

**MONROE PLANNING COMMISSION
MEETING MINUTES
July 20, 2021**

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

Absent: Nate Treadaway

Staff: Pat Kelley – Director of Planning and Code
Debbie Adkinson – Code Department Assistant
Laura Wilson – Code Department Assistant
Logan Propes – City Administrator
Brad Callender – Planner

Visitors: Roger Grant, Charles Preston, Tip Huynh, Ned Butler, Sam Patel, Anish Patel, Lori Volk, Todd Parker, Keith Black, Ron Anglin, Bruce Hendley, Eric Scarborough, George Baker III, Lee Rowell, and Paul Gourley

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

Chairman Eckles asked for any changes, corrections or additions to the June 15, 2021 minutes. Motion to approve minutes.

Motion Camp. Second Sisk
Motion carried unanimously

Chairman Eckles asked for a Code Officer Report.
Kelley: none

PH opened at 5:31 pm

The First Item of Business is #PLAT-000113-2021, a request for a Preliminary Plat review for Rivers Edge, 302 Michael Etchison Rd. The subdivision is for 105 lots. The application was made by Ned Butler on behalf of the owner, Reliant Homes GA LLC.

Code Department recommends approval with corrections (24) as detailed in the staff report. Kelley provided a summary of the conditions which are mostly technical in nature.

Chairmen Eckles asked if Reliant Homes had any opposition to any of the 24 conditions listed in the staff report. Ned Bulter said no.

Chairman Eckles asked for any opposition—none

PH closed at 5:34 pm

Chairman Eckles entertained a motion.
Motion to approve with conditions

Motion Camp. Second Parks.
Motion Carried

PH opened at 5:34 pm

The Second Item of Business: is Certificate of Appropriateness Case #22, a request for a COA at 100 Saratoga Dr to allow the construction of a commercial strip shopping center building. The application was made by Ron Anglin on behalf of the owner, Lifeline Management Group, LLC.

Code Department recommends approval with changes as detailed in the staff report. Kelley noted that this application had been presented to the commission members previously but had been withdrawn.

Ron Anglin spoke on behalf of the project and agreed to the conditions listed in the staff report.

Chairman Eckles asked for any questions—none
Chairman Eckles asked for any opposition—none

PH closed at 5:36 pm

Chairman Eckles entertained a motion.
To approve with conditions as presented.

Motion Sisk. Seconded Camp.
Motion carried.

PH opened at 5:37 pm

The Third Item of Business: is Preliminary Plat Case #29, a request for a Preliminary Plat review for The Overlook of Monroe at 319 S Madison Ave. The subdivision is for 7 lots. The application was made by Bruce Hendley on behalf of the owner, New Leaf Georgia, LLC.

Code Department recommends approval with corrections (5) as detailed in the staff report. Callender provided a summary of the corrections.

Tip Huynh of Alcovy Consulting Engineering spoke on behalf of the project. He indicated the owner, Bruce Hendley and himself did not receive a copy of the staff report detailing the requested changes. A written copy was provided to Huynh at the meeting. Because Hendley did not receive a copy of the staff report prior to the meeting, he requested the review be tabled to the next available meeting.

PH closed at 5:45 pm

Chairman Eckles entertained a motion.
To table.

Motion Parks. Seconded Camp.
Motion carried.

PH opened at 5:46 pm

The Fourth Item of Business: is Rezone Case #16, a request for a Rezone of the southwest corner of the intersection of US Hwy 78 and Aycock Ave from M-1 to PCD (Planned Commercial Development). The rezone encompasses ±26.64 acres. The application was submitted by the owner, Jacks Creek Landing LLC.

Code Department recommends approval of the rezone request as submitted without conditions.

Charles Preston spoke on behalf of the project. He provided a summary of the project to date.

Chairman Eckles asked for any questions: Camp inquired about a cemetery that was previously located on the property.

Preston stated the cemetery was found by the Walton County Development Authority when they were installing sewer lines. The site was properly document and remains removed.

Chairman Eckles asked for any opposition—none

PH closed at 5:48 pm

Chairman Eckles entertained a motion.
To approve.

Motion Camp. Seconded Sisk.
Motion carried.

Old Business—none
New Business—none

Prior to adjournment, Camp thanked retiring Code Department Assistant Debbie Adkinson for her years of service.

Chairman Eckles entertained a motion to adjourn.
To adjourn

Motion Camp. Second Sisk
Meeting adjourned at 5:49pm