

BOARD OF ADJUSTMENT MEETING

THURSDAY, MAY 28, 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– February 26, 2026**
- Item 7.** **Quasi-Judicial Statement**
- Item 8.** **PLZONA-2026-00169 Appeal** - The Board of Adjustment is requested to consider an appeal application from Steven Polk of Stevens Repair Service regarding Planning Staff’s zoning determination of a golf cart repair and sales business operating at 1109 Cyrus Edwards Road. (Parcel ID #09-143-021)
- Item 9.** **PLSUP-2026-00171 Special Use Permit** - The Board of Adjustment is requested to consider a Special Use Permit from Robert Hansen for an addition that has been added to the manufactured home at 4924 Myers Road. (Parcel ID #07-027-003)
- Item 10.** **PLSUP 2026-00153 Special Use Permit** - The Board of Adjustment is requested to consider this Special Use Permit request by Thomas Walsh on behalf of Pappas Properties to allow a convenience store with fuel pumps in the Neighborhood Business (NB) District at 3120 Goldmine Road. (Parcel ID #09-342-123)
- Item 11.** **Next Meeting: Thursday, June 25, 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**

**February 26, 2026, at 6:00 P.M.
Council Chambers
300 W. Crowell St., Monroe, NC**

To HR: 02/26/26

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

Members Absent: Matthew Kegel, Ryan Haywood

Staff Present: Melanie D. Cox, BOA Attorney; Doug Britt, Asst. Dir. Of Planning and Dev.; Megan Brightharp, Planner 1; Patrick Blaszyk, Planner 1; Kimberly Davis, Admin. Asst. II;

Guests, Witnesses: Kevin Walsh, Laniqua Watson, Jason Alexander, Kevin Secret, Jennifer Loria, Cordaryl Crawford

Item 2. Appoint Chair

Motion: Thomas Loria made a motion to appoint Corey Noland to serve as Acting Chair for this February 26, 2026 Board of Adjustment Meeting.

Second: Cary Rogers

Action: The motion passed with the following votes:

AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers

NAYS: None

Item 3. Pledge of Allegiance and Moment of Silence

Item 4. Adopt Agenda

Motion: Thomas Loria made a motion to adopt the agenda.

Second: Cary Rogers

Action: The motion passed with the following votes:

AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers

NAYS: None

Item 5. Conflicts of Interest – None noted.

Item 6. Approval of Minutes – Minutes of January 22, 2026

Motion: Myles Kuly made a motion to approve the minutes of the January 22, 2026, meeting.

Second: Thomas Loria

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

votes:

AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers

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 City of Monroe, 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.

Corey Noland, Acting Chair, spoke directly to the applicant, Kevin Walsh, regarding the Variance request (Item 9) and informed him of his choice to proceed with or defer the hearing. With the Board having four members, instead of five, the Board's decision would need to be unanimous rather than the four/fifths that it would be if the entire Board was present. Mr. Walsh was given time to consider and can let the Board know prior to his case if he would like to proceed with or defer the hearing.

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)

Megan Brightharp, Laniqua Watson and Jason Alexander came forward and were sworn in.

Megan Brightharp, Planner 1, presented the 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) Exhibit 1 is a copy of the Ortho Map showing the subject property highlighted in blue. The subject property is located north of Stitt Street. Exhibit 2 is a copy of the Zoning Map showing the subject property highlighted in blue. The subject property, as are the contiguous parcels, are zoned GI (General Industrial). Exhibit 3 is a copy of the Deed showing that Driveline Auto Transport, LLC are the owners of this property.

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) Exhibit 4 is a copy of the application.
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 5) Exhibit 5 is a copy of the UDO Section 157.7.1 “Tables of Permissible Uses” showing that “Car, Boat, other Vehicle Sales and Rental” will require a Special Use Permit in order to operate in the General Industrial District.
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 6) Exhibit 6 is a copy of Section 157.7.2.6.P that includes a characteristic definition of what it means for the City of Monroe for “Car, Boat, other Vehicle Sales and Rental.”
5. All adjoining property owners have been notified of the Special Use Permit application. (Exhibit 7-8) Exhibit 7 is the APO List. Exhibit 8 is a copy of the APO Map. Fourteen letters were sent and no responses to the letters were received.

The Board began with questions for Megan. If the Special Use Permit is granted, the use of the property otherwise will be conforming to the Ordinances. The lot is not gravel, but is paved in asphalt. There is a business on site, but it is not automotive sales. This lot would be considered non-conforming. The site was in place prior to the adoption of the UDO in 2022 and they are not doing anything to the site and are not required to install any landscape buffers. That is also why there was no site plan included with this request. They are not requesting to do any new construction, but are adding the use to the existing building. All adjoining property owners within 150 feet of the subject property were notified by letter.

The applicants, Jason Alexander and Laniqua Watson, came to the podium to testify. They currently occupy the building with a security company. Mr. Crawford will partner up with them to establish the car dealership. Most of the sales will be done online or will be a service for his officers who have transportation issues (90 to 98%). He will only store, at the most, five to ten cars, to be able to provide their services. No maintenance will be done on the property.

Motion: Corey Noland made a motion to adopt proposed Findings of Fact 1-5 and include the additional Findings of Fact 6-8:

6. The applicant expects most sales for this business to occur online.
7. The applicant will not perform maintenance on any vehicles for commercial purpose at this location.
8. 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
NAYS: None

Standards to be considered for the Special Use Permit:

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

Motion: Corey Noland made a motion that the use will not materially endanger the public health or safety if located, designed and proposed to be operated according to the plan in that there is not likely to be foot traffic at this location, the location is paved and most activity for this business is expected to occur online.

Second: Thomas Loria
Action: The motion passed unanimously with the following votes:
AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers
NAYS: None

2. 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.

Motion: Corey Noland made a motion that 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 based on the testimony of Planning as well as the fact that this is a nonconforming property that has existed prior to the Ordinances that would require barriers.

Second: Cary Rogers
Action: The motion passed unanimously with the following votes:
AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers
NAYS: None

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

Motion: Thomas Loria made a motion that the use or development will not adversely impact surrounding property based on the Finding of Facts, it is a pre-established business that has been there for years and the adjoining property owners have not had any issues or complaints.

Second: Corey Noland
Action: The motion passed unanimously with the following votes:
AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers
NAYS: None

4. 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.

Motion: Thomas Loria made a motion that it is in harmony with the area and in general conformity with the Monroe Land Development Plan since there will be limited traffic and there will be little foot traffic.

Second: Myles Kuly

Action: The motion passed unanimously with the following votes:

AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers

NAYS: None

Motion: Corey Noland made a motion to approve the Special Use Permit.

Second: Myles Kuly

Action: The motion passed unanimously with the following votes.

AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers

NAYS: None

Mr. Walsh expressed to the Board that he wants to continue with the case.

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)

Patrick Blaszyk, Doug Britt and Kevin Walsh came forward and were sworn in.

Patrick Blaszyk, Planner 1, presented the proposed findings for both cases since it is for the same address:

1. The subject 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 1-3) 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 South Sutherland Avenue and to the north of Dove Street. Exhibit 2 is the Zoning Map for the area where the subject property, as are the surrounding parcels, are zoned OM (Office Medical). Exhibit 3 is a copy of the Deed to the property.
2. The variance application for the 360-foot variance from the 500-foot buffer requirement for rehabilitative clinics and the Special Use Permit applications were both submitted on January 30, 2026 by Kevin Walsh of New Beginnings of the South Piedmont. These applications were submitted in order for a rehabilitative clinic to operate at 412 S.

Sutherland Ave. in the Office Medical Zoning District (Exhibit 4) Exhibit 4 is a copy of the submitted application for both the variance and the Special Use Permit.

3. a. For the variance, Section 157.7.2.7.F.4.b states that Rehabilitative Clinic Use Standards of the Unified Development Ordinance (UDO) states in relative parts: (Exhibit 5)

1. 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.

3. b. For the Special Use Permit, Table 7.1 – Table of Permissible Uses indicates how a Special Use Permit must be granted by the Board of Adjustment in order for the applicant to be able to operate a rehabilitative clinic in the Office Medical Zoning District. This is shown in the chart highlighted in yellow. (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. For the variance, the Buffer Distance Map indicates that 412 S. Sutherland Ave. is located 140 feet away from nearest residential parcel (Exhibit 6). Exhibit 6 is the Buffer Distance Map.
5. All adjacent property owners have been notified of the variance and Special Use Permit requests. (Exhibit 7-8) Exhibit 7 is the APO Map where the subject property has a red star on it. There are a total of eighteen parcels notified and staff has not received any inquiries regarding these requests. Exhibit 8 is a copy of the APO List.

The Board began with questions for Patrick Blaszyk. The buffer zone is determined as the distance from one parcel to the other parcel as separated by surrounding land uses. The property next to 412 South Sutherland is zoned Office Medical, but the parcel on the other side of it is zoned RMD as a single-family residential.

The applicant, Kevin Walsh, came to the podium to testify. He is the owner of New Beginnings of the Southern Piedmont, an outpatient substance-abuse treatment center. He works closely with the treatment courts in Union County. They have operated in Union County since 1997 and are currently located on Campus Park Drive. They are moving to be in closer proximity to the hospital and to some of the other medical facilities. The new lease is signed already and he was not aware of any variance or special permit that would be needed. The lease at his existing property runs out on Saturday and he has already given notice. Substance abuse treatment has changed from previous years. Most of what they do is done virtually and the staff are only in the office Monday,

Tuesday, Wednesday and maybe an hour or two on Thursdays. The hours of operation are typically 9am to 5pm or 7pm at the latest. They do not have a lot of clients in the facility at one time. The groups are done virtually so they do not need as big of a space as they did pre-Covid when large groups would meet. As far as safety, there have never been any issues or complaints. He does not believe in Methadone treatment. Usually only one or two clients will be on the premises at one time. One client may be in an appointment while another one may be waiting.

There were no other 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 6-12:

6. The applicant was given the opportunity to defer the case tonight to a full Board and elected to proceed with four members of the Board present.
7. The proposed Rehabilitation Center is an outpatient rehabilitative clinic with in-person hours of operation Monday to Wednesday, 9am to 5pm and a few hours on Thursdays.
8. The applicant has already signed a lease for the property and has given notice to his current landlord and that lease expires Saturday, February 28, 2026.
9. Most of the treatment at the Rehabilitation Clinic is done virtually.
10. The applicant chose this location for proximity to the hospital and other medical facilities.
11. The applicant also chose this building because it is smaller than his current space and they did not need as much room with most of their work being virtual.
12. 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

NAYS: None

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

Motion: Corey Noland made a motion that an unnecessary hardship would result from the strict application of the ordinance and the applicant would suffer financial harm in that he has already signed a lease for the property and is already losing his current space on Saturday, February 28, 2026.

Second: Cary Rogers

Action: The motion passed unanimously with the following votes:

AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers
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 because of the current UDO with the 500-foot buffer.

Second: Corey Noland

Action: The motion passed unanimously with the following votes:

AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers

NAYS: None

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

Motion: Cary Rogers made a motion that the hardship **is not** the result of the applicant's own actions.

Second: Thomas Loria

Action: The motion passed unanimously with the following votes:

AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers

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: Corey Noland made a motion that the variance **is** consistent with the spirit, purpose, and intent of the ordinance in that the proposed location is adjacent to other medical facilities and that none of the surrounding property owners who were notified have contacted Planning with any concerns.

Second: Cary Rogers

Action: The motion passed unanimously with the following votes:

AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers

NAYS: None

(b) It is the Board's CONCLUSION that in **granting** 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: Cary Rogers

Action: The motion passed unanimously with the following votes:

AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers

NAYS: None

Motion: Myles Kuly made a motion to **approve** the proposed variance as requested due to the aforementioned conclusions.

Second: Cary Rogers

Action: The motion passed unanimously with the following votes:

AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers

NAYS: None

There was no additional evidence or testimony for the Special Use Permit.

Motion: Corey Noland made a motion that the evidence previously presented in the Variance hearing be incorporated along with the proposed Findings of Fact from the Variance hearing for purposes of the Special Use portion of this hearing.

Second: Cary Rogers

Action: The motion passed unanimously with the following votes.

AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers

NAYS: None

Standards to be considered for the Special Use Permit:

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

Motion: Corey Noland made a motion that the standard is met. The facility has been operating in a different location for a number of years and the building is adjacent to other medical facilities where there were issues adjacent to a hospital. The hours of operation for the facility are 9am to 5pm and most of the work done at the facility is virtual.

Second: Myles Kuly

Action: The motion passed unanimously with the following votes:

AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers

NAYS: None

2. 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.

Motion: Corey Noland made a motion that the standard is met based on the fact that the Variance requested at the last hearing was granted which would bring the property in compliance with all local Ordinances and regulations.

Second: Thomas Loria

Action: The motion passed unanimously with the following votes:

AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers

NAYS: None

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

Motion: Thomas Loria made a motion that the standard is met and the use of the property will enhance the adjoining properties.

Second: Myles Kuly

Action: The motion passed unanimously with the following votes:

AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers

NAYS: None

4. 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.

Motion: Thomas Loria made a motion that the standard is met.
Second: Cary Rogers
Action: The motion passed unanimously with the following votes:
AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers
NAYS: None

Motion: Thomas Loria made a motion to grant/approve the Special Use Permit.
Second: Myles Kuly
Action: The motion passed unanimously with the following votes.
AYES: Corey Noland, Thomas Loria, Myles Kuly, Cary Rogers
NAYS: None

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

Item 11. **Adjournment**

Motion: Myles Kuly 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
NAYS: None

The meeting was adjourned at **6:46 p.m.**

Respectfully submitted,

Corey Noland
Acting Chair

Kimberly Davis
Clerk of the Board



STAFF REPORT

Case # PLZONA-2026-00169

TO: Board of Adjustment Members

DATE: May 28, 2026

FROM: Doug Britt, Assistant Director of Planning & Development

PREPARED BY: Patrick Blaszyk, Planner

SUBJECT: Appeal Request by Steven Polk of Stevens Repair Service for a property located at 1109 Cyrus Edwards Road

SUMMARY STATEMENT

Staff has received an appeal application from Steven Polk of Stevens Repair Service regarding Planning Staff’s zoning determination of a golf cart repair and sales business operating at 1109 Cyrus Edwards Road.

SITE DATA

Type of Action: Appeal

Date of Petition: April 27, 2026

Name of Petitioner: Steven Polk

Location: 1109 Cyrus Edwards Road

Tax ID #: 09-143-021

Lot Size: 1.84 Acres

Current Zoning Classification: RLD (Residential Low Density)

REVIEW

1. The property 1109 Cyrus Edwards Road is owned by Steven Polk of Stevens Repair Service and is zoned RLD (Residential Low Density). (Exhibit 1-3)
2. In response to a fire, staff received notification regarding a golf cart repair and sales business operating at 1109 Cyrus Edwards Road on March 4, 2026. (Exhibit 4)

3. On March 4, 2026, Planning staff sent a Notice of Violation to Steven Polk regarding the illegal home occupation of a golf cart repair and sales business operating from the home. Staff stated that per section 7.4.C. of the Unified Development Ordinance (UDO), the uses of vehicle or equipment repair & service and vehicle equipment sales and rental are not permissible as home occupations. Staff also stated the use of a junk yard is classified under Heavy Industrial and is not permitted in the RLD zoning district per section 7.1 of the UDO. (Exhibit 5-6)
4. On March 23, 2026, Planning staff sent a 1st Citation to Steven Polk for continuing to operate an illegal home occupation of a golf cart repair and sales business and junk yard from 1109 Cyrus Edwards Road. (Exhibit 7)
5. Steven Polk contends that Stevens Repair Service has been operating at 1109 Cyrus Edwards Road prior to being annexed into the City of Monroe on June 30, 2003 and is legally nonconforming or grandfathered.
6. On March 23, 2026, the applicant submitted photos to Planning staff of City of Monroe Privilege Licenses from 2007 and from 2010-2014 and a photo of an IRS Certificate of Registration from 2007. (Exhibits 8 & 9)
7. Section 10.1.B of the Unified Development Code states: “The burden of establishing that a nonconformity lawfully exists shall be the responsibility of the person who owns or rents the property upon which the nonconformity exists. Evidence that may be used to prove the legal status as a lawful nonconformity may include approved permits, construction plans, and records of previously approved regulations.” (Exhibit 10)
8. On April 13, 2026, Planning staff sent the applicant a determination letter after reviewing the City of Monroe Privilege Licenses and IRS Certificate of Service document. The determination letter stated that no evidence has been submitted that indicates the use of a golf cart repair and sales business was operating at 1109 Cyrus Edwards Road prior to the property being of annexed into the City of Monroe on June 30, 2003 and the business in not considered legally-conforming (grandfathered). (Exhibit 11)
9. Section 10.1.B. of the Unified Development Ordinance places the burden of proof on the property owner or tenant, however, Planning Staff utilized various resources to identify whether Stevens Repair Service was operating prior to annexation in 2003. These include the NC Secretary of State webpage, Yelp and the Better Business Bureau; however, staff was unable to find evidence of Stevens Repair Service operating at 1109 Cyrus Edwards Road prior to 2003. (Exhibits 12-14)
10. On April 27th, 2026 Steven Polk of Stevens Repair Service submitted an appeal application to appeal staff’s determination letter of the nonconformity status of the business operating at 1109 Cyrus Edwards Road prior to June 30, 2003. (Exhibit 15)

11. All adjacent property owners and those within 150-feet of the subject property have been notified of this appeal application via first class mail and a sign has also been on the property for 10 days. (Exhibits 16 & 17)

RECOMMENDATION

Based on the evidence submitted, the Board of Adjustment shall make the determination to affirm, reverse, or modify Planning Staff's determination.

Exhibit:

1. Ortho Map
2. Zoning Map
3. Property Deed
4. Photos of Golf Cart Repair & Sales Business & Junk Yard
5. Notice of Violation Sent to Property Owner
6. UDO Sections 7.1 and 7.4
7. 1st Citation Sent to Property Owner
8. City of Monroe Privilege Licenses Submitted by Property Owner
9. IRS Certificate of Registration Submitted by Property Owner
10. UDO Section 10.1.B.
11. Staff Determination Letter
12. NC Secretary of State Webpage
13. Stevens Repair Service Yelp Webpage
14. Stevens Repair Service Better Business Bureau Webpage
15. Application
16. APO Map
17. APO List

Prepared By: PB 5-7-2026





Ortho Map

Case #: PLZONA-2026-00169

1109 Cyrus Edwards Road

Legend

-  Centerlines
-  Parcels
-  Subject Property

Owner: Steven Polk

Acres: 1.84

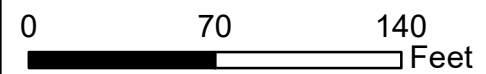


Exhibit 1

Zoning Map

Case #: PLZONA-2026-00169

1109 Cyrus Edwards Road

Legend

- Centerlines
- Parcels
- RLD
- RMD
- Subject Property

Owner: Steven Polk

Acres: 1.84

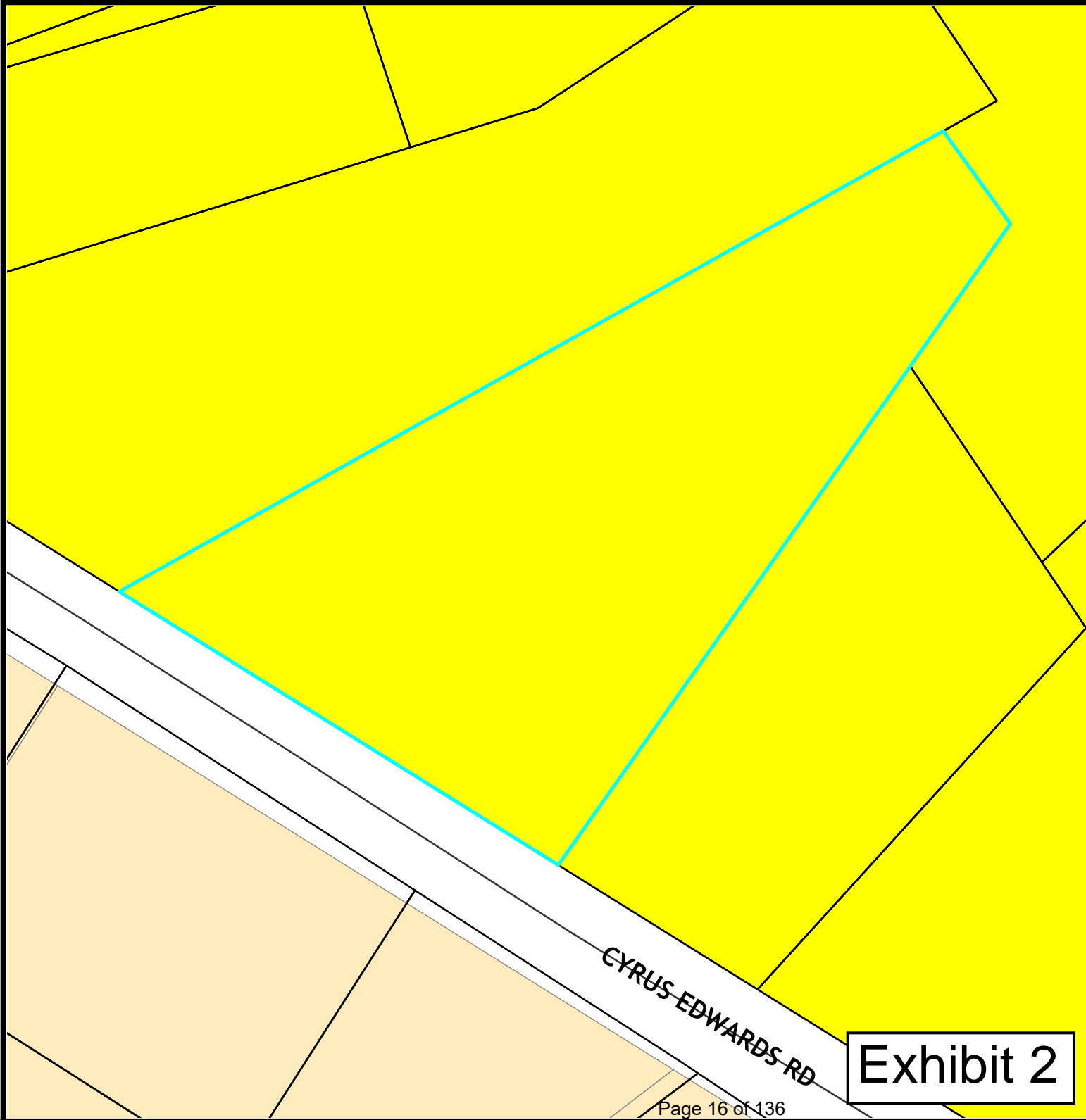
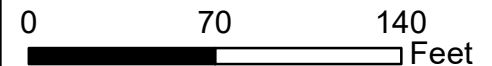


Exhibit 2

UNION COUNTY NC
17

08/07/2002

\$176.00



Real Estate
Excise Tax

Filed for record
Date 8.7.2002
Time 1:10 o'clock p.m
JUDY G. PRICE, Register of Deeds
Union County, Monroe, North Carolina

30254

SUBSTITUTE TRUSTEE'S DEED

**THIS INSTRUMENT PREPARED
BY & RETURN TO:**

Brock, Scott & Ingersoll, PLLC
108 Giles Avenue, Suite 102
Wilmington, NC 28403

STATE OF NORTH CAROLINA

COUNTY OF *Union*

Tax Parcel No.: RO9143021
Excise Tax: \$176.00

THIS SUBSTITUTE TRUSTEE'S DEED, made this 1st day of August, 2002, by and between **Stephen C. Wilkie**, Substitute Trustee in the Deed of Trust hereinafter mentioned, ("Grantor"), and **Steven W. Polk, unmarried**, whose address is *1109 Cyrus Edwards Road, Monroe, NC 28110*, its successors and assigns, ("Grantee");

WITNESSETH:

WHEREAS, *Harry L. Polk*, executed and delivered a Deed of Trust dated *May 29, 1996*, and recorded in *Book 874 and Page 430* of the *Union County Public Registry*, to *Southland Associates, Inc.*, as Trustee; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to *Central Carolina Bank, A Division of NATIONAL BANK OF COMMERCE, Successor to Central Carolina Bank and Trust*; and

WHEREAS, default having occurred in the payment of the indebtedness secured by said Deed of Trust and Grantor having been substituted as trustee, as set forth in *Book 1777 and Page 447* of the *Union County Public Registry*, due demand was made on the Grantor by the owner and holder of the indebtedness secured by said Deed of Trust that he foreclose the said Deed of Trust and sell the property under the terms thereof; and

WHEREAS, under and by virtue of the power and authority in her vested by said Deed of Trust and according to the terms and the stipulations of the same, and having instituted a special proceeding before the Clerk of Superior Court of *Union County*, entitled *02 SP 202*, and after due advertisement as in said Deed of Trust provided and as by law required, and due and timely notice having been given to the parties of said special proceeding, and a proper hearing having been conducted on *April 12, 2002*, whereupon the Clerk of Superior *Union County, North Carolina*, authorized Grantor to proceed under said Deed of Trust and sell the real property as hereinbelow described, Grantor, at *May 3, 2002 at 2:00 pm*, did expose the land described in said Deed of Trust, and hereinafter described and conveyed, subject to any and all superior liens, including without limitation, the lien of unpaid taxes and assessments, easements, conditions, restrictions and matters of record, for sale at public auction at the *Union County Courthouse door, 500 North Main Street, Monroe, NC 28110*, when and where *Steven W. Polk* was the last and highest bidder for said land at the price of *\$88,000.00*; and

WHEREAS, Grantor duly reported the land sale to the Clerk of Superior Court of *Union County* as required by law, and thereafter said sale remained open ten days, and no increased bid has been filed within the time allowed by law;

NOW, THEREFORE, in consideration of the premises and of the payment of the said purchase price by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the authority vested in him by the terms of the said Deed of Trust, Grantor does hereby bargain, sell, grant and convey unto Grantee and their successors and assigns, all that certain lot or parcel of land lying and being in the County of *Union*, State of North Carolina, and being more particularly described as follows:

Exhibit 3

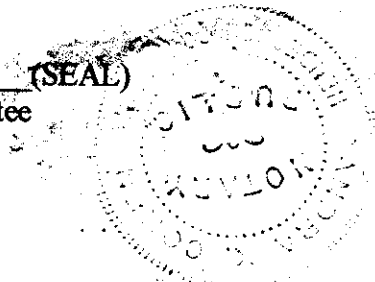
BEGINNING at a point in the centerline of the Cyrus Edwards Road (SR #1625), a common corner with the Brenda M. Williams property (325-836) evidenced by a RR spike and running thence with Williams' line North 62 degrees 19 minutes East (passing through an old iron in the northerly edge of the Road) a total distance of 527.32 feet to a point evidenced by an old iron, another common corner with the Brenda M. Williams property; thence South 33 degrees 14 minutes East 63.50 feet to a point evidenced by an iron; thence South 36 degrees 52 minutes 27 seconds West 442.32 feet to another point in the centerline of the Road evidenced by a RR spike; thence with the centerline of the Road North 55 degrees 38 minutes 45 seconds West 286.70 feet to the BEGINNING, and containing 1.84 acres, more or less, according to a June 4, 1984, survey and plat by James S. Brower, NCRLS.

