

**MONROE PLANNING COMMISSION
MEETING MINUTES – JUNE 17, 2025**

Present: Chairman Mike Eckles, Shauna Mathias, Kim Jolly, Randy Camp, Rosalind Parks

Absent: None

Staff: Brad Callender – City Planner
Kaitlyn Stubbs – Executive Assistant

Visitors: Nan Wilcox, Blake Barton

Call to Order:

Chairman Eckles called the Planning Commission meeting to order at 6:00 pm.

Approval of Agenda:

Chairman Eckles called for a motion to approve the agenda;

Motion Mathias,
Second Parks.
Motion carried unanimously

Minutes of Previous Meeting(s):

Chairman Eckles asked if everyone has reviewed the May 20, 2025 minutes and asked if there are any changes, corrections or additions. Commission members responded there were none. Chairman Eckles called for a motion to approve the May 20, 2025, minutes;

Motion Camp,
Second Parks.
Motion carried unanimously

Report from Code Officer:

Nothing to report

Old Business:

None

New Business:

The First Item of Business: Rezone #3816 – 1521 S. Broad St. B-3

Brad Callender presented both the rezone and the next item on the agenda, a conditional use approval request, at the same time due to both requests being involved with the same property. Mr. Callender described the existing property location, zoning, and proposed use of a convenience store with fuel pumps. Mr. Callender further described the site plan details and indicated they already have GDOT approval for the entrance to the site. Mr. Callender indicated the request is for a project that previously received all necessary City approvals for CDO COA and site development but those had expired. Mr. Callender explained the purpose of the current request was due to a modification to the zoning ordinance now making the proposed use conditional in the B-3 zoning district, which is now the basis for the request to rezone to B-3 and further request for conditional use approval to allow a convenience store with fuel pumps. Mr. Callender presented the staff's recommendation of approval of the rezone and conditional use as submitted without conditions.

Chairman Eckles asked if anyone was present to speak or represent in favor of the application. Nan Wilcox with Carter Harkleroad Group was present to speak on behalf of the applicant.

Ms. Wilcox stated the covid pandemic caused delays in moving forward with the project due to construction and materials shortages but now they can recommit to the project.

Chairman Eckles asked if anyone was present to speak against the application. There was none. Chairman Eckles asked if Commission members had any questions or discussion. Commission members responded there was none.

Chairman Eckles called for a motion to approve the rezone;

Motion Mathias,
Second Parks.

Motion carried unanimously

The Second Item of Business: Conditional Use #3817 – 1521 S. Broad St. – Convenience Store with Gas Pumps

Chairman Eckles called for a motion to approve the conditional use;

Motion Mathias,
Second Parks.

Motion carried unanimously

Adjournment:

Chairman Eckles entertained a motion to adjourn;

Motion Mathias,
Second Parks,
Meeting adjourned, 6:08 pm.