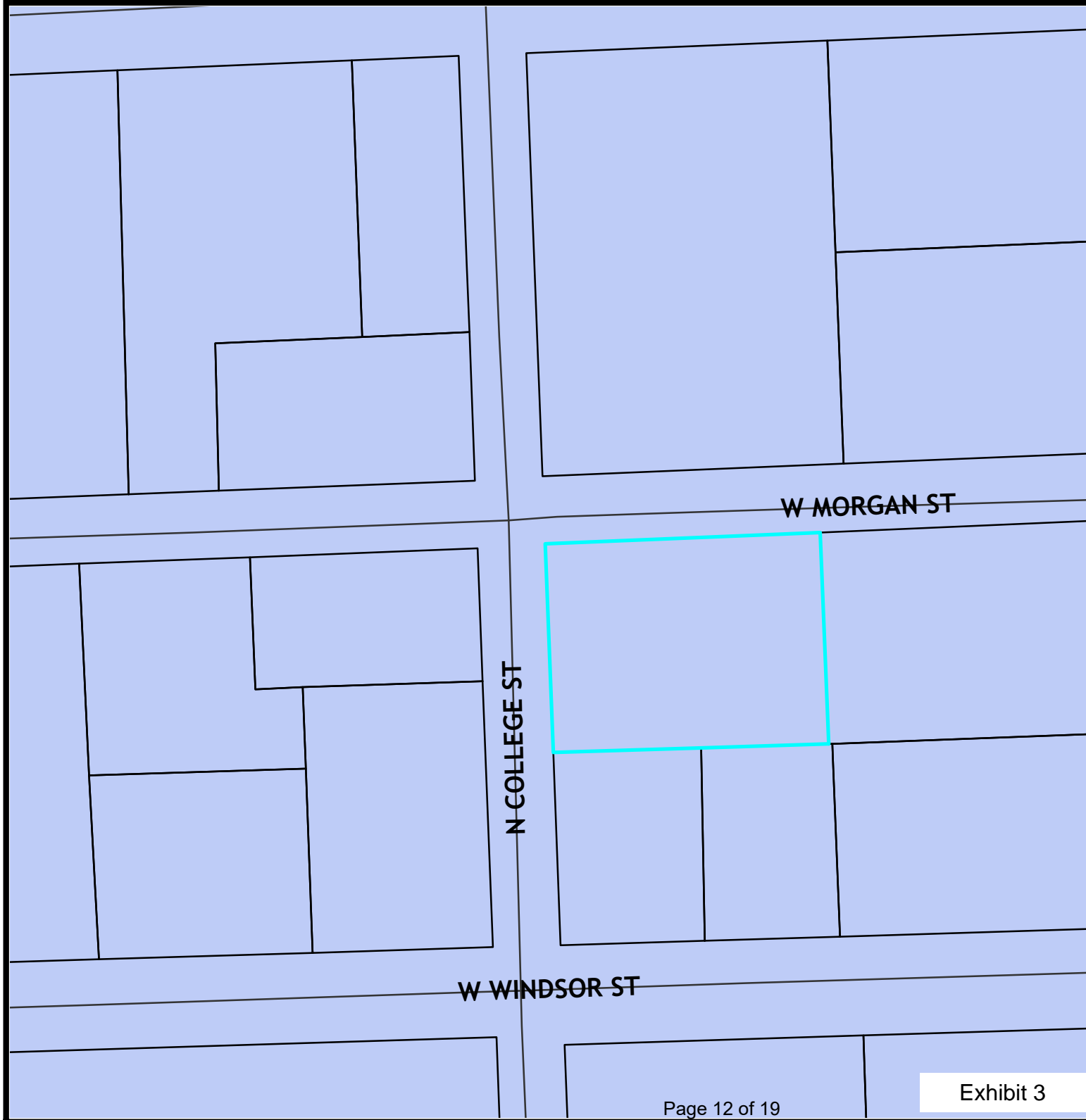
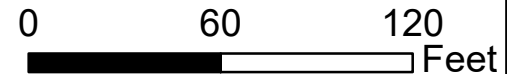
Legend

-  Centerlines
-  Parcels
-  Historic District
-  Subject Property

Existing:
RMD
(Residential Medium Density)