Said property is commonly known as 1109 Cyrus Edwards Road, Monroe, NC 28110.

TO HAVE AND TO HOLD the said land, together with all privileges and appurtenances as thereunto belonging unto the said Grantee, its successors and assigns, forever, in as full and ample manner, as Grantor, Substitute Trustee, is authorized and empowered to convey same.

IN WITNESS WHEREOF, Grantor, Substitute Trustee of the aforesaid Deed of Trust, has hereunto set his hand and affixed his seal the day and year first above written.

Stephen C. Wilkie
Stephen C. Wilkie, Substitute Trustee (SEAL)



STATE OF NORTH CAROLINA

COUNTY OF Henderson

I, Sandra Coren, a Notary Public of the county and State aforesaid, certify **Stephen C. Wilkie**, Substitute Trustee, personally appeared before me this day and acknowledged the due execution by him of the foregoing attached instrument as Substitute Trustee.

WITNESS my hand and notarial stamp or seal this 1st day of August, 2002.

Sandra K. Coren
Notary Public

My Commission Expires: FEB 25, 2003

NOTARY SEAL

NORTH CAROLINA-UNION COUNTY

The foregoing certificate(s) of
Sandra K. Coren

Notary (if) Public

is/are certified to be correct.

JUDY G. PRICE: REGISTER OF DEEDS

BY: maub...
ASST./CLERK



Exhibit 4





CITY OF MONROE

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

NOTICE OF VIOLATION - Case No. CEZONE-2026-01628

March 04, 2026

POLK STEVEN W
1109 CYRUS EDWARDS RD
MONROE, NC 28110

Copy to:

RE: Property Located at: 1109 CYRUS EDWARDS RD, MONROE, NC 28110
Tax Map Lot Reference: 09-143-021

Dear POLK STEVEN W:

Upon investigation on March 04, 2026 the above referenced property is determined to be in violation of Code 157 of the City of Monroe Code of Ordinances entitled **ZONING CODE**, and specifically, the conditions constituting the violation are noted.

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

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

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

Exhibit 5



CITY OF MONROE

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

APPEAL RIGHTS: If you disagree with the above findings and order for 1109 CYRUS EDWARDS RD, MONROE, NC 28110, you have **THIRTY (30) DAYS** within which to exercise your right of appeal to the Board of Adjustment of the City of Monroe which will stay all proceedings until said Board makes its determination. Appeals may be filed with the Planning and Community Development Department of the City of Monroe at 300 West Crowell Street, Monroe, NC.


Patrick Blaszyk, Zoning Enforcement Officer



CITY OF MONROE

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

VIOLATION DETAIL

The property located at 1109 Cyrus Edwards Road is currently being utilized for vehicle or equipment repair & service and vehicle or equipment sales or rental, which is not permitted as a home occupation in the Residential Low Density (RLD) zoning district per section 157.7.4.E. of the City of Monroe Unified Development Ordinance (UDO). Additionally, home occupations shall feature no exterior display or signage, and no exterior storage of vehicles, equipment, including unlicensed equipment or materials. Furthermore, home occupations are not permitted to have storage or warehousing of materials, supplies or equipment outdoors at the residence.

Furthermore, it appears the property is being utilized as a Junk Yard, which is classified as Heavy Industrial, and is not permitted in the RLD zoning district per section 7.1 of the UDO. A junk yard is classified as "Any property used for the storage, collection, and or/ recycling of any type of equipment, and including but not limited to vehicles, appliances and related machinery."

Steps to Correct Violation: Please cease the sale and repair of golf carts and the remove the storage of golf carts and associated parts by March 14, 2026 in order to remedy this violation.

PHOTOS





7.4. HOME OCCUPATION

C. Standards. Home Occupations are authorized if they comply with the following standards:

1. The home occupation shall be clearly incidental and subordinate to a dwelling's use for residential purposes by its occupants.
2. A home occupation shall not be established prior to residential occupancy of the site by the operator of the home occupation.
3. Home occupation shall not occupy more than twenty-five percent (25%) of the gross floor area of the dwelling unit.
4. The person operating the home occupation shall reside in the dwelling unit.
5. Home occupations shall not require internal or external structural alterations of the principal residence which may change the outside appearance of the principal residence or change the residential character of the property.
6. Home occupations shall be limited to professional or business offices or studios.
7. No more than two (2) customers, clients, or patrons shall come to the dwelling at any one (1) time nor more than five (5) in any one day.
8. All home occupations shall be conducted within the principal structure. Activities and storage associated with a home occupation shall not take place in an accessory building, such as a detached garage.
9. The home occupation shall not change the exterior appearance of the dwelling.
10. No storage or warehousing of material, supplies, or equipment is allowed outdoors on the residence.
11. Home occupations shall feature no exterior display or signage, no exterior storage of vehicles, equipment, including unlicensed equipment or materials, and not open lot storage.
12. Home occupations shall be engaged in only by the resident on the premises.
13. No equipment or process shall be used in such home occupation that creates noise, vibration, glare, fumes, or odors.
14. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than a required front yard.

Exhibit 6

E. **Prohibited Uses.** The following uses shall be prohibited as home occupations:

1. On-site retail
2. Repair, service, and painting to include vehicles, lawn equipment and appliances
3. Catering or commercial bakeries
4. Tool, equipment or vehicle sales or rental
5. Veterinary clinic/hospitals, kennel or stable
6. Physicians, dentist, and chiropractors
7. Funeral parlor and undertaking
8. Food vendors, caterers, or restaurants
9. Other uses with similar impacts to the residential character of an area, as determined by the Director.

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	
Industrial Uses																		
Heavy Industrial	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	7.2.8.D



CITY OF MONROE

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

1ST CIVIL CITATION * - Case No. CEZONE-2026-01628

March 23, 2026

POLK STEVEN W
1109 CYRUS EDWARDS RD
MONROE, NC 28110

Copy to:

Property Location: 1109 CYRUS EDWARDS RD, MONROE, NC 28110
Tax Map ID: 09-143-021

Dear POLK STEVEN W:

On 03/04/2026 you were issued a **Notice of Violation** concerning an *ORDINANCE* violation of the Monroe City Code on your property referenced above after an initial inspection on March 02, 2026 . City records indicated that you have not filed an appeal from the Notice of Violation and therefore your appeal rights have been forfeited in this matter.

An inspection of your property on March 20, 2026 indicates that you have not abated or removed the conditions constituting a violation of the Monroe Code of Ordinances. You are hereby ordered to cease the conditions resulting in a violation of the Monroe Code of Ordinances and are hereby assessed a civil penalty in the amount of **\$50.00** which must be paid and the ***violation corrected within ten (10) days of the date of this citation.*** If this penalty is not paid and the violation corrected by the date and time shown below, the City will proceed against you in Civil Court. ***Additional Civil Citations may be issued for each day the same or similar violation continues. The continued violation shall be subject to additional penalties of \$100.00 for the second citation, and \$500.00 for the third and subsequent citations, as well as any additional costs, attorneys fees and other relief as provided by law. A repeat or continued violation within a two-year period from the date of the initial violation shall be considered a continuation of the violation, and shall be cited as a second or third Citation.***

This citation issued at 5:00 o'clock p.m. March 23, 2026 must be paid at the Planning and Development Department (Designee of the City Manager) at City Hall, located at 300 W. Crowell St., or in the alternative mailed to Attn: Planning and Development Dept. P.O. Box 69, Monroe, N.C. 28111-0069. **The penalty must be paid and the violation corrected on or before 5:00 p.m.**

Issued by: Patrick Blaszyk
Planner

Exhibit 7



CITY OF MONROE

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

**STATE OF NORTH CAROLINA
COUNTY OF UNION**

**RE: 1109 CYRUS EDWARDS RD, MONROE,
NC 28110**

**ADMINISTRATIVE ACTION FOR
Monroe, North Carolina
NOTICE OF VIOLATION**

TO EACH OF THE PARTIES NAMED BELOW:

PARTIES:
Copy Sent To:

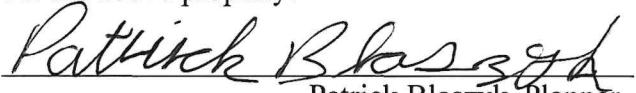
ADDRESS:

POLK STEVEN W

1109 CYRUS EDWARDS RD MONROE, NC
28110

YOU ARE HEREBY SERVED with the attached **CIVIL CITATION** which contains important duties and rights you have with respect to the above property.

Issued on March 23, 2026


Patrick Blaszyk, Planner



CITY OF MONROE

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

VIOLATION DETAIL

The property located at 1109 Cyrus Edwards Road is currently being utilized for vehicle or equipment repair & service and vehicle or equipment sales or rental, which is not permitted as a home occupation in the Residential Low Density (RLD) zoning district per section 157.7.4.E. of the City of Monroe Unified Development Ordinance (UDO). Additionally, home occupations shall feature no exterior display or signage, and no exterior storage of vehicles, equipment, including unlicensed equipment or materials. Furthermore, home occupations are not permitted to have storage or warehousing of materials, supplies or equipment outdoors at the residence.

Furthermore, it appears the property is being utilized as a Junk Yard, which is classified as Heavy Industrial, and is not permitted in the RLD zoning district per section 7.1 of the UDO. A junk yard is classified as "Any property used for the storage, collection, and or/ recycling of any type of equipment, and including but not limited to vehicles, appliances and related machinery."

Steps to Correct Violation: Please cease the sale and repair of golf carts and the remove the storage of golf carts and associated parts by April 3, 2026 in order to remedy this violation.

PHOTOS





City of Monroe Privilege License

NOT TRANSFERABLE

LICENSE NUMBER
2007 - 5490

LICENSE IS HEREBY GRANTED TO: ACCT. #: 5380

THIS LICENSE EXPIRES: JUNE 30, 2008

STEVEN'S REPAIR SERVICE
1109 CYRUS EDWARDS ROAD

SUBJECT TO ORDINANCES IN FORCE OR HEREAFTER ENACTED, TO CONDUCT THE FOLLOWING BUSINESS
LICENSE

SERVICE COMPANIES/SCHOOLS/CONSULTANTS 331

CE

STEVEN'S REPAIR SERVICE
1109 CYRUS EDWARDS ROAD
MONROE, NC 28110-

6/29/07
DATE

JILL H. MARTIN
CITY TAX COLLECTOR

Mc

This License Must Be Displayed Prominently At All Times

This License Must Be Displayed Prominently At All Times



City of Monroe Privilege License

NOT TRANSFERABLE

LICENSE NUMBER
2011 - 5490

LICENSE IS HEREBY GRANTED TO: ACCT. #: 5380

THIS LICENSE EXPIRES: JUNE 30, 2011

STEVEN'S REPAIR SERVICE
1109 CYRUS EDWARDS ROAD

SUBJECT TO ORDINANCES IN FORCE OR HEREAFTER ENACTED, TO CONDUCT THE FOLLOWING BUSINESS
LICENSE

SERVICE COMPANIES/SCHOOLS/CONSULTANTS 331

STEVEN'S REPAIR SERVICE
1109 CYRUS EDWARDS ROAD
MONROE, NC 28110-

6/24/10
DATE

JILL H. MARTIN
CITY TAX COLLECTOR

This License Must Be Displayed Prominently At All Times

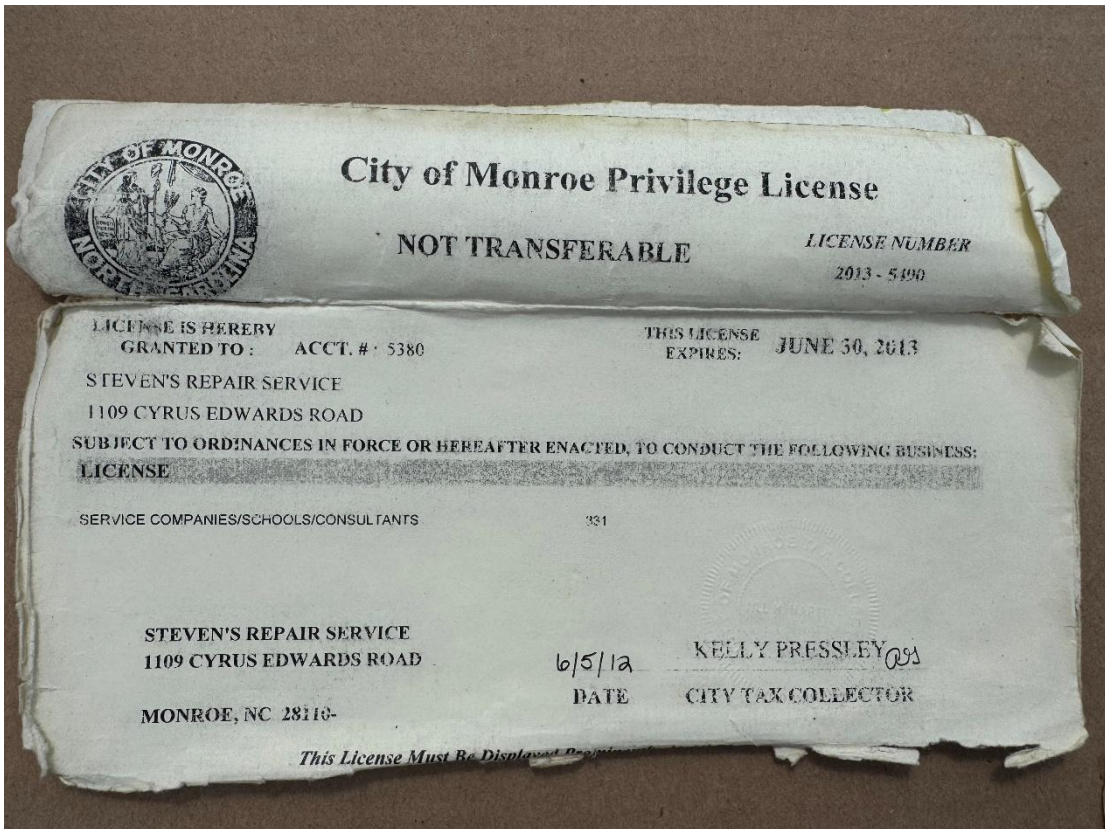
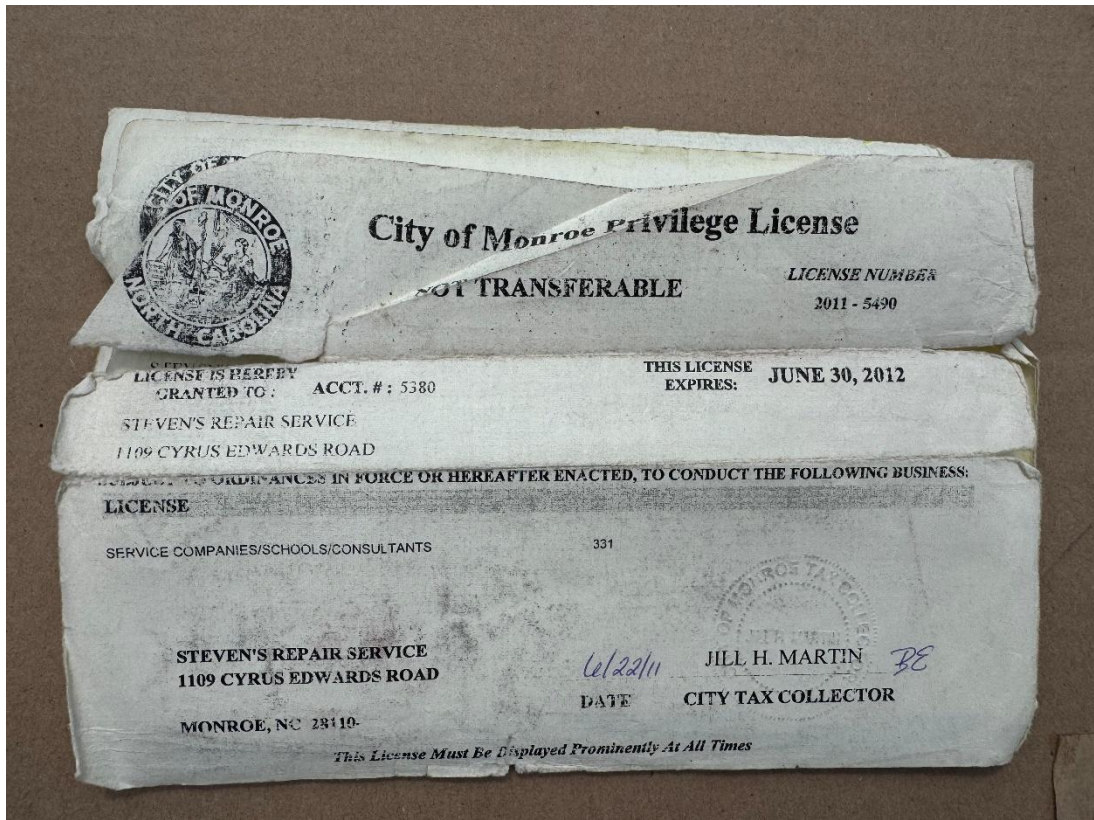
MONROE, NC 28110-

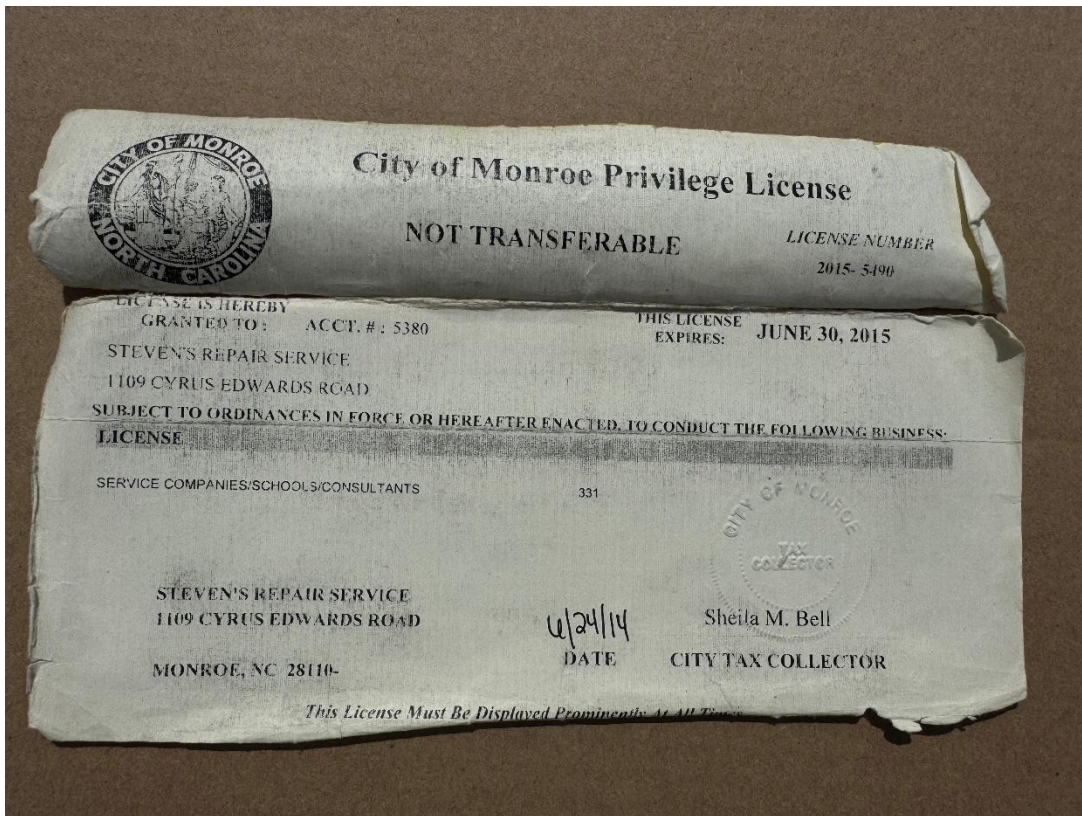
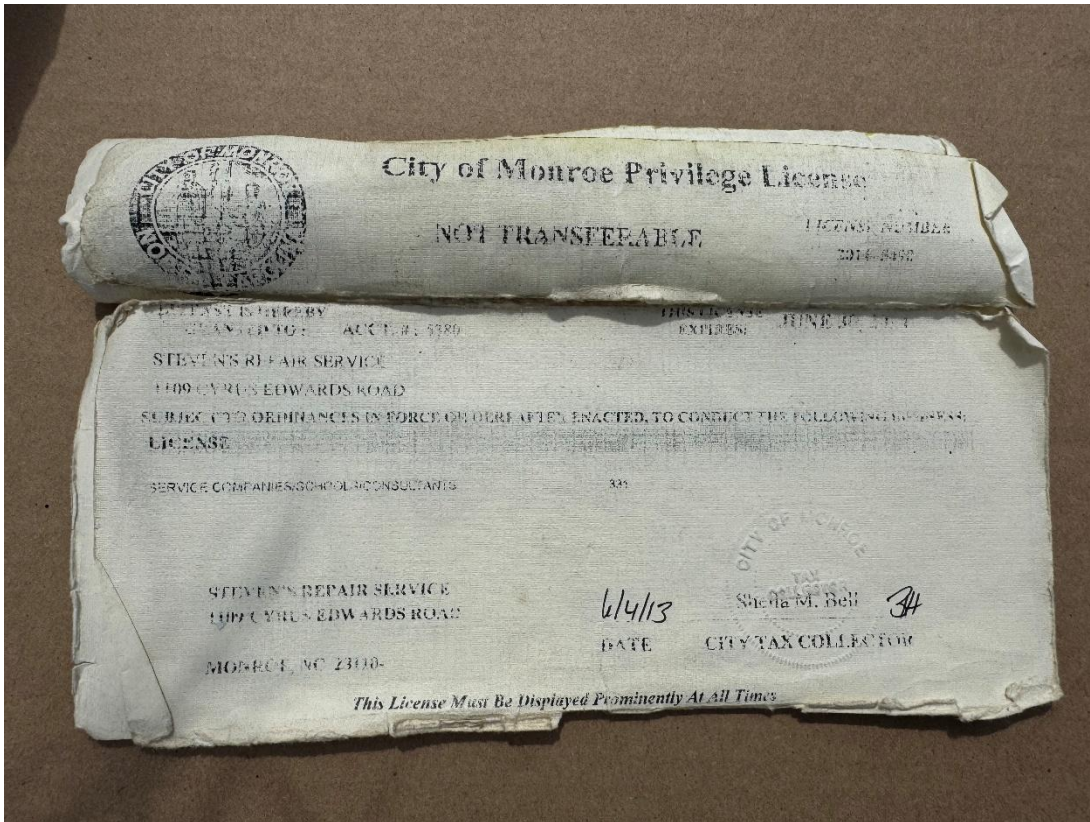
6/5/12
DATE

KELLY PRESSLEY
CITY TAX COLLECTOR

This License Must Be Displayed Prominently At All Times

Exhibit 8





SECTION 10 NONCONFORMITIES

10.1. GENERAL APPLICABILITY

- A. **Intent.** Due to the establishment of this UDO, there exists uses of land, structures, lots of record, and site features that were lawfully established prior to the adoption of this UDO that may not be conforming. The purpose and intent of this Section is to allow and regulate the continued existence of such instances that do not conform to the provisions of this UDO.
- B. **Determination of a Nonconformity.** The burden of establishing that a nonconformity lawfully exists shall be the responsibility of the person who owns or rents the property upon which the nonconformity exists. Evidence that may be used to prove the legal status as a lawful nonconformity may include approved permits, construction plans, and records of previously approved regulations.
- C. **Ownership Changes.** No change of title or possession of property shall be construed to prevent the continuance of a nonconformity.
- D. **Increases in a Nonconformity.** A nonconformity shall not be expanded, intensified, or enlarged except as provided by this Section.

