

**BOARD OF ADJUSTMENT MEETING  
THURSDAY, FEBRUARY 26, 2026**

**6:00 P.M.**

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

**AGENDA**

- Item 1.**        **Call to Order – Roll Call**
- Item 2.**        **Appoint Chair**
- Item 3.**        **Pledge of Allegiance and Moment of Silence**
- Item 4.**        **Adopt Agenda**
- Item 5.**        **Conflicts of Interest**
- Item 6.**        **Approval of Minutes– January 22, 2026**
- Item 7.**        **Quasi-Judicial Statement**
- Item 8.**        **PLSUP-2026-00114 Special Use Permit - The Board of Adjustment is requested to consider this Special Use Permit request by Laniqua Watson to allow car, boat, other vehicle sales and rentals in the General Industrial (GI) District at 2909 Stitt Street. (Parcel ID # 09-114-003)**
- Item 9.**        **PLZNA 2026-00122 Variance - The Board of Adjustment is requested to consider a variance from the required 500-foot buffer from a residential zoning district for rehabilitative clinics in order for New Beginnings of the South Piedmont to operate a rehabilitative clinic at 412 S. Sutherland Ave. (Parcel ID # 09-194-133)**
- Item 10.**       **PLSUP 2026-00123 Special Use Permit - The Board of Adjustment is requested to consider a Special Use Permit in order for New Beginnings of the South Piedmont to operate a rehabilitative clinic at 412 S. Sutherland Ave. (Parcel ID # 09-194-133)**
- Item 11.**       **Next Meeting: Thursday, March 26, 2026**
- Item 12.**       **Adjournment**

***ATTENTION BOARD MEMBERS:***

***Please call Kimberly Davis at 704-282-4527 to confirm your attendance. Thank you.***

***cc:     Melanie Cox, Board Attorney  
       Jeff Wells, Assistant City Manager  
       Lisa Stiwinter, Director of Planning & Development  
       Planning Staff***

**MINUTES OF THE  
BOARD OF ADJUSTMENT MEETING**

January 22, 2026, at 5:30 P.M.  
Council Chambers  
300 W. Crowell St., Monroe, NC

To HR: 01/23/26

**5:30-6:00pm Quasi-Judicial Training – Atty. Melanie D. Cox**  
**Item 1. Call to Order – Roll Call**

Corey Noland called the Board of Adjustment meeting to order at 6:00 p.m. Kimberly Davis, Administrative Assistant, called the roll.

Members Present: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers, Matthew Kegel

Members Absent: Ryan Haywood

Staff Present: Melanie D. Cox, BOA Attorney; Doug Britt, Asst. Dir. Of Planning and Dev.; Patrick Blaszyk, Planner I; Kimberly Davis, Admin. Asst. II;

Guests, Witnesses: Michael and Linda Clevenger, Daniel Casteline

**Item 2. Appoint Chair**

**Motion:** Thomas Loria made a motion to appoint Corey Noland to serve as Acting Chair for this January 22, 2026 Board of Adjustment Meeting.

**Second:** Cary Rogers

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

**AYES:** Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers, Matthew Kegel

**NAYS:** None

**Item 3. Pledge of Allegiance and Moment of Silence**

**Item 4. Adopt Agenda**- No motion was made.

**Item 5. Conflicts of Interest** – None noted.

**Item 6. Approval of Minutes – Minutes of October 23, 2025**

**Motion:** Thomas Loria made a motion to approve the minutes of the October 23, 2025, meeting.

**Second:** Myles Kuly

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

**AYES:** Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers, Matthew Kegel

**NAYS: None**

**Item 7. Quasi-Judicial Statement:**

Attorney Melanie Cox - This is for the audience, and it is a brief explanation of what the Board of Adjustment does. This is a quasi-judicial hearing, which means it is like a court hearing. North Carolina law sets specific procedures and rules concerning how this board of adjustment must make its decisions. These rules are different from other types of land use decisions, such as a rezoning. This board's discretion is limited. This board must base its decisions on competent, relevant and substantial evidence in the record. A quasi-judicial process is not a popularity contest. It is a decision limited by the standards in the zoning ordinance and based on the facts presented. If you will speak as a witness, please focus on the facts and ordinance standards, not personal preference or opinion. Participation is limited by state law and this meeting is open to the public. Everyone is welcome to watch and parties with standing have rights to participate fully. Parties may present evidence, call witnesses and make legal arguments. Parties are limited to the town, applicants and individuals who can show that they will suffer special damages. Other individuals may serve as witnesses when called by the chair. General witness testimony is limited to facts, not opinions. For certain topics, this board needs to hear opinion testimony from expert witnesses. These topics include impacts on property values and increased traffic. Persons providing expert opinion must be qualified as experts and provide the factual evidence on which their opinions are based. Witnesses may be cross-examined by parties with standing and witnesses must swear or affirm their testimony.

**Item 8. Approval of Denial of Order for Variance for 508 E. Talleyrand**

**Motion:** Thomas Loria made a motion to approve the denial of order for variance for 508 E. Talleyrand.

**Second:** Cary Rogers

**Action:** The motion passed unanimously with the following votes.

**AYES:** Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers, Matthew Kegel

**NAYS:** None

**Item 9. PLZNA 2026-00102 Variance - The Board of Adjustment is requested to consider a 5-foot variance from the accessory structure setback requirement in a residential zoning district in order to construct a detached garage in the rear yard of 1915 Overhill Drive. (Parcel ID 09-298-035)**

Patrick Blaszyk, Michael Clevenger and Daniel Casteline came forward and were sworn in.

Patrick Blaszyk, Planner 1, presented the proposed findings:

1. The subject property located at 1915 Overhill Drive is owned by Michael and Linda Clevenger and is zoned RLD (Residential Low Density). (Exhibit 1-3) Exhibit 1 is a copy of the Ortho Map showing the subject property highlighted in blue. The subject property is located to the west of Overhill Drive. Exhibit 2 is the Zoning Map showing the subject property highlighted in blue. The subject property, as are the surrounding parcels, are zoned RLD (Residential Low Density). Exhibit 3 is a copy of the Deed.

2. On December 15th 2025, the applicant submitted a variance application to request a 5-foot variance from the 10-foot accessory structure setback requirement in order to construct a 26'x 30' detached garage in the rear yard of 1915 Overhill Drive. (Exhibit 4) Exhibit 4 is a copy of the application.
3. Section 157.7.5 Accessory Uses and Accessory Structures of the Unified Development Ordinance (UDO) states in relative parts:
  - A. General Accessory Use Standards
    9. Setbacks
      - a. Within a residential district, shall not be located closer than ten (10) feet to a property line. (Exhibit 5) Exhibit 5 show the standards highlighted in yellow.
4. The applicant submitted a site plan of the proposed location of the 26'x 30' detached garage as well as photos of the site at 1915 Overhill Drive. The site plan indicates the accessory structure will be located 5-feet from the rear property line. (Exhibit 6-7) Exhibit 6 is the Site Plan submitted by the applicant indicating that the new detached garage will be located 5-ft off the rear property line and 42-ft off the left-side property line. Exhibit 7 are photos of the property. The first photo is the proposed location of where the new garage would be constructed in the area to the rear of the home. Here are some photos of the property submitted by the applicant.
5. All adjacent property owners have been notified of the proposed variance. (Exhibit 8-9) Exhibit 8 is the APO Map where the subject property has a red star on it. Exhibit 9 is a copy of the APO List.

The applicant, Michael Clevenger, from 1915 Overhill Drive, Monroe, came to the podium for questions. He told the Board he was applying for the variance to put in a sizable garage with a workspace and storage behind the house, but also allow enough room for a deck and a ramp for his special needs grandson who stays with him every other weekend. His neighbor behind him has no issue with the building 5-ft off the property line and also built a 7 or 8-ft fence. His neighbor also took down a tree on his property in order to give him enough height space to put the building there. The hardship would be limiting the size of the building that he needs in order to maintain and repair his vehicles and also for his family. He has lived at this property for forty-two years. The right side of the property is not feasible to build on due to the sewer easement. The property is wooded and road frontage would have to be done as well which would be another expense. He needs to add a deck off the back where there is a sliding glass door along with a ramp in order for his grandson to visit. The sewer easement is on the right side of the property and begins behind the brown building on his lot. He is limited as to where he can put it without incurring more expense.

