

**BOARD OF ADJUSTMENT
MEETING
THURSDAY, APRIL 22, 2021
6:30 P.M.
Conference Room
300 West Crowell Street
Monroe NC**

- Item 1.** **Call to Order.**
- Item 2.** **Approval of Minutes – March 11, 2021**
- Item 3.** **Conflicts of Interest**
- Item 4.** **Case PLSUP-2021-00048 Special Use Permit** - The Board of Adjustment is requested to consider this request by Brian Spiers of Harland Building Group for a Special Use Permit to build a new Single Family residence at 601 Stafford Street, which is located in the Winchester Overlay District. (Tax ID #09-228-202)
- Item 5.** **Case PLSUP-2021-00049 Special Use Permit** - The Board of Adjustment is requested to consider this request by Brian Spiers of Harland Building Group for a Special Use Permit to build a new Single Family residence at 603 Stafford Street, which is located in the Winchester Overlay District. (Tax ID #09-228-202A)
- Item 6.** **Case PLSUP-2021-00050 Special Use Permit** - The Board of Adjustment is requested to consider this request by Leonid Steven Livarchuk for a Special Use Permit to allow retail sales in the OT (Office Transitional) zoning district located at 606 E. Franklin Street. (Tax ID #09-195-043)
- Item 7.** **Case PLZNA-2021-00052 Variance** – The applicant, First Care Medical Clinic, is requesting a Variance to the sign ordinance to modify the existing monument sign located at 404 S. Sutherland Avenue. The applicant is requesting a variance from Section 156.133 (W) Section 5, b of the sign code in order to install an LED electronic sign within the existing monument sign on the property. (Tax ID #09-194-137)
- Item 8.** **Next Meeting:** **May 27, 2021**
- Item 9.** **Adjournment**

Attention: BOARD MEMBERS:
Please call Maryann Brown at 704.282.4527 to confirm your attendance. Thank you!

cc: ***Mujeeb Shah-Khan***
 Ashley Duncan
 Doug Britt
 Keri Hutchins

**MINUTES OF THE
BOARD OF ADJUSTMENT MEETING
MARCH 11, 2021 at 6:30 P.M.
Conference Room
300 West Crowell Street
Monroe NC**

To S. Laney – e-mailed 3-12-21

Item 1. Call to Order

Chairman George Massey called the March 11, 2021 meeting to order at 6:30 p.m. The Clerk of the Board called the roll. Mr. Massey noted that there was a quorum present with **5** members.

Members Present: George Massey, Louis Philippi, William Draper, Ken Deal and George Smith

Members Absent: Julius Marsh, Jr.

Staff Present: Keri Mendler, Planner; Ashley Britt, Assistant City Attorney; Joe McCollum, BOA Attorney; and Maryann Brown, Administrative Assistant

Guests: Randy Adcock, American Bank and Wes Hinson, Attorney

Item 2. Approval of Minutes – Minutes of November 19, 2020 Meeting

Approval of the minutes for the meeting was requested.

Motion: William Draper moved to approve the minutes of the November 19, 2020 Meeting.

Second: Lou Philippi

Action: The motion to approve the minutes passed unanimously.

Item 3. Case #PLZNA-2021-00021 Variance – Mr. Massey said the applicant, American Bank, is requesting a variance to the sign section of the Zoning Code for a new monument sign to be located at 312 N. Charlotte Avenue and further identified as Tax ID #09-232-105

Mr. Massey said that anyone who is going to give testimony in this case needs to be administered the oath. Keri Mendler, Randy Adcock and Wes Hinson came forward and were sworn.

As Keri Mendler introduced the item, there was a brief discussion between Mr. McCollum and Louis Philippi. Mr. Philippi then recused himself due to a conflict and left the room.

Keri Mendler, Planner, started over with her presentation and re-introduced this item and said this is a variance request to the sign code for property located at 312 N. Charlotte Avenue. She said at this time she would introduce the findings:

Findings:

1. The property located at 312 N. Charlotte Avenue is owned by 312 N. Charlotte Avenue, LLC and is zoned Central Business. (Exhibit 1, 2)
2. On February 3, 2021, the applicant submitted a variance application in order to request a variance to the sign code regarding the Central Business District sign allowances. Section 156.133 (U) does not allow properties in the Central Business District to have ground monument signs. Properties in the Central Business District are allowed to have attached signs including wall, canopy/awning, projecting, suspending, and blade signs. (Exhibit 3)
3. The applicant has submitted a rendering of the proposed ground monument sign with a total square feet of 64 (8 feet wide by 8 feet tall). This property used to have a pole sign when Wells Fargo was at this location; however, the pole sign was removed when Wells Fargo vacated this site, therefore the nonconforming situation that existed at the time was removed from this property. (Exhibit 4, 5, 6)
4. For informational purposes, if this property were zoned OT (Office Transitional) like it is across the street, the maximum size ground monument sign they would be allowed to have is 40 square feet with a maximum height of six (6) feet. If this property were zoned GB (General Business) the maximum size ground monument sign they would be allowed to have is 60 square feet with a maximum height of twelve (12) feet. (Exhibit 7, 8)
5. All adjacent property owners have been notified of the variance request. (Exhibit 9, 10)

Keri said she would be glad to answer any questions. She said the findings of fact worksheet is at the end of the staff report. She said the applicant is here as well to also answer any questions.

Mr. Massey asked Keri if she received comments from any of the surrounding property owners. Keri said she had one (1) phone call. She said the caller just asked how he could provide support for the sign. She said she told the caller that he would need to attend the meeting to provide any support since it is quasi-judicial.

William Draper asked Keri how big is the sign that is on the building now that says "American Bank". Keri said she believes the current sign on the building, which was recently installed, is at the maximum allowed which is 32 square feet. She said this is the maximum allowed for the Downtown or Central Business District.

Ken Deal said to Keri that she had mentioned that Wells Fargo had removed the nonconforming standard sign. He asked if there were any other businesses in the district that still have a nonconforming situation. Keri said the only one that she can think of is the Family Video building. She pulled up the building to see the sign at Family Video. She said, however, it does not look like they have any monument sign at their site.

William Draper said to Keri that Fifth Third Bank across the street has two (2) signs. Keri said yes. She said they are in a different zoning district. She said typically these pole signs are not allowed anywhere in the City of Monroe anymore, but ground monument signs are not allowed in the Central Business District. She said this is why American Bank has requested the variance.

Mr. Massey asked if the applicant would like to come forward to speak.

Mr. Wes Hinson came forward and said he is a Union County native from birth. He said he lived here his entire life. He said he has a law practice in Indian Trail, Hinson Faulk P.A. He said this particular applicant is also near and dear to his heart because he sits on the Board of Directors for American Bank. He said with him is Randy Adcock, the President of the Bank, who is also available to answer questions.

Mr. Hinson said American Bank is Union County's only community bank and one of the only community banks to originate in North Carolina in probably the better part of ten (10) years. He said after consolidation of the banking industry, you see big banks now, you just don't see small banks. He said he is only pointing this out as history because the Board of American Bank decided to move its headquarters to Downtown Monroe. He said it is managed by local folks, there are 380 shareholders in the bank and 95% of them live in Union County. He said the bank has made a couple of dozen loans of several million dollars to Downtown Monroe businesses. He said they felt that Downtown Monroe was where American Bank needed to be.

Mr. Hinson said even during the pandemic, the bank has loaned almost \$8,000,000 - \$9,000,000 in PPE loans to struggling businesses to make it through this crisis. He said he emphasizes this to show what he perceives the bank's commitment to the City of Monroe is and why we are here today for the variance.

Mr. Hinson said in terms of hardship for the bank, community banks don't do speculative investments. He said they do traditional banking services. He said the economic viability of a small bank is based on branding, recognition, identification, and that is what this pylon sign is intended to do here. He said Mr. Deal had asked the question earlier if there are other pylon signs in Monroe. He said there are three (3) banks that he is aware of in Downtown Monroe: Fifth Third Bank, which is caddy-cornered and directly across the street and First Citizens Bank and BB&T on Old Charlotte Highway. He said all three (3) of those banks have some type of pylon or monument sign. He said the sign they will be requesting is in conformance with what the other three (3) banks have that are located in Monroe. He said our temporary headquarters is on Highway 74 in Monroe, across from Bob Mayberry Hyundai. He said the sign that you pass on the Highway that shows the time and temperature is the exact sign that we are talking about moving from there to here. He said the sign is the only one that shows the time and temperature.

Mr. Hinson said we feel like the hardship created is not by the applicant and it is not created by the property owner. He said it is something that, in this particular world, in this environment, would prove to be an unnecessary hardship to the bank to its liability.

Mr. Hinson said also you considered in your findings of fact the hardship results from conditions that are peculiar to the property, location, size or topography. He said often times in variances you are looking at a variance because of a certain constraint on a piece of property. He said in this instance, this lot is almost an acre and that is unusually large in the Downtown District. He said the reason in keeping with the spirit of the sign ordinance for Downtown really focuses on the Downtown area over here where you have multiple tenants, multiple buildings with zero lot lines, not like a outparcel that is along Old

Charlotte Highway which is the only real highway thoroughfare to hit Downtown Monroe. He said for the walkability aspect, you don't have divided lines in parking lots or businesses. He said you don't see or want monument signs. He said you want banner signs, blade signs and awning signs because that is creating that look and feel that every central district really wants.

Mr. Hinson said this property is unique for this use because it is an outparcel and along the sole highway corridor of this zoning district. He said it is unique in that regard. He said it is the property that borders the change in zoning districts. He said it just happens to be on this side of Old Charlotte Highway rather than the other. He said we believe that the variance would be in keeping with the use, size, and utility of that location, where it would not be in keeping with the spirit of the ordinance if they were Downtown by the hardware store or by the old movie theater. He said that would be something in conflict with the spirit of why the sign ordinance you have in the Central Business does not provide for these type of pylons. He said where you have highway or main thoroughfare visibility and self-sustained parking he thinks it fit and proper in keeping with the spirit, certainly not violating the spirit of why that is not a permitted use. He said the Wells Fargo building had a monument sign that would have been grandfathered in but they took that down because they removed all the branding.

Mr. Hinson said going down a list of the considerations, the hardship isn't something that is the result of actions taken by the applicant. He said we feel the hardship in the strict adherence to the ordinance, which has created an economic hardship on the bank. He said we are also in times of very low interest rates. He said when you talk about the success of community banks in our world, every dollar counts. He said in terms of the revitalization, this City has really demonstrated a vision in all of its planning that it has been doing the past few years. He said there are several overlay districts that are intended to promote economic viability Downtown, to take old buildings and repurpose them into new uses. He said American Bank is doing an upfit to the existing old Wells Fargo building that is in excess of \$1,000,000. He said that is true reinvestment into Downtown Monroe. Mr. Hinson said that is in keeping with the spirit, purpose and intent of the overall ordinance.

Mr. Hinson said the pylon sign they are looking to install is in a landscaped area, it's outside of the sight triangles for traffic, which is in the ordinance, it's respecting the roadway, street buffer distances, which complies with the ordinance, and it would benefit the public with the time and temperature. He said we feel like it promotes fairness and justice because all of the other banks have a monument sign. He said they are banks that are in existence.

Mr. Hinson also pointed out that the monument sign we are removing from the temporary headquarters was one that was constructed and installed in the mid-to-latter part of 2019. He said it was also approved for its use by the City of Monroe at that time.

Mr. Hinson said he would be happy to entertain any questions you may have. Randy Adcock is also here as well to answer any questions.

Mr. Massey asked if any Board Member had any questions. Ken Deal said to Mr. Hinson that it was a very in-depth presentation. He said that he appreciated the additional information that was provided. He asked if the existing structure pre-dates or post-dates the sign ordinance that the City put in place. Mr. Hinson asked Mr. Deal if he meant the base of the old sign or the existing sign on Highway 74 that we were talking about moving here. He said he believes the sign that was there before pre-dated the current ordinance. He said the sign on Hwy 74 was approved under the current ordinance. He said he feels this variance would not be proper if it was on another lot. He said here it is unique because of the location, the size, and where this is actually located. Mr. Hinson said they are right on the border of the other zoning district.

Mr. Hinson said there are unique circumstances where this type of application is proper and this would be one of those.

Mr. Randy Adcock came forward and said as Wes said we started the bank in 2018. He said it was a dream of himself and many other people to start a bank in Union County. He said he started American Community Bank in 1998, located on Hwy 74 across from Chik Fil A. He stayed there almost 19 years. He said First National Bank came along through a merger. He said he wanted to get back to a small bank. He is a Union County native, born and raised on Macedonia Church Road, went to Wingate College and has been a banker for 43 years here in Union County. He said this would be his 4th time working in Downtown Monroe. He said he worked for Belk's in the mid-1970s. He said there is a little credit company on Main Street called M & J Credit, right below the Center Theater. He said he worked there for several years. He said he helped start the Bank of Union in the mid-1980s across the street where Fifth Third is at. He said he loves Downtown Monroe. He said he is also a ball player. He said he has played baseball, softball and basketball so he is a competitor.

Mr. Adcock said he is asking this Board to let him compete against these big banks. He said he needs a sign there and he just wants a level playing field. He said we are competing with banks that started in the late 1800's. He said these are multi-billion dollar banks. He said they have hired 22 local people; 18 will be here and four in Wingate. He said our only competitive edge is our service. He said you can call us, e-mail us or text us and we will return your call.

Mr. Adcock asked the Board to let him have the sign that gives him more recognition; people driving by other areas that have moved to Monroe may not have heard of American Bank. He said they would see the sign with the temperature and time and wonder about the bank because big bank service is not what is expected.

Mr. Massey said there are certain standards that this Board has to look at and have to be met and that is what we need to deal with. Mr. McCollum asked each member who makes a motion, however which way they make it, give a short statement of why you feel that way.

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

Motion: William Draper made a motion that the conclusion **would** cause an unnecessary hardship both from a competitive standpoint, information and visibility.

Second: George Smith

Action: The motion passed unanimously.

2. It is the Board's CONCLUSION, that the hardship (~~is/is not~~) peculiar to the applicant's property.

Motion: Kenneth Deal made a motion that the hardship **is** peculiar to the applicant's property based on the location of the property on the border of the zone, and facing the property with competitive banks directly across the street

Second: William Draper

Action: The motion passed unanimously.

3. It is the Board's CONCLUSION, that the hardship (~~is/is not~~) the result of the applicant's own actions.

Motion: George Smith made a motion that the hardship **is not** the result of the applicant's own actions because the property was already developed and the grandfathered monument taken down. It only stands to reason that replacing one of similar size in this line of business would be the proper thing to do.

Second: William Draper

Action: The motion passed unanimously.

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: Kenneth Deal made a motion that the variance **is** consistent with the spirit, purpose and intent of the ordinance. The ordinance is to keep Downtown from turning into a neon sign jungle, and this will not create that type of circumstance.

Second: William Draper

Action: The motion passed unanimously.

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

Motion: Kenneth Deal made a motion that in granting of the variance, the public safety **will** be secured and substantial justice **will** be achieved based on the fact that the sign will be far enough from the street not to impose traffic going in and out of the parking area so public safety will be secured. Substantial justice will allow the bank to reuse and repurpose their existing sign to this location where the previous sign once resided.

Second: William Draper

Action: The motion passed unanimously.

5. The variance (~~will/will not~~) result in the extension of a nonconforming situation in violation of §156.90 and it (~~will/will not~~) authorize the initiation of a nonconforming use of land.

Motion: Kenneth Deal made a motion that approval of this variance will result in the extension of a nonconforming situation in violation of the ordinance and will authorize the initiation of a continued nonconforming use of land.

Mr. McCollum said to Mr. Deal that this motion means that you would deny the variance. He said the finding means whether it is going to extend a nonconforming situation. George Smith said the sign was taken down so it is not a continuation.

Wes Hinson said the use they are referring to is the use of the property, not for a sign or not a sign.

Mr. McCollum said to Mr. Deal, if you are thinking about granting the variance, it would be "will not" for both. He said if you are thinking about denying the variance then it would be "will" for both.

Motion: Kenneth Deal made a motion that approval of this variance **will not** result in the extension of a nonconforming situation in violation of the ordinance and **will not** authorize the initiation of a nonconforming use of land.
Second: George Smith
Action: The motion passed unanimously.

Mr. Massey asked for a motion to grant or deny the variance request.

Motion: William Draper made a motion to **grant** this variance based on the information provided.
Second: Kenneth Deal
Action: The motion to **grant** the variance passed unanimously.

THEREFORE, on the basis of the foregoing, IT IS ORDERED that the application variance #20-34000004 be granted.

Item 4. **Discussion and Recommendation of Vice Chairman**

Keri said this Board has not had a Vice Chair since Mr. Kesiah passed away. She said Board Members should recommend somebody that you would like to appoint as Vice Chair. She said then the recommendation will move forward to the Citizen's Appointment Committee. She said it would then go to City Council. She said it will be a little while before the appointment takes place.

After a period of silence from the Board, Ashley said you do not have to recommend anybody. She said if there are any recommendations or volunteers, you can let us know so that we can pass that along to Citizen's Appointment, but you don't have to, it's up to you.

Ken Deal said he would volunteer. Chairman George Massey said he would recommend Ken Deal. There appeared to be consensus from the group on this.

Ashley said she would pass this on to the Citizen's Appointment Committee. She said the next meeting will be in June.

Item 5. **Next Meeting – April 22, 2021**

Item 6. **Adjournment**

Mr. Massey said he would entertain a motion to adjourn at this time.

Motion: William Draper made a motion to adjourn the meeting.

Second: Kenneth Deal

Action: The motion to adjourn passed unanimously.

The meeting was adjourned at 7:12 p.m.

Respectfully submitted,

George Massey
Chairman

Maryann Brown
Clerk of the Board



STAFF REPORT
Case #SUP-202100048

TO: Board of Adjustment Members

DATE: April 22, 2021

FROM: Doug Britt, Senior Planner

SUBJECT: Special Use Permit request by Brian Spiers of Harland Building Group to construct a new single family home at 601 Stafford Street

SUMMARY STATEMENT

The Board of Adjustment is requested to consider this request by Brian Spiers of Harland Building Group to build a new Single Family residence at 601 Stafford Street, which is located in the Winchester Overlay District.

SITE DATA

Type of Action:	Special Use Permit
Date of Petition:	April 1, 2021
Name of Petitioner:	Brian Spiers of Harland Building Group
Location:	601 Stafford Street
Tax ID #:	09-228-202
Lot Size:	.22 acres
Zoning Classification:	R-10 (Residential- Low Density)

FINDINGS

Staff offers the following Findings:

1. The property at 601 Stafford Street is currently owned by BWB2, LLC and is zoned R-10 (Residential- Low Density). The property is also located in the Winchester Overlay District. (Exhibit 1, 2, 3)

2. According to Section 156.124, Overlay Districts, all principal developments in the Winchester Overlay District shall obtain a Special Use Permit. This section has several other requirements; however, due to state law changes, many can no longer be enforced. Each requirement has been addressed below (Exhibit 4):
 - a. The construction or renovation as proposed and designed will be compatible in the neighborhood, and along the street with which it is located.
-This requirement can no longer be enforced due to G.S. 160A-381 as it is considered a design standard, which cannot be used unless the applicant voluntarily consents to it.
 - b. The construction or renovation as proposed and designed fulfills the intent of § [156.132](#) of the City of Monroe Code of Ordinances.
-This standard applies only to commercial properties.
 - c. The construction or renovation as proposed and designed will not substantially injure the value of adjoining or abutting property.
-This standard is addressed in the Special Use Permit standards.
 - d. The construction or renovation as proposed maintains the historic character and integrity of the infill neighborhood in which it is located.
-This requirement can no longer be enforced due to G.S. 160A-381 as it is considered a design standard, which cannot be used unless the applicant voluntarily consents to it.
 - e. The construction or renovation as proposed shall adhere to the strategies and objectives outlined in the City of Monroe Land Development Plan.
-This standard is addressed in the Special Use Permit standards.
 - f. Duplexes may be allowed on corner lots.
-The applicant is not proposing a Duplex.
 - g. All principal developments shall obtain a special use permit.
 - h. Mobile homes shall not be permitted.
-The applicant is not proposing a mobile home.
3. The applicant submitted a Special Use Permit Application on April 1, 2021 requesting to construct a new single family home on the property. The home is 1,432 heated square feet with a one car garage. (Exhibit 5 and 6)
4. All adjoining property owners have been properly notified of this special use permit. (Exhibit 7)

CONCLUSIONS

Please see attached Special Use Permit Worksheet.

Attachment(s):

Exhibit 1: Ortho Map
Exhibit 2: Zoning Map
Exhibit 3: Winchester Overlay Map
Exhibit 4: Winchester Overlay Requirements
Exhibit 5: Application
Exhibit 6: Site & House Plans
Exhibit 7: APOs

Prepared by: DB 4-8-21

**SPECIAL USE PERMIT WORKSHEET
TO CONSTRUCT A NEW SINGLE FAMILY HOME AT 601 STAFFORD
STREET (PARCEL # 09-228-202)**

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: This single family home will be designed and built to only better the safety of the community. The project is specifically planned for the land and topography of site. Harland Building Group takes special care to only improve the public safety of the land.

☐ 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: We follow all local and state regulations when building. Harland maintains all objectives to further Monroe's growth strategy. We will continue to support the Monroe Land Development Plan with value added properties to better the community.

☐ 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: Our goal is to increase the overall value of the neighborhood, street, and especially neighborhood homes. We have taken great care when grading and building, as to not disrupt other homes or traffic patterns.

☐ 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: Our focus is to match the aesthetic of the community, while reviving the neighborhood with new traditional homes. We hope to be a catalyst to support further revitalization of the Monroe area.

☐ 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 #: SUP-202100048

Legend

— Centerlines

▭ Parcels

**Existing: R-10
(Residential- High Density)**

Owner: Brian Spiers, BWB2, LLC

Acres: .22



0 40 80
Feet

FAIRLEY AVE

STAFFORD ST

Zoning Map

Case #: SUP-202100048

Legend

— Centerlines

▭ Parcels

Zoning Districts

Code

▭ R-10

▭ G-I

Existing: R-10
(Residential- High Density)

Owner: Brian Spiers, BWB2, LLC

Acres: .22



0 40 80
Feet

FAIRLEY AVE

STAFFORD ST

Case #: SUP-202100048

Legend

— Centerlines

▭ Parcels

NAME

■ Winchester

Existing: R-10
(Residential- High Density)

Owner: Brian Spiers, BWB2, LLC

Acres: .22



0 40 80
Feet

- a. The construction or renovation as proposed and designed will be compatible in the neighborhood, and along the street with which it is located.
-This requirement can no longer be enforced due to G.S. 160A-381 as it is considered Design Standards.
- b. The construction or renovation as proposed and designed fulfills the intent of § [156.132](#) of the City of Monroe Code of Ordinances.
-This requirement can no longer be enforced due to G.S. 160A-381 as it is considered Design Standards.
- c. The construction or renovation as proposed and designed will not substantially injure the value of adjoining or abutting property.
-This standard is already addressed in the Special Use Permit standards.
- d. The construction or renovation as proposed maintains the historic character and integrity of the infill neighborhood in which it is located.
-This requirement can no longer be enforced due to G.S. 160A-381 as it is considered Design Standards.
- e. The construction or renovation as proposed shall adhere to the strategies and objectives outlined in the City of Monroe Land Development Plan.
-This standard is already addressed in the Special Use Permit standards.
- f. Duplexes may be allowed on corner lots.
-The applicant is not proposing a Duplex.
- g. All principal developments shall obtain a special use permit.
- h. Mobile homes shall not be permitted.
-The applicant is not proposing a mobile home.



SPECIAL USE PERMIT APPLICATION

Applicant's Name: Harland Building Group/Brian Spivey

Applicant's Mailing Address: PO Box 128
Waxhaw NC 28173

Applicant's Phone Number: 704.363.2575

Applicant's Facsimile Number: —

Applicant's Email Address: brian @ fatherof3.com

Property Location: 601 Stafford St., Monroe NC

Tax ID Number: 09 - 228 - 202 Deed Reference Number: BOOK — PAGE —

Existing Zoning: R10

Proposed Special Use:
Single Family Home

Proposed Conditions:
1,432 Heated SF + 252 Unheated SF = 1,684 SF Total

Traditional 2 story single family house, new construction,
1 car garage, front porch, rear deck

Every petition for a reclassification of property shall be accompanied by 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. Site plans for subdivision applications shall be in the form of a preliminary plat with all information that is required per Chapter 156 of the Monroe Code of Ordinances – Zoning Code, and specifically listed in the Appendix *Standards*. In addition, all applications for a Special Use Permit shall be accompanied by a written consulting report from a North Carolina State Certified Real Estate Appraisal that conforms to Standard 5 of the Uniform Standards of Professional Appraisal Practice (single family homes on single family lots are exempt from this requirement). 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.
- The names and address of all adjoining property owners referenced by tax ID numbers. (This information can be obtained at the office of the Union County Tax Collector located in the Old Courthouse)
- Scale, at one (1) inch equals 100 feet, unless otherwise approved by the Zoning Administrator.

Revised 12-22-15

SUP Application.doc REVISED 2-99, 7-99, 2/00, 12/03, 7/04, 9/13, 1/14, 12/15

For Staff Use Only

Project Number: —

Date Submitted: —

Approved —

Denied —

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).
- Watershed data to demonstrate compliance with sections 156.101 of the Monroe Code of Ordinances.
- Boundary of any phase lines, for phased development plans. (Include a statement for future building time line)
- Detailed landscape plan in compliance with section Chapter 156, Article XVII 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. Every application shall include an appraisal report from a certified appraiser that the proposed use will not substantially injure the value of the adjoining property, as specified in the findings below. 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 30 days prior 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 fifteen (15) 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 156.42 of the Zoning Ordinance of the City of Monroe Code of Ordinances.

I. 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.

This single family home will be designed and built to only better the safety of the community. The project is specifically planned for the land and topography on site. Harland Building Group takes special care to only improve the public safety of the land.

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

We follow all local + state regulations when building. Harland maintains all objectives to further Monroes growth strategy. We will continue to support the Monroe Land development plan with value added properties to better the community.

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

Our goal is to increase the overall value of the neighborhood, street, and especially neighboring homes. We take great care when grading and building, as to not disrupt other homes or traffic patterns.

- 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.

Our focus is to match the aesthetic of the community, while reviving the neighborhood with new, traditional homes. We hope to be a catalyst to support further revitalization of the Monroe area.

To the best of my knowledge, all of the information herein submitted is accurate and complete.

Harland Building Group / Brian Spiers (Owner + GC)

Applicant (printed)

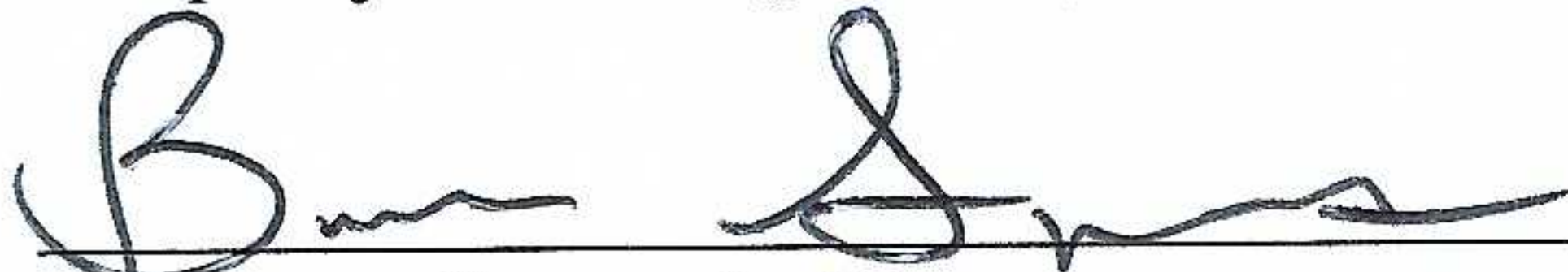


Applicant's Signature

3-31-21
Date

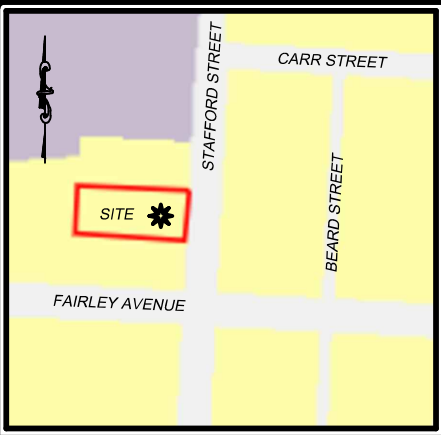
BWBZ, LLC (Owner, Brian Spiers)

Property Owner (printed)



Property Owner's Signature

3-31-21
Date

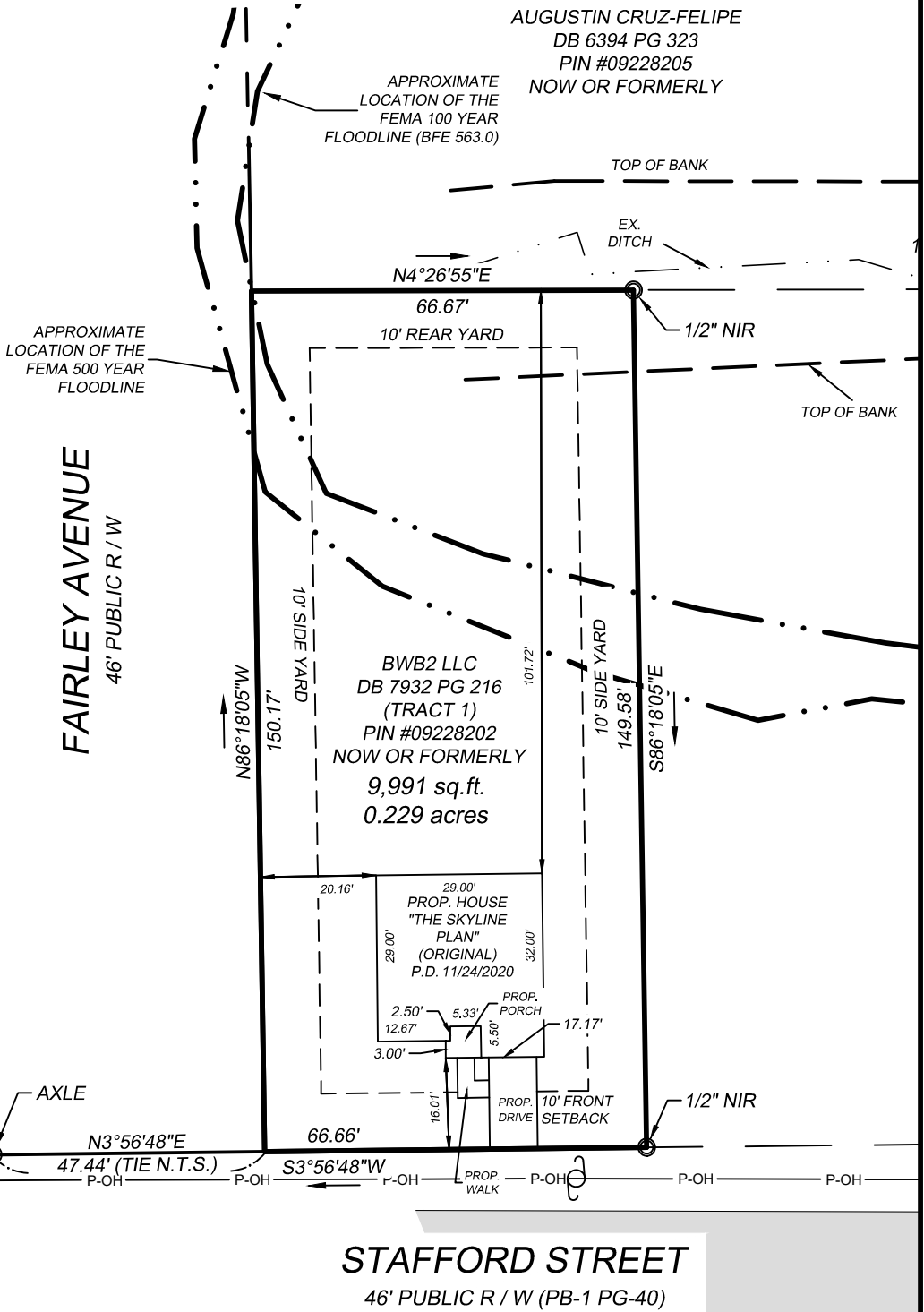
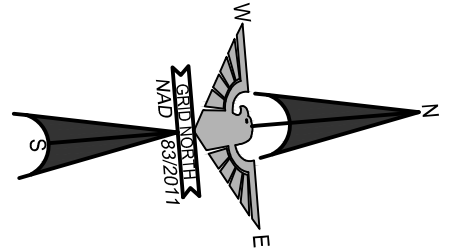


VICINITY MAP
NOT TO SCALE

PRELIMINARY
NOT FOR SALES,
CONVEYANCE OR
RECORDATION

DATE: DECEMBER 30, 2020
REVISED: MARCH 11, 2021
REVERSED HOUSE TO ORIGINAL
LAYOUT AND MOVED BACK 5 FEET

PLAN "B"



NOTES:

NO USGS HORIZONTAL
MONUMENTATION FOUND WITHIN
2000 FEET OF SITE.

OTHER UTILITIES MAY EXIST, BUT
THEIR LOCATIONS ARE NOT KNOWN.

PROPERTY SUBJECT TO FULL TITLE
SEARCH.

THIS PROPERTY MAY BE SUBJECT TO
RIGHT OF WAYS, EASEMENTS OR
RESTRICTIONS EITHER RECORDED
OR IMPLIED.

AREA COMPUTED BY COORDINATE
GEOMETRY.

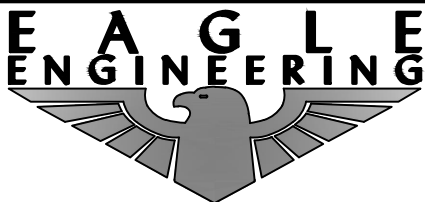
R/W = RIGHT OF WAY
EIR = EXISTING IRON REBAR 1/2"
EIP = EXISTING IRON PIPE
NIR = NEW IRON REBAR 1/2"

TAX# 09228202
ZONING = R-10

THIS SURVEY IS OF AN EXISTING
PARCEL OF LAND.

STAFFORD STREET
46' PUBLIC R / W (PB-1 PG-40)

FLOOD NOTE:
A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON
LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER
F.E.M.A. MAP #3710543500J DATED 10/16/2020



2013A Van Buren Ave.
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

PLOT PLAN

TRACT 1 OF THE BWB2, LLC PROPERTY
CITY OF MONROE, UNION COUNTY, NORTH CAROLINA
SCALE 1" = 30'
FOR THE BENEFIT OF THE BWB2 LLC
MAP REFERENCE IN BOOK 1 PAGE 40
DEED REFERENCE IN BOOK 7932 PAGE 216
EEI PROJECT NUMBER: 7281

