

**MONROE PLANNING COMMISSION
MEETING MINUTES—April 19, 2022**

Present: Mike Eckles, Randy Camp, Chase Sisk

Absent: Nate Treadaway, Rosalind Parks

Staff: Logan Propes, City Administrator
Pat Kelley – Director of Code
Brad Callender – City Planner
Laura Wilson - Code Assistant

Visitors: Michael Toothaker, Lee Rowell, Tyler Lasser, Steven Fritz, JD Bright, Duane Sells, George Baker III, Frank Masiello

Call to Order by Chairman Eckles at 5:38 pm.

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

Motion to approve minutes.

Motion Sisk. Second Camp.
Motion carried

Chairman Eckles asked for the Code Officer’s Report: None

Public Hearing Opened at 5:39pm

The First Item of Business: is Variance Case #832 at 730 GA Hwy 138. The applicant is requesting approval of a variance application to allow more parking spaces than permitted under Section 520.3 of the Zoning Ordinance. The applicant is requesting 26 parking spaces and the current Zoning Ordinance permits a maximum of 20. Additionally, on the submitted site development plan, only 24 parking spaces are illustrated. Staff recommends denial of this request. Michael Toothaker from LeCraw Engineering spoke in favor of the project.

Chairman Eckles: You are asking for an additional six spaces?

Toothaker: Yes, but Starbucks could live with 24 which is shown on the current site plan

Kelley: Another reason for denial which I failed to mention was they maybe bumping up against the impervious surfaces limits which are not calculated on the plans. If he could speak to that:

Toothaker: We are greatly reducing the amount of impervious surface on the site.

Kelley: If it is under 60% it will not be a contention.

Toothaker: Compared to what is out there today, we are greatly reducing the amount. I do not know if will be under the 60% mark. They would not be opposed to making some of these

spaces pervious spaces if it got us under that mark. We are willing to make it work. Out there now is a 6000 sq ft building with 70-75 parking spaces.

Commissioner Sisk: Can you tell me the dimension of the drive around the building?

Toothaker: The lane around the southside, not the drive through is 24ft; the east side is 20ft, and on the north side is a combined 26ft.

Commissioner Sisk: Have you looked at other ways to reduce the impervious surface amount?

Toothaker: We not because of the stormwater requirements. If we were under what is out there today, we are not required to do anything above and beyond what is currently out there.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:46 pm

Chairman Eckles entertained a motion.

Motion to approve 26 parking spaces with the condition that the 60% impervious surface requirement is met.

Motion Camp. Second Sisk.

Motion Carried

Public Hearing opened at 5:49pm

The Second Item of Business: is Rezone case #833 at the southeast corner of the intersection of Double Springs Ch Rd and Cedar Ridge Rd. The request is to rezone from R-1A to R1-A with modifications. The applicant is requesting to modify the wording in condition #7 to allow for submittal of a preliminary plat while the development agreement is completed between the developer and the City. Staff recommends approval of the change. Tyler Lasser from Alliance Engineering and Planning, representing Parkland Communities Inc spoke in favor of the request. Lasser stated by changing the word submittal to approval, it would allow Parkland to expedite their application when the building moratorium is lifted. With the change in the wording, Parkland would be allowed to get the development agreement and preliminary plat approved simultaneously.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:53pm

Chairman Eckles entertained a motion.

Motion to approve

Motion Sisk. Second Camp.

Motion Carried

Old Business: none

The First Item of New Business: is Preliminary Plat Case #834 for the Rowell Family Partnership & Still Family Realty, LLC located at 0 Double Springs Ch Rd. The applicant is Lee Rowell. Staff

recommends approval with 4 corrections as listed in the staff report dated 4/11/2022. The conditions were read into the record.

Kelley: I know this is the same address as the last time but that is only because addresses have not been assigned to these parcels. This item is completely separate from what was just discussed.

Motion to approve with conditions

Motion Sisk. Second Camp
Motion Carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Sisk. Second Camp
Meeting adjourned at 5:56pm