



**MEMO**

**TO:** Monroe Planning Commission Members  
**FROM:** Mr. Hunt Neely, Chairman  
**DATE:** January 24, 2025

The regular meeting of the Monroe Planning Commission will be held on **Monday, February 3, 2025, at 5:30 P.M.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

The tentative agenda will include the following item:

**MINUTES**

Approval of November 4, 2024 minutes  
Approval of December 2, 2024 minutes

**PLANNING**

None

**PUBLIC HEARING**

None

**ZONING**

**CUP 100-25 (Major): Stop Save Mini Mart** – Request to allow the sale of alcohol for off-premises consumption - 910 Louisville Avenue  
**CUP 101-25 (Major): The Spot Mini Mart** – Request to allow the sale of alcohol for off-premises consumption - 2810 Renwick Street

**PUBLIC HEARING**

None

**OTHER BUSINESS**

Nomination for 2025 Officers  
**Current Officers:** Hunt Neely – Chairman  
Ernest Muhammad – Vice-Chairman  
Tegitra K. Thomas – 2<sup>nd</sup> Vice-Chairman

**CITIZEN PARTICIPATION**

Citizens will be recognized, in order, by the citizen sign-in sheet.

**City of Monroe  
Planning Commission**

**CASE NO.:** CUP 100-25  
**NAME OF APPLICANT:** STOP & SAVE MINI MART  
**ADDRESS OF PROPERTY:** 910 Louisville Avenue  
**COUNCIL DISTRICT:** 4

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**REQUEST:** A **Major** Conditional Use Permit (CUP) to allow the sale of alcohol for consumption off-premises, in the B-3 (General Business/Commercial) District. The property is located at 910 Louisville Avenue.

**PURPOSE OF REQUEST:** The purpose of the request is to allow the applicant to sell alcohol for consumption off-premises for a new convenience store.

**SIZE OF PROPERTY:** 1.186-acres (more or less)

**PRESENT ZONING:** B-3 (General Business/Commercial) District

**PRESENT USE:** Vacant building

**MOST NEARLY BOUNDED BY (STREETS):** North of Arkansas Avenue, south of Louisville Avenue, east of North 9<sup>th</sup> Street and west of North 10<sup>th</sup> Street

**SURROUNDING LAND USES:** The surrounding land use consists of Daniel Appliance and Furniture, along with Sleepy Hollow and Tonore's Wine Cellar to the west.

**ADVERSE INFLUENCES:** Increase in traffic for the area.

**POSITIVE INFLUENCES:** Increase in sales taxes for the City.

**COMMENTS/  
RECOMMENDATIONS:** The applicant is requesting permission to sell alcoholic beverages for consumption off-premises for a new retail convenience store. The business will be located within an existing vacant commercial building. Minimum parking requirements are met on-site for the new business establishment.

The applicant must obtain a certificate of occupancy and occupational license for this location.

There are no churches, schools, playgrounds, or library within a 300' radius of this property.

As per the Comprehensive Zoning Ordinance, this request does follow the guidelines for said request. The future land use for this area is geared towards urban mixed-use, which accommodates commercial and residential, lending to a vibrant urban street life and vitality.

**OPTIONS:**

Approve the applicant's request as presented.

Approve the applicant's request with conditions.

Deny the applicant's request as presented.

**Major and Minor Conditional Use Criteria**

These conditions may include, but are not limited to the following:

- 1) Stipulate the exact location as a means of minimizing hazards to life, limb, property damage, erosion or traffic.
- 2) Increase the required lot size or yard dimension.
- 3) Limit the height, size or location of buildings, structures and facilities.
- 4) Control the location and number of vehicle access points.
- 5) Increase the number of required off-street parking spaces.
- 6) Limit the number, size, location or lighting of signs.
- 7) Require additional fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
- 8) Designate sites for open space.
- 9) Provide ease of access to major roadways; or
- 10) Assure that the degree of compatibility to the surrounding land use shall be maintained with respect to the particular use on the site and in consideration of other existing and potential uses within the general area in which the use is proposed to be located.







