

**MONROE PLANNING COMMISSION
MEETING MINUTES—November 16, 2021**

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

Absent: Chase Sisk

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

Visitors: Brandon Miller, Paul Rosenthal, John Argo, Lee Rowell, Rita Dickinson, Zac Johnson, Christopher and Patricia (Diane) Goga, A. Noorani

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

Chairman Eckles asked for any changes, corrections or additions to the October 19, 2021 minutes.

Motion to approve minutes.

Motion Parks. Second Camp.
Motion carried

Public Hearing Opened at 5:30pm

The First Item of Business: is Conditional Use case #147. The applicant is requesting approval of a Conditional Use in order to allow for and expand an existing private school. The subject properties have been zoned R-1 and R-2 since the adoption of zoning by the City. Private schools are permitted in the R-1 and R-2 zoning districts as a Conditional Use, which is the basis of this request. Staff recommends approval as submitted without conditions. Rita Dickinson, Director of the Monroe Country Day School spoke in favor of the request. The school has long term plans for classroom expansion and adding playground facilities.

Chairman Eckles asked for any questions—none
Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:33 pm

Chairman Eckles entertained a motion.
Motion to approve

Motion Treadaway. Second Camp.
Motion Carried

The Public Hearing opened at 5:34pm

The Second Item of Business: is Rezone case #343. The applicant Patricia Goga, is requesting a rezone of Lot 16 of Meadowbrook Estates, 0 Oakland Ridge from R-1 County to R-1 City. The subject property is currently located in unincorporated Walton County. The owners are petitioning for a rezone of this property in conjunction with an annexation request in order to combine their existing R-1 property inside the City with their unincorporated property. The subject property is currently developed with a shed, gazebo, and garden. Staff recommends approval as submitted without conditions. The applicant, Patricia Goga spoke in favor of the request.

Chairman Eckles asked for any questions—none
Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:36 pm

Chairman Eckles entertained a motion.
Motion to approve

Motion Camp. Second Parks.
Motion Carried

Public Hearing opened at 5:36pm

The Third Item of Business: is Certificate of Appropriateness Case #342, a COA request to allow for renovation of an existing convenience store. The proposed renovations are to include both interior and exterior improvements to the building. Staff recommends approval with the conditioned specified in the staff report. On behalf of the applicant, A. Noorani, spoke in favor of the project.

Chairman Eckles asked if the site had existing gas pumps
Noorani: Yes, it does. It will have new equipment and tanks.

Chairman Eckles: Are you aware of the condition related to signage?
Noorani: Yes and we do not have a problem with it.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:39 pm

Chairman Eckles entertained a motion.
Motion to approve with conditions

Motion Parks. Second Treadaway.
Motion Carried

Old Business—none

New Business:

First Item of New Business: is Preliminary Plat Case #357, a request for preliminary plat approval for a planned commercial development located at the north side of US Hwy 78, west side of N. Broad St. and east side of Charlotte Rowell Blvd named Monroe Pavilion, encompassing ±95.414 acres. The site is partially developed with a regional shopping center, streets, parking, and stormwater management facilities. Staff recommends approval subject to the eight corrections listed in the staff report. Brandon Miller from Columbia Engineering and John Argo from MAB spoke in favor of the request. Argo indicated he was aware of the corrections in the staff report and had no problems with the corrections.

Pat Kelley: This preliminary plat is coming before you now at the request of the owners MAB Monroe, LLC, Still Family Realty, LLC and Rowell Family Partnership to clear up a previous misstep in the order of the development.

Chairman Eckles asked for any questions—none

Chairman Eckles entertained a motion.
Motion to approve with conditions

Motion Treadaway. Second Camp.
Motion Carried

Second Item of New Business: is Preliminary Plat Case #358, a request for preliminary plat approval for a planned residential district located at 318 Alcovy St. named Veterans Walk, encompassing ±18.853 acres. The site is partially developed with the former American Legion building and associated parking. Staff recommends approval subject to the two corrections listed in the staff report. The applicant is MUL Properties, Inc. Paul Rosenthal spoke in favor of the project. He acknowledged the two corrections listed in the staff report.

Chairman Eckles asked for any questions—none

Chairman Eckles entertained a motion.
Motion to approve with conditions

Motion Camp. Second Parks.
Motion Carried

Third Item of New Business: Approval of 2022 Planning Commission Schedule. The Planning Commission meetings for 2022 will remain on the third Tuesday of the month, starting at 5:30pm.

Chairman Eckles asked for any questions—none

Chairman Eckles entertained a motion.
Motion to approve

Motion Treadaway. Second Parks.
Motion Carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Treadaway
Meeting adjourned at 5:45pm