Little Skyline Plan

607 Stafford Street

Monroe, NC 28110



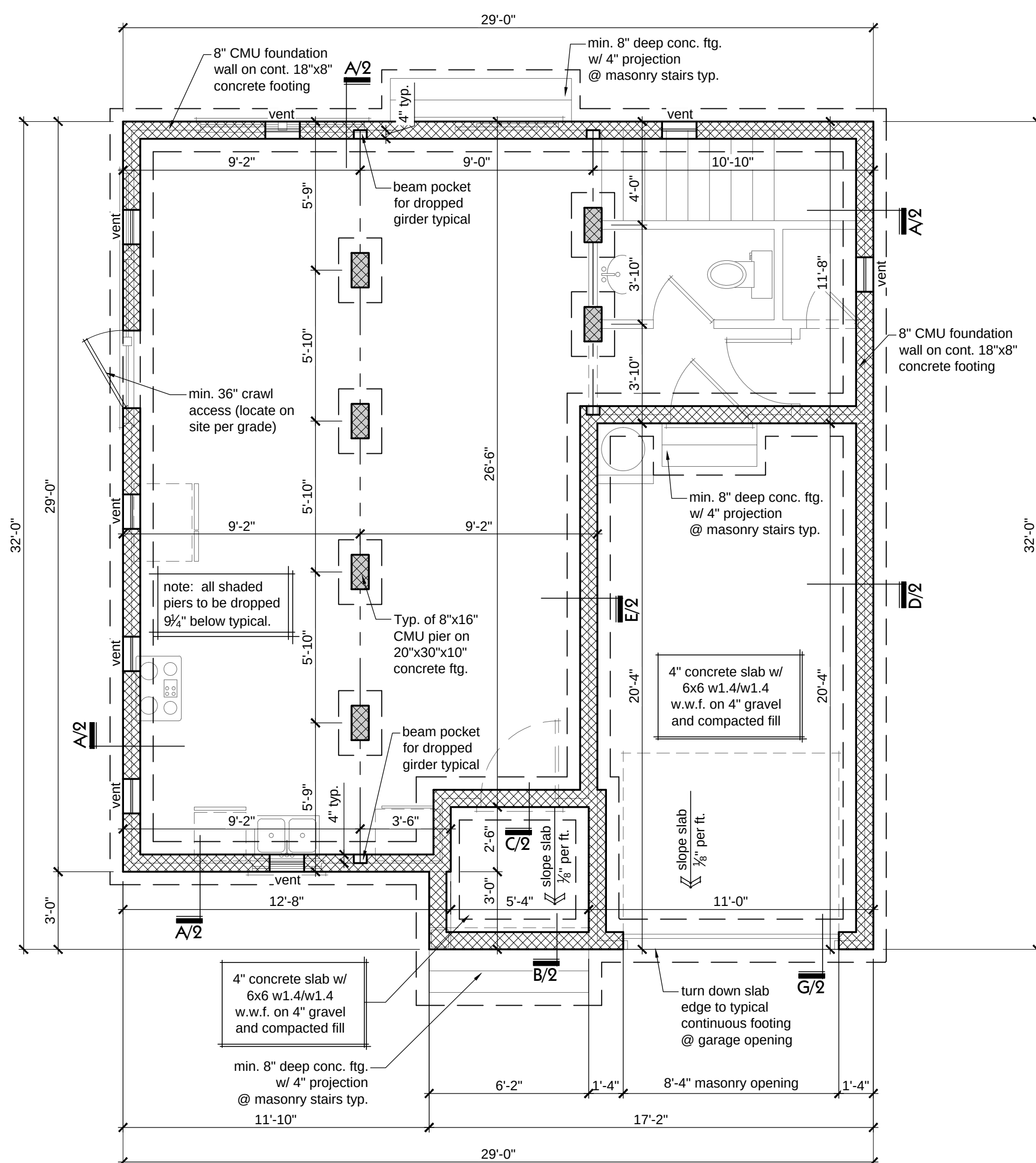
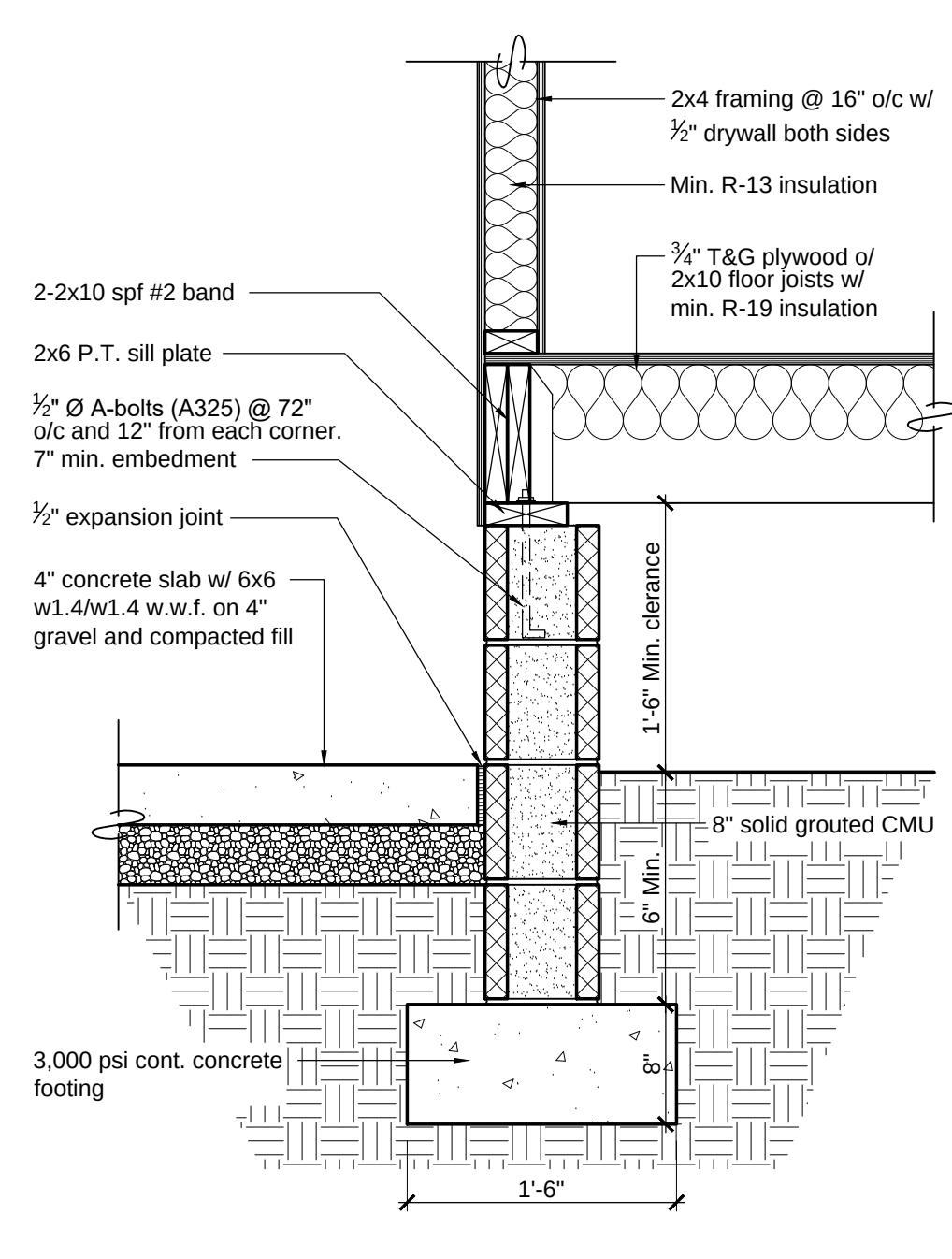
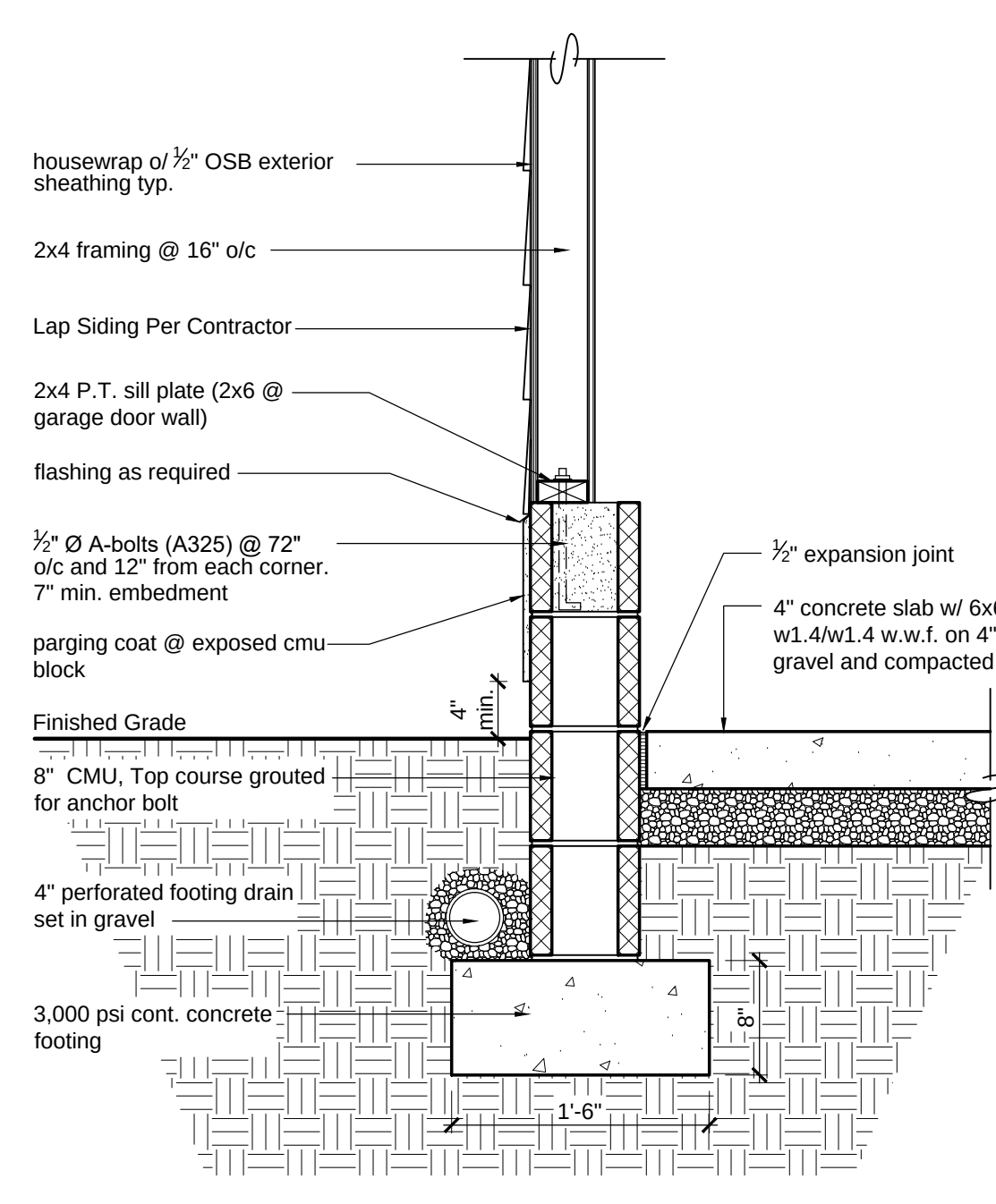
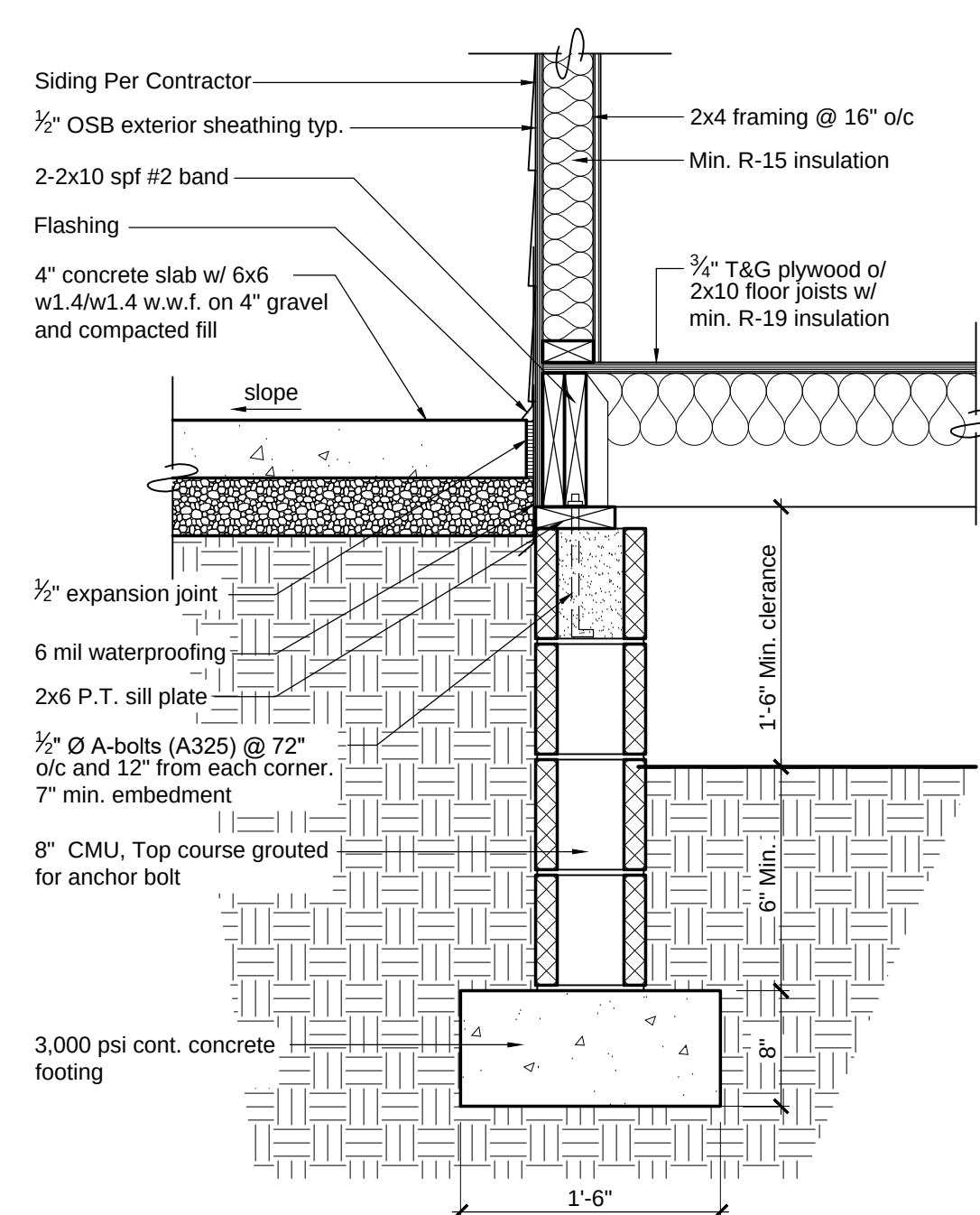
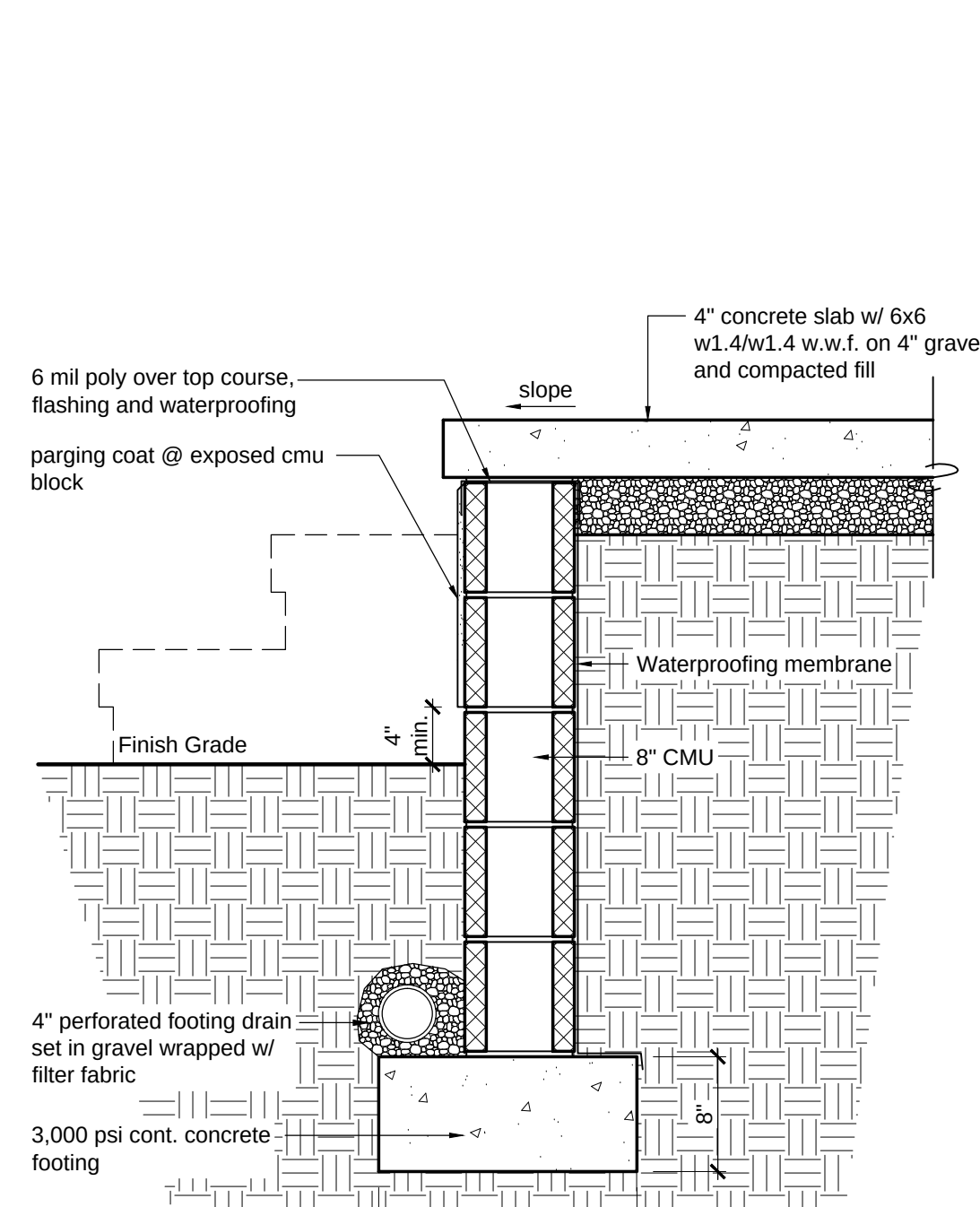
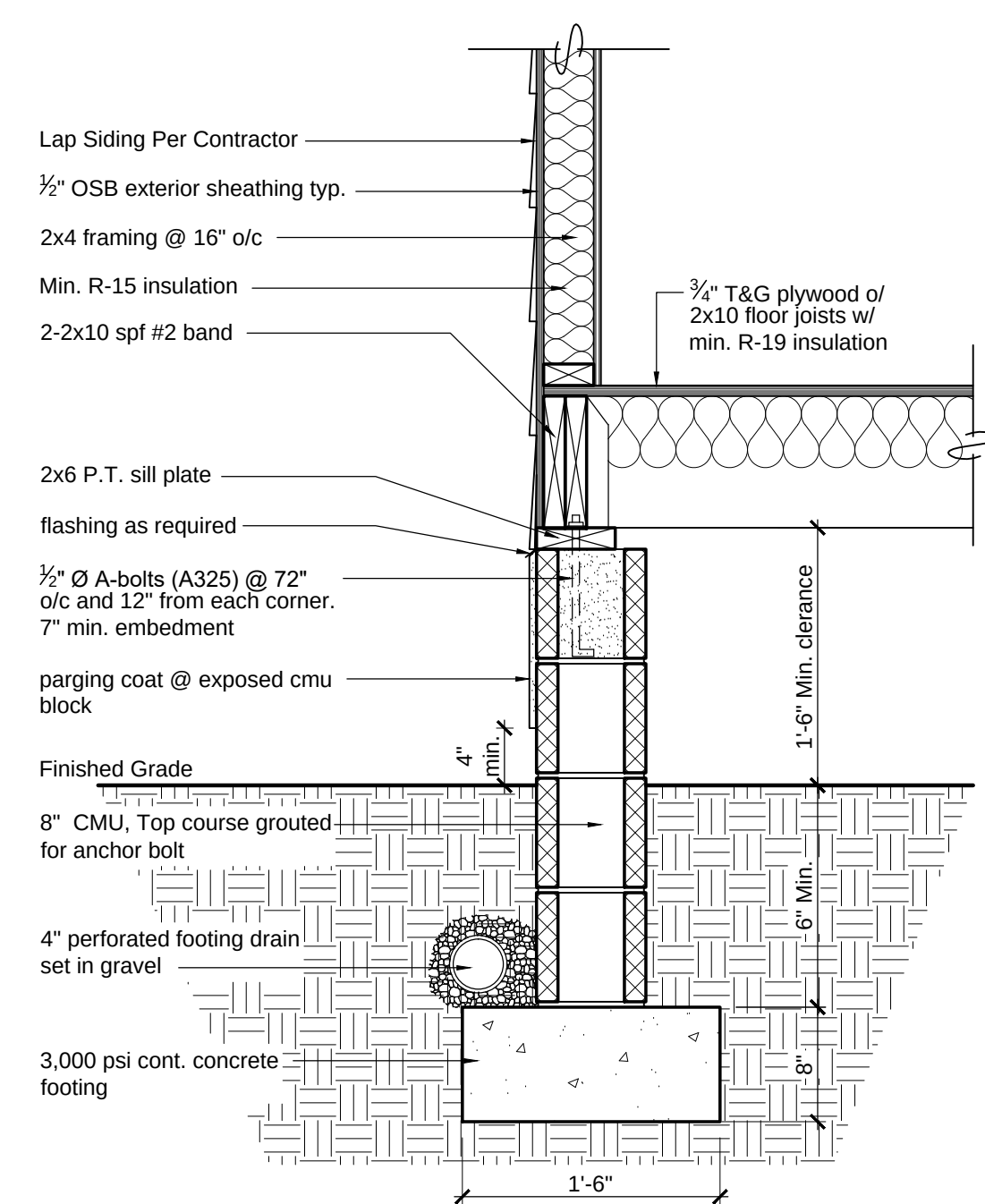
Little Skyline Plan
607 Stafford Street
Monroe, NC 28110

Index of Drawings:

- Cover Sheet
- 2 - Foundation Plans & Details
- 3 - Main Level Floor Plans
- 4 - Upper Level Floor Plans
- 5 - Roof Plan & Details
- 6 - Exterior Elevations
- 7 - Electrical Plans
- 8 - General Notes

ISAAC BUEHLER
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Email: ibresidentialdesign@gmail.com
Phone: (704) 608-7512
6760 Curtwood Dr.
Tipp City Ohio 45371



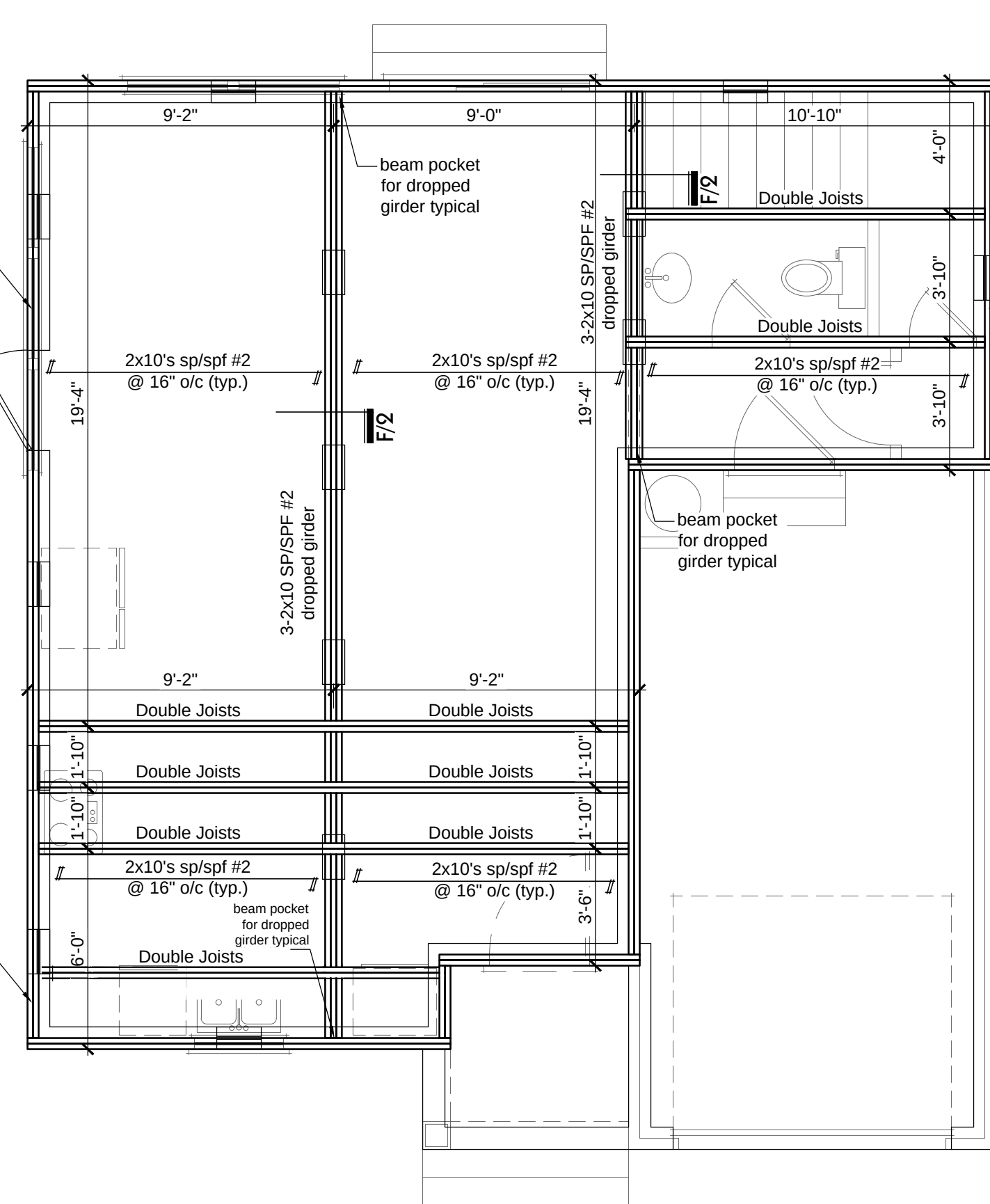
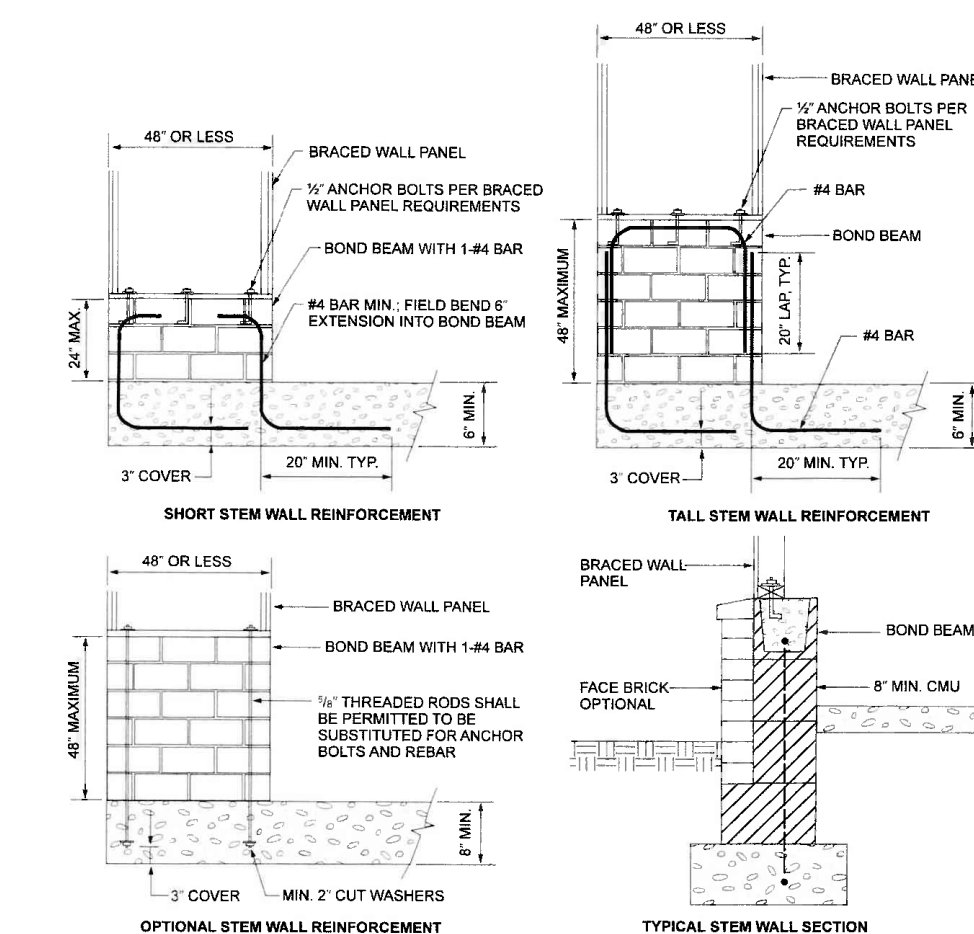


Note

This structure has been sheathed by a professional engineer for lateral loading. It has been designed using continuous sheathed 7/16" osb sheathing, fastened at 6" o.c. along the edges and 12" o.c. along the interior (w/ 6d common nails or 8d-2"x4"x1/2" long x 0.113" diameter nails) to meet or exceed the intent of the 2018 north carolina residential building code. blocking shall be provided at all panel edges. all interior walls (where noted) should be method "gb" and fastened w/ 5d cooler nails or #6 screws at 7" o.c. along the edges and 7" field. any method that deviates from the above are noted on drawings. note: the interior walls are sheathed with 1/2" gypsum board installed per code, where wall lines require further reinforcement, additional bracing members, engineered wall sections, and hold downs have been included to resist the lateral loads.

- Foundation Notes:**

- 1) All first floor framing to be 2x10 floor joists spf #2 @ 16" o/c unless noted otherwise or equivalent (direction indicated on plan).
- 2) Install double joists under all parallel partition walls unless noted otherwise.
- 3) All point loads from the first floor must be transferred down through to the girders / piers with an equal amount of solid squash block material.
- 4) Perimeter foundation wall to be 8"x16" CMU block unless noted otherwise.
- 5) Perimeter footing to be 18"x8" continuous (3000 psi) concrete footing, unless noted otherwise.
- 6) Interior girders to be dropped 3-2x10 SYP unless noted otherwise.
- 7) Interior piers to be 8"x16" CMU w/ 20"x30"x10" concrete footing unless noted otherwise.
- 8) Perimeter band to be (2) 2x10 SPF #2
- 9) Garage slab to be 4" thick concrete slab (3000 psi) with
- 10) All 16" x16" piers to be filled solid w/ 2000 psi grout
- 11) Install 3/4" anchor bolts @ 72" o/c and within 12" of corners, embed anchor bolts minimum 7" into masonry.
- 12) Min. 2000 PSF Soil Bearing Capacity Typical.
- 13) All concrete to be 3000 psi (min)



CRAWL SPACE VENTILATION:

Note: 16"x8" screened foundation vent = .50 sq.ft.
Vented area required: 1 sq.ft. per every 150 sq.ft. of crawl space.

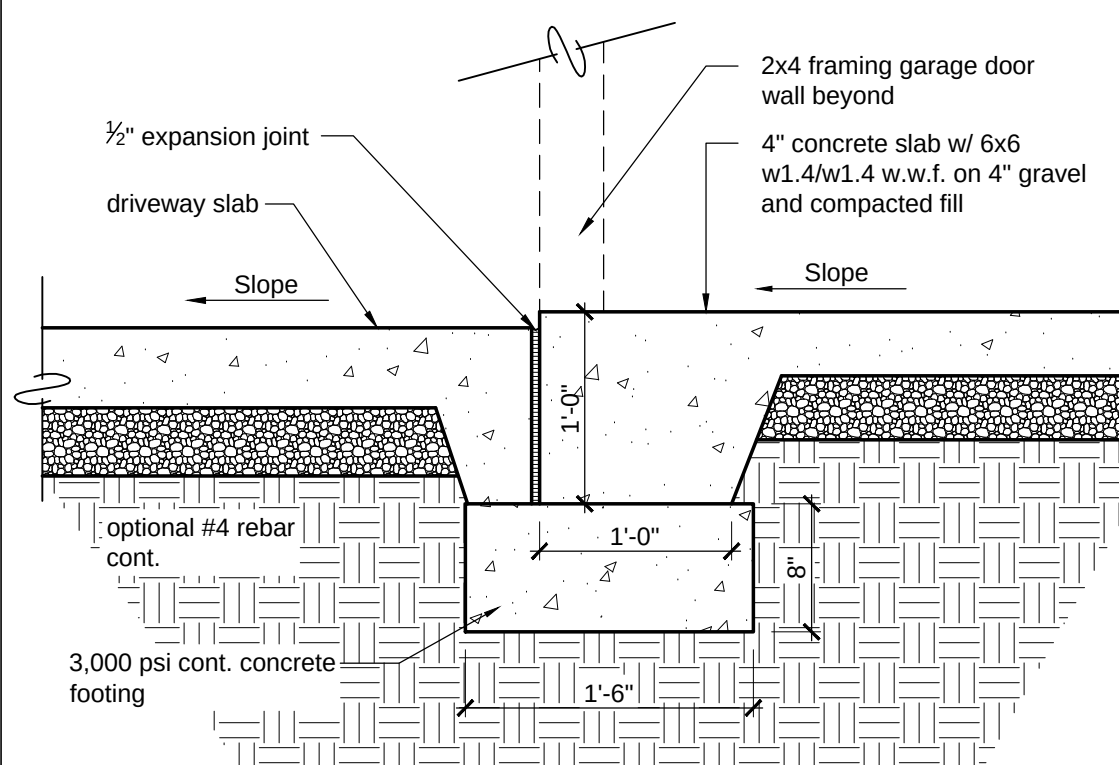
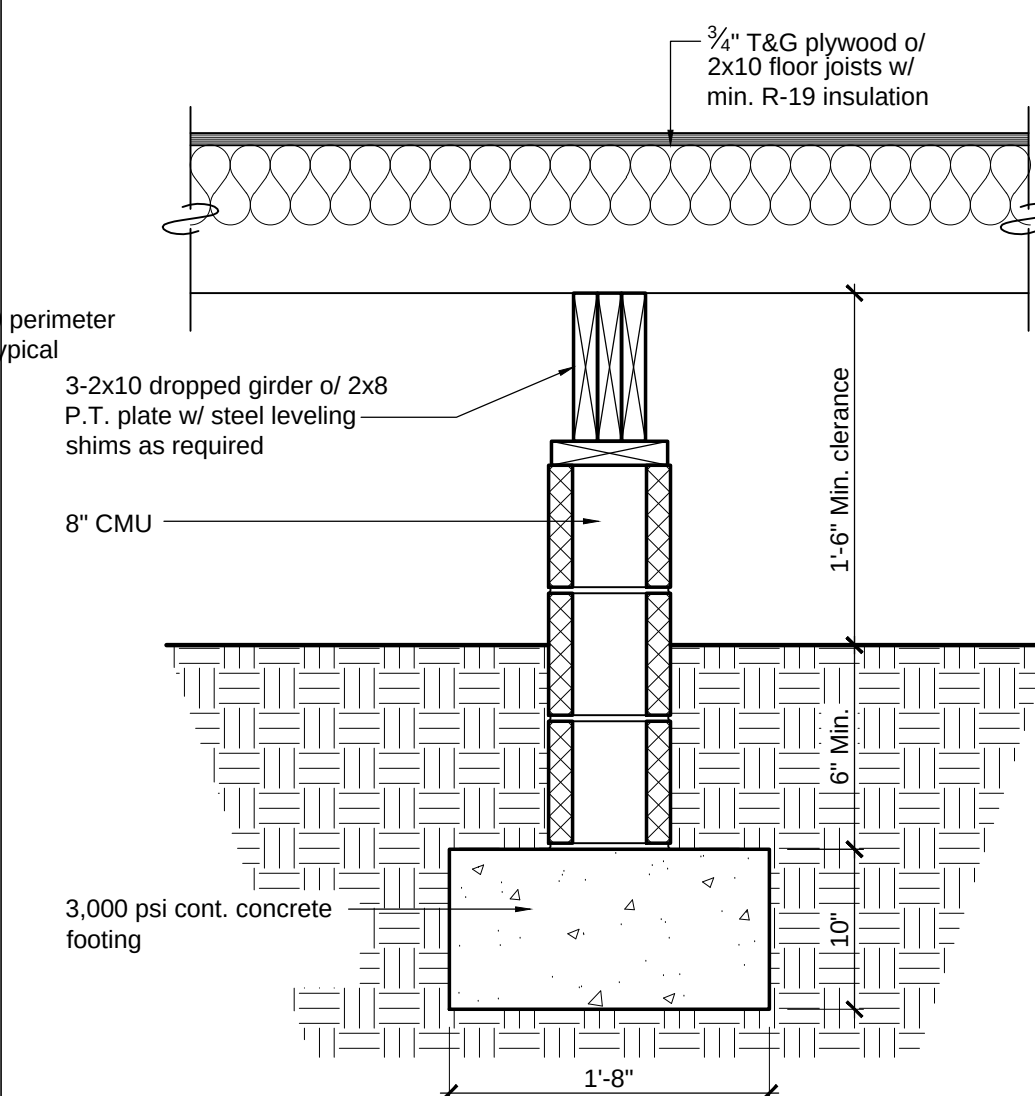
CALCULATIONS:
crawl space 566 sq.ft. divided by 150 sq.ft. = 3.77
3.77 sq.ft. required vented area
3.77 sq.ft. required vented area divided by .50 sq.ft. = 7.55
8 required vents needed
number of vents provided on plan = 8

Contractor must provide POWER VENTILATION

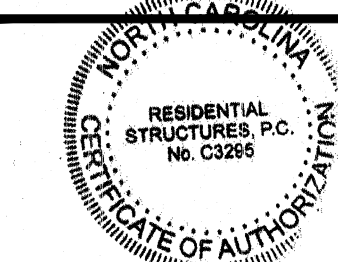
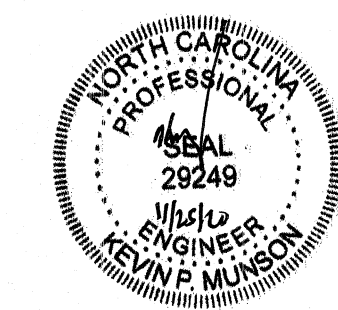
OF

Per NCBC R408.1.1; the total area of ventilation openings may be reduced to 1/1500 of the crawl space ground area where the required openings are placed so as to provide cross-ventilation of the crawl space.

crawl space 566 sq.ft. divided by 1500 sq.ft. = .37
 .37 sq.ft. required vented area
 .37 sq.ft. required vented area divided by .50 sq.ft. = .74
 1 required vent needed number of vents provided on plan =

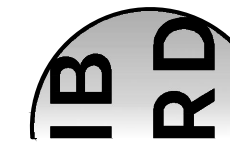


Little Skyline Plan
607 Stafford Street
Monroe, NC 28110



RESIDENTIAL STRUCTURES, PC
3410 N. Davidson St.
Charlotte, N.C. 28205
Seal For Structural Only

ISAAC BUEHLER
RESIDENTIAL DESIGN
Email: ibresidentialdesign@gmail.com



Project No: 118-20

Date: 11/24/2020

Construction Documents

Title: Foundation Plans & Details

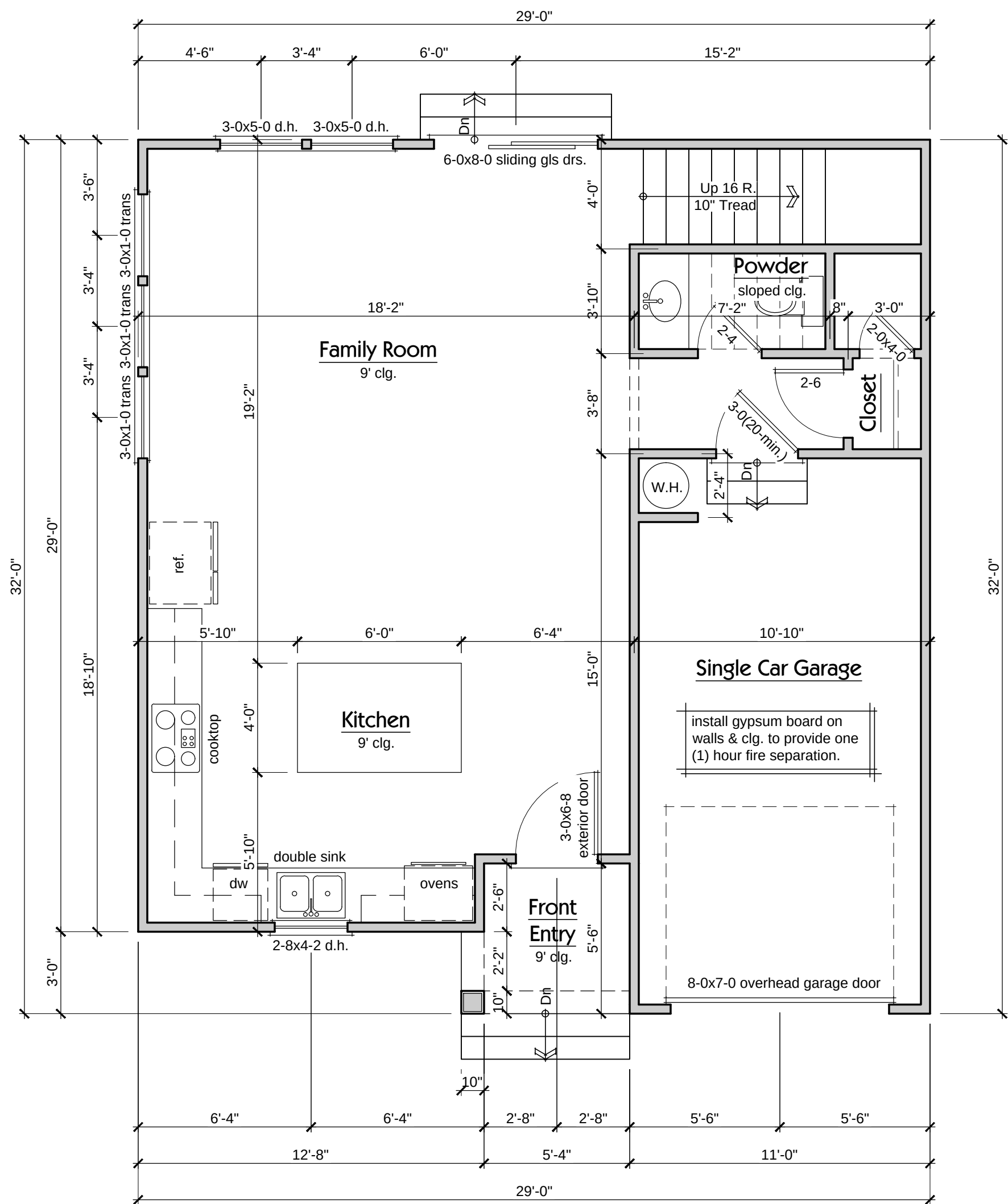
Revisions

Drawn by: IB

Checked by: **

Sheet No.

2



Square Footage

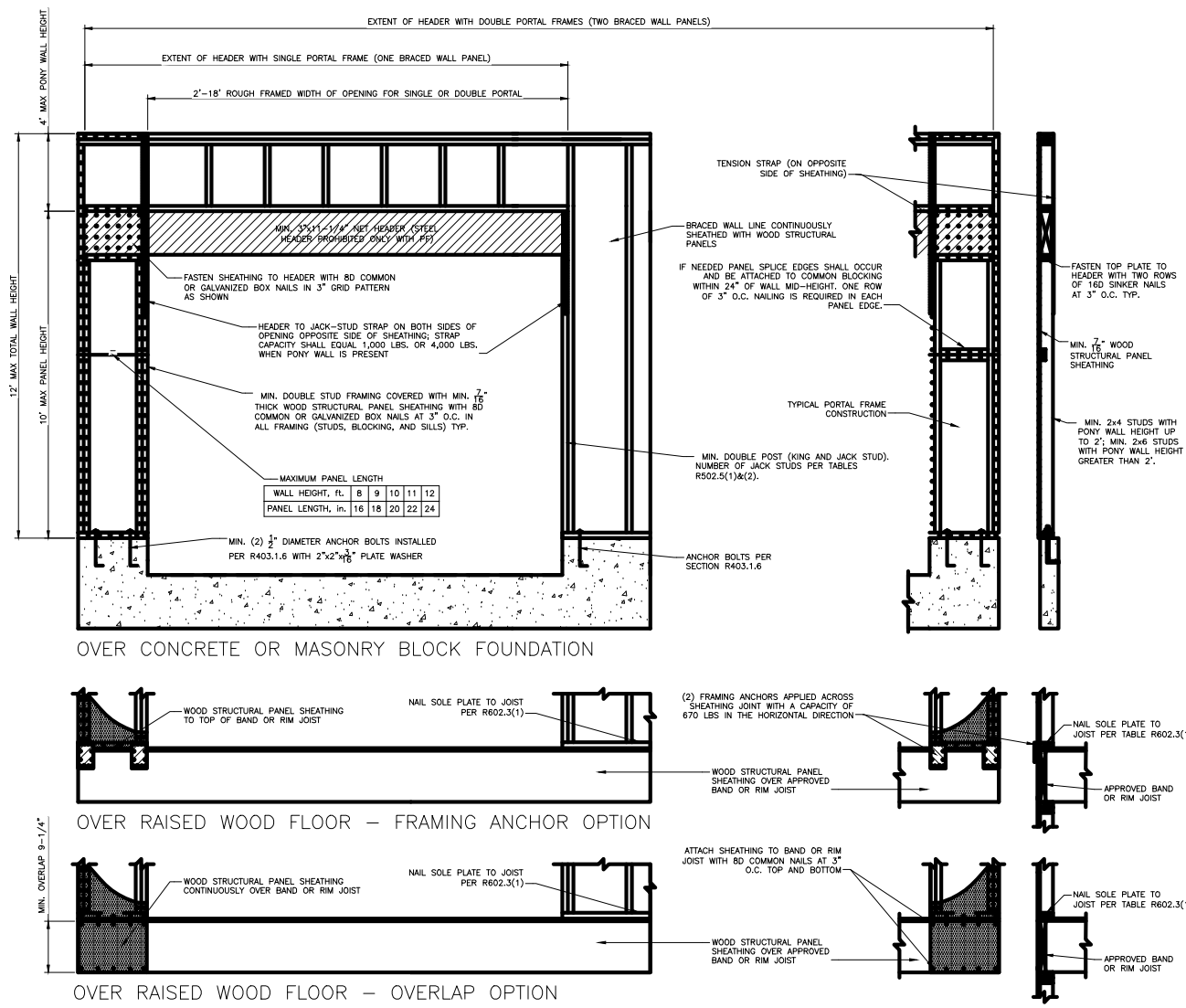
Framed	
Main Level Heated	633 Sq.Ft.
Upper Level Heated	799 Sq.Ft.
Total Heated	1,432 Sq.Ft.
Two Car Garage	413 Sq.Ft.
Front Entry	32 Sq.Ft.
Total Unheated	445 Sq.Ft.
Total Under Roof	1,877 Sq.Ft.

Main Level Notes:

- * All angled walls are 45° u.n.o.
- * All doors and cased openings on this level to be 6'-8" tall u.n.o.

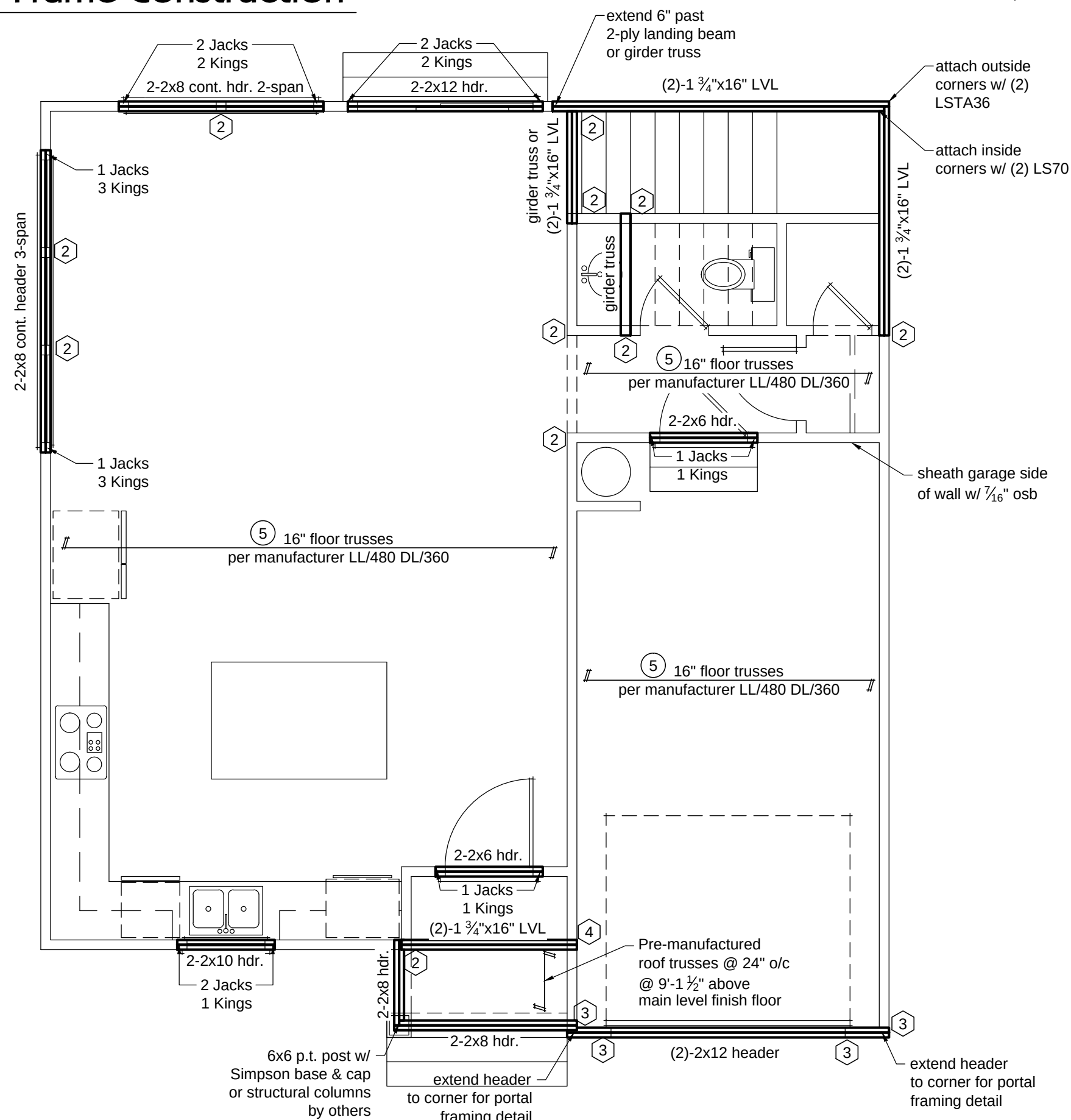
Main Level Floor Plan

Scale: 1/4" = 1'-0"



Method "PF" Portal Frame Construction

not to scale



2nd floor framing notes:

- all exterior walls to be sheathed w/ $\frac{7}{16}$ " osb attached to framing w/ 8d nails at 6" o.c. edge and 12" o.c. field. provide blocking at all panel splices.
- all exterior wall headers to be 2-2x10 (spf#2) w/ (1)jack @ each end and (1)king stud per every 3'-0" width of total header span @ each end u.n.o.
- all interior load bearing wall headers to be 2-2x8's (spf#2) u.n.o. w/ (1)jack @ each end u.n.o.
- add and extra joist/truss under all parallel partition walls
- transfer all point loads from above through the first floor w/ an equal amount of stud material
- all headers noted to be portal framed per method "pf" shall be in accordance w/ fig r602.10.1 of nrcr revised wall bracing provisions. u.n.o.
- all walls noted to be sheathed per method "gb" shall be sheathed on both sides w/ min. $\frac{1}{2}$ " gyp board attached to framing w/ 5d cooler nails or #6 screws @ 7" o.c. along the edges and in the field.

(5) = 16" open web floor trusses per manf.

(#) = number of studs. studs to be same size as associated wall framing studs u.n.o. **note: stud counts do not account for king studs.** see framing notes above for king stud requirements.

r.t. = roof trusses per manf. @ max 24" o.c. truss design to have no intermediate bearing (u.n.o.)

Note:

this structure has been analyzed by a professional engineer for lateral loading. it has been designed using continuous sheathed 7/16" osb sheathing, fastened at 6" o.c. along the edges and 12" o.c. along the interior (w/ 6d common nails or 8d-2 $\frac{1}{2}$ " long x 0.113" diameter nails) to meet or exceed the intent of the 2018 north carolina residential building code. blocking shall be provided at all panel edges. all interior walls (where noted) should be method "gb" and fastened w/ 5d cooler nails or #6 screws at 7" along the edges and 7" field. any method that deviates from the above are noted on the plan set. the interior of all exterior walls should have gypsum board installed per code. where wall lines require further reinforcement, additional bracing methods, engineered wall sections, and hold downs have been included to resist the lateral loads.