Exhibit 10

April 13, 2026

Steven Polk
1109 Cyrus Edwards Road
Monroe NC, 28110

Re: 1109 Cyrus Edwards Road

Steven,

Planning Staff has discussed the City of Monroe Privilege Licenses and IRS Certificate of Registration you submitted to us with our legal department. The documents you have submitted date from 2007 and from 2010 to 2014. 1109 Cyrus Edwards Road was annexed into the City of Monroe in 2003. Staff has confirmed that no evidence has been submitted that indicates the use of a golf cart repair and sales business was operating at the time of annexation in 2003. The 2007 code would not have permitted the use of golf cart repair and sales as a permissible home occupation. With this, staff has determined the business is not considered legally non-conforming (grandfathered) and the business must cease operations with all golf carts and associated items removed from the property.

If you have documentation for the business prior to when the property was annexed into the City in 2003, please submit these to staff and we would be happy to review the documents to determine if there is an alternative outcome.

All golf carts and associated parts and materials for the business must be removed from 1109 Cyrus Edwards Road by **April 27, 2026**. If all golf carts and associated parts and materials are not removed from the property by this date, staff will resume the official zoning violation process.

Please feel free to contact me at 704-282-4550 or by email at pblaszyk@monroenc.org if you have any questions.

Sincerely,

A handwritten signature in black ink that reads 'Patrick Blaszyk'.

Patrick Blaszyk,
Planner

Exhibit 11



2007 Satellite Imagery



2025 Satellite Imagery

https://www.sosnc.gov/online_services/search/Business_Registration_Results

[Home](#) > [Business Registration](#) > [Search](#) > Search Results

Search Results

BRD Search: Records Found: 0
Words: Starting With **Organization Name** Stevens Repair Service **Search Time** 5/13/2026 02:38 PM
Key: Organization Name (SOSID)
 Status • Organization Type
[Search Again](#)

[Return to top](#)

<p>Other Agencies</p> <ul style="list-style-type: none"> NC Gov State Board of Elections North Carolina Birth Certificate Information North Carolina State Bar North Carolina Department of Commerce North Carolina Department of Revenue All North Carolina Government Organizations 	<p>Links of Interest</p> <ul style="list-style-type: none"> National Association of Secretaries of State Intellectual Property NASAA - North American Securities Administrators Association North Carolina Consular Corps Secretary of State Disclaimer & Privacy Hours of Operation Monday - Friday 8:00 am - 5:00 pm
---	---

Exhibit 12

Other Golf Cart Dealers Nearby Sponsored



Charlotte Golf Carts

★★★★★ 5.0 (1 review)

18.9 miles away from Steven's Repair Service

Malcolm M. said "I had a great experience with Shawn & the team when they diagnosed & fixed my parent's cart. Service & communication were excellent. -Malcolm" [read more](#)
in Golf Cart Dealers, Golf Cart Rentals

About the Business

We provide professional golf cart sales and repair services in Monroe, NC. Our experienced technician works on all makes and models, and we always go the extra mile to ensure our clients get amazing service and performance. Contact us today for golf cart repair, golf cart service, and affor...

[Read more](#)

Location & Hours

[Suggest an edit](#)



1109 Cyrus Edwards Rd
Monroe, NC 28110

[Get directions](#)

Mon	9:00 AM - 6:30 PM
Tue	9:00 AM - 6:30 PM Open now
Wed	9:00 AM - 6:30 PM
Thu	9:00 AM - 6:30 PM
Fri	9:00 AM - 6:30 PM
Sat	9:00 AM - 6:30 PM
Sun	Closed

stevensrepairservice.com

(704) 221-6969

Get Directions
1109 Cyrus Edwards Rd Monroe, NC 28110

[Suggest an edit](#)

Exhibit 13

From the business



Specialties

We provide professional golf cart sales and repair services in Monroe, NC. Our experienced technician works on all makes and models, and we always go the extra mile to ensure our clients get amazing service and performance. Contact us today for golf cart repair, golf cart service, and affordable golf carts. Other services include: Golf Cart for Sale Monroe NC 28110 Custom Golf Cart Monroe NC 28110 New Golf Cart Monroe NC 28110 Used Golf Cart Monroe NC 28110 Steven's Repair Service is here to make cart maintenance easy and affordable. You'll be riding in style after you call us for golf cart maintenance, golf cart accessories, and golf cart parts. Call today!

History

Established in 2006.

I started my golf cart repair & sales business in 2006, I have enjoyed the challenge to diagnose and repair a wide variety of carts. We keep a large selection of new, rebuilt and used parts. We look forward to meeting new customers and providing services and sales to keep you riding on your golf cart!

BUSINESS PROFILE

Golf Cart Repair

[Share](#)

Steven's Repair Service

[Visit Website](#)

[\(704\) 221-6969](#)

[★ Write a Review](#)



BBB Accredited Business A+ [Rated by BBB](#)

[MAIN](#) [GET A QUOTE](#) [REVIEWS](#) [COMPLAINTS](#)

Overview

Steven's Repair Service
1109 Cyrus Edwards Rd
Monroe, NC 28110-9364

[Get Directions](#)

About This Business

BBB Accredited Since: 7/24/2019
Years in Business: 20

Business Details

Local BBB:
[BBB of Southern Piedmont and Western N.C.](#)

BBB File Opened: 7/2/2019

Business Started: 5/1/2006

Business Started Locally: 5/1/2006

Type of Entity: Sole Proprietorship

Business Management:
Mr. Steven W. Polk, Owner
Ms. Amy Polk, Administrative Assistant

Number of Employees: 1

[Additional Contact Information](#)

Principal Contacts
Mr. Steven W. Polk, Owner

Customer Contacts
Mr. Steven W. Polk, Owner
Ms. Amy Polk, Administrative Assistant

Additional Phone Numbers
Other Phone: [\(704\) 221-7613](#)

Social Media

[Additional Information](#)

Business Categories
[Golf Cart Repair](#), [Golf Carts](#)

BBB Accreditation & Rating

Steven's Repair Service is
BBB Accredited.



This business has committed to
upholding the [BBB Standards for Trust](#).

[Why choose a BBB Accredited Business?](#)

Exhibit 14

City of Monroe Appeal Application Form

Applicant's Name: STEVEN W. POLK

Applicant's Mailing Address: 1109 CYRUS EDWARDS ROAD
MONROE NC 28110

Applicant's Phone Number: [REDACTED]

Applicant's Email: [REDACTED]

Property Owner Name: STEVEN W. POLK

Property Owner Mailing Address: 1109 CYRUS EDWARDS ROAD
MONROE, NC 28110

FOR STAFF USE ONLY

PROJECT _____

DATE RECEIVED _____

FEE AMOUNT _____

FEE RECEIVED _____

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: 1109 CYRUS EDWARDS ROAD MONROE NC 28110

Tax Map Number: 09-143-021 Lot Size: 1.84 ACRES Zoning District: R40

Existing Use of Property: RESIDENTIAL / BUSINESS

Date of Zoning Officer's decision: APRIL 13 2026

Summary of Zoning Officer's decision: CITY OF MONROE IS OVER TURNING THE LEGALITY OF MY BUSINESS THAT I HAVE HAD YEARS BEFORE THE CITY OF MONROE AWARD MY PROPERTY.

Reason for appeal of decision: I HAVE OWNED THIS PROPERTY SINCE 2001 AND HAVE BEEN IN BUSINESS AT THIS RESIDENCE SINCE I HAVE BEEN HERE AND SEVERAL YEARS PRIOR TO OWNING THIS PROPERTY.

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).

Steven W. Polk
Applicant-Printed

[Signature]
Applicant-Signature

4/27/2026
Date

[Signature]
Signature of Zoning Officer

4/27/2026
Date

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

Public hearing date: _____

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


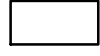


Action taken by the Board of Adjustment: _____

Notification of Action mailed to applicant on: _____

APO Map

PLZONA-2026-00169

Legend

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

12 Parcels Notified



Exhibit 16

ACCTNO	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_CITY	CURR_STATE	CURR_ZIPCODE
9143020	PALMER CLAUDE ANTHONY TRUSTEE C/O CLAUDE ANTHONY PALMER		1103 CYRUS EDWARDS RD	MONROE	NC	28110
09143019A	GASKINS JAMIE MORTON		1025 CYRUS EDWARDS RD	MONROE	NC	28110
09143022B	PADGETT CAITLYN M	MILLS JAMIE D	1104 CYRUS EDWARDS RD	MONROE	NC	28110
09143018D	PRIVETT KAMBER MALEAH		2516 HOPEWOOD LN	MONROE	NC	28110
09143018A	BROWN TRICIA		1113 CYRUS EDWARDS RD	MONROE	NC	28110
09143018B	MALLOY DEIDRA C	MALLOY RAYMOND L JR	2507 OLIVE BRANCH RD	MONROE	NC	28110
09143022, 09143023	PRESSON KEITH LYNN		2417 OLIVE BRANCH RD	MONROE	NC	28110
09143021	POLK STEVEN W		1109 CYRUS EDWARDS RD	MONROE	NC	28110
09143018, 09143018C	HERNANDEZ LUIS ALBERTO BECERRA	MCMANUS JENNIFER LEIGH	2501 OLIVE BRANCH RD	MONROE	NC	28110
09143022A	LATHAN CHRIS D		1100 CYRUS EDWARDS RD	MONROE	NC	28110

Exhibit 17



STAFF REPORT

Case # PLSUP-2026-00171

TO: Board of Adjustment Members

DATE: May 28, 2026

FROM: Doug Britt, Assistant Director of Planning and Development

PREPARED BY: Patrick Blaszyk, Planner

SUBJECT: Robert Hansen is requesting a Special Use Permit for a property located at 4924 Myers Road

SUMMARY STATEMENT

The Board of Adjustment is requested to consider a Special Use Permit from Robert Hansen for an addition that has been added to the manufactured home at 4924 Myers Road.

SITE DATA

Type of Action: Special Use Permit

Date of Petition: April 27, 2026

Name of Petitioner: Robert Hansen

Location: 4924 Myers Road

Tax ID #: 07-027-003T

Lot Size: 0.92 Acres

Zoning Classification: RLD (Residential Low Density)

PROPOSED FINDINGS

Proposed Findings:

1. The property located at 4924 Myers Road is owned by Robert & Georgia Hansen, and is zoned RLD, (Residential Low Density). (Exhibits 1, 2 & 3).
2. Robert Hansen submitted an incomplete building permit application to the City of Monroe Permit Center on June 12, 2025 for a 30' x 35' addition that has previously been constructed onto the manufactured home at 4924 Myers Road. The applicant submitted a

revised building permit application on March 10, 2026 and was approved by all departments with the exception of Planning. (Exhibits 4 & 5)

3. Planning staff sent the property owner a Notice of Violation on April 14, 2026 for the 30' x 35' addition that has been constructed at 4924 Myers Road. (Exhibit 6)
4. Table 7.1. – Table of Permissible Uses states a Special Use Permit is required in order for a manufactured home to be located in the Residential Low Density (RLD) zoning district. Additions to manufactured homes are also required to obtain a Special Use Permit. (Exhibit 7)

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
Residential Uses																		
Manufactured Home	X	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	7.2.4.F

5. A Special Use Permit application was submitted on April 27, 2026 by Robert Hansen requesting for the 30' x 35' addition that has previously been constructed onto the manufactured home at 4924 Myers Road. (Exhibit 8)
6. The applicant submitted a site plan of the property, indicating the addition does meet the Residential Low Density (RLD) zoning district setbacks in accordance with Table 4.2.2 of the UDO. (Exhibit 9 & 10)
7. The applicant submitted photos of the addition to the manufactured home at 4924 Myers Road. (Exhibit 11)
8. All adjoining property owners have been notified of the Special Use Permit request. (Exhibit 12 & 13).

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: Incomplete Building Permit Application
 - Exhibit 5: Complete Building Permit Application
 - Exhibit 6: Notice of Violation

- Exhibit 7: Table 7.1 of UDO
- Exhibit 8: Special Use Permit Application
- Exhibit 9: Site Plan
- Exhibit 10: Table 4.2.2 of UDO
- Exhibit 11: Photos of Addition
- Exhibit 12: APO Map
- Exhibit 13: APO List

Prepared by: PB 5/11/2026

SPECIAL USE PERMIT WORKSHEET
**TO OBTAIN A SPECIAL USE PERMIT FOR MANUFACTURED HOME
 ADDITION THAT HAS BEEN CONSTRUCTED WITHIN THE RLD,
 RESIDENTIAL LOW DENSITY ZONING DISTRICT AT 4924 MYERS
 ROAD (PARCEL # 07-027-003T)**

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: No, it will not endanger my health or pose a safety concern.

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: Yes, we will faithfully comply with all development standards.

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: Absolutely, it will not impact surroundings or our neighbors. It is located in the area where our neighbors are a distance away from our property.

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: Yes, it will be in harmony with the City Land Development Plan as stated. Our addition does not have a close proximity to our neighbors.

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.

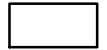


Ortho Map

Case #: PLSUP-2026-00171

4924 Myers Road

Legend



Parcels



Subject Property

**Owners: Robert Hansen &
Georgia Hansen**

Acres: 0.92

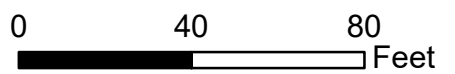


Exhibit 1

Zoning Map

Case #: PLSUP-2026-00171

4924 Myers Road

Legend

-  Parcels
-  RLD
-  Subject Property

**Owners: Robert Hansen &
Georgia Hansen**

Acres: 0.92

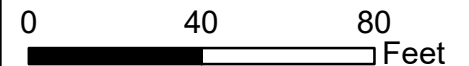


Exhibit 2

FILED Mar 13, 2025
AT 02:54:00 PM
BOOK 09078
START PAGE 0090
END PAGE 0092
INSTRUMENT # 06010
EXCISE TAX \$260.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$260.00

Parcel Identifier No.: 07-027-003T

Mail after recording to: GEORGIA B. HANSEN and ROBERT T. HANSEN, JR, 5008 Joyful Noise Lane, Indian Trail, NC 28079

This instrument was prepared by: McNaught & Clements, PLLC, 14045 Ballantyne Corporate Place, 500A, Charlotte, NC 28277

Brief Description from the Index:

THIS DEED made this ^{12th} day of March, 2025, by and between

GRANTOR

IRIS YAMILETH RAMOS NIETO aka IRIS YAMILETH RAMOS, an unmarried woman

2602 McGill Street
Kannapolis, NC 28081

GRANTEE

GEORGIA B. HANSEN and ROBERT T. HANSEN, JR., wife and husband

Mailing Address: 5008 Joyful Noise Lane
Indian Trail, NC 28079

Property Address: 4924 Myers Road
Monroe, NC 28110

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.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in , City of Monroe, Union County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described is or is not the primary residence of the Grantors.

The property herein described was Acquired by Grantor by instrument recorded in Book 9070, Page 468 in the Union County Register of Deeds.

Exhibit 3

submitted electronically by "McNaught & Clements, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Union County Register of Deeds.

Exhibit "A"

Parcel 1:

BEING all of Tract Number 3, containing 40,001.95 square feet, more or less (0.92 acre, more or less) of the George W. Helms Subdivision, according to plat of boundary survey by James S. Brower, RLS, dated July 31, 1984 and recorded in Plat Cabinet B at File Number 153-A, Union County Register of Deeds, to which plat reference is hereby made for a more complete description.

LESS AND EXCEPT:

BEGINNING at a point, said point marking the northwestern property corner of the property of the Grantor herein (Harold L. Harman) as shown in Deed Book 3771 at page 474 (and also being known as Tract 3 as shown on that plat recorded in Plat Cabinet B at File Number 153-A, Union County Register of Deeds) and runs thence with the southern line of a twenty (20) foot right of way connecting the subject property to Myers Road as shown in Plat Cabinet B at File Number 153-A, North 69 degrees 48 minutes 15 seconds East 31.80 feet to a new set iron in a gravel drive, thence two (2) new lines as follows: 1st. South 02 degrees 30 minutes 05 seconds West 96.11 feet to a new set iron, thence 2nd. North 16 degrees 47 minutes 06 seconds West 88.82 feet to the point and place of BEGINNING and being and containing 1,410 square feet, as shown on that unrecorded plat drawn by Carroll L. Rushing, NCPLS, dated March 12, 2013, to which unrecorded plat reference is hereby made for a more complete description.

BEING a portion of Tract 3, as shown on plat recorded in Plat Cabinet B at File Number 153-A, Union County Register of Deeds.

Parcel 2:

BEGINNING at a new set iron, said iron being located South 16 degrees 47 minutes 06 seconds East 88.82 feet from the northeasterly property corner of Tract 2 as shown in Plat Cabinet B at File Number 153-A, Union County Register of Deeds, and runs thence from said BEGINNING point and continuing with the common property line of Tracts 2 and 3 as shown in Plat Cabinet B at File Number 153-A, Union County Registry, South 16 degrees 47 minutes 06 seconds East 86.64 feet to a set iron, thence four new lines within Tract 2 (Plat Cabinet B at File Number 153-A), 1st., South 79 degrees 07 minutes 11 seconds West 24.48 feet, thence 2nd., North 10 degrees 56 minutes 29 seconds West 25.72 feet to a set iron, thence 3rd., North 02 degrees 59 minutes 44 seconds West 29.80 feet to a set iron, thence 4th., North 09 degrees 31 minutes 32 seconds East 33.01 feet to a set iron, the point and place of BEGINNING and being and containing 1,363 square feet, as shown on that unrecorded plat drawn by Carroll L. Rushing, NCPLS, dated March 12, 2013, to which unrecorded plat reference is hereby made for a more complete description.

BEING a portion of Tract 2, as shown on plat recorded in Plat Cabinet B at File Number 153-A, Union County Register of Deeds.

Tax Parcel Number: 07-027-003T

Property Address: 4924 Myers Road, Monroe, NC 28110

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

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.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

This conveyance is made subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

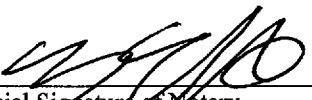
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.



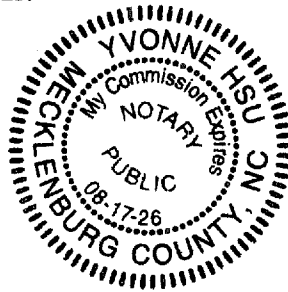
IRIS YAMILETH RAMOS NIETO

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, YVONNE HSU, Notary Public, do hereby certify that IRIS YAMILETH RAMOS NIETO personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 12 day of March, 2025.



Official Signature of Notary
Printed or typed name of Notary YVONNE HSU
My Commission Expires: 8/17/2026



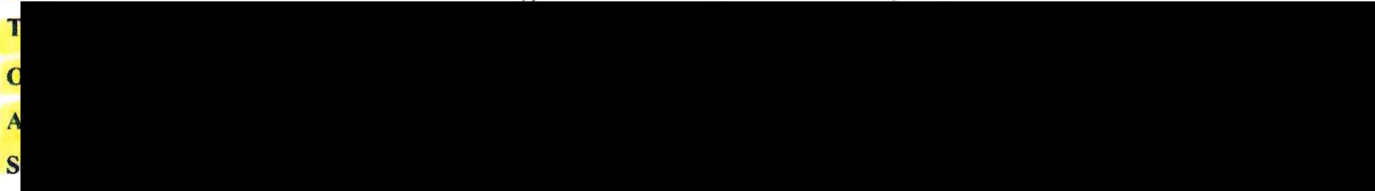


JUN 12 2025
BY: NB

For Permit Center Use Only
Submittal Date: _____
Permit #: PRAD202501
Parcel: 622

Building Standards Department
BUILDING PERMIT APPLICATION

Project Address: 4924 Myers Road, Monroe, NC 28110



Property Use: Residential

Description of Proposed Work: Complete addition

Heated SQ FT: 500 Unheated SQ FT: _____

UTILITIES: New Existing

Power Company: Duke Energy
Gas Company: _____
Electric Appliances: _____
Gas Appliances: _____

All residential inspections for dwellings covered by the NC Building and Residential Code will include verification of the presence of carbon monoxide alarms as required by City of Monroe Ordinance 150.10 (C)(1).

Flood Plain: YES NO Historic District: YES NO Acreage: _____ No. of Stories: _____

Downtown: YES NO Site Improvement: YES NO

Water Supply: City County Private Well Community Sewer Type: City County Septic Permit

RESIDENTIAL
 Single Family Modular Duplex Apartment Accessory Building Addition Renovations Accessory
 Mobile Home: Year: _____ Make: _____ Size: _____
Serial #: _____

COMMERCIAL
Type of Construction: I-A I-B II-A II-B III-A III-B IV V-A V-B
Group: Assembly Business Educational Mercantile Factory/Industrial Institutional Storage
 Utility/Misc _____

Exhibit 4

CONTRACTOR(S):

Contract Cost

BUILDING: Robert T. Hansen Jr.

Address:

City/St:

Phone:

ELECTRICAL: No Yes

MECHANICAL: No Yes

PLUMBING: No Yes

Sub contractors must complete their own application/ sub contractor forms.

- ALL INFORMATION MUST BE COMPLETED PRIOR TO APPLICATION BEING PROCESSED.
- WORK PERFORMED ON STRUCTURES USED FOR COMMERCIAL USE MAY REQUIRE PLANS OR MORE INFORMATION PRIOR TO ISSUING A PERMIT.
- THIS APPLICATION BECOMES A PERMIT ONLY UPON APPLICATION APPROVAL AND PAYMENT OF ALL FEES.

I certify that I am the property owner, am authorized to sign on behalf of the property owner, or am otherwise legally authorized to sign this application. If permits are granted, I hereby certify that all information in this application is correct and that all work will comply with the North Carolina State Building Code and all other applicable city ordinances, local laws and regulations of the State of North Carolina regulating such work and the specifications or plans submitted. The Building Standards Department will be notified of any changes in the approved plans and specifications for the projects permitted herein. By signing this application, I am certifying that I, the applicant, have full authority and license from the holder of the copyright to use the sealed plans, drawings, or diagrams submitted with this application, and I agree to indemnify and hold harmless the City of Monroe for any losses or claims incurred by the City arising from review and approval of such plans by the City of Monroe. I hereby affirm that the foregoing statements are accurate and correct to the best of my knowledge.

PRINT APPLICANT'S NAME: ROBERT T. HANSEN JR. / GEORGIA B. HANSEN

APPLICANT'S SIGNATURE: [Signature] **DATE:** 6-12-25

ADDRESS: 4924 Myers Road **CITY:** Monroe **STATE:** NC **ZIP:** 28110

PHONE: 704-652-1152 **MOBILE:** **FAX:** _____

EMAIL: rthansenjr@gmail.com

METHOD OF PAYMENT: Cash Check Credit Existing A/R Account

Permit Center
P.O. Box 69 Monroe, NC 28111
300 W. Crowell Street, Monroe, NC 28110
Telephone: (704)282-4524 **Fax: (704)282-4735** **Email: PermitCenter@monroenc.org**



JUN 12 2025
BY: NB

For Permit Center Use Only
Submittal Date: _____
Permit #: PRAD202501
Parcel: 622

Building Standards Department
BUILDING PERMIT APPLICATION

Project Address: 4924 Myers Road, Monroe, NC 28110
Total Pr _____
Owner/ _____
Address _____
State: _____

Property Use: Residential

Description of Proposed Work: Complete addition

Heated SQ FT: 500 Unheated SQ FT: _____

UTILITIES: New Existing

Power Company: Duke Energy

Gas Company: _____

Electric Appliances: _____

Gas Appliances: _____

All residential inspections for dwellings covered by the NC Building and Residential Code will include verification of the presence of carbon monoxide alarms as required by City of Monroe Ordinance 150.10 (C)(1).

