

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

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

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

Visitors: Hamid Shekarbakht, Frank Heery, Noah Hitz, Whit Holder, Stephanie Goodwin, Callie Nawey, Alexandra Belo, Gabel Holder

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

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

Motion to approve minutes.

Motion Camp. Second Sisk.

Motion carried

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

Public Hearing Opened at 5:31pm

The First Item of Business: is Certificate of Appropriateness Case #609 at 600 S. Broad Street. The applicant is requesting approval of a COA application to allow for exterior improvements to an existing building. The improvements to the northwest façade include new loading dock with canopy, new concrete stairs to the loading dock, new exterior windows, new landscaping, limited restriping of existing parking lot, and removal of fire escape leading to unoccupied portions of the building. Staff recommends approval of the project as submitted without conditions. Whit Holder, one of the owners of the property spoke in favor of the project. The goal of the project is to improve appearance and accessibility.

Commissioner Sisk: This is not the street you access from Barrett St—correct? You access it from the front?

Whit Holder: Yes; most of these improvements will not be visible from Broad St

Commissioner Treadaway: The work on the fire escape will not impact safety, otherwise that would have been notated.

Kelley: Correct

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:34 pm

Chairman Eckles entertained a motion.
Motion to approve

Motion Sisk. Second Parks.
Motion Carried

Public Hearing opened at 5:34pm

The Second Item of Business: is Certificate of Appropriateness case #704 at 2050 W. Spring St. to allow for building expansion, exterior modifications, signage modifications, and parking lot modifications. The building expansion will accommodate a larger “pick-up” staging area on the southwest corner of the building. The proposed signage is a like-for-like replacement of existing signs with the addition of two new signs. The total aggregate square footage of the signage still meets the requirements of their sign variance from some time ago. Staff recommends approval as submitted without conditions. Calle Nalley from BRR Architecture spoke in favor of the project.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:38pm

Chairman Eckles entertained a motion.
Motion to approve

Motion Parks. Second Sisk.
Motion Carried

Public Hearing opened at 5:38pm

The Third Item of Business: is Conditional Use Permit Case #707 at 700 Breedlove Dr. to allow for the conversion of an existing office building into apartments. Staff recommends approval with the two conditions outlined in the staff report dated March 4, 2022. The applicant Hamid Shekarbakht spoke in favor of the project. The apartment building would have 6-2 bed/2 bath units aimed at an adult community of 55 and above. There will be gates on the entrance and exits. The back area will be converted into a garden for the residents with a possible option for covered parking and storage for the residents.

Chairman Eckles: You understand and agree to the conditions listed?

Shekarbakht: Yes, Mr. Kelley can you clarify the parking?

Kelley: Apartments require 1.5 spots per unit which gives you 9. With a 20% administrative variance your maximum would be 11.

Commissioner Treadaway: Will the garden space be replacing some of that parking?

Shekarbakht: Correct

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:43 pm

Motion to approve with conditions

Motion Camp. Second Parks
Motion Carried

Old Business: none

The First Item of New Business: is Preliminary Plat Case #706 for the Piedmont Regional Industrial Park located at 0 Piedmont Parkway. The applicant is the Walton County Development authority. Staff recommends approval with 12 corrections as listed in the staff report dated 3/4/2022. No one spoke in a favor of the request.

Motion to approve with conditions

Motion Treadaway. Second Sisk
Motion Carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Camp. Second Sisk
Meeting adjourned at 5:47pm