

**MONROE PLANNING COMMISSION  
MEETING MINUTES—November 15, 2022**

**Present:** Mike Eckles, Rosalind Parks, Nate Treadaway, Shauna Mathias

**Absent:** Randy Camp

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

**Visitors:** William McDaniel, Pannita Bootkosa, Harrison Parker, Amy Pearce, Chad Draper, Lee Rowell

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

Motion to Approve the Agenda as presented:

Motion Parks. Second Treadaway  
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the October 18, 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 COA Case #1709, a request for a certificate of appropriateness under the Central Business District at 129 N. Wayne St. to allow for redevelopment of the site for a restaurant. Container type buildings will be used for seating and an alcohol service area. Applicant, owner, and developer Chad Draper spoke in favor of the project. Staff recommends approval of the COA without conditions.

Commissioner Treadaway: Will the containers have full HVAC or just be open?

Draper: One of them will be a full-service area for food and drink so it will have power and meet code and health department requirements. It will have a fan service. There will be trees in between the two sections.

Commissioner Mathias: Will there be indoor seating?

Draper: Yes; there will also be outdoor seating in the front and the entire site will be graded; the current parking lot will be removed

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

Motion to approve as presented

Motion Mathias. Second Parks.  
Motion Carried

**The Second Item of Business** is COA Case #1711, a certificate of appropriateness application to allow for site development and construction of a restaurant at 701 Pavilion Pkwy. The out lots at the Pavilion are unique in that they are subject to COA requirements on two fronts. The proposed landscape meets all of the corridor design overlay requirements. The exterior of building will be brick and architectural metal. The full sign package was submitted as well. Staff recommends approval with conditions as listed in the staff report dated November 1, 2022. Amy Pearce with Seven Multi Sites Solutions, working with Made to Order Holdings, spoke in favor of the project. The sign issue will be fixed.

Commissioner Parks: Any other locations in Georgia?

Pearce: They are coming!

Chairman Eckles: Where is the home office?

Pearce: San Antonio, TX

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

Motion to approve with conditions

Motion Treadaway. Second Parks  
Motion carried

**The Third Item of Business** is approval of the 2023 meeting schedule; note the meeting date in November was moved to accommodate Thanksgiving

Motion to approve

Motion Parks. Second Mathias  
Motion carried

**The Fourth Item of Business** is Development Regulations Update #6; Sections updated include Article 7, Section 7.2; Article 7, Section 7.4; Article 7, Section 7.5; Article 8, Section 8.6; Article 9, Section 9.16; and Article 11; for additional details please see the regulation breakdown

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

Motion to approve as presented

Motion Mathias. Second Treadaway  
Motion carried

**The Fifth Item of Business** is Zoning Text Amendment #14—Sections updated include Section 620.3, Section 630.3, Section 644.2, Section 645.3, Section 700.2, Section 810.1, Section 820, and Section 910; for additional details please see the amendment breakdown

Chairman Eckles: Anyone else here to speak in opposition? Lee Rowell—concerned about removing the warehouse use from B-3 and M-1 property; would like clarification on the definition of a warehouse

Callender: The intent of the revision is to get rid of semi-truck to semi-truck distribution; bulk transfer of goods. Someone who runs a business who warehouses goods will be permitted—HVAC contractor as an example—store in front and warehouses parts in back. This business is an end receiver of goods. In the future, the code will incorporate the NAICS code to clarify questions like these.

Motion to approve as presented

Motion Treadaway. Second Mathias  
Motion carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Mathias. Second Eckles.  
Meeting adjourned; 6:05pm