Daniel Casteline, a neighbor of the applicant, said Mr. Clevenger has already had to get a smaller garage due to the limitations. He is speaking in favor of Mr. Clevenger getting the variance.

There were no other final questions for the staff or the witnesses. The evidentiary portion of the hearing is now closed.

**Motion:** Corey Noland made a motion to adopt proposed Findings of Fact 1-5 and include the additional Findings of Fact 6-9:

6. The proposed site for the garage sits on the flattest part of the property and would sit behind the residence as to not be visible from the street.
7. Based on the testimony of the applicant, there is no other suitable place for the garage to be built without incurring significant expense.
8. The location of the sewer easement on the property limits where the proposed garage can be placed.
9. The applicant states that he intends to build a ramp for his handicapped grandchild to enter the residence through doors in the back of the residence, further limiting the possible placement of the garage.

The applicant was afforded the opportunity to offer evidence, cross-examine witnesses, and inspect the evidence that was presented.

**Second:** Thomas Loria

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

**AYES:** Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers, Matthew Kegel  
**NAYS:** None

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

**Motion:** Thomas Loria made a motion that an unnecessary hardship would result from the strict application of the ordinance based on the Findings of Facts 6 through 9. There would be an undue expense that would be incurred if the garage was to be placed in another location of the property.

**Second:** Corey Noland

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

**AYES:** Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers, Matthew Kegel  
**NAYS:** None

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

**Motion:** Thomas Loria made a motion that the hardship is peculiar to the applicant's property based on the topography, the sewer easement location and configuration of the house on the lot.

**Second:** Cary Rogers

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

**AYES:** Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers, Matthew Kegel  
**NAYS:** None

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

**Motion:** Matthew Kegel made a motion that the hardship **is not** the result of the applicant's own actions because of the location of the sewer easement and sloping of the property.

**Second:** Myles Kuly

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

**AYES:** Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers, Matthew Kegel

**NAYS:** None

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

**Motion:** Myles Kuly made a motion that the variance **is** consistent with the spirit, purpose, and intent of the ordinance.

**Second:** Matthew Kegel

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

**AYES:** Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers, Matthew Kegel

**NAYS:** None

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

**Motion:** Thomas Loria made a motion that in **granting** the variance, public safety **will** be secured and substantial justice **will** be achieved.

**Second:** Myles Kuly

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

**AYES:** Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers, Matthew Kegel

**NAYS:** None

**Motion:** Corey Noland made a motion to **approve** the proposed variance as requested.

**Second:** Myles Kuly

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

**AYES:** Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers, Matthew Kegel

**NAYS:** None

**Item 10.** **Next Meeting:** Thursday, February 26, 2026

**Item 11.** **Adjournment**

**Motion:** Thomas Loria made a motion to adjourn the meeting.

**Second:** Corey Noland

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

**AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers, Matthew Kegel**  
**NAYS: None**

The meeting was adjourned at **6:25 p.m.**

Respectfully submitted,

Thomas Loria  
Acting Chair

Kimberly Davis  
Clerk of the Board

DRAFT



**STAFF REPORT  
PLSUP-2026-00114**

**TO:** Board of Adjustment Members  
**DATE:** February 26, 2026  
**FROM:** Doug Britt, Assistant Director of Development Services  
**PREPARED BY:** Megan Brightharp, Planner  
**SUBJECT:** Special Use Permit request to allow Car, Boat, other Vehicle Sales and Rental in the General Industrial (GI) District at 2909 Stitt Street.

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**SUMMARY STATEMENT**

The Board of Adjustment is requested to consider this Special Use Permit request by Laniqua Watson to allow Car, Boat, other Vehicle Sales and Rental in the General Industrial (GI) District at 2909 Stitt Street.

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**SITE DATA**

**Type of Action:** Special Use Permit  
**Date of Petition:** January 20, 2026  
**Name of Petitioner:** Laniqua Watson  
**Location:** 2909 Stitt Street  
**Tax ID #:** 09-114-003  
**Lot Size:** 3.855 Acres  
**Zoning Classification:** GI (General Business)

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**PROPOSED FINDINGS**

Staff offers the following Proposed Findings:

1. The property at 2909 Stitt Street is owned by Driveline Auto Transport, LLC and is zoned GI (General Industrial). (Exhibit 1-3).
2. A Special Use Permit Application was submitted on January 20, 2026 requesting to establish the Car, Boat, other Vehicle Sales and Rental use in the GI (General Industrial) District. (Exhibit 4&5)
3. According to Section 157.7.1 of the City of Monroe Unified Development Ordinance titled “Tables of Permissible Uses (Traditional and Mixed-Use)”, Car, Boat, other Vehicle Sales and Rental is only allowed in the GI Zoning District with the issuance of a Special Use Permit from the Board of Adjustment. (Exhibit 6)
4. According to Section 157.7.2.6.P of the City of Monroe Unified Development Ordinance titled “Car, Boat, other Vehicle Sales and Rental”, the use is described as “Establishments that are involved with the sale or lease of motor vehicles (including but not limited to cars and boats), renting of motor vehicles, and display of these motor vehicles.” (Exhibit 7)
5. All adjoining property owners have been notified of the Special Use Permit application. (Exhibit 8&9).

### **CONCLUSIONS**

Staff is bringing this request before you tonight for your consideration.

Attachment(s):  
Exhibit 1: Ortho Map  
Exhibit 2: Zoning Map  
Exhibit 3: Deed to Property  
Exhibit 4: Application  
Exhibit 5: UDO Section 157.7.1  
Exhibit 6: UDO Section 157.7.2.6.P  
Exhibit 7: APO List  
Exhibit 8: APO Map