Flood Plain: YES NO Historic District: YES NO Acreage: _____ No. of Stories: _____

Downtown: YES NO Site Improvement: YES NO

Water Supply: City County Private Well Community Sewer Type: City County Septic Permit

RESIDENTIAL

Single Family Modular Duplex Apartment Accessory Building Addition Renovations Accessory

Mobile Home: Year: _____ Make: _____ Size: _____

Serial #: _____

COMMERCIAL

Type of Construction: I-A I-B II-A II-B III-A III-B IV V-A V-B

Group: Assembly Business Educational Mercantile Factory/Industrial Institutional Storage

Utility/Misc _____

Exhibit 5

CONTRACTOR(S):

BUILDING: Robert T. Hansen Jr.

Contract Cost

Address

City/State

Phone

ELECTRICAL: No Yes

MECHANICAL: No Yes

PLUMBING: No Yes

Sub contractors must complete their own application/ sub contractor forms.

- ALL INFORMATION MUST BE COMPLETED PRIOR TO APPLICATION BEING PROCESSED.
- WORK PERFORMED ON STRUCTURES USED FOR COMMERCIAL USE MAY REQUIRE PLANS OR MORE INFORMATION PRIOR TO ISSUING A PERMIT.
- THIS APPLICATION BECOMES A PERMIT ONLY UPON APPLICATION APPROVAL AND PAYMENT OF ALL FEES.

I certify that I am the property owner, am authorized to sign on behalf of the property owner, or am otherwise legally authorized to sign this application. If permits are granted, I hereby certify that all information in this application is correct and that all work will comply with the North Carolina State Building Code and all other applicable city ordinances, local laws and regulations of the State of North Carolina regulating such work and the specifications or plans submitted. The Building Standards Department will be notified of any changes in the approved plans and specifications for the projects permitted herein. By signing this application, I am certifying that I, the applicant, have full authority and license from the holder of the copyright to use the sealed plans, drawings, or diagrams submitted with this application, and I agree to indemnify and hold harmless the City of Monroe for any losses or claims incurred by the City arising from review and approval of such plans by the City of Monroe. I hereby affirm that the foregoing statements are accurate and correct to the best of my knowledge.

PRINT APPLICANT'S NAME: ROBERT T. HANSEN JR. / GEORGIA B. HANSEN

APPLICANT'S SIGNATURE: [Signature] DATE: 6-12-25

ADDRESS: 4924 Myers Road CITY: Monroe STATE: NC ZIP: 28110

PHONE: 704-652-1052 MOBILE: FAX: _____

EMAIL: rt.hansenjr@gmail.com

METHOD OF PAYMENT: Cash Check Credit Existing A/R Account

Permit Center
 P.O. Box 69 Monroe, NC 28111
 300 W. Crowell Street, Monroe, NC 28110
 Telephone: (704)282-4524 Fax: (704)282-4735 Email: PermitCenter@monroenc.org



CITY OF MONROE

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

NOTICE OF VIOLATION - Case No. CEZONE-2026-02048

April 14, 2026

Robert T Hansen Jr.
5008 JOYFUL NOISE LN
INDIAN TRAIL, NC 28079

Copy to:

RE: Property Located at: 4924 MYERS RD, MONROE, NC 28110
Tax Map Lot Reference: 07-027-003T

To whom it may concern;

Upon investigation on April 14, 2026 the above referenced property is determined to be in violation of Code 157 of the City of Monroe Code of Ordinances entitled **ZONING CODE**, and specifically, the conditions constituting the violation are noted.

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

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

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

Exhibit 6



CITY OF MONROE

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

APPEAL RIGHTS: If you disagree with the above findings and order for 4924 MYERS RD, MONROE, NC 28110, you have **THIRTY (30) DAYS** within which to exercise your right of appeal to the Board of Adjustment of the City of Monroe which will stay all proceedings until said Board makes its determination. Appeals may be filed with the Planning and Community Development Department of the City of Monroe at 300 West Crowell Street, Monroe, NC.

A handwritten signature in black ink that reads 'Patrick Blaszyk'.

Patrick Blaszyk, Zoning Enforcement Officer



CITY OF MONROE

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

VIOLATION DETAIL

Section 3.4.20 of the Unified Development Ordinance (UDO) requires zoning permits to be issued in order to construct an addition to a home. Also, as this is a modular home, this use is not permitted by-right in the Residential Low Density (RLD) zoning district and requires a Special Use Permit (SUP) per Table 7.1 of the UDO. In order to expand the existing use, a SUP must be applied for.

In order to remedy the violation, the addition must either be removed from the home or a Special Use Permit be applied for by **April 24, 2026**.

Photos

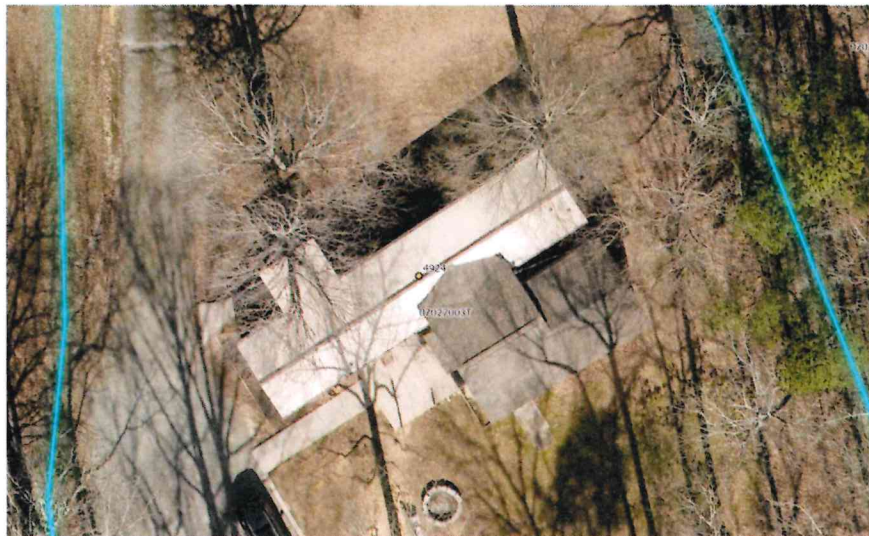


Table 7.1 Table of Permissible Uses

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
Residential Uses																		
Manufactured Home	X	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	7.2.4.F

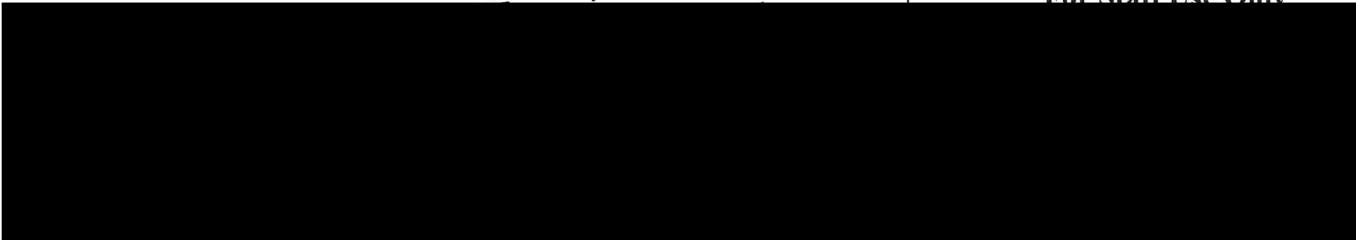
Exhibit 7



SPECIAL USE PERMIT APPLICATION

Applicant's Name: Robert T. Hansen Jr. / Georgia Hansen

For Staff Use Only



Property Owner Name: Robert T. Hansen Jr. / Georgia B. Hansen

Property Owner Mailing Address: 5008 Joyful Noise Lane
Indian Trail, NC 28079

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: 4924 Meyers Road, Monroe, NC 28110

Tax ID Number: 07-027-003T Lot Size 0.92 acre Deed Reference: Book 9070 Page 468

Existing Zoning: RLD

Proposed Special Use: Living room, bedroom and a closet.

Proposed Conditions: Construction progress include; build up to roof wall framed, windows installed, exterior sidings plywood treading installed, inside installation and electrical rough done and installation insulation installation.

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 8

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 1st 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.

No. It will endanger my health or safety concerns.

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.

Yes, we will faithfully comply with all development standards.

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

Absolutely, it will not impact surroundings or our neighbors. It is located in the area where our neighbors are distance away from our property.

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, it will be in conformity with the City Land's use Development Plan as stated. Our addition does not have a close proximity to our neighbor.

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).

Robert T. Hansen Jr
Applicant (printed)

[Signature]
Applicant's Signature

4/24/26
Date

Robert T. Hansen Jr
Property Owner's (printed)

[Signature]
Property Owner's Signature

4/24/26
Date

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



Exhibit 9

Table 4.2.2. RLD District Development Standards Table

RLD District Development Standards Table		
Building Height		Maximum 3 Stories
Density		Maximum 2 Units / Acre
Setbacks ¹	Front	25'
	Side	15' (interior lot) 20' (corner lot)
		Rear

Exhibit 10

4424 PINEVA ROAD



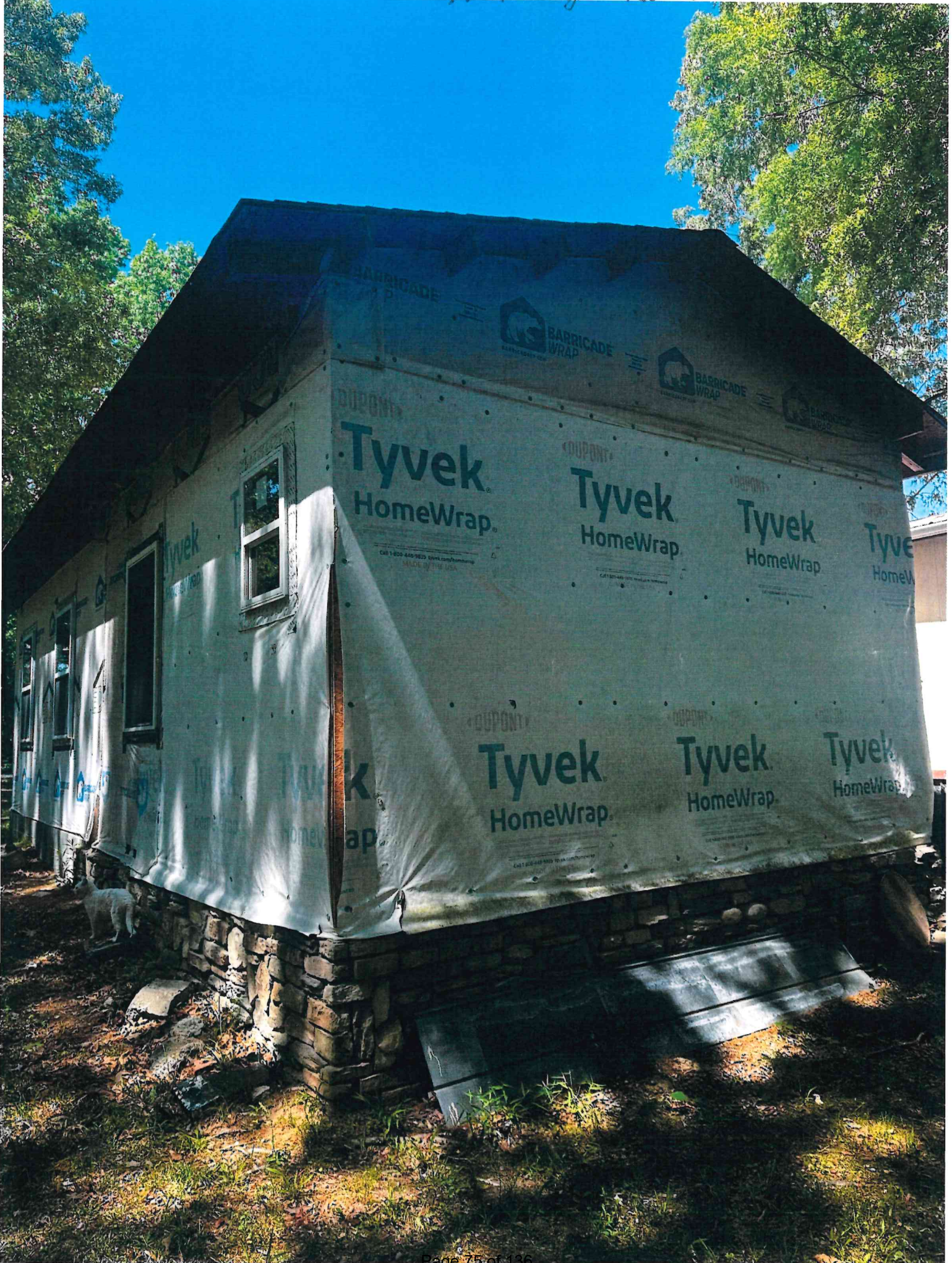
Exhibit 11



4924 Myers Road



IT IS NOT SUPPOSE TO BE HERE



APO Map

PLSUP-2026-00171

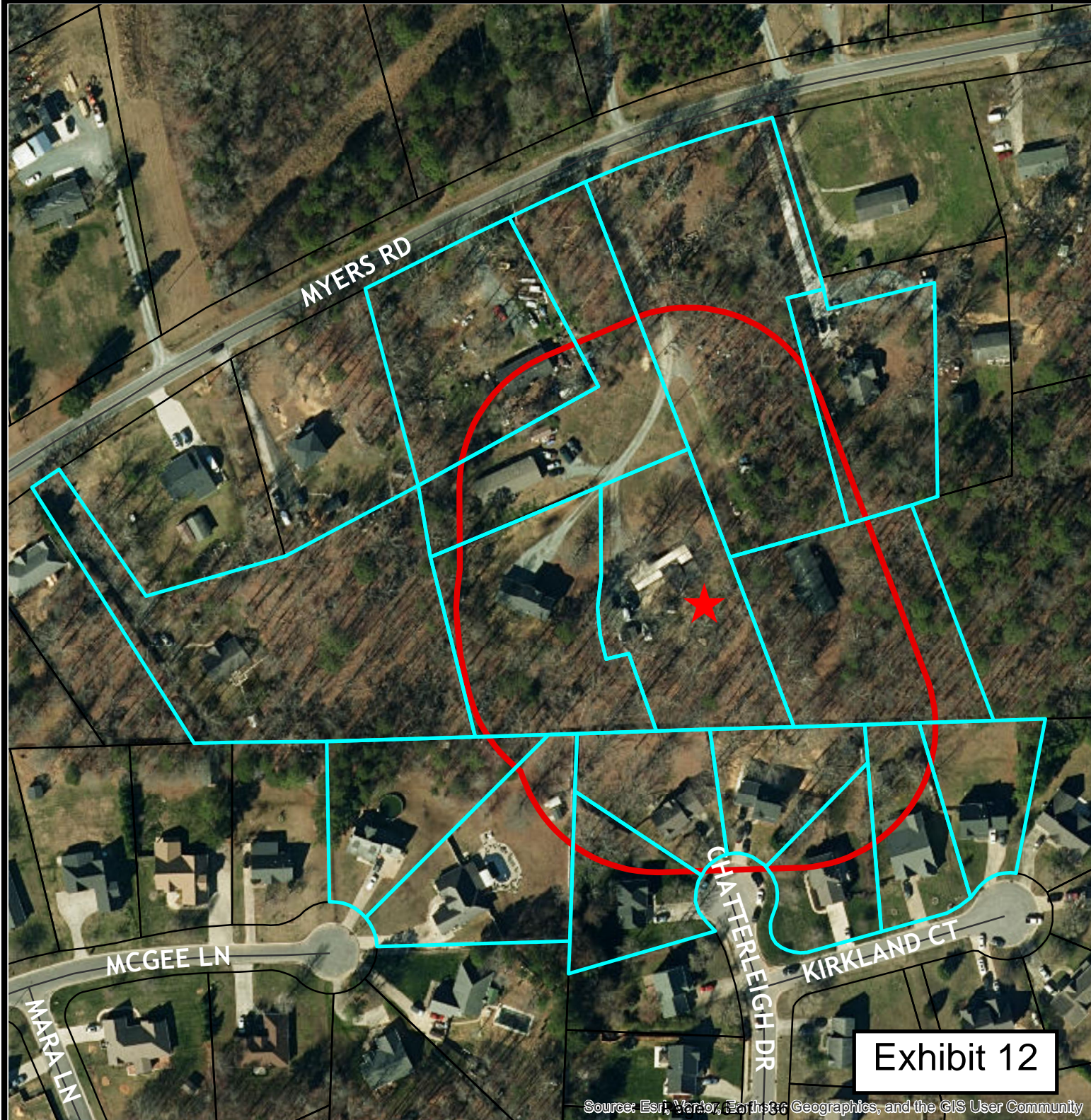
Legend

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

16 Parcels Notified



Exhibit 12



ACCTNO	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_CITY	CURR_STATE	CURR_ZIPCODE
07027003M	CALDWELL CHRISTOPHER		5002 MYERS RD	MONROE	NC	28112
09336295	AMH 2015-1 BORROWER LLC	AMERICAN HOMES 4 RENT	PROPERTY TAX DEPT 23975 PARK SORRENTO, SUITE #300	CALABASAS	CA	91302
07027003S	WEBB STEPHANIE S	WEBB MICHAEL G	5004 MYERS RD	MONROE	NC	28110
09336299	ANTHONY-WILLIAMS TAMARA N		3209 KIRKLAND CT	MONROE	NC	28110
09336298	KIOROGLO SERGEY	KIOROGLO TATYANA	3917 SANFORD LN	MONROE	NC	28110
09336210	NASH SUE C		322 JACK DAVIS RD	MONROE	NC	28112
07027003K	HINSON TIMOTHY	HINSON ERICA	4918 MYERS RD	MONROE	NC	28110
09336294	SANDERS JEFFRY J	SANDERS AMY L	4405 CHATTERLEIGH DR	MONROE	NC	28110
07027003Q	COVINGTON BURNADEEN		4920 MYERS RD	MONROE	NC	28110
07027003T	HANSEN GEORGIA B	HANSEN ROBERT T JR	5008 JOYFUL NOISE LN	INDIAN TRAIL	NC	28079
09336296	NERVEGNA CHRISTOPH M	NERVEGNA LAUREN	4408 CHATTERLEIGH DR	MONROE	NC	28110
09336209	LIM JONG JAE		3211 MCGEE LN	MONROE	NC	28110
07027003G,07027003L	COVINGTON RAYMOND TODD HEIRS	C/O LARRY COVINGTON	4916 MYERS RD	MONROE	NC	28110
09336297	RILEY LAMAR	RILEY FRANKIE	4404 CHATTERLEIGH DRIVE	MONROE	NC	281109119
07027003D	MARTINEZ RAFAEL DEL ANGEL	MARTINEZ ANA	22 E 6TH AVE	LEXINGTON	NC	27292

Exhibit 13



**STAFF REPORT
PLSUP-2026-00153**

TO: Board of Adjustment Members
DATE: May 28, 2026
FROM: Doug Britt, Assistant Director of Development Services
PREPARED BY: Megan Brightharp, Planner
SUBJECT: Special Use Permit request to allow a convenience store with fuel pumps in the Neighborhood Business (NB) District at 3120 Goldmine Road.

SUMMARY STATEMENT

The Board of Adjustment is requested to consider this Special Use Permit request by Thomas Walsh on behalf of Pappas Properties to allow a convenience store with fuel pumps in the Neighborhood Business (NB) District at 3120 Goldmine Road.

SITE DATA

Type of Action: Special Use Permit
Date of Petition: March 31, 2026
Name of Petitioner: Thomas Walsh
Location: 3120 Goldmine Road
Tax ID #: 09-342-123
Lot Size: 3.07 Acres
Zoning Classification: NB (Neighborhood Business)

PROPOSED FINDINGS

Staff offers the following Proposed Findings:

1. The property at 3120 Goldmine Road is owned by Josephine H. Secrest and is zoned NB (Neighborhood Business). (Exhibit 1-3).
2. A Special Use Permit Application was submitted on March 1, 2026 requesting to establish the convenience store with fuel pumps use in the NB (Neighborhood Business) District. (Exhibit 4-6)
3. According to Section 157.7.1 of the City of Monroe Unified Development Ordinance titled “Tables of Permissible Uses (Traditional and Mixed-Use)”, the convenience store with fuel pumps use is only allowed in the NB Zoning District with the issuance of a Special Use Permit from the Board of Adjustment. (Exhibit 7)
4. According to Section 157.7.2.6.S of the City of Monroe Unified Development Ordinance titled “Convenience Store with Fuel Pumps”, convenience stores with fueling pumps “are involved in the retail sale of fuel for motor vehicles, and convenience items including but not limited to food, beverages, tobacco products, and other similar products as its primary sales.” (Exhibit 8)
5. All adjoining property owners have been notified of the Special Use Permit application. (Exhibit 9&10).