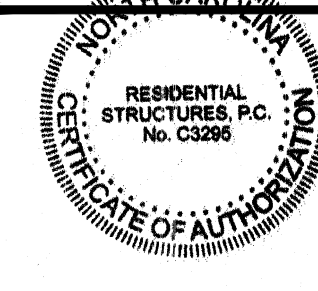
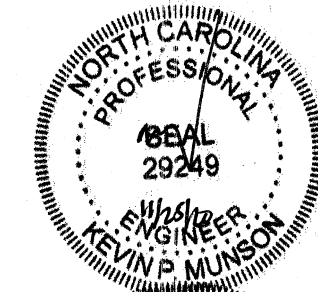
KING STUD CHART	
OPENING WIDTH (W)	# OF KINGS (U.N.O. ON PLANS)
0' < W ≤ 3'	1 each end
3' < W ≤ 6'	2 each end
6' < W ≤ 9'	3 each end
9' < W ≤ 12'	4 each end
12' < W ≤ 15'	5 each end
15' < W ≤ 18'	6 each end
18' < W ≤ 21'	7 each end

Typical joist hangers for joists and beams

Member	Hanger
2x8	LUS28
2x10	LUS210
2x12	LUS210
2-2x8	HUS28-2
2-2x10	HUS210-2
2-2x12	HUS212-2
3-2x8	LUS28-3
3-2x10	LUS210-3
3-2x12	HU212-3 Min
2-1 3/4"x 9 1/4" LVL	HGUS410
2-1 3/4"x 9 1/2" LVL	HGUS410
2-1 3/4"x 11 1/4" LVL	HGUS412
2-1 3/4"x 11 7/8" LVL	HGUS412
2-1 3/4"x 14" LVL	HGUS414
2-1 3/4"x 16" LVL	HGUS414
2-1 3/4"x 18" LVL	HGUS414
3-1 3/4"x 9 1/4" LVL	HGUS5.50/10
3-1 3/4"x 9 1/2" LVL	HGUS5.50/10
3-1 3/4"x 11 1/4" LVL	HGUS5.50/12
3-1 3/4"x 11 7/8" LVL	HGUS5.50/12
3-1 3/4"x 14" LVL	HGUS5.50/14
3-1 3/4"x 16" LVL	HGUS5.50/14
3-1 3/4"x 18" LVL	HGUS5.50/14
4-1 3/4"x 9 1/4" LVL	HGUS7.25/10
4-1 3/4"x 9 1/2" LVL	HGUS7.25/10
4-1 3/4"x 11 1/4" LVL	HGUS7.25/12
4-1 3/4"x 14" LVL	HGUS7.25/14
4-1 3/4"x 16" LVL	HGUS7.25/14
4-1 3/4"x 18" LVL	HGUS7.25/14

*All hangers by Simpson Strong -Tie Co. Inc.
(Brand-Name equivalents acceptable)

Little Skyline Plan
607 Stafford Street
Monroe, NC 28110



RESIDENTIAL STRUCTURES, P.C.
3410 N. Davidson St.
Charlotte, N.C. 28205
Seal For Structural Only

ISAAC BUEHLER
RESIDENTIAL DESIGN
Email: ibresidentialdesign@gmail.com
Phone: (704) 608-7512
6760 Curtwood Dr.
Tipp City Ohio 45371



Project No: 118-20
Date: 11/24/2020

Construction Documents

Title: Main Level Floor Plans

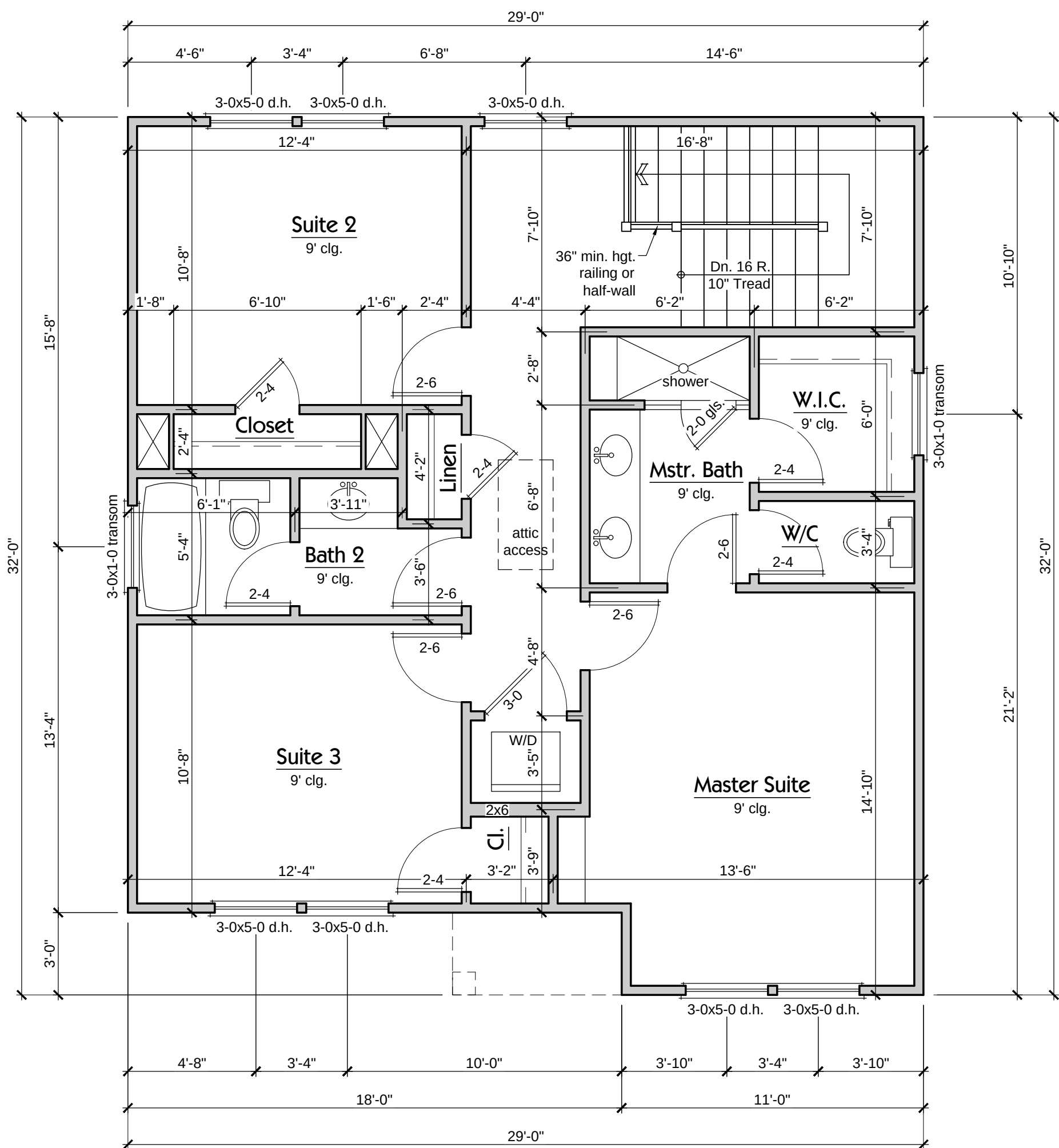
Revisions:

Drawn by: IB

Checked by: **

Sheet No.

3



Upper Level Notes:

- * All angled walls are 45° u.n.o.
- * All doors and cased openings on this level to be 6'-8" tall u.n.o.

Upper Level Floor Plan

Scale: 1/4" = 1'-0"

Note:

this structure has been analyzed by a professional engineer for lateral loading. it has been designed using continuous sheathed 7/16" osb sheathing, fastened at 6" o.c. along the edges and 12" o.c. along the interior (w/ 6d common nails or 8d-2½" long x 0.113" diameter nails) to meet or exceed the intent of the 2018 north carolina residential building code. blocking shall be provided at all panel edges. all interior walls (where noted) should be method "gb" and fastened w/ 5d cooler nails or #6 screws at 7" along the edges and 7" field. any method that deviates from the above are noted on the plan set. the interior of all exterior walls should have gypsum board installed per code. where wall lines require further reinforcement, additional bracing methods, engineered wall sections, and hold downs have been included to resist the lateral loads.

Typical joist hangers for joists and beams

Member	Hanger
2x8	LUS28
2x10	LUS210
2x12	LUS210
2-2x8	HUS28-2
2-2x10	HUS210-2
2-2x12	HUS212-2
3-2x8	LUS28-3
3-2x10	LUS210-3
3-2x12	HU212-3 Min
2-1 3/4"x 9 1/4" LVL	HGUS410
2-1 3/4"x 9 1/2" LVL	HGUS410
2-1 3/4"x 11 1/4" LVL	HGUS412
2-1 3/4"x 11 7/8" LVL	HGUS412
2-1 3/4"x 14" LVL	HGUS414
2-1 3/4"x 16" LVL	HGUS414
2-1 3/4"x 18" LVL	HGUS414
3-1 3/4"x 9 1/4" LVL	HGUS5.50/10
3-1 3/4"x 9 1/2" LVL	HGUS5.50/10
3-1 3/4"x 11 1/4" LVL	HGUS5.50/12
3-1 3/4"x 11 7/8" LVL	HGUS5.50/12
3-1 3/4"x 14" LVL	HGUS5.50/14
3-1 3/4"x 16" LVL	HGUS5.50/14
3-1 3/4"x 18" LVL	HGUS5.50/14
4-1 3/4"x 9 1/4" LVL	HGUS7.25/10
4-1 3/4"x 9 1/2" LVL	HGUS7.25/10
4-1 3/4"x 11 1/4" LVL	HGUS7.25/12
4-1 3/4"x 11 7/8" LVL	HGUS7.25/12
4-1 3/4"x 14" LVL	HGUS7.25/14
4-1 3/4"x 16" LVL	HGUS7.25/14
4-1 3/4"x 18" LVL	HGUS7.25/14

*All hangers by Simpson Strong-Tie Co. Inc. (Brand-Name equivalents acceptable)

Exterior wall height (h)	Stud size/ spacing
h < 10'	2x4 @ 16" oc
10' ≤ h ≤ 11'	2x4 @ 12" oc
11' ≤ h ≤ 18'	2x6 @ 16" oc
h > 18'	Consult eng.
Garage wall to be 2x6 @ 16" o.c. if exceeding 10' in height	

KING STUD CHART	
OPENING WIDTH (W)	# OF KINGS (U.N.O. ON PLANS)
0' < W ≤ 3'	1 each end
3' < W ≤ 6'	2 each end
6' < W ≤ 9'	3 each end
9' < W ≤ 12'	4 each end
12' < W ≤ 15'	5 each end
18' < W ≤ 21'	6 each end
15' < W ≤ 18'	7 each end

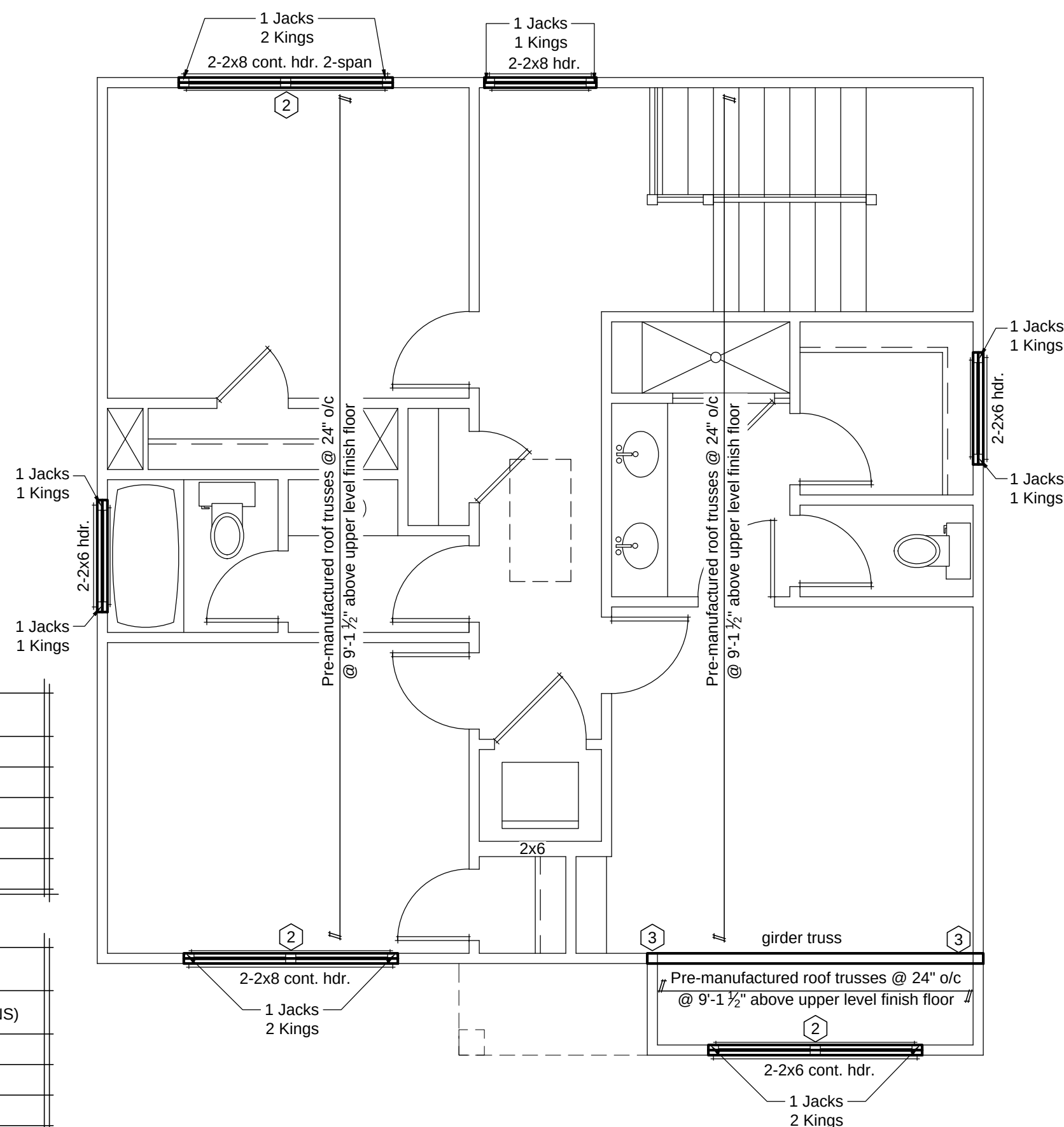
Ceiling Framing Notes:

- all exterior walls to be sheathed w/ 5/8" osb attached to framing w/ 8d nails at 6" o.c. edge and 12" o.c. field. provide blocking at all panel splices.
- all exterior wall headers to be 2-2x8 (spf#2) w/ (1)jack @ each end and (1)king stud per every 3'-0" width of total header span @ each end u.n.o.
- all interior load bearing wall headers to be 2-2x8's (spf#2) u.n.o. w/ (1)jack @ each end u.n.o.
- at clip lines, ceiling joists to be nailed to rafters w/ (5)16d nails u.n.o.

= number of studs. studs to be same size as associated wall framing studs u.n.o. **note: stud counts do not account for king studs.** see framing notes above for king stud requirements.

r.t. = roof trusses per manf. @ max 24" o.c. truss design to have no intermediate bearing (u.n.o.)

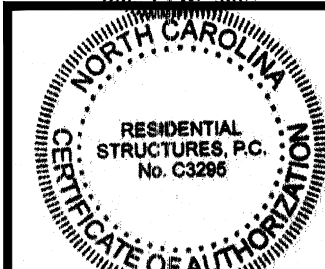
g.t. = girder truss per manf.



Upper Level Ceiling Framing Plan

Scale: 1/4" = 1'-0"

Little Skyline Plan
607 Stafford Street
Monroe, NC 28110



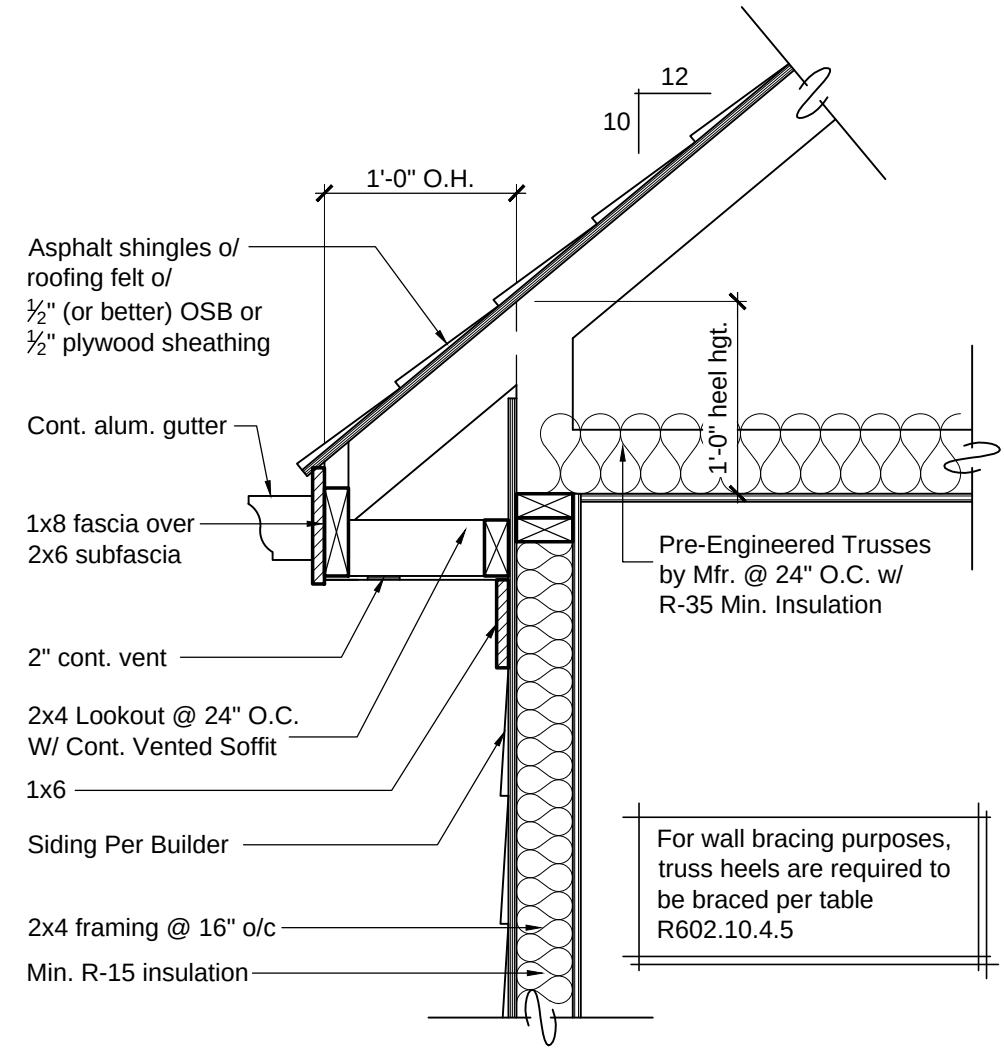
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6760 Curtwood Dr.
Tipp City Ohio 45371

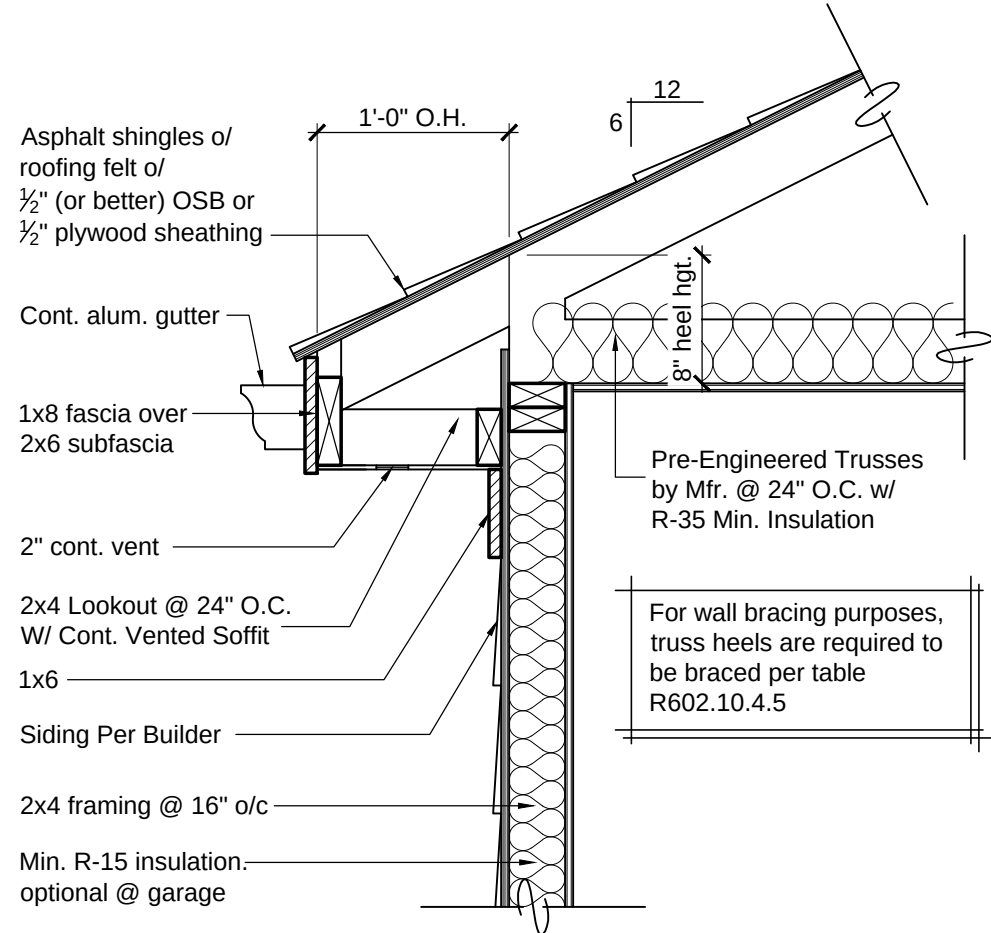
Project No: 118-20
Date: 11/24/2020
Construction Documents
Title: Upper Level Floor Plans
Revisions:
Drawn by: IB
Checked by: **

Sheet No.

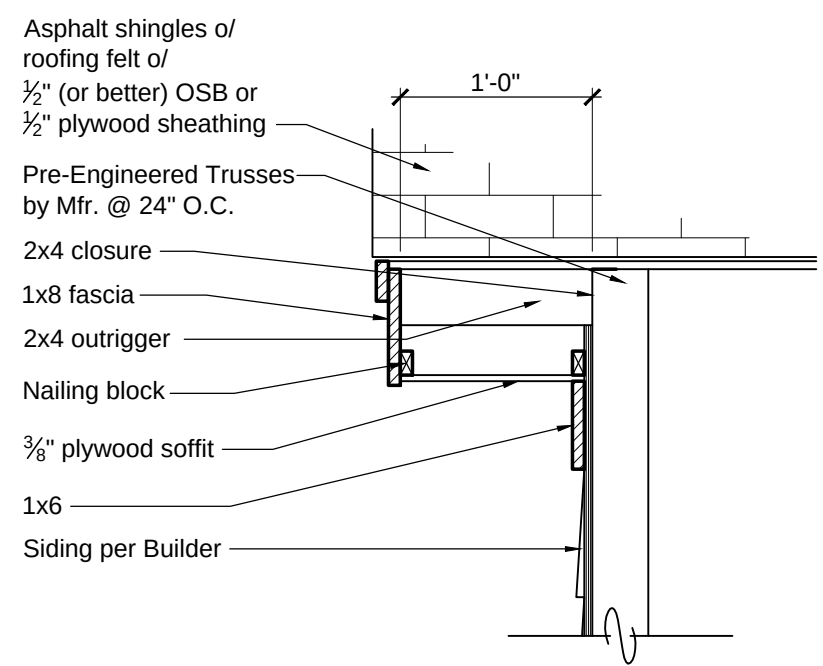
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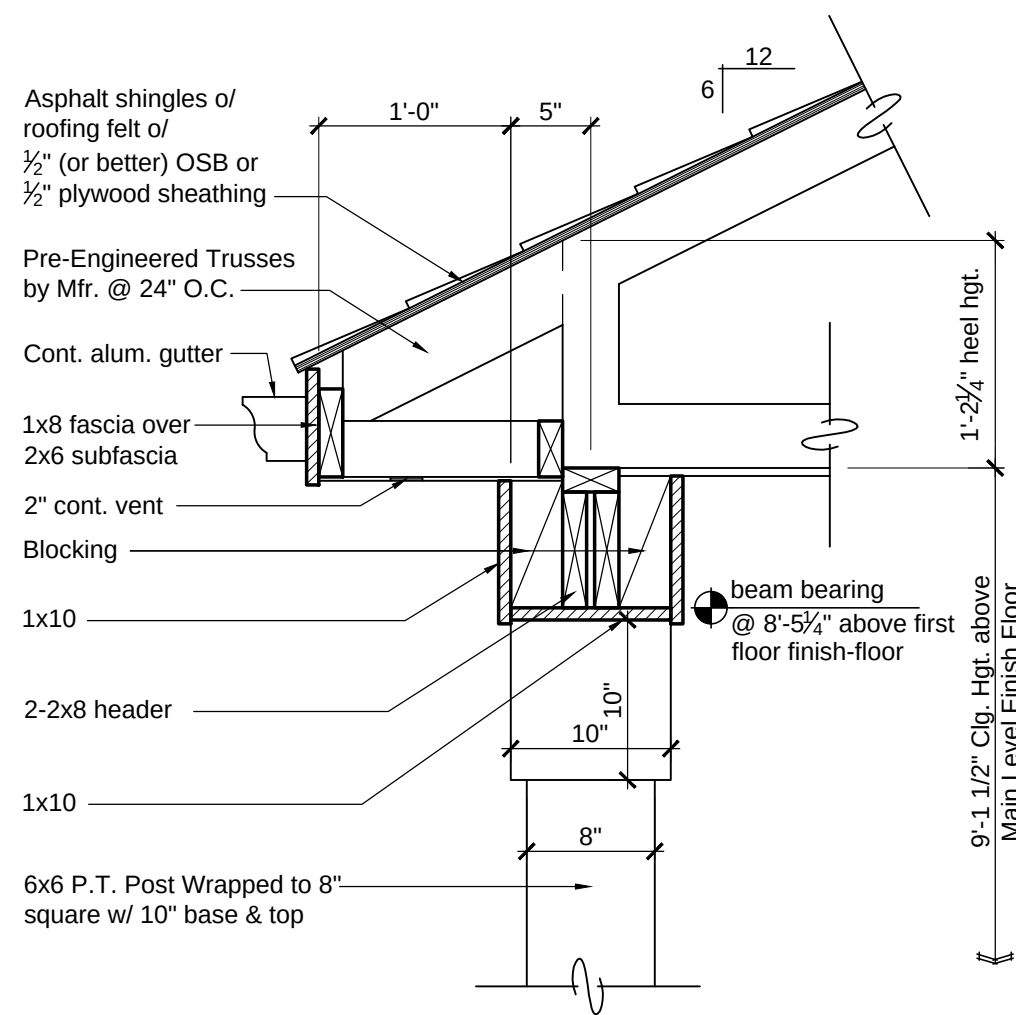
A
5 Typical 10:12 Pitch Cornice Detail
Scale: 1" = 1'-0"



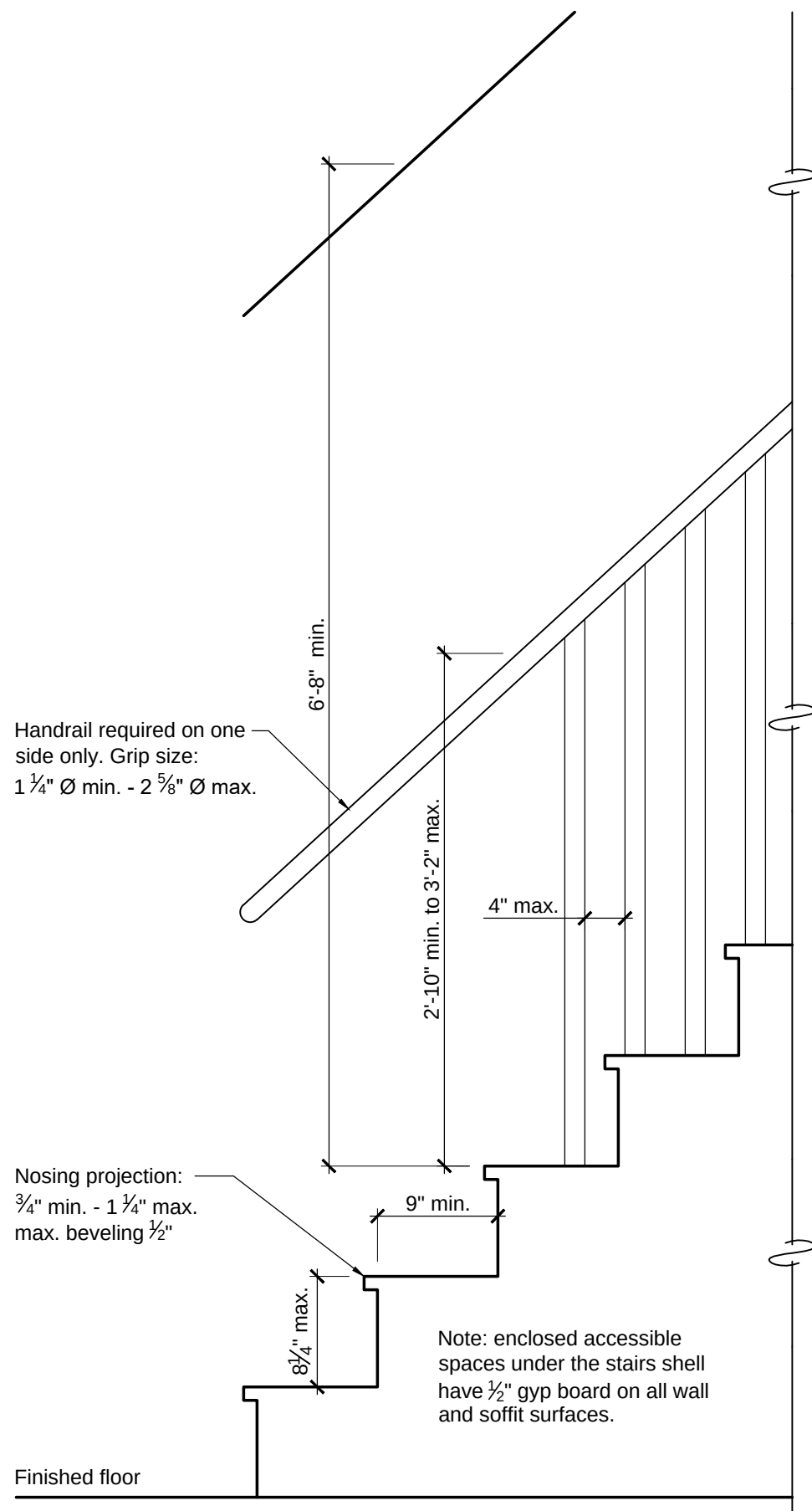
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5 Typical 6:12 Pitch Cornice Detail
Scale: 1" = 1'-0"



D
5 Typical Rake Detail
Scale: 1" = 1'-0"



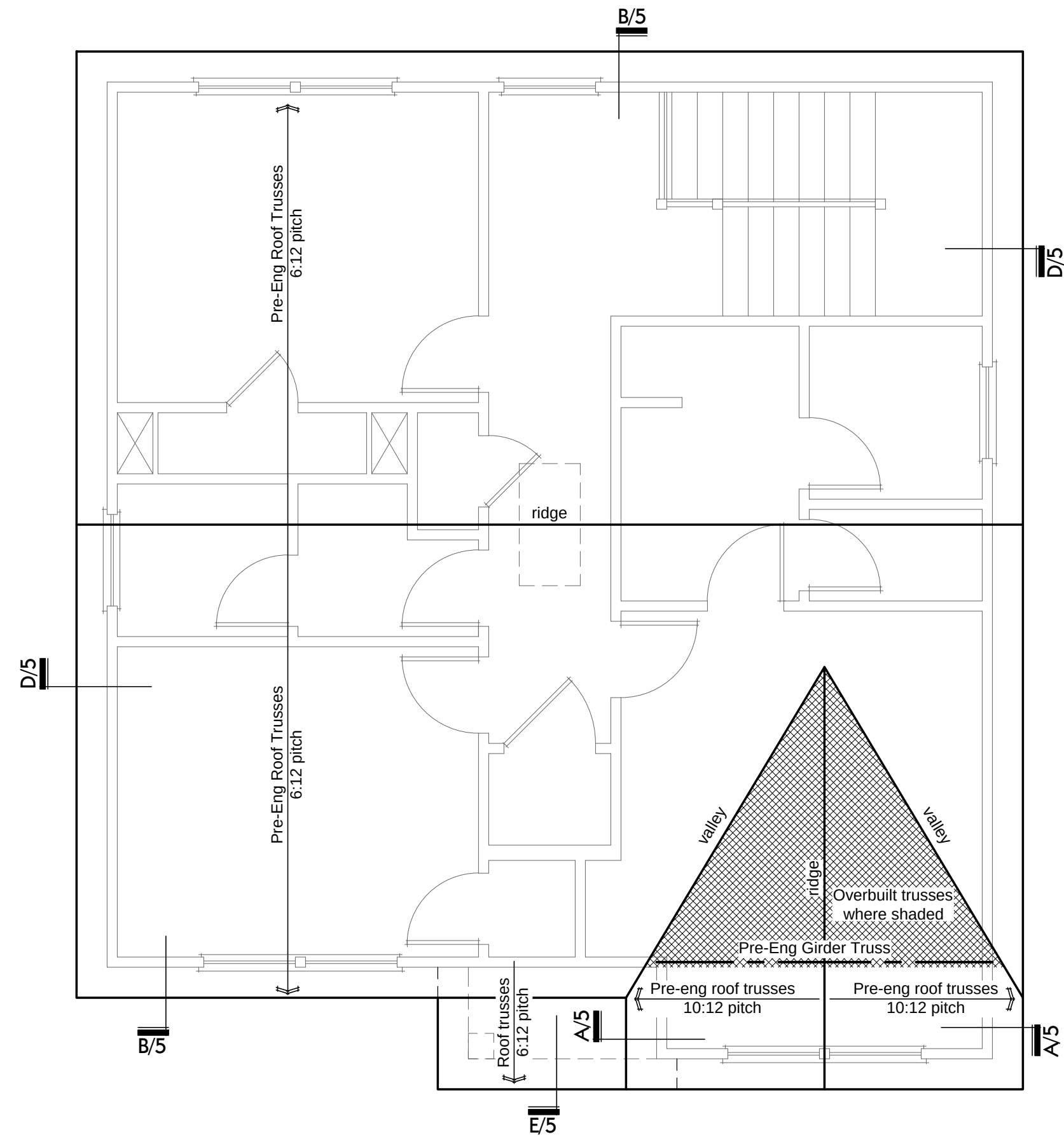
E
5 Typical Front Entry Cornice Detail
Scale: 1" = 1'-0"



F
5 Stair Code Detail
Scale: 1" = 1'-0"

Attic Ventilation
2" continuous aluminum soffit vent = 8 sq.in./ft. of vent area ridge vent = 12.5 sq.in./ft. of vented area
Note: Builder to confirm the sq.in./ft. vented area with their manufacturer of venting products used for this construction, so they will comply with the calculated sq.in./ft. of vented area required.
Calculations
attic area = 853 sq.ft. x 144 = 122,832 sq.in.
divided by 300 = 405
61 l.f. soffit vent x 8 sq.in./ft. = 488 sq.in. soffit vent area
31 l.f. ridge vent x 12.5 sq.in./ft. = 387 sq.in. ridge vent area
total ridge & soffit vent area = 875 sq.in.
roof venting required = 405 sq.in.

Note:
All Shingled Roofs 4:12 or less require double underlayment



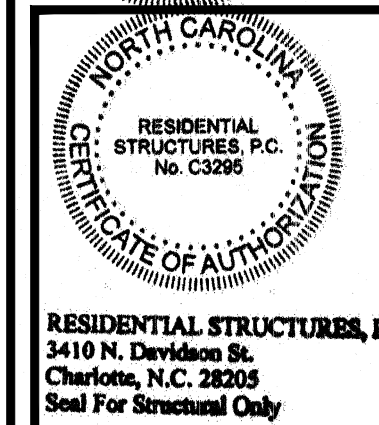
ROOF NOTES
R.T. = ROOF TRUSSES PER MANF. @ MAX 24" O.C. TRUSS DESIGN TO HAVE NO INTERMEDIATE BEARING (U.N.O.)
G.T. = GIRDER TRUSS PER MANF.

Note:
this structure has been analyzed by a professional engineer for lateral loading, it has been designed using continuous sheathed 7/16" osb sheathing, fastened at 6" o.c. along the edges and 12" o.c. along the interior (w/ 6d common nails or 8d-2 1/2" long x 0.113" diameter nails) to meet or exceed the intent of the 2018 north carolina residential building code. blocking shall be provided at all panel edges. all interior walls (where noted) should be method "gb" and fastened w/ 5d cooler nails or #6 screws at 7" along the edges and 7" field. any method that deviates from the above are noted on the plan set, the interior of all exterior walls should have gypsum board installed per code, where wall lines require further reinforcement, additional bracing methods, engineered wall sections, and hold downs have been included to resist the lateral loads.

Roof Plan

Scale: 1/4" = 1'-0"

Little Skyline Plan
607 Stafford Street
Monroe, NC 28110



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6760 Curtwood Dr.
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Project No: 118-20
Date: 11/24/2020
Construction Documents
Title: Roof Plan & Details
Revisions:
Drawn by: IB
Checked by: **

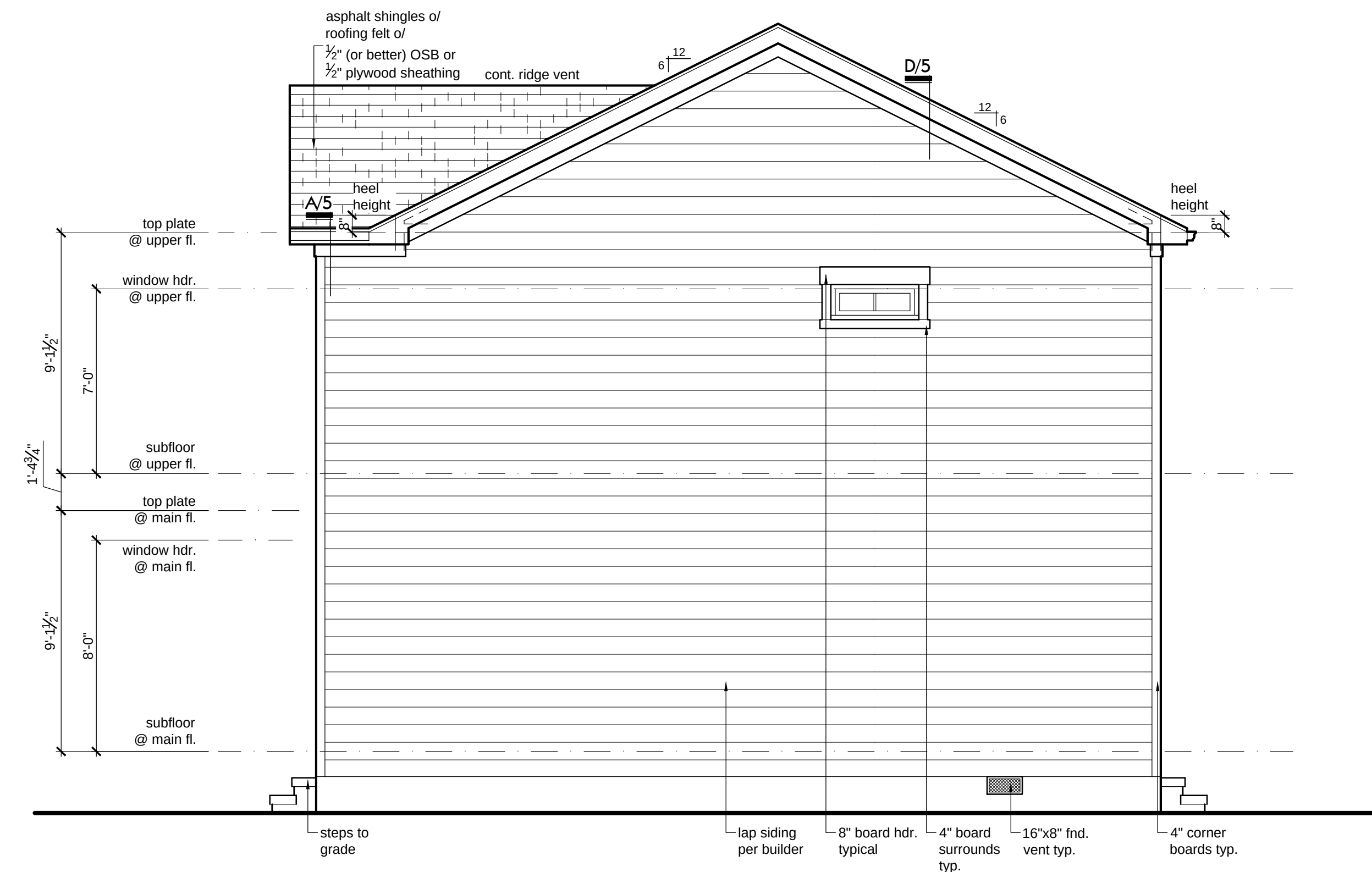
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Front Elevation

Scale: 1/4" = 1'-0"

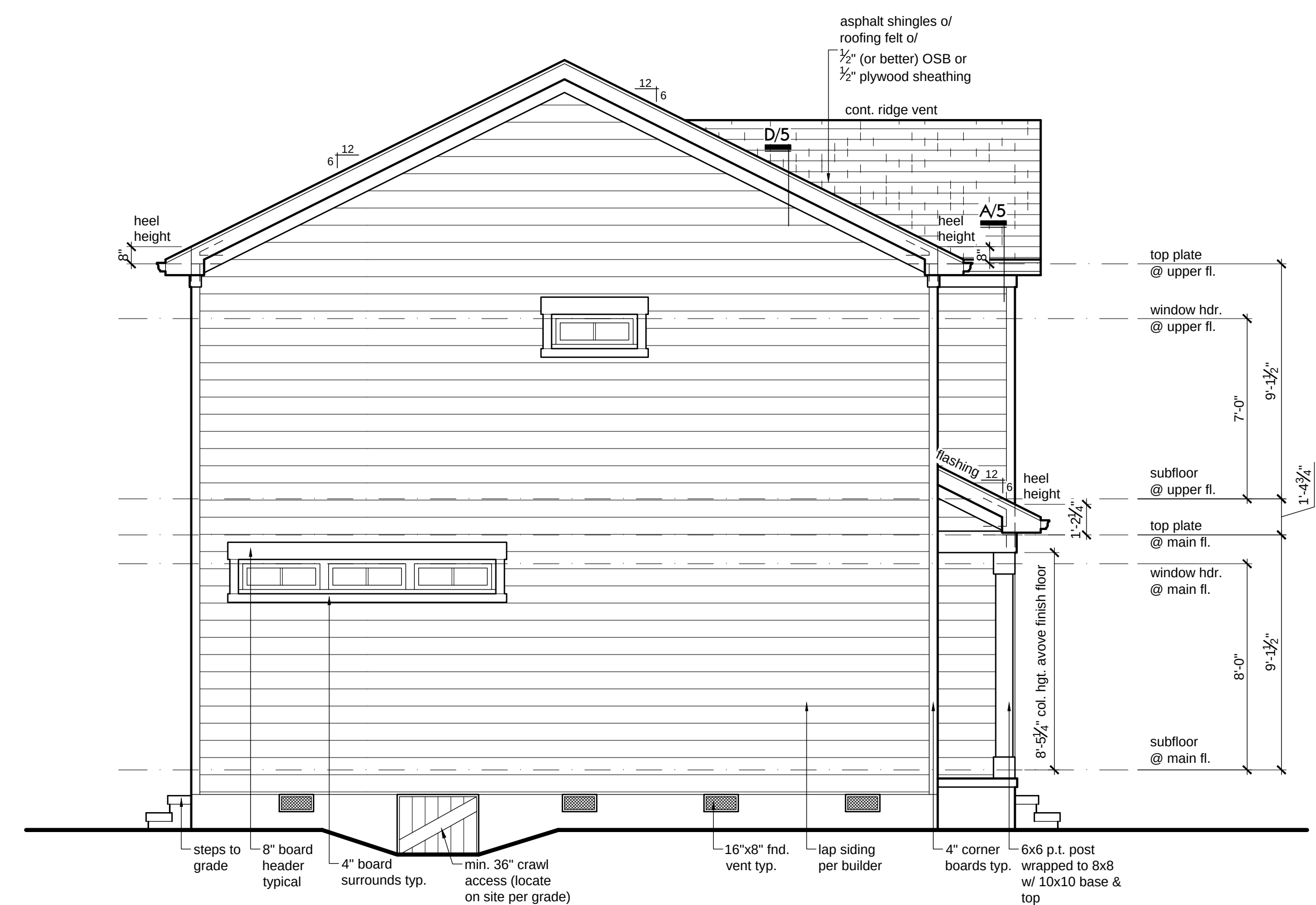


Right Elevation

Scale: 1/4" = 1'-0"



Rear Elevation



Left Elevation

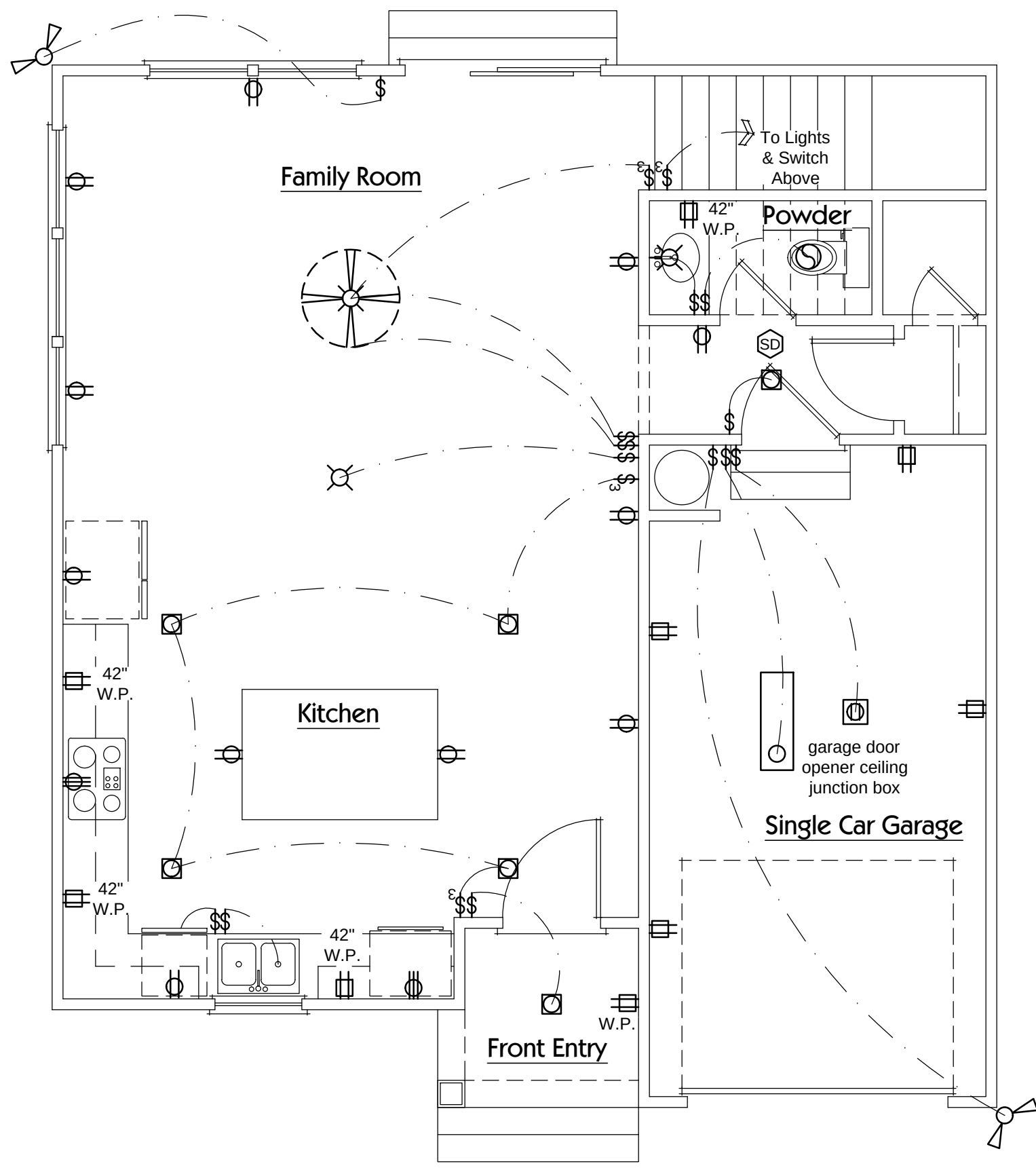
Little Skyline Plan
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Project No: 118-20
Date: 11/24/2020
Construction Documents
Title: Elevations
Revisions:
Drawn by: IB
Checked by: **

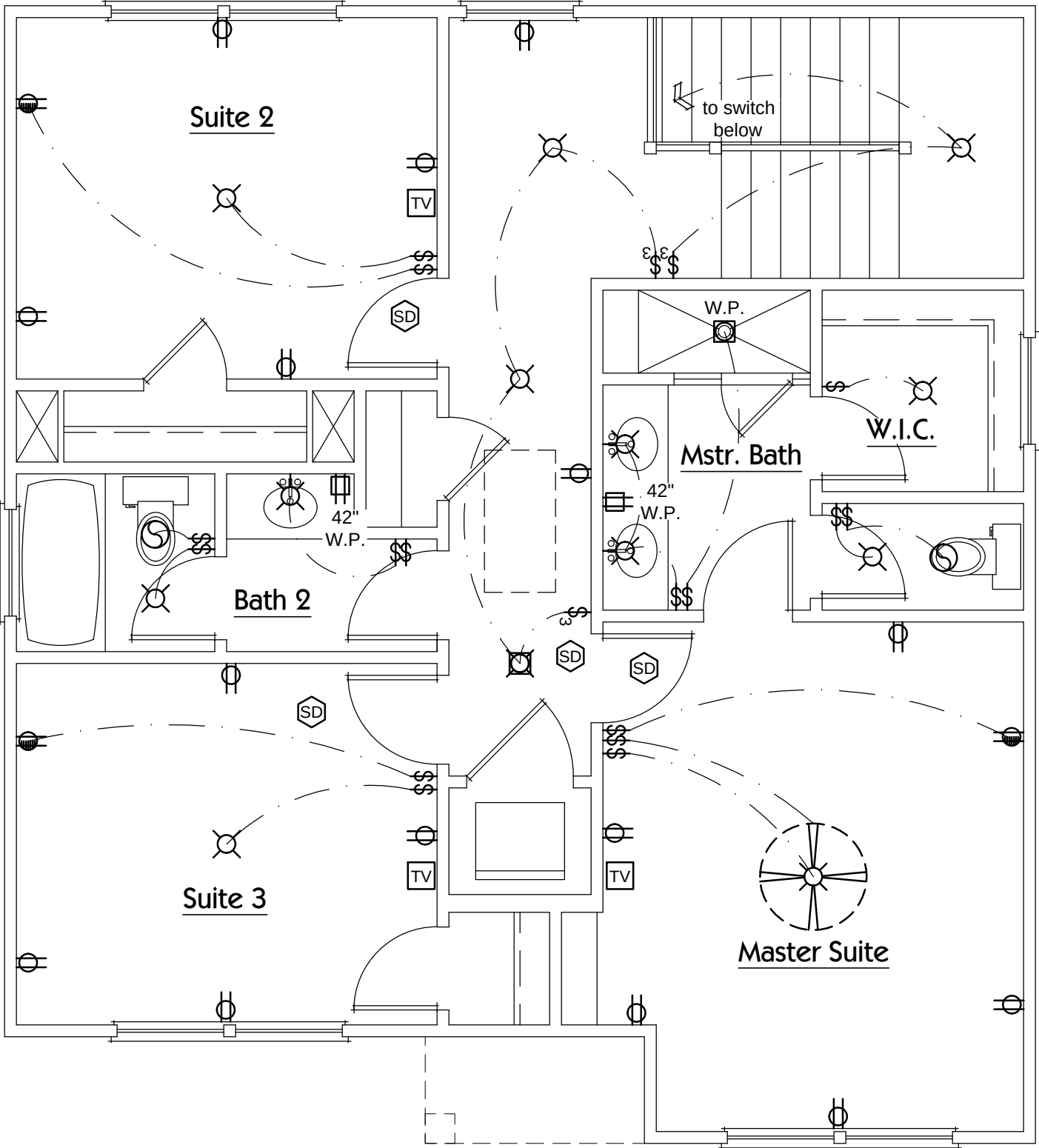
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SYMBOL KEY

- Single pole switch
- 3-way switch
- Bell button
- 110V Duplex receptacle outlet
- 110V Duplex receptacle outlet split wired
- 220V Receptacle outlet
- 110V GFI Duplex receptacle outlet
- 110V Duplex floor receptacle outlet
- Security system circuit
- Surface mounted ceiling light
- Pendant fixture
- Recessed light
- Wall mounted light
- Eyeball light
- Flood light
- Fluorescent fixture
- Fluorescent light
- Television jack
- Telephone jack
- Smoke detector
- Thermostat
- Humidistat
- Chimes
- Irrigation circuit
- Fan-bath
- Fan-room



Main Level Electrical Plan

Scale: 1/4" = 1'-0"

Upper Level Electrical Plan

Scale: 1/4" = 1'-0"

Little Skyline Plan
607 Stafford Street
Monroe, NC 28110

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Project No:	118-20
Date:	11/24/2020
Construction Documents	
Title:	Electrical Plans
Revisions:	
Drawn by:	IB
Checked by:	**

Sheet No.
7

RESIDENTIAL STANDARD NOTES

DESIGN LOADS:

1) Design loads are all dead loads plus:

- A) Sleeping rooms..... 30 PSF
B) All other floors..... 40 PSF
C) Balconies..... 60 PSF
D) Attic floor live loading with the following:

- i) Area accessible by stairs..... 30 PSF
ii) Roof slopes > 3:12..... 20 PSF
iii) Roof slopes < 3:12..... 10 PSF
E) Roof live load..... 20 PSF, or as required by code
F) Wind load..... 115 MPH, or as required by code
G) Snow load..... 20 PSF, or as required by code

2) All designs are in accordance with 2018 North Carolina Residential Code to the relevant Code for any additional information not covered in these notes or the designs.

