

**MONROE PLANNING COMMISSION  
MEETING MINUTES—August 16, 2022**

**Present:** Rosalind Parks, Randy Camp, Sara Shropshire, Nate Treadaway

**Absent:** Mike Eckles

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

**Visitors:** Kathy Chancey, Robert Chancey, Ben Doster, Brian Harley, Charles Preston, Roger Grant, Pat Preston, Nancy Smith

Call to Order by Acting Chairman Camp at 5:31 pm.

Motion to Approve the Agenda as presented:

Motion Parks. Second Shropshire  
Motion carried

Acting Chairman Camp asked for any changes, corrections or additions to the July 19, 2022 minutes.

Motion to approve

Motion Treadaway. Second Parks.  
Motion carried

Acting Chairman Camp asked for the Code Officer's Report: None

Old Business: None

**The First Item of Business:** is Rezone Case #1183, a request for approval of modifications to the PCD pattern book approved under Rezone #000016 (M-1 to PCD) by the City Council on August 10, 2021. The rezone request is PCD to PCD with modifications. The applicant proposes to change the development from a commercial/light industrial project to a mixed-use multi-family and commercial project. A majority of the site will now be slated for a multi-family development with a maximum potential of 282 units. The remainder of the site will become a ±1.85 acre commercial out lot. Both the multi-family and the commercial development will be accessed by one entrance off of Hwy 78 and one entrance off of Aycock Ave. The access off of Hwy 78 has already been approved by GDOT and is limited to one. GDOT has also approved a proposed traffic signal at Hwy 78 and Aycock Ave. Staff recommends approval with two conditions as listed in the staff report. Charles Preston spoke in favor of the project.

Treadaway: When you are leaving the development on Aycock Ave will you be restricted to a right turn only?

Preston: No, part of getting GDOT to approve the traffic signal was having the ability to turn left and get back into town. When the bypass gets built it will push traffic on to Unisia. From GDOT's perspective it would create more traffic problems if everyone was pushed to the right to come out on Unisia.

Camp: What is the thinking in the breakdown of units?

Preston: 80% will be one bedroom to create professional workforce housing.

Treadaway: The commercial out lot will be developed at a separate time?

Preston: Yes, when the right buyer comes along. It could be an ideal space for a breakfast/coffee type establishment.

Acting Chairman Camp: Anyone here to speak in opposition? None

Motion to approved with conditions

Motion Shropshire. Second Parks.

Motion Carried

**The Second Item of Business:** is Variance Case #1342, a request to reduce the number of required access points from three to two for a mixed-use development. Section 9.16.C.2 of the Development Regulations requires residential developments with more than 200 units to have a minimum of three driveway access points. The applicant proposes to construct one entrance to the development from US Hwy 78 and one entrance from Aycock Ave. The applicant has already received approval from GDOT to construct one entrance from Hwy 78. The entrance off of Aycock Ave is proposed to include additional turn lanes and right-of-way dedication as part of improvements to construct a traffic signal at the intersection of Aycock and Hwy 78. City Development Regulations prohibit a second entrance off of Aycock Ave because there is not enough space. Staff recommends approval without conditions.

Motion to approved as presented

Motion Parks. Second Shropshire.

Motion Carried

**The Second Item of Business:** is Variance Case #1343, a request to allow construction of a forward-facing attached garage. The applicant proposes to attach the garage to the existing residence along with other improvements and expansions to the existing single-family residence. The garage is proposed to be recessed behind the front of the dwelling. Staff recommends approval with the condition listed in the staff report. The applicant, Robert Chancey spoke in favor of the project. The only way to put a garage on the house is on the left side. The right side is too high. There is not enough access to make a side entryway garage.

Acting Chairman Camp: Anyone here to speak in opposition? None

Motion to approved with condition

Motion Shropshire. Second Treadaway.  
Motion Carried

Acting Chairman Camp entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Treadaway.  
Meeting adjourned; 5:50pm