CONCLUSIONS

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

Attachment(s):

- Exhibit 1: Ortho Map
- Exhibit 2: Zoning Map
- Exhibit 3: Affidavit Regarding Family of a Descendent
- Exhibit 4: Application
- Exhibit 5: Site Plan
- Exhibit 6: Impact Study
- Exhibit 7: UDO Section 157.7.1
- Exhibit 8: UDO Section 157.7.2.6.S
- Exhibit 9: APO List
- Exhibit 10: APO Map

Prepared by: MB 05/15/2026

Ortho Map
PLSUP-2026-00153

Legend

- Centerlines
- City Limits
- Parcels
- Subject Property

Existing:
NB
(Neighborhood Business)

Owner:
Josephine H. Secret

Acres: 3.07

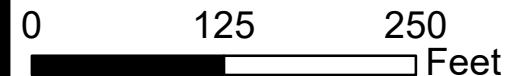


Exhibit 1

Source: Esri, Vanto, Earthstar Geographics, and the GIS

Zoning Map
PLSUP-2026-00153

Legend

- Centerlines
- City Limits
- Parcels
- NB
- RMD
- Subject Property

Existing:
NB
(Neighborhood Business)

Owner:
Josephine H. Secret

Acres: 3.07

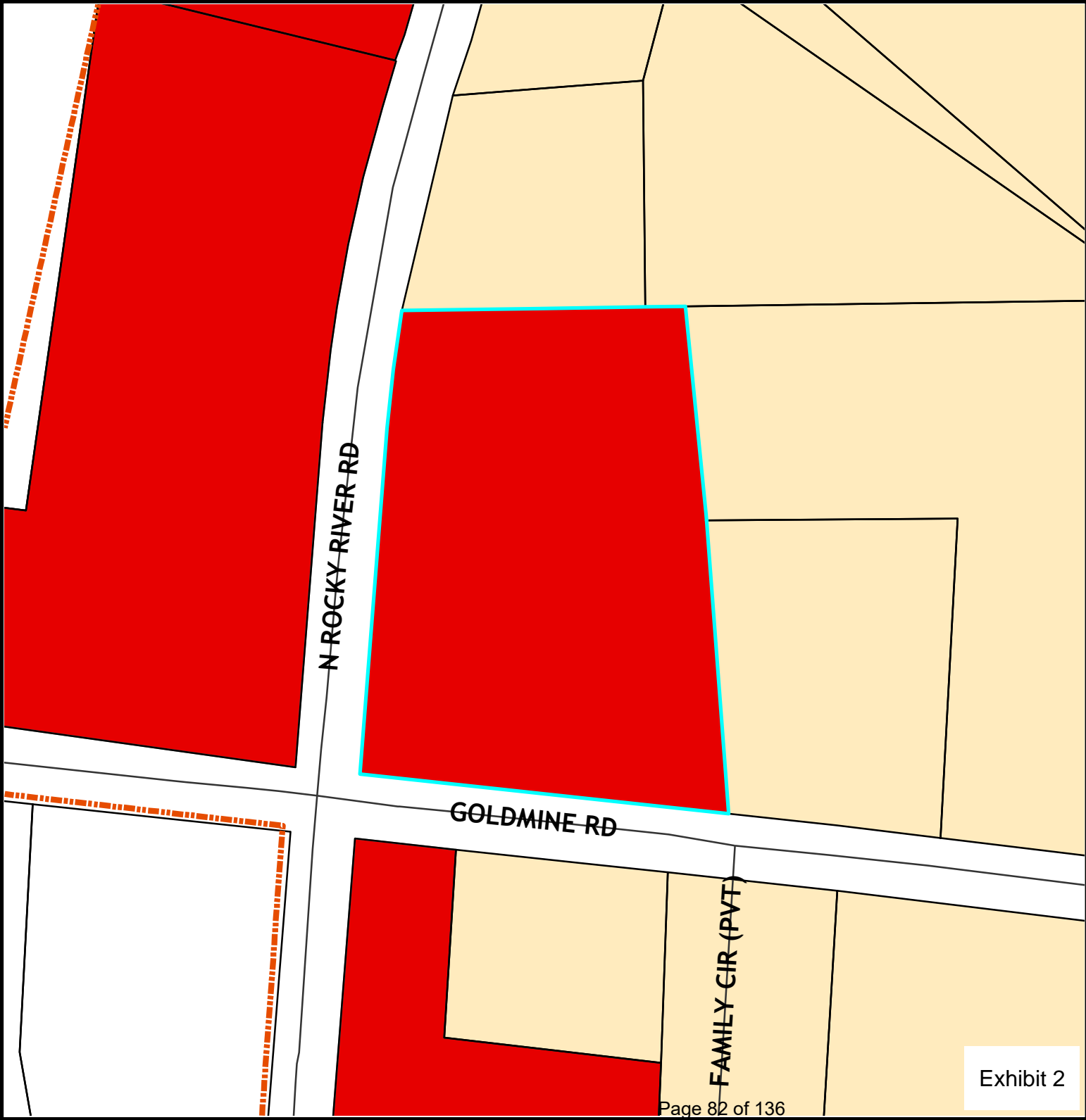
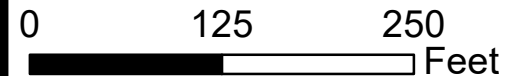


Exhibit 2

AFFIDAVIT REGARDING FAMILY OF A DECEDENT

The undersigned, being first duly sworn, deposes and says:

1. I was personally familiar with Ormon Secrest (decedent) during his/her lifetime and familiar with the decedent's family.
2. I knew decedent and his/her family:
 - a. constantly for a period of 65 years, or
 - b. intermittently over a period of ___ years, for a total of about ___ years.
3. The nature of my relationship to decedent was: family friend
(neighbor, family friend, business, etc.)
4. Decedent died on or about 1/28/2020 date of death.
5. That the following are/were all the immediate family of decedent, living or dead, including spouse and any natural born, adopted or acknowledged illegitimate children, including and any natural born, adopted or acknowledged illegitimate children of deceased children:

Name:	Relationship to decedent:
JOSEPHINE HILTON SECREST	<u>Wife</u>
ROBIN SECREST GREENE	<u>daughter</u>
TERICA SECREST MCCAIN AND HUSBAND, DONALD MCCAIN	<u>daughter</u>
LISA SECREST HATLEY AND HUSBAND, MAX HATLEY	<u>daughter</u>
TIMOTHY EUGENE SECREST AND WIFE WENDY B. SECREST	<u>son</u>
PAMELA SECREST	<u>daughter</u>

6. I have no financial interest in any property of the decedent arising out of her death and estate.

Under penalty of perjury, Seller declares that he/she has examined this Affidavit and that to the best of his/her knowledge and belief, the contents of said Affidavit are true and correct.

This affidavit made as of 2/25/2026.

Sandra L. Benson
Affiant
7002 Oakland Ave
Indian Trail, NC 28079
Address of Affiant

NORTH CAROLINA
Union COUNTY

Subscribed and sworn to before me this 25 day of February, 2026
Raenae H. Little
Notary Public

My commission expires: 4.16.2027

[Notary seal]
RAENAE H. LITTLE
NOTARY PUBLIC
Stanly County
North Carolina
My Commission Expires April 16, 2027

DEED

ELLEN S. HELMS and husband,
WILLIE MACK HELMS, et al

ORMOND REX SECREST
P. O. Box 123, N. C.

Amount \$ 10.00 OVC.
Dated 8th day of May
1967.

Filed for registration on the 8th day
of May, 1967, at
4:30 o'clock, P. M., and registered
in the office of the Register of Deeds for
Union County, N. C., in Book 232
of Deeds, on page 377, &c.

Glava S. Long
Register of Deeds

FEEES
State Excise Tax & Nonres.
" No money paid."
Reg. \$.....

GRIFFIN & CLARK
ATTORNEYS AT LAW
MONROE, N. C. 28110

RECORDED
AND
INDEXED
7/20/67

STATE OF NORTH CAROLINA—Union County.

THIS DEED, made this 8th day of May, A. D. 1967, by
ELLEN S. HELMS and husband, WILLIE MACK HELMS, and VERLA S. STARNES and husband,
LEONARD STARNES, JR., of Union County, North Carolina, and PEGGY SECREST (Single)
of Lancaster County, South Carolina,

part 1st of the first part
of Union County and State of North Carolina, to ORMOND REX SECREST
party..... of the second part
of Union County and State of North Carolina.

WITNESSETH, That said part 1st of the first part in consideration of
TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS
to them paid by the part Y of the second part, the
receipt of which is hereby acknowledged, have bargained and sold, and by these presents do
bargain, sell and convey to said part Y of the second part and his
heirs and assigns, all of their undivided right, title and interest in and to
a tract or lot of land in Union County, State of North Carolina, in
Monroe Township, adjoining the lands of

and others, and bounded as follows, viz:

FIRST TRACT: BEGINNING at a stone in the old line, now or formerly Frances E. McGuirt's corner, by two Water Oaks and one Hickory, 50 links East of the center of a branch, and runs thence with said McGuirt's line South 2-1/2 West to a point in the old line in the center of the Davis Mine and Monroe Road; thence in a westerly direction, with said Davis Mine and Monroe Road, the center thereof being the line, to a point in the center of said road, at or near its intersection with the old Rocky River Road; thence with the old line North 3-3/4 East parallel with the Old Rocky River Road, and crossing pond to a stone, the old corner; thence with the old line due East 47.20 poles crossing two branches to the point of BEGINNING, and containing eight acres, more or less.

SECOND TRACT: BEGINNING at an iron stake, the southeast corner of the Olin Long property in a line of the Ormand Rex Secrest property, and running thence with a line of the Secrest property South 89 degrees East 542 feet to an iron stake, a corner of the H. L. Pressley property; thence a new line North 53 degrees 45 minutes West 553 feet to an iron stake in a line of the Wade W. Hand property; thence with his line and a line of the Olin Long property South 17 degrees and 30 minutes West 323 feet to the BEGINNING, and containing 1.94 acres, more or less.

The above described two tracts of land is the same property conveyed by Ormand Rex Secrest and wife, Josephine H. Secrest, to Mark H. Secrest by deed dated May 4, 1954, recorded in Book of Deeds 123 on page 562, Union County Registry.

THIRD TRACT: BEGINNING at a stake on the west side of a public road and in the original boundary line of the tract of land conveyed to Mark H. Secrest by Coy Long and wife, Viola Long, by deed recorded in the office of the Register of Deeds

(OVER)

in Book 87 at page 636 and being 107 feet North from the southwest corner of said tract of land, and running thence South 85 degrees East 180 feet to a stake, a new corner; thence North 5 degrees East 242 feet to a stake, a new corner; thence North 85 degrees West 180 feet to a stake on the west side of said public road and in the original boundary line; thence South 5 degrees West with the western edge of said road 242 feet to the BEGINNING and containing 1 acre, more or less, and being the same property conveyed by Willie Mac Helms and wife, Ellen Secrest Helms, to Mark H. Secrest by deed dated April 5, 1962, recorded in Book 175 of Deeds on page 38, Union County Registry.

LESS AND EXCEPT from the above described property, a tract of land containing approximately 5.2 acres conveyed by Mark H. Secrest to Verla S. Starnes, et ux, by deed duly recorded in the office of the Register of Deeds for Union County.

Mark H. Secrest died intestate a citizen and resident of Union County, North Carolina, May 2, 1970, and left surviving as his sole heirs at law and next of kin, four children, to wit: Ellen S. Helms, Verla S. Starnes, Peggy Secrest and Ormond Rex Secrest. For record of administration, see records in the office of the Clerk of Superior Court for Union County, North Carolina.

TO HAVE AND TO-HOLD the aforesaid undivided right, title and interest in tract or lot of land and all privileges and appurtenances thereto belonging to the said part X..... of the second parthis... heirs and assigns, tohis..... only use and behoof; and the said part ies..... of the first part covenant... thatthey are..... seized of said premises in fee, and have..... the right to convey the same in fee simple and that the same is free from all encumbrances, and that they..... will warrant and defend the said title to the same against the claims of all persons whomsoever.

In Testimony whereof, the said part ies... of the first part ha ve..... hereunto set their hand... and seal..., the day and year above written.

Attest: Ellen S. Helms (SEAL)
Willie Mack Helms (SEAL)
Verla S. Starnes (SEAL)
Leonard Starnes, Jr. (SEAL)
Peggy Secrest (SEAL)

STATE OF NORTH CAROLINA—Union County.

I, Mary T. Laney, a Notary Public, do hereby certify that Ellen S. Helms and her husband, Willie Mack Helms, Verla S. Starnes and her husband, Leonard Starnes, Jr., and Peggy Secrest (Single) personally appeared before me this day and acknowledged the due execution of the foregoing (or annexed) deed.

Witness my hand and notarial seal, this 8th day of May, 1970

My commission expires 7/29/71

[Signature] Notary Public (SEAL)

STATE OF NORTH CAROLINA—Union County.

The foregoing certificate (s) of Mary T. Laney Notary Public

of Union County, is certified to be correct. This instrument was presented for registration and recorded in this office in Book 232, Page 377

This 8 day of May, 1970 at 4:30 o'clock P.M.

Stara Laney Register of Deeds

By Mary B. Carriger Deputy



SPECIAL USE PERMIT APPLICATION

Applicant's Name: Pappas Properties, LLC

Applicant's Mailing Address: 4770 Sharon Road, Suite 550, Charlotte, NC
28210

Applicant's Phone Number: 704.716.3915/Thomas Walsh

Applicant's Email: [REDACTED]

Property Owner Name: Secrest, Josephine H; Greene, Robin S; McCain, Terica S; Hatley, Lisa S; Secrest, Timothy E; Secrest, Pamela

Property Owner Mailing Address: 3009 Goldmine Road, Monroe, NC, 28110

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)

Property Address: 3009 Goldmine Road, Monroe, NC, 28110

Tax ID Number: 09342123 **Lot Size** 3.07 **Deed Reference:** Book D144 Page 0113

Existing Zoning: NB - Neighborhood Business District

Proposed Special Use: Convenience Store with Fuel.

Proposed Conditions: Development shall be constructed substantially in accordance with the submitted site plan. Building
and canopy lighting shall be full cutoff and directed downward to reduce glare onto adjacent properties. All landscaping and buffers
shall meet the requirements of the Monroe UDO. Mechanical equipment and dumpster enclosure shall be screened from public view.

Access points/driveways shall be subject to final approval by the City of Monroe and NCDOT.
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 1st 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.*
See Attached Exhibit B

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.*
See Attached Exhibit B

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

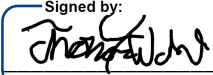
D. *The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Monroe Land Development Plan.*
See Attached Exhibit B

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).

Tom Walsh

Applicant (printed)

Signed by:

Applicant's Signature

3/30/2026

Date

See Additional Property Owner Signature(s) Page - Exhibit A

Property Owner's (printed)

Property Owner's Signature

Date

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

Exhibit B
Findings of Fact (Applicant Responses)

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

The proposed convenience store with fuel sales will not materially endanger the public health or safety. The site is located at the intersection of two major arterial roads specifically designed to accommodate higher traffic volumes and commercial access. The project complies with the City of Monroe UDO standards and will comply with all state and federal standards safety standards upon construction plan approval. Full cut-off lighting, proper buffering, and landscaping help protect adjacent uses.

2. *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 use complies with all regulations and standards of the City of Monroe Zoning Ordinance and will comply with all applicable state and local development requirements upon construction plan review and approval. The property is already zoned Neighborhood Business (NB), a district intended to support small-scale commercial uses such as convenience retail and fuel sales. The site plan meets or exceeds UDO requirements for setbacks, buffering, lighting, access, and design. Driveway locations are appropriately located on major arterials and will comply with spacing and safety requirements of the City and NCDOT. Any additional technical adjustments identified during review will be incorporated to ensure full compliance.

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

The proposed use will not adversely impact surrounding properties nor substantially injure the value of adjoining property. The area is already influenced predominantly by industrial, logistics, and aerospace businesses, and is near the Monroe Airport. Directly across the street is a mini warehouse/storage facility, reinforcing the commercial and employment character of the corridor. The nearest residential property is buffered by required landscaping, screening, and full cut-off shielding to prevent glare and minimize visual impacts.

4. *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 location and character of the proposed use will be in harmony with the area and in general conformity with the Monroe Land Development Plan. The property sits at a major arterial intersection adjacent to industrial, logistics, aerospace, and airport-related uses indicated on the Monroe Land Development plan, where neighborhood-serving commercial uses are appropriate and planned. The development offers a complementary service to the surrounding employment nodes, airport activities, trucking operations, and transportation services.

Exhibit A

Pappas Properties, LLC
Signature page
3009 Goldmine Road, Monroe, NC, 28110

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).

Josephine Hilton Secrest

Property Owner's 2 (printed)

Josephine Hilton Secrest
Property Owner's 2 Signature

3-26-2026

Date

Robin Secrest Greene

Property Owner's 3 (printed)

Robin Secrest Greene
Property Owner's 3 Signature

3-27-2026

Date

Pamela Secrest

Property Owner's 4 (printed)

Pamela Secrest
Property Owner's 4 Signature

3.27.2026

Date

Terica Secrest McCain

Property Owner's 5 (printed)

Terica Secrest McCain
Property Owner's 5 Signature

3/26/2026

Date

TIMOTHY EUGENE SECREST
Timothy Eugene Secrest

Property Owner's 6 (printed)

Timothy Eugene Secrest
Property Owner's 6 Signature

3-26-2026

Date

Exhibit A

Pappas Properties, LLC
Signature page
3009 Goldmine Road, Monroe, NC, 28110

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).

Lisa Secrest Hatley
Property Owner's 2 (printed)

Lisa Secrest Hatley
Property Owner's 2 Signature

3-26-26
Date

Property Owner's 3 (printed)

Property Owner's 3 Signature

Date

Property Owner's 4 (printed)

Property Owner's 4 Signature

Date

Property Owner's 5 (printed)

Property Owner's 5 Signature

Date

Property Owner's 6 (printed)

Property Owner's 6 Signature

Date

Exhibit B
Findings of Fact (Applicant Responses)

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

The proposed convenience store with fuel sales will not materially endanger the public health or safety. The site is located at the intersection of two major arterial roads specifically designed to accommodate higher traffic volumes and commercial access. The project complies with the City of Monroe UDO standards and will comply with all state and federal standards safety standards upon construction plan approval. Full cut-off lighting, proper buffering, and landscaping help protect adjacent uses.

2. *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 use complies with all regulations and standards of the City of Monroe Zoning Ordinance and will comply with all applicable state and local development requirements upon construction plan review and approval. The property is already zoned Neighborhood Business (NB), a district intended to support small-scale commercial uses such as convenience retail and fuel sales. The site plan meets or exceeds UDO requirements for setbacks, buffering, lighting, access, and design. Driveway locations are appropriately located on major arterials and will comply with spacing and safety requirements of the City and NCDOT. Any additional technical adjustments identified during review will be incorporated to ensure full compliance.

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

The proposed use will not adversely impact surrounding properties nor substantially injure the value of adjoining property. The area is already influenced predominantly by industrial, logistics, and aerospace businesses, and is near the Monroe Airport. Directly across the street is a mini warehouse/storage facility, reinforcing the commercial and employment character of the corridor. The nearest residential property is buffered by required landscaping, screening, and full cut-off shielding to prevent glare and minimize visual impacts.

4. *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 location and character of the proposed use will be in harmony with the area and in general conformity with the Monroe Land Development Plan. The property sits at a major arterial intersection adjacent to industrial, logistics, aerospace, and airport-related uses indicated on the Monroe Land Development plan, where neighborhood-serving commercial uses are appropriate and planned. The development offers a complementary service to the surrounding employment nodes, airport activities, trucking operations, and transportation services.



Morrison Appraisal, Inc.

Providing Exceptional Value since 1985

Impact Study

3009 Goldmine Road
Parcel ID: 09342123
Monroe, North Carolina



May 1, 2026

Prepared For

Pappas Properties, LLC
4770 Sharon Road, Suite 550
Charlotte, NC 28210

Prepared by

Morrison Appraisal, Inc
Andrew Morrison, MAI, CCIM
North Carolina Certified General Appraiser No. A7253

May 1, 2026

Pappas Properties, LLC
4770 Sharon Road, Suite 550
Charlotte, NC 28210

Re: Impact Study
3009 Goldmine Road
Parcel ID: 09342123
Monroe, North Carolina

To Whom It May Concern:

At your request, I have completed an impact study concerning the proposed Special Use Permit for the development of a convenience store with fuel sales at the above-referenced property. This analysis has been conducted to assist in evaluating whether the proposed use is expected to injure the value of adjoining or abutting properties and whether the proposed use is in harmony with the surrounding area.

The subject property consists of approximately 3.07 acres located at the intersection of Goldmine Road and North Rocky River Road in Monroe, North Carolina. The property is zoned NB - Neighborhood Business District. The submitted application identifies the proposed special use as a convenience store with fuel sales, and the submitted concept plan depicts an approximately 4,816 square foot convenience store, fuel canopy and pump positions, parking, circulation, sidewalks, turn-lane improvements, stormwater control, setbacks, and buffering.

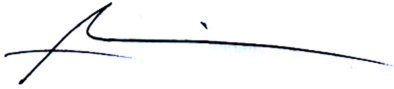
The scope of this assignment included analysis of the subject property, the proposed development layout, surrounding land use patterns, traffic and corridor influences, exposure relationships, and the market-based definition of value impact. The purpose of the analysis is not to evaluate generalized concerns in the abstract, but to determine whether market behavior supports a conclusion that similar conditions create a measurable and material reduction in property value or marketability.

Based on the analysis summarized in this report, the available evidence does not indicate that the proposed use would be expected to result in a measurable or consistent reduction in the value or marketability of adjoining or abutting properties. The location is already influenced by a signalized intersection, moderate traffic volumes, commercial and service uses, institutional/fleet activity, and nearby industrial and airport-related activity. Residential uses are present, but they are low-density and are not the dominant land use along the immediate corridor.

This report has been prepared for use in the Special Use Permit review process and is subject to the assumptions and limiting conditions contained herein. No opinion of market value is developed for the subject property or for any adjoining property.

Respectfully submitted,

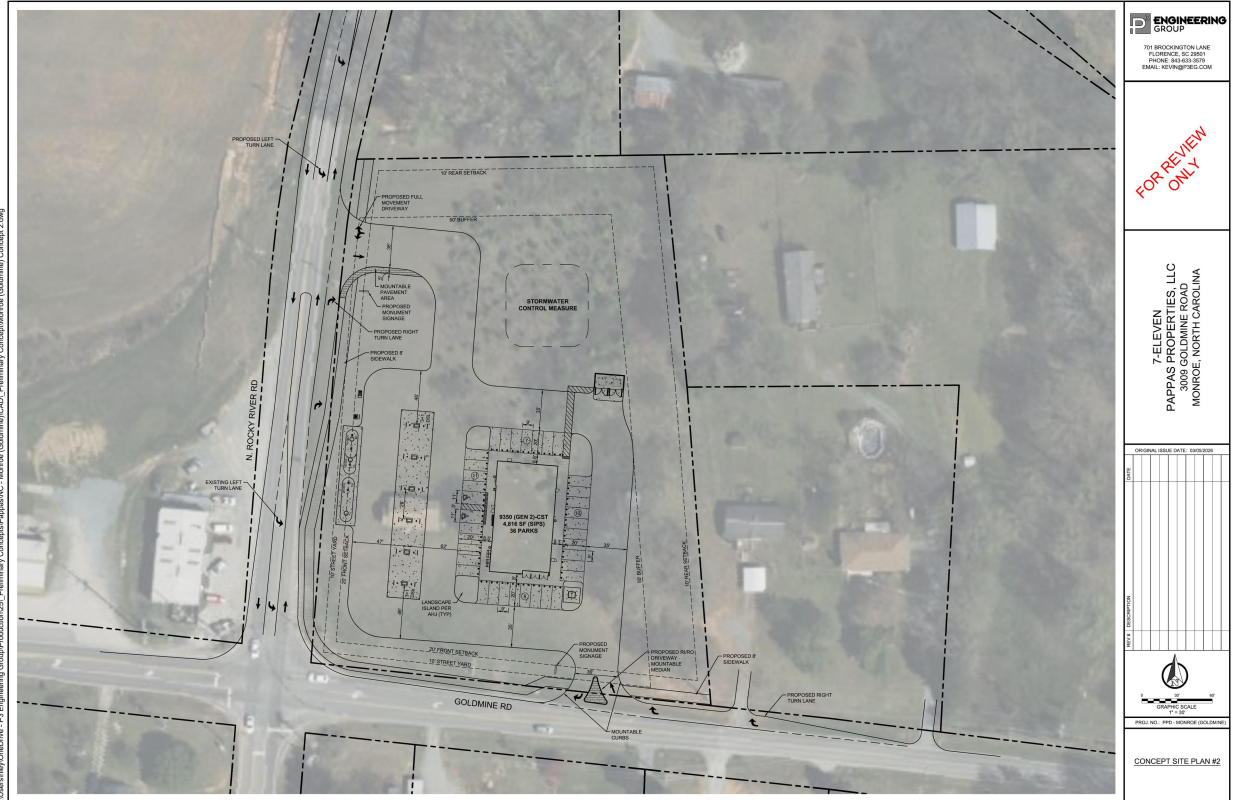
Andrew G. Morrison, MAI, CCIM | North Carolina Certified General Appraiser No. A7253



SUBJECT PROPERTY EXHIBIT

Subject Property - 3009 Goldmine Road

The exhibit below is the submitted concept site plan for the proposed convenience store with fuel sales. It is included to illustrate the proposed site orientation, internal circulation, access points, setbacks, buffering, stormwater control measure, and relationship of the proposed improvements to Goldmine Road and North Rocky River Road.



Concept Site Plan #2, dated March 5, 2026, prepared for Pappas Properties, LLC.

IMPORTANT FACTS AND CONCLUSIONS

Item	Description
Property Location	3009 Goldmine Road, Monroe, North Carolina
Parcel ID	09342123
Property Owner	Secrest, Josephine H.; Greene, Robin S.; McCain, Terica S.; Hatley, Lisa S.; Secrest, Timothy E.; Secrest, Pamela
Applicant	Pappas Properties, LLC
Applicant Contact	Thomas Walsh / Pappas Properties, LLC
Site Area	Approximately 3.07 acres
Current Zoning	NB - Neighborhood Business District
Proposed Special Use	Convenience store with fuel sales
Proposed Development	Approximately 4,816 SF convenience store with fuel canopy, pump positions, parking, internal circulation, stormwater control measure, sidewalks, monument signage, and related access improvements as depicted on the submitted site plan
Property Rights Considered	Fee simple interest, for purposes of analyzing market behavior and potential external influence
Intended Use	To assist in evaluating whether the proposed use will injure the value of adjoining or abutting property and whether it will be in harmony with the area in which it is located
Intended User	Pappas Properties, LLC and associated parties involved in the Special Use Permit review process
Effective Date of Study	April 28, 2026
Scope of Analysis	Analysis of site characteristics, surrounding land use patterns, corridor conditions, exposure relationships, and market behavior relevant to adjoining property value and area harmony
Extraordinary Assumptions	The proposed development will be constructed in substantial accordance with the submitted site plan and conditions of approval; access points and technical design elements remain subject to final approval by the City of Monroe and NCDOT
Hypothetical Conditions	None
Conclusion	Based on the data reviewed and the market framework described herein, the proposed use is not expected to result in a measurable or consistent reduction in the value or marketability of adjoining properties. The use is also consistent with the mixed-use, corridor-influenced character of the surrounding area.

PURPOSE AND SCOPE OF WORK

Purpose of the Study

The purpose of this analysis is to evaluate whether the proposed development of a convenience store with fuel sales at the subject property is likely to result in a measurable and material reduction in the value or marketability of adjoining or abutting properties.

The analysis also evaluates whether the location and character of the proposed use are in harmony with the area in which the subject property is located. These issues are central to the Special Use Permit findings applicable to the proposed development.