Prepared by: MB 02/06/2026

**Ortho Map**  
**PLSUP-2026-00114**

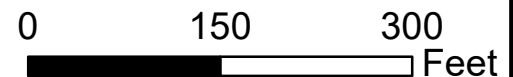
**Legend**

- Centerlines
- City Limits
- ▭ Parcels
- ▭ Subject Property

**Existing:**  
**GI**  
**(General Industrial)**

**Owner:**  
**Driveline Auto Transport, LLC**

**Acres: 3.855**



**Exhibit 1**



**Zoning Map**  
**PLSUP-2026-00114**

**Legend**

- Centerlines
- City Limits
- Parcels
- GI
- HI
- RMD
- Subject Property

**Existing:**  
**GI**  
**(General Industrial)**

**Owner:**  
**Driveline Auto Transport, LLC**

**Acres: 3.855**

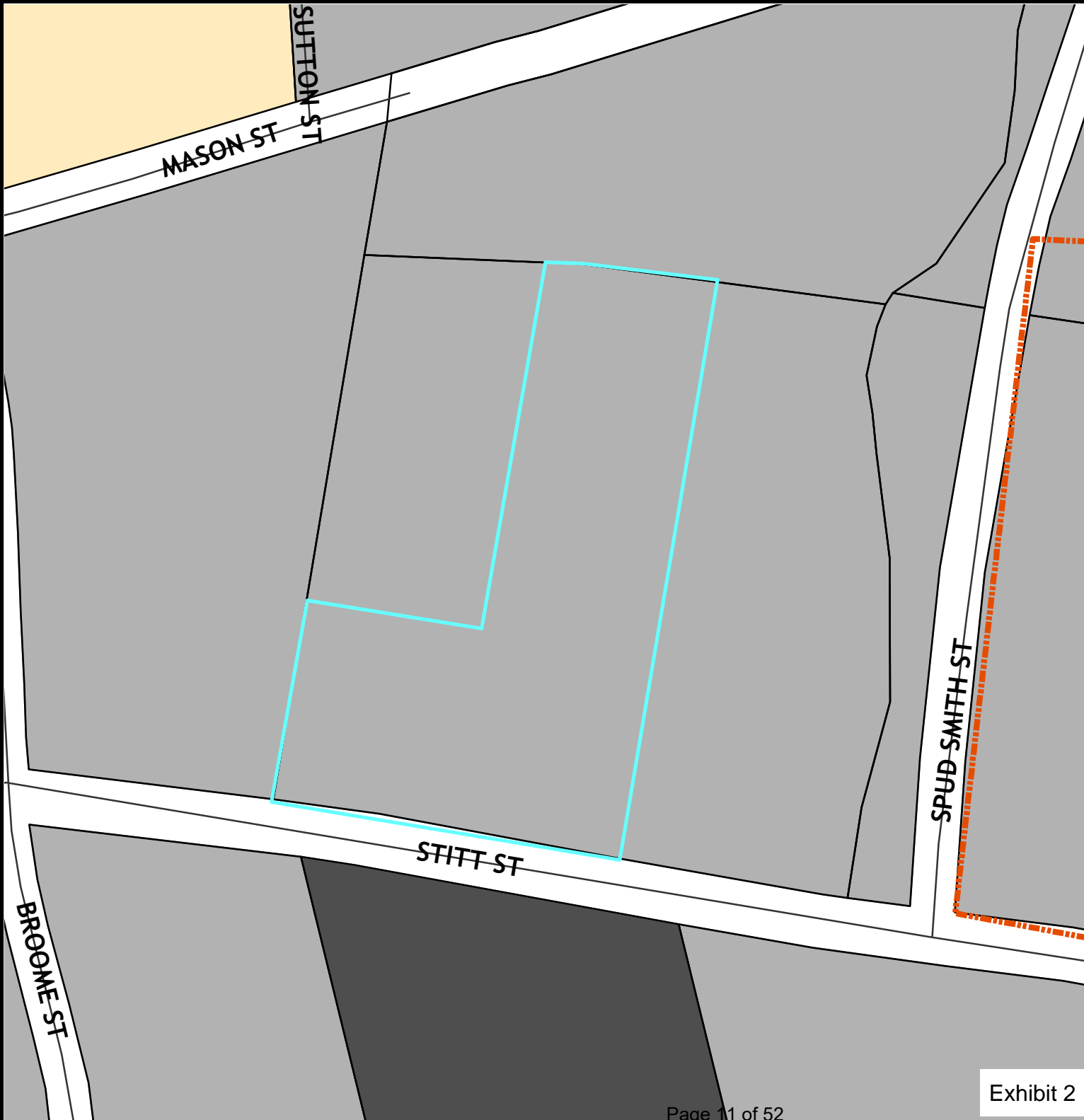
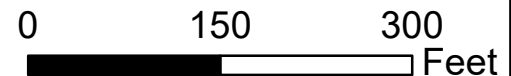


Exhibit 2

FILED Jun 11, 2025  
AT 03:38:00 PM  
BOOK 09136  
START PAGE 0320  
END PAGE 0322  
INSTRUMENT # 14598  
EXCISE TAX \$900.00

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax:	\$900.00
Parcel ID:	09114003
Mail/Box To:	William F. Kirk, Esq., 3430 Toringdon Way, Ste 101, Charlotte, NC 28277
Prepared By:	Grantor
Brief description for the Index:	

THIS SPECIAL WARRANTY DEED (“Deed”) is made on June 11, 2025, by and between:

GRANTOR	GRANTEE
Frontier Communications of the Carolinas LLC, a Delaware limited liability company, 1919 McKinney Avenue Dallas, TX 75201	Driveline Auto Transport LLC, a North Carolina limited liability company 1508 Yellow Daisy Drive Stallings, NC 28104

*The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.*

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Monroe, Union County, North Carolina, and more particularly described on Exhibit A attached hereto and made a part hereof (the “Property”).

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 9116 at Page 616, Union County Registry.

All or a portion of the Property does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

1  
submitted electronically by "Regent Law"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Union County Register of Deeds.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity, by its duly authorized representative.

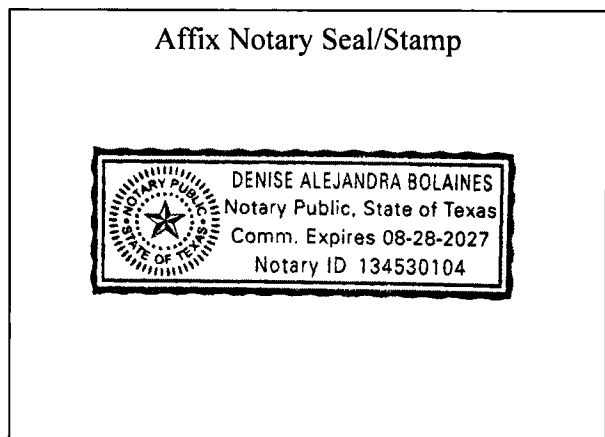
GRANTOR:

FRONTIER COMMUNICATIONS OF THE CAROLINAS LLC,  
a Delaware limited liability company

By: *Kelley Stewart*  
Kelley Stewart  
Director, Facilities and Real Estate

STATE OF TEXAS            )  
  )  
COUNTY OF *Dallas*    )

I, *Denise Bolaines*, a Notary Public in the above state and county, certify that the following person(s) personally appeared before me on June *10*, 2025, and acknowledged to me that she signed the foregoing document in the capacity represented and identified therein (if any): *Kelley Stewart, Director, Facilities and Real Estate, for Frontier Communications of the Carolinas LLC, a Delaware limited liability company.*



*Denise Bolaines*  
Notary Public (Official Signature)  
My commission expires: *8-28-2027*

**Exhibit A - Property Description**

**Closing Date: June 11, 2025**

**Property Address: 2909 Stitt St, Monroe, NC 28110**

BEING THAT CERTAIN PARCEL OR LOT OF LAND SITUATED IN MONROE TOWNSHIP, UNION COUNTY, NORTH CAROLINA AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL 1, CONTAINING 167,941 SQ.FT. OR 3.855 ACRES AS SHOWN ON PLAT ENTITLED "FINAL SUBDIVISION PLAT PREPARED FOR: FRONTIER COMMUNICATIONS OF THE CAROLINAS LLC," DATED OCTOBER 24, 2024 AND RECORDED MAY 23, 2025, AT PLAT SLIDE S, PAGE 864, INSTRUMENT 12780, OF THE UNION COUNTY, NORTH CAROLINA, PUBLIC REGISTRY.



# SPECIAL USE PERMIT APPLICATION

Applicant's Name: Kaniqua Watson

Applicant's Mailing Address: 2909 Stiff St  
Monroe, NC 28110

Applicant's Phone Number: 704 467-8815

Applicant's Email: Airfury83@gmail.com

Property Owner Name: Ruslan Aliyev

Property Owner Mailing Address: 1508 Yellow Daisy Drive, Stallings, North Carolina 28104

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

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)  
Leasee

Property Address: 2909 Stiff St. Monroe, NC 28110

Tax ID Number: \_\_\_\_\_ Lot Size \_\_\_\_\_ Deed Reference: Book \_\_\_\_\_ Page \_\_\_\_\_

Existing Zoning: \_\_\_\_\_

Proposed Special Use: we would like permission to operate a small car dealership on the property. no maintenance will be performed on the property.

Proposed Conditions: Nothing needs to be changed on the property to be used for this purpose.

A site plan drawn to scale and sealed by a registered engineer, surveyor, architect, or landscape architect licensed to practice in the State of North Carolina may be required for certain Special Use Permits such as a change in use requiring site improvements or the development of a vacant site, the Zoning Administrator will assist in determining when a site plan is required to accompany the Special Use Permit application. Site plans for subdivision applications shall be in the form of a preliminary plat with all information that is required per Chapter 157 of the Monroe Code of Ordinances – Zoning Code. The site plan shall include the following information; however, the Zoning Administrator may require additional information whenever necessary and may waive one or more of the requirements if such is found to be irrelevant to the proposed project.

