



Planning Commission Meeting

AGENDA

Tuesday, April 18, 2023

5:30 PM

215 N. Broad St. - City Hall

-
- I. **CALL TO ORDER**
 - II. **ROLL CALL**
 - III. **APPROVAL OF AGENDA**
 - IV. **MINUTES OF PREVIOUS MEETING**
 1. Previous Minutes March 21, 2023
 - V. **REPORT FROM CODE ENFORCEMENT OFFICER**
 - VI. **OLD BUSINESS**
 - VII. **NEW BUSINESS**
 1. Request for COA - Parking Lot - 422 S. Broad St.
 2. Request for Rezone - 1203 S. Madison Ave - R-2 to R-1A
 - VIII. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MEETING MINUTES—March 21, 2023—DRAFT**

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

Absent: None

Staff: Brad Callender—City Planner
Laura Wilson—Code Assistant
Sara Shropshire—Community Development

Visitors: Jeff Carter, Amin Noorani

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

Motion to Approve the Agenda—Item 1 moved to last:
Motion Camp. Second Parks
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the February 21, 2023 minutes.

Motion to approve
Motion Mathias. Second Treadaway.
Motion carried

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

Old Business: None

The First Item of Business is COA Case #2164, a request for a Corridor Design Overlay Certificate of Appropriateness, to allow construction of a fast food restaurant with a drive-thru window, associated parking, and landscaping at 601 Pavilion Parkway. The site will share a driveway with Whataburger. The sign package was included as well. Staff recommends approval with conditions. The two conditions listed in the staff report specifically relate to signage. Jeff Carter with Carter Engineering spoke in favor of the project.

Chairman Eckles: Do you agree with the conditions listed?

Carter: Yes

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve with conditions
Motion Treadaway. Second Parks.
Motion Carried

The Second Item of Business is COA Case #2165, a request for a Corridor Design Overlay Certificate of Appropriateness, in order to allow placement of one monument sign on a site with a convenience store with fuel pumps at 615 E. Spring St. Staff recommends approval with conditions. Previous COA approval for signage did not include the monument sign. Property owner and applicant Amin Noorani spoke in favor of the project.

Chairman Parks: Are there new tanks on site?
Noorani: Yes

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve with conditions
Motion Treadaway. Second Mathias
Motion carried

The Third Item of Business is COA Case #2163, a request for a Corridor Design Overlay Certificate of Appropriateness, in order to allow building modifications to convert an existing neighborhood church to a commercial building at 1200 S. Broad St. The applicant was not present at the meeting. The applicant is proposing to demolish the front deck, add railings as well as add landscaping and curbing. The applicant will keep the unpaved parking but add ADA approved parking spaces. Staff recommends approval with conditions.

Chairman Parks: Would she have to come back to us if she wanted to pave the parking lot?
Callender: That is a site improvement