For purposes of this study, the relevant market question is not whether individual owners or buyers may express a preference for or against a nearby fuel-related retail use. The relevant market question is whether such preferences are reflected in consistent, measurable outcomes in actual transactions, including sale prices, exposure times, and competitive market positioning.

Intended Use and Intended User

The intended use of this report is to provide market-based analysis for consideration in the Special Use Permit review process.

The intended users are Pappas Properties, LLC and associated parties involved in the evaluation of the proposed Special Use Permit. No other use or user is intended or authorized without the written consent of Morrison Appraisal, Inc.

Scope of Work

- Review of the submitted Special Use Permit application and proposed conditions;
- Review of the submitted concept site plan and proposed development layout;
- Evaluation of the subject site, access orientation, buffers, setbacks, and circulation as depicted in the submitted materials;
- Analysis of surrounding land use patterns, including residential, commercial, industrial, institutional, and vacant/wooded land uses;
- Consideration of corridor and intersection influences, including traffic-oriented characteristics already present in the area;
- Evaluation of exposure relationships for nearby residential properties, including the parcels with primary or partial line-of-sight exposure;
- Development of a market-based definition of impact, emphasizing observed market behavior rather than theoretical concerns;

This assignment does not include the development of an opinion of market value for the subject property or for any surrounding property. Rather, the analysis is limited to evaluating whether a measurable and consistent pattern of impact is evident in the marketplace.

The analysis is limited to the documents and data reviewed, together with the market behavior and case study evidence summarized herein.

Nature of the Assignment

This study is an analysis of market behavior and potential external influence. It is not intended to be a full appraisal report of the subject property or any adjoining property, and no opinion of market value is developed.

The conclusions presented herein are based on observed market behavior and the manner in which typical buyers and sellers respond to similar land use conditions in competitive market settings.

Assumptions and Limiting Conditions

- The proposed development will be constructed in substantial accordance with the submitted concept site plan and applicable conditions of approval.
- Building and canopy lighting, landscaping, buffering, access, mechanical equipment screening, and dumpster screening will be implemented consistent with applicable City of Monroe requirements and final approvals.
- Access points, driveway design, turn-lane improvements, and related transportation elements remain subject to final approval by the City of Monroe and NCDOT.
- No environmental, engineering, geotechnical, or traffic-engineering opinion is provided as part of this impact study.
- The analysis is based on information available as of the date of this report. Material changes to the site plan, zoning approvals, surrounding development, or market conditions could alter the conclusions.

PROPERTY DESCRIPTION AND SITE CONTEXT

Property Description

The subject property is located at 3009 Goldmine Road in Monroe, North Carolina, at or near the intersection of Goldmine Road and North Rocky River Road. The property is identified as Parcel ID 09342123 and contains approximately 3.07 acres.

The site is a corner-oriented development tract with frontage along Goldmine Road and North Rocky River Road. This locational characteristic is significant because corner parcels at signalized or controlled intersections are commonly evaluated by market participants differently than interior residential lots. Visibility, access, and passing traffic are typically attributes associated with service-oriented commercial uses rather than purely residential occupancy.

The submitted site plan depicts the proposed store and fuel canopy placed within a defined commercial site layout with internal circulation, on-site parking, sidewalks, stormwater control, and access improvements. The plan also indicates setbacks and buffers along property boundaries. These design elements are relevant to physical separation and exposure, although the ultimate value-impact conclusion must be based on observed market behavior rather than design intent alone.

Subject Property Summary

Attribute	Description
Location	3009 Goldmine Road, Monroe, NC
Parcel ID	09342123
Site Area	Approximately 3.07 acres
Current Zoning	NB - Neighborhood Business District
Proposed Special Use	Convenience store with fuel sales
Road Frontage	Goldmine Road and North Rocky River Road
Access	Full-movement driveway and right-in/right-out driveway configuration shown on submitted concept plan; final approval by City of Monroe and NCDOT
Traffic Orientation	Corner location at a signalized intersection with existing turning movements and corridor activity
Primary Adjoining Residential Exposure	Limited number of residential parcels east and southeast of the subject, with exposure moderated by separation, orientation, and existing corridor influences

Proposed Development

The proposed development consists of a convenience store with fuel sales. The submitted concept plan identifies an approximately 4,816 square foot store building, fuel canopy and pump positions, 36 parking spaces, fuel storage components, internal circulation, a stormwater control measure, monument signage, sidewalks, and turn-lane/access improvements.

The proposed building and fuel-related improvements are oriented toward the interior of the site and the adjacent roadway frontages. The site plan provides perimeter setbacks and buffering, including a 50-foot buffer along the eastern side of the development area. This configuration is relevant because it avoids placing the primary commercial structure at the eastern property edge closest to the nearest residential exposure.

The application also includes conditions requiring development substantially in accordance with the submitted site plan; downward-directed, full cut-off building and canopy lighting; compliance with Monroe UDO landscaping and buffer requirements; and screening of mechanical equipment and the dumpster enclosure from public view.

Proposed Development Overview

Feature	Description	Impact Relevance
Store Building	Approximately 4,816 SF convenience store	Primary commercial improvement; scale is smaller than typical large-format retail or industrial development
Fuel Canopy / Pumps	Fuel sales component with multiple pump positions	Commercial service use oriented toward passing traffic and roadway access
Parking	36 spaces shown on concept plan	Supports retail function; internalized within site layout
Access	Full-movement driveway on North Rocky River Road and right-in/right-out driveway on Goldmine Road shown on plan	Access is directed to the existing roadway network rather than an addition
Road Improvements	Proposed right-turn lanes and left-turn lane improvements shown on plan	Reflects traffic-oriented design review and coordination with roadway function
Setbacks / Buffering	20-foot front setback / 10-foot street yard; 10-foot rear setback; 50-foot buffer shown on plan	Provides physical separation and frames the analysis of exposure
Stormwater	Stormwater control measure shown on northern/interior portion of site	Technical site component subject to applicable review

Conceptual Site Plan



Figure B-1. Conceptual site plan showing proposed convenience store with fuel, parking, fuel canopy, access points, internal circulation, turn-lane improvements, stormwater control measure, sidewalks, and perimeter buffer/setback areas. Source: Concept Site Plan #2, dated 03/05/2026.

Site Plan Excerpts

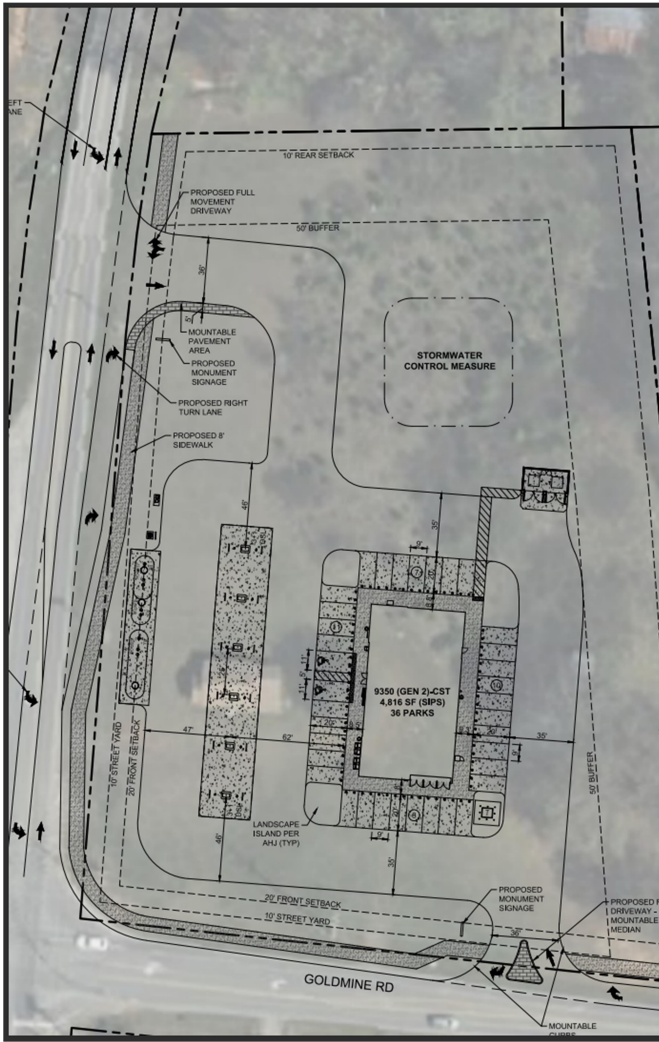


Figure B-2. Site plan excerpt depicting proposed full-movement access, right-in/right-out driveway, turn-lane improvements, and roadway-oriented circulation. Source: Concept Site Plan #2.



Figure B-3. Site plan excerpt showing the proposed store footprint, fuel canopy/pump area, parking layout, and internal circulation. Source: Concept Site Plan #2.

Buffers, Setbacks, and Site Components



Figure B-4. Site plan excerpt showing buffer/setback areas and the relationship of the proposed improvements to the eastern side of the property. Source: Concept Site Plan #2.



Figure B-5. Site plan excerpt showing stormwater control measure, pedestrian/site-planning elements, and surrounding internal circulation. Source: Concept Site Plan #2.

Site and Locational Characteristics

The site location has commercial attributes that are materially different from an interior residential parcel. Its corner position, visibility, roadway frontage, and access orientation are characteristics that typically support service-commercial use where such use is allowed through zoning and discretionary review.

Nearby residential properties are present, but they are part of a broader corridor environment that includes non-residential uses, institutional/fleet activity, industrial and service uses, and airport-related influences. Market participants evaluating nearby properties would therefore be expected to recognize existing external influences as part of the baseline environment.

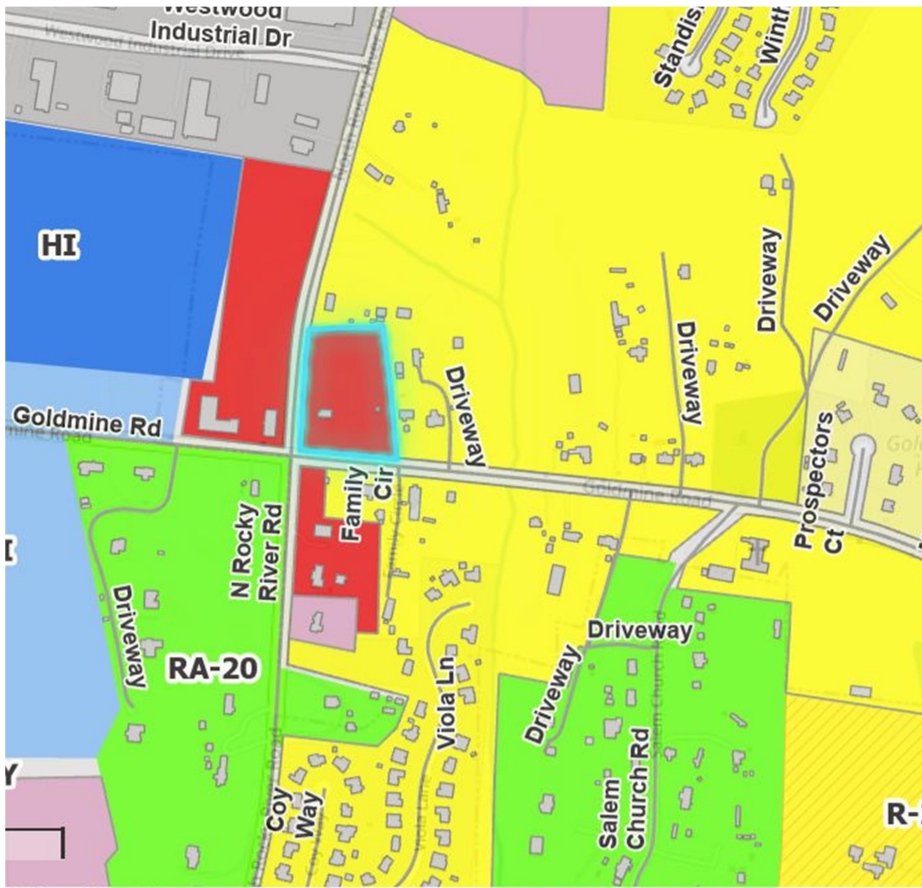
ZONING AND LAND USE CONTEXT

Current Zoning

The subject property is zoned NB - Neighborhood Business District. The Special Use Permit application identifies the proposed special use as a convenience store with fuel sales.

The NB zoning classification is important to the market analysis because buyers of adjoining and nearby properties are not evaluating an area that is zoned solely for detached residential use. The existing zoning establishes a commercial land use expectation for the subject site, subject to the applicable Special Use Permit findings and conditions of approval.

The fact that the proposed use requires Special Use Permit approval does not, by itself, establish market impact. Instead, it indicates that the proposed use must be reviewed for site-specific compatibility, including whether it will injure adjoining property value and whether it will be in harmony with the area.



Special Use Permit Criteria

The City of Monroe Special Use Permit application identifies several standard findings of fact for special uses. The findings most directly addressed by this impact study are whether the use will injure the value of adjoining or abutting property and whether the use will be in harmony with the area in which it is located.

This report is therefore organized around those two market and compatibility questions. Public health, safety, technical compliance, and conformity with adopted plans may be addressed by other evidence in the overall Special Use Permit record. This study focuses on market behavior, land use context, and measurable value impact.

Zoning Summary

Category	Description
Current Zoning	NB - Neighborhood Business District
Proposed Special Use	Convenience store with fuel sales
Approval Path	Special Use Permit review by the City of Monroe
Key SUP Value Standard	Will not injure the value of adjoining or abutting property
Key SUP Harmony Standard	Will be in harmony with the area in which it is located
Market Relevance	Existing commercial zoning and corridor location inform buyer expectations and compatibility analysis

SUP Application / Regulatory Context

Docusign Envelope ID: 913AA5E8-3A31-85A2-82E7-F03B9C186215



SPECIAL USE PERMIT APPLICATION

Applicant's Name: Pappas Properties, LLC

Applicant's Mailing Address: 4770 Sharon Road, Suite 550, Charlotte, NC
28210

Applicant's Phone Number: 704.716.3915/Thomas Walsh

Applicant's Email: twalsh@pappasproperties.com

Property Owner Name: Secrest, Josephine H; Greene, Robin S; McCain, Terica S; Hatley, Lisa S; Secrest, Timothy E; Secrest, Pamela

Property Owner Mailing Address: 3009 Goldmine Road, Monroe, NC, 28110

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)

Property Address: 3009 Goldmine Road, Monroe, NC, 28110

Tax ID Number: 09342123 Lot Size 3.07 Deed Reference: Book D144 Page 0113

Existing Zoning: NB - Neighborhood Business District

Proposed Special Use: Convenience Store with Fuel

Proposed Conditions: Development shall be constructed substantially in accordance with the submitted site plan. Building

and canopy lighting shall be full cutoff and directed downward to reduce glare onto adjacent properties. All landscaping and buffers

shall meet the requirements of the Monroe UDO. Mechanical equipment and dumpster enclosure shall be screened from public view.

Access points/driveways shall be subject to final approval by the City of Monroe and NCDOT.
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.

Figure F-1. Special Use Permit application excerpt identifying the applicant, property address, Tax ID, lot size, existing zoning, proposed special use, and proposed conditions. Source: City of Monroe Special Use Permit Application.

Required SUP Findings

DocuSign Envelope ID: 913AA5E8-3A31-85A2-82E7-F03B9C186215

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 1st 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.

Figure F-2. SUP application excerpt listing required information and standard findings, including value injury and harmony findings relevant to the impact study. Source: City of Monroe Special Use Permit Application.

Applicant Findings of Fact

DocuSign Envelope ID: 913AA5E8-3A31-85A2-82E7-F03B9C186215

Exhibit B Findings of Fact (Applicant Responses)

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

The proposed convenience store with fuel sales will not materially endanger the public health or safety. The site is located at the intersection of two major arterial roads specifically designed to accommodate higher traffic volumes and commercial access. The project complies with the City of Monroe UDO standards and will comply with all state and federal standards safety standards upon construction plan approval. Full cut-off lighting, proper buffering, and landscaping help protect adjacent uses.

2. *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 use complies with all regulations and standards of the City of Monroe Zoning Ordinance and will comply with all applicable state and local development requirements upon construction plan review and approval. The property is already zoned Neighborhood Business (NB), a district intended to support small-scale commercial uses such as convenience retail and fuel sales. The site plan meets or exceeds UDO requirements for setbacks, buffering, lighting, access, and design. Driveway locations are appropriately located on major arterials and will comply with spacing and safety requirements of the City and NCDOT. Any additional technical adjustments identified during review will be incorporated to ensure full compliance.

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

The proposed use will not adversely impact surrounding properties nor substantially injure the value of adjoining property. The area is already influenced predominantly by industrial, logistics, and aerospace businesses, and is near the Monroe Airport. Directly across the street is a mini warehouse/storage facility, reinforcing the commercial and employment character of the corridor. The nearest residential property is buffered by required landscaping, screening, and full cut-off shielding to prevent glare and minimize visual impacts.

4. *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 location and character of the proposed use will be in harmony with the area and in general conformity with the Monroe Land Development Plan. The property sits at a major arterial intersection adjacent to industrial, logistics, aerospace, and airport-related uses indicated on the Monroe Land Development plan, where neighborhood-serving commercial uses are appropriate and planned. The development offers a complementary service to the surrounding employment nodes, airport activities, trucking operations, and transportation services.

Figure F-3. Applicant Findings of Fact excerpt describing the proposed use, UDO compliance, buffering, lighting, and surrounding corridor context. Source: City of Monroe Special Use Permit Application, Exhibit B.

Surrounding Land Use Pattern

The immediate area is characterized by a mixture of land uses. The research completed for this assignment identifies industrial and service uses to the north and northwest, a commercial/industrial building to the west, a UCPS transportation facility to the southwest, open land and scattered residential uses to the south, a residential cluster and church to the east and southeast, and wooded or undeveloped land to the northeast.



A convenience store with fuel sales at a commercial-zoned corner must be compared to the actual surrounding environment, including existing non-residential influences, rather than to a hypothetical setting consisting only of residential uses.

Residential use is present in the area, but it is not the dominant use along the immediate corridor. The residential properties nearest the subject are generally low-density properties that already experience some degree of roadway, intersection, and mixed-use exposure.

Surrounding Properties

Location	Observed / Identified Use	Market Relevance
North / Northwest	Industrial and service-oriented uses, including auto/truck repair influences identified in project data	Existing non-residential influence
West	Commercial or industrial building across/near the roadway corridor	Reinforces corridor-commercial character
Southwest	UCPS Transportation Facility / bus yard activity	Institutional/fleet activity within the broader setting
South	Open land and scattered residential uses	Low-density transitional pattern
East / Southeast	Residential cluster	Primary residential exposure area; exposure is limited and variable
Northeast	Wooded or undeveloped land	Separation and transition area
Broader Context	Airport proximity and industrial/logistics/aerospace influences identified in project data	Baseline non-residential external influences

SURROUNDING PROPERTIES

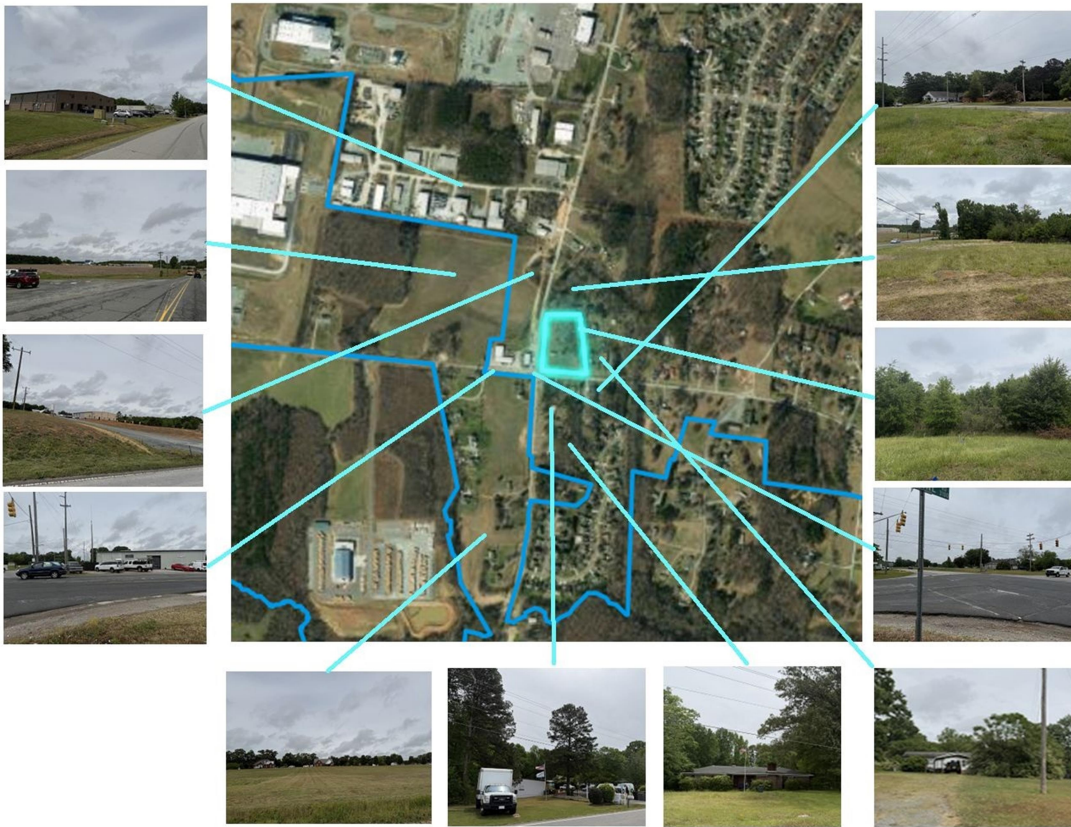


Figure A-2. Surrounding properties photo-location exhibit showing the subject property and corresponding field photographs of nearby corridor, residential, commercial, and industrial/service conditions.

Adjoining / Nearby Property Snapshot

PID	Address	Use	Acres	SF	Year	Value / Notes
09342123	3009 Goldmine Rd	COM	3.07	932	1945	\$384,400 - subject parcel
09342122	1318 N Rocky River F	RES	1.25	1,144	1963	\$288,600
09342124C	3108 Goldmine Rd	RES	1.388	1,440	1960	\$379,000
09342124B	3108 Goldmine Rd	RES	3.48	1,440	1988	\$184,600 - manufactured housing
09342121A	1322 N Rocky River F	RES	1.833	1,152	1990	\$159,400 - manufactured housing
9345020	1204 Family Cir	RES	2.00	1,512	1978	\$816,100
9372055	N Rocky River Rd	IND	2.479	-	-	Industrial parcel; 2025 sale noted
9372054	3208 Goldmine Rd	IND	2.589	-	-	\$736,800 - industrial land

Note: Values and physical data are from adjoining property/parcel records provided in the Drive data set. Use this page as a snapshot, not as a valuation conclusion.

Figure E-2. Selected adjoining and nearby parcels summarized for visual organization of the residential, commercial, and industrial relationship around the subject. Source: Adjoining properties Union County parcel data.

DEFINITION OF IMPACT

For purposes of this analysis, property value impact is defined as a measurable and consistent adverse effect on the value or marketability of adjoining or nearby properties as demonstrated by observable market behavior.

A market-based impact is not established by the mere presence of a different land use, by generalized concerns, or by unsupported opinion that buyers may prefer one condition over another.

Individual buyer preferences may vary. Some buyers may prefer greater separation from commercial uses, while others may place greater emphasis on price, site size, school district, condition, access, commute patterns, or the availability of nearby services. The relevant question for an impact study is whether the market as a whole translates those preferences into a measurable pricing or marketability penalty.

Accordingly, the case study portion of this report examines market examples to determine whether proximity to convenience retail, fuel sales, corridor commercial uses, industrial/service uses, or storage/fleet-related uses produces a measurable and consistent pattern of value diminution.

Indicators Considered

Indicator	Market Question
Sale Price / Price per SF	Whether exposed properties sell at a consistent discount relative to comparable non-exposed properties
Marketing Time / Days on Market	Whether exposed properties require materially longer exposure periods to sell
Resale Behavior	Whether buyers and sellers continue to transact normally after the external condition is known and observable
Competitive Positioning	Whether exposed properties remain within normal market ranges for condition, size, age, and location
Buyer Acceptance	Whether sales activity demonstrates ongoing demand despite proximity to the use
Pattern Consistency	Whether any alleged impact is repeated across multiple transactions rather than isolated or anecdotal

AREA CHARACTER ANALYSIS

Mixed-Use Transitional Setting

The subject property is located in a mixed-use transitional setting. The area is not defined by a single dominant use. Instead, it includes a combination of low-density residential uses, industrial and service uses, institutional/fleet activity, commercial or storage-related influences, open land, and wooded or agricultural.

