



Planning Commission Meeting

AGENDA

Tuesday, February 18, 2020

5:30 PM

215 N Broad Street Monroe GA 30655

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **MINUTES OF PREVIOUS MEETING**
 1. Minutes of Previous Meeting - January 21, 2020
- IV. **REPORT FROM CODE ENFORCEMENT OFFICER**
- V. **PUBLIC HEARINGS**
- VI. **RECOMMENDATIONS ON REQUESTS**
- VII. **OLD BUSINESS**
- VIII. **NEW BUSINESS**
 1. Stonecreek Subdivision Phase II Final Plat Approval
- IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MINUTES
January 21, 2020**

Present: Randy Camp, David Butler, Mike Eckles, Rosalind Parks

Absent: Nate Treadaway

Staff: Pat Kelley – Director of Planning and Code
Darrell Stone – Director of Planning and Development
Debbie Adkinson – Code Department Assistant
Logan Propes – City Administrator

Visitors: Bill O'Brien & Shannon, Billy Mitchell, Agnes Taylor, George Baker III,
David Dickinson, Fay Brassie

CALL TO ORDER by Chairman Mike Eckles at 5:30 pm

Chairman Eckles asked for any changes, corrections or additions to the November 19, 2019 minutes. Hearing none he entertained a motion. Parks made a motion to approve. Camp seconded. Motion carried. Minutes approved.

Chairman Eckles asked for a Code Officer Report
Kelley: No Report at this time

Public Hearing open 5:31 pm

The first item of business: is for petition #Zone-000042-2019 for a Rezone at 329 Barrett Street. The applicant James Rick Holder is requesting to rezone this lot from PRD to R1A.

Chairman Eckles asked for a recommendation.
Kelley state this parcel is being carved out of a Planned Residential District to accommodate the move of a historic structure onto to this location. They will also be subdividing this piece out of the large PRD and move the historic property onto it. There is no representative present but this is a formality and you could still make a recommendation on it.

Chairman Eckles asked if there were any questions.
Camp asked if this parcel had received a variance before?
Kelley state no the larger portion had a variance earlier.
Chairman Eckles asked for any opposition. Being none, the PH was closed at 5:33 pm

Chairman Eckles entertained a motion.

Parks made a motion to approve.
Butler second. Motion carried.
Recommendation to approve to council.

Public Hearing open 5:34 pm

The second item of business: is for petition #RZ-000041-2019 for a conditional use at 1110 S Madison Avenue. The applicant, William Mitchell asked for a conditional use for a Personal Care Home.

Kelley gave the Code report stating it would be a conditional use to utilize the property in this manner. The recommendation is for denial due to it not meeting the standards for conditional use application shown on the recommendation page of the request.

Chairman Eckles asked if there was anyone to speak for this request.

Billy (William) Mitchel owner of the property spoke to the request. It is a 2400 sq. ft home that sits between a church on the South side and a restaurant and convenience store on the North side with the old railroad tracks behind it on the West side. It is a multiuse area with several multifamily houses in the area. Ms. Agnes Taylor would like to move her Winder location here. He feels it would be an asset to the area.

Chairman Eckles asked if there were any questions?

There were more questions and discussion of ordinances and if there was a remedy to the conditions that were highlighted and also the # of patients to be in this home. It was determined there would be 4 patients in the home.

Parks recused herself from this request due to formerly working in this area of expertise and knowing the applicant Ms. Taylor

Chairman Eckles closed the Public Hearing 5:40 pm.

Chairman Eckles asked for a motion.

Camp made the motion to deny.
Butler second. Motion carried.
Recommendation to deny to council

Public Hearing open 5:41pm

The third item of business: is for petition # ZONE-000043-2019 for a Rezone from P/R1 to R1 at 341 N Broad Street. The applicant, Monroe Historic Properties LLC,

Paul Rosenthal is requesting to rezone this parcel to R1 so as to subdivide it into three lots and develop it.

Chairman asked for a Code Report on this request.

Kelley: The applicant would like to remove the Professional portion of the zoning on this parcel.

Chairman Eckles asked for anyone representing this request.

Paul Rosenthal spoke to the request. He would like to take the 2.8 acres a turn into three single family lots. They had other plans for the piece when it was purchased but his thoughts have changed. They would like to build estate style homes on these lots.

Chairman Eckles asked if there were any questions. Hearing none he asked for any opposition from the public.