3) Engineering design is for structural information only. The Engineer of Record does not accept responsibility for dimension errors, architectural errors, detailing of waterproofing, plumbing, electrical, or mechanical information or any part of the plan not relevant to the structural information.

RESIDENTIAL FOUNDATIONS:

1) All continuous wall footings are 8" x 16" for one- and two-story houses and footings for three-story walls shall be 12" x 24" unless otherwise noted. Reinforcing is to be as noted on plans. Footings on original soil do not need rebar. Rebar is required on any compacted fill regardless of compaction.

2) All interior piers are 8" x 16" CMU up to a maximum height of 32". All piers over 32" high must be filled with Type S mortar. Maximum height for 8" x 16" filled pier is 6'-8". Piers larger than 8" x 16" are noted on plans and must be filled with Type S mortar. For one-story structures, pier caps are to be 4" solid masonry. For two-story structures, pier caps are to be 8" of solid masonry.

3) Footings for 8" x 16" piers are 24" x 36" x 10" unless noted otherwise. Reinforcing is to be as noted on plans.

4) Interior thickened slab footings which occur in basements and "slab on grade" floors are 10" deep by 16" wide with 2-#4 reinforcing bars running continuously unless noted otherwise. Thickened footings are required under all bearing walls.

5) All rebar splices shall be a minimum of 2'-0" unless otherwise noted.

6) Shallow foundations are designed for an assumed soil bearing capacity of 2,000 psf. The contractor is responsible for notifying the Engineer of Record if any soils are found to be unsuitable for this bearing capacity. The contractor is responsible for obtaining soil testing to ensure that the bearing capacity of the soil meets or exceeds this value. All fill is to be compacted to 95% density as measured by the Standard Proctor Test (ASTM D-690).

7) All soils and fill under floors and/or within or under buildings shall have preconstruction soil treatment for protection against termites. Certification of Compliance shall be issued to the Building Department by a licensed pest control company.

8) All footing excavations shall be neat, straight, and level in the proper elevations to receive the concrete. Excessive variations in the dimensions of footings or slabs will not be permitted. Reinforcing steel and mesh shall be accurately placed and supported to maintain their position during the concrete pouring. Edge forms shall be used for concrete that will be exposed.

9) All slab penetrations are to be the responsibility of the contractor. Penetrations interfering with reinforcing shall be approved by the Engineer of Record prior to the placement of concrete.

10) Elevation differences between the bottom of adjacent footings shall be less than their horizontal distance less one foot. Differential heights between footings can become excessive usually where a pier footing in a crawlspace or garage footing is next to a basement wall footing.

SPECIAL FOUNDATION CONSIDERATIONS:

1) Waffle slabs are self-supporting slabs reinforced according to details and do not require firm soil for support. Soil must only be capable of supporting concrete until it hardens and develops strength.

2) Caisson foundations shall be a minimum of 12" diameter drilled unreinforced concrete caissons. Caissons shall extend to a minimum depth providing 2' penetrations into good original ground. Depth of drilling is limited to 15'. Therefore, no poor material more than 15' deep is suitable for a caisson foundation. A caisson cannot be used if water rises immediately into a drilled hole. Piles will have to be used in such cases.

3) Treated wood piles with a minimum diameter of 6" and a minimum design load of six tons are used for all foundations with unsuitable soil deeper than 15' or with water in drilled caisson holes. Drive per North Carolina or South Carolina Code.

4) Sizes and reinforcing for footing caps over caissons or piles shall be as shown on plans.

5) Chimney footings are to be 12" larger than the chimney footprint by 12" thick.

6) Foundation walls backfilled with dirt which support structural framing shall be constructed as follows:

- A) For earth fill up to a maximum height of 4': Use 8" CMU or 8" brick with Bituthene membrane waterproofing on exterior. Footings are to be 8" x 16" or 8" x 24" as noted on the plan.
B) For earth fill 4' to a maximum height of 9': Use 8" x 24" footing with #4 at 16" dowels hooked in footing and projecting 18" above footings. Use 12" CMU walls with #4 at 16" vertical bars located 4" from non-dirt fill face, lap all splices 12" and use Dur-o-wall horizontal reinforcing every 8" in CMU joints. Install 1-#3 L-bar with 24' legs in every other joint horizontally at all corners; i.e., #3 corner bars at 16" o.c. vertically. Fill all open cells of CMU with either type S or M mortar or fill with 2,500 psi concrete. Install waterproof Bituthene membrane or equal.
C) In lieu of the preceding design, basement walls may be constructed in accordance with R404.1 of the Code. However, 24" x 24" #3 corner bars shall be installed at 16" o/c vertically regardless of the wall height.

ERECT ALL FRAMING BEFORE BACKFILLING.

7) For retaining walls without framing see special designs on drawings.

FRAMING CONSTRUCTION - OTHER THAN ROOF:

1) See Table R802.3(1) of the Code for a fastener schedule for structural members.

2) Wood beams shall be supported by metal hangers of adequate capacity where framing into beams or ledgers. The allowable load capacity of the hanger shall be equal to or greater than the load specified on the plan. Where no load is specified, the "lightest" available hanger for the application is acceptable.

3) Crawl girders and band with 4" curtain wall and pier construction shall be 2-2 x 10 Southern Yellow Pine #2 unless noted otherwise. Maximum clear spans are to be 4'-6" (6'-0" o/c spacing of piers).

To avoid objectionable cracking in finished hardwood floors over any girders, use the following procedure:

- A) Nailing
i) All floor joists must be toenailed to their support girders with a minimum of 3-8d nails at each end. Larger nails will split and render the toenail ineffective. No end nailing through the girder or band is permitted.
ii) If dropped girders are used, end lap all joists and side nail each with a minimum of 3-16d nails at each end of each joint. Ledger strips should be spaced 3' apart and nailed with 3-16d nails at each joint end.
iii) Nail multiple member built-up girders with two rows of 16d nails staggered at 32" o/c, 2' down from the top and 2' up from the bottom with 3-16d nails at each end of each piece in the joist through the members making up the multiple girder.
iv) This nailing pattern will ensure a tight floor from the outside of the house to the outside so that when the framing shrinks during the first heating season, the shrinkage will be uniformly distributed over the entire floor. If the girder nailing pattern is omitted, then the shrinkage will accumulate over the girders and an objectionable crack will develop in the finished hardwood floor over the girder line.
B) At all girders where the joists change direction, install bridging at 6" o/c for a minimum of six joist spacings beyond any joist direction change. This will insure shrinkage distribution over the floor and not let it accumulate at the girder.
C) There must be wood blocking thru bolted to the steel beam with joists toenailed or attached to the beam with metal hangers under any hardwood floors that pass over a steel beam supporting floor joists. This condition often exists over basement areas.

4) All other lumber may be Spruce #2 unless noted otherwise.

5) Steel beams must have 5-2x 4 stud jacks under each end support unless noted otherwise.

6) 'Lam' beams must have 3-2x4 stud jacks under each end support unless noted otherwise.

7) Masonry lintels:

- A) For spans up to 6': Use 3 ½" x 3 ½" x ½" steel angles.
B) For spans from 6' to 10': Use 5" x 3 ½" x 5/16" steel angles.
C) For spans from 9' to 18': Use a pair of 9-gauge wires in each of the first 3 courses of brick on a 5" x 3 ½" x 5/16" steel angle. Lap all 9-gauge wire splices a minimum of 12" and extend wires a minimum of 12" into jambs. Temporarily support the steel angles before laying masonry. The shoring may be removed five days following the installation of masonry.
D) When structural steel beams with bottom plates are used to support masonry, the bottom plate must extend the full length of the steel beam. This provides support to the ends of the plate by bearing on the adjacent masonry jambs. The beam should be temporarily shored prior to laying the masonry. The shoring may be removed five days after laying the masonry.
E) All brick veneer over lower roofs (brick climbs) must have a structural angle lag screwed to an adjacent stud wall in accordance with detail, with steel brick stops to prevent sliding of brick.
F) All rafter braces must have two studs from plate through all floors to the foundation or supporting beam below. No braces shall be attached to top wall plate without studs directly under them.

GENERAL NOTES

10) Where partitions fall between floor joists or trusses, 2 x 4 ladders at 16" o/c must be placed perpendicular to the trusses to support the plywood decking. The ladders shall be supported with Simpson "Z" clip or similar device.

11) All wood I-joists and open joists must be braced in accordance with the manufacturer's directions plus details shown on plans. Load-bearing partitions, jacks, beams and column supports must be solid blocked through floor. Trusses and plywood shall not carry concentrated point loads. I-joist material should not be used as blocking under concentrated point loads. All point loads must be carried to foundations with adequate blocking and/or beams.

12) All steel columns Where steel columns bear on concrete or masonry, unless otherwise noted, a 5/8" x 6 ½" x 6 ½" or 5/8" x 3 ½" x 8" base plate shall be used to spread the column load across the bearing surface. Base plates shall be bolted with at least two ½" diameter anchor bolts or expansion bolts to concrete or masonry.

13) Unless noted otherwise on plans, all exterior facing wall studs taller than 10' shall be constructed as follows:

- A) Walls 10' to 12' high: Balloon frame 2 x 4 studs at 12" o/c with ½" OSB sheathing and 3 king studs on each side of each opening nailed securely to the header.
B) Walls 12' to 20' high: Balloon frame 2 x 6 studs at 16" o/c (½" OSB sheathing required for wall heights > 17'). Provide 2-1 ½" x 5 ½" LVL king studs on each side of openings 3' to 6' wide and 2-2 x 6 king studs for openings less than 3' wide. Fasten king studs securely to all headers with a minimum of 12-16d nails or 4-3/8" diameter lag screws embedded a minimum of 4" into the header.

C) Gable end walls or rooms with vaulted ceiling joists: Balloon frame wall and provide triple king stud on each side of openings, nailed securely to the header.

D) Two-story high foyer walls less than 9' wide: Extend 3 ½" x 9 ½" PSL member with 3-2 x 4 flat plates across the entire wall. Locate the beam near mid-height of the wall at or near first floor top plate.

NOTE: SEE SPECIAL DESIGN OR ENGINEER FOR WALLS TALLER THAN 20', WHEN OPENINGS IN HIGH WALLS EXCEED 6' IN WIDTH, OR IF THE WALL CANNOT BE CONSTRUCTED USING ANY OF THE METHODS MENTIONED.

14) Continuous 2 x 6 bridging shall be nailed to diagonal or vertical web members of all open-web floors trusses over 10' long. They shall be installed near mid-span as a load distribution member. If the 2 x 6 bridging is not continuous, lab ends of bridging one truss space.

15) Lower stud walls for buildings over two stories, but not more than three stories:

- A) Interior walls
i) Load bearing..... 2 x 4 @ 12" o/c
ii) Non load bearing..... 2 x 4 @ 12" o/c
B) Exterior walls

Use 2 x 6 at 16" o/c with ½" x 4' x 8' plywood sheathing at all corners and every 25'; OR use 2 x 4 at 12" o/c with ½" plywood sheathing solid on walls.

16) Headers shall be as shown unless noted differently on plans:

- A) Interior and exterior
i) Spans up to 2'-6"..... 2-2 x 6's
ii) Spans 2'-6" to 3'-6"..... 2-2 x 8's
iii) Spans 3'-6" to 6'-6"..... 2-2 x 10's
iv) Spans 6'-6" or more..... See Plan
B) Headers wider than 5' shall have a minimum of three king studs on each side unless noted otherwise.

17) When ceiling joists are parallel to an exterior wall, tie the rafters near the top plate to ceiling joists with a 2 x 6 strongback a minimum of 6' long at 4 feet on center across the top of the ceiling joists. 2 x 4 rafter ties shall be fastened to the side of the rafter and the strongback.

18) At all exterior diagonal wall panels, each panel shall be nailed to each adjacent panel with 5-16d nails or tied together with metal stripping nailed at four locations between floors with a minimum of 2-16d nails into each panel at each strap. This will avoid vertical cracking in panel joints due to horizontal oscillating panels.

19) At all stairs, every stud at each stringer must be nailed to each stringer with a minimum of 2-16d nails. This will avoid cracking between wallboard and top of base molding due to vertical oscillation of stair stringers.

20) Roof trusses that have non-bearing partitions passing under them should be nailed to the partition plates to avoid ceiling-wall cracking.

21) Roof trusses close to side walls framing and used as dead wood for sheetrock boards should be nailed to the wall framing to prevent ceiling-wall cracking.

22) All structural framing lumber exposed directly to the weather or bearing directly on exterior masonry piers or concrete shall be treated. All wood in contact with the ground is to be ground-contact approved. All wood exposed directly to the weather shall be protected to prevent the occurrence of rot.

23) Unless otherwise detailed, all stick-built 'false chimneys' shall be constructed with 2 x 4 studs at 12" o/c, balloon-framed from attic ceiling or floor. Fasten 15/32" CDX plywood on all sides of the chimney along the full length of the studs. Fasten each stud to the supporting beam or ceiling joist with a 1 ½" x 24", 18-gauge metal strap, or a similar connector.

24) Item unchanged, but moved from under #14 on old Page 2:

NOTE: ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, BEAM SUPPORTS - WHETHER WOOD OR STEEL - CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORTS ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.

25) Note to apply to all hard coat stucco exterior finishes:

- A) Joints are necessary at the following locations:
i) Horizontally at each floor line.
ii) No areas larger than 144 S.F. surface exposed.
iii) No dimension longer than 16'.
iv) No dimension longer than 2 ¼ times the shortest dimension.
B) Drip screed required at the bottom of all walls 2' above paved areas and 4' above grade.
C) See ASTM 926 and 1063 for further information.
D) Application of an approved chemical curing compound.

The curing shall continue until the cumulative number or days when the ambient temperature above 50°F has totaled seven. During curing, the concrete shall be protected from any mechanical injury, load stresses, shock, vibration, or damage to finished surfaces.

ROOF CONSTRUCTION:

1) All roof trusses must be built in accordance with truss manufacturers' requirements. Tie-down connections to resist uplift shall be installed where required. When roof truss manufacturers do not provide the required connectors, it is the responsibility of the contractor to notify the roof truss engineer or the Engineer of Record to provide an adequate connector.

2) In addition to the Code's fastener schedule, unless noted otherwise on the plan, roof members shall be tied down with additional metal connectors as follows:

- A) Stick-framed rafter members exceeding 10' in length, as measured from their horizontal projection, and all roofs over unenclosed areas such as porches use Simpson H2.5 connectors every 4' or at every third rafter to fasten the lower end of the rafter to the top plate.
B) All lower ends of valley and hip members which bear on a top plate use a Simpson HCP or equivalent connector.
3) Rafters shall be 2 x 6 at 16" o/c spruce-pine-fur #2 for shingles except as noted. They are to be cut into hips, ridges, etc., unless noted otherwise. Tile, slate and other heavy roof coverings shall be 2 x 8 at 16" o/c spruce-pine-fur #2 rafters unless noted otherwise.
4) Collar ties shall be 2 x 6 at 48" o/c at all ridges unless noted otherwise and located a nominal 3' below the ridge. Vaulted ceilings require special collar tie or ridge beam details. See the end of Table R802.5.1. in the Code unless otherwise detailed on the plan.
5) A minimum of three collar ties shall be used at all ridges even if two ties must be put on one set of rafters.
6) All hips and ridges are a size larger than rafters unless noted otherwise.

7) All hogs on ceiling joists or rafters are 12" long and 2 x 6's unless noted otherwise. Rafters may be spliced over hogs. Splice rafter hogs only at a roof brace.

8) Gable end framing must be braced parallel to ridges with a minimum of 2 x 6 diagonal braces at 6' o/c along the gable wall to interior ceiling joists. Braces to bear on 2 x 6 hogs and to the gable wall at approximately mid-height of gable walls. Braces shall be at an angle of approximately 45°. Other bracing may be used with the design engineer's approval.

9) Gable end framing must be braced parallel to ridges with a minimum of 2 x 6 diagonal braces at 6' o/c along the gable wall to interior ceiling joists. Braces to bear on 2 x 6 hogs and to the gable wall at approximately mid-height of gable walls. Braces shall be at an angle of approximately 45°. Other bracing may be used with the design engineer's approval.

10) Ceiling joists when erected parallel to rafters must be sistered to rafters and nailed with 3-16d nails at each rafter. If a kneewall is used and ceiling joists cannot touch rafters, then rafters must be tied to the ceiling joists using 2 x 4 or 1 x 6 rafter ties spaced no more than 4' on center.

11) Roof Plan Legend:

- A) ⊙ Indicates location of roof brace point at rafter level
B) ⊙→ Arrow away from the brace point indicates direction of roof brace to partition, beam, or other brace point below.
C) ⊙← Arrow into brace point indicates a vertical or almost vertical roof brace to partition, beam, or other brace point below.
D) All roof braces are 2-2 x 4 nailed with 16 penny nails at 9" o/c vertically from top to bottom. Braces longer than 10' must be braced horizontally in two directions at mid-height.
E) Maximum spacing of roof braces is to be as follows:
i) For 2 x 6 Hog..... 6'-0" o/c
ii) For 2 x 8 Hog..... 7'-6" o/c

MATERIALS SPECIFICATIONS:
CONCRETE GENERAL NOTES:

1) Except where otherwise noted, for all concrete, the proportions of cement, aggregate, and water to attain required plasticity and compressive strength shall be in accordance with ACI 318 Code. Concrete shall be 2,500 psi in 28 days for footings and 3,000 psi for walls, beams, and columns, unless noted otherwise.

2) Before placing concrete, all debris, water and other deleterious material shall be removed from the places to be occupied by the concrete. The placing of all concrete shall be in accordance with ACI 318 and ASTM C94 requirements. Pumping of concrete will be permitted only with the Engineer of Record's approval of proposed concrete mix and method of pumping. Concrete shall be rapidly handled from the mixer to forms and deposited as nearly as possible to its final position to avoid segregation due to rehandling. Concrete to be spaded and worked by hand and vibrated to assure close contact with all surfaces of forms and reinforcing steel and leveled off at proper grade to receive finish. All concrete shall be placed upon clean, damp surfaces. Vibration shall be applied directly to the concrete and shall be sufficient to cause flow of settlement but not long enough to cause segregation of the mix.

3) Construction joints shall be located in accordance with ACI 301. All reinforcing steel shall be continuous across joints. In slabs on grade, saw contraction joints shall not be over 20 feet center to center each way. Joints shall be sawn a depth of one-third of the slab thickness. Sawing of the joints shall commence as soon as the concrete has hardened sufficiently to permit sawing without excessive excessive raveling. Fill the saw cuts with approved joint filler after the concrete has cured.

1) Concrete, when deposited, shall have a temperature not below 50°F and not above 90°F. The methods and recommended practices as described in ACI 306 shall be followed for cold weather concreting and ACI 305 for hot weather concreting.

2) Freshly placed concrete shall be protected from premature drying by one of the following methods:

- A) Ponding or continuous sprinkling.
B) Absorptive mat or fabric kept continuously wet.
C) Waterproof paper conforming to ASTM C171
D) Application of an approved chemical curing compound.

The curing shall continue until the cumulative number or days when the ambient temperature above 50°F has totaled seven. During curing, the concrete shall be protected from any mechanical injury, load stresses, shock, vibration, or damage to finished surfaces.

6) Reinforcing steel bars shall be deformed in accordance with ASTM A305 and or A408 and formed of ASTM A615-78 Grade 60 steel.

7) Welded wire fabric reinforcing to be ASTM A185 steel wire. Accessories shall conform to the CRSI 'Manual of Standard Practice'.

The following minimum concrete cover shall be provided over reinforcing bars:

- A) Exposed to Earth..... 3"
B) Exposed to Weather..... 1 ½"
C) Slabs not Exposed to Weather..... ¾"
D) Beams and Columns..... 1 ½"

MASONRY GENERAL NOTES:

1) Masonry walls are to be of the sizes and in the locations shown on the plans and shall be constructed in accordance with the provisions of ACI 530.

2) Hollow Load Bearing Units: ASTM C90 made with lightweight or normal weight aggregates. Grade N-1 units shall be provided for exterior and foundation walls. Grade N-1 or S-1 units shall be provided for other load-bearing walls or partitions.

3) Concrete Building Brick: ASTM C55 made with lightweight or normal aggregates, Grade N-1 or S-1 except that brick exposed to weather shall be N-1.

4) Mortar: ASTM C270-95, Type S prepackaged mortar mix which shall not contain any non-cementitious fillers combined with not more than three parts sand per on part mix.

5) Reinforcing Steel: ASTM A615 Grade 60 steel deformed bars where indicated on the plans. Where reinforcing bars are installed in the cells of concrete masonry units, they shall be secured with wire ties at intervals not exceeding 24" o/c to maintain the bars location in the cell. The tolerance for spacing of vertical bars is ± 2 inches along the length of the wall. The tolerance for the distance between the face of the concrete masonry unit and the center of the bar shall not exceed ± ¼".

6) Mortar protrusion shall be less than ¼". A protrusion of ¼" or greater must be removed before grouting.

7) Horizontal Joint Reinforcement: ASTM A62 fabricated from cold drawn steel wire and hot dip zinc coated (ASTM A153). It shall consist of two or more parallel, longitudinal wires 0.1875" in diameter with weld-connected cross wires 0.1483" in diameter at a minimum of 16" o/c. Joint reinforcement is to be installed in every other course and in the first two courses at the bottom and top of wall openings and shall extend not less than 24" past the opening. Splices shall overlap not less than 12".

8) Execution: Masonry units shall be laid in a running band pattern unless noted otherwise. The walls shall be carried up level and plumb within the tolerances specified in ACI 530.1-88, Section 2.3.3.2. If nonstandard dimensions are encountered, block shall be cut with a masonry saw to fit, not by stretching or shrinking joints. Unfinished work shall be stepped back for joining with new work. Tooting will not be permitted except where specifically approved. Damaged units are to be cut out and new units set in place.

9) The filled cells and bond beam blocks of reinforced masonry walls are to be filled with ASTM C476-91, Grout for Masonry with minimum compressive stress of 2,000 psi and slump range of 8" to 11". The outside face of the bottom block of each cell is to be broken out for inspection of reinforcing and clean out of mortar droppings in cell. The grout is to be pumped into the cell in maximum five foot lifts and immediately vibrated to minimize any voiding of the grout. Reconsolidate each lift by vibrating several inches into the preceding lift before plasticity is lost. Reconsolidate the top lift and fill with grout any space left by settlement shrinkage.

LUMBER GENERAL NOTES:

1) All common framing lumber is to meet the following minimum specifications at 19% moisture content:

MATERIAL	Fb (psi)	FL (psi)	Fc (psi)(Perp.)	E (psi)
# 2 Spruce Pine Fir	875	450	485	1,400,000
Southern Yellow Pine	750	450	565	1,400,000

2) All Structural Composite Lumber (LVL, LSL, PSL) is to meet the following minimum specifications:

APPLICATION	Fb (psi)	Fc (psi)(Parallel)	Fc (psi)(Perp.)	E (psi)
Girders & Beams (LVL/PSL)	2,800	2,310	650	1,900,000
Columns (LSL) & Rimboards	1,700	1,400	400	1,300,000

3) All Glue Laminated Timber (Glu-lam) is to meet the following minimum specifications:

APPLICATION	Fb (psi)	Fc (psi)(Parallel)	Fc (psi)(Perp.)	E (psi)
Girders & Beams	2,400	1,700	740	1,700,000
Columns	1,600	1,550	560	1,500,000

4) Open Web Floor Trusses:

APPLICATION	Fb
Top & Bottom Chords	2,500
Columns (LSL) & Rimboards	950 1.4E Lumber

5) Where three or four-ply 'Lam' beams are side-loaded (joists frame into the side at the outside plies), fasten all plies together with two rows of ½" diameter bolts at 16" o/c. The bolts shall be located a minimum of 2 ½" and a maximum of 3 ½" from the top or bottom of the beam.

6) Built-up wood columns consisting of multiple studs shall have each lamination nailed with 16d nails at 9" o/c.

STEEL GENERAL NOTES:

1) All steel wide flange beams shall conform to ASTM A572 having a minimum yield stress of 50,000 psi.

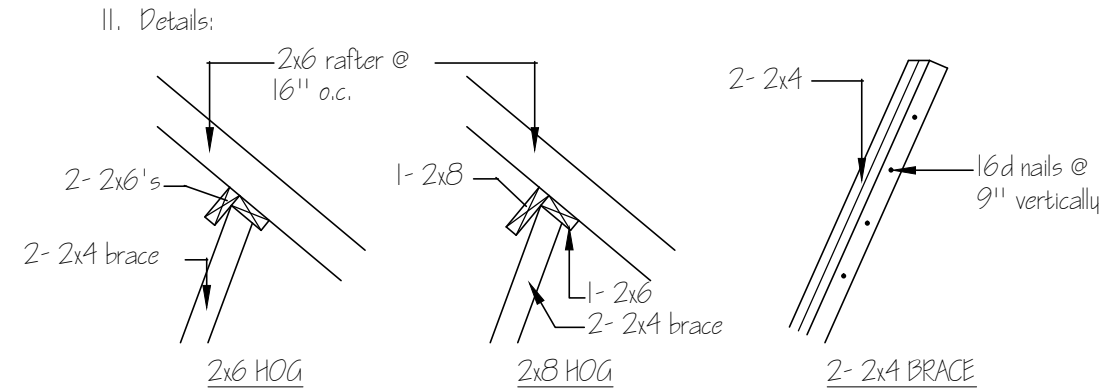
2) All steel pipes shall be Schedule 40 or better with a minimum yield stress of 35,000 psi.

3) All steel tubes shall conform to ASTM A500, Grade B, having a minimum yield stress of 46,000 psi.

4) All other shapes not listed above shall conform to ASTM A36 having a minimum yield stress of 36,000 psi.

5) Unless otherwise noted, all welds shall be fillet type with a minimum 3/16" leg. Welding electrodes shall be E70xx type having a minimum yield strength of 70,000 psi. Welding work and materials shall conform to the American Welding Society Code (AWS D.1).

6) Bolted connections shall include high strength bolts conforming to ASTM A325. Foundation anchor bolts or tie rods shall conform to ASTM A36 having a minimum yield strength of 36,000 psi.

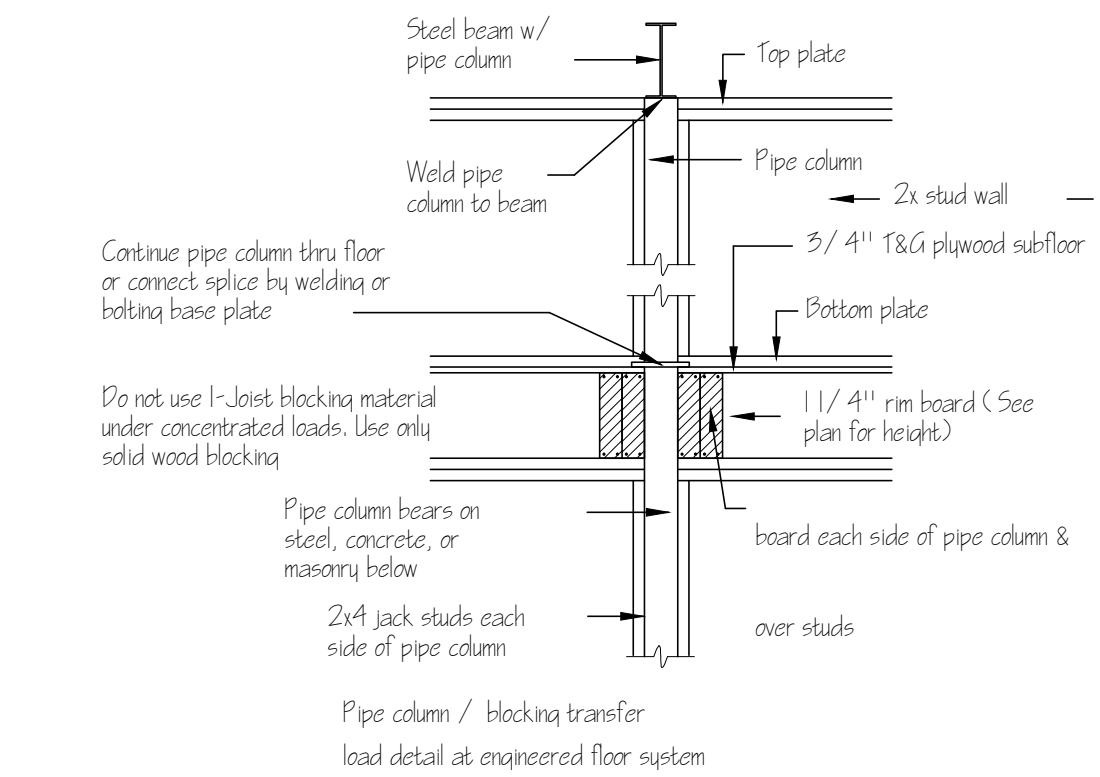
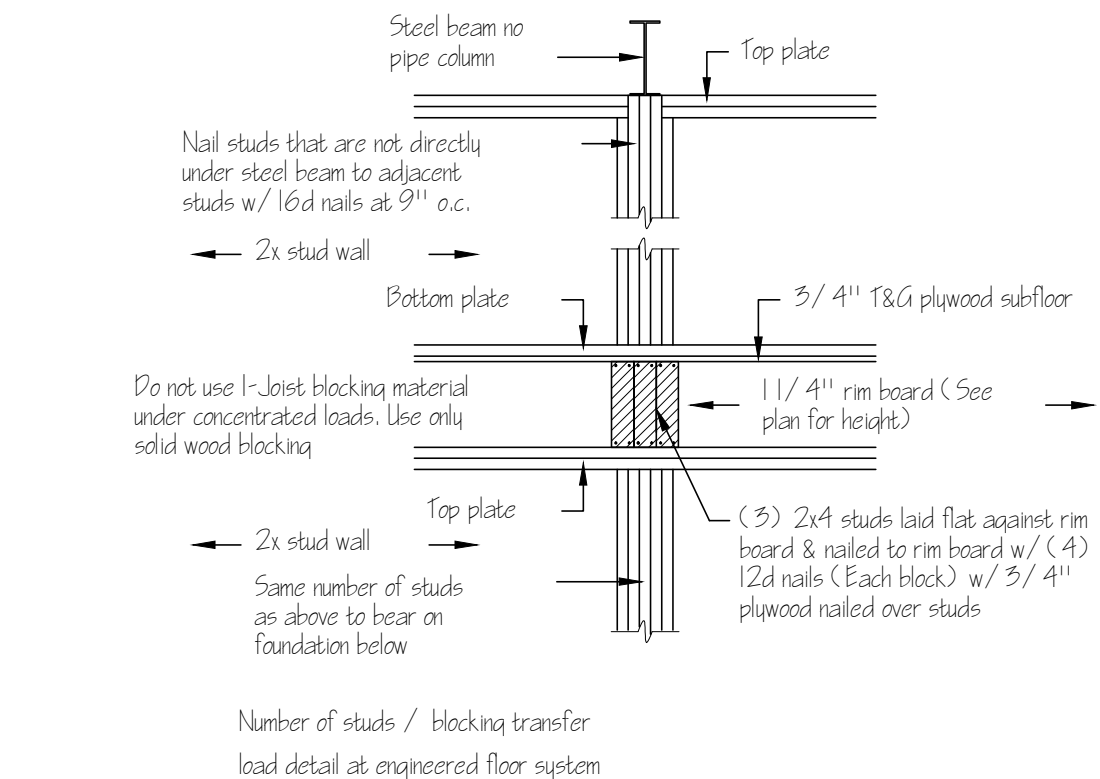
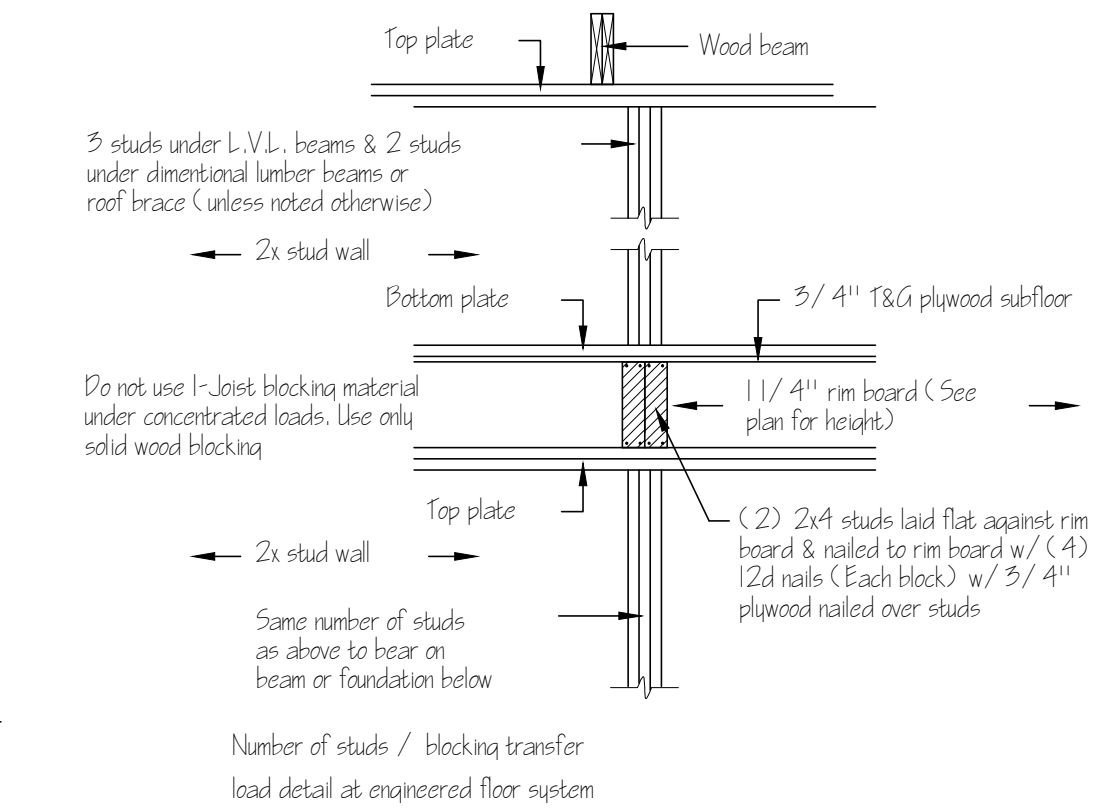


Source Code Requirements:

- A. Joints are necessary at the following locations:
I) Horizontally at each floor line
II) No areas larger than 144 sq.ft. exposed
III) No dimension longer than 15'-0"
IV) No dimension shorter than 2 1/2 times the shortest dimension

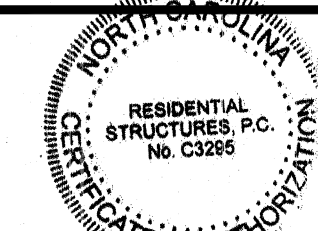
B. Drip screed required at the bottom of all walls 2" above paved areas and 4" above grade.

C. See ASTM 926 and 1063 for further information.



Typical Point Load Details

Little Skyline Plan
607 Stafford Street
Monroe, NC 28110



RESIDENTIAL STRUCTURAL DESIGN
3410 N. Davidson St.
Charlotte, N.C. 28205
Seal For Structural Only

ISAAC BUEHLER
RESIDENTIAL DESIGN
Email: ibresidentialdesign@gmail.com
Phone: 704/608-7512
6760 Curtwood Dr.
Tipp City Ohio 45371

Project No:	118-20
Date:	11/24/2020
Construction Documents	
Title:	General Notes
Revisions:	
Drawn by:	IB
Checked by:	..

Sheet No.

8

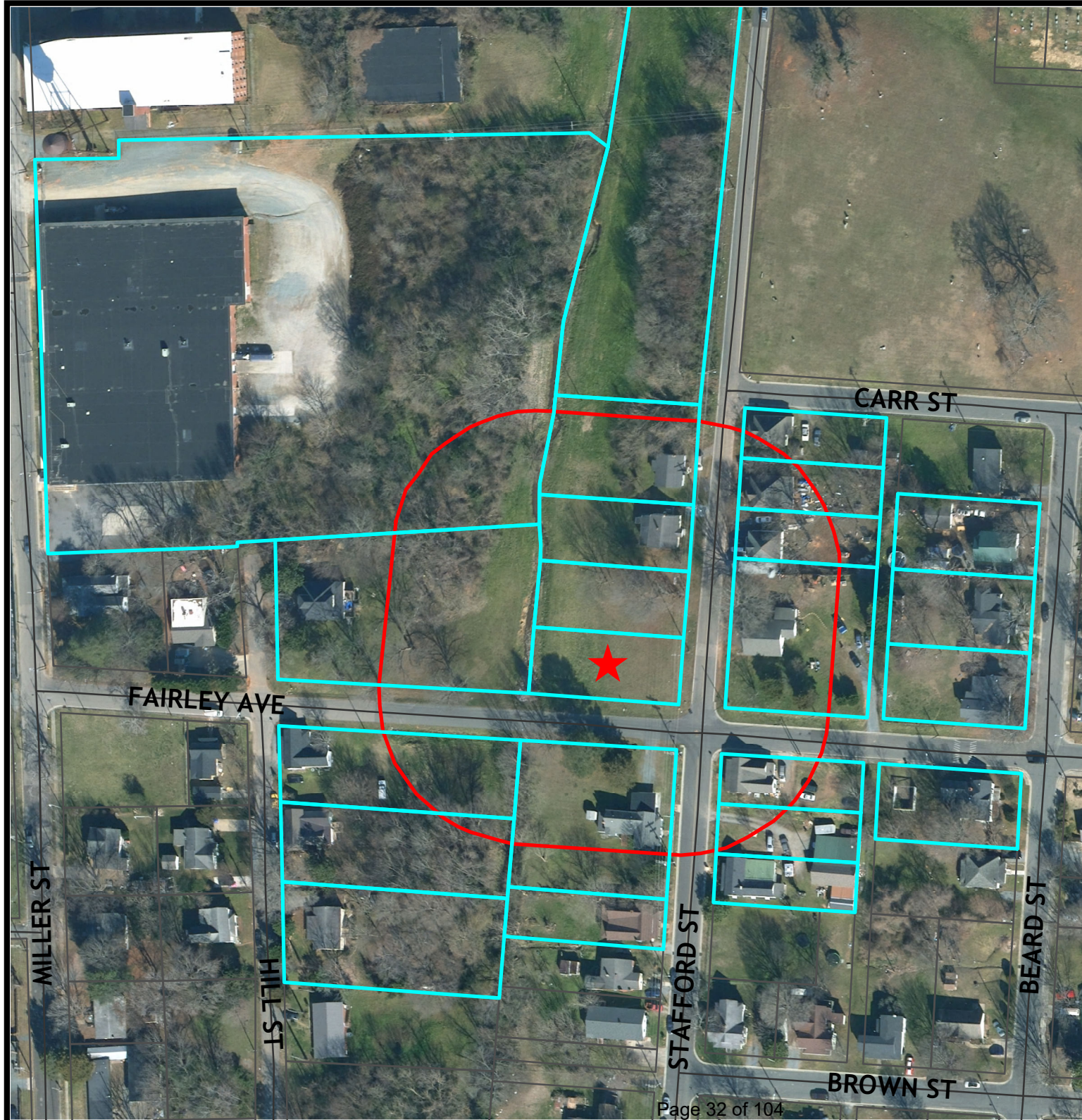
ACCTNO	OWNERNAME1	OWNERADDRE	OWNERCITY	OWNERST/	OWNERZIP
09228184	BARTELL JASON	PO BOX 639	LOCUST	NC	28093
09228182	KILGO RICHARD LEE	1305 WALKUP AVE	MONROE	NC	28110
09228186	RED ROOSTER PROPERTIES LLC	PO BOX 235	INDIAN TRAIL	NC	28079
09228192	HERNANDEZ MARCO	506 STAFFORD ST	MONROE	NC	281103270
09228200	FARACI GLENN E	1719 S ROCKY RIVER RD	MONROE	NC	28112
09228202	HERRING RICHARD	1823 STEELE ST	MONROE	NC	28110
09228203	HERRING JUDY	605 STAFFORD ST	MONROE	NC	28110
09228091	CITY OF MONROE	PO BOX 69	MONROE	NC	281110069
09228183	FARACI GLENN E	1719 S ROCKY RIVER RD	MONROE	NC	28112
09228187	LOPEZ ANDRES RAMOS	608 STAFFORD ST	MONROE	NC	28110
09228207	2 FAMILIAS UNIDAS LLC	416 N HILL ST	MONROE	NC	28110
09228201	BARBEE JO ANN	511 STAFFORD ST	MONROE	NC	28110
09228205	CRUZ-FELIPE AUGUSTIN	4923 PENNY POINT PL	CHARLOTTE	NC	28212
09228185A	JORDAN JEFFREY B	4309 GILBOA RD	MARSHVILLE	NC	28103
09228188	ARILMENDI VIRGINIA CORONA	606 STAFFORD ST	MONROE	NC	28110
09228202A	BWB2 LLC	1044 PREAKNESS BLVD	INDIAN TRAIL	NC	28079
09228208	FIGUEROA ARNALDO DE JESUS PERDOMO	412 HILL ST	MONROE	NC	28110
09228189	TRULL BARBARA C	P O BOX 236	MONROE	NC	281110236
09228190	D K PROPERTIES OF UNION LLC	%JAMES KIKER 4001 SIKES MILL RD	MONROE	NC	28112
09228191	HERNANDEZ MARCO	506 STAFFORD ST	MONROE	NC	281103270
09228204	CABERT PROPERTIES LLC	3232 MICHELLE DR	MATTHEWS	NC	28104
09228206	D K PROPERTIES OF UNION LLC	%JAMES KIKER 4001 SIKES MILL RD	MONROE	NC	28112
09228247	506 MILLER STREET LLC	C/O THOMAS LOGANO 1021 VAN BUREN AVE	INDIAN TRAIL	NC	28079

APO Map

601 Stafford St.

Legend

- Centerlines
- Parcels
- 150-foot buffer
- Notified Properties
- Subject Property





STAFF REPORT
Case #SUP-202100049

TO: Board of Adjustment Members

DATE: April 22, 2021

FROM: Doug Britt, Senior Planner

SUBJECT: Special Use Permit request by Brian Spiers of Harland Building Group to construct a new single family home at 603 Stafford Street

SUMMARY STATEMENT

The Board of Adjustment is requested to consider this request by Brian Spiers of Harland Building Group to build a new Single Family residence at 603 Stafford Street, which is located in the Winchester Overlay District.