Owner:
Laura Shanley

Acres: .243



HISTORIC DISTRICT CERTIFICATE OF APPROPRIATENESS APPLICATION

Applicant's Name: Laura Shanley
 Applicant's Mailing Address: 108 N. College St.
Monroe NC 28112
 Applicant's Phone Number: 704 491 6440
 Applicant's Email: laurajshanley@gmail.com
 Property Owner Name: Laura Shanley
 Property Owner Mailing Address: 108 N. College St
Monroe, NC 28112

FOR STAFF USE ONLY	
Project Number _____	Date Received _____
Approved _____ Denied _____	Administrative Review _____
Commission Review _____	

Applicant's Relationship to the Property Owner (Check the one that applies):

- Owner
- Legal Representative of the Owner (must attach Affidavit of owner's permission for this action)
- Developer (must attach Affidavit of owner's permission for this action)
- Other, specify (must attach Affidavit of owner's permission for this action)

Property Address: 108 N. College St. Tax ID Number: _____

The following Certificate of Appropriateness is requested for (please provide a brief description of the proposed project, attached additional sheets if necessary):

Replacement of 7 windows at back and sides of house. Current windows are old, single pane. Want to replace with wood frame aluminum clad Pella windows. (Description attached as well as pictures of current windows and picture of new proposed windows)

Revised September 2025



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

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

By signing and submitting this document, I agree that all signatures where required may be Electronically Signed by either party pursuant to NCGS 66-315(b).

Applicant (printed): Laura Shanley

Applicant (signed): Laura Shanley

Date: 10/13/2025

Owner (printed): Laura Shanley

Owner (signed): Laura Shanley

Date: 10/13/2025

Megan Brightharp

Subject: FW: Historic district request for approval

From: Laura Shanley <laurajshanley@gmail.com>
Sent: Wednesday, October 15, 2025 11:13 AM
To: Megan Brightharp <mbrightharp@monroenc.org>
Subject: Re: Historic district request for approval

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

Good morning and thank you!

The original windows are wood painted white with single pane glass.

Will this have to go to the committee for approval?? I would have to find someone to attend for me (unable to drive due to hip surgery)

I will send a check out today

On Wed, Oct 15, 2025 at 11:07 AM Megan Brightharp <mbrightharp@monroenc.org> wrote:

Good Morning,

Can you tell me what material the original windows are made of?

The application fee is \$100. We accept check made payable to the City of Monroe or exact cash. You can pay in person at City Hall or mail your payment to the address below:

City of Monroe

Attn: Megan Brightharp, Planning Department

[300 W. Crowell Street](#)

Monroe, NC 28112

Megan Brightharp, Planner

[City of Monroe](#)

[300 W. Crowell Street](#)/PO Box 69

Monroe, NC 28111

(704) 282-4554 (p)





Existing windows to be replaced



Lowe's Custom Order Quote

Quote # 230478099

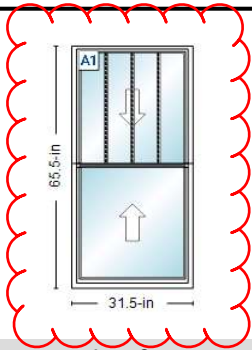
Quote Name: Pella window w/4 over one grid

Date Printed: 11/22/2025

Customer: Joel Villa
Email: nramconstruction@gmail.com
Address: 508 raymond lane
rock hill, SC 29730
Phone: (803) 448-6527

Store: (680) LOWE'S OF MONROE, NC
Associate: JOHN SYKES (4907061)
Address: 2350 WEST ROOSEVELT BLVD
MONROE, NC 28110-8409
Phone: (704) 226-1744

Item Total: 21
PreSavings Total: \$7,619.61
Freight Total: \$0.00
Labor Total: \$0.00
Pre-Tax Total: \$7,619.61



Pella Lifestyle Series | Double Hung | 31.5 X 65.5 | Without HGP | White
Room Location: None Assigned

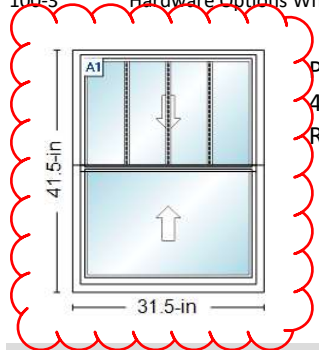
Product Warranty



Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-1	Pella Lifestyle Series Double Hung 31.5 X 65.5 Without HGP White		25 days	\$974.72	\$974.72	5		\$4,873.60