Public Hearing closed 5:45

Chairman Eckles entertained a motion.

Butler made motion to approve.
Camp second. Motion Carried.
Recommendation to approve to council

PH hearing open at 5:46 pm

The Fourth item of business: is for petition # VAR-000044-2019 for a variance of lot frontage as shown in Article VII, Section 700.1 Table 11 for R1 zoning. The applicant is Monroe Historic Properties LLC, Paul Rosenthal request this variance.

Paul Rosenthal spoke to the request. He stated the variance needed is for the third lot. They request a variance to allow 79 ft of road frontage as opposed to 100 ft.

Chairman Eckles asked for any opposition. Hearing none he closed the PH at 5:47 pm.

Chairman Eckles entertained a motion.

Camp made motion to approve
Parks second. Motion carried
Recommendation to approve to council

Old Business: None

New Business:

1. Review of major subdivision plat for 945 Holly Hill Rd. The applicant is Cross Pointe Investments LLC owner of the property.

Chairman Eckles asked for explanation from the Code Dept.
Kelley stated this property has been previously subdivide yielding 5 lots which was a minor subdivision. They are now asking to subdivide 6 more lots of this parcel.

Chairman Eckles entertained a motion.

Parks made motion to approve.
Butler second. Motion Carried

2. Review of major subdivision plat for 321 Milledge Avenue to subdivided into 6 lots. The applicant for this request is Eagle Investment Partners LLC.

Kelley this is more of a housekeeping measure to break out 6 more lots of the previously subdivide property.

Chairman Eckles entertained a motion.

Camp made motion to approve.
Parks second. Motion Carried

Chairman Eckles entertained a motion to adjourn.

Parks made a motion to adjourn.
Camp second. Meeting adjourned 5:53 pm



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 02-03-2020
Description: Final plat / Dedication of phase II of Stonecreek S/D

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA **Company of Purchase:** NA

Recommendation: *Accept dedication based on the development agreement on file.*

Background: This is the second and final phase of the Stonecreek S/D. In order to record the lots and issue building permits allowing completion of the neighborhood, the Phase II final plat must be approved for recording. There is a development agreement in place to cover bonding of incomplete infrastructure, such as sidewalks, signage, street lights and the like, and for maintenance of roads and erosion control facilities as required.

Attachment(s): Plat pdf. and Development agreement

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

1/2" REBAR FOUND (13.90' N.W.)

NF M0230023A00 JACKS CREEK RESERVE, LLC D.B. 3839, PG. 178 P.B. 74, PG. 84 P.B. 17, PG. 226

CENTERLINE CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD | BEARING |
|-------|---------|---------|---------|-------------|
| C1 | 209.61' | 250.00' | 203.53' | N13°43'48"E |
| C2 | 181.49' | 150.00' | 170.62' | N03°05'14"E |
| C3 | 184.97' | 120.00' | 167.20' | N75°44'03"W |
| C4 | 192.02' | 120.00' | 172.18' | S14°15'57"W |
| C5 | 104.38' | 200.00' | 103.20' | S46°31'34"E |
| C6 | 101.04' | 280.00' | 100.49' | N41°54'46"W |