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← 910 Louisville Ave 🔍 ✕

**910 US-165 BUS**  
 Monroe, Louisiana

📍 Google Street View

Nov 2024 See more dates



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**City of Monroe  
Planning Commission**

**CASE NO.:** CUP 101-25  
**NAME OF APPLICANT:** THE SPOT MINI MART  
**ADDRESS OF PROPERTY:** 2801 Renwick Street  
**COUNCIL DISTRICT:** 3

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**REQUEST:** A Major Conditional Use Permit (CUP) to allow the sale of alcohol for consumption off-premises, in the R-4 (High Density Multi-Family Residence) District. The property is located at 2801 Renwick Street.

**PURPOSE OF REQUEST:** The purpose of the request is to allow the applicant to sell alcohol for consumption off-premises for a new convenience store.

**SIZE OF PROPERTY:** 0.22-acres (more or less)

**PRESENT ZONING:** R-4 (High Density Multi-Family Residence) District

**PRESENT USE:** Vacant convenience store building

**MOST NEARLY BOUNDED BY (STREETS):** North of Renwick Street, south of Coolidge Street, and east of South 28<sup>th</sup> Street and west of South 19<sup>th</sup> Street

**SURROUNDING LAND USES:** The surrounding land use consists of single family residential in all directions.

**ADVERSE INFLUENCES:** Increase in traffic for the area.

**POSITIVE INFLUENCES:** Increase retail sales taxes for the City.

**COMMENTS/  
RECOMMENDATIONS:** The applicant is requesting permission to sell alcoholic beverages for consumption off-premises for a proposed retail convenience store. This business will be located within an existing vacant convenience store building. Minimum parking requirements can be met on-site for the new business establishment.

This request is to resume the prior use of a convenience store, within the R-4 (High Density Multi-Family Residence) District, as a B-2 (Neighborhood Business) District (non-conforming use). The one criterion not met is

**CUP 101-25**  
**The Spot Mini Mart**

the discontinued or abandoned of a prior use or more than five (5) years. However, the resumption to allow permission to reestablish or resume a prior, non-conforming uses does meet the criteria are as follows:

- (i) The non-conforming use has not been discontinued or abandoned for a period of more than five (5) years measured from the date of discontinuance;
- (ii) The re-established or resumed non-conforming use is identical to the prior, non-conforming use;
- (iii) The re-establishment or resumption of the non-conforming use will not have an adverse impact on the adjacent zoning district, neighborhood, or community and will not substantially or permanently injure the appropriate use of adjacent conforming properties;
- (iv) The re-establishment or resumption of the non-conforming use will benefit or enhance the adjacent zoning district, neighborhood, or community; and
- (v) The re-established or resumed non-conforming use will otherwise conform to all aspects of the ordinance and will be generally compatible in nature with the surrounding zoning district, neighborhood, and community.

The applicant must obtain a certificate of occupancy and occupational license for this location.

There are no churches, schools, playgrounds, or library within a 300' radius of this property.

As per the Comprehensive Zoning Ordinance, this request does follow the guidelines for said request. The future land use for this area is geared towards highway commercial mixed-use, which accommodates office/commercial and retail uses.

**OPTIONS:**

Approve the applicant's request as presented.

Approve the applicant's request with conditions.

Deny the applicant's request as presented.



