

**MONROE PLANNING COMMISSION
MEETING MINUTES—October 18, 2022**

Present: Mike Eckles, Rosalind Parks, Randy Camp, Nate Treadaway, Shauna Mathias

Absent: None

Staff: Brad Callender—City Planner
Laura Wilson—Code Assistant
Sara Shropshire—Director of Community Development

Visitors: Sharon McDonald, Levon Howard, Angie Putnam, Virginia Crawford, Veronica Boyce, Lee Rowell

Call to Order by Chairman Eckles at 5:31 pm.

Motion to Approve the Agenda as presented:

Motion Camp. Second Parks
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the September 20, 2022 minutes.

Motion to approve

Motion Camp. Second Treadaway.
Motion carried

Chairman Eckles asked for the Code Officer's Report: Welcome Shauna to the Planning Commission

Old Business: None

The First Item of Business: is Conditional Use Permit Case #1630, a request for a conditional use permit at 517 Hill St. for a Child Care Center at an existing care center location. The existing care center building was built in 1977 and operated as either a child care or adult care center until 2019. The building is zoned Professional (P). Under the P zoning, a care center is a conditional use. After six months of inactive use, the previously approved use as care center is voided. Staff recommends approval without conditions. Levon Howard and Sharon McDonald spoke in favor of the project. The school would be called Exploring New Adventures Learning Academy. There is no daycare in that area and it would be beneficial to the community.

Chairman Eckles: Do you have a staff in place?

Howard: Not at this time

Chairman Eckles: When do you propose to open?

Howard: In January after our state approval

Public Comment: Virginia Crawford (lives on Roosevelt St)—Concerned about additional traffic in the area of Hill and Roosevelt; Also what does conditional mean?

Callender: A conditional use is one that is not allowed by right. There are two types of land uses allowed in a zoning district. If it was allowed by right there would not be a public hearing. They would just be allowed to operate.

Crawford: There is a blind spot just past the center (on Roosevelt) and people park on the road as well. With the additional traffic, residents are concerned about accidents.

Commissioner Treadaway: On Hill St, are there two curb cuts?

Howard: Yes, you come in and go out

McDonald: There is also parking on the site

Commissioner Parks: How many children do you anticipate starting with?

Howard: We are going to start with about 20 and grow from there

Commissioner Treadaway: Does the state determine what is a safe number of students?

Howard: Yes

Commissioner Treadaway: Has that been assessed?

Howard: Not yet, we need zoning approval first

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve as presented

Motion Camp. Second Mathias.

Motion Carried

The Second Item of Business is Rezone Case #1631, a request to rezone northwest corner of Charlotte Rowell Blvd and Double Springs Church Road Connector from B-3 to a Planned Commercial District (PCD) for the purpose of constructing a community recreation center for the Young Men’s Christian Association of Georgia’s Piedmont, Inc. (YMCA). The primary building will be approximately 44,000 sq ft with a maximum building height of 35ft. The building façade will be a combination of brick and black/dark gray architectural metals. The entire facility will have 288 parking spaces. There will be ancillary recreation buildings and sport fields on site as well. Staff recommends approval with four conditions as listed in the staff report dated October 10, 2022.

Andrea Gray, attorney for YMCA, spoke in favor of the project. The design of the building was inspired by the architecture of the Monroe Mills. The lighting will be downward facing and shielded. Anticipated signage includes a wall sign and a ground sign at the entrance. Interior roads will not be dedicated to the City. The facility and grounds will be owned, managed, and maintained by the YMCA. The YMCA finds no issue with conditions 1, 2, and 4 in the staff report dated October 10, 2022. For condition 3, the YMCA would like to have more conversations with

City about putting in a left turn lane on Double Springs Ch Rd Connector due to anticipated costs associated with that condition. Additionally, that condition would benefit the City as well, not just the YMCA.

Commissioner Treadaway: Have there been any traffic studies done?

Gray: No

Commissioner Treadaway: Double Springs Ch Rd Connector is a two-lane road?

Gray: Yes

Commissioner Treadaway: How would the roadway be expanded there?

Gray: That is the challenge and what we would like to explore with the City

Callender: There is likely enough existing road to accommodate a turn lane without have to acquire right of way from adjacent property owners. The basis of this recommendation traffic stacking up onto Charlotte Rowell Blvd during peak times if a turn lane is not built to accommodate the additional traffic.

Discussion continued about the installing a left turn lane (condition 3).

Motion to approve with recommended conditions 1, 2, and 4 and condition 3 be amended to include the cost of a turn lane negotiated between the YMCA and the City at a later date.

Motion Treadaway. Second Camp

Motion carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Mathias. Second Parks.

Meeting adjourned; 6:06pm