This land use pattern is materially relevant to the harmony analysis. The existing environment already includes transportation, institutional, and non-residential elements that shape buyer expectations.

The subject site itself has commercial characteristics due to its zoning, corner location, frontage, visibility, and roadway access. These factors support the conclusion that the proposed use is within an already mixed corridor context.

Corridor and Intersection Influence

The site is located at the intersection of Goldmine Road and North Rocky River Road. Traffic counts identified in the project data indicate approximately 4,600 to 6,100 vehicles per day on Goldmine Road and approximately 3,700 vehicles per day on North Rocky River Road. These volumes are not characteristic of a residential street.

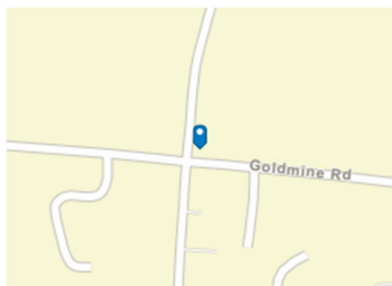
The existing signalized/intersection environment already creates external influences associated with traffic movement, headlights, turning movements, visibility, and roadway noise. The proposed convenience store with fuel sales would add a commercial service use to this environment, but it would not create the baseline condition of roadway and intersection influence.

Market participants evaluating nearby residential property would already account for the presence of the roadway corridor and existing mixed-use influences. Therefore, the relevant market question is whether the proposed use creates an incremental, measurable value impact beyond those existing conditions.

Traffic Count Map - Close Up

3120 Goldmine Rd, Monroe, North Carolina, 28110

Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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Traffic count context exhibit showing reported average daily traffic volumes near Goldmine Road and North Rocky River Road. This exhibit is provided for corridor context and is not a traffic impact analysis. Source: STDB/Esri traffic count exhibit; 2025 counts.

Residential Exposure

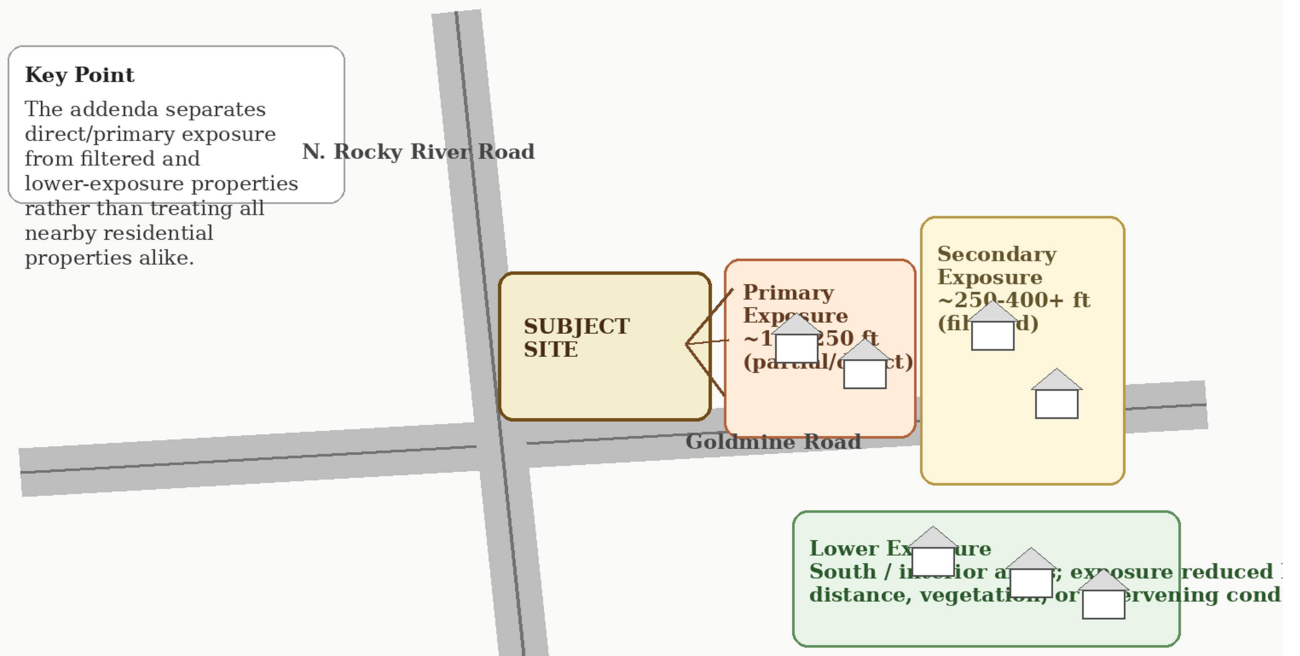
Residential uses are present east and southeast of the subject. The project data identifies the primary exposure area as the east-side parcels, with approximate separation in the range of 150 to 250 feet and partial to direct visibility depending on parcel orientation, vegetation, structures, and site improvements.

Secondary exposure extends to properties approximately 250 to 400 feet or more from the subject, where views and influence are more filtered. Properties south of Goldmine Road and interior residential areas have lower exposure due to distance, roadway orientation, and intervening site conditions.

This exposure pattern is important because impact analysis should not treat all surrounding properties as equally affected. The properties most relevant to the analysis are those with direct or partial line-of-sight exposure and meaningful proximity. Even for those properties, market impact must be tested through actual market behavior rather than assumed from proximity alone.

Residential Proximity / Exposure Concept

Exposure is parcel-specific and varies by distance, orientation, and intervening conditions



Note: Approximate exposure categories are based on project research and are intended for narrative support; final measured distances can be added if surveyed/GIS-confirmed.

Residential exposure concept showing primary, secondary, and lower-exposure areas based on proximity, orientation, and intervening conditions. Source: Project data summary; approximate exposure categories.

Existing Conditions

The existing baseline includes traffic activity, roadway frontage, turning movements, industrial and service uses, a bus yard/fleet activity influence, airport proximity, and other non-residential elements. These conditions are part of the area character before the proposed development is constructed.

Because the subject does not introduce the first non-residential influence into an otherwise uniform residential setting, the analysis must distinguish between general opposition to commercial activity and evidence of measurable market harm. From a market perspective, the question is whether the proposed use materially changes the competitive position of adjoining properties in a way that buyers and sellers would consistently recognize in pricing.

Subject and Immediate Surroundings Photos



Figure C-1. View along Goldmine Road near the subject property, showing roadway frontage and nearby service/industrial activity.



Figure C-2. View across the subject area and adjacent roadway corridor, including open land and wooded/vegetated edges.



Figure C-3. Intersection setting at Goldmine Road and North Rocky River Road.



Figure C-4. View toward the east/southeast residential area from the subject corridor.



Figure C-5. Existing open land and vegetation conditions near the subject.



Figure C-6. Existing roadway and corridor conditions adjacent to the subject.



Figure D-1. Industrial/service use within the surrounding area.



Figure D-2. Industrial/commercial property located along the surrounding corridor.



Figure D-3. Commercial service use along Goldmine Road near the subject.



Figure D-4. Large-lot residential properties east/southeast of the subject area.



Figure D-5. Nearby residential property within the broader corridor setting.



Figure D-6. Residential property and yard area within the surrounding mixed-use transition area.

MARKET BEHAVIOR ANALYSIS

Market Participant Expectations

Buyers in mixed-use corridor environments generally evaluate residential properties based on the total bundle of property characteristics. These include dwelling condition, size, age, site area, location, school district, access, surrounding development, and price. External influences are relevant, but their effect must be measured in relation to those other value drivers.

In low-density rural or semi-rural residential settings, buyers often tolerate a broader range of surrounding uses than buyers in highly controlled subdivision environments. This does not mean that external influences are irrelevant. Rather, it means that external influences must be analyzed within the market expectations applicable to the subject area.

Where a property is already located near a roadway corridor, intersection, industrial or service activity, or institutional/fleet use, buyers typically do not evaluate that property as if it were located in an interior residential subdivision. The market's pricing response depends on whether the proposed use creates a clearly measurable additional burden relative to existing conditions.

Importance of Actual Transaction Evidence

A defensible conclusion regarding injury to adjoining property value requires more than a theoretical assertion that convenience stores or fuel sales may be undesirable to some buyers. It requires evidence that comparable properties exposed to similar uses sell for less, sell more slowly, or occupy an inferior market position relative to otherwise comparable properties.

The analysis then considers exposed and less-exposed properties to identify whether a measurable and consistent pricing pattern exists.

If case study data show normal pricing, typical marketing times, and continued buyer acceptance, then the market evidence would not support a conclusion of substantial injury to adjoining property values. Conversely, if the market data demonstrate a repeated and explainable discount attributable to the external condition, that evidence would need to be reconciled in the final conclusion.

Impact Considerations Summary

Factor	Observation	Market Relevance
Traffic / Access	Existing roadway and intersection activity; proposed access directed to Goldmine Road and North Rocky River Road with turn-lane/access improvements shown on concept plan	The relevant question is incremental value effect beyond existing corridor influence
Visual Exposure	Primary exposure limited to a small number of east and southeast residential parcels; secondary exposure is more distant or filtered	Direct exposure should be evaluated separately from broader area exposure
Lighting	Application conditions call for full cut-off, downward-directed building and canopy lighting	Design control reduces potential glare concern but market behavior remains the basis for value conclusions
Noise / Activity	Convenience retail and fuel sales create customer activity; however, area already has traffic, fleet, service, and industrial influences	Market analysis must determine whether activity creates measurable pricing penalty
Existing Area Character	Mixed-use transitional corridor with residential, industrial, service, institutional, and open land components	Supports harmony analysis relative to actual area character
Residential Market Context	Low-density residential properties on larger lots, with mixed external influences and roadway orientation	Buyer expectations are broader than in a protected interior subdivision environment

Site and Area Context Summary

The site and area data establish that the subject is located in a moderate-traffic, mixed-use corridor setting. Residential properties with potential direct exposure are limited in number, generally separated from the proposed improvements, and already influenced by roadway and mixed-use conditions.

These facts do not, by themselves, establish the absence of value impact. They do, however, define the proper market context for the analysis. The case studies are used to determine whether comparable exposure conditions have produced measurable value loss in actual transactions.

Market Evidence and Case Study Analysis

The following case studies were selected because they evaluate actual market behavior around existing convenience stores with fuel. The analysis focuses on transaction evidence, development behavior, market acceptance, and observable pricing outcomes rather than generalized assumptions about buyer preferences.

The case studies are intentionally varied. One tests commercial property performance next to an existing fuel/convenience node; one tests major residential and mixed-use development activity around an existing fuel/convenience use; one tests direct residential construction and resale near a longstanding rural-suburban fuel/convenience use; and one provides supplemental downtown-edge context.

Summary of Case Study Conclusions

Case Study	Primary Evidence Type	Relationship Tested	Market Evidence	Conclusion
1. Waxhaw Hwy / Mineral Springs	Commercial adjacency and rent/sale acceptance	Existing Circle K / fuel use near The Plaza at 5923 Waxhaw Hwy	The Plaza sold in 2025 for \$600,000, was bank-financed, and market rent indicators support continued commercial marketability.	No measurable commercial value impairment was identified.
2. Rocky River / Weddington	Development feasibility and planning acceptance	Existing Circle K / fuel / car wash at 3503 Weddington Rd near MCP / Villages development tracts	City-approved residential and mixed-use projects around the intersection are under construction.	The existing c-store/fuel use did not prevent major residential/mixed-use entitlement and site work.
3. Morgan Mill / Unionville	Direct residential construction and resale	Valero / Shop and Go at 3825 Morgan Mill Rd with nearby newer SFR sales	Adjacent/nearby 2017-2018 homes sold in 2025 around \$221-\$222/SF, consistent with market benchmarks.	No measurable residential pricing penalty was isolated.
4. 601 E South Main / Waxhaw	Supplemental downtown-edge acceptance	Longstanding Circle K in downtown-edge Waxhaw with surrounding residential/downtown investment	C-store/fuel/car wash use coexists with continued downtown investment and surrounding residential activity.	Supportive context only; less probative than the first three case studies.

Analytical Cautions

- The case studies do not attempt to prove that every buyer is indifferent to convenience/fuel proximity.
- The relevant question is whether actual market evidence shows a measurable, consistent, and material reduction in value or marketability.
- Where evidence is development-based rather than closed-sale-based, the conclusion is limited to development feasibility and market acceptance rather than finished-home pricing.
- The case studies are reconciled with the subject's specific setting: a commercial-zoned corner/intersection site in a mixed-use corridor environment, not an interior residential subdivision.

Case Study 1 - Waxhaw Highway / Mineral Springs

Commercial Property Market Acceptance Near Existing Convenience/Fuel Use

This case study evaluates commercial property market behavior in the same node as an existing convenience store with fuel at 5905 Waxhaw Highway in Mineral Springs. The nearby commercial property known as The Plaza at 5923 Waxhaw Highway was selected because it provides recent sale, financing, and rent evidence for a commercial property located immediately within the influence area of an existing c-store/fuel node.

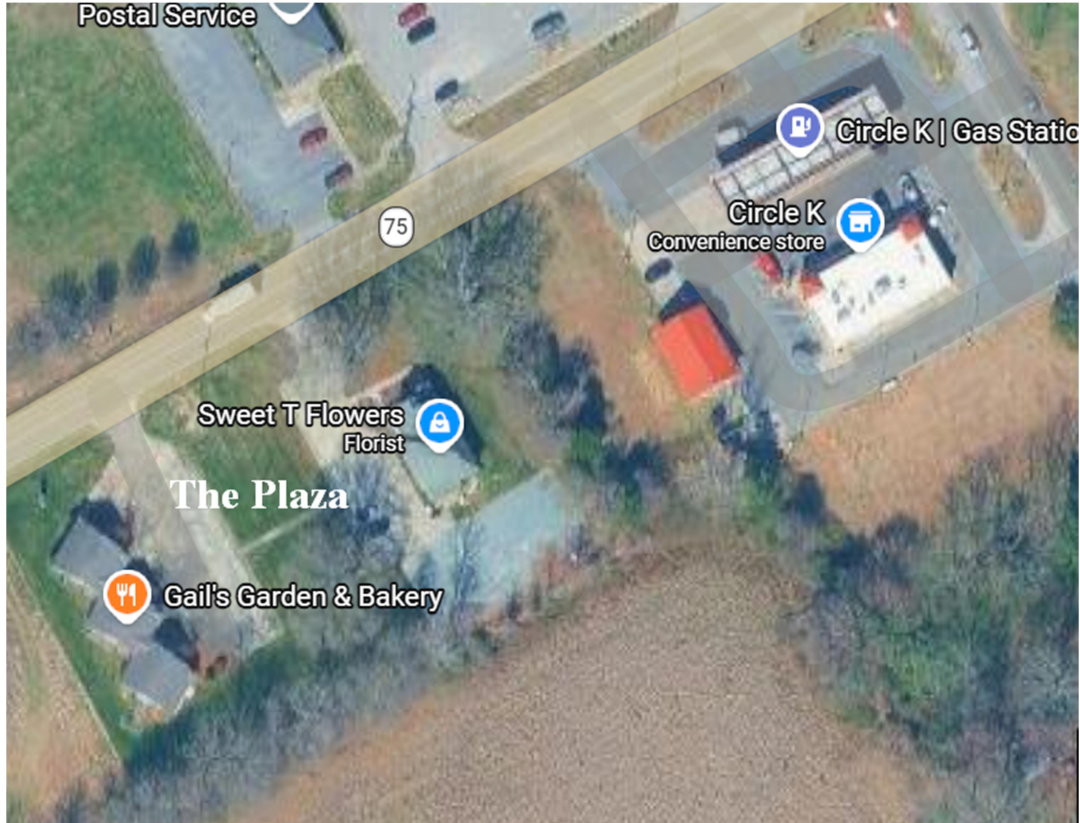


Exhibit 1: 5923 Waxhaw Highway / The Plaza, located immediately west of the existing Waxhaw Highway convenience/fuel node. Source: project parcel/aerial exhibit.

Existing Convenience/Fuel Use and Affected Property Relationship

The existing Circle K at 5905 Waxhaw Highway is an operating convenience/fuel location. The official Circle K store page identifies the location as a gas station at 5905 Waxhaw Highway, Mineral Springs, with gas, diesel, public restroom, ATM, and food/beverage services.

The Plaza at 5923 Waxhaw Highway is a small multi-tenant office/retail-type commercial property located in the same commercial node. The property is close enough to test whether immediate proximity to the existing convenience/fuel use is reflected in commercial market resistance or impaired pricing.

Item	Evidence	Relevance
Existing fuel/convenience use	Circle K, 5905 Waxhaw Hwy, Mineral Springs	Operating gas station / convenience use with gas and diesel services
Commercial property tested	5923 Waxhaw Hwy / The Plaza	2,574 SF multi-tenant office/retail property
Recent sale	\$600,000 on February 28, 2025	Public records/Realist and deed confirm transaction
Prior sale	\$500,000 on February 1, 2021	Indicates resale at a higher stated price in 2025
Financing	\$480,000 mortgage from American Bank of the Carolinas	Consistent with bank-financed commercial acquisition

Published profile	2,574 SF strip center / retail profile; multiple tenancy; frontage/signage	Supports commercial income/property classification
Internal files and data	Internal market rent and value data reviewed as part of this analysis	Used to test purchase-price reasonableness and market rent support

Sale and Rent Evidence

The 2025 transaction provides a direct market signal. Public record identifies 5923 Waxhaw Highway as an office/commercial property containing 2,574 square feet on approximately 0.48 acre, with a February 28, 2025 sale price of \$600,000, or approximately \$233 per square foot. The deed confirms the transfer from Normanna LLC to Palomino Asset Investments LLC and shows excise tax of \$1,200, consistent with a \$600,000 consideration.

The price evidence is supported by the property's financing and resale history. The buyer obtained a \$480,000 mortgage, and the property had previously sold for \$500,000 in 2021. The resulting price pattern does not indicate market rejection attributable to proximity to the existing c-store/fuel use.

Sale Date	Sale Price	Buyer	Seller	Comment
02/01/2021	\$500,000	Normanna LLC	Bly Properties LLC	Investment / multi-parcel context noted in professional data
02/28/2025	\$600,000	Palomino Asset Investments LLC	Normanna LLC	Bank-financed acquisition; \$480,000 mortgage reported

Observed Market Behavior

The available evidence does not show commercial market rejection. The property sold, was financed, and was supported by value indicators despite being in the same commercial node as the existing fuel/convenience use. The sale price increased from the 2021 transaction, and the 2025 purchase was consistent with continued investment use.

This case study is not a residential paired-sale test. Its relevance is that commercial property in direct proximity to an existing convenience/fuel use remained marketable, financeable, and supportable at a commercial investment price.

Case Study Conclusion

The Waxhaw Highway / Mineral Springs case supports the conclusion that proximity to an existing convenience/fuel use did not prevent commercial market acceptance or result in identifiable commercial value impairment for The Plaza. The evidence indicates continued commercial marketability and financeability. No measurable commercial value penalty attributable to the existing c-store/fuel use was isolated.

Sources reviewed: Circle K official store page for 5905 Waxhaw Hwy; Realist/PropertyDetails_5923_Waxhaw_Hwy_Waxhaw.pdf; CoStar summary for 5923 Waxhaw Hwy - The Plaza; Union County deed BK 9070 PG 0215; Internal files and data.

Case Study 2 - Rocky River / Weddington

Residential and Mixed-Use Development Around Existing Convenience/Fuel Use

This case study evaluates whether a longstanding convenience store with fuel and car wash at 3503 Weddington Road prevented major residential and mixed-use development from moving forward at the Rocky River Road / Weddington Highway intersection.

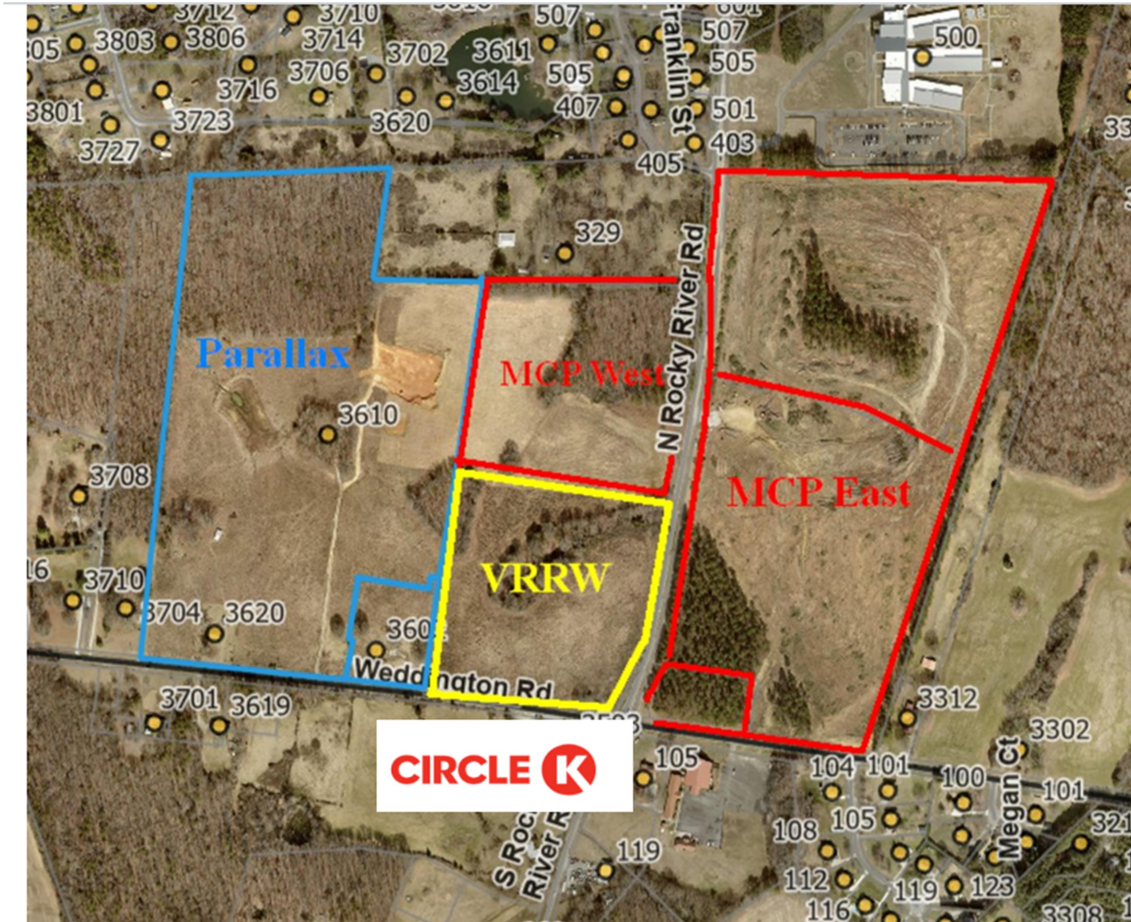


Exhibit 2: Rocky River / Weddington development context showing the existing Circle K and surrounding MCP / Villages development areas. Source: project aerial exhibit.

Existing C-Store / Fuel Use

The Circle K property at 3503 Weddington Road is a long-established convenience market with fuel-related improvements. The property detail files identify a 2,894 square foot convenience market on approximately 1.48 acres, constructed in 1999, with a fuel canopy, heavy-duty paving, and a car wash component. The property is owned by National Retail Properties c/o Circle K Stores and has been in its current commercial/fuel use long before the recent major development approval around the intersection.

Item	Evidence
Address	3503 Weddington Road, Monroe
Parcel	09-375-003-D
Use	Commercial convenience market / food store with fuel-related improvements
Building size	2,894 SF convenience market; fuel canopy and car wash components identified in property records
Site size	Approximately 1.48 acres
Year built	1999

MCP / Villages at Rocky River Development Evidence

The City of Monroe project files identify two substantial projects at the same intersection. Villages at Rocky River - East consists of 184 single-family detached lots on 55.07 acres at the northeast corner of North Rocky River Road and Weddington Highway. Villages at Rocky River - West consists of 295 residential units and 98,178 square feet of commercial space on 80.518 acres at the northwest corner of the same intersection.

Project	Location	Scale	Acreage	Status / Approval
Villages at Rocky River - East	NE corner of N. Rocky River Rd and Weddington Hwy	184 single-family detached lots	55.07 acres	Under construction; approved Sept. 4, 2018
Villages at Rocky River - West	NW corner of N. Rocky River Rd and Weddington Hwy	295 residential units plus 98,178 SF commercial	80.518 acres	Under construction; approved Nov. 9, 2022

Observed Market / Development Behavior

The existing Circle K/fuel/car-wash use was already present when these residential and mixed-use projects were approved. The presence of the existing c-store/fuel use did not prevent entitlement of 184 detached residential lots east of the intersection or a larger mixed-use plan west of the intersection that includes detached, attached, cottage, loft, and commercial components.

