

**MONROE PLANNING COMMISSION
MEETING MINUTES—June 20, 2023**

Present: Mike Eckles, Shauna Mathias (by phone), Randy Camp, Rosalind Parks, Nate Treadaway

Absent: None

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

Visitors: Chuck Ross, Kailash Tandrian, Eka Mahabir, Rae Singh, Mohan Singh, Patty Ramsarorp, Lindsey Streetman, Lee Rowell, Sadie Krawczyk, Chad Draper, Lori Volk, Bruce Hendley, Wes Peters, Sarah Grizzle

Call to Order by Chairman Eckles at 5:30 pm.

Motion to Approve the Agenda

Motion Camp. Second Parks.
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the May 16, 2023 minutes.
Motion to approve

Motion Parks. Second Camp.
Motion carried

Chairman Eckles asked for the Code Officer’s Report: None

Old Business: None

The First Item of Business is Conditional Use Permit Case #2431, a request for a conditional use permit at 533 Plaza Dr. to allow for residential uses in the M-1 zoning district. The property owner converted an existing office building into a multi-family building without any permits. The property was converted into a four-unit apartment complex. The City became aware of the unpermitted apartment structure when the Monroe Police Department attempted to serve a warrant at the property. Approving the request could create a precedent for the unlawful creation of apartments in the city. Staff recommends denial of the request. If the request is approved, staff recommends adding four conditions as listed in the Staff Report dated 6/9/2023. The four conditions were read for the record:

1. The property owner shall obtain building permits and comply with all applicable building codes and life-safety requirements.

2. The building shall substantially conform to the number of bedrooms and proposed limitations described in the applicant's narrative, regardless of any depictions shown on the floor plan included in this application.
3. The developer shall reduce the number of designated parking spaces on the site to a total of 8 spaces. The existing additional impervious surface not designated for parking shall be removed and replaced with landscaping and/or grassed areas.
4. Any change to or modification to the building not included in the applicant's narrative, shall result in this Conditional Use being automatically revoked.

Chuck Ross, an attorney with Powell & Edwards, spoke on behalf of the applicant, Kailash Tandrian. Summary of Ross's presentation:

- Tandrian came to Georgia from New York City and became an active member in his church and local community
- 533 Plaza Dr. previously housed an ambulance service company so the property was already set up for residential/overnight use
- Residential use is currently an allowed use with a conditional use permit in M-1
- Already a large number of residential properties including apartment complexes nearby
- As the property currently stands, it does not meet life/safety codes
- His client has cooperated and moved people out
- The first complaint from Code came in March and Tandrian then tried to apply for the CUP himself
- Tandrian purchased the property with the intent to use it as a church in March of 2022 but the property was already set up with four kitchens and multiple bathrooms. The top floor was as it is now and the bottom was plumbed for toilets and kitchen appliances. The bottom floor had damage that was repaired by Tandrian; the work may have required a permit
- While cleaning the place up he was approach to see if any rooms in the structure were available for rent
- The LLC referenced in the report was recommended by Ross to Tandrian for liability purposes; the LLC will likely be transformed into a non-profit; due to the time crunch an LLC was created which in Georgia automatically makes it a for profit institution.

Commissioner Treadaway: Have you or your client considered applying for a rezone?

Ross: No, I do not believe the staff would be supportive of a rezone for this property. Because residential is a permitted use under M-1 with a conditional use permit, it makes more sense to try to put this through as a conditional use

Commissioner Parks: The individuals living there would be temporary—short term?

Ross: Yes

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

Motion to deny

Motion Camp. Second Parks.
Motion Carried

The Second Item of Business is Rezone Case #2432, a request for a rezone at 408 Knight St from R-2 to R-1A to allow for subdivision of the property and development of a new single-family residence. The property currently contains one single-family residence that was constructed in 1920. Staff recommends approval without conditions. Sadie Krawczyk, board member for Hope Monroe, spoke in favor of the request.

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

Motion to approve

Motion Treadaway. Second Parks
Motion carried

The Third Item of Business is Certificate of Appropriateness Case #2433, a request for a certificate of appropriateness for 506 S. Broad St. to modify an existing parking lot at an office building. The applicant proposes to modify the parking lot to better accommodate vehicle traffic in and out of the space. The parking will be inverted so that it faces the interior of the lot. Staff recommends approval without conditions. Wes Peters, from 81 Investment LLC, spoke in favor of the request. A roundabout will be added to increase efficiency.

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

Motion to approve

Motion Camp. Second Treadaway
Motion carried

The Fourth Item of Business is Preliminary Plat Case #2434, a request for preliminary plat approval for 319 S. Madison Ave. to subdivide the site into 7 townhome lots with 1 common area lot. The plat is up for reapproval because the preliminary plat had expired. Four residences will face S. Madison Ave and 3 residences will face Milledge Ave. Staff recommends approval without conditions. Lori Volk and Bruce Hendley spoke in favor of the project.

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

Motion to approve

Motion Treadaway. Second Camp
Motion carried

The Fifth Item of Business is Preliminary Plat Case #2435, a request for preliminary plat approval to subdivide two existing properties into 6 commercial lots located at the north side of Charlotte Rowell Blvd., west side of SR 11, south side of Double Springs Ch Rd, and east side of

Double Springs Ch Rd Connector. Staff recommends approval without conditions. The road built on the property will be dedicated to the city. Lee Rowell spoke in favor of the project. The applicant prepared the property for future development.

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

Motion to approve

Motion Parks. Second Treadaway
Motion carried

The Sixth Item of Business is Zoning Text Amendment #16 Staff recommends approval without changes. These amendments are the result of House Bill 1405 that goes into effect July 1, 2023; to get the city in compliance with the new laws the following changes are being proposed:

- Section 643.4—Modifying procedures for CDO—COA’s
- Section 1440.1—Modifying published notices for CDO
- Section 1446—Adding public hearing and appeal procedures for CDO actions

Commissioner Parks: What happens if we did not approve them?

Wright: If we do not adopt these mandated changes, any zoning decisions that are made under these regulations could end up being overturned.

Chairman Eckles: Anyone else here to speak in for or against this amendment? None

Motion to approve

Motion Treadaway. Second Parks
Motion carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Treadaway. Second Parks
Meeting adjourned; 6:03pm