**Major and Minor Conditional Use Criteria**

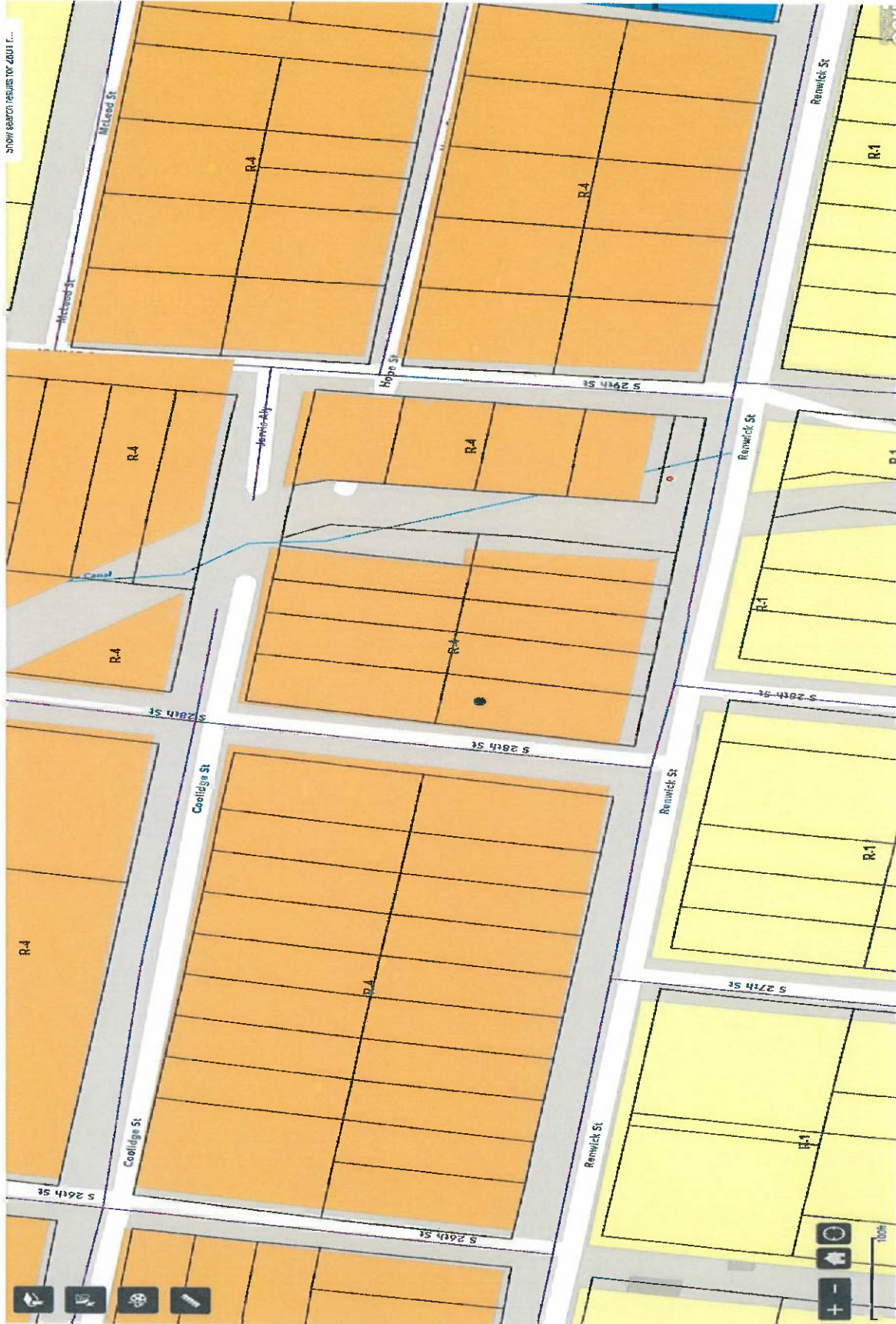
These conditions may include, but are not limited to the following:

- 1) Stipulate the exact location as a means of minimizing hazards to life, limb, property damage, erosion or traffic.
- 2) Increase the required lot size or yard dimension.
- 3) Limit the height, size or location of buildings, structures and facilities.
- 4) Control the location and number of vehicle access points.
- 5) Increase the number of required off-street parking spaces.
- 6) Limit the number, size, location or lighting of signs.
- 7) Require additional fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
- 8) Designate sites for open space.
- 9) Provide ease of access to major roadways; or
- 10) Assure that the degree of compatibility to the surrounding land use shall be maintained with respect to the particular use on the site and in consideration of other existing and potential uses within the general area in which the use is proposed to be located.