### **General Information Required**

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

### **Information on Natural, Historic, and Recreational Features Required**

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

### **Zoning and Lot Information Required**

- Existing and proposed zoning district lines, flood plain delineation, property lines, existing and proposed parking, trash collection systems and screening (include a copy of the planting schedule) and building footprints for any structure or walls to be placed on the property. Residential uses shall include the number of units per building and the total project.
- Proposed lot dimensions and setbacks, with diagrams of proposed signs showing location on the lot, size, height, and attachment (if indicated).
- Boundary of any phase lines, for phased development plans. (Include a statement for future building time line)
- Detailed landscape plan in compliance with section 157.8.3 of the Monroe Code of Ordinances issued by a certified landscape architect, or other certified professional preparer

### **Transportation and Utilities Information Required**

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

Special use permit approval requires several standard findings of fact (see below). It shall be the responsibility of the applicant to address all findings related to the development proposal. The burden of submitting competent evidence that the findings have been met is the applicant's responsibility. Additional information supporting the special use permit application shall be the responsibility of the petitioner and not the responsibility of the city.

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

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

Note: Due to the amount of detailed information needing to be submitted to the city, it is *requested* that early contact with the city planning department be accomplished to avoid unnecessary delays. All applications for a special use permit shall be reviewed by the Zoning Administrator prior to Board of Adjustment review. The applicant shall submit a completed application no later than the 1<sup>st</sup> of the month to the Board of Adjustment meeting at which the petition is to be heard. If the application is found to be incomplete or the development is found to be in conflict with the requirements of this application, the developer shall be notified and the petition rejected.

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

It is understood and acknowledged that if the Special Use Permit is authorized, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 157.3.4.9 of the Zoning Ordinance of the City of Monroe Code of Ordinances.

**Special Use General Standards:**

- A. The use will not materially endanger the public health or safety if located, designed, and proposed to be operated according to plan.  
There will be no danger to the public. The lot is paved and no vehical work will be completed on the property.
- B. The use or development complies with all regulations and standards of the City of Monroe Zoning Ordinance, as well as any other state or local rule or regulation governing the development of land.  
We will follow all Federal, State and local laws and ordinances with quarterly audits.
- C. The use or development will not adversely impact surrounding property and will not substantially injure the value of adjoining property.  
There are only warehouses around and this will not impact the community in a negative way.
- D. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Monroe Land Development Plan.  
Yes. The area is industrial with limited traffic. It would not impede any businesses in the area. It would add a valuable service to the local community.

**To the best of my knowledge, all of the information herein submitted is accurate and complete. If you are signing on behalf of a company, please include your title within 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).

Khaniqua Watson  
Applicant (printed)

Khaniqua Watson  
Applicant's Signature

Jan 19 2026  
Date

Ruslan Aliyev  
Property Owner's (printed)

Ruslan Aliyev  
Property Owner's Signature

Jan 20th 2026  
Date

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

**PROPERTY USE AUTHORIZATION**

State of North Carolina  
County of Union County

1. I am the authorized owner and/or authorized representative of **Driveline Auto Transport**, and I have the authority to make this affidavit.
2. Driveline Auto Transport is the owner and/or lawful controller of the real property located at:  
**2909 Stitt Street  
Monroe, North Carolina 28110**
3. I hereby grant permission and authorization to **Laniqua Watson** (“Tenant”) to use the above-referenced property for the purpose of operating a **used car dealership**, in accordance with all applicable local, state, and federal laws, regulations, zoning requirements, and licensing requirements.
4. This authorization is granted for business use only and does not relieve the Tenant of any obligation to obtain required permits, licenses, insurance, or approvals from governmental authorities.
5. This affidavit is made for the purpose of providing proof of property use authorization and may be relied upon by any governmental agency, financial institution, or other party with a legitimate interest.

I affirm under penalty of perjury that the foregoing is true and correct to the best of my knowledge.

---

**Ruslan Aliyev**  
Authorized Representative  
**Driveline Auto Transport**

Date: **January 20, 2026**

**TABLE 7.1. - TABLE OF PERMISSIBLE USES**

“P” = Permitted, “S” = Special Use Permit Required, “X” = Prohibited

Use Type	Traditional Districts											Mixed-Use Districts						REFERENCE
	RR	RLD	RMD	RHD	OM	NB	GB	GI	HI	PUD	PCD	DC-MX	DG-MX	CC-MX1	CC-MX2	RC-MX	MD-MX	
Microbrewery/Winery/ Distillery	X	X	X	X	X	X	P	P	X	P	P	P	P	P	P	P	X	7.2.6.O
Car, Boat, Other Vehicle Sales and Rental	X	X	X	X	X	X	P	S	X	X	P	X	X	X	X	X	X	7.2.6.P
Minor Vehicle Service	X	X	X	X	X	S	P	P	X	X	P	X	X	P	P	X	X	7.2.6.Q
Major Vehicle Service	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	X	X	7.2.6.R
Convenience Store with Fuel Pumps	X	X	X	X	X	S	P	P	X	X	P	X	P	P	P	P	P	7.2.6.S
Car Wash	X	X	X	X	X	S	P	X	X	X	P	X	X	P	P	P	X	7.2.6.T
Funeral Home	X	X	X	X	P	P	P	X	X	X	P	P	P	P	P	X	X	7.2.6.U
Laundromat with Onsite Cleaning	X	X	X	X	S	P	P	P	X	X	P	X	P	P	P	P	X	7.2.6.V
Electronic Gaming Operations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	7.2.6.W
Day Care Center/Adult Care	S	S	S	S	S	P	P	X	X	X	P	X	X	P	P	X	P	7.2.6.X
Commercial Parking	X	X	X	X	S	P	P	P	X	X	P	P	P	P	P	P	P	7.2.6.Y

#### **P. Car, Boat, Other Vehicle Sales & Rentals**

1. Characteristics. Establishments that are involved with the sale or lease of motor vehicles (including but not limited to cars and boats), renting of motor vehicles, and display of these motor vehicles.
2. Accessory Uses. Accessory uses may include ancillary indoor storage, associated office, showroom, vehicle fueling (for vehicles for sale or lease, not open to the general public), car wash (for vehicles for sale or lease, not open to the general public), and limited retail sales of items associated with motor vehicles.
3. Examples. Examples include but are not limited to car dealerships, boat dealerships, motor vehicle dealerships dealing in recreational vehicles, car rental establishments, moving vehicle rental establishments.
4. Use Standards.
  - a. Minimum lot size for car, boat, other vehicle sales and rental establishments shall be two (2) acres.
  - b. Vehicle display areas shall not be raised above general topography of the site.
  - c. Vehicle display areas with frontage along a street right-of-way shall include an additional ten (10) foot landscaped buffer. Vehicles shall not be displayed in any required buffer.

#### **Q. Minor Vehicle Service & Vehicle Part Sales**

1. Characteristics. Minor vehicle service establishments are involved with the body detailing, mechanical repairs, or the painting of automotive vehicles. These repairs should be minor in nature and any services rendered on site should be minor in nature as well.
2. Accessory Uses. Accessory uses may include limited sale of parts or vehicle accessories, towing, associated office, parking, repackaging of goods for on-site sale or use.
3. Examples. Examples of services to be rendered include quick service such as (but not limited to) lubrication, battery sales and installation, auto detailing, minor scratch and dent repair, tire alignment, and fluid replacement.
4. Use Standards.
  - a. No stockpiling of parts or salvaging of vehicle parts.
  - b. If located in the GB district or abutting a residential use, a landscape buffer with buffer intensity of 2 shall be provided.
  - c. No storage of impounded vehicles in front yard.
  - d. All storage of vehicles shall be fenced and prevented from view.
  - e. A minimum lot size of 20,000 square feet is required.