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-2	Screen Hidden Screen Bottom Sash Only White		25 days	\$178.96	\$178.96	5		\$894.80

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-3	Hardware Options White Sash Lift (0F370000)		25 days	\$14.13	\$14.13	5		\$70.65



Pella Lifestyle Series | Double Hung | 31.5 X 41.5 | Without HGP | White
Room Location: None Assigned

Product Warranty



Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-1	Pella Lifestyle Series Double Hung 31.5 X 41.5 Without HGP White		25 days	\$741.02	\$741.02	2		\$1,482.04

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-2	Screen Hidden Screen Bottom Sash Only White		25 days	\$135.13	\$135.13	2		\$270.26

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-3	Hardware Options White Sash Lift (0F370000)		25 days	\$14.13	\$14.13	2		\$28.26

ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDR	CURR_ADDR2	OWNERCITY	OWNERSTATE	OWNERZIP
09232182	AUSTIN JOE E JR		105 ESK CT		CARY	NC	27511
09232198	CHAMBERS TEDDY L	CHAMBERS PATRICIA M	604 W WINDSOR ST		MONROE	NC	28112
09232204	COOKE STEVEN	COOKE JESSICA	103 N CRAWFORD ST		MONROE	NC	28112
09232199	CTJ INVESTMENT GROUP LLC		PO BOX 482		MONROE	NC	28111
09232184	DALLEY DAVID A TRUSTEE		110 S COLLEGE ST		MONROE	NC	28112
09232198B	DEESE MARY ELLEN		607 W MORGAN ST		MONROE	NC	28112
09232172	DELANEY HERBERT STANHOPE	LEDFORD TRACY RENEE	9221 MCELROY RD		WAXHAW	NC	281739038
09232220	DT SQUARE PROPERTIES LLC		PO BOX 29586		CHARLOTTE	NC	28229
09232183	FELTS CHELSEY SHEA ET AL	WORTMAN JUSTIN TODD	3005 S POTTER RD		WAXHAW	NC	28173
9232206	HEISNER WILLIAM		%LAW OFFICES OF MICHELLE VICKE	408 W WINDSOR ST	MONROE	NC	28112
09232207							
09232218	HIGGINS NATASHA FAITH		202 N CRAWFORD ST		MONROE	NC	28112
09232198A	PRIME PROPERTY PARTNERS LLC		4912 WOODHAVEN LN		INDIAN TRAIL	NC	28079
09232221	KNOX WALTER		203 N COLLEGE ST		MONROE	NC	28112
09232217	MCCAULEY CURTIS W	MCCAULEY NANCY	405 W FRANKLIN ST		MONROE	NC	28112
09232205	MOORE JENNIFER REBECCA	MOORE GREGORY RALPH	101 N CRAWFORD ST		MONROE	NC	28112
09232173	MURRAY KEVIN D	MURRAY MARTHA R	%MURRAY PROPERTIES	2006 WALKUP AVE STE A200	MONROE	NC	28110
09232201	DONTON LEE III	DONTON THOMAS FRANKLIN	4801 ST SIMONS TER		WAHAW	NC	28173
0923220A	ONS PROPERTY MANAGEMENT GROUP LLC		50 SCHOOL RD	STE 184	MILL SPRING	NC	28756
09232222	PORTER PEGGY B		601 WEST FRANKLIN ST		MONROE	NC	28112
09232171	RAINE ARTHUR GEOFFREY	RAINE PAMELA	411 WINDSOR ST		MONROE	NC	28112
09232203	SHANLEY LAURA		108 N COLLEGE ST		MONROE	NC	28112
09232202	SIGNATURE BUILDERS & SERVICES INC		13534 PLAZA RD EXTENSION		CHARLOTTE	NC	28215
09232224	SWARTZFAGER JOHN GEORGE JR		607 W FRANKLIN ST		MONROE	NC	28112
09232219	HAMMONS NANCY		201 N CRAWFORD ST		MONROE	NC	28112
9232223	DAIGLE SARA KAUFFMAN		605 W FRANKLIN ST		MONROE	NC	28112
09232197	VILLANUEVA JUAN GARCIA	CHINO FABIOLA ACATITLAN	15 DENNIS ST		MONROE	NC	28110

APO Map

PLHR-2026-00070

Legend

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

Parcels Notified: 27



Exhibit 8

