

**MONROE PLANNING COMMISSION
MINUTES FOR MEETING
November 17, 2020**

Present: Nate Treadaway, Randy Camp, Rosalind Parks, Mike Eckles, Chase Sisk

Absent: None

Staff: Pat Kelley – Director of Planning and Code
Debbie Adkinson – Code Department Assistant
Logan Propes – City Administrator

Visitors: Ned Butler, Chad Draper, Chris Adamson, Kyle Ward, Steven C Kapp, Casey Durden, Tiffany Beckstine, Jay Rawl

CALL TO ORDER by Chairman Eckles at 5:30 pm.

Chairman Eckles asked for any changes, corrections or additions to the October 20, 2020 minutes.

To approve

Motion Parks, Seconded Camp
Passed unanimously.

Chairman Eckles ask for a Code Officer Report.

Kelley: I have no report at this time.

PH open 5:31 pm

The First Item of Business is for petition # PCOM-000077-2020 for a COA at 390 Jim Daws Road. The applicant is Jay Rawl, owner of location. The request is for a new building.

Mr. Jay Rawls spoke to the request. He offered to answer any questions.

Chairman Eckles asked for any questions. None.

PH Closed at 5:32

Chairman Eckles entertained a motion.

To approve the COA.

Motion by Camp. Seconded by Treadaway
Passed unanimously

Public Hearing Opened at 5:33 pm

The Second Item of Business is for petition # PCOM-000072-2020 for a COA for exterior improvements at 620 Hwy 138. The applicant is Hill Foley Rossi & Associates. Code Department recommends for approval.

Casey Durden and Tiffany Beckstine spoke to the request. Durden explained there would be two lanes around the drive thru with two canopies separate from the building. These canopies will be permanent.

Chairman Eckles asked for any questions.
Treadaway asked about the sidewalk being added.
Durden stated when Chick fil A does redevelopment or work on a site, they also improve accessibility design. This is to provide an ADA access from the site up to the sidewalks at 138.

Chairman Eckles asked if there was any opposition to speak. There was none.

PH Closed 5:36

Chairman Eckles entertained a motion.
To approve the COA.

Motion by Camp, Seconded by Parks
Passed unanimously

Public Hearing Opened at 5:36 pm

The Third Item of Business is for petition # RZ-000075-2020 for a rezone at 302 Michael Etchison from PRD to PRD with text changes to remove 55+ age restriction. The applicant is Reliant Homes, owner of the property. Code Department recommends approval.

Ned Butler, representative for Reliant Homes spoke to the request. He stated they did not want to be hemmed in to only the market of an active adult community. They would like to market to families and possibly use portions of it as an active adult community.

With no other questions Chairman Eckles asked for any opposition. There was none.

Public Hearing close at 5:38 pm

Chairman Eckles entertained a motion.
To approve the rezone with text changes.

Motion by Parks, Seconded by Sisk
Passed unanimously

Public Hearing Opened At 5:38 pm

The Fourth Item of Business is for petition # RZ-000076-2020 for Rezone from PRD/PCD to PCD/PRD changing master plan at 1000 Hwy 138. The applicant is the Reliant Homes, owner. Code Department recommends approval.

Ned Butler, representative for Reliant Homes spoke to this request. He stated the original plan had 51 various commercial units up front on hwy 138. They are now proposing to do 3 commercial outparcels, 1 a carwash, 1 possibly office retail and 1 for retail uses on the corner of the entrance off hwy 138. They also are proposing an assisted living facility with villas attached. This depicts the change being made to the PCD property. This will consist of 130 assisted living proposed, 96 units in the large building and 34 villas proposed to go around that. The PRD section, a 269-lot subdivision is proposed. Going with smaller lots and incorporating an alley system to allow rear entry. All interior lots will have rear entry and exterior will have front entry load. There will also be increased buffers to Rao drive and Wood Chase residents. Lots will be 50x100. Houses to be the minimum allowed of 1600 sq ft.

Treadaway asked how many phases this would be developed in.

Butler all residential would be 1 phase. Commercial would be as marketed and sold.

Assisted living would be as marketed and sold or partnered with.

Chairman Eckles asked the time line to start.

Butler at least a 1 ½ years out for design depending on approval of rezone.

Chairman Eckles asked for any opposition. There was none.

Public Hearing closed at 5:44 pm

Chairman Eckles entertained a motion.

To approve the rezone

Motion by Treadaway, Seconded by Sisk
Passed unanimously

Public Hearing opened at 5:44 pm

The Fifth Item of Business is for petition # VAR-000078-2020 for a Variance of Article VII, Sect 700.1 table 11 Lot Frontage at 249 Boulevard. The applicant is Chad Draper. Code Department recommends denial.

Chad Draper spoke to the request. Wants to purchased the house at 249 boulevard and divide into 3 lots. The old Mondland Place subdivision plat included in the packet was the original design of the neighborhood had lots at 50' wide. There are other lots on the street that are at the 50' width. He is requesting the 3 lots be widths of 55', 90' and 60'.

There was much discussion about the reason the lots would be non-conforming, the 10' sliver added to 253 Boulevard, the driveway that would be added on 253

Boulevard lot, and what type houses and how many would be placed on the lots and if they would have driveways and rear or side entrance garages.

Chairman Eckles asked for other questions.

Chairman Eckles asked for any opposition to the request. There was none.

Public Hearing Closed at 6:01 pm

Chairman Eckles entertained a motion.

To deny the variance.

Motion by Camp, Seconded by Parks
Passed unanimously

Public Hearing open at 6:02

Old Business: Revisit of 0 Mayfield Drive COA request. Code Department removes the recommendation to deny due to revised renderings which meets every CDO standards.

Kyle Ward spoke to the request. He gave an overview of what had been requested and the changes made to meet the CDO requirements.

Chairman Eckles asked for any opposition. There was none.

Public Hearing closed at 6:08 pm

Chairman Eckles entertained a motion.

To approve COA based on most recent submittals.

Motion by Treadaway, Seconded by Camp
Passed unanimously

New Business: None

Chairman Eckles entertained a motion to adjourn.

Motion by Parks, Seconded by Eckles
Meeting adjourned at 6:10 pm