

**MONROE PLANNING COMMISSION  
MEETING MINUTES—October 19, 2021**

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

**Absent:** None

**Staff:** Pat Kelley – Director of Code  
Laura Wilson – Code Department Assistant  
Brad Callender – City Planner  
Logan Propes—City Administrator  
Paul Rosenthal—City Attorney  
Sadie Krawczyk—Economic Development Director

**Visitors:** Joann Campbell, Jim Campbell, Janice Hanks, H. Patel, Kalen Vanderhorst, Susan Tyre, Mark Tyre, Ian Harmon, Craig Harmon, Blake Barton, Jeff Russell, Don Harkleroad, Elizabeth Kim, Duane Sells, Jackson Sells, Lee Rowell, Joel Heffington, James & Stephanie McDaniel, Todd Mitchell, Frank Mabelo, Cheryle Larson, Vic Lazich, Bob Begle, Clint Dixon

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

Chairman Eckles asked for any changes, corrections or additions to the September 21, 2021 minutes.

Motion to approve minutes.

Motion Camp. Second Parks

Motion carried

Public Hearing Opened at 5:31pm

**The First Item of Business:** is Rezone Case #188, a request for a rezone of 140 Blaine St from B-3 (Highway Commercial District) to PCD (Planned Commercial District). The project encompasses ± 8.84 acres. The applicant is the City of Monroe and Staff recommends approval as submitted. Sadie Krawczyk, Economic Development Director for the City of Monroe, spoke on behalf of the project. Additionally, Bob Begle of Lord Aeck Sargent presented an overview of the Blaine Station Master Plan to the Planning Commission. One of the goals of the project was to create a mixed-use, walkable, destination location that is small in scale but not a copy of downtown. The concept also includes decentralized stormwater management—rain gardens, bioretention areas, swales—areas where water can be collected and filtered along the way.

Chairman Eckles asked for any questions—none

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:42 pm

Chairman Eckles entertained a motion.  
Motion to approve

Motion Parks. Second Treadaway.  
Motion Carried

The Public Hearing opened at 5:43pm

**The Second Item of Business:** is Zoning Code Text Amendment Case #204, for Zoning Code Text Amendment #12 to include modifying Section 630.3 Table 6—Industrial Zoning District Land Use Regulations to add as a conditional use under the principle use of Utility and area service provider facilities, private sewage facilities and modifying Section 650.4 Special Site Requirements for Planned Development Districts. The minimum area requirement for Planned Development Districts throughout the City and inside the Livable Cities Initiative (LCI) District shall be removed and the minimum frontage requirement for Planned Development Districts located in the LCI District shall be reduced. The applicant is the City of Monroe and Staff recommends approval as submitted.

Chairman Eckles asked for any questions:

Treadaway: What prompted the change in the Zoning Code?

Kelley: The City was approached to allow that use in the zoning classification and agreed it was an acceptable use for the zoning classification.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:45 pm

Chairman Eckles entertained a motion.  
Motion to approve

Motion Treadaway. Second Parks.  
Motion Carried

Public Hearing opened at 5:45pm

**The Third Item of Business:** is Certificate of Appropriateness Case #233, a COA request for a replacement monument sign at the southeast corner of US Hwy 78 and Unisia Drive for Hitachi Automotive Systems Americas. The applicant is Jeannie Smith from Atlantic Sign & Graphics on behalf of the owner, Hitachi Automotive Systems Americas. Staff recommends approval as submitted without conditions.

Chairman Eckles asked for any questions—none

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:46 pm

Chairman Eckles entertained a motion.  
Motion to approve

Motion Sisk. Second Parks.  
Motion Carried

Public Hearing opened at 5:47pm

**The Fourth Item of Business:** is Certificate of Appropriateness Case #252, a COA request to allow construction of a commercial building containing a convenience store with fuel pumps and retail spaces at 1530 S Broad St. Staff recommends approval subject to the four conditions listed in the staff report. Clint Dixon spoke on behalf of the owner, PJF Leesburg, LLC. Dixon stated there would be 8100 sq ft of convenience store space with two outer retail spaces and five gas pumps for ten fueling stations. Dixon agreed to the four conditions listed in the staff report.

Chairman Eckles asked for any questions—Sisk: Are you intending to take up the entire property?

Dixon: We are looking at a phased development with the second phase being some type of fast food.

Treadaway: The future use section is undeveloped as well?

Dixon: Yes

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:50 pm

Chairman Eckles entertained a motion.

Motion to approve with conditions

Motion Treadaway. Second Sisk.

Motion Carried

The Public Hearing opened at 5:51pm

**The Fifth Item of Business:** is Certificate of Appropriateness Case #257, a COA request to allow construction of a commercial building with a convenience store and retail spaces. Staff recommends approval with the two conditions listed in the staff report. Shamsun Naher spoke on behalf of the owner, RALS Enterprise LLC.

Treadaway: Currently this driveway is a right in/right out?

Kelley: Yes and all of this is subject to DOT approval.

Logan Propes: I would like to add the condition that any alteration to the sidewalk along N. Broad St must be repaired exactly as it exists at the time of disturbance.

Kelley: This is in reference to the sidewalk project that was recently completed along N. Broad St.

Chairmen Eckles: You understand that there are now three conditions on the project?

Naher: Yes

Chairman Eckles asked for any questions—none

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:57 pm

Chairman Eckles entertained a motion.

Motion to approve with updated conditions

Motion Camp. Second Parks.