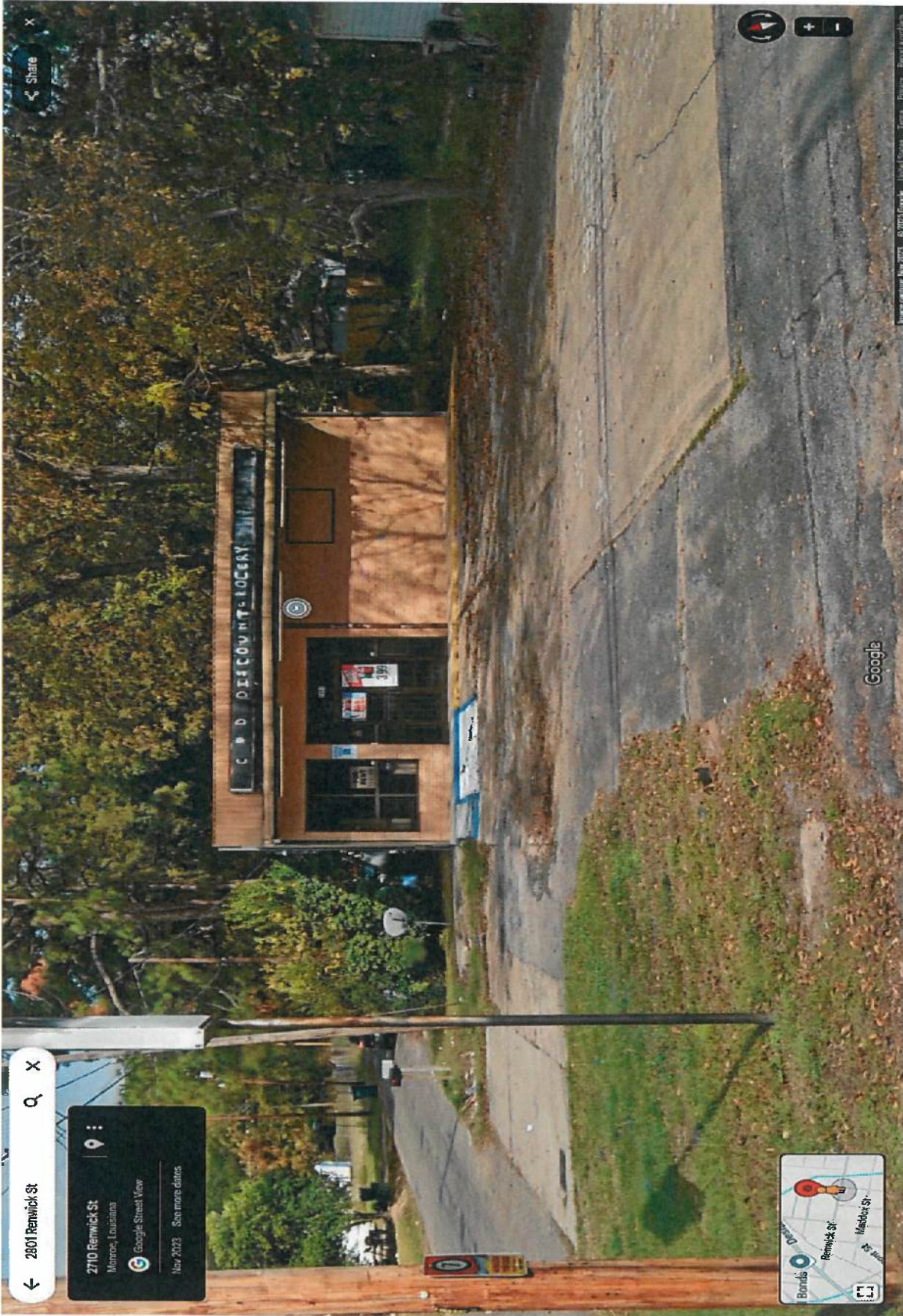




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← 2801 Renwick St 🔍 X

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**2710 Renwick St**  
 Monroe, Louisiana

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