#### **R. Major Vehicle Service**

ACCTNO	OWNERNAME1	OWNERADDRE	CURR_ADDR2	OWNERCITY	OWNERSTATE	OWNERZIP
09115005	ONE-EIGHTY VENTURES, INC	PO BOX 2758		INDIAN TRAIL	NC	28079
09115002	BIBLE BAPTIST TABERNACLE	%BOBBY LEONARD	2900 WALKUP AVE	MONROE	NC	28110
09114002	CAROLINA BUILDERS CORPORATION	C/O MARVIN F POER & COMPANY SPS RE	PO BOX 250329	ATLANTA	GA	30325
09115004	CROOKE MARY JANE	2805 WALKUP AVE SUITE A		MONROE	NC	28110
09114003	DRIVELINE AUTO TRASPORT, LLC	1508 YELLOW DAISY DR		MATTHEWS	NC	28104
09114003A	FRONTIER COMMUNICATIONS OF THE CAROLINAS, LLC	1919 MCKINNEY AVE		DALLAS	TX	75201
09084037	IMET PROPERTIES LLC	3000 STITT ST STE 150 7432		MONROE	NC	281103916
09114004	JHS MASTER CAPITAL LLC	PO BOX 1104		ASHEBORO	NC	27204
09115003	JSOURCE TECHNOLOGIES LLC	PO BOX 523		MONROE	NC	28111
09115007C	MCCOY ELLISON REALTY INC	PO BOX 29027 PLAZA STA		GREENSBORO	NC	27429
09084006	THIRTYONE THIRTEEN LLC	PO BOX 105		DENVER	NC	28037

**APO Map**  
**PLSUP-2026-00114**

**Legend**

- Centerlines
- City Limits
- 150 Foot Buffer
- Parcels
- ★ Subject Property
- Notified Properties

**Parcels Notified: 14**



**Exhibit 8**



**STAFF REPORT**

*Case # PLZNA-2026-00122*

**TO:** Board of Adjustment Members

**DATE:** February 26, 2026

**FROM:** Doug Britt, Assistant Director of Planning and Development

**PREPARED BY:** Patrick Blaszyk, Planner

**SUBJECT:** A variance request by Kevin Walsh of New Beginnings of the South Piedmont for a proposed rehabilitative clinic at 412 S. Sutherland Ave.

**SUMMARY STATEMENT**

Kevin Walsh of New Beginnings of the South Piedmont is requesting a 360-foot variance from the required 500-foot buffer from a residential zoning district for rehabilitative clinics in order to operate a rehabilitative clinic at 412 S. Sutherland Ave.

**SITE DATA**

**Type of Action:** Variance

**Date of Petition:** January 30, 2026

**Name of Petitioner:** Kevin Walsh of New Beginnings of the South Piedmont

**Location:** 412 S. Sutherland Ave.

**Tax ID #:** 09-194-133

**Lot Size:** 0.37 Acres

**Current Zoning Classification:** OM, Office Medical

**REVIEW**

Proposed Findings:

1. The property located at 412 S. Sutherland Ave. is owned by BIFAA LLC, is proposed to be leased by New Beginnings of the South Piedmont and is zoned OM, (Office Medical). (Exhibits 1, 2, and 3)

2. On January 30<sup>th</sup> 2026, Kevin Walsh of New Beginnings of the South Piedmont submitted a variance application to request a 360-foot variance from the 500-foot buffer from a residential zoning district required for rehabilitative clinics in order to operate a rehabilitative clinic at 412 S. Sutherland Ave. (Exhibit 4)
3. Section 157.7.2.7.F.4.b Rehabilitative Clinic Use Standards of the Unified Development Ordinance (UDO) states in relative parts: (Exhibit 5)

#### F. Rehabilitative Clinic

##### 4. Use Standards

- b. Be at least 500 feet from any lot in a single-family residential district, school, park, child care center, and religious institution that has a child care center or school.

- 4 The buffer distance map indicates that 412 S. Sutherland Ave. is located 140 feet away from nearest residential parcel (Exhibit 6)
- 5 All adjacent property owners have been notified of the proposed variance. (Exhibit 7 and 8)

#### Conclusions:

1. It is the Board's CONCLUSION, that unnecessary hardship (would/would not) result from the strict application of the ordinance.
2. It is the Board's CONCLUSION, that the hardship (is/is not) peculiar to the applicant's property.
3. It is the Board's CONCLUSION, that the hardship (is/is not) the result of the applicant's own actions.
4. (a) It is the Board's CONCLUSION, that the variance (is/is not) consistent with the spirit, purpose, and intent of the ordinance.  
  
(b) It is the Board's CONCLUSION, that in granting of the variance, the public safety (will/will not) be secured and substantial justice (will/will not) be achieved.

**THEREFORE**, on the basis of all foregoing, IT IS ORDERED that the application Variance PLZNA-2026-00122 be (**approved/denied**).

---

Exhibits:  
Exhibit 1: Ortho Map  
Exhibit 2: Zoning Map

- Exhibit 3: Deed to Property
- Exhibit 4: Variance Application
- Exhibit 5: UDO Section 157.7.2.7.F.4.b
- Exhibit 6: Buffer Distance Map
- Exhibit 7: APO Map
- Exhibit 8: APO List

Prepared by: PB 2/12/2026






**Ortho Map**

**Case #: PLZNA-2026-00122**

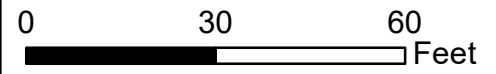
**412 S. Sutherland Ave.**

**Legend**

-  Centerlines
-  Parcels
-  Subject Property

**Owner: BIFAA LLC**

**Acres: 0.37**



**Exhibit 1**

## Zoning Map

Case #: PLZNA-2026-00122

412 S. Sutherland Ave.

### Legend

-  Centerlines
-  Parcels
-  OM
-  Subject Property

Owner: BIFAA LLC

Acres: 0.37

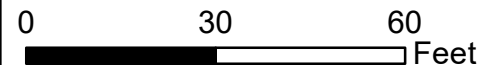
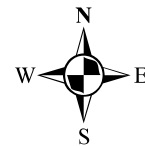


Exhibit 2

FILED Dec 21, 2020  
AT 03:32:00 PM  
BOOK 07929  
START PAGE 0200  
END PAGE 0201  
INSTRUMENT # 53277  
EXCISE TAX \$0.00

**Exhibit 3**

PREPARED BY: Matheson Law Firm, PA  
RETURN TO: 9013 Perimeter Woods Dr. Ste I  
Charlotte NC 28216  
No Title Examination by Preparer  
EXCISE TAX: \$0.00  
PARCEL ID# 09194133

NORTH CAROLINA  
UNION COUNTY

**QUITCLAIM DEED**

This deed made this 18 day of December 2020 by and between

**Fahrudin Mekic and wife, Amela Mekic**  
Address: 5006 Downing Creek Drive Charlotte, NC 28269  
hereinafter referred to as "Grantor"

and

**BIFAA LLC,**  
**A North Carolina Limited Liability Company**  
Address: 5006 Downing Creek Drive Charlotte, NC 28269  
hereinafter referred to as "Grantee."

The designation "Grantor" and "Grantee" as used herein shall include said parties, their heirs, personal representatives, successors and assigns and shall include the singular, plural, masculine, feminine or neuter as required by the context.

The property does not constitute the principal residence of the Grantor.  
This instrument prepared by Nicholas J. Voss, a licensed NC attorney.

Submitted electronically by "Matheson Law Firm, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Union County Register of Deeds.

WITNESSETH, that the Grantor has and by these presents does grant and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Union County, North Carolina and more particularly described as follows:

Being all of lots 15 and 16 of the subdivision lands of Olin B Sikes, III, as shown on plat recorded on Plat Book 3, Page 158, Office of the Register of Deeds for Union County, North Carolina, said plat being by reference explicitly referred to and incorporated in this description; less and except that property conveyed by E. F. Hamer and wife, Wilhelmina Simmons Hamer, to William Henry Price by deed recorded in Deed Book 230, Page 165, Union County, North Carolina Registry.

Property Address: 412 S. Sutherland Ave, Monroe, NC 28110.