CENTERLINE LINE TABLE

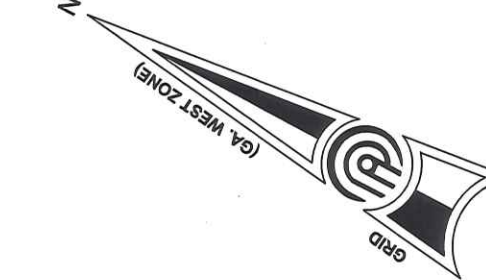
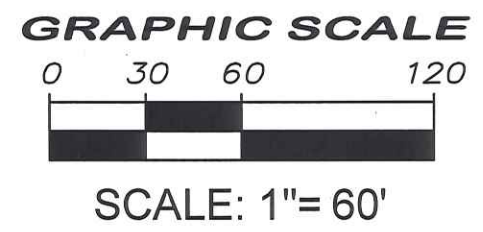
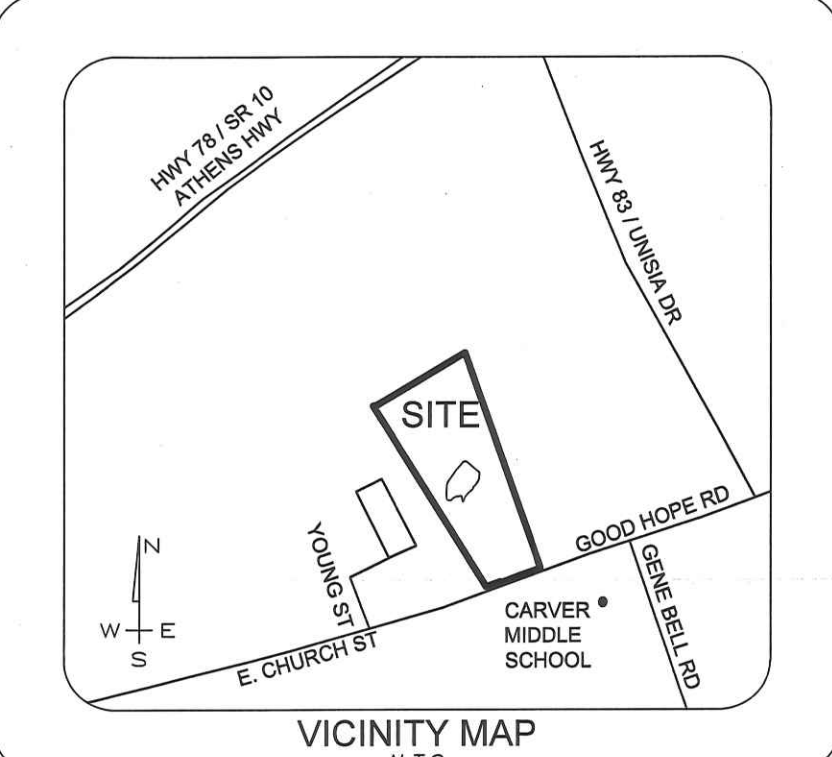
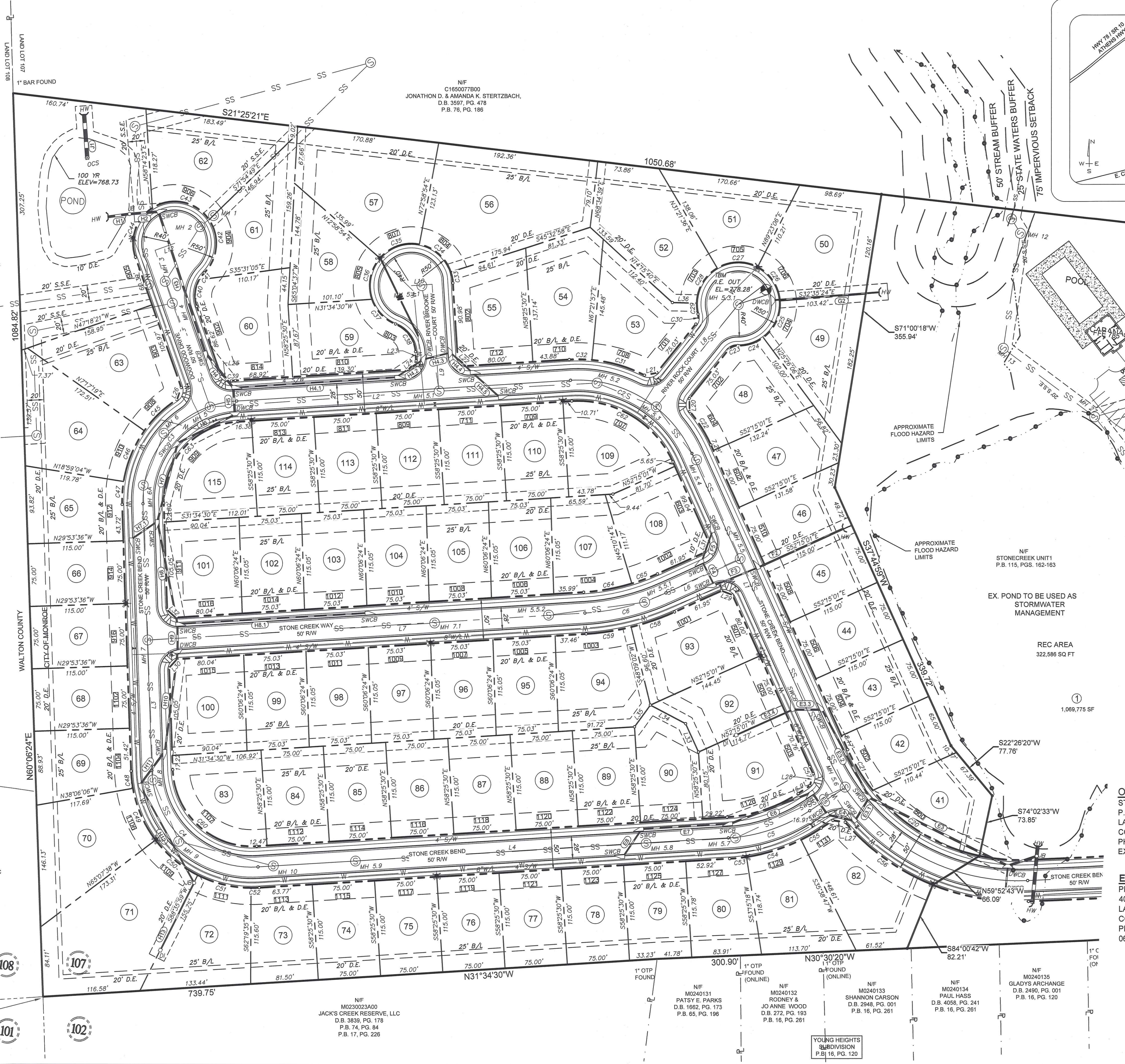
| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L1 | 400.46' | N37°44'59"E |
| L2 | 402.10' | N31°34'30"W |
| L3 | 320.14' | S60°06'24"W |
| L4 | 566.69' | S31°34'30"E |
| L5 | 50.77' | S61°28'37"E |
| L6 | 96.95' | N52°15'01"W |
| L7 | 526.94' | N31°34'30"W |
| L8 | 158.98' | S79°26'52"E |
| L9 | 125.98' | S58°25'30"W |
| L10 | 25.00' | S31°34'30"E |
| L12 | 25.00' | N47°18'21"W |

LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L20 | 15.30' | N60°28'39"E |
| L21 | 15.30' | N39°22'22"W |
| L22 | 14.14' | N13°25'30"E |
| L23 | 10.98' | S58°25'30"W |
| L24 | 14.14' | N76°34'30"W |
| L25 | 15.53' | N03°38'47"E |
| L26 | 15.53' | S81°44'32"W |
| L27 | 14.89' | S19°36'21"E |
| L28 | 14.89' | N76°39'07"E |
| L29 | 14.14' | N07°15'01"W |
| L30 | 14.35' | N75°44'03"W |
| L31 | 14.14' | S82°44'59"W |
| L32 | 13.93' | N14°15'57"E |
| L33 | 37.33' | N37°24'08"E |
| L34 | 47.82' | N00°16'29"W |
| L35 | 32.37' | S81°42'06"E |
| L36 | 29.43' | N26°39'54"W |

NF M0230023A00 JACKS CREEK RESERVE, LLC D.B. 3839, PG. 178 P.B. 74, PG. 84 P.B. 17, PG. 226

P.O.C. IPS AT LAND LOT CORNER PER P.B. 74, PG. 84



OWNER/DEVELOPER
 STONECREEK DEVELOPMENT, LLC
 P.O. BOX 1326
 LAWRENCEVILLE, GA 30046
 CONTACT: JOE DIXON
 PHONE: 770-338-8143
 EXPHOMES@WINDSTREAM.NET

ENGINEER:
 PRECISION PLANNING INC.
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1050 GOOD HOPE ROAD
 MONROE, GEORGIA 30665
 LAND LOT 107, 3RD DISTRICT,
 CITY OF MONROE,
 WALTON COUNTY, GEORGIA

FINAL PLAT
 SHEET TITLE
 DESIGN CHECKED
 DRAWN

| DATE | NO. | DESCRIPTION |
|------|-----|-------------|
| | | |
| | | |
| | | |

DATE
 R17-186
 PPI PROJECT NO.

2 of 2

FILE PATH: E:\PROJECTS\2017\17186-SV-EXPO GOOD HOPE RD\WORK\FINAL PLAT\UNIT 2\17186_002_FINAL_PLAT.DWG - 2020-01-21 - JAMES MANCE
 PLOT DATE: 1/21/2020 3:27 PM