

**MONROE PLANNING COMMISSION
MEETING MINUTES—December 20, 2022**

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

Absent: None

Staff: Brad Callender—City Planner
Laura Wilson—Code Assistant

Visitors: Maxwell Sparks, David Sparks, Anne & Everette Harmon, Amanda & Gary Betzel,
Nick Garner, Brenda Garner, Jim Campbell, Duane Wilson, Danny Clack

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

Motion to Approve the Agenda as presented:

Motion Treadaway. Second Parks
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the November 15, 2022 minutes.

Motion to approve

Motion Mathias. Second Treadaway.
Motion carried

Chairman Eckles asked for the Code Officer's Report: None
Old Business: None

The First Item of Business: is Variance Case #1805, a request for two variances at 115 6th St to reduce the minimum lot width at the building line and minimum lot size to allow for subdivision of the property. The property is currently zoned R-1A which requires 75ft lot width at the building line and a 10,000 sq ft lot. The proposed subdivision would create one lot 69.25' wide (9290 sq ft) and one lot 68.5' wide (9456 sq ft). These lot previously existed in the mill district as lots 134 and 135. Owner and applicant Jim Campbell spoke in favor of the request. Staff recommends approval without conditions. Applicant has already received Historic Preservation Commission approval to construct a single-family residence on the new lot.

Jim Campbell: Owned the property with a rental house on it since 2002 and would now like to build a house on the other lot.

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 COA Case #1807, a Central Business District certificate of appropriateness application at 138 N. Midland Ave. to allow for renovations and a deck addition to an existing retail building to allow for repurposing a site for a restaurant and tavern. The applicant is Sparks-Grizzard Construction Inc. Staff recommends approval without conditions.

Commissioner Treadaway: When I first looked at the application, I realized it could be contentious simply because it is a restaurant on the edge of Downtown. We are not here to determine if this type of business can exist here; that has already been determined by Code and City Council. We are here to decide if the changes meet the requirements of the CBD COA.

Davis Sparks of Sparks-Grizzard Construction spoke in favor of the project.

Commissioner Treadaway: Does the deck face the interior parking lot (not Highland Ave)?

Sparks: That is correct. It faces the existing outbuilding (parking lot and cemetery).

Chairman Eckles: Anyone else here to speak in opposition?

1. Everette Harmon (201 N. Madison)—What will be happening on the deck? Music/bands? How late will it be open? Where will the dumpster be?
 - a. Chairman Eckles: Our board is not in charge of any of that
 - b. E. Harmon: This is the first meeting we have seen about this so we walked up here
 - c. Callender: I'm sure the applicant can speak to potential dumpster locations; these questions would be better answered in a Council meeting. Council will be responsible for regulating noise and hours of operation
2. Anne Harmon (201 N. Madison Ave)—Why is the deck considered appropriate? I don't see any other decks in downtown eating establishments
 - a. Sparks: There are other eating establishments with outdoor areas. We chose a deck because it is easy to install and a good size to handle several tables.
 - b. Callender: They could have just as easily done a patio and there are other locations in town that have outdoor dining.
3. Robin Pledger (816 McDaniel St)—Thank you for improving an ugly building
4. Nick Garner (200 N Midland Ave)—Glad to see some improvement on the structure; Why does the building have to go through the COA process?
 - a. Callender: In the City of Monroe there are two corridors that this Commission has oversight of. One is the Corridor Design Overlay (Broad St., Spring St., Hwy 78, and Hwy 138); we have design criteria that new development and renovations of existing sites must meet. The Central Business District is a copy of that—with limited standards and the same process. This Commission is looking at design criteria.
 - b. Garner: Does everyone in the City have to go through this process?

- c. Callender: This property is in the Central Business District which is south of Highland, to Wayne, to N. Madison; it is the historic grided streets of Monroe to Davis St
- d. D. Wilson (building owner): We would like to get along with neighbors and we are not sure yet what colors the columns on the building will be painted
- 5. Brenda Garner (200 N. Madison Ave)—Can the dumpster be on the non-Highland Ave side? What kind of bar will it be?
 - a. D. Wilson (building owner): The dumpster has to go where the trucks can access it
 - b. Danny Clack: We have two other locations (Stone Mountain and Lawrenceville), It will be a place of entertainment and trivia; not a biker bar; want to have a fun atmosphere; Monroe is booming and we would like to be a part of it
- 6. Callender: What is the purpose of the accessory structure? Will it still be used for used car sales?
 - a. Sparks: Dry goods storage

Motion to approve without conditions

Motion Mathias. Second Treadaway
Motion carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Treadaway. Second Parks.
Meeting adjourned; 5:54pm