The property was acquired by the Grantor herein in Deed Book 7841, Page 629 of the Union County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

*Fuhrudin Mekic*

\_\_\_\_\_(SEAL)  
Fahrudin Mekic

*Amela Mekic*

\_\_\_\_\_(SEAL)  
Amela Mekic

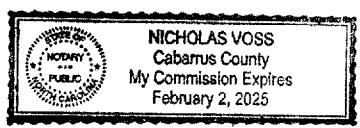
State of North Carolina

County of Mecklenburg

I, Nicholas Voss, a Notary Public for the County of Cabarrus and State of North Carolina, do hereby certify that Fahrudin Mekic and Amela Mekic personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of December, 2020.

My Commission Expires: 2/2/2025 *Nich V*  
Notary Public





# City of Monroe Variance Application Form

Applicant's Name: New Beginnings of the Southern Piedmont  
Kevin Walsh

Applicant's Mailing Address: 1118 McCarble Rd  
Charlotte NC 28112

Applicant's Phone Number: 704-773-2380

Applicant's Email: kwalsh.newbeginnings@gmail.com

Property Owner Name: BIFAR LLC. Fahrudin Melkic

Property Owner Mailing Address: 5006 Downing Creek Rd  
Charlotte NC 28269

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

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)  
Tenant

Property Address: 412 S. Sutherland Monroe NC 28112

Tax ID Number: 09194133 Lot Size: .37 acre Deed Reference: Book \_\_\_\_\_ Page \_\_\_\_\_

Existing Zoning: Office/Medical Existing Use of Property: \_\_\_\_\_

Ordinance section number to which a variance is being sought: 7.2.7 F4B

Describe the variance you are seeking: We are seeking a 360 ft  
variance in lieu of 500ft variance creating a  
140 ft buffer from the nearest residential building

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

**Exhibit 4**

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

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

The hardship to carrying this variance would be a financial one carry loss of deposit and committed to 3yr lease

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

The hardship is that the parcel does not meet the 500 ft buffer requirements from a residential parcel

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

The hardship is that there was no previous knowledge of the 500 ft buffer requirement

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

This location operated for years providing the same type of service as the applicant. Also it is in place with all the neighboring parcels that provide medical services

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

1. The boundaries of the lot(s) in question,
2. The size, shape and location of all existing buildings, parking facilities and accessory buildings,
3. The size, shape and location of all proposed buildings, parking facilities and accessory uses,
4. The location of all setbacks and front lot widths as measured at the front setback,
5. The location and type of screening and buffering proposed; and
6. Other information deemed by the Zoning Officer necessary to consider the application complete.

To the best of my knowledge, all of the information herein submitted is accurate and complete. If you are signing on behalf of a company, please include your title within 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).

Kevin Walsh  
Printed name of Applicant

[Signature]  
Signature of Applicant

01/30/2026  
Date

Fahudin Metic  
Printed name of Owner

[Signature]  
Signature of Owner

01/30/2026  
Date

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

Scaled plan attached: Yes \_\_\_\_\_ No \_\_\_\_\_ Fee Attached: Yes \_\_\_\_\_ No \_\_\_\_\_

Adjoining property owner's information attached: Yes \_\_\_\_\_ No \_\_\_\_\_

Public hearing date: \_\_\_\_\_

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

Action taken by the Board of Adjustment: \_\_\_\_\_

Notification of Action Mailed to applicant on: \_\_\_\_\_

STATE OF NORTH CAROLINA

AFFIDAVIT

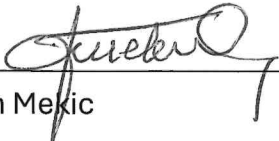
COUNTY OF UNION

Comes now Fahrudin Mekic, owner/managing member of BIFAA, LLC and makes this affidavit in support of the Special Use Permit and Variance filed by New Beginnings of the Southern Piedmont, LLC as follows:

1. I am the owner/managing member of BIFAA, LLC and have the authority to make this Affidavit.
2. BIFFA, LLC is the record owner of 412 S Sutherland Ave, Monroe, NC 28112, Tax Parcel 09194133.
3. To the best of my knowledge, this property is zoned: 12 – COMMERCIAL.
4. BIFAA, LLC has entered into a lease agreement with New Beginnings of the Southern Piedmont, LLC (“New Beginnings”) for the premises at 412 S Sutherland Ave, Monroe, NC 28112 effective March 1, 2026.
5. New Beginnings has disclosed the nature and extent of its business, including, but not limited to, substance abuse and mental health treatment services, to be provided on the premises at 412 S Sutherland Ave, Monroe, NC 28112 pursuant to the lease agreement.
6. BIFAA, LLC consents to, and joins in, with the Application for a Special Use permit as filed by New Beginnings.

FURTHER your affiant saeth not.

This the 30<sup>th</sup> day of January, 2026

  
\_\_\_\_\_  
Fahrudin Mekic (Seal)

### 7.2.7. OFFICE AND MEDICAL USES

#### F. Rehabilitative Clinic

##### 4. Use Standards.

- a. Be at least 500 feet from any other such facility; and
- b. Be at least 500 feet from any lot in a single-family residential district, school, park, child care center, and religious institution that has a child care center or school.

Exhibit 5



## Buffer Distance Map

Case #: PLZNA-2026-00122  
412 S. Sutherland Ave.

### Legend

- Centerlines
- Parcels
- OM
- RMD
- Subject Property

Owner: BIFAA LLC

Acres: 0.37

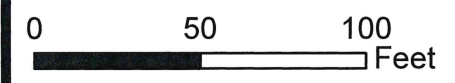


Exhibit 6

## APO Map

**PLZNA-2026-00122**

### Legend

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

**18 Parcels Notified**



**Exhibit 7**

ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09194129	ESCUDERO ANAYELI GONZALEZ		1204 DOVE ST #6	MONROE	NC	28112
09194130	O'NEILL BERNARD	WALDEN SANDRA	1206 DOVE ST	MONROE	NC	28112
09194132	CROWN DATA SOLUTIONS LLC		214 RIVERTON RD	MATTHEWS	NC	28104
09191007	GOODMAN EMILY M		401 E PARK DR	MONROE	NC	28112
09194141	JEFFRIES PERRY L		871 HUFFMAN ST	GREENSBORO	NC	27405
09194143	LLK REAL ESTATE 2 LLC		5917 SUMMERSTON PL	CHARLOTTE	NC	28277
09194121	PHIFER JOHN T		PO BOX 971	MONROE	NC	281110971
09194131	BAILEY LAWRENCE R	BAILEY LINDSAY MICHELLE	1208 DOVE ST	MONROE	NC	28112
09194133	BIFAA LLC		5006 DOWNING CREEK DR	CHARLOTTE	NC	28269
09194136	HODGE DEREK LEE	HODGE KAREN F	1208 CURTIS ST	MONROE	NC	28112
09194142	LIVEL ENTERPRISES LLC		1301 DOVE ST	MONROE	NC	28110
09194144	PLJ GROUP II INC THE		871 HUFFMAN ST	GREENSBORO	NC	27405
09194132A	DH1 PROPERTIES LLC		506 S SUTHERLAND AVE	MONROE	NC	28110
09194137	OKWARA PROPERTIES		404 S SUTHERLAND AVE	MONROE	NC	28112
09194007	UNION MEMORIAL REGIONAL MEDICAL CENTER INC		PO BOX 5003	MONROE	NC	281115003
09194122	GODWIN TRAVIS R		1209 MCCRAY ST	MONROE	NC	28112
09194134	406 SOUTH SUTHERLAND AVENUE LLC		PO BOX 34426	CHARLOTTE	NC	28234
09194135	BIVENS LAURENCE	BIVENS PATRICIA H	1209 DOVE ST	MONROE	NC	28112

## Exhibit 8



**STAFF REPORT**

*Case # PLSUP-2026-00123*

**TO:** Board of Adjustment Members

**DATE:** February 26, 2026

**FROM:** Doug Britt, Assistant Director of Planning and Development

**PREPARED BY:** Patrick Blaszyk, Planner

**SUBJECT:** Kevin Walsh of New Beginnings of the South Piedmont is requesting a Special Use Permit for a property located at 412 S. Sutherland Ave.