Motion Carried

Public Hearing opened at 5:58pm

**The Sixth Item of New Business** is Rezone Case #256, a request for a rezone of the southeast corner of the intersection of Double Springs Church Road and Cedar Ridge from R-1 to R-1A. The project encompasses ±83.072 acres. Staff recommends approval of the rezone subject to the seven conditions listed in the staff report. The applicant, Parkland Communities Inc spoke on behalf of the owner, Rowell Family Partnership & Still Family Realty LLC. Tyler Lasser of Alliance Engineering, representing Parkland Communities Inc, presented the project to the Planning Commission. The project will include 141 lots broken into two phases—34 ranch houses with a minimum of 1800 sq ft and 107 two-story houses with a minimum of 2400 sq ft. The development will have a density of 1.69 units per acre. The smaller lots allowed in R-1A will permit the developer to cluster the lots and preserve more of the natural environment found on the site. Parkland Communities agrees with all of the conditions listed in the staff report.

Treadaway: What are the percentage of lots of the minimum size?

Lasser: Some will meet the standard but all of the two-story will be larger than that; not sure how many will be on the line of 10,000 sq ft

Kelley: You can modify the condition of a minimum of 1500 sq ft to accept their 1800 sq ft.

Sisk: Does the minimum 6 different layouts mean, 6 for the ranch houses and 6 for the two-story houses or 6 for the entire development?

Lasser: Our clients are willing to meeting any conditions related to exterior appearances.

Kelley: Since there are two separate sections of the development, you might stipulate having additional elevations for each section

Chairman Eckles: Has there been a recent traffic study done?

Lasser: It would be completed prior to the preliminary plat. We can make adjustments based on the traffic study if needed.

Kelley: A simple edit for the second condition is to say six building designs per each neighborhood presented on the concept plan.

Sisk: Do you intend on having a mailbox kiosk?

Lasser: Yes, at the front of the site near the amenity area and parking lot

Kelley: Cluster box units are now a requirement by the USPS rather than mailboxes at each home site.

Chairman Eckles asked for any opposition—yes

1. Jim Campbell—2580 Double Springs Church Road
  - a. A natural and less dense environment is a prime reason for living here; No one finds the dense development of Loganville and Snellville desirable; With the City of Monroe and Walton County there is a unique combination of a well-developed small town and rural environment
2. Amy Maughon—1735 Double Springs Church Road
  - a. Double Springs Church Road is made up of a variety of parcels from 5 to 100 acres; at any given time, there are people on horses or tractors and kids playing; this development in combination with the other proposed subdivision and the new shopping center will cause an increase in traffic
  - b. A traffic study will not be valid until the new shopping center is opened
  - c. Are the City and County working together to see how these developments impact both areas? Maintenance?
3. Kalen Vanderhorst—2116 Double Springs Church Road
  - a. The over 300 homes of River Pointe in combination with this development is too much growth too quickly
  - b. Are the roads going to be widened?
4. Janice Hawks—2301 Double Springs Church Road, 1965 Double Springs Church Road
  - a. Slowly losing peace and tranquility of the town—it's why we moved here and we are losing it
  - b. The road has two blind curves—very dangerous; don't need any more traffic; already a congested area with limited access points
5. Susan Tyre—1950 Double Springs Church Road
  - a. Provided a visual aid for the Planning Commission highlighting the blind curves
  - b. How does this impact water and sewer demand? What measures are in place to maintain adequate fire protection and water pressure?
  - c. Would the developer consider few homes on larger lots?
6. Frank Masiello—1710 Double Springs Church Road
  - a. Where are kids going to go to school; schools will become overcrowded and need portable classrooms
  - b. How will the subdivision impact the natural streams and creeks? Lost most of his water in the creek when the Morgan's Crossing subdivision was built; will the groundwater remain safe?
  - c. What are the plans and cost of infrastructure that is needed? Water lines, sewer lines because the lots aren't big enough for septic tanks, fire protection?
  - d. City and County could go in together to purchase the land and turn it into a park.
7. Todd Mitchell—2260 Double Springs Church Road
  - a. Monroe is now unique and desirable; a great place to live

- b. If this gets approved there could be a domino effect; need to keep high density inside the core of the City

Planning Commission members further discussed the proposal amongst themselves. Chairmen Eckles suggested tabling the motion until a traffic study could be completed that included traffic from the almost completed Monroe Pavilion shopping development.

Treadaway: How long does a traffic study take?

Kelley: They take varying amounts of time depending on the scope.

Public Hearing closed at 6:37pm

Callender: To your concern about requiring a specific traffic study prior to the rezone hearing, you need to be very specific about what you are looking for. If you refer to the conditions listed on the staff report, if the rezone is approved, a traffic study would be done before they submit a preliminary plat to identify offsite improvements and impact areas outside the development. That condition is followed by a development agreement with the City of Monroe. If you require a traffic study now, you may not be able to condition the developer to assist with offsite improvements.

Chairman Eckles: What do you recommend?

Callender: If you approve it, to approve it with the seven conditions listed in the staff report

Kelley: If you make a motion to table it, remove the traffic study as a condition

Parks: Where is this development in relation to the one with 300 homes?

Kelley: Within a quarter mile

Sisk: Will both projects have City of Monroe utilities?

Kelley: It depends on service area, but yes I believe they are

Chairman Eckles entertained a motion.

Motion to table until December 21, 2021

Motion Camp. Second Treadaway.  
Motion Carried

Old Business—none

New Business—none

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Treadaway  
Meeting adjourned at 6:42pm