

**MONROE PLANNING COMMISSION  
MEETING MINUTES—June 21, 2022**

**Present:** Mike Eckles, Randy Camp, Nate Treadaway, Sara Shropshire

**Absent:** Rosalind Parks

**Staff:** Logan Propes, City Administrator  
Brad Callender – City Planner  
Laura Wilson - Code Assistant

**Visitors:** Kyle Ward, Todd Parker, Dr. Park, Wyatt Howard, Andrew Wilson, Tom Treweeke

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

To Approve the Agenda:

Motion to move Item 2, Rezone of the Monroe Pavilion to Item 1

Motion Camp. Second Treadaway

Motion carried

Chairman Eckles asked for any changes, corrections or additions to the May 17, 2022 minutes.

Motion to approve

Motion Camp. Second Shropshire.

Motion carried

Chairman Eckles asked for the Code Officer's Report:

Callender: You have just received a printed copy of the newly adopted Comprehensive Plan. It was adopted last week (May 10, 2022) by City Council and is valid for five years.

Old Business: none

**The First Item of New Business:** is Rezone Case #1086, a request to consider rezoning ±95.42 acres located at the east side of Charlotte Rowell Blvd, the north side of US Hwy 78, and the west side of N. Broad St. The property is currently zoned Planned Commercial District with a request to change it to Planned Commercial District with modifications. The applicant is Columbia Engineering on behalf of the owner, MAB Monroe LLC.

Chairman Eckles: The applicant has requested the item be tabled until the next meeting, July 19, 2022.

Motion to table until July

Motion Treadaway. Second Camp.

Motion Carried

**The Second Item of New Business:** is COA Case #1085, a request for approval of a Certificate of Appropriateness to allow construction of a dental office with associated parking and landscaping at 1080 N. Broad St. Staff recommends approval with conditions. Andrew Wilson from Sullins Engineering spoke in favor of the request. Dr. Park’s dental practice has outgrown his existing office and so he would like to build a new one to meet his needs.

Chairman Eckles: Are you familiar with the three conditions? Are they satisfactory?

Wilson: Yes

Chairman Eckles: Anyone here to speak in opposition? No

Motion to approve with conditions

Motion Shropshire. Second Camp

Motion Carried

**The Third Item of New Business:** is COA Case #1043, a request for approval of a Certificate of Appropriateness to allow for the construction of three signs at 400 Mayfield Dr. Staff recommends approval of the ground sign and wall sign and does not recommend approval of the silo sign. Wyatt Howard on behalf of Mayfield Self Storage spoke in favor of the request. Howard: Thank you for the approval of the first two signs. The plan for the silo sign is to have a 6x6 concrete pad attached to the existing curb on Hwy 78 with a 12-15 ft silo with the company logo. The idea was to match the quasi-rural nature of Monroe with the intent to advertise to the traffic along Hwy 78.

Chairman Eckles: Are you okay with doing away with the silo sign?

Howard: Yes, if we have too

Chairman Eckles: Anyone here to speak in opposition? No

Motion to approve with conditions

Motion Treadaway. Second Camp

Motion Carried

**The Fourth Item of New Business:** is COA Case #1087, a request for approval of a Certificate of Appropriateness to allow for the demolition of existing buildings on site and redevelopment of the site for a mini storage warehouse facility and an office/warehouse building with associated parking and landscaping at 809 N. Broad St. Staff recommends approval of the COA with conditions. Applicant Tom Treweeke spoke in favor of the project. Phase 1 is construction of a 48,000 sq ft self-storage and clearing of all the land. Phase 2 is an office/warehouse.

Chairman Eckles: You are good with the conditions listed?

Treweeke: Yes, for clarification—is it anything visible from N. Broad?

Callender: It says any public street so it includes Pavilion Pkwy

Treeweke: Do we need to plant large trees along the power easement?

Callender: If it is acceptable to the easement itself. It does not need to be a full-sized shade tree; but a modest tree. I believe they allow certain trees to be planted near the easement.

Treeweke: We will do whatever is acceptable.

Propes: Brad, for the record do you want to restate the amended condition for the vegetative screening? Since it was discussed, I want to make sure it is on record.

Callender: The additional condition would be (taken from the staff report pg 2): Staff recommends the landscaping on the site be installed as proposed with rows of additional tree plantings along the southern sides of each of the proposed buildings; where possible that do and not interfere with the power line easement.

Motion to approve with conditions including the additional landscaping condition  
Motion Shropshire. Second Treadaway  
Motion Carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Camp. Second Treadaway  
Meeting adjourned; 5:48pm