SITE DATA

Type of Action:	Special Use Permit
Date of Petition:	April 1, 2021
Name of Petitioner:	Brian Spiers of Harland Building Group
Location:	603 Stafford Street
Tax ID #:	09-228-202-A
Lot Size:	.22 acres
Zoning Classification:	R-10 (Residential- Low Density)

FINDINGS

Staff offers the following Findings:

1. The property at 603 Stafford Street is currently owned by BWB2, LLC and is zoned R-10 (Residential- Low Density). The property is also located in the Winchester Overlay District. (Exhibit 1, 2, 3)

2. According to Section 156.124, Overlay Districts, all principal developments in the Winchester Overlay District shall obtain a Special Use Permit. This section has several other requirements; however, due to state law changes, many can no longer be enforced. Each requirement has been addressed below (Exhibit 4):
 - a. The construction or renovation as proposed and designed will be compatible in the neighborhood, and along the street with which it is located.
-This requirement can no longer be enforced due to G.S. 160A-381 as it is considered a design standard, which cannot be used unless the applicant voluntarily consents to it.
 - b. The construction or renovation as proposed and designed fulfills the intent of § [156.132](#) of the City of Monroe Code of Ordinances.
-This standard applies only to commercial properties.
 - c. The construction or renovation as proposed and designed will not substantially injure the value of adjoining or abutting property.
-This standard is addressed in the Special Use Permit standards.
 - d. The construction or renovation as proposed maintains the historic character and integrity of the infill neighborhood in which it is located.
-This requirement can no longer be enforced due to G.S. 160A-381 as it is considered a design standard, which cannot be used unless the applicant voluntarily consents to it.
 - e. The construction or renovation as proposed shall adhere to the strategies and objectives outlined in the City of Monroe Land Development Plan.
-This standard is addressed in the Special Use Permit standards.
 - f. Duplexes may be allowed on corner lots.
-The applicant is not proposing a Duplex.
 - g. All principal developments shall obtain a special use permit.
 - h. Mobile homes shall not be permitted.
-The applicant is not proposing a mobile home.
3. The applicant submitted a Special Use Permit Application on April 1, 2021 requesting to construct a new single family home on the property. The home is 1,432 heated square feet with a one car garage. (Exhibit 5 and 6)
4. All adjoining property owners have been properly notified of this special use permit. (Exhibit 7)

CONCLUSIONS

Please see attached Special Use Permit Worksheet.

Attachment(s):

Exhibit 1: Ortho Map
Exhibit 2: Zoning Map
Exhibit 3: Winchester Overlay Map
Exhibit 4: Winchester Overlay Requirements
Exhibit 5: Application
Exhibit 6: Site & House Plans
Exhibit 7: APOs

Prepared by: DB 4-8-21

**SPECIAL USE PERMIT WORKSHEET
TO CONSTRUCT A NEW SINGLE FAMILY HOME AT 603 STAFFORD
STREET (PARCEL # 09-228-202-A)**

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: This single family home will be designed and built to only better the safety of the community. The project is specifically planned for the land and topography of site. Harland Building Group takes special care to only improve the public safety of the land.

☐ 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: We follow all local and state regulations when building. Harland maintains all objectives to further Monroe's growth strategy. We will continue to support the Monroe Land Development Plan with value added properties to better the community.

☐ 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: Our goal is to increase the overall value of the neighborhood, street, and especially neighborhood homes. We have taken great care when grading and building, as to not disrupt other homes or traffic patterns.

☐ 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: Our focus is to match the aesthetic of the community, while reviving the neighborhood with new traditional homes. We hope to be a catalyst to support further revitalization of the Monroe area.

☐ 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 #: SUP-202100049

Legend

— Centerlines

□ Parcels

**Existing: R-10
(Residential- High Density)**

Owner: Brian Spiers, BWB2, LLC

Acres: .22



0 40 80
Feet

FAIRLEY AVE

STAFFORD ST

Zoning Map

Case #: SUP-202100049

Legend

— Centerlines

▭ Parcels

Zoning Districts

Code

▭ R-10

▭ G-I

**Existing: R-10
(Residential- High Density)**

Owner: Brian Spiers, BWB2, LLC

Acres: .22



0 40 80
Feet

FAIRLEY AVE

STAFFORD ST

Overlay Map

Case #: SUP-202100049

Legend

— Centerlines

▭ Parcels

NAME

▭ Winchester

Existing: R-10
(Residential- High Density)

Owner: Brian Spiers, BWB2, LLC

Acres: .22



0 40 80
Feet

- a. The construction or renovation as proposed and designed will be compatible in the neighborhood, and along the street with which it is located.
-This requirement can no longer be enforced due to G.S. 160A-381 as it is considered Design Standards.
- b. The construction or renovation as proposed and designed fulfills the intent of § [156.132](#) of the City of Monroe Code of Ordinances.
-This requirement can no longer be enforced due to G.S. 160A-381 as it is considered Design Standards.
- c. The construction or renovation as proposed and designed will not substantially injure the value of adjoining or abutting property.
-This standard is already addressed in the Special Use Permit standards.
- d. The construction or renovation as proposed maintains the historic character and integrity of the infill neighborhood in which it is located.
-This requirement can no longer be enforced due to G.S. 160A-381 as it is considered Design Standards.
- e. The construction or renovation as proposed shall adhere to the strategies and objectives outlined in the City of Monroe Land Development Plan.
-This standard is already addressed in the Special Use Permit standards.
- f. Duplexes may be allowed on corner lots.
-The applicant is not proposing a Duplex.
- g. All principal developments shall obtain a special use permit.
- h. Mobile homes shall not be permitted.
-The applicant is not proposing a mobile home.



SPECIAL USE PERMIT APPLICATION

Applicant's Name: Harland Building Group / Brian Spiers

Applicant's Mailing Address: PO Box 128
Waxhaw NC 28173

Applicant's Phone Number: 704. 363. 2575

Applicant's Facsimile Number: -

Applicant's Email Address: brian @ fatherof3.com

Property Location: 603 Stafford St., Monroe NC

Tax ID Number: 09 - 228 - 202A Deed Reference Number: BOOK _____ PAGE _____

Existing Zoning: R10

Proposed Special Use:
Single Family Home

Proposed Conditions:
1,432 Heated SF + 252 Unheated SF - 1,684 SF Total

Traditional 2 story single family house, new construction
1 car garage, front porch, rear deck

Every petition for a reclassification of property shall be accompanied by 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. Site plans for subdivision applications shall be in the form of a preliminary plat with all information that is required per Chapter 156 of the Monroe Code of Ordinances – Zoning Code, and specifically listed in the Appendix *Standards*. In addition, all applications for a Special Use Permit shall be accompanied by a written consulting report from a North Carolina State Certified Real Estate Appraisal that conforms to Standard 5 of the Uniform Standards of Professional Appraisal Practice (single family homes on single family lots are exempt from this requirement). 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.
- The names and address of all adjoining property owners referenced by tax ID numbers. (This information can be obtained at the office of the Union County Tax Collector located in the Old Courthouse)
- Scale, at one (1) inch equals 100 feet, unless otherwise approved by the Zoning Administrator.

Revised 12-22-15

SUP Application.doc REVISED 2-99, 7-99, 2/00, 12/03, 7/04, 9/13, 1/14, 12/15

For Staff Use Only

Project Number: _____

Date Submitted: _____

Approved _____

Denied _____

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).
- Watershed data to demonstrate compliance with sections 156.101 of the Monroe Code of Ordinances.
- Boundary of any phase lines, for phased development plans. (Include a statement for future building time line)
- Detailed landscape plan in compliance with section Chapter 156, Article XVII 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. Every application shall include an appraisal report from a certified appraiser that the proposed use will not substantially injure the value of the adjoining property, as specified in the findings below. 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 30 days prior 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 fifteen (15) 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 156.42 of the Zoning Ordinance of the City of Monroe Code of Ordinances.

I. 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.

This single family home will be designed and built to only better the safety of the community. The project is specifically planned for the land and topography on site. Harland Building Group takes special care to only improve the public safety of the land.

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

We follow all local + state regulations when building. Harland maintains all objectives to further Monroes growth strategy. We will continue to support the Monroe Land development Plan with value added properties to better the community.

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

Our goal is to increase the overall value of the neighborhood, street, and especially neighboring homes. We take great care when grading and building, as to not disrupt other homes or traffic patterns.

- 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.

Our focus is to match the aesthetic of the community, while reviving the neighborhood with new, traditional homes. We hope to be a catalyst to support further revitalization of the Monroe area.

To the best of my knowledge, all of the information herein submitted is accurate and complete.

Harland Building Group/Brian Spiers (Owner + GC)

Applicant (printed)


Applicant's Signature

3-31-21

Date

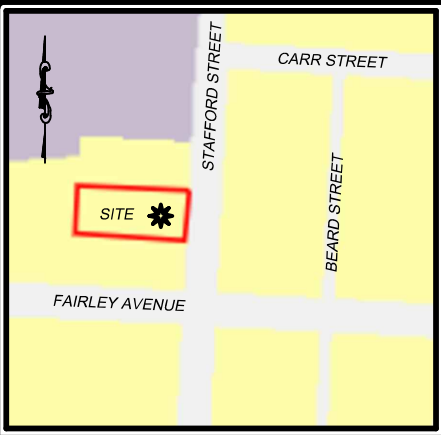
BWBZ, LLC (Owner, Brian Spiers)

Property Owner (printed)


Property Owner's Signature

3-31-21

Date

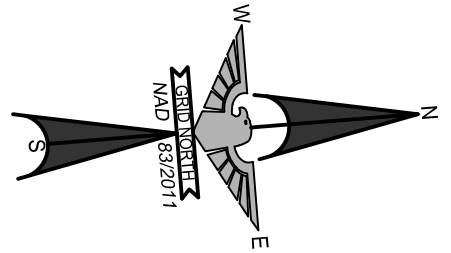


VICINITY MAP
NOT TO SCALE

PRELIMINARY
NOT FOR SALES,
CONVEYANCE OR
RECORDATION

DATE: DECEMBER 30, 2020
REVISED: MARCH 11, 2021
REVERSED HOUSE

PLAN "B"



506 MILLER STREET LLC
DB 7000 PG 787
PIN # 09228247
NOW OR FORMERLY

AUGUSTIN CRUZ-FELIPE
DB 6394 PG 323
PIN #09228205
NOW OR FORMERLY

APPROXIMATE
LOCATION OF THE
FEMA 500 YEAR
FLOODLINE

APPROXIMATE
LOCATION OF THE
FEMA 100 YEAR
FLOODLINE (BFE 563.0)

FAIRLEY AVENUE
46' PUBLIC R / W

BWB2 LLC
DB 7932 PG 216
(TRACT 1)
PIN #09228202
NOW OR FORMERLY

BWB2 LLC
DB7932 PG 216
(TRACT 2)
PIN#09228202A
NOW OR FORMERLY
9,952 sq.ft.
0.228 acres

JUDY
HERRING
PIN #09228203
DB 7494
PG 86
NOW OR
FORMERLY

NOTES:

NO USGS HORIZONTAL
MONUMENTATION FOUND WITHIN
2000 FEET OF SITE.

OTHER UTILITIES MAY EXIST, BUT
THEIR LOCATIONS ARE NOT KNOWN.

PROPERTY SUBJECT TO FULL TITLE
SEARCH.

THIS PROPERTY MAY BE SUBJECT TO
RIGHT OF WAYS, EASEMENTS OR
RESTRICTIONS EITHER RECORDED
OR IMPLIED.

AREA COMPUTED BY COORDINATE
GEOMETRY.

R/W = RIGHT OF WAY
EIR = EXISTING IRON REBAR 1/2"
EIP = EXISTING IRON PIPE
NIR = NEW IRON REBAR 1/2"

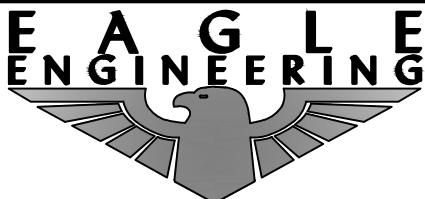
TAX# 09228202
ZONING = R-10

THIS SURVEY IS OF AN EXISTING
PARCEL OF LAND.

STAFFORD STREET
46' PUBLIC R / W (PB-1 PG-40)

FLOOD NOTE:

A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON
LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER
F.E.M.A. MAP #3710543500J DATED 10/16/2020



2013A Van Buren Ave.
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

PLOT PLAN

TRACT 2 OF THE BWB2, LLC PROPERTY

CITY OF MONROE, UNION COUNTY, NORTH CAROLINA

SCALE 1" = 30'

FOR THE BENEFIT OF THE BWB2 LLC

MAP REFERENCE IN BOOK 1 PAGE 40

DEED REFERENCE IN BOOK 7736 PAGE 693

EEI PROJECT NUMBER: 7281

Little Skyline Plan

607 Stafford Street
Monroe, NC 28110

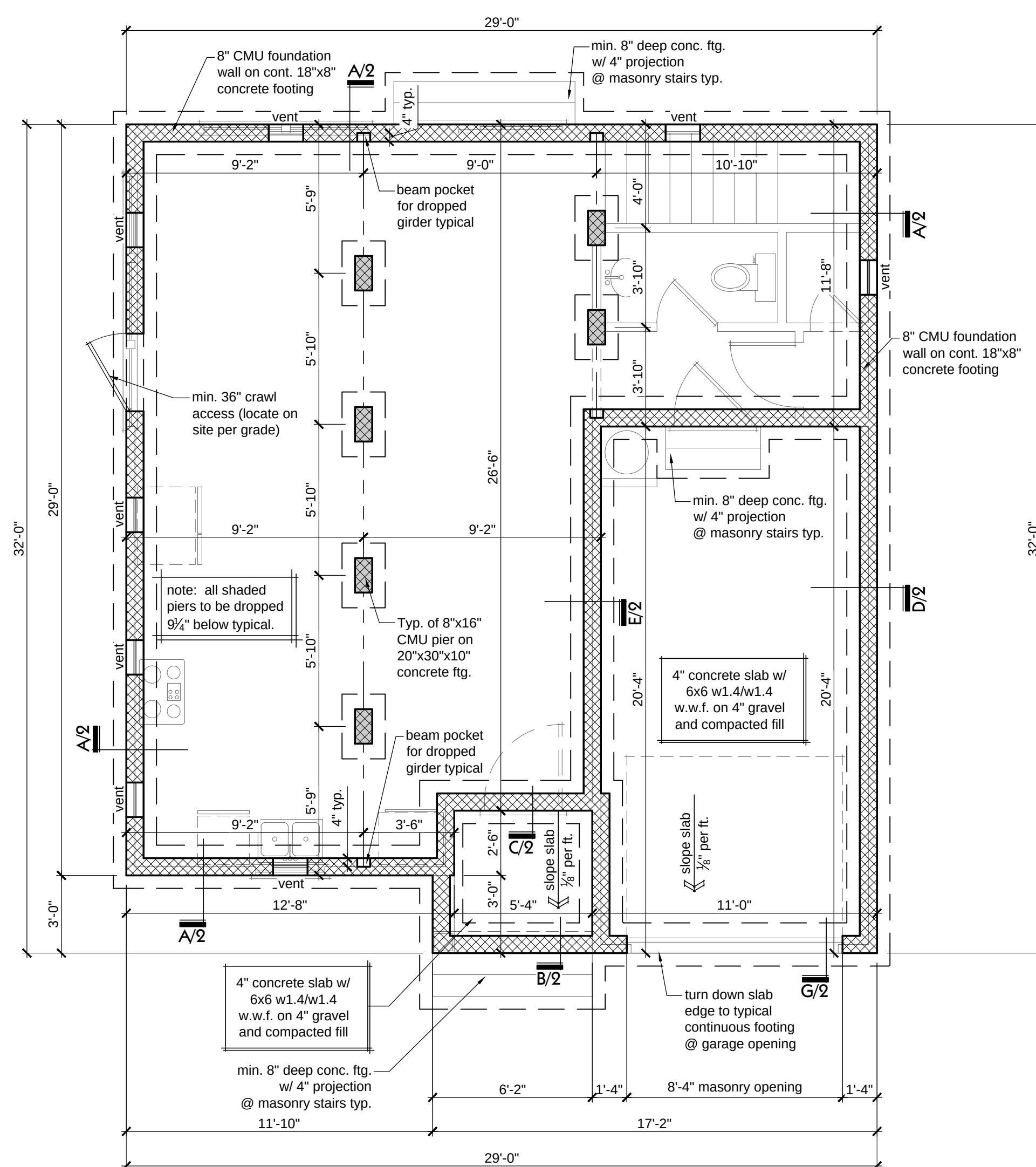
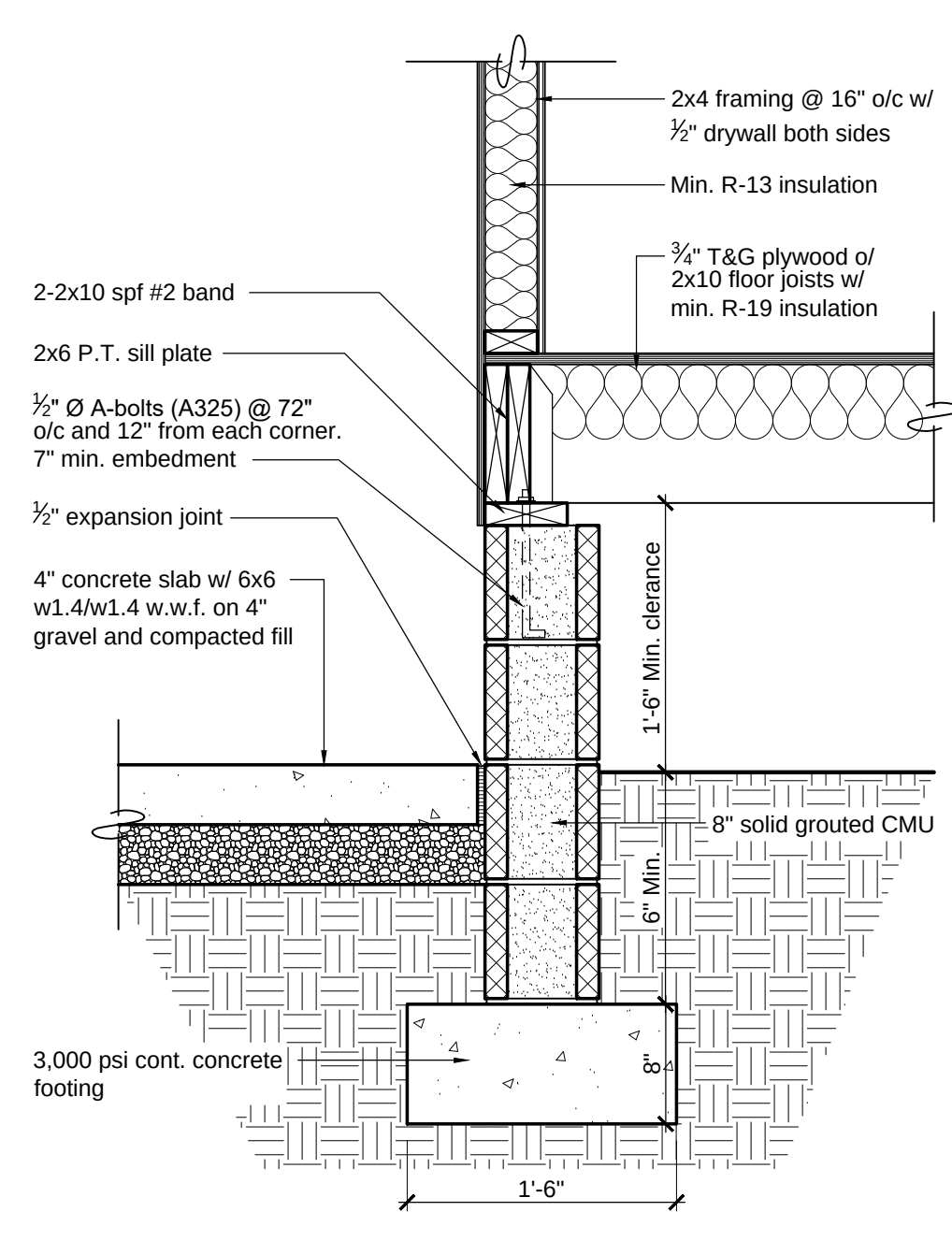
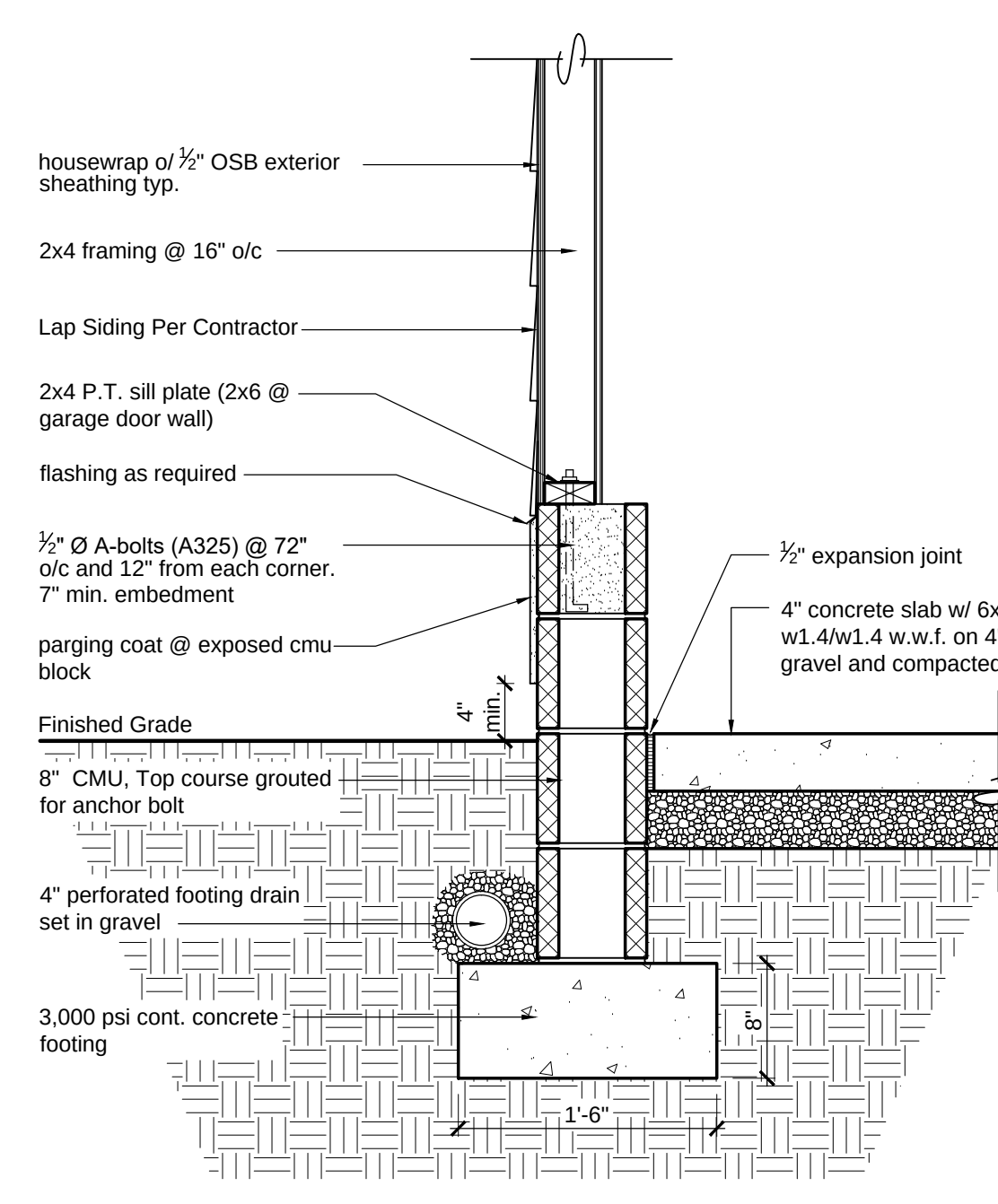
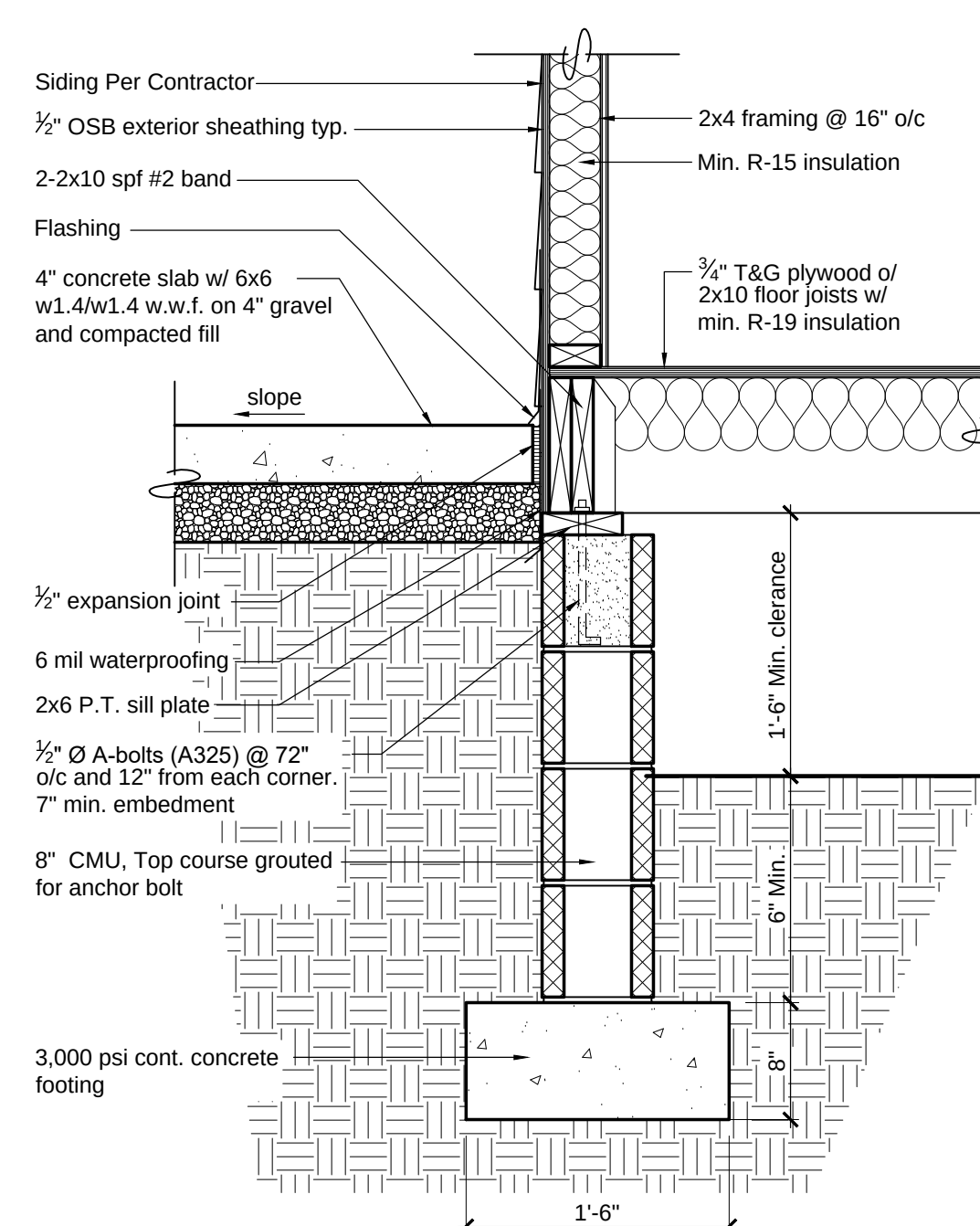
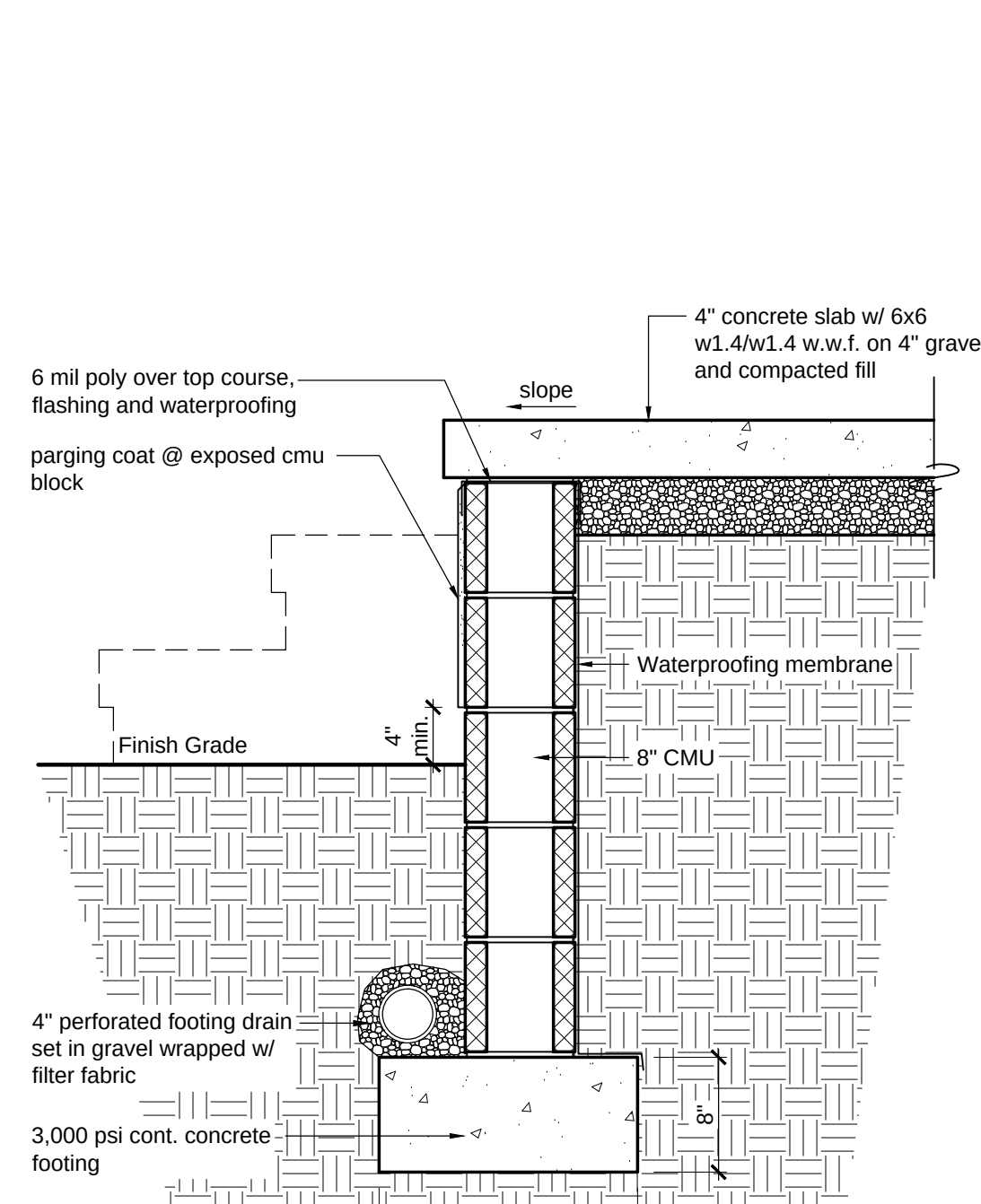
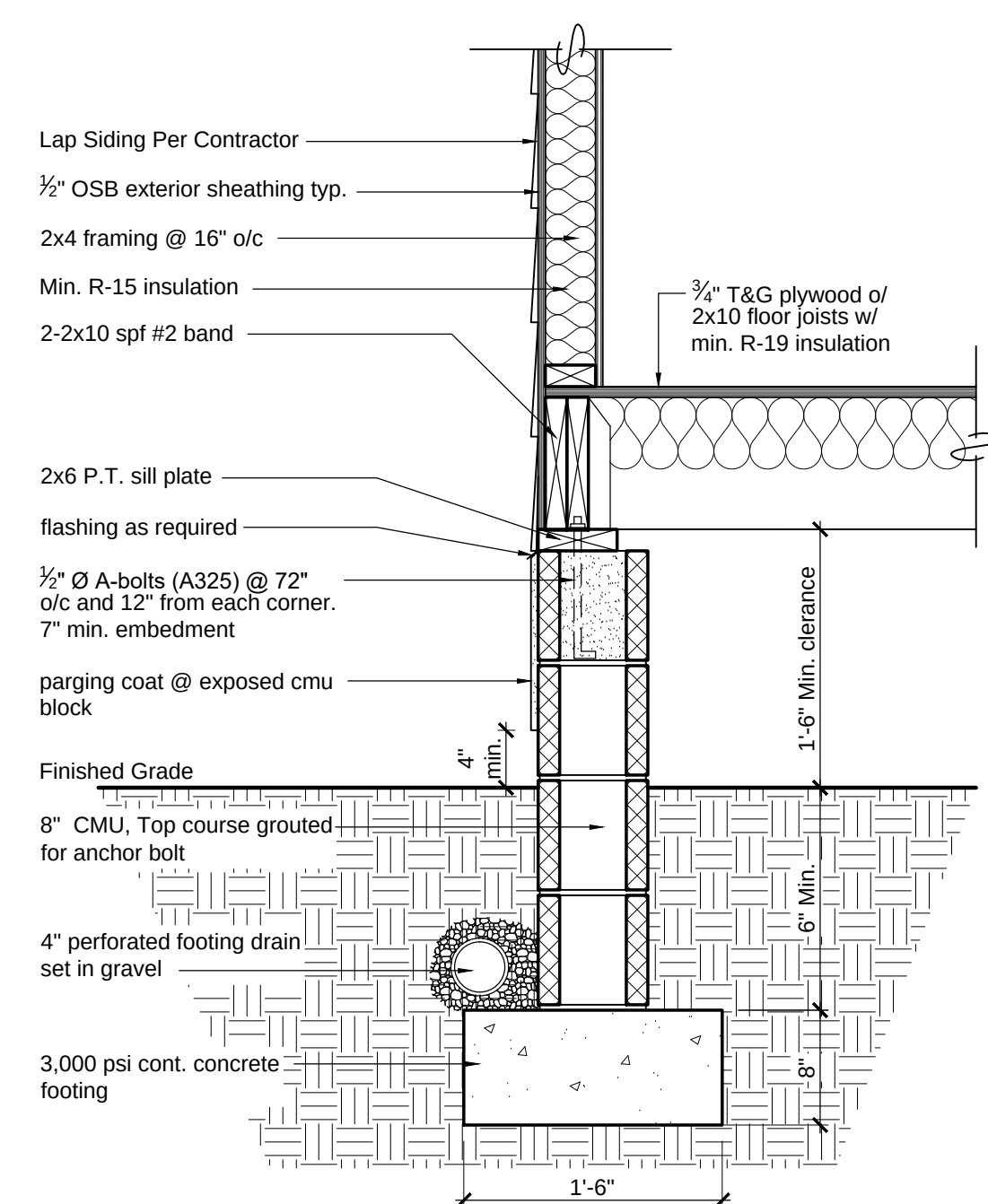


Little Skyline Plan
607 Stafford Street
Monroe, NC 28110

Index of Drawings:

- Cover Sheet
- 2 - Foundation Plans & Details
- 3 - Main Level Floor Plans
- 4 - Upper Level Floor Plans
- 5 - Roof Plan & Details
- 6 - Exterior Elevations
- 7 - Electrical Plans
- 8 - General Notes

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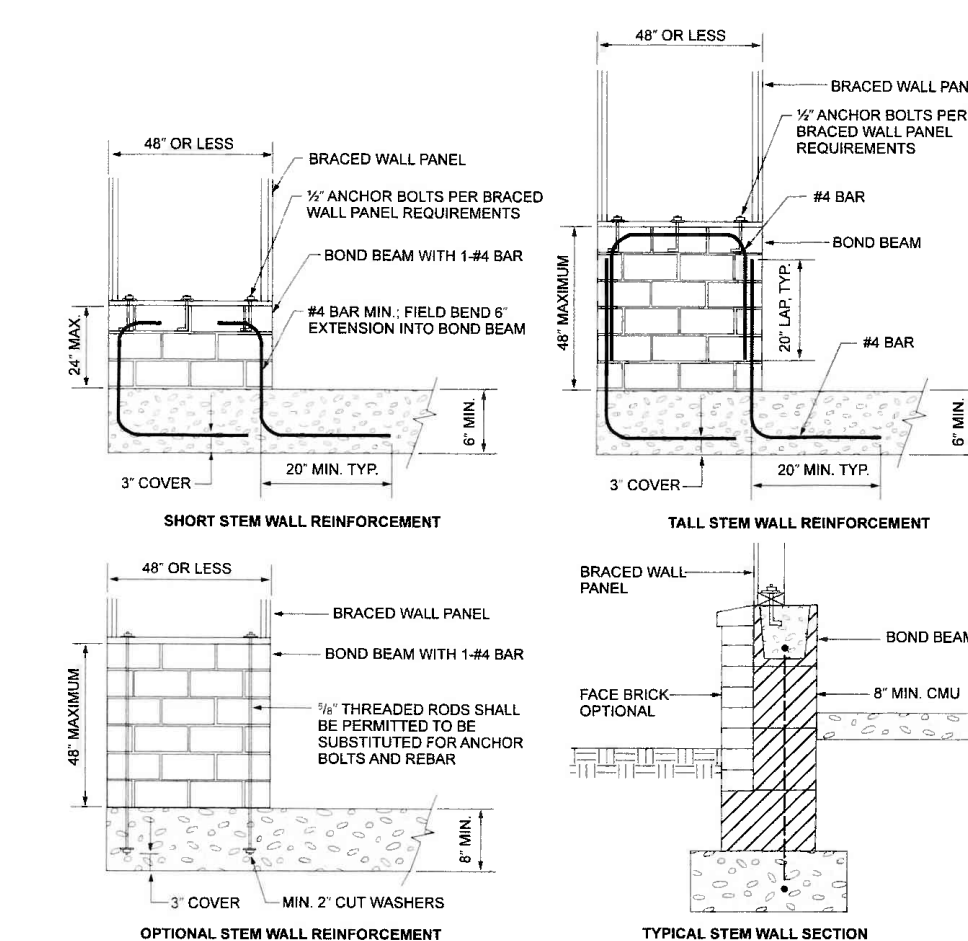
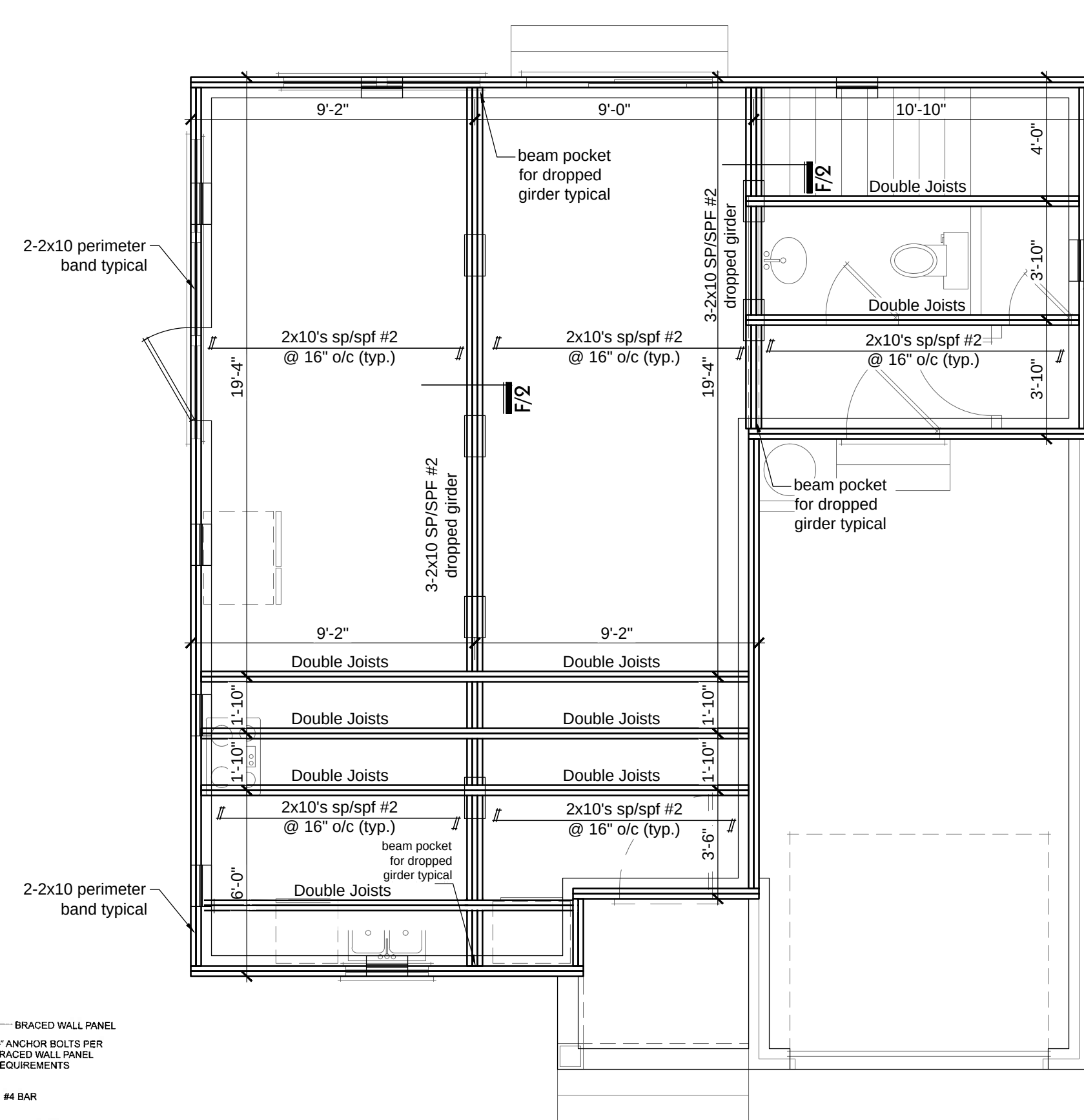


Note:

This structure has been analyzed by a professional engineer for lateral loading, it has been designed using continuous sheathed 7/16" osb sheathing, fastened at 6" o.c. along the edges and 12" o.c. along the interior (w/ 6d common nails or 8d-22"x0.113" (diameter nails) to meet or exceed the intent of the 2018 north carolina residential building code. blocking shall be provided at all panel edges. all interior walls (where noted) should be method "gb" and fastened w/ 5d cooler nails or #6 screws at 7" along the edges and 7" field. any method that deviates from the above are noted on drawings. all exterior walls shall be sheathed w/ 1/2" osb sheathing over 1/2" plywood board. all walls where wall lines require further reinforcement, additional bracing methods, engineered wall sections, and hold downs have been included to resist the lateral loads.