**SUMMARY STATEMENT**

Kevin Walsh of New Beginnings of the South Piedmont is requesting a Special Use Permit in order to conduct the use of a rehabilitative clinic at 412 S. Sutherland Ave. in the Office Medical (OM) zoning district.

**SITE DATA**

**Type of Action:** Special Use Permit

**Date of Petition:** January 30, 2026

**Name of Petitioner:** Kevin Walsh of New Beginnings of the South Piedmont

**Location:** 412 S. Sutherland Ave.

**Tax ID #:** 09-194-133

**Lot Size:** 0.37 Acres

**Zoning Classification:** OM, Office Medical

**PROPOSED FINDINGS**

Proposed Findings:

1. The property located at 412 S. Sutherland Ave, is owned by BIFAA LLC, is proposed to be leased by New Beginnings of the South Piedmont and is zoned OM, (Office Medical). (Exhibit 1, 2 & 3).

2. A Special Use Permit application was submitted on January 30, 2026 by Kevin Walsh of New Beginnings of the South Piedmont requesting to conduct the use of a rehabilitative clinic at 412 S. Sutherland Ave. in the OM zoning district. (Exhibit 4)
3. Table 7.1. – Table of Permissible Uses from Section 7.1 of the City of Monroe Unified Development Ordinance (UDO) displays how a Special Use Permit is required in order to conduct the use of a rehabilitative clinic in the OM zoning district: (Exhibit 5)

TABLE 7.1. - TABLE OF PERMISSIBLE USES																		
"P" = Permitted, "S" = Special Use Permit Required, "X" = Prohibited																		
Use Type	Traditional Districts											Mixed-Use Districts					REFERENCE	
	RR	RLD	RMD	RHD	OM	NB	GB	GI	HI	PUD	PCD	DC-MX	DG-MX	CC-MX1	CC-MX2	RC-MX		MD-MX
Office/Medical Uses																		
Rehabilitative Clinic	X	X	X	X	S	X	X	X	X	X	X	X	X	X	X	X	X	7.2.7.F

4. All adjoining property owners have been notified of the Special Use Permit request. (Exhibit 6 & 7).

**CONCLUSIONS**

Staff is bringing this request before you tonight for your consideration.

- Exhibits:
- Exhibit 1: Ortho Map
  - Exhibit 2: Zoning Map
  - Exhibit 3: Deed to Property
  - Exhibit 4: Special Use Permit Application
  - Exhibit 5: Table 7.1 of UDO
  - Exhibit 6: APO Map
  - Exhibit 7: APO List

Prepared by: PB 2/9/2026

---

*SPECIAL USE PERMIT WORKSHEET*  
**TO ESTABLISH AN THE USE OF A REHABILITATIVE CLINIC  
WITHIN THE OM, OFFICE MEDICAL ZONING DISTRICT AT 412 S.  
SUTHERLAND AVE (PARCEL #09-194-133)**

---

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

**I. Completeness of Application:**

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

**II. Special Use General Standards:**

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

**Petitioner's Response:** Our facility has been in existence of Union County since 1997 and has never or never will endanger public health or safety.

Motion standard is met; or

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

---

---

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

**Petitioner's Response:** The existing property is in compliance with all regulations and standards of the City of Monroe Zoning Ordinance.

Motion standard is met; or

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

---

---

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

**Petitioner's Response:** The use of this property will enhance the adjoining properties by providing convenient healthcare and will not impact any adverse conditions.

Motion standard is met; or

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

---

---

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

**Petitioner's Response:** The use of this property is in harmony with all of the surrounding medical offices and is in general conformity with the Monroe Land Development Plan.

Motion standard is met; or

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

---

---

**III.** *Permit Action*

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

OR;

B. **Motion** to DENY the special use permit based on the finding that general standard(s)

\_\_\_\_\_ above is/are not met.

## Ortho Map

Case #: PLSUP-2026-00123

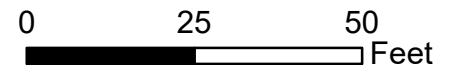
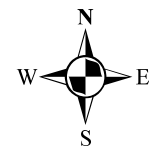
**412 S. Sutherland Ave.**

### Legend

- Centerlines
- ▭ Parcels
- ▭ Subject Property

**Owner: BIFAA LLC**

**Acres: 0.37**



**Exhibit 1**

## Zoning Map

Case #: PLSUP-2026-00123

**412 S. Sutherland Ave.**

### Legend

- Centerlines
- Parcels
- OM
- Subject Property

**Owner: BIFAA LLC**

**Acres: 0.37**

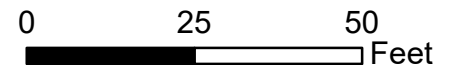
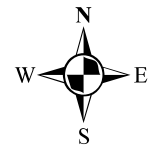


Exhibit 2

FILED Dec 21, 2020  
AT 03:32:00 PM  
BOOK 07929  
START PAGE 0200  
END PAGE 0201  
INSTRUMENT # 53277  
EXCISE TAX \$0.00

**Exhibit 3**

PREPARED BY: Matheson Law Firm, PA  
RETURN TO: 9013 Perimeter Woods Dr. Ste I  
Charlotte NC 28216  
No Title Examination by Preparer  
EXCISE TAX: \$0.00  
PARCEL ID# 09194133

NORTH CAROLINA  
UNION COUNTY

**QUITCLAIM DEED**

This deed made this 18 day of December 2020 by and between

**Fahrudin Mekic and wife, Amela Mekic**  
Address: 5006 Downing Creek Drive Charlotte, NC 28269  
hereinafter referred to as "Grantor"

and

**BIFAA LLC,**  
**A North Carolina Limited Liability Company**  
Address: 5006 Downing Creek Drive Charlotte, NC 28269  
hereinafter referred to as "Grantee."

The designation "Grantor" and "Grantee" as used herein shall include said parties, their heirs, personal representatives, successors and assigns and shall include the singular, plural, masculine, feminine or neuter as required by the context.

The property does not constitute the principal residence of the Grantor.  
This instrument prepared by Nicholas J. Voss, a licensed NC attorney.

Submitted electronically by "Matheson Law Firm, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Union County Register of Deeds.

WITNESSETH, that the Grantor has and by these presents does grant and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Union County, North Carolina and more particularly described as follows:

Being all of lots 15 and 16 of the subdivision lands of Olin B Sikes, III, as shown on plat recorded on Plat Book 3, Page 158, Office of the Register of Deeds for Union County, North Carolina, said plat being by reference explicitly referred to and incorporated in this description; less and except that property conveyed by E. F. Hamer and wife, Wilhelmina Simmons Hamer, to William Henry Price by deed recorded in Deed Book 230, Page 165, Union County, North Carolina Registry.

Property Address: 412 S. Sutherland Ave, Monroe, NC 28110.

The property was acquired by the Grantor herein in Deed Book 7841, Page 629 of the Union County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

*Fuhrudin Mekic*

\_\_\_\_\_(SEAL)  
Fahrudin Mekic

*Amela Mekic*

\_\_\_\_\_(SEAL)  
Amela Mekic

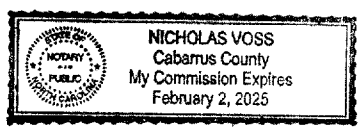
State of North Carolina

County of Mecklenburg

I, Nicholas Voss, a Notary Public for the County of Cabarrus and State of North Carolina, do hereby certify that Fahrudin Mekic and Amela Mekic personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of December, 2020.

