

**MONROE PLANNING COMMISSION
MEETING MINUTES—May 21, 2024**

Present: Rosalind Parks, Randy Camp, Mike Eckles, Shauna Mathias,

Absent: Nate Treadaway

Staff: Brad Callender—City Planner
Laura Wilson—Code Assistant
Brian Wilson—Economic Development Manager

Visitors: D. Patel

Call to Order by Chairman Eckles at 6:00 pm.

Motion to Approve the Agenda

Motion Mathias. Second Camp.
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the March 19, 2024 minutes.

Motion to approve

Motion Camp. Second Parks.
Motion carried

Code Report: None

Old Business: None

New Business:

The First Item of Business is De-annexation Case #3111, a request for de-annexation of ±8.919 acres of undeveloped land on the south side of US Hwy 78; Parcel #C0750160A00. The property was annexed into the city in 2006 as part of a Planned Commercial District but there was no proposed use for the property. The remainder of the land that was annexed in 2006 across Hwy 78, is in a permanent conservation easement and will not be developed. On April 2, 2024 the Walton County BOC consented to the annexation. Staff recommends approval.

Chairman Eckles: Anyone here to speak for or against the application? None

Chairman Camp: Does the property owner intend to leave it greenspace?

Callender: I believe he does intend to develop the property as part of undeveloped Walton County; no intentions to run utilities to the property

Motion to approve

Motion Mathias. Second Camp.
Motion approved

The Second Item of Business is Variance Case #3112, a request for a variance at 802 N. Broad St. to allow a subdivision with the resulting lots not meeting the minimum required lot frontage on a public street. The current buildings were constructed in 1988. In 1993 a plat was recorded without city approval that illegally subdivided the property without any dedication of public roads. The applicant is requesting the property be subdivided into two tracts. Each tract will have over 100 feet of road frontage to the private drive that has been established to access the lots. The lots have legal access to N. Broad St.; it is just not on a public road. If a public road were to be created in the future it would likely be where the currently private access drive is located. Staff recommends approval without conditions.

The property owner and applicant D. Patel spoke in favor of the project. The owner would like to develop the other lot into an event center or restaurant. If the lot was sold there would be a condition placed on the sale that the structure could not be a nightclub or bar. The building is currently just storage due to damage from a sprinkler flood last year.

Chairman Eckles: Anyone here to speak in opposition of the application? None

Motion to approve

Motion Mathias. Second Camp.
Motion approved

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Camp. Second Parks
Meeting adjourned; 6:12 pm