- Foundation Notes:**

- 1) All first floor framing to be 2x10 floor joists spf #2 @ 16" o/c unless noted otherwise or equivalent (direction indicated on plan).
- 2) Install double joists under all parallel partition walls unless noted otherwise.
- 3) All point loads from the first floor must be transferred down through the girders / piers with an equal amount of solid squash block material.
- 4) Perimeter foundation wall to be 8"x16" CMU block unless noted otherwise.
- 5) Perimeter footing to be 18"x8" continuous (3000 psi) concrete footing, unless noted otherwise.
- 6) Interior girders to be dropped 3-2x10 SYP unless noted otherwise.
- 7) Interior piers to be 8"x16" CMU w/ 20"x30"x10" concrete footing unless noted otherwise.
- 8) Perimeter band to be (2) 2x10 SPF #2
- 9) Garage slab to be 4" thick concrete slab (3000 psi) with
- 10) All 16" x16" piers to be filled solid w/ 2000 psi grout
- 11) Install $\frac{3}{4}$ " anchor bolts @ 72" o/c and within 12" of corners, embed anchor bolts minimum 7" into masonry.
- 12) Min. 2000 PSF Soil Bearing Capacity Typical.
- 13) All concrete to be 3000 psi (min)



For SI: 1 inch = 25.4 mm

CRAWL SPACE VENTILATION:

Note: 16"x8" screened foundation vent = .50 sq.ft.
Vented area required: 1 sq.ft. per every 150 sq.ft. of crawl space.

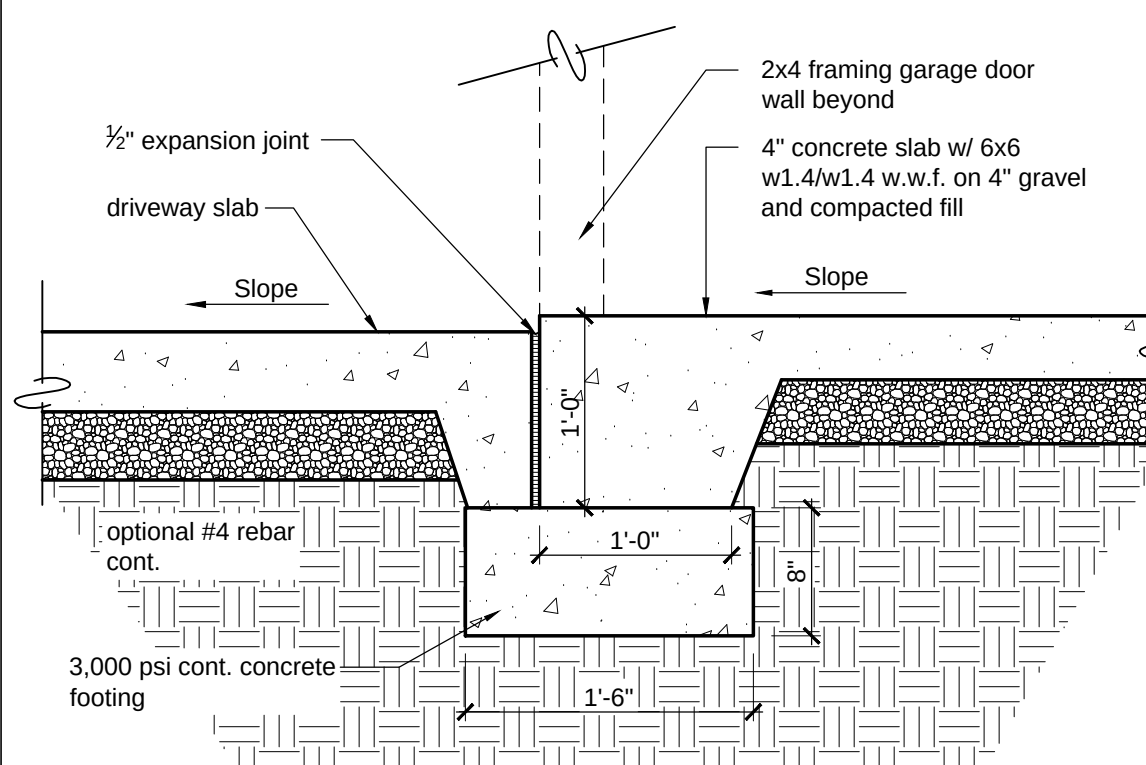
CALCULATIONS:
crawl space 566 sq.ft. divided by 150 sq.ft. = 3.77
3.77 sq.ft. required vented area
3.77 sq.ft. required vented area divided by .50 sq.ft. = 7.55
8 required vents needed
number of vents provided on plan = 8

Contractor must provide POWER VENTILATION

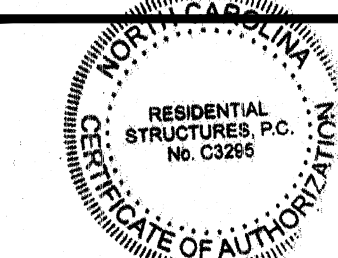
OF

Per NCBC R408.1.1; the total area of ventilation openings may be reduced to 1/1500 of the crawl space ground area where the required openings are placed so as to provide cross-ventilation of the crawl space.

crawl space 566 sq.ft. divided by 1500 sq.ft. = .37
 .37 sq.ft. required vented area
 .37 sq.ft. required vented area divided by .50 sq.ft. = .74
 1 required vent needed number of vents provided on plan =



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Project No: 118-20

Date: 11/24/2020

Construction Documents

Title: Foundation Plans & Details

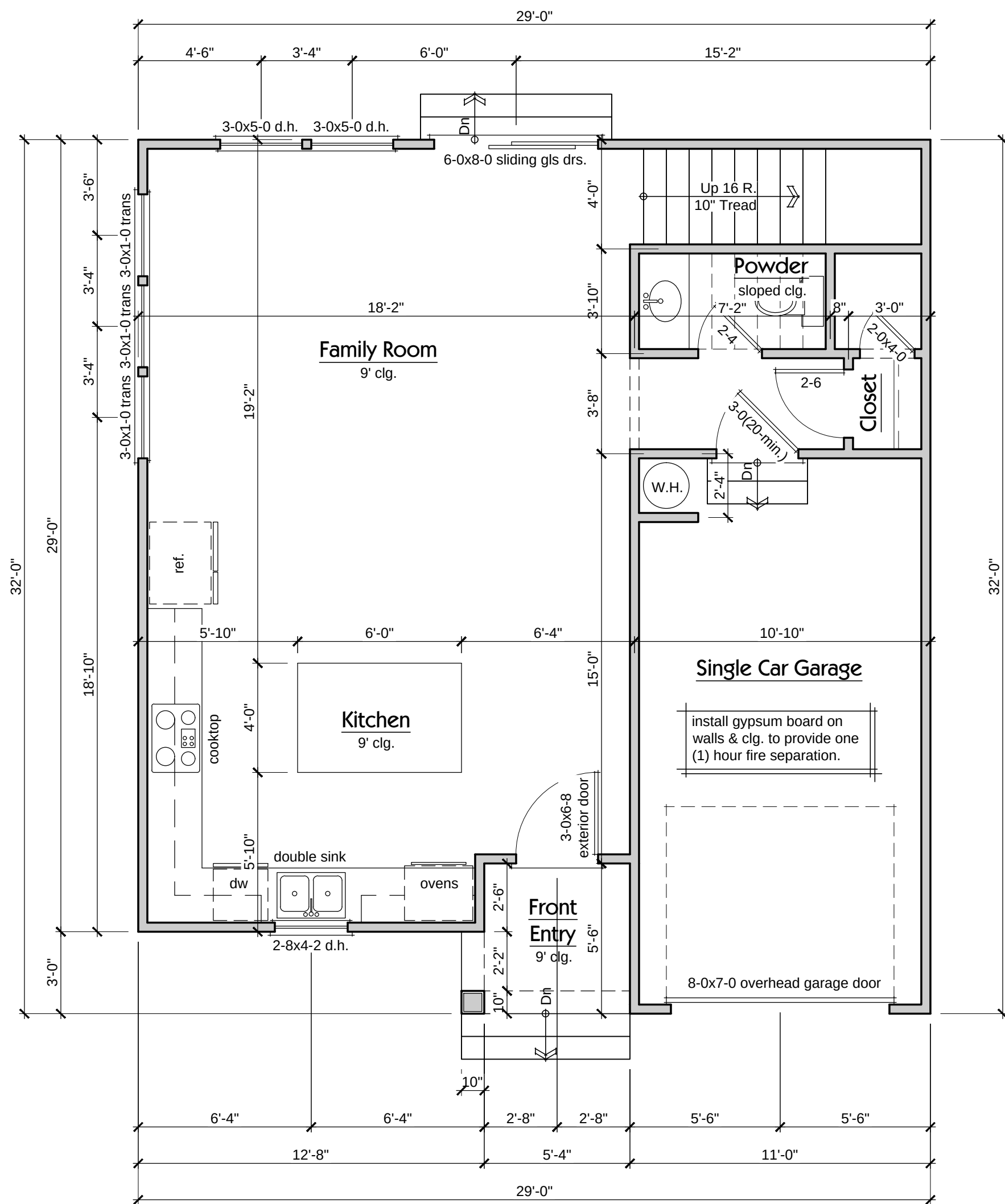
Revisions

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2



Square Footage

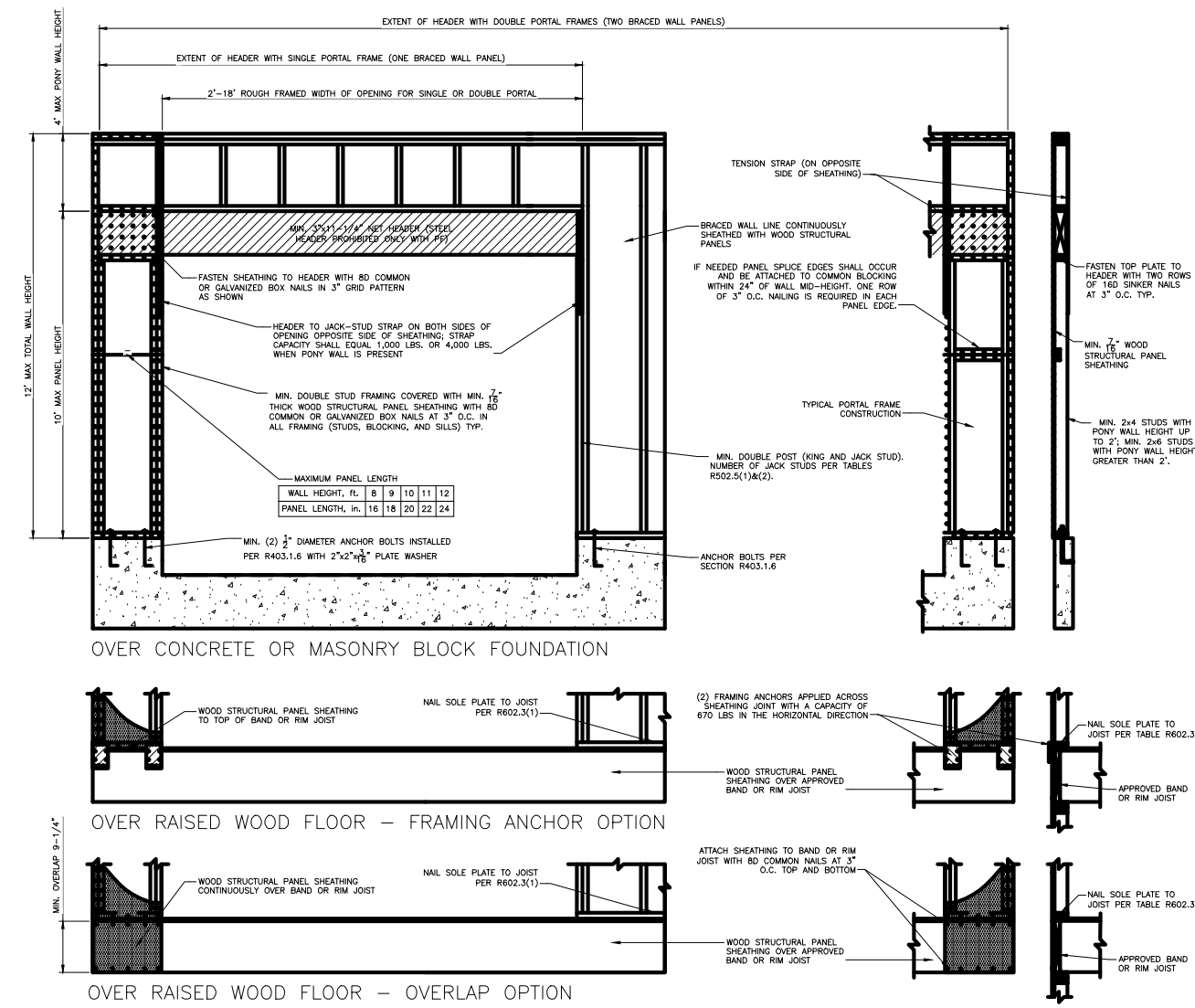
Framed	
Main Level Heated	633 Sq.Ft.
Upper Level Heated	799 Sq.Ft.
Total Heated	1,432 Sq.Ft.
Two Car Garage	413 Sq.Ft.
Front Entry	32 Sq.Ft.
Total Unheated	445 Sq.Ft.
Total Under Roof	1,877 Sq.Ft.

Main Level Notes:

- * All angled walls are 45° u.n.o.
- * All doors and cased openings on this level to be 6'-8" tall u.n.o.

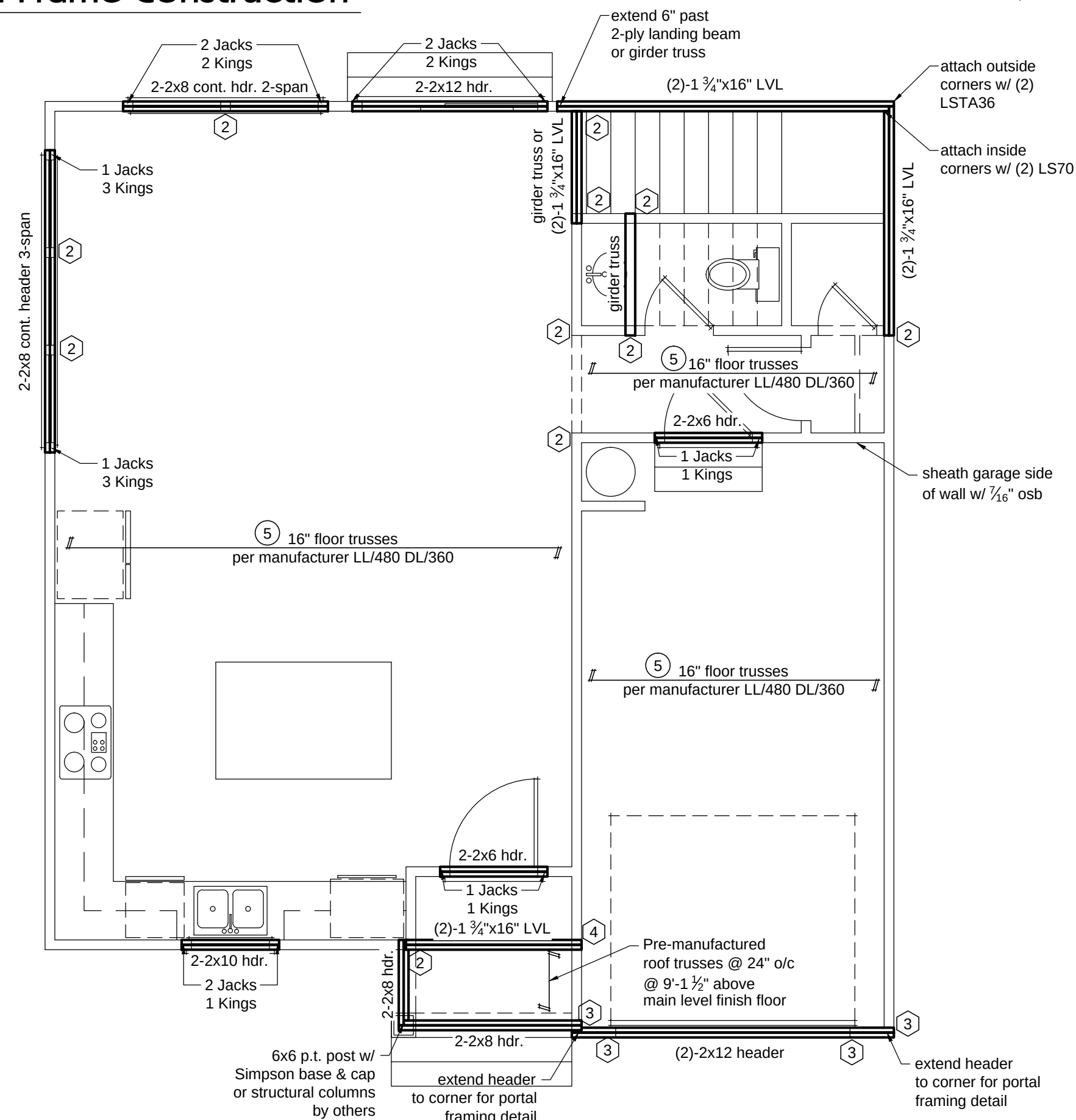
Main Level Floor Plan

Scale: 1/4" = 1'-0"



Method "PF" Portal Frame Construction

not to scale



2nd floor framing notes:

- all exterior walls to be sheathed w/ 7/16" osb attached to framing w/ 8d nails at 6" o.c. edge and 12" o.c. field. provide blocking at all panel splices.
- all exterior wall headers to be 2-2x10 (spf#2) w/ (1)jack @ each end and (1)king stud per every 3'-0" width of total header span @ each end u.n.o.
- all interior load bearing wall headers to be 2-2x8's (spf#2) u.n.o. w/ (1)jack @ each end u.n.o.
- add and extra joist/truss under all parallel partition walls
- transfer all point loads from above through the first floor w/ an equal amount of stud material
- all headers noted to be portal framed per method "pf" shall be in accordance w/ fig r602.10.1 of nrcr revised wall bracing provisions. u.n.o.
- all walls noted to be sheathed per method "gb" shall be sheathed on both sides w/ min. 1/2" gyp board attached to framing w/ 5d cooler nails or #6 screws @ 7" o.c. along the edges and in the field.

- (5) = 16" open web floor trusses per manf.
- (#) = number of studs. studs to be same size as associated wall framing studs u.n.o. **note: stud counts do not account for king studs.** see framing notes above for king stud requirements.

r.t. = roof trusses per manf. @ max 24" o.c. truss design to have no intermediate bearing (u.n.o.)

Note:

this structure has been analyzed by a professional engineer for lateral loading. it has been designed using continuous sheathed 7/16" osb sheathing, fastened at 6" o.c. along the edges and 12" o.c. along the interior (w/ 6d common nails or 8d-2 1/2" long x 0.113" diameter nails) to meet or exceed the intent of the 2018 north carolina residential building code. blocking shall be provided at all panel edges. all interior walls (where noted) should be method "gb" and fastened w/ 5d cooler nails or #6 screws at 7" along the edges and 7" field. any method that deviates from the above are noted on the plan set. the interior of all exterior walls should have gypsum board installed per code. where wall lines require further reinforcement, additional bracing methods, engineered wall sections, and hold downs have been included to resist the lateral loads.

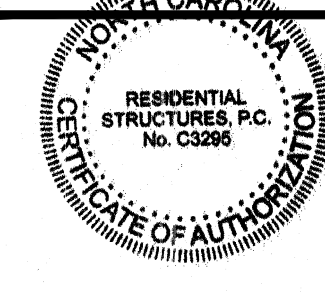
KING STUD CHART	
OPENING WIDTH (W)	# OF KINGS (U.N.O. ON PLANS)
0' < W ≤ 3'	1 each end
3' < W ≤ 6'	2 each end
6' < W ≤ 9'	3 each end
9' < W ≤ 12'	4 each end
12' < W ≤ 15'	5 each end
15' < W ≤ 18'	6 each end
18' < W ≤ 21'	7 each end

Typical joist hangers for joists and beams

Member	Hanger
2x8	LUS28
2x10	LUS210
2x12	LUS210
2-2x8	HUS28-2
2-2x10	HUS210-2
2-2x12	HUS212-2
3-2x8	LUS28-3
3-2x10	LUS210-3
3-2x12	HU212-3 Min
2-1 3/4"x 9 1/4" LVL	HGUS410
2-1 3/4"x 9 1/2" LVL	HGUS412
2-1 3/4"x 11 1/4" LVL	HGUS412
2-1 3/4"x 11 7/8" LVL	HGUS414
2-1 3/4"x 14" LVL	HGUS414
2-1 3/4"x 16" LVL	HGUS414
2-1 3/4"x 18" LVL	HGUS414
3-1 3/4"x 9 1/4" LVL	HGUS5.50/10
3-1 3/4"x 9 1/2" LVL	HGUS5.50/10
3-1 3/4"x 11 1/4" LVL	HGUS5.50/12
3-1 3/4"x 11 7/8" LVL	HGUS5.50/12
3-1 3/4"x 14" LVL	HGUS5.50/14
3-1 3/4"x 16" LVL	HGUS5.50/14
3-1 3/4"x 18" LVL	HGUS5.50/14
4-1 3/4"x 9 1/4" LVL	HGUS7.25/10
4-1 3/4"x 9 1/2" LVL	HGUS7.25/10
4-1 3/4"x 11 1/4" LVL	HGUS7.25/12
4-1 3/4"x 14" LVL	HGUS7.25/14
4-1 3/4"x 16" LVL	HGUS7.25/14
4-1 3/4"x 18" LVL	HGUS7.25/14

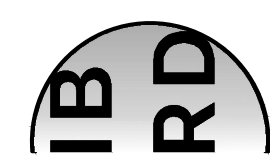
*All hangers by Simpson Strong -Tie Co. Inc.
(Brand-Name equivalents acceptable)

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Project No: 118-20
Date: 11/24/2020

Construction Documents

Title: Main Level Floor Plans

Revisions:

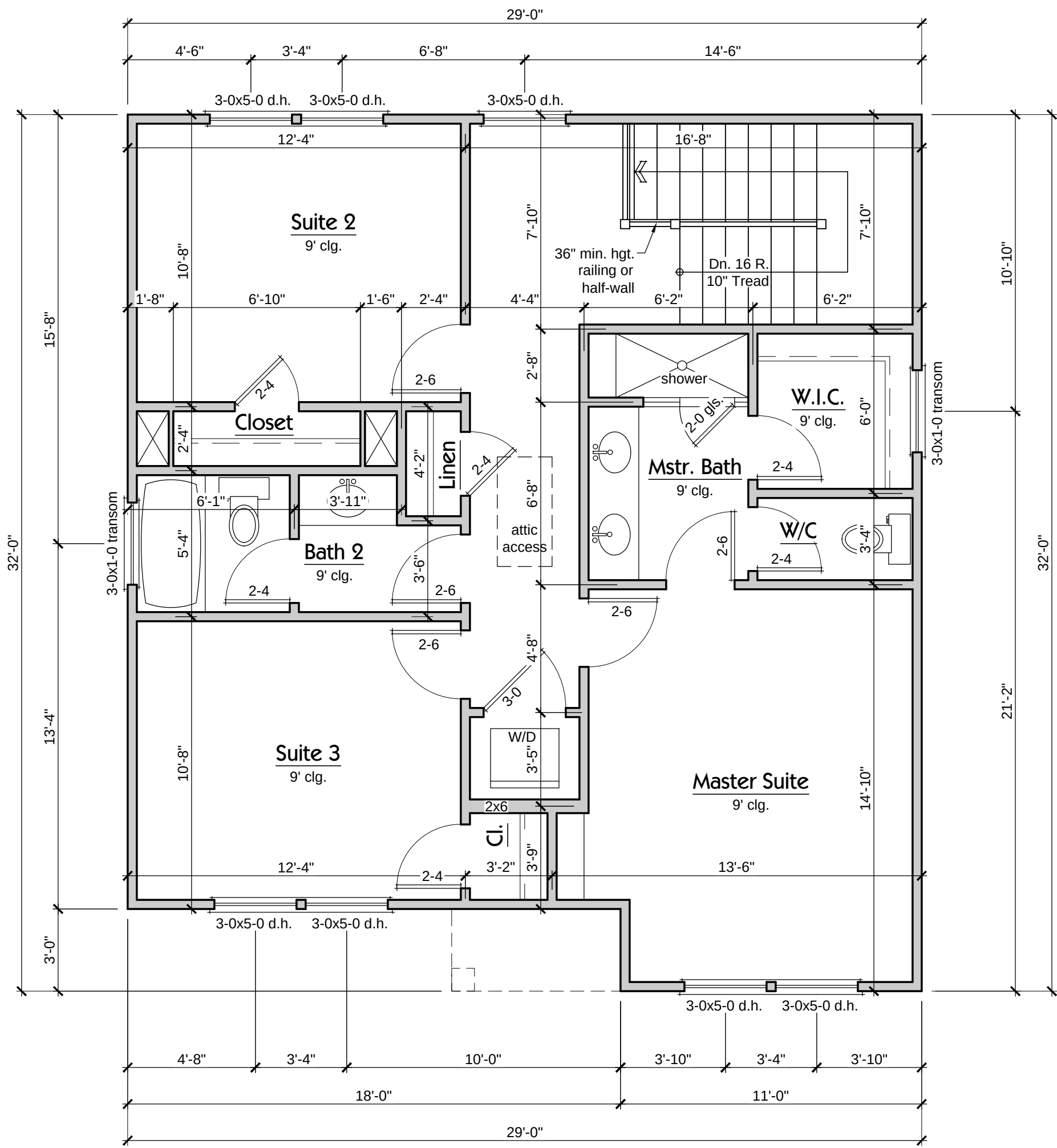
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3

Main Level Ceiling Framing Plan

Scale: 1/4" = 1'-0"



Upper Level Notes:

- * All angled walls are 45° u.n.o.
- * All doors and cased openings on this level to be 6'-8" tall u.n.o.

Upper Level Floor Plan

Scale: 1/4" = 1'-0"

Note:

this structure has been analyzed by a professional engineer for lateral loading. it has been designed using continuous sheathed 7/16" osb sheathing, fastened at 6" o.c. along the edges and 12" o.c. along the interior (w/ 6d common nails or 8d-2½" long x 0.113" diameter nails) to meet or exceed the intent of the 2018 north carolina residential building code. blocking shall be provided at all panel edges. all interior walls (where noted) should be method "gb" and fastened w/ 5d cooler nails or #6 screws at 7" along the edges and 7" field. any method that deviates from the above are noted on the plan set. the interior of all exterior walls should have gypsum board installed per code. where wall lines require further reinforcement, additional bracing methods, engineered wall sections, and hold downs have been included to resist the lateral loads.

Typical joist hangers for joists and beams

Member	Hanger
2x8	LUS28
2x10	LUS210
2x12	LUS210
2-2x8	HUS28-2
2-2x10	HUS210-2
2-2x12	HUS212-2
3-2x8	LUS28-3
3-2x10	LUS210-3
3-2x12	HU212-3 Min
2-1 3/4"x 9 1/4" LVL	HGUS410
2-1 3/4"x 9 1/2" LVL	HGUS410
2-1 3/4"x 11 1/4" LVL	HGUS412
2-1 3/4"x 11 7/8" LVL	HGUS412
2-1 3/4"x 14" LVL	HGUS414
2-1 3/4"x 16" LVL	HGUS414
2-1 3/4"x 18" LVL	HGUS414
3-1 3/4"x 9 1/4" LVL	HGUS5.50/10
3-1 3/4"x 9 1/2" LVL	HGUS5.50/10
3-1 3/4"x 11 1/4" LVL	HGUS5.50/12
3-1 3/4"x 11 7/8" LVL	HGUS5.50/12
3-1 3/4"x 14" LVL	HGUS5.50/14
3-1 3/4"x 16" LVL	HGUS5.50/14
3-1 3/4"x 18" LVL	HGUS5.50/14
4-1 3/4"x 9 1/4" LVL	HGUS7.25/10
4-1 3/4"x 9 1/2" LVL	HGUS7.25/10
4-1 3/4"x 11 1/4" LVL	HGUS7.25/12
4-1 3/4"x 11 7/8" LVL	HGUS7.25/12
4-1 3/4"x 14" LVL	HGUS7.25/14
4-1 3/4"x 16" LVL	HGUS7.25/14
4-1 3/4"x 18" LVL	HGUS7.25/14

*All hangers by Simpson Strong-Tie Co. Inc.
(Brand-Name equivalents acceptable)

Exterior wall height (h)	Stud size/ spacing
h < 10'	2x4 @ 16" oc
10' ≤ h ≤ 11'	2x4 @ 12" oc
11' ≤ h ≤ 18'	2x6 @ 16" oc
h > 18'	Consult eng.
Garage wall to be 2x6 @ 16" o.c. if exceeding 10' in height	

KING STUD CHART	
OPENING WIDTH (W)	# OF KINGS (U.N.O. ON PLANS)
0' < W ≤ 3'	1 each end
3' < W ≤ 6'	2 each end
6' < W ≤ 9'	3 each end
9' < W ≤ 12'	4 each end
12' < W ≤ 15'	5 each end
18' < W ≤ 21'	6 each end
15' < W ≤ 18'	7 each end

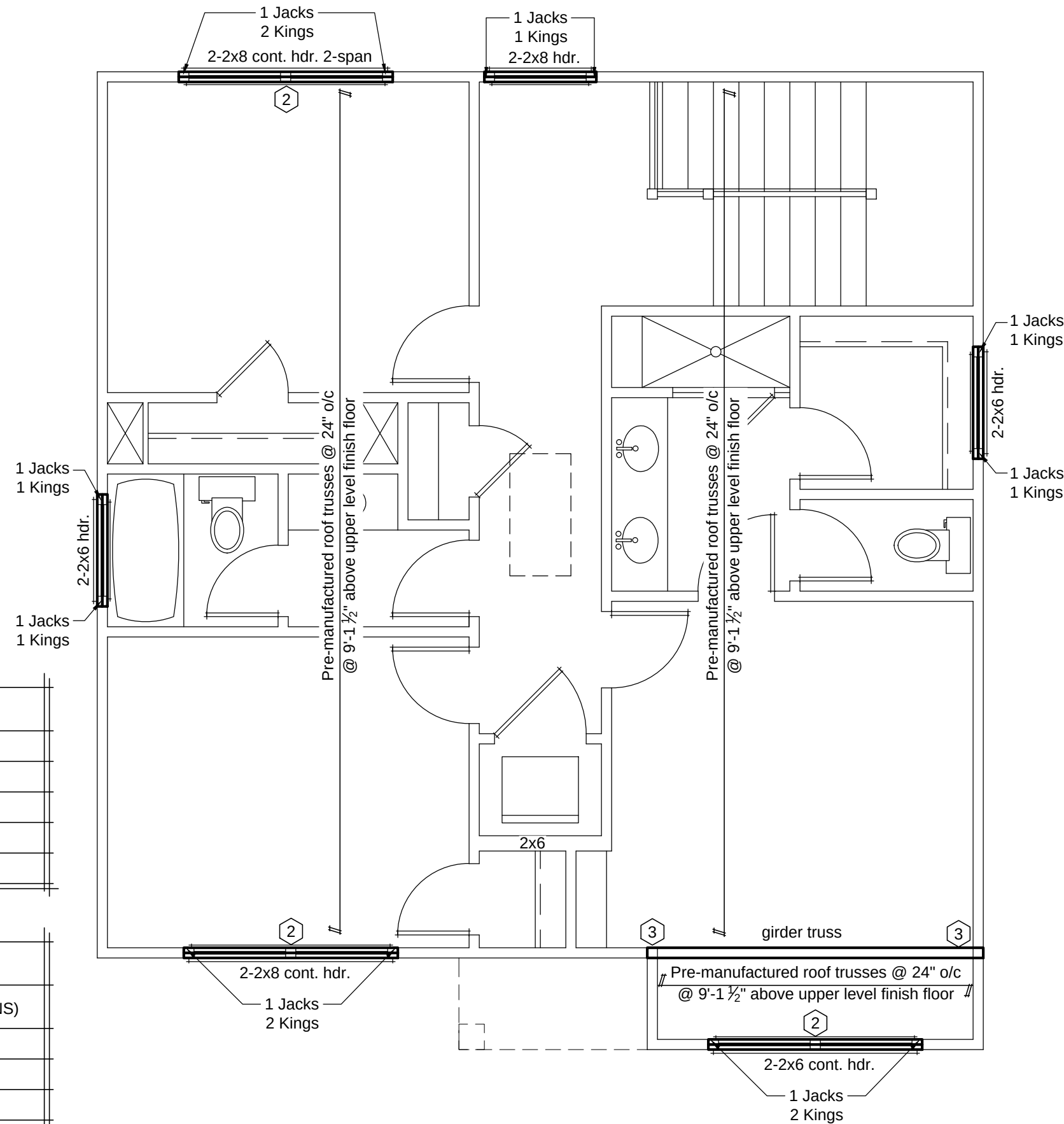
Ceiling Framing Notes:

- all exterior walls to be sheathed w/ 5/8" osb attached to framing w/ 8d nails at 6" o.c. edge and 12" o.c. field. provide blocking at all panel splices.
- all exterior wall headers to be 2-2x8 (spf#2) w/ (1)jack @ each end and (1)king stud per every 3'-0" width of total header span @ each end u.n.o.
- all interior load bearing wall headers to be 2-2x8's (spf#2) u.n.o. w/ (1)jack @ each end u.n.o.
- at clip lines, ceiling joists to be nailed to rafters w/ (5)16d nails u.n.o.

= number of studs. studs to be same size as associated wall framing studs u.n.o. **note: stud counts do not account for king studs.** see framing notes above for king stud requirements.

r.t. = roof trusses per manf. @ max 24" o.c. truss design to have no intermediate bearing (u.n.o.)

g.t. = girder truss per manf.



Upper Level Ceiling Framing Plan

Scale: 1/4" = 1'-0"

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Project No: 118-20

Date: 11/24/2020

Construction Documents

Title: Upper Level Floor Plans

Revisions:

Drawn by: IB

Checked by: **

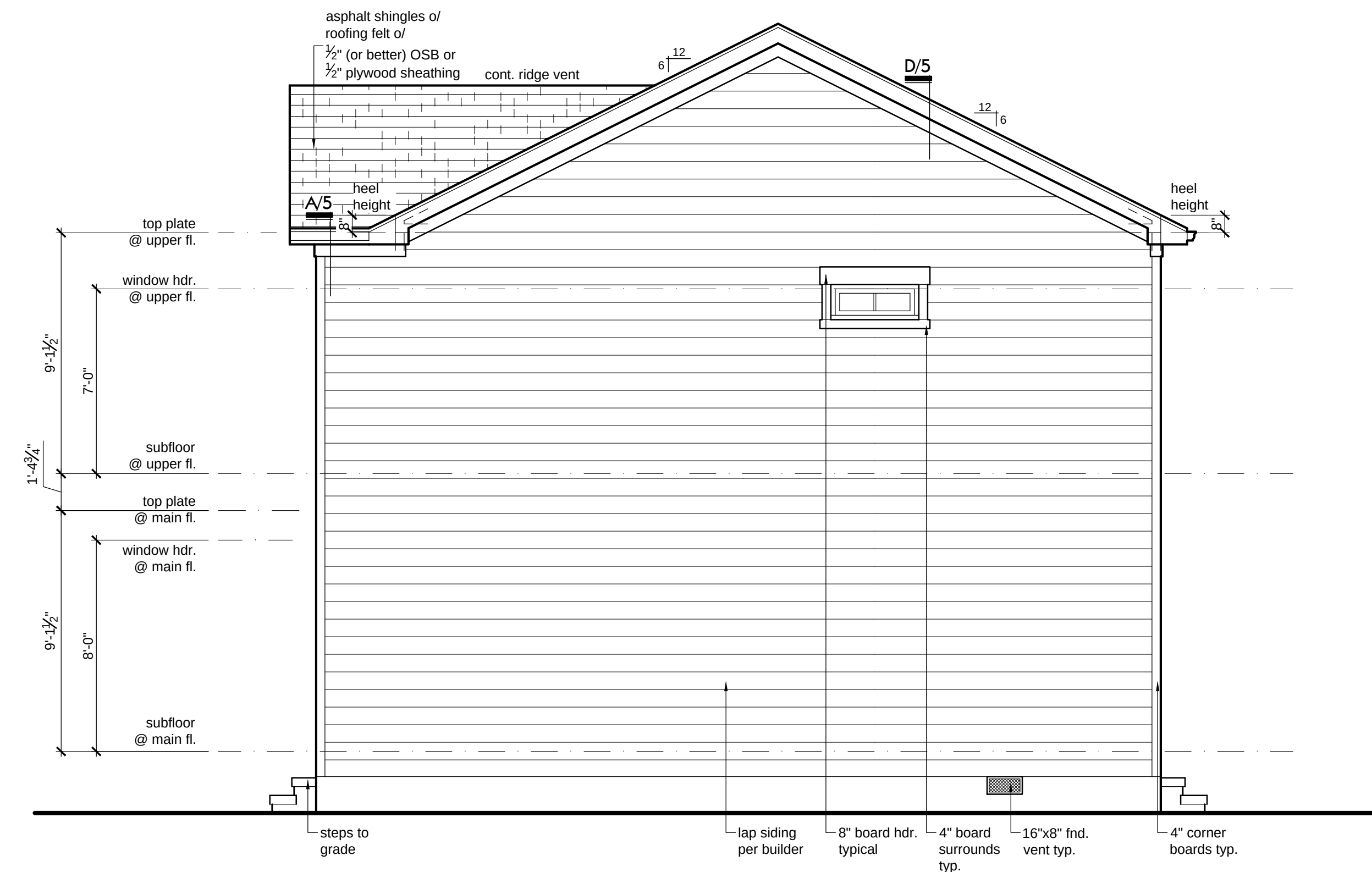
Sheet No.

4



Front Elevation

Scale: 1/4" = 1'-0"

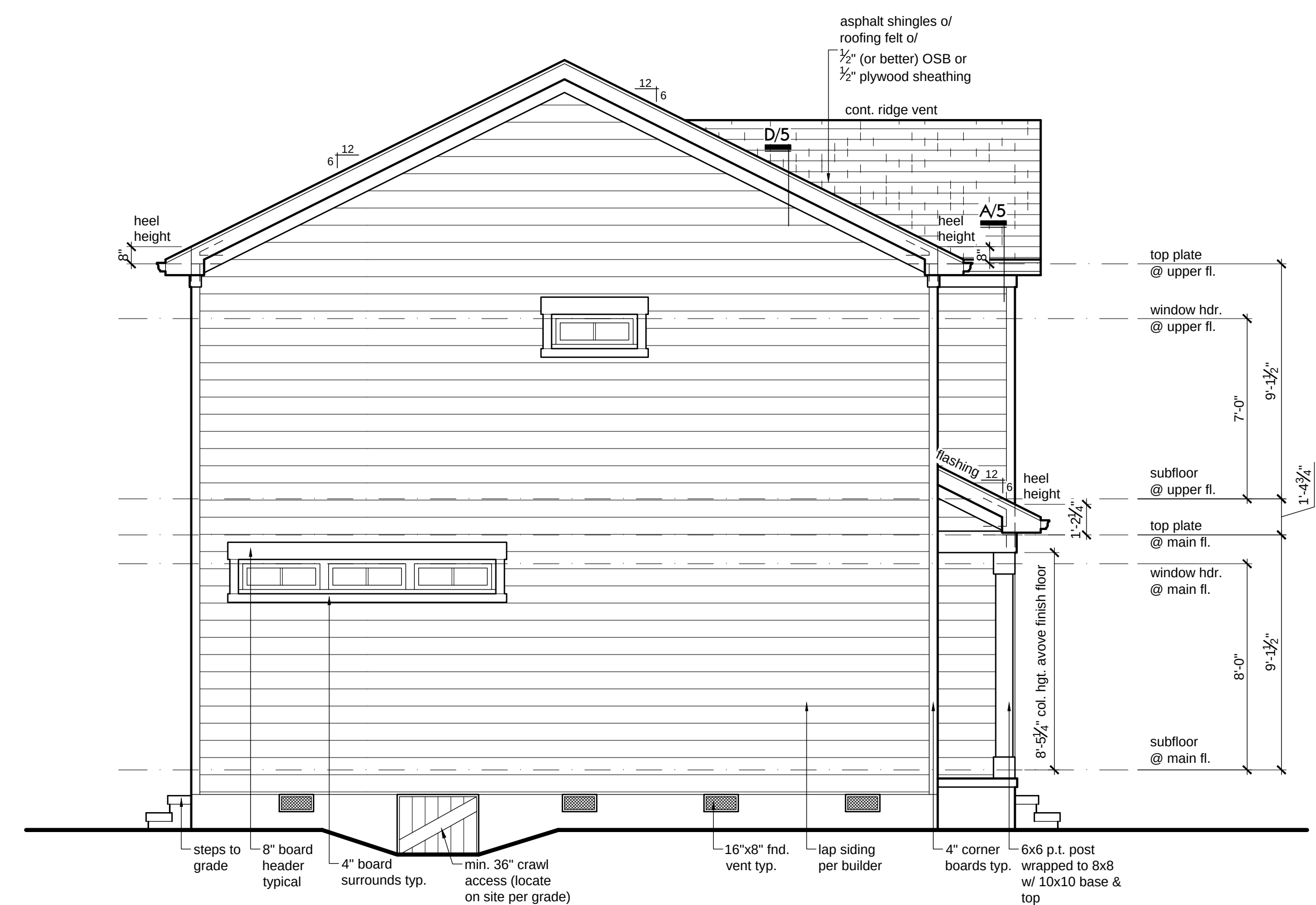


Right Elevation

Scale: 1/4" = 1'-0"



Rear Elevation



Left Elevation

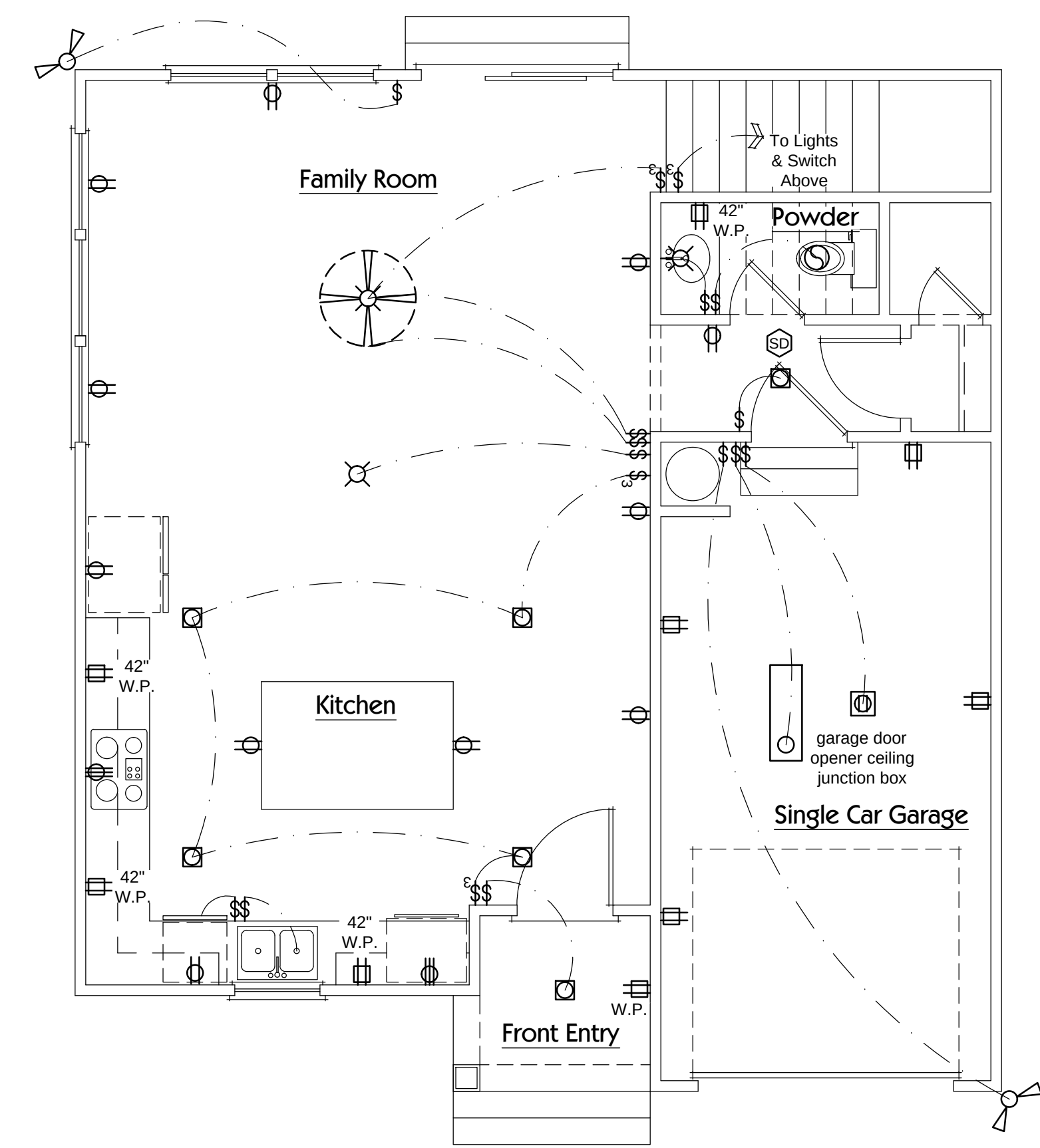
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Monroe, NC 28110

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Project No: 118-20
Date: 11/24/2020
Construction Documents
Title: Elevations
Revisions:
Drawn by: IB
Checked by: **

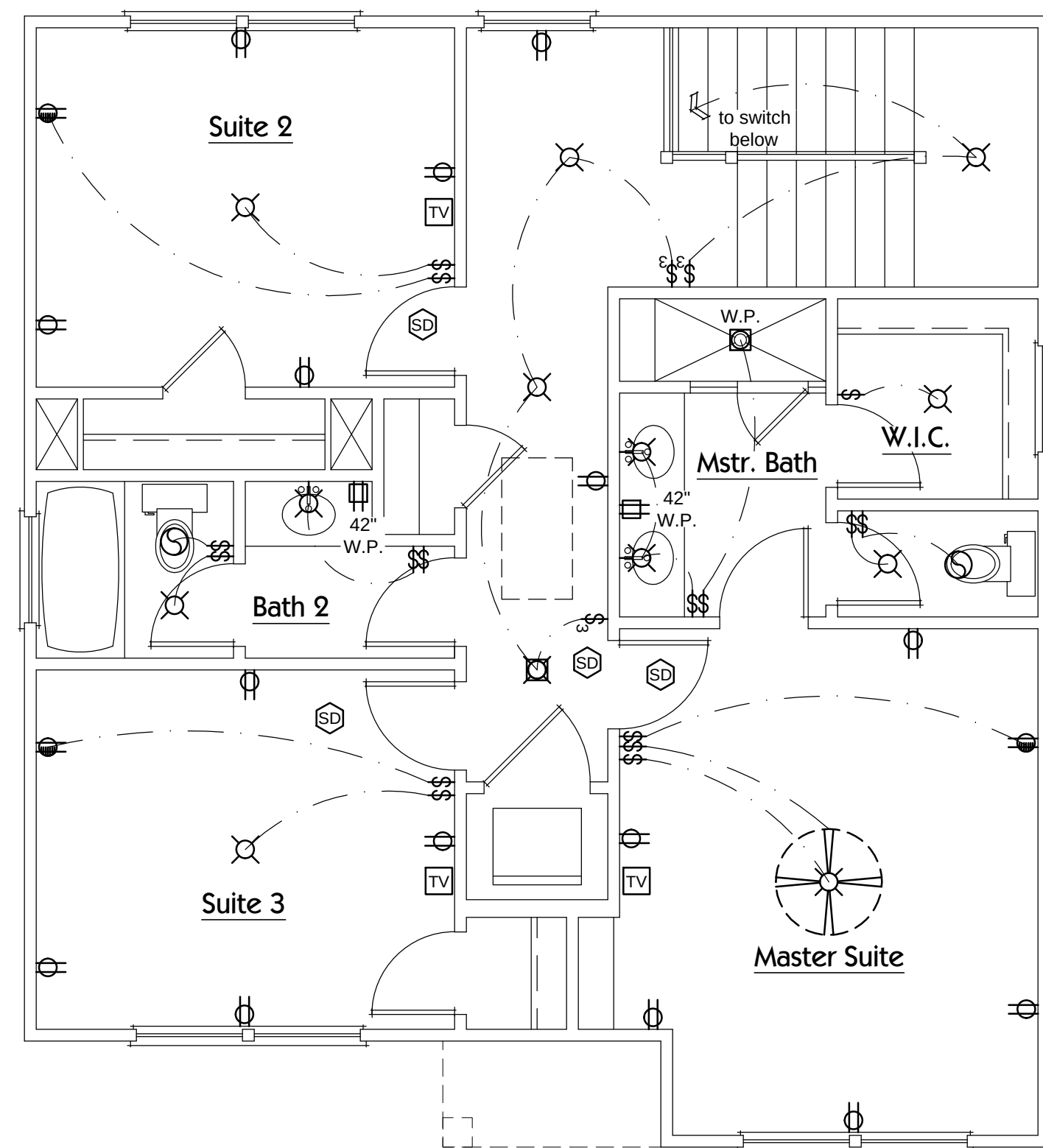
Sheet No.