My Commission Expires: 2/2/2025 *Nich V*  
Notary Public





# SPECIAL USE PERMIT APPLICATION

Applicant's Name: New Beginnings of the Southern Piedmont  
Kevin Walsh

Applicant's Mailing Address: 1118 M<sup>c</sup>Carble Rd  
Charlotte NC 28214

Applicant's Phone Number: 704-773-2380

Applicant's Email: kwalsh.newbeginnings@gmail.com

Property Owner Name: BIFAA LLC. Fahrudin Mekic

Property Owner Mailing Address: 5006 Downing Creek Dr  
Charlotte NC 28269

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

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)  
Tenant

Property Address: 412 S. Sutherland Monroe NC 28112

Tax ID Number: 09194133 Lot Size .37 acre Deed Reference: Book \_\_\_\_\_ Page \_\_\_\_\_

Existing Zoning: Office/Medical

Proposed Special Use: The office space will be used to facilitate  
Out Patient Substance Services to include in-person 1:1  
counseling sessions and tele-health sessions for medications

Proposed Conditions: \_\_\_\_\_

A site plan drawn to scale and sealed by a registered engineer, surveyor, architect, or landscape architect licensed to practice in the State of North Carolina may be required for certain Special Use Permits such as a change in use requiring site improvements or the development of a vacant site, the Zoning Administrator will assist in determining when a site plan is required to accompany the Special Use Permit application. Site plans for subdivision applications shall be in the form of a preliminary plat with all information that is required per Chapter 157 of the Monroe Code of Ordinances – Zoning Code. The site plan shall include the following information; however, the Zoning Administrator may require additional information whenever necessary and may waive one or more of the requirements if such is found to be irrelevant to the proposed project.

**Exhibit 4**

### **General Information Required**

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

### **Information on Natural, Historic, and Recreational Features Required**

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

### **Zoning and Lot Information Required**

- Existing and proposed zoning district lines, flood plain delineation, property lines, existing and proposed parking, trash collection systems and screening (include a copy of the planting schedule) and building footprints for any structure or walls to be placed on the property. Residential uses shall include the number of units per building and the total project.
- Proposed lot dimensions and setbacks, with diagrams of proposed signs showing location on the lot, size, height, and attachment (if indicated).
- Boundary of any phase lines, for phased development plans. (Include a statement for future building time line)
- Detailed landscape plan in compliance with section 157.8.3 of the Monroe Code of Ordinances issued by a certified landscape architect, or other certified professional preparer

### **Transportation and Utilities Information Required**

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

Special use permit approval requires several standard findings of fact (see below). It shall be the responsibility of the applicant to address all findings related to the development proposal. The burden of submitting competent evidence that the findings have been met is the applicant's responsibility. Additional information supporting the special use permit application shall be the responsibility of the petitioner and not the responsibility of the city.

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

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

Note: Due to the amount of detailed information needing to be submitted to the city, it is *requested* that early contact with the city planning department be accomplished to avoid unnecessary delays. All applications for a special use permit shall be reviewed by the Zoning Administrator prior to Board of Adjustment review. The applicant shall submit a completed application no later than the 1<sup>st</sup> of the month to the Board of Adjustment meeting at which the petition is to be heard. If the application is found to be incomplete or the development is found to be in conflict with the requirements of this application, the developer shall be notified and the petition rejected.

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

It is understood and acknowledged that if the Special Use Permit is authorized, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 157.3.4.9 of the Zoning Ordinance of the City of Monroe Code of Ordinances.

**Special Use General Standards:**

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

Our facility has been in existence of Union County since 1997 and has never or never will endanger public health or safety

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

The existing property is in compliance with all regulations and standard of the City of Monroe Zoning Ordinance

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

The use of this property will enhance the adjoining properties by providing convenient health care and will not impact any adverse conditions

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

The use of this property is in harmony with all of the surrounding medical offices and is general conformity with the Monroe Land Development Plan

**To the best of my knowledge, all of the information herein submitted is accurate and complete. If you are signing on behalf of a company, please include your title within 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).

Kevin Walsh  
Applicant (printed)

[Signature]  
Applicant's Signature

01/30/2026  
Date

FAHRUDIN MEKIC  
Property Owner's (printed)

[Signature]  
Property Owner's Signature

01/30/2026  
Date

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

STATE OF NORTH CAROLINA

AFFIDAVIT

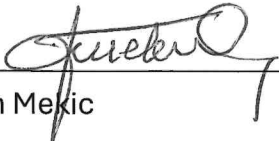
COUNTY OF UNION

Comes now Fahrudin Mekic, owner/managing member of BIFAA, LLC and makes this affidavit in support of the Special Use Permit and Variance filed by New Beginnings of the Southern Piedmont, LLC as follows:

1. I am the owner/managing member of BIFAA, LLC and have the authority to make this Affidavit.
2. BIFFA, LLC is the record owner of 412 S Sutherland Ave, Monroe, NC 28112, Tax Parcel 09194133.
3. To the best of my knowledge, this property is zoned: 12 – COMMERCIAL.
4. BIFAA, LLC has entered into a lease agreement with New Beginnings of the Southern Piedmont, LLC (“New Beginnings”) for the premises at 412 S Sutherland Ave, Monroe, NC 28112 effective March 1, 2026.
5. New Beginnings has disclosed the nature and extent of its business, including, but not limited to, substance abuse and mental health treatment services, to be provided on the premises at 412 S Sutherland Ave, Monroe, NC 28112 pursuant to the lease agreement.
6. BIFAA, LLC consents to, and joins in, with the Application for a Special Use permit as filed by New Beginnings.

FURTHER your affiant saeth not.

This the 30<sup>th</sup> day of January, 2026

  
\_\_\_\_\_  
Fahrudin Mekic (Seal)

**TABLE 7.1. - TABLE OF PERMISSIBLE USES**

“P” = Permitted, “S” = Special Use Permit Required, “X” = Prohibited

Use Type	Traditional Districts											Mixed-Use Districts					REFERENCE	
	RR	RLD	RMD	RHD	OM	NB	GB	GI	HI	PUD	PCD	DC-MX	DG-MX	CC-MX1	CC-MX2	RC-MX		MD-MX
<b>Office/Medical Uses</b>																		
Rehabilitative Clinic	X	X	X	X	S	X	X	X	X	X	X	X	X	X	X	X	X	7.2.7.F

**Exhibit 5**

## APO Map

**PLZNA-2026-00122**

### Legend

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

**18 Parcels Notified**



**Exhibit 6**

ACCTNO	OWNERNAME1	OWNERNAME2	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09194129	ESCUDERO ANAYELI GONZALEZ		1204 DOVE ST #6	MONROE	NC	28112
09194130	O'NEILL BERNARD	WALDEN SANDRA	1206 DOVE ST	MONROE	NC	28112
09194132	CROWN DATA SOLUTIONS LLC		214 RIVERTON RD	MATTHEWS	NC	28104
09191007	GOODMAN EMILY M		401 E PARK DR	MONROE	NC	28112
09194141	JEFFRIES PERRY L		871 HUFFMAN ST	GREENSBORO	NC	27405
09194143	LLK REAL ESTATE 2 LLC		5917 SUMMERSTON PL	CHARLOTTE	NC	28277
09194121	PHIFER JOHN T		PO BOX 971	MONROE	NC	281110971
09194131	BAILEY LAWRENCE R	BAILEY LINDSAY MICHELLE	1208 DOVE ST	MONROE	NC	28112
09194133	BIFAA LLC		5006 DOWNING CREEK DR	CHARLOTTE	NC	28269
09194136	HODGE DEREK LEE	HODGE KAREN F	1208 CURTIS ST	MONROE	NC	28112
09194142	LIVEL ENTERPRISES LLC		1301 DOVE ST	MONROE	NC	28110
09194144	PLJ GROUP II INC THE		871 HUFFMAN ST	GREENSBORO	NC	27405
09194132A	DH1 PROPERTIES LLC		506 S SUTHERLAND AVE	MONROE	NC	28110
09194137	OKWARA PROPERTIES		404 S SUTHERLAND AVE	MONROE	NC	28112
09194007	UNION MEMORIAL REGIONAL MEDICAL CENTER INC		PO BOX 5003	MONROE	NC	281115003
09194122	GODWIN TRAVIS R		1209 MCCRAY ST	MONROE	NC	28112
09194134	406 SOUTH SUTHERLAND AVENUE LLC		PO BOX 34426	CHARLOTTE	NC	28234
09194135	BIVENS LAURENCE	BIVENS PATRICIA H	1209 DOVE ST	MONROE	NC	28112

Exhibit 7