Developers, landowners, builders, and the City advanced substantial residential and mixed-use development around the existing fuel/convenience use. Grading and site work have begun, but vertical residential sales are not yet available. The evidence is therefore development-feasibility and entitlement evidence. If the existing use were viewed as a prohibitive or materially adverse condition, such large-scale residential entitlement and site work would be less likely.

Case Study Conclusion

The Rocky River / Weddington case supports the conclusion that an existing convenience store with fuel and car wash did not prevent major residential and mixed-use development from being entitled and placed under construction around the same intersection. This evidence supports market and planning acceptance of residential development near an existing c-store/fuel use in a mixed-use intersection setting.

Sources reviewed: Realist/Canopy MLS property details for 3503 Weddington Road; Union County parcel/tax records for 09375003D; City of Monroe project pages for Villages at Rocky River - East and West; project aerial exhibit.

Case Study 3 - Morgan Mill Road / Unionville

Residential Construction and Resale Near Longstanding Convenience/Fuel Use

This case study provides the most direct residential sales evidence. It evaluates newer single-family homes constructed and resold near the Valero / Shop and Go convenience/fuel use at 3825 Morgan Mill Road in the Unionville area.



Exhibit 3: Morgan Mill / Baucom Road proximity exhibit showing the c-store/fuel location and adjacent residential sale locations. Source: project aerial exhibit.

Existing Convenience/Fuel Use

The property at 3825 Morgan Mill Road is identified in the property records as a commercial food store / convenience market on approximately 0.84 acre, with a 4,642 square foot building, B-4 Unionville zoning. Valero's official station page identifies the location as Shop and Go at 3825 Morgan Mill Road and lists gasoline, diesel, ATM, air tower, public restroom, and ValeroPay+ services.

Item	Evidence
Address	3825 Morgan Mill Road, Monroe / Unionville area
Parcel	09-134-001-H
Use	Commercial food store / convenience market; Valero / Shop and Go fuel location
Building / site	4,642 SF building on approximately 0.84 acre
Year built	1944 per property records

Adjacent / Nearby Residential Sales

Two nearby homes provide direct residential market evidence. Both were constructed after the fuel/convenience use was already established, and both resold in 2025. Their sale prices are consistent with the broader market benchmark for newer single-family residences in Monroe and Unionville.

Property	Built	HLA	Lot	Sale Date	Sale Price	\$/SF	DOM	Seller Contr.	Terms
3907 Morgan Mill Rd	2018	2,164 SF	1.03 ac	09/15/2025	\$480,000	\$221.81	36	\$0	Conv.
1319 Baucom Rd	2017	2,128 SF	0.93 ac	05/01/2025	\$470,000	\$220.86	198	\$3,500	Conv.

The improved residential property at 3907 Morgan Mill Road sold for \$298,000 in 2019, \$365,000 in 2021, and \$480,000 in 2025. The improved residential property at 1319 Baucom Road sold for \$286,000 in 2018, \$378,000 in 2021, \$446,500 in 2024, and \$470,000 in 2025. These sale histories show continued resale activity and appreciation over time and do not indicate market rejection or a distress pattern associated with proximity to the c-store/fuel use.

Property	Earlier Sale 1	Earlier Sale 2	Recent Sale(s)	Interpretation
3907 Morgan Mill Rd	2019: \$298,000	2021: \$365,000	2025: \$480,000	Continued appreciation and normal 2025 exposure
1319 Baucom Rd	2018: \$286,000	2021: \$378,000	2024: \$446,500; 2025: \$470,000	Longer 2025 exposure due in part to Opendoor resale, but pricing remains within market range

Benchmark Comparison

The benchmark file provided by Canopy MLS / ShowingTime Plus reports rolling 12-month average price per square foot for single-family homes built 2010 or newer, containing 2,000 to 3,000 square feet, on 0.24 to 1.0 acre lots in Monroe and Unionville. The two Morgan Mill/Baucom sales are above the Monroe benchmark and generally consistent with the Unionville benchmark.

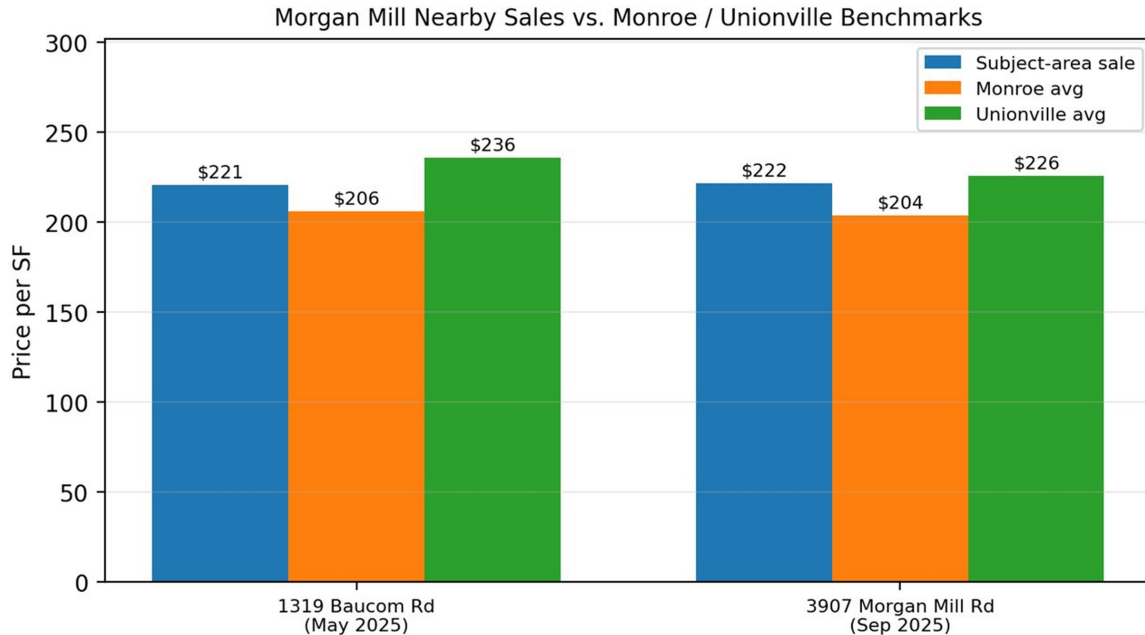


Exhibit 4: Morgan Mill nearby 2025 sale prices per square foot compared with Monroe and Unionville benchmarks. Source: CanopyMLS benchmark CSV and Canopy MLS sale data.

Sale	Sale \$/SF	Monroe Benchmark	Difference	Unionville Benchmark	Difference
1319 Baucom Rd	\$220.86/SF	\$206/SF (May 2025)	+7.2%	\$236/SF (May 2025)	-6.4%
3907 Morgan Mill Rd	\$221.81/SF	\$204/SF (Sept. 2025)	+8.7%	\$226/SF (Sept. 2025)	-1.9%
Pair average	\$221.34/SF	\$205/SF (March 2026 latest)	+7.9%	\$214/SF (March 2026 latest)	+3.4%

Observed Market Behavior

The market evidence does not indicate a measurable pricing penalty. The adjacent/nearby homes sold in the low-\$220 per square foot range, which is above the Monroe benchmark and generally consistent with the Unionville benchmark. One sale had typical exposure and no seller contribution. The other had longer exposure and a small seller contribution, but still resold above its 2024, 2021, and 2018 sale prices.

The most important point is timing. The c-store/fuel use was already established before the nearby homes were constructed. The evidence indicates that builders and buyers were willing to construct, purchase, finance, and resell residential properties in close proximity to the convenience/fuel use.

Case Study Conclusion

The Morgan Mill Road / Unionville case study provides direct residential market evidence. Nearby homes constructed after the existing c-store/fuel use sold in 2025 at prices generally consistent with the broader Monroe/Unionville benchmark. No measurable residential pricing penalty attributable to proximity to the convenience/fuel use was isolated.

Sources reviewed: PropertyDetails_3825_Morgan_Mill_Rd_Monroe.pdf; Valero official station page for 3825 Morgan Mill Rd; Canopy MLS agent full report for 3907 Morgan Mill Rd and 1319 Baucom Rd; Average Price Per Square Foot - Monroe/Unionville CSV.

Case Study 4 - 601 E South Main Street / Waxhaw

Supplemental Market Acceptance Around C-Store/Fuel Use

This case study is included as supplemental context. The Circle K at 601 E South Main Street is a longstanding convenience/fuel/car-wash use located at the east side of downtown Waxhaw. Unlike Morgan Mill, this case is not the strongest direct paired-sale example because the downtown-edge setting introduces other value drivers, including walkability, infill demand, and town-center investment. It is nevertheless useful as a real-world example of a fuel/convenience use coexisting with residential and downtown investment.

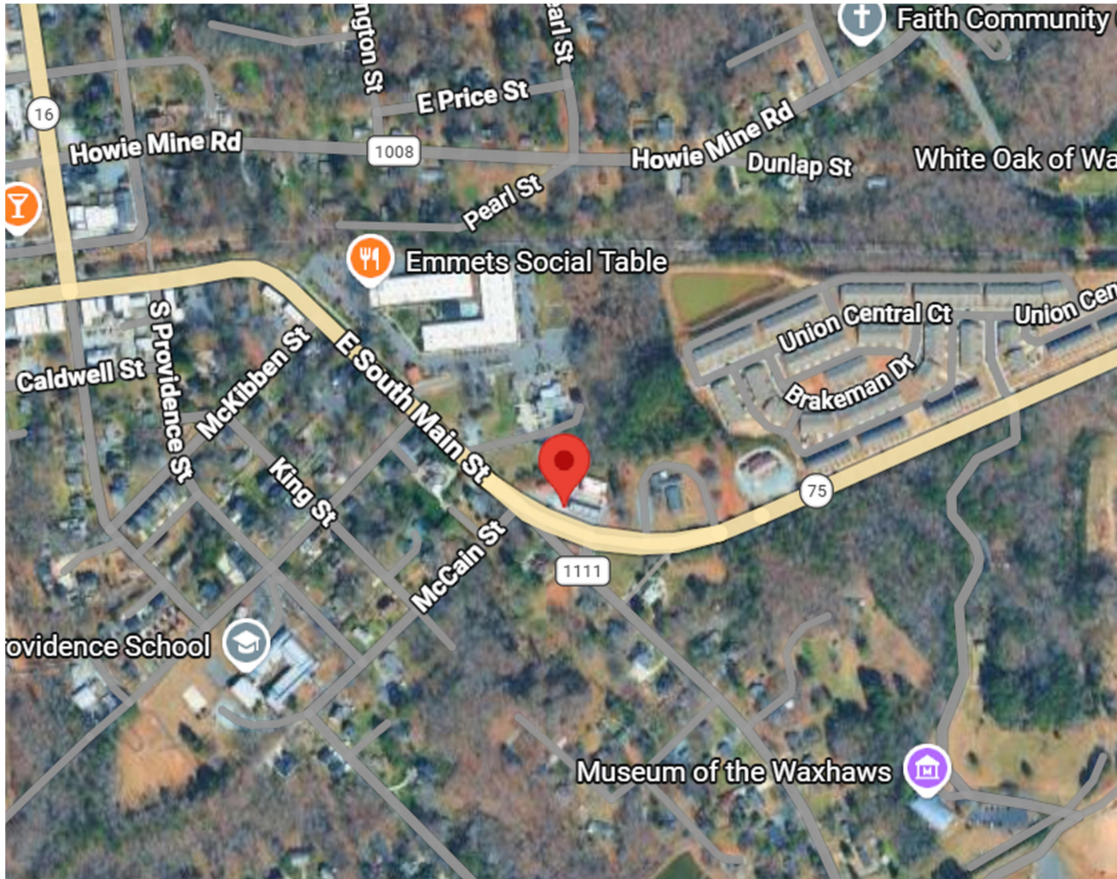


Exhibit 5: 601 E South Main Street property map and downtown-edge location context. Source: Realist property details report.

Existing C-Store / Fuel Use

The property details identify 601 E South Main Street as a commercial food store / convenience market containing 3,067 square feet on approximately 1.15 acres. The property is owned by National Retail Properties. Circle K's official store page identifies the site as a gas station with gas, diesel, car wash, public restrooms, ATM, coffee, food, and 24-hour operation.

Item	Evidence
Address	601 E South Main Street, Waxhaw
Parcel	05-110-038
Use	Commercial food store / convenience market; Circle K gas station
Building / site	3,067 SF building on approximately 1.15 acres
Zoning description	TC Waxhaw per property report

Residential Context

The Town of Waxhaw's Main Street Program describes downtown Waxhaw as an active Main Street district, with more than 100 small businesses, more than 750 employees, and approximately \$26 million in total investment since 2009. This broader investment context is not proof of no individual property impact, but it indicates that the existing c-store/fuel/car-wash use has not prevented downtown-edge investment in the surrounding area.

Observed Market Behavior

The strongest evidence is coexistence rather than paired-sale measurement. The Circle K property remains an active convenience/fuel use while the surrounding downtown-edge area continues to experience reinvestment. The property itself also shows continued commercial value recognition in the tax records, with the assessed value increasing from 2023 to 2025.

The case should not be used to claim that the Circle K has no effect on any individual nearby residential property. It supports a narrower conclusion: longstanding convenience/fuel uses can function as part of an established commercial/downtown-edge environment without preventing surrounding residential and mixed-use market activity.

Case Study Conclusion

The 601 E South Main Street case provides supplemental support for market acceptance of a longstanding convenience/fuel/car-wash use in a downtown-edge setting. The case is less directly comparable to 3009 Goldmine Road than Morgan Mill because downtown Waxhaw has distinct locational drivers. However, it supports the broader conclusion that proximity to an existing c-store/fuel use does not automatically result in market rejection or prevent surrounding investment.

Sources reviewed: PropertyDetails_601_E_South_Main_St_Waxhaw.pdf; Circle K official store page for 601 E South Main Street; Town of Waxhaw Main Street Program page. No closed residential paired-sale conclusion is drawn from this case.

Reconciliation of Case Study Evidence

The four case studies provide different forms of market evidence. Taken together, they do not identify a measurable or consistent pattern of value impairment associated with convenience stores with fuel in mixed-use, corridor, intersection, rural-suburban, or downtown-edge settings.

Case Study 1 indicates that nearby commercial property remained saleable, financeable, and supportable by market rent and value evidence. Case Study 2 indicates that a pre-existing c-store/fuel/car-wash use did not prevent major residential and mixed-use entitlement and site work around the same intersection. Case Study 3 provides direct residential sales evidence showing newer nearby homes selling within normal market ranges. Case Study 4 provides supplemental evidence of coexistence and reinvestment around a longstanding fuel/convenience use.

Issue Tested	Best Evidence	Reconciled Finding
Commercial value / marketability	Waxhaw Hwy / The Plaza	No market rejection observed; 2025 sale and financing support commercial acceptance.
Residential/mixed-use feasibility	Rocky River / Weddington	Major projects were approved and are under construction around an existing fuel/convenience use.
Residential pricing	Morgan Mill / Unionville	Nearby newer homes sold in 2025 around \$221-\$222/SF, consistent with Monroe/Unionville benchmarks.
Supplemental context	601 E South Main / Waxhaw	Longstanding c-store/fuel use coexists with investment and surrounding residential activity.

Application to 3009 Goldmine Road

The case studies support the report's overall market-based conclusion. The proposed use at 3009 Goldmine Road is a convenience store with fuel in a mixed-use corridor/intersection setting. The comparable market examples reviewed do not show that similar convenience/fuel proximity, by itself, creates a measurable or consistent reduction in surrounding property value or marketability.

The evidence is strongest when interpreted within the subject's actual context. The subject is not an interior residential subdivision location. It is a commercially zoned, corner-oriented property in a corridor already influenced by roadway, institutional/fleet, commercial, industrial/service, and low-density residential uses. The market evidence indicates that buyers, developers, lenders, and commercial investors regularly account for such settings without automatically applying a substantial value penalty.

Accordingly, the case study evidence does not support a conclusion that the proposed convenience store with fuel will substantially injure the value of adjoining or abutting property. The evidence also supports the conclusion that the proposed use can be in harmony with a mixed-use corridor setting when designed and conditioned in accordance with applicable site plan, lighting, access, buffering, landscaping, and screening requirements.

RECONCILIATION AND CONCLUSIONS

The purpose of this impact study is to evaluate whether the proposed convenience store with fuel sales at 3009 Goldmine Road is expected to injure the value of adjoining or abutting properties and whether the proposed use is in harmony with the area in which it is located.

The subject is a commercially zoned, corner-oriented tract in a mixed-use corridor. The surrounding area includes residential, commercial, industrial/service, institutional/fleet, open land, wooded, and airport-influenced uses. Residential uses are present, but they are low-density and already influenced by roadway and mixed-use corridor conditions.

The case studies reviewed do not indicate a measurable or consistent pattern of value impairment associated with proximity to convenience/fuel uses in comparable mixed-use corridor or intersection settings. Commercial properties near existing c-store/fuel uses remained marketable and financeable; major residential and mixed-use development was approved and placed under construction near an existing convenience/fuel use; and direct residential sales near a longstanding fuel/convenience use were generally consistent with broader Monroe/Unionville benchmarks.

Accordingly, while individual buyer preferences may vary, the available market evidence does not support a conclusion that the proposed convenience store with fuel sales will materially injure the value or marketability of adjoining or abutting properties. The proposed use is also consistent with the mixed-use, corridor-oriented character of the area, subject to development in substantial accordance with the submitted site plan and applicable conditions of approval.

Principal Sources Reviewed

The following source index identifies the principal documents and data summarized or reviewed in preparing the subject analysis and case study evidence.

Use	Source	Role in Analysis
Subject Site	Monroe SUP Application and Concept Site Plan	Proposed special use, proposed conditions, 4,816 SF store concept, fuel canopy, buffers, access, sidewalks, and site layout.
Case 1	PropertyDetails_5923_Waxhaw_Hwy_Waxhaw.pdf; CoStar summary; deed BK 9070 PG 0215	Sale price, parcel, owner, building size, zoning, sale history, mortgage, CoStar profile, deed confirmation.
Case 1	Internal files and data	Internal files and data used to test purchase-price reasonableness and commercial marketability.
Case 2	3503 Weddington property files; City of Monroe Villages East/West project pages	Existing c-store/fuel/car wash property and surrounding approved development projects.
Case 3	PropertyDetails_3825_Morgan_Mill_Rd_Monroe.pdf; Agent_Full9386.pdf; benchmark CSV	Existing fuel/convenience use; nearby residential sale and benchmark data.
Case 4	PropertyDetails_601_E_South_Main_St_Waxhaw.pdf; Circle K official page; Town of Waxhaw Main Street Program	Existing Circle K parcel data and downtown-edge investment context.

Official / External Web Sources Reviewed

Source	Type
Circle K - 5905 Waxhaw Hwy, Mineral Springs	Official Circle K store page
City of Monroe - Villages at Rocky River East	Official City project page
City of Monroe - Villages at Rocky River West	Official City project page
Valero - 3825 Morgan Mill Rd / Shop and Go	Official Valero station page
Circle K - 601 E South Main St, Waxhaw	Official Circle K store page
Town of Waxhaw - Main Street Program	Official Town downtown program page

QUALIFICATIONS OF THE APPRAISER

Andrew G. Morrison, MAI, CCIM
Certified General Real Estate Appraiser #A7253
Monroe, North Carolina



NC

Andrew G. Morrison is a Certified General Real Estate Appraiser in North Carolina and a designated MAI Member of the Appraisal Institute and CCIM Designee. He has extensive experience in the valuation of commercial, industrial, residential development, special-purpose, and land assets throughout the Charlotte metropolitan region and surrounding counties. His work includes market value appraisals, highest and best use studies, feasibility and impact analyses, subdivision development modeling, residual land valuation, litigation support, right-of-way valuation, and complex assignments involving entitlement, and income-producing properties.

Mr. Morrison has been active in real estate valuation since 2005 and has completed a broad range of assignments for financial institutions, attorneys, developers, government agencies, investors, and private property owners.

Mr. Morrison has completed all educational requirements for both the MAI and CCIM designations, including advanced coursework in income capitalization, market analysis, highest and best use, investment analysis, report writing, and complex property valuation. He continues to satisfy the Appraisal Institute's ethics and continuing education requirements and serves in a leadership capacity as a Region V Alternate Representative of the Appraisal Institute.

Professional Licensure
North Carolina Certified General Appraiser #A7253

Professional Affiliations
Appraisal Institute – MAI Designated Member
Region V Alternate Representative – Appraisal Institute
CCIM Institute – CCIM Designee

Education
Bachelor of Science, Appalachian State University
Political Science – Pre-Professional Legal Studies
Business Minor
2004

Experience
Morrison Appraisal, Inc.
Registered Trainee / Property Manager (2005–2009)
Certified General Real Estate Appraiser (2009–Present)

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

- a. If located in the GB district or abutting a residential use, a landscape buffer with buffer intensity of 2 shall be provided.
- b. No stockpiling of parts or salvaging of vehicle parts.
- c. No storage of impounded vehicles.
- d. All storage of vehicles shall be fenced and prevented from view.
- e. A minimum lot size of 20,000 square feet is required.

S. Convenience Store with Fuel Pumps

- 1. Characteristics. Convenience stores with fueling stations are involved in the retail sale of fuel for motor vehicles, and convenience items including but not limited to food, beverages, tobacco products, and other similar products as its primary sales.
- 2. Accessory Uses. Accessory uses may include offices, storage or repackaging of goods for on-site sale, parking, and car wash.
- 3. Examples. Motor vehicle fuel stations with one (1) or more fuel pump selling fuel for motor vehicles and selling items which generally serve the day-to-day retail needs of travelers (e.g. gas station).
- 4. Uses Not Included.
 - a. General retail stores as defined above.
 - b. Sales of landscape materials, including bark chips and compost, is classified as light industrial.
 - c. Sales, rental, or leasing of heavy trucks and equipment is classified as light industrial.
- 5. Use Standards.
 - a. All car washing, waxing, machine powered drying shall be in an enclosed building. Hand washing and drying may be conducted outside of an enclosed building.

T. Car Wash

- 1. Characteristics. Car washes are involved with a commercial activity used primarily for the washing of motor vehicles, providing car washing and car cleaning services, either full or self- service. A car wash is a free-standing use and does not include fueling stations.
- 2. Accessory Uses. Accessory uses may include offices, parking, and retail sales of items associated with the cleaning of motor vehicles.
- 3. Examples. Car Wash examples include full service, self-service facilities which may or may not include an automatic car wash.
- 4. Uses Not Included.
 - a. Vehicle service or motor vehicle repair is classified as Car, Boat, Other Vehicle Sales and Rentals (with accessory service).

ACCTNO	CURR_NAME1	CURR_NAME2	CURR_ADDR1	CURR_CITY	CURR_STATE	CURR_ZIPCODE
9345020	AGUILAR LETICIA MEDOZA	GUTIERREZ CRISTIAN MENDOZA	1204 FAMILY CIRCLE	MONROE	NC	28110
09342124B	BIGHAM DANIEL HENRY		3108 GOLDMINE RD	MONROE	NC	28110
09342124C						
9372055	CULP ROAD MATERIALS LLC		3320 GOLDMINE RD	MONROE	NC	28110
09342121A	HELMS BETTY		1322 N ROCKY RIVER RD	MONROE	NC	28110
09342121B						
9345019	HELMS FAYE LONG		PO BOX 1673	MONROE	NC	28111
9342121	HELMS ROBERT FEB	C/O RANDY HELMS	1322 N ROCKY RIVER RD	MONROE	NC	28110
9342122	HINSON SANDRA JEAN	GRIFFIN JOANN	606 TRINITY CHURCH RD	MONROE	NC	28112
9345024	JOHN M SUMMERS LLC		7035 HYDE PARK DR	INDIAN TRAIL	NC	28079
9345021	OUTEN RODNEY STEVE	OUTEN TERRIE P	3115 GOLDMINE RD	MONROE	NC	28110
9372054	PLYLER JOHN DANIEL HEIRS		5712 MONROE WEDDINGTON RD	MATTHEWS	NC	28104
09372005 80	SANCHEZ JOSE LUIZ		612 BEAUHAVEN LN	WAXHAW	NC	28173
9342123	SECREST JOSEPHINE H		3009 GOLDMINE RD	MONROE	NC	28110
09372005H	SMITH VIRGINIA HAMMOND		3303 GOLDMINE RD	MONROE	NC	28110

APO Map
PLSUP-2026-00153

Legend

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

Parcels Notified: 15



Exhibit 10