6



Main Level Electrical Plan
 Scale: 1/4" = 1'-0"

SYMBOL KEY	
	Single pole switch
	3-way switch
	Bell button
	110V Duplex receptacle outlet
	110V Duplex receptacle outlet split wired
	220V Receptacle outlet
	110V GFI Duplex receptacle outlet
	110V Duplex floor receptacle outlet
	Security system circuit
	Surface mounted ceiling light
	Pendant fixture
	Recessed light
	Wall mounted light
	Eyeball light
	Flood light
	Fluorescent fixture
	Fluorescent light
	Television jack
	Telephone jack
	Smoke detector
	Thermostat
	Humidistat
	Chimes
	Irrigation circuit
	Fan-bath
	Fan-room



Upper Level Electrical Plan
 Scale: 1/4" = 1'-0"

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Date:	11/24/2020
Construction Documents	
Title:	Electrical Plans
Revisions:	
Drawn by:	IB
Checked by:	**

Sheet No.
7

RESIDENTIAL STANDARD NOTES

DESIGN LOADS:

1) Design loads are all dead loads plus:

- A) Sleeping rooms..... 30 PSF
B) All other floors 40 PSF
C) Balconies 60 PSF
D) Attic floor live loading with the following:

- i) Area accessible by stairs 30 PSF
ii) Roof slopes > 3:12 20 PSF
iii) Roof slopes < 3:12 10 PSF
E) Roof live load 20 PSF, or as required by code
F) Wind load 115 MPH, or as required by code
G) Snow load 20 PSF, or as required by code

2) All designs are in accordance with 2018 North Carolina Residential Code to the relevant Code for any additional information not covered in these notes or the designs.

3) Engineering design is for structural information only. The Engineer of Record does not accept responsibility for dimension errors, architectural errors, detailing of waterproofing, plumbing, electrical, or mechanical information or any part of the plan not relevant to the structural information.

RESIDENTIAL FOUNDATIONS:

1) All continuous wall footings are 8" x 16" for one- and two-story houses and footings for three-story walls shall be 12" x 24" unless otherwise noted. Reinforcing is to be as noted on plans. Footings on original soil do not need rebar. Rebar is required on any compacted fill regardless of compaction.

2) All interior piers are 8" x 16" CMU up to a maximum height of 32". All piers over 32" high must be filled with Type S mortar. Maximum height for 8" x 16" filled pier is 6'-8". Piers larger than 8" x 16" are noted on plans and must be filled with Type S mortar. For one-story structures, pier caps are to be 4" solid masonry. For two-story structures, pier caps are to be 8" of solid masonry.

3) Footings for 8" x 16" piers are 24" x 36" x 10" unless noted otherwise. Reinforcing is to be as noted on plans.
4) Interior thickened slab footings which occur in basements and "slab on grade" floors are 10" deep by 16" wide with 2-#4 reinforcing bars running continuously unless noted otherwise. Thickened footings are required under all bearing walls.

5) All rebar splices shall be a minimum of 2'-0" unless otherwise noted.

6) Shallow foundations are designed for an assumed soil bearing capacity of 2,000 psf. The contractor is responsible for notifying the Engineer of Record if any soils are found to be unsuitable for this bearing capacity. The contractor is responsible for obtaining soil testing to ensure that the bearing capacity of the soil meets or exceeds this value. All fill is to be compacted to 95% density as measured by the Standard Proctor Test (ASTM D-690).

7) All soils and fill under floors and/or within or under buildings shall have preconstruction soil treatment for protection against termites. Certification of Compliance shall be issued to the Building Department by a licensed pest control company.

8) All footing excavations shall be neat, straight, and level in the proper elevations to receive the concrete. Excessive variations in the dimensions of footings or slabs will not be permitted. Reinforcing steel and mesh shall be accurately placed and supported to maintain their position during the concrete pouring. Edge forms shall be used for concrete that will be exposed.

9) All slab penetrations are to be the responsibility of the contractor. Penetrations interfering with reinforcing shall be approved by the Engineer of Record prior to the placement of concrete.

10) Elevation differences between the bottom of adjacent footings shall be less than their horizontal distance less one foot. Differential heights between footings can become excessive usually where a pier footing in a crawlspace or garage footing is next to a basement wall footing.

SPECIAL FOUNDATION CONSIDERATIONS:

1) Waffle slabs are self-supporting slabs reinforced according to details and do not require firm soil for support. Soil must only be capable of supporting concrete until it hardens and develops strength.

2) Caisson foundations shall be a minimum of 12" diameter drilled unreinforced concrete caissons. Caissons shall extend to a minimum depth providing 2' penetrations into good original ground. Depth of drilling is limited to 15'. Therefore, no poor material more than 15' deep is suitable for a caisson foundation. A caisson cannot be used if water rises immediately into a drilled hole. Piles will have to be used in such cases.

3) Treated wood piles with a minimum diameter of 6" and a minimum design load of six tons are used for all foundations with unsuitable soil deeper than 15' or with water in drilled caisson holes. Drive per North Carolina or South Carolina Code.

4) Sizes and reinforcing for footing caps over caissons or piles shall be as shown on plans.

5) Chimney footings are to be 12" larger than the chimney footprint by 12" thick.

6) Foundation walls backfilled with dirt which support structural framing shall be constructed as follows:

- A) For earth fill up to a maximum height of 4': Use 8" CMU or 8" brick with Bituthene membrane waterproofing on exterior. Footings are to be 8" x 16" or 8" x 24" as noted on the plan.
B) For earth fill 4' to a maximum height of 9': Use 8" x 24" footing with #4 at 16" dowels hooked in footing and projecting 18" above footings. Use 12" CMU walls with #4 at 16" vertical bars located 4" from non-dirt fill face, lap all splices 12" and use Dur-o-wall horizontal reinforcing every 8" in CMU joints. Install 1-#3 L-bar with 24" legs in every other joint horizontally at all corners; i.e., #3 corner bars at 16" o.c. vertically. Fill all open cells of CMU with either type S or M mortar or fill with 2,500 psi concrete. Install waterproof Bituthene membrane or equal.
C) In lieu of the preceding design, basement walls may be constructed in accordance with R404.1 of the Code. However, 24" x 24" #3 corner bars shall be installed at 16" o/c vertically regardless of the wall height.

ERECT ALL FRAMING BEFORE BACKFILLING.

7) For retaining walls without framing see special designs on drawings.

FRAMING CONSTRUCTION - OTHER THAN ROOF:

1) See Table R802.3(1) of the Code for a fastener schedule for structural members.

- 2) Wood beams shall be supported by metal hangers of adequate capacity where framing into beams or ledgers. The allowable load capacity of the hanger shall be equal to or greater than the load specified on the plan. Where no load is specified, the "lightest" available hanger for the application is acceptable.
3) Crawl girders and band with 4" curtain wall and pier construction shall be 2-2 x 10 Southern Yellow Pine #2 unless noted otherwise. Maximum clear spans are to be 4'-8" (6'-0" o/c spacing of piers).

To avoid objectionable cracking in finished hardwood floors over any girders, use the following procedure:

- A) Nailing
i) All floor joists must be toenailed to their support girders with a minimum of 3-8d nails at each end. Larger nails will split and render the toenail ineffective. No end nailing through the girder or band is permitted.
ii) If dropped girders are used, end lap all joists and side nail each with a minimum of 3-16d nails at each end of each joint. Ledger strips should be spaced 3' apart and nailed with 3-16d nails at each joint end.
iii) Nail multiple member built-up girders with two rows of 16d nails staggered at 32" o/c, 2' down from the top and 2' up from the bottom with 3-16d nails at each end of each piece in the joist through the members making up the multiple girder.

iv) This nailing pattern will ensure a tight floor from the outside of the house to the outside so that when the framing shrinks during the first heating season, the shrinkage will be uniformly distributed over the entire floor. If the girder nailing pattern is omitted, then the shrinkage will accumulate over the girders and an objectionable crack will develop in the finished hardwood floor over the girder line.

B) At all girders where the joists change direction, install bridging at 6' o/c for a minimum of six joist spacings beyond any joist direction change. This will insure shrinkage distribution over the floor and not let it accumulate at the girder.

C) There must be wood blocking thru bolted to the steel beam with joists toenailed or attached to the beam with metal hangers under any hardwood floors that pass over a steel beam supporting floor joists. This condition often exists over basement areas.

4) All other lumber may be Spruce #2 unless noted otherwise.

5) Steel beams must have 5-2x 4 stud jacks under each end support unless noted otherwise.

6) 'Lam' beams must have 3-2x4 stud jacks under each end support unless noted otherwise.

7) Masonry lintels:

- A) For spans up to 6': Use 3 ½" x 3 ½" x ½" steel angles.
B) For spans from 6' to 10': Use 5" x 3 ½" x 5/16" steel angles.
C) For spans from 9' to 18': Use a pair of 9-gauge wires in each of the first 3 courses of brick on a 5" x 3 ½" x 5/16" steel angle. Lap all 9-gauge wire splices a minimum of 12" and extend wires a minimum of 12" into jambs. Temporarily support the steel angles before laying masonry. The shoring may be removed five days following the installation of masonry.

D) When structural steel beams with bottom plates are used to support masonry, the bottom plate must extend the full length of the steel beam. This provides support to the ends of the plate by bearing on the adjacent masonry jambs. The beam should be temporarily shored prior to laying the masonry. The shoring may be removed five days after laying the masonry.

8) All brick veneer over lower roofs (brick climbs) must have a structural angle lag screwed to an adjacent stud wall in accordance with detail, with steel brick stops to prevent sliding of brick.

9) All rafter braces must have two studs from plate through all floors to the foundation or supporting beam below. No braces shall be attached to top wall plate without studs directly under them.

GENERAL NOTES

10) Where partitions fall between floor joists or trusses, 2 x 4 ladders at 16" o/c must be placed perpendicular to the trusses to support the plywood decking. The ladders shall be supported with Simpson "Z" clip or similar device.

11) All wood I-joists and open joists must be braced in accordance with the manufacturer's directions plus details shown on plans. Load-bearing partitions, jacks, beams and column supports must be solid blocked through floor. Trusses and plywood shall not carry concentrated point loads. I-joist material should not be used as blocking under concentrated point loads. All point loads must be carried to foundations with adequate blocking and/or beams.

12) All steel columns Where steel columns bear on concrete or masonry, unless otherwise noted, a 5/8" x 6 ½" x 6 ½" or 5/8" x 3 ½" x 8" base plate shall be used to spread the column load across the bearing surface. Base plates shall be bolted with at least two ½" diameter anchor bolts or expansion bolts to concrete or masonry.

13) Unless noted otherwise on plans, all exterior facing wall studs taller than 10' shall be constructed as follows:

A) Walls 10' to 12' high: Balloon frame 2 x 4 studs at 12" o/c with ½" OSB sheathing and 3 king studs on each side of each opening nailed securely to the header.

B) Walls 12' to 20' high: Balloon frame 2 x 6 studs at 16" o/c (½" OSB sheathing required for wall heights > 17'). Provide 2-1 ½" x 5 ½" LVL king studs on each side of openings 3' to 6' wide and 2-2 x 6 king studs for openings less than 3' wide. Fasten king studs securely to all headers with a minimum of 12-16d nails or 4-3/8" diameter lag screws embedded a minimum of 4" into the header.

C) Gable end walls or rooms with vaulted ceiling joists: Balloon frame wall and provide triple king stud on each side of openings, nailed securely to the header.

D) Two-story high foyer walls less than 9' wide: Extend 3 ½" x 9 ½" PSL member with 3-2 x 4 flat plates across the entire wall. Locate the beam near mid-height of the wall at or near first floor top plate.

NOTE: SEE SPECIAL DESIGN OR ENGINEER FOR WALLS TALLER THAN 20'. WHEN OPENINGS IN HIGH WALLS EXCEED 6' IN WIDTH, OR IF THE WALL CANNOT BE CONSTRUCTED USING ANY OF THE METHODS MENTIONED.

14) Continuous 2 x 6 bridging shall be nailed to diagonal or vertical web members of all open-web floors trusses over 10' long. They shall be installed near mid-span as a load distribution member. If the 2 x 6 bridging is not continuous, lab ends of bridging one truss space.

15) Lower stud walls for buildings over two stories, but not more than three stories:

A) Interior walls

- i) Load bearing 2 x 4 @ 12" o/c
ii) Non load bearing 2 x 4 @ 12" o/c
B) Exterior walls

Use 2 x 6 at 16" o/c with ½" x 4' x 8' plywood sheathing at all corners and every 25'; OR use 2 x 4 at 12" o/c with ½" plywood sheathing solid on walls.

16) Headers shall be as shown unless noted differently on plans:

A) Interior and exterior

- i) Spans up to 2'-6" 2-2 x 6's
ii) Spans 2'-6" to 3'-6" 2-2 x 8's
iii) Spans 3'-6" to 6'-6" 2-2 x 10's
iv) Spans 6'-6" or more See Plan
B) Headers wider than 5' shall have a minimum of three king studs on each side unless noted otherwise.

17) When ceiling joists are parallel to an exterior wall, tie the rafters near the top plate to ceiling joists with a 2 x 6 strongback a minimum of 6' long at 4 feet on center across the top of the ceiling joists. 2 x 4 rafter ties shall be fastened to the side of the rafter and the strongback.

18) At all exterior diagonal wall panels, each panel shall be nailed to each adjacent panel with 5-16d nails or tied together with metal stripping nailed at four locations between floors with a minimum of 2-16d nails into each panel at each strap. This will avoid vertical cracking in panel joints due to horizontal oscillating panels.

19) At all stairs, every stud at each stringer must be nailed to each stringer with a minimum of 2-16d nails. This will avoid cracking between wallboard and top of base molding due to vertical oscillation of stair stringers.

20) Roof trusses that have non-bearing partitions passing under them should be nailed to the partition plates to avoid ceiling-wall cracking.

21) Roof trusses close to side walls framing and used as dead wood for sheetrock boards should be nailed to the wall framing to prevent ceiling-wall cracking.

22) All structural framing lumber exposed directly to the weather or bearing directly on exterior masonry piers or concrete shall be treated. All wood in contact with the ground is to be ground-contact approved. All wood exposed directly to the weather shall be protected to prevent the occurrence of rot.

23) Unless otherwise detailed, all stick-built 'false chimneys' shall be constructed with 2 x 4 studs at 12" o/c, balloon-framed from attic ceiling or floor. Fasten 15/32" CDX plywood on all sides of the chimney along the full length of the studs. Fasten each stud to the supporting beam or ceiling joist with a 1 ½" x 24", 18-gauge metal strap, or a similar connector.

24) Item unchanged, but moved from under #14 on old Page 2:

NOTE: ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, BEAM SUPPORTS - WHETHER WOOD OR STEEL - CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORTS ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.

25) Note to apply to all hard coat stucco exterior finishes:

A) Joints are necessary at the following locations:

- i) Horizontally at each floor line.
ii) No areas larger than 144 S.F. surface exposed.
iii) No dimension longer than 16'.
iv) No dimension longer than 2 ½ times the shortest dimension.
D) Drip screed required at the bottom of all walls 2' above paved areas and 4' above grade.
C) See ASTM 926 and 1063 for further information.
D) Application of an approved chemical curing compound.

The curing shall continue until the cumulative number or days when the ambient temperature above 50°F has totaled seven. During curing, the concrete shall be protected from any mechanical injury, load stresses, shock, vibration, or damage to finished surfaces.

ROOF CONSTRUCTION:

1) All roof trusses must be built in accordance with truss manufacturers' requirements. Tie-down connections to resist uplift shall be installed where required. When roof truss manufacturers do not provide the required connectors, it is the responsibility of the contractor to notify the roof truss engineer or the Engineer of Record to provide an adequate connector.

2) In addition to the Code's fastener schedule, unless noted otherwise on the plan, roof members shall be tied down with additional metal connectors as follows:

A) Stick-framed rafter members exceeding 10' in length, as measured from their horizontal projection, and all roofs over unenclosed areas such as porches use Simpson H2.5 connectors every 4' or at every third rafter to fasten the lower end of the rafter to the top plate.

B) All lower ends of valley and hip members which bear on a top plate use a Simpson HCP or equivalent connector.

3) Rafters shall be 2 x 6 at 16" o/c spruce-pine-fur #2 for shingles except as noted. They are to be cut into hips, ridges, etc., unless noted otherwise. Tile, slate and other heavy roof coverings shall be 2 x 8 at 16" o/c spruce-pine-fur #2 rafters unless noted otherwise.

4) Collar ties shall be 2 x 6 at 48" o/c at all ridges unless noted otherwise and located a nominal 3' below the ridge. Vaulted ceilings require special collar tie or ridge beam details. See the end of Table R802.5.1. in the Code unless otherwise detailed on the plan.

5) A minimum of three collar ties shall be used at all ridges even if two ties must be put on one set of rafters.

6) All hips and ridges are a size larger than rafters unless noted otherwise.

7) All hogs on ceiling joists or rafters are 12' long and 2 x 6's unless noted otherwise. Rafters may be spliced over hogs. Splice rafter hogs only at a roof brace.

8) Gable end framing must be braced parallel to ridges with a minimum of 2 x 6 diagonal braces at 6' o/c along the gable wall to interior ceiling joists. Braces to bear on 2 x 6 hogs and to the gable wall at approximately mid-height of gable walls. Braces shall be at an angle of approximately 45°. Other bracing may be used with the design engineer's approval.

9) Gable end framing must be braced parallel to ridges with a minimum of 2 x 6 diagonal braces at 6' o/c along the gable wall to interior ceiling joists. Braces to bear on 2 x 6 hogs and to the gable wall at approximately mid-height of gable walls. Braces shall be at an angle of approximately 45°. Other bracing may be used with the design engineer's approval.

10) Ceiling joists when erected parallel to rafters must be sistered to rafters and nailed with 3-16d nails at each rafter. If a kneewall is used and ceiling joists cannot touch rafters, then rafters must be tied to the ceiling joists using 2 x 4 or 1 x 6 rafter ties spaced no more than 4' on center.

11) Roof Plan Legend:

- A) ⊙ Indicates location of roof brace point at rafter level
B) ⊙→ Arrow away from the brace point indicates direction of roof brace to partition, beam, or other brace point below.
C) ⊙← Arrow into brace point indicates a vertical or almost vertical roof brace to partition, beam, or other brace point below.

D) All roof braces are 2-2 x 4 nailed with 16 penny nails at 9" o/c vertically from top to bottom. Braces longer than 10' must be braced horizontally in two directions at mid-height.

E) Maximum spacing of roof braces is to be as follows:

- i) For 2 x 6 Hog 6'-0" o/c
ii) For 2 x 8 Hog 7'-6" o/c

MATERIALS SPECIFICATIONS:
CONCRETE GENERAL NOTES:

1) Except where otherwise noted, for all concrete, the proportions of cement, aggregate, and water to attain required plasticity and compressive strength shall be in accordance with ACI 318 Code. Concrete shall be 2,500 psi in 28 days for footings and 3,000 psi for walls, beams, and columns, unless noted otherwise.

2) Before placing concrete, all debris, water and other deleterious material shall be removed from the places to be occupied by the concrete. The placing of all concrete shall be in accordance with ACI 318 and ASTM C94 requirements. Pumping of concrete will be permitted only with the Engineer of Record's approval of proposed concrete mix and method of pumping. Concrete shall be rapidly handled from the mixer to forms and deposited as nearly as possible to its final position to avoid segregation due to rehandling. Concrete to be spaded and worked by hand and vibrated to assure close contact with all surfaces of forms and reinforcing steel and leveled off at proper grade to receive finish. All concrete shall be placed upon clean, damp surfaces. Vibration shall be applied directly to the concrete and shall be sufficient to cause flow of settlement but not long enough to cause segregation of the mix.

3) Construction joints shall be located in accordance with ACI 301. All reinforcing steel shall be continuous across joints. In slabs on grade, saw contraction joints shall not be over 20 feet center to center each way. Joints shall be sawn a depth of one-third of the slab thickness. Sawing of the joints shall commence as soon as the concrete has hardened sufficiently to permit sawing without excessive excessive raveling. Fill the saw cuts with approved joint filler after the concrete has cured.

1) Concrete, when deposited, shall have a temperature not below 50°F and not above 90°F. The methods and recommended practices as described in ACI 306 shall be followed for cold weather concreting and ACI 305 for hot weather concreting.

2) Freshly placed concrete shall be protected from premature drying by one of the following methods:

- A) Ponding or continuous sprinkling.
B) Absorptive mat or fabric kept continuously wet.
C) Waterproof paper conforming to ASTM C171
D) Application of an approved chemical curing compound.

The curing shall continue until the cumulative number or days when the ambient temperature above 50°F has totaled seven. During curing, the concrete shall be protected from any mechanical injury, load stresses, shock, vibration, or damage to finished surfaces.

6) Reinforcing steel bars shall be deformed in accordance with ASTM A305 and or A408 and formed of ASTM A615-78 Grade 60 steel.

7) Welded wire fabric reinforcing to be ASTM A185 steel wire. Accessories shall conform to the CRSI 'Manual of Standard Practice'.

The following minimum concrete cover shall be provided over reinforcing bars:

- A) Exposed to Earth 3"
B) Exposed to Weather 1 ½"
C) Slabs not Exposed to Weather ¾"
D) Beams and Columns 1 ½"

MASONRY GENERAL NOTES:

1) Masonry walls are to be of the sizes and in the locations shown on the plans and shall be constructed in accordance with the provisions of ACI 530.

2) Hollow Load Bearing Units: ASTM C90 made with lightweight or normal weight aggregates. Grade N-1 units shall be provided for exterior and foundation walls. Grade N-1 or S-1 units shall be provided for other load-bearing walls or partitions.

3) Concrete Building Brick: ASTM C55 made with lightweight or normal aggregates, Grade N-1 or S-1 except that brick exposed to weather shall be N-1.

4) Mortar: ASTM C270-95, Type S prepackaged mortar mix which shall not contain any non-cementitious fillers combined with not more than three parts sand per on part mix.

5) Reinforcing Steel: ASTM A615 Grade 60 steel deformed bars where indicated on the plans. Where reinforcing bars are installed in the cells of concrete masonry units, they shall be secured with wire ties at intervals not exceeding 24" o/c to maintain the bars location in the cell. The tolerance for spacing of vertical bars is ± 1/2 inches along the length of the wall. The tolerance for the distance between the face of the concrete masonry unit and the center of the bar shall not exceed ± 1/4".

6) Mortar protrusion shall be less than 1/4". A protrusion of 1/4" or greater must be removed before grouting.

7) Horizontal Joint Reinforcement: ASTM A62 fabricated from cold drawn steel wire and hot dip zinc coated (ASTM A153). It shall consist of two or more parallel, longitudinal wires 0.1875" in diameter with weld-connected cross wires 0.1483" in diameter at a minimum of 16" o/c. Joint reinforcement is to be installed in every other course and in the first two courses at the bottom and top of wall openings and shall extend not less than 24" past the opening. Splices shall overlap not less than 12".

8) Execution: Masonry units shall be laid in a running band pattern unless noted otherwise. The walls shall be carried up level and plumb within the tolerances specified in ACI 530.1-88, Section 2.3.3.2. If nonstandard dimensions are encountered, block shall be cut with a masonry saw to fit, not by stretching or shrinking joints. Unfinished work shall be stepped back for joining with new work. Tooting will not be permitted except where specifically approved. Damaged units are to be cut out and new units set in place.

9) The filled cells and bond beam blocks of reinforced masonry walls are to be filled with ASTM C476-91, Grout for Masonry with minimum compressive stress of 2,000 psi and slump range of 8" to 11". The outside face of the bottom block of each cell is to be broken out for inspection of reinforcing and clean out of mortar droppings in cell. The grout is to be pumped into the cell in maximum five foot lifts and immediately vibrated to minimize any voiding of the grout. Reconsolidate each lift by vibrating several inches into the preceding lift before plasticity is lost. Reconsolidate the top lift and fill with grout any space left by settlement shrinkage.

LUMBER GENERAL NOTES:

1) All common framing lumber is to meet the following minimum specifications at 19% moisture content:

MATERIAL	Fb (psi)	FL (psi)	Fc (psi)(Perp.)	E (psi)
# 2 Spruce Pine Fir	875	450	485	1,400,000
Southern Yellow Pine	750	450	565	1,400,000

2) All Structural Composite Lumber (LVL, LSL, PSL) is to meet the following minimum specifications:

APPLICATION	Fb (psi)	Fc (psi)(Parallel)	Fc (psi)(Perp.)	E (psi)
Girders & Beams (LVL/PSL)	2,800	2,310	650	1,900,000
Columns (LSL) & Rimboards	1,700	1,400	400	1,300,000

3) All Glue Laminated Timber (Glu-lam) is to meet the following minimum specifications:

APPLICATION	Fb (psi)	Fc (psi)(Parallel)	Fc (psi)(Perp.)	E (psi)
Girders & Beams	2,400	1,700	740	1,700,000
Columns	1,600	1,550	560	1,500,000

4) Open Web Floor Trusses:

APPLICATION	Fb
Top & Bottom Chords	2,500
Columns (LSL) & Rimboards	950 1.4E Lumber

5) Where three or four-ply 'Lam' beams are side-loaded (joists frame into the side at the outside plies), fasten all plies together with two rows of 1/4" diameter bolts at 16" o/c. The bolts shall be located a minimum of 2 1/4" and a maximum of 3 1/4" from the top or bottom of the beam.

6) Built-up wood columns consisting of multiple studs shall have each lamination nailed with 16d nails at 9" o/c.

STEEL GENERAL NOTES:

1) All steel wide flange beams shall conform to ASTM A572 having a minimum yield stress of 50,000 psi.

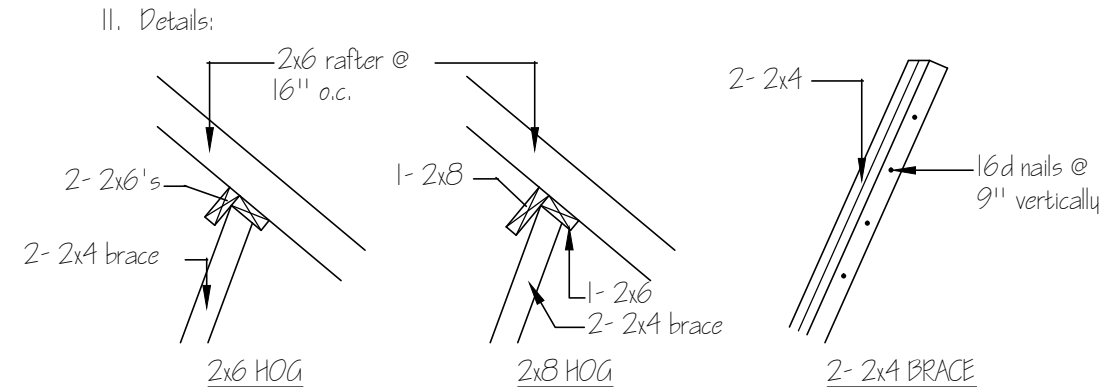
2) All steel pipes shall be Schedule 40 or better with a minimum yield stress of 35,000 psi.

3) All steel tubes shall conform to ASTM A500, Grade B, having a minimum yield stress of 46,000 psi.

4) All other shapes not listed above shall conform to ASTM A36 having a minimum yield stress of 36,000 psi.

5) Unless otherwise noted, all welds shall be fillet type with a minimum 3/16" leg. Welding electrodes shall be E70xx type having a minimum yield strength of 70,000 psi. Welding work and materials shall conform to the American Welding Society Code (AWS D.1).

6) Bolted connections shall include high strength bolts conforming to ASTM A325. Foundation anchor bolts or tie rods shall conform to ASTM A36 having a minimum yield strength of 36,000 psi.

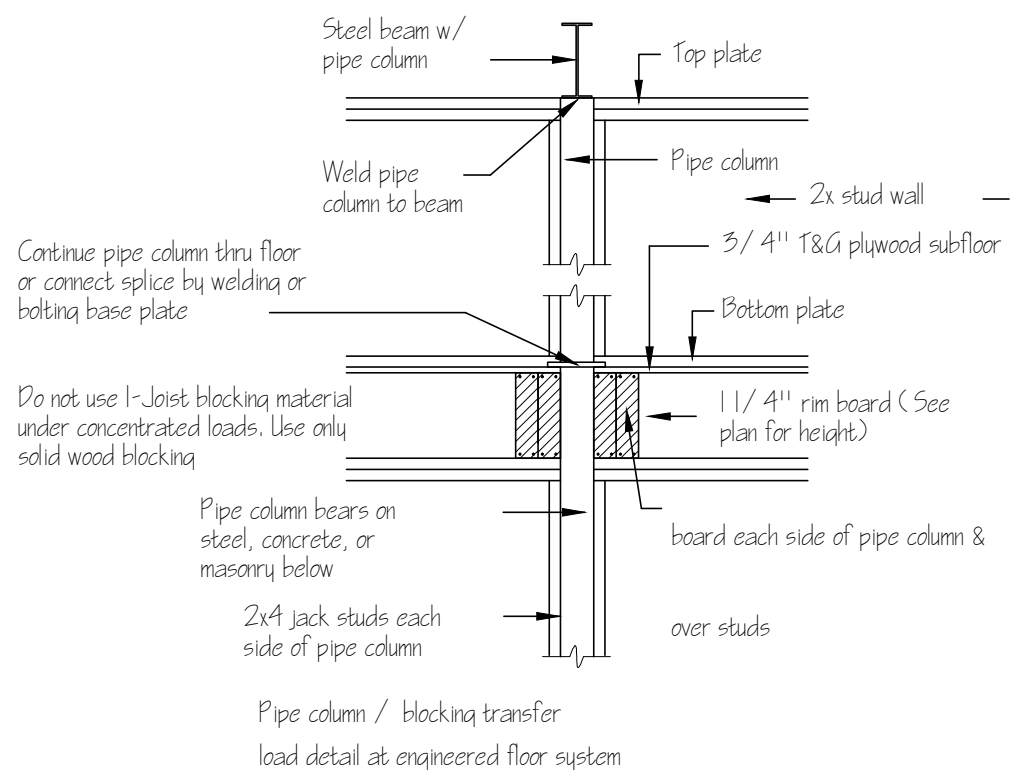
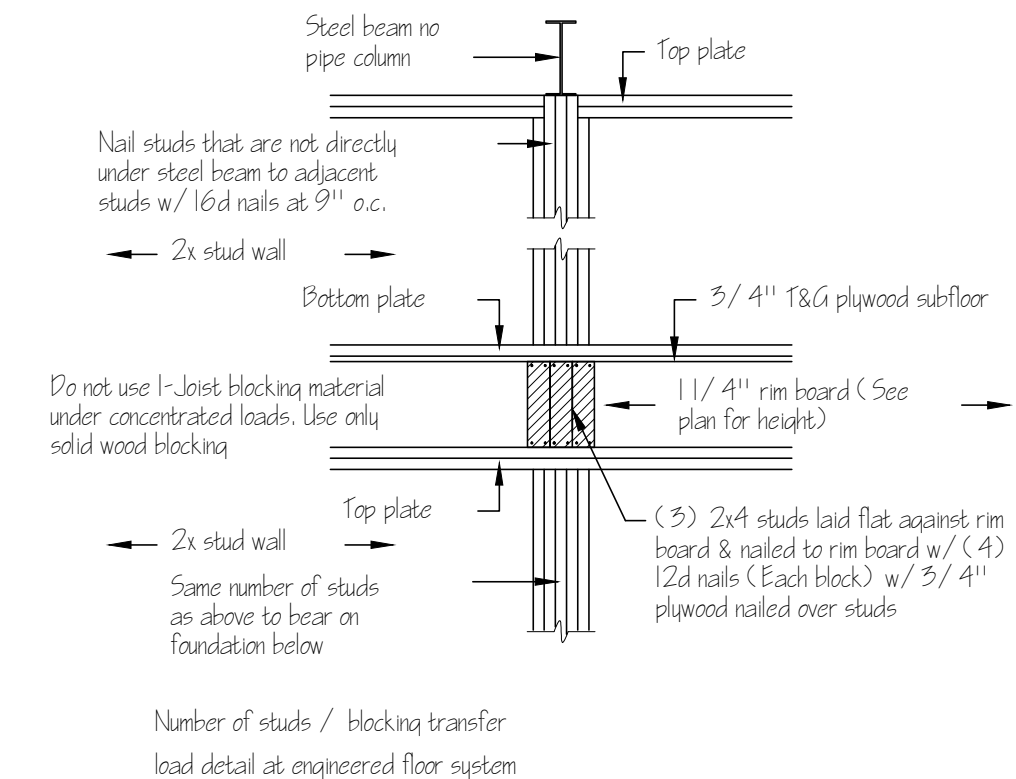
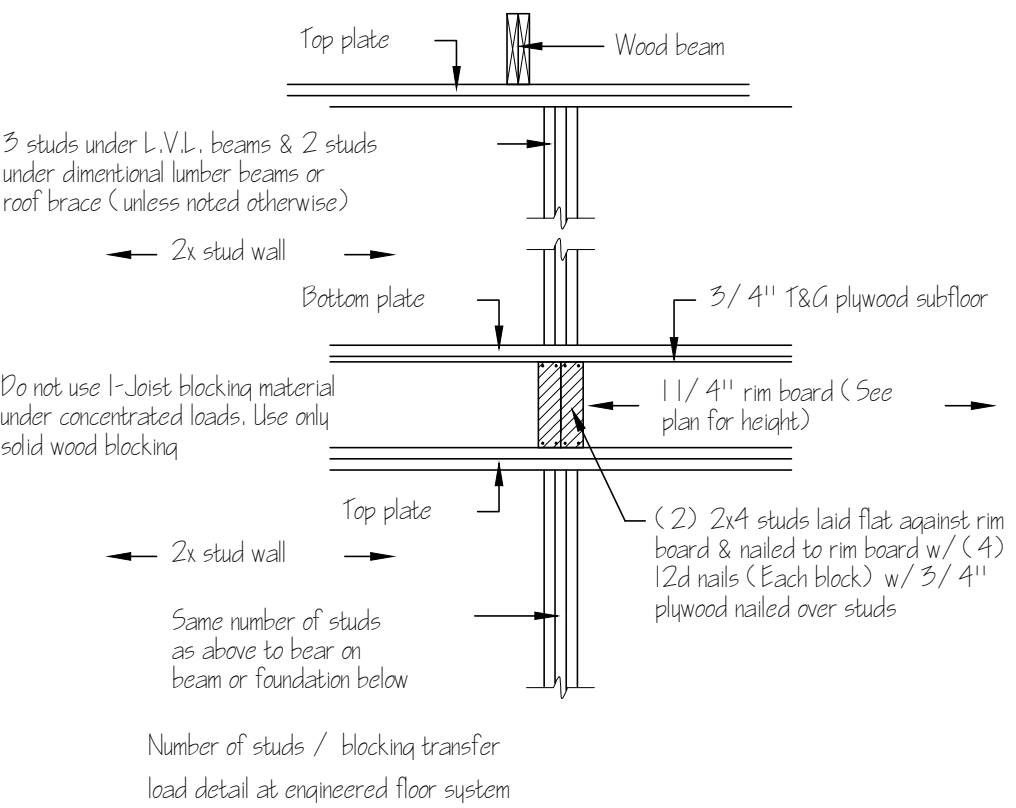


Source Code Requirements:

- A. Joints are necessary at the following locations:
I) Horizontally at each floor line
II) No areas larger than 144 sq.ft. exposed
III) No dimension longer than 15'-0"
IV) No dimension shorter than 2 1/2 times the shortest dimension

B. Drip screed required at the bottom of all walls 2" above paved areas and 4" above grade.

C. See ASTM 926 and 1063 for further information.



Typical Point Load Details

Little Skyline Plan
607 Stafford Street
Monroe, NC 28110



RESIDENTIAL STRUCTURAL DESIGN
3410 N. Davidson St.
Charlotte, N

ACCTNO	OWNERNAME1	OWNERADDRE	OWNERCITY	OWNERST/	OWNERZIP
09228184	BARTELL JASON	PO BOX 639	LOCUST	NC	28093
09228182	KILGO RICHARD LEE	1305 WALKUP AVE	MONROE	NC	28110
09228186	RED ROOSTER PROPERTIES LLC	PO BOX 235	INDIAN TRAIL	NC	28079
09228192	HERNANDEZ MARCO	506 STAFFORD ST	MONROE	NC	281103270
09228200	FARACI GLENN E	1719 S ROCKY RIVER RD	MONROE	NC	28112
09228202	HERRING RICHARD	1823 STEELE ST	MONROE	NC	28110
09228203	HERRING JUDY	605 STAFFORD ST	MONROE	NC	28110
09228091	CITY OF MONROE	PO BOX 69	MONROE	NC	281110069
09228183	FARACI GLENN E	1719 S ROCKY RIVER RD	MONROE	NC	28112
09228187	LOPEZ ANDRES RAMOS	608 STAFFORD ST	MONROE	NC	28110
09228207	2 FAMILIAS UNIDAS LLC	416 N HILL ST	MONROE	NC	28110
09228201	BARBEE JO ANN	511 STAFFORD ST	MONROE	NC	28110
09228205	CRUZ-FELIPE AUGUSTIN	4923 PENNY POINT PL	CHARLOTTE	NC	28212
09228185A	JORDAN JEFFREY B	4309 GILBOA RD	MARSHVILLE	NC	28103
09228188	ARILMENDI VIRGINIA CORONA	606 STAFFORD ST	MONROE	NC	28110
09228202A	BWB2 LLC	1044 PREAKNESS BLVD	INDIAN TRAIL	NC	28079
09228208	FIGUEROA ARNALDO DE JESUS PERDOMO	412 HILL ST	MONROE	NC	28110
09228189	TRULL BARBARA C	P O BOX 236	MONROE	NC	281110236
09228190	D K PROPERTIES OF UNION LLC	%JAMES KIKER 4001 SIKES MILL RD	MONROE	NC	28112
09228191	HERNANDEZ MARCO	506 STAFFORD ST	MONROE	NC	281103270
09228204	CABERT PROPERTIES LLC	3232 MICHELLE DR	MATTHEWS	NC	28104
09228206	D K PROPERTIES OF UNION LLC	%JAMES KIKER 4001 SIKES MILL RD	MONROE	NC	28112
09228247	506 MILLER STREET LLC	C/O THOMAS LOGANO 1021 VAN BUREN AVE	INDIAN TRAIL	NC	28079

APO Map

601 Stafford St.

Legend

- Centerlines
- Parcels
- 150-foot buffer
- Notified Properties
- Subject Property





STAFF REPORT
Case #SUP-202100050

TO: Board of Adjustment Members

DATE: April 22, 2021

FROM: Doug Britt, Senior Planner

SUBJECT: Special Use Permit request by Leonid Steven Livarchuk to allow retail sales in the OT (Office Transitional) zoning district located at 606 E. Franklin Street

SITE DATA

Type of Action: Special Use Permit

Date of Petition: April 1, 2021

Name of Petitioner: Leonid Steven Livarchuk

Location: 606 E. Franklin Street

Tax ID #: 09-195-043

Lot Size: .39 acres

Zoning Classification: OT (Office Transitional)

SUMMARY STATEMENT

The Board of Adjustment is requested to consider this request by Leonid Steven Livarchuk for a Special Use Permit to allow retail sales in the OT (Office Transitional) zoning district located at 606 E. Franklin Street.

FINDINGS

Staff offers the following Findings:

1. The property at 606 E. Franklin Street is owned by LPL Development and is zoned OT (Office Transitional). (Exhibit 1, 2)

2. The applicant submitted a Special Use Permit Application on April 1, 2021 requesting to allow retail sales at 606 E. Franklin Street. The applicant is proposing to operate a convenience store on the site. (Exhibit 3)
3. According to Section 156.110 of the City of Monroe Unified Development Ordinance titled "Table of Permissible Uses", retail sales is only allowed in the OT zoning district with the issuance of a Special Use Permit from the Board of Adjustment. (Exhibit 4).
4. A Standard 5 Appraisal Impact Study was completed by Morrison Appraisal, Inc. It is the opinion of Morrison Appraisal, Inc that retail sales will not adversely affect the value of the adjoining properties. (Exhibit 5)
5. All adjoining property owners have been properly notified of this special use permit. (Exhibit 6)

CONCLUSIONS

Please see attached Special Use Permit Worksheet.

Exhibits
Exhibit 1-Ortho Map
Exhibit 2-Zoning Map
Exhibit 3-Application
Exhibit 4-Section 156.110
Exhibit 5-Impact Study
Exhibit 6-APO List & Map

Prepared by: DB 4-08-21

**SPECIAL USE PERMIT WORKSHEET
TO ALLOW AN EVENT CENTER TO OPERATE AT 606 E. FRANKLIN STREET
(PARCEL # 09-195-043)**

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: Yes, the requested/proposed use of general retail will not materially endanger the public health or safety.

☐ Motion standard is met; or

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

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

Petitioner's Response: The proposed general retail use will comply with all regulations and standards of the City of Monroe zoning ordinances.

☐ Motion standard is met; or

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

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

Petitioner's Response: The requested use of general retail will not adversely impact the surrounding property and will not substantially injure the values of the adjoining properties.

☐ Motion standard is met; or

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

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

Petitioner's Response: The impact study should show that the use will be in harmony of the area.

☐ 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 #: SUP-202100050

Legend

— Centerlines

□ Parcels

**Existing: OT
(Office Transitional)**

Owner: LPL Development

Acres: .39



0 40 80
Feet

HOUGH ST

E FRANKLIN ST

HARRIS ST

Zoning Map

Case #: SUP-202100050

Legend

— Centerlines

□ Parcels

Zoning Districts

Code

■ R-10

■ OT

■ GB

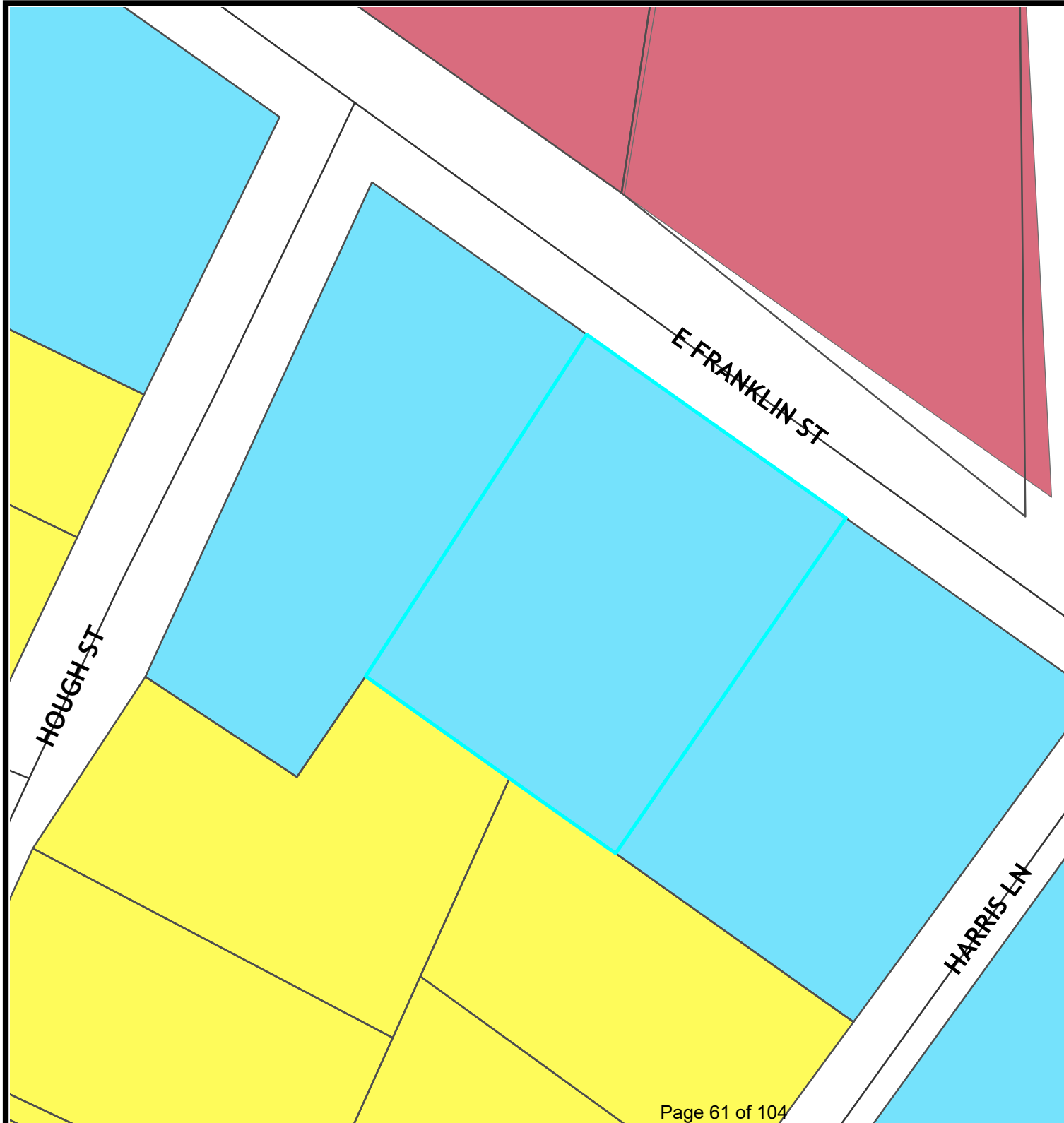
Existing: OT
(Office Transitional)

Owner: LPL Development

Acres: .39



0 40 80
Feet





SPECIAL USE PERMIT APPLICATION

Applicant's Name: Leonid Steven Livarchuk

Applicant's Mailing Address: 3001 Bob White Cir
#B Wingate, N.C 28174

Applicant's Phone Number: 704-493-8595

Applicant's Facsimile Number: _____

Applicant's Email Address: Livarchuk@gmail.com

Property Location: Monroe 604, 606, 608 E Franklin St

Tax ID Number: 09-195-043 Deed Reference Number: BOOK _____ PAGE _____

Existing Zoning: _____

Proposed Special Use: General Retail Sales Less than 25,000 Sqft.

Proposed Conditions:

Every petition for a reclassification of property shall be accompanied by 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. Site plans for subdivision applications shall be in the form of a preliminary plat with all information that is required per Chapter 156 of the Monroe Code of Ordinances – Zoning Code, and specifically listed in the Appendix *Standards*. In addition, all applications for a Special Use Permit shall be accompanied by a written consulting report from a North Carolina State Certified Real Estate Appraisal that conforms to Standard 5 of the Uniform Standards of Professional Appraisal Practice (single family homes on single family lots are exempt from this requirement). 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.
- The names and address of all adjoining property owners referenced by tax ID numbers. (This information can be obtained at the office of the Union County Tax Collector located in the Old Courthouse)
- Scale, at one (1) inch equals 100 feet, unless otherwise approved by the Zoning Administrator.

Revised 12-22-15

SUP Application.doc REVISED 2-99, 7-99, 2/00, 12/03, 7/04, 9/13, 1/14, 12/15

For Staff Use Only

Project Number: SUP 202100050

Date Submitted: _____

Approved _____

Denied _____

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).
- Watershed data to demonstrate compliance with sections 156.101 of the Monroe Code of Ordinances.
- Boundary of any phase lines, for phased development plans. (Include a statement for future building time line)
- Detailed landscape plan in compliance with section Chapter 156, Article XVII 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. Every application shall include an appraisal report from a certified appraiser that the proposed use will not substantially injure the value of the adjoining property, as specified in the findings below. 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 30 days prior 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 fifteen (15) 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 156.42 of the Zoning Ordinance of the City of Monroe Code of Ordinances.

I. 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.

Yes, the Requested/proposed use of General Retail will not endanger the public health or safety

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

The proposed General Retail use will comply with all Regulations and standards of the City of Monroe zoning ordinances

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

The Requested use of General retail will not adversely impact the surrounding property and will not substantially injure the values of the adjoining properties.

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

The impact study should show that the use will be in harmony of the area.

To the best of my knowledge, all of the information herein submitted is accurate and complete.

Leonid Steven Livarchuk
Applicant (printed)

[Signature]
Applicant's Signature

3/11/2021
Date

Gilly Livarchuk
Property Owner (printed)

[Signature]
Property Owner's Signature

3/11/2021
Date

DESCRIPTION	R-40/ R-20	R-10	R- MF	R-MH	OT	CB D	GB	GI	C
RESIDENTIAL (Cont'd)									
Temporary emergency, construction, and repair residences	Z	Z		Z					
Home occupations	Z	Z	Z	Z	Z	Z	Z	Z	
Planned Development									ZS
SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT									
General retail sales less than 25,000 square feet					S	Z	Z		
General retail sales, 25,001 to 100,000 square feet							Z		
General retail sales 100,001 square feet or greater									ZS
PLANNED UNIT DEVELOPMENTS									ZS



MORRISON APPRAISAL, INC.
PROVIDING EXCEPTIONAL VALUE SINCE 1985

Impact Study –Leo Livarchuk

606 E. Franklin Street Monroe, NC 28112

As of: March 11, 2021

Date of Report: April 01, 2021

Client: Leo Livarchuk

Prepared By: Andrew G. Morrison, MAI

R. Kent Wilkinson,

Registered Trainee -T2601

April 01, 2021
Monroe Board of Adjustments

To Whom it May Concern:

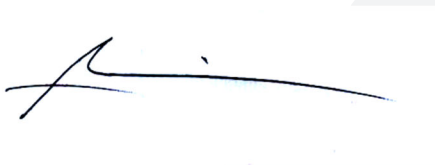
As requested, I have studied the subject at 606 E. Franklin Street, Monroe, NC 28110. The subject site was previously occupied by the American Red Cross as office use. Leo Livarchuk is requesting to use the subject for use as General Retail.

The Monroe Board of Adjustments classifies this use as General Retail will require a special use permit in the Office Transitional - OT Zoning District. Properties adjacent or exposed to General Retail were reviewed as to their impact on surrounding properties.

Based on the information gathered, it is my opinion that the use will be in harmony and should not adversely affect surrounding properties.

If you have any questions, please let me know.

Sincerely,

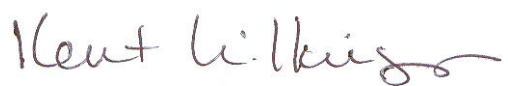


R. Kent Wilkinson
NC-T2601



CERTIFICATION OF THE APPRAISAL

Andrew Morrison, certifies that, to the best of our knowledge and belief,

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. I have not reported a predetermined opinion or conclusion, and I am not an advocate of anything other than assignment results. I have not paid fees, commissions, etc. in connection with procurement of this assignment.
6. I have made a personal inspection of the property that is the subject of this report.
7. No one provided significant real property appraisal assistance to the person(s) signing this certification.
8. The engagement in this assignment was not contingent upon developing or reporting predetermined results.
9. The compensation for completing this assignment is not contingent upon the development or reporting of a predetermined opinion that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report.
10. I have performed no services, as an appraiser or in any other capacity regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment. 
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. As of the date of this report, I have completed the Standards and Ethics education requirements of the Appraisal Institute for Members. 

CONTINGENT AND LIMITING CONDITIONS

1. The appraiser obtained the information, estimates, and opinions that were expressed in the report from sources that he or she consider to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
2. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinion about the title.
3. The appraiser must provide prior consent before the client specified in the report can distribute the report (including conclusions about the opinion, the appraiser's identity and professional designations, and reference to any professional appraisal organization or the firm with which the appraiser is associated) to anyone other than the clients, consultants professional appraisal organizations: and state or federally; or any department, agency, or instrumentality of the United States for any state or the District of Columbia; except that the client may distribute the property description section of the report only to data collection or reporting services(s) without having to obtain the appraiser's proper written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relation, news, sales, or other media.
4. The appraiser will not give testimony or appear in court, unless specific arrangements to do so have been made beforehand.
5. The appraiser has noted in the report any adverse condition (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substance, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the study, Unless otherwise stated in the report, the appraiser has no knowledge of any hidden or unapparent condition of the property or adverse environmental conditions (the presence of hazardous wastes, toxic substance, etc.) that would make the property more or less valuable, and has assumed that there are no such condition and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The appraiser is not qualified to detect substances such as asbestos, urea-formaldehyde foam insulation, mold, radon gas or other potentially hazardous materials that may affect the value of the surrounding properties. The opinion is predicated on the assumption that there is no such material on or in the property which would cause a loss in value. The client is urged to retain an expert in this field, if desired. Because the

appraiser is not an expert in the field of environmental hazards, the report must not be considered as an environmental assessment of the property.

6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
7. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, there are no guarantees express or implied, regarding this determination.
8. Responsible and competent property management is assumed.
9. The appraiser has not made a specific compliance survey and analysis of the subject parcel to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act ("ADA"). It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the subject parcel is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, the appraiser did not consider possible non-compliance with the requirements of ADA in estimating the value of the subject.
10. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.
11. The appraiser will not disclose the contents of the report except as provided for in the Uniform Standards of Professional Appraisal Practice.
12. Possession of the report, or a copy thereof, does not carry with it the right of publication.
13. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

TABLE OF CONTENTS

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IMPORTANT FACTS AND CONCLUSIONS

LOCATION AND OWNERSHIP

Property Location	606E. Franklin Street
Map Reference	09-195-043
Owner	LPL Development, LLC

PROPERTY INFORMATION

Subject Sq ft	5,650 sq ft 546 sq ft Storage
Zoning	OT
Description of Improvements	General Retail

REPORT INFORMATION

Purpose of Report	Impact of General Retail on surrounding properties
Intended User	Leo Livarchuk
Effective Date of Opinion	March 11, 2021
Date of Report	April 1, 2021

CONCLUSIONS

The use is in harmony with the neighborhood and does not adversely affect the surrounding properties.

INTRODUCTION

The property being studied is 606 E. Franklin Street, Monroe, NC 28112. The Red Cross previously operated the subject as office space. The owner would like to lease the property to a tenant, or tenants, that will convert the use for General Retail. This use is classified as General Retail which requires a special use permit in the OT District.

PURPOSE OF ASSIGNMENT

The purpose of this assignment is to provide an opinion of the impact of General Retail on the market value of surrounding properties, and whether it is in harmony with the center.

INTENDED USE & INTENDED USER

It is the appraiser understands that the report will be used by Leo Livarchuk to present before the Monroe Board of Adjustments. Leo Livarchuk ordered the report and is the intended user.

EFFECTIVE DATE OF THE APPRAISAL

The effective date of this appraisal is March 11, 2021, which is the date that Andy Morrison (MAI) and R. Kent Wilkinson (Registered Trainee) inspected the property. The date of the report is April 1, 2021.

SCOPE OF ASSIGNMENT

The scope of work of this assignment is based on the intended use, requirements from the client, complexity of assignment and property, the sophistication of the market, and other pertinent information.

INSPECTION

The scope of the appraisal includes an inspection of the subject property and observation of the surrounding area.

DATA RESEARCH AND COLLECTION

The scope of the appraisal also includes gathering local and regional information on the subject property. Databases are used to identify other properties that have General Retail and adjacent properties that have sold/leased.

DATA ANALYSIS

The study researches and analyzes the effect of General Retail on surrounding properties. Properties adjacent to General Retail are compared to properties without exposure.

DATA REPORTING

The report is presented in a narrative format. Supporting documentation of analyses, opinions, and conclusions is stored in the work file. The appraiser has the experience necessary to complete this assignment.

HISTORY OF PROPERTY

The American Red Cross has previously operated the subject as office use. The owner is requesting to use the subject as General Retail. The City of Monroe requires a special use permit.

SITE ANALYSIS



Comments: The subject is located on 606 E. Franklins Street in Monroe, NC 28112 consisting of a 5,650 sq ft facility with approximately an 0.3960 acre lot. The site has frontage on E. Franklin Street near the intersection of E. Franklin Street and Hough St.

IMPROVEMENTS

The subject is a 5,650 sq ft building that was used as offices for American Red Cross that is being requested to convert into General Retail. The current space is shown below.



ZONING



The OT (Office/Transitional) district is designed to accommodate a mixture of residential uses and uses that fall primarily within the 3.000 classification in the Table of Permissible Uses (office, clerical, research, services, etc.). It is intended that this zoning classification be applied primarily in areas that no longer are viable as single-family residential areas because of high traffic volumes on adjacent streets or because of other market factors but remain viable as locations for offices. Such areas will also generally constitute transition or buffer zones between major arterials or more intensively developed commercial areas and residential districts. The proposed use is classified under retail and requires a special use permit.

SURROUNDING PROPERTIES

The subject is located on E. Franklin Street near the intersection of E. Franklin Street and Hough Street. The area consist of multiple commercial uses on E. Franklin and residential single family.



IMPACT ANALYSIS

The analysis consists of studying properties of General Retail use.

STUDY 1- East Franklin Housing Development-



MC Schroeder purchased 5 contiguous OT zoned lots (1.29ac) on Franklin St for \$190,000 (\$147,287/acre) on January 7, 2021. There are single family homes being constructed. The site is across from a strip retail building. The last OT land sale, not exposed to retail, is on the corner of Franklin and Circle Dr. It was sold in 2017 for \$90k/acre. Value have increased since and the sale is adjusted to current market values or \$124K/acre. The retail building proximity did not injure the value of the MC Schroeder tract.

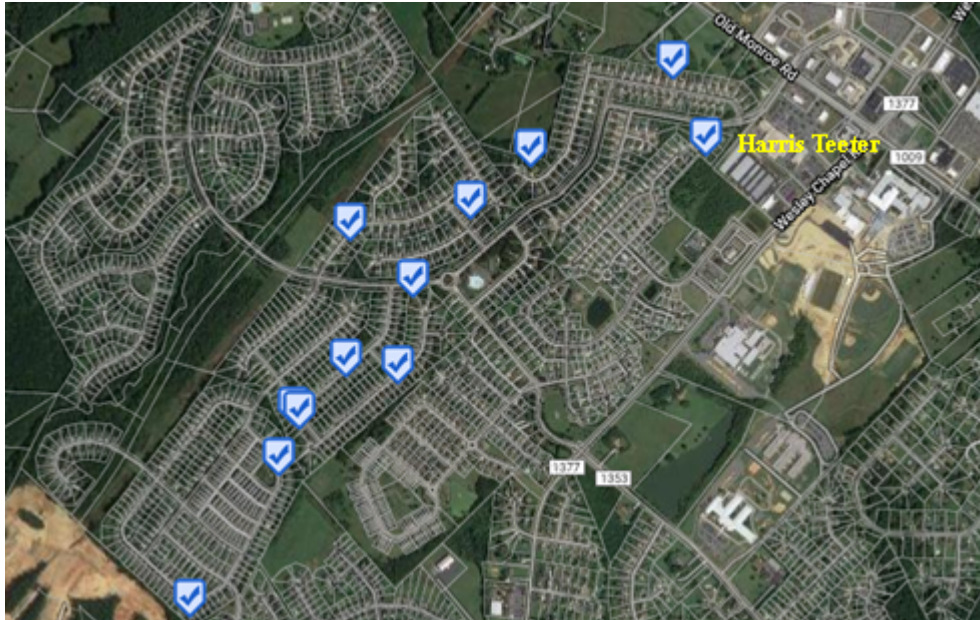
Parcel Number	Book & Page	Acreage	Situs Address	Description	Sale Amount
9231063	7946 0634	0.26	512 E FRANKLIN ST	#5 OPCO238	\$190,000
9231064		0.24	508 FRANKLIN ST	#3 OPCO238	
09231064A		0.25	0 E FRANKLIN ST	#4 OPCO238	
9231065		0.26	0 FRANKLIN ST	#2 OPCO238	
9231066		0.28	502 FRANKLIN ST	#1 OPCO238	
		1.29			\$190,000
				Price/Acre	\$147,287



Last OT Land Sale

Parcel Number	Book & Page	Acreage	Situs Address	Description	Sale Amount	Sale Date
9195010	7035 412	0.936	802 CIRCLE DR	7035-412	\$85,000	10/17/2017
				Price/Acre	\$90,812	
				Annual Value %+-	10%	
				Current Market	\$123,693	

STUDY 2- 1005 Horton Ridge Court, Indian Trail, NC



Harris Teeter is located on the secondary entrance into Brandon Oak subdivision. 1005 Horton Ridge Court is behind the shopping center. It sold in 2019 for \$316,500 or \$106psf. The average price per sqft of comparable homes in Brandon Oaks is \$104. The retail proximity did not affect the price of 1005 Horton Ridge Court.

2019 Sales

Address	Year Built	Sq Ft	Bed	Story	Price	\$/Sqft
1005 Horton Ridge Court	2006	2,998	4	2 Story	\$316,500	\$106
3014 Rosewater Lane	2005	2,902	4	2 Story	\$296,000	\$102
3107 Broad Plum Lane	2004	3,091	4	2 Story	\$309,000	\$100
7003 Sipes Place	2008	3,097	4	2 Story	\$308,000	\$99
2002 Ledare Lane	2004	2,992	4	2 Story	\$308,450	\$103
1018 Spanish Moss Road	2006	3,195	5	2 Story	\$345,000	\$108
2017 Bridleside Drive	2006	2,847	4	2 Story	\$290,000	\$102
2028 Fripp Lane	2008	3,076	5	2 Story	\$338,000	\$110
2009 Sipes Place	2006	2,815	4	2 Story	\$290,000	\$103
5004 Breeze Lane	2006	2,926	4	2 Story	\$316,000	\$108
5006 Breeze Lane	2005	2,801	5	2 Story	\$291,000	\$104
1003 Whippoorwill Lane	2005	2,925	5	2 Story	\$285,000	\$97

Average Sales Price \$307,746
Average \$/Sqft \$104

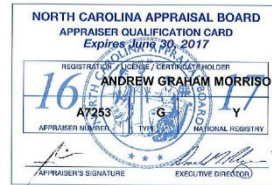
FINAL CONCLUSION

The subject property is located on E. Franklin Street that consist of commercial use and residential use. The studies analyzed the impact of General Retail on neighboring properties. In both cases the proximity to the use did not impact the value of properties.

In conclusion, it is the appraiser's opinion that using the site for General Retail will not negatively the value of the abutting or adjoining property.

Andrew (Andy) Morrison, MAI, CCIM
613 Euclid Street
Monroe, NC 28110

NC Certified General #A7253
Member of the Appraisal Institute #497226
MAI Designated
CCIM Designated Member



EDUCATION

BS Degree – Appalachian State University
Political Science- Pre-Profession Legal Studies
Business Minor- December 2004

APPRAISAL COURSES ATTENDED AND PASSED WITH EXAM

R1 – Introduction to Real Estate Appraisal
Mingle Institute, Charlotte, NC- February 2005

R2 – Valuation Principles and Procedures
Mingle Institute, Charlotte, NC- April 2005

R3- Applied Residential Property Valuation
Mingle Institute, Charlotte, NC- May 2005

USPAP- Mingle Institute, Charlotte, NC- June 2005

G1- Introduction to Income Property Appraisal
Mingle Institute, Charlotte, NC- September 2005

G2- Advanced Income Capitalization Procedures
Mingle Institute, Charlotte, NC- October 2005

G3- Applied Income Property Valuation
Mingle Institute, Charlotte, NC- November 2005

Basic Income Capitalization
The Appraisal Institute, Greensboro, NC- May 2007

USPAP Update- Mingle Institute, Charlotte, NC- May 2007

Business Practices and Ethics-
The Appraisal Institute, Greensboro, NC- December 2007, Columbia, SC- May 2012
North Carolina General Certified Appraiser State Examination-
Passed December 2007

Report Writing and Valuation Analysis-
The Appraisal Institute, Greensboro, NC- July 2008

Advanced Income Capitalization-
The Appraisal Institute, Greensboro, NC- June 2009

USPAP Update- Mingle Institute, Charlotte, NC- July 2009

Market Analysis and Highest and Best Use-
The Appraisal Institute, Greensboro, NC- July 2009

Advanced Sales Comparison and Cost Approaches
The Appraisal Institute, Greensboro, NC- June 2010

Advanced Applications
The Appraisal Institute, Greensboro, NC- February 2011

Appraisal Institute Comprehensive Examination for the MAI Designation
Passed November 2011

USPAP Update- Erick Little & Company, Charlotte, NC- April 2012, April 2014

SEMINARS

Residential Development- Valuation Trends, IsPUEs, and Challenges
Online- October 2009

Using Spreadsheet Programs in Real Estate Appraisals
The Appraisal Institute, Greensboro, NC- February 2010

The Appraiser and the Site To Do Business: Location, Timing and Demographics
Online-August 2010

Understanding and Using Investor Surveys Effectively
Online- January 2011

Perspectives from Commercial Review Appraisers
Online- July 2011

The Green Guide to Appraising
McKissock- May 2013

Deriving and Supporting Adjustments
McKissock- May 2013

Evaluation Appraisal Seminar
The NC Chapter of the Appraisal Institute, Oct 2014

Rural Land Valuation
The Appraisal Institute- January 2017

Supervisor/Trainee Course
CPCC- Harris Campus- April 2017

CCIM- CI101: Financial Analysis for Commercial Real Estate
Charlotte, NC- February 2018

CCIM- CI104: Investment Analysis for Commercial Real Estate
Charlotte, NC - March 2019

CCIM- Commercial Real Estate Negotiations
Charlotte, NC- May 2019

CCIM- User Decision Analysis For Commercial Real Estate
Charlotte, NC – October 2019

CCIM Comprehensive Examination for the CCIM Designation
Passed August 2020

WORK HISTORY

2005 to Dec 2009 – Morrison Appraisal, Inc.
Registered Trainee/Property Manager

Dec 2009 to Present- Morrison Appraisal, Inc.
Certified General Real Estate Appraiser

PROFESSIONAL ORGANIZATIONS

The Appraisal Institute- MAI Designated
CCIM Institute- Candidate Member

PARTIAL CLIENT LIST

- Huntley Brothers Co Inc
- First National Bank
- BB&T
- Capital Bank
- Cranfill Sumner Hartzog LLP
- Town of Indian Trail
- Keller Williams
- Culp, Elliot, Carpenter

ACCTNO	OWNERNAME1	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09192118	SERVICE OIL OF MONROE INC	P O BOX 766	MONROE	NC	281110766
09195043	LPL DEVELOPMENT	1506 LAUREL HILL DR	WAXHAW	NC	28173
09231075	MONROE MASONIC LODGE #244 AF & AM	PO BOX 944	MONROE	NC	281110944
09231076	STEVENS DEBORAH K	3317 NEW SALEM RD	MONROE	NC	28110
09195037	RAMIREZ CRESPI	91 OVERLOOK PL	NEWBURGH	NY	12550
09195044	CHARTER PLACE PROPERTIES LLC	1014 CHARTER PL	CHARLOTTE	NC	28211
09231061	MONROE MASONIC LODGE #244	P.O. BOX 944	MONROE	NC	28111
09192101	GUY PROPERTIES LLC	STE 204 4401 E INDEPENDENCE BLVD	CHARLOTTE	NC	28205
09192119	MONROE PROPERTIES INC	PO BOX 1109	MONROE	NC	28111
09195040	PREFERRED HOMES OF CHARLOTTE LLC	8501 TOWER POINT DR STE A206	CHARLOTTE	NC	28227
09195041	VEGA-SOTELO GERARDO	215 HOUGH ST	MONROE	NC	28110
09195045	UNION PROPERTY GROUP LLC	2132 BLUE BONNET LN	MATTHEWS	NC	281048558
09195036	ZAVALA ODALAIS	307 HOUGH ST	MONROE	NC	28112
09195036C	RAMIREZ CRESPI	91 OVERLOOK PL	NEWBURGH	NY	12550
09231075A	WGM PROPERTIES LLC	P. O. BOX 3286	MONROE	NC	28111
09192100	ALLEGiant FREIGHT SYSTEMS INC	5000 TULIP LN	MATTHEWS	NC	28104
09195042	SMITH RAYMOND G	PO BOX 398	MONROE	NC	28111
09195038	DUNN JOHN ANDERSON	4501 FORTINGALE CIR	RALEIGH	NC	27613
09195039	BREITENSTEIN CASSIE PAIGE	406 HARRIS LN	MONROE	NC	28112



APO Map

606 E. Franklin St.

Legend

- Centerlines
- Parcels
- 150- foot buffer
- Notified Properties
- Subject Property





STAFF REPORT

PLZNA- 2021-00058

TO: Board of Adjustment Members

DATE: April 22, 2021

FROM: Doug Britt, Senior Planner

SUBJECT: Variance Request by First Care Medical to install a LED sign within the existing monument sign in the Office Transitional District

SUMMARY STATEMENT

First Care Medical is requesting a variance to the sign section of the zoning code to install a LED sign within the existing monument sign located 404 S. Sutherland Avenue. The applicant's property is located in the Office Transitional zoning district; the zoning code does not allow electronic changeable copy signs in this zoning district.

SITE DATA

Type of Action:	Variance
Date of Petition:	March 31, 2021
Name of Petitioner:	First Care Medical
Location:	404 S. Sutherland Avenue
Tax ID #:	09-194-137
Lot Size:	.76 Acres
Zoning Classification:	Office Transitional District

REVIEW

Findings:

1. The property located at 404 S. Sutherland Avenue is owned by Okwara Properties and is zoned Office Transitional. (Exhibit 1, 2)
2. On March 31, 2021, the applicant submitted a variance application in order to request a variance to the sign code regarding the Office Transitional district sign allowances. The applicant is requesting to install an electronic changeable copy sign within the existing

ground monument sign. The overall square footage of the existing sign will not be altered. The sign if approved with the electronic changeable copy would be located approximately 306 feet from a residential district. (Exhibit 3, 4)

3. Section 156.133 (W) does not allow properties in the Office Transitional District to have electronic changeable copy signs or for said signs to be located within 400 feet of residential districts and institutional uses. (Exhibit 5)
4. All adjacent property owners have been notified of the variance request. (Exhibit 6)

Conclusions:

1. It is the Board's CONCLUSION, that unnecessary hardship (would/would not) result from the strict application of the ordinance.
2. It is the Board's CONCLUSION, that the hardship (is/is not) peculiar to the applicant's property.
3. It is the Board's CONCLUSION, that the hardship (is/is not) the result of the applicant's own actions.
4. (a) It is the Board's CONCLUSION, that the variance (is/is not) consistent with the spirit, purpose, and intent of the ordinance.

(b) It is the Board's CONCLUSION, that in granting of the variance, the public safety (will/will not) be secured and substantial justice (will/will not) be achieved.
5. The variance (will/will not) result in the extension of a nonconforming situation in violation of § 156.90, and it (will/will not) authorize the initiation of a nonconforming use of land.

THEREFORE, on the basis of all foregoing, IT IS ORDERED that the application Variance *PLZNA-2021-00058* be (**approved/denied**).

Exhibit 1-Aerial Map
Exhibit 2-Zoning Map
Exhibit 3-Application
Exhibit 4- Sign Distance
Map
Exhibit 5- Ordinance
Exhibit 6- APO List

Prepared by: DB 4-15-21

Ortho Map

PLZNA 2021-00058

Legend

- Centerlines
- Parcels

Existing: OT
(Office Transitional)

Owner: Okwara Properties

Acres: .76



0 50 100
Feet



Zoning Map

PLZNA 2021-00058

Legend

— Centerlines

▭ Parcels

Zoning Districts

Code

 R-10

 OT

 GB

 CD

Existing: OT
(Office Transitional)

Owner: Okwara Properties

Acres: .76



0 50 100
 Feet



City of Monroe Variance Application Form

Applicant's Name: First Care Medical Clinic

Applicant's Address: 404 S Sutherland Ave, Monroe NC 28112

Property Owner's Name: Okwara Properties

Property Owner's Address: 404 S. Sutherland Ave, Monroe, NC 28112

For Staff Use Only

Application #: _____

Date Submitted: _____

Approved: _____

Denied: _____

Legal Relationship of Applicant to Property Owner: Corporation

Contact Person Name and Phone Number: Dr. Benedict Okwara (704) 604-8104

Existing Use of Property: Walk-in Primary Care and Urgent Care Medical Facility

Property Location: 404 S Sutherland Ave, Monroe NC 28112

Tax Map Number: 09194137- Lot Size: _____ Zoning District: Office Transitional

Ordinance section number to which a variance is being sought. 156.133(W), section 5, subsection b

Proposed variance description: Addition of LED signage to existing monument signage for First Care Medical Clinic.

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

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

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

See attached

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

See attached

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

See attached

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

See attached

5. **The variance will neither result in the extension of a nonconforming situation in violation of § [156.90](#), nor authorize the initiation of a nonconforming use of land.**

See attached

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

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

Benedict Okwara

Printed name of Applicant

[Signature]
Signature of Applicant

04/15/2021

Date

Benedict Okwara

Printed name of Owner

[Signature]
Signature of Owner

04/15/2021

Date

FOR STAFF USE ONLY

(PLEASE DO NOT WRITE BELOW THIS LINE)

Scaled plan attached: Yes _____

No _____

Fee Attached: Yes _____

No _____

Adjoining property owner's information attached: Yes _____

No _____

Public hearing date: _____

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

Action taken by the Board of Adjustment: _____

Notification of Action Mailed to applicant on: _____

From: 'cmbadinuju firstcarecanhelp.com'
<cmbadinuju@firstcarecanhelp.com>
Sent: Thursday, April 15, 2021 11:47 AM
To: Doug Britt
Subject: RE: First Care Medical Clinic Monroe Variance Application

In regards to the Variance application, Dr. Benedict Okwara is the owner and property owner of First Care Medical Clinic

On April 15, 2021 11:09 AM Doug Britt <dbritt@monroenc.org> wrote:

Doug Britt, Senior Planner

City of Monroe

300 W. Crowell Street

Monroe, NC 28112-0069

p (704) 282-4568

f (704) 282-4735

From: cmbadinuju firstcarecanhelp.com <cmbadinuju@firstcarecanhelp.com>
Sent: Thursday, April 15, 2021 10:38 AM
To: Doug Britt <dbritt@monroenc.org>
Cc: bokwara firstcarecanhelp.com <bokwara@firstcarecanhelp.com>; Ada Okwara <ambadinuju@firstcarecanhelp.com>; osistrunk@rizetrg.com
Subject: First Care Medical Clinic Monroe Variance Application

Hello Doug,

This is Obi, we spoke earlier this morning regarding the variance application that was submitted, included in the attached files are the updated Variance application

Application For Variance

First Care Medical Clinic, a community fixture for more than 25 years, has been operating at this location, providing primary care and walk-in urgent care services. Seeing more than 10,000 patients from the city of Monroe and surrounding areas annually, we provide a valuable community service, and plan to continue doing so for the indefinite future.

When originally constructed, the building was zoned office transitional, and did not include provisions for LED signage. As technology evolved, and LED signage became more common place, it was determined that due to the nature of the zoning, no LED signage would be permitted. However, as more office and commercial occupants have moved into existing buildings once used as residential housing, fewer residential property owners remain.

We respectfully request the following variances:

1. The addition of an LED component to our existing permanent signage. This LED signage would follow similar standards for LED signage found in other communities, and would compose up to 50% of the total face area of the existing signage. Furthermore, the messaging would conform to the following requirements:
 - a. Sign will not include animated or scrolling images, graphics, or video active images (similar to television images);
 - b. Sign will continuously show one message a minimum of ten seconds in time before switching to other message;
 - c. Message will not dim, flash, fade or scroll;
 - d. Message will have no moving, rotating, fluttering, blinking or flashing elements;
 - e. Message will have no animation, video, audio, pyrotechnic components, or blue casting technology.
 - f. Signage will not be lit between the hours of 11:00 PM and 6:00 AM
 - g. See Exhibit A for renderings of the signage
2. A variance surrounding the 400 feet rule between the signage and the closest residential property (see Exhibit B for arial view of the property):
 - a. The signage itself (red dot on Exhibit B) is approximately 500 feet from the nearest residential property located at 1209 Dove Street when measured from public roadways (blue line on Exhibit B), and is approximately 280 feet when measured as a straight line (yellow line on Exhibit B).
 - b. Even with the close proximity of the residential property referenced above, the overall height of the sign, combined with completely obscured sightlines would prevent the signage from being seen from the nearest residential property, as
 - i. The building structure itself located at 404 S. Sutherland avenue is between the sign location and the residential property
 - ii. Two additional structures, along with extensive landscaping and trees further obscure the straight-line sight line between the sign and the residential property

Arguments for Variance

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

As a provider of healthcare services, especially on an urgent care basis, maximum visibility of our facility is necessary. In addition, due to the COVID-19 pandemic, it has become necessary to communicate changing information quickly and easily, and our practice has evolved to provide mobile events and vaccination clinics. With the addition of mobile “remain in your car” events, it has become necessary to communicate information quickly to patients to ensure proper vehicle flow through the entirety of our property.

While there is no unnecessary hardship to our property without an LED sign, we feel that it is in the best interest of the community that we be permitted to utilize an LED sign on our building to ensure timely and relevant communication and traffic flow.

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

Conditions peculiar to the property, such as the building layout, general location and extensive vegetation and trees, actually help to mitigate any impact an LED sign would have on nearby residential structures.

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

Due to the evolving nature of the surrounding areas, and advances in technology, we were unaware that we would be wanting to install an LED sign, nor would the installation of such sign be a problem.

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

The original spirit, purpose and intent of the ordinance was to mitigate any interference from commercial signage, specifically light pollution, on residential structures from office transitional zoning. When the area was originally zoned office transitional, many of the surrounding structures on Sutherland, Dove and Park streets were purely residential, however over the last decade, many of the surrounding properties have since converted to office use. We feel strongly that the requested variance is consistent with the spirit, purpose and intent of the ordinance, as we have taken steps to ensure that any residential properties within the 400 foot exclusion zone will not be impacted by the signs normal usage, and the information provided on this sign is public service in nature.

- 5. The variance will neither result in the extension of a nonconforming situation in violation of § 156.90, nor authorize the initiation of a nonconforming use of land.**

The variance will not create or extend any existing nonconforming situation, or nonconforming use of the land or property in question. In fact, it will serve to improve the land and public safety.

Exhibit B: Sign Renderings

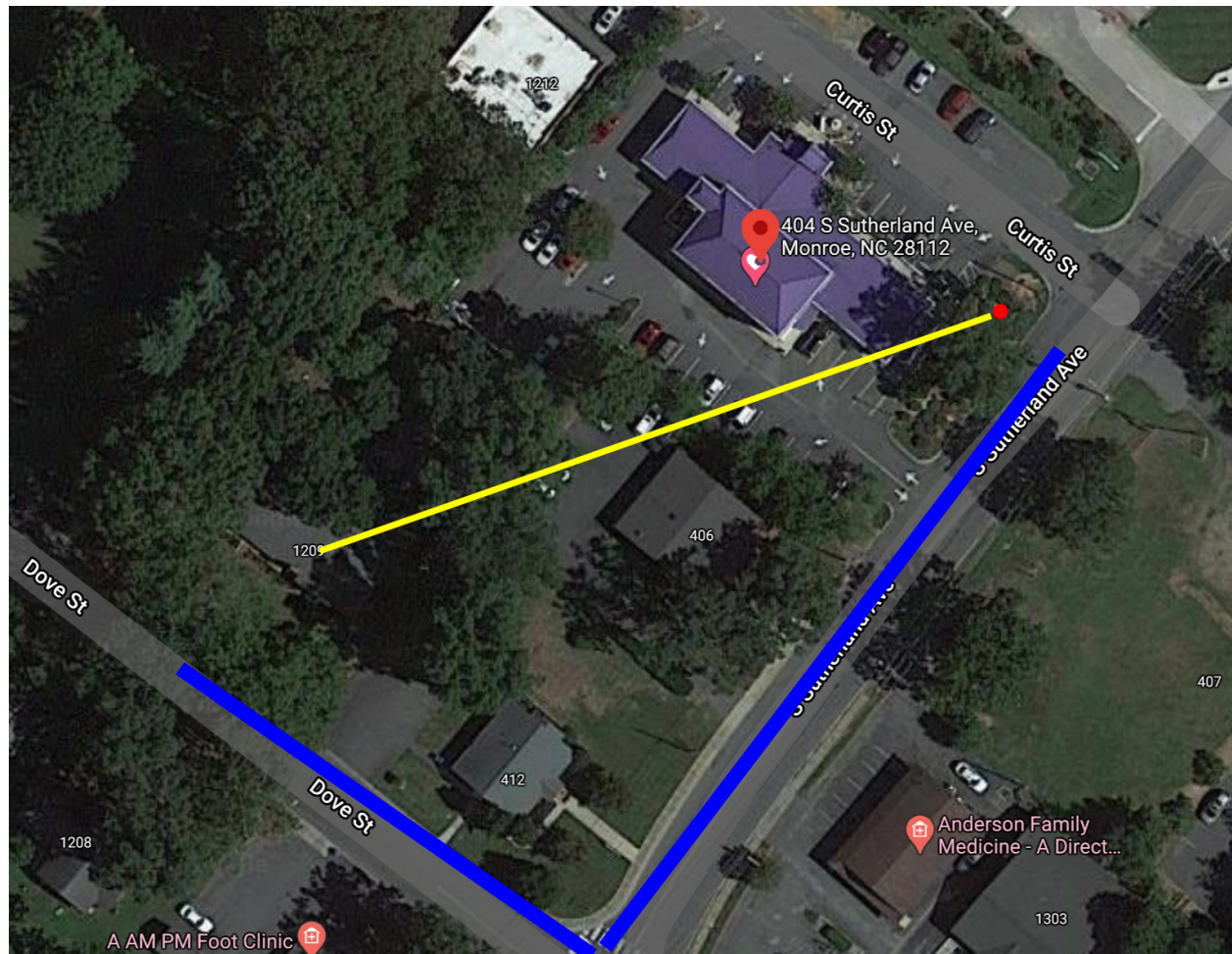


Existing Monument Sign without LED panel

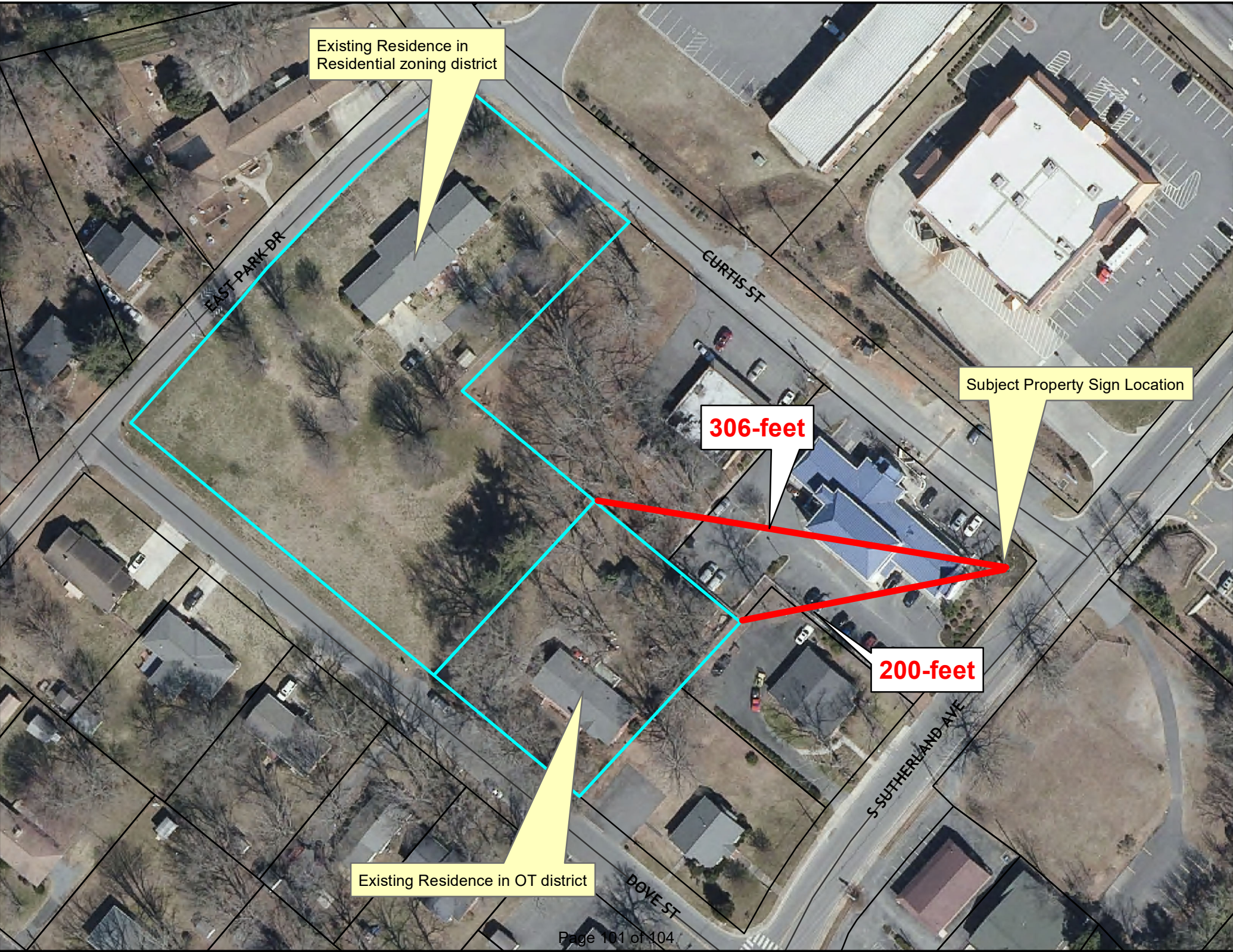


Monument with LED Panel Installed (50 inches high, 75 inches wide)

Exhibit A: Aerial Map



The red dot represents the location of the existing monument sign, the yellow line represents the closest direct line between the sign and the nearest residential property (280 feet), the blue line represents the the shortest public distance between the sign and the residential property (500 feet).



Existing Residence in Residential zoning district

Subject Property Sign Location

306-feet

200-feet

Existing Residence in OT district

156.133 Signs

(W) *General Business District (GB) and Industrial District (G-I).*

(5) *Electronic changeable face signs.*

(a) *Maximum size.* Sign area shall be calculated proportionally to the size of the property on which the sign is to be located. For all properties up to one (1) acre in size, no sign shall exceed sixty (60) square feet. For all properties over one (1) acre, area shall be calculated as follows: sixty (60) square feet for the first acre, then ten (10) square feet for each additional acre up to ten (10) acres. No sign shall in any case exceed one hundred fifty (150) square feet.

(b) *Spacing of sign to residential districts and institutional uses.* There shall be a minimum spacing of four hundred (400) feet between the electronic changeable face outdoor advertising sign and residential districts and institutional uses. Institutional uses include schools, religious facilities, health institutions, colleges and universities, vocational schools, child care centers, government buildings, recreation centers, public parks, and civic, social and fraternal associations, or other similar uses. The distance shall be calculated as the shortest measurable distance between the nearest point of the sign to the edge of residential district or to the property line of the institutional use.

(c) *Spacing to other electronic changeable face signs.* There shall be a minimum spacing of one thousand (1,000) feet between an electronic changeable face outdoor advertising sign and any other electronic changeable face outdoor advertising street sign on the same side of the street.

ACCTNO	OWNERNAME1	OWNERADDRE	OWNERCITY	OWNERSTATE	OWNERZIP
09194130	O'NEILL BERNARD	1206 DOVE ST	MONROE	NC	28112
09194134	DEMAYO REAL ESTATE LLC	PO BOX 34426	CHARLOTTE	NC	28234
09191006B	CF MONROE PROPERTIES LLC	3362 SMITH FARM RD	MATTHEWS	NC	28104
09194131	BAILEY LAWRENCE R	1208 DOVE ST	MONROE	NC	28112
09194135	BIVENS LAURENCE	1209 DOVE ST	MONROE	NC	28112
09194136	HODGE DEREK LEE	1208 CURTIS ST	MONROE	NC	28112
09194143	NGUYEN NGUYEN TRI	6406 ALBEMARLE RD STE B&C	CHARLOTTE	NC	28212
09194137	OKWARA PROPERTIES	404 S SUTHERLAND AVE	MONROE	NC	28112
09194138	FANCY COWGIRL LLC	PO BOX 1159	DEERFIELD	IL	60015
09191007	GOODMAN EMILY M	401 E PARK DR	MONROE	NC	28112
09194141	JEFFRIES PERRY L	871 HUFFMAN ST	GREENSBORO	NC	27405
09194132A	KEANE PAUL J	506 S SUTHERLAND AVE	MONROE	NC	28112
09194133	MEKIC FAHRUDIN	5006 DOWNING CREEK DR	CHARLOTTE	NC	28269
09194142	LIVEL ENTERPRISES LLC	1301 DOVE ST	MONROE	NC	28110
09191006A	BIRCHWOOD MONROE HOLDINGS LLC	C/O WALGREEN CO PO BOX 1159	DEERFIELD	IL	60015

APO Map

603 Stafford St.

Legend

- Centerlines
- Parcels
- 150-foot buffer
- Notified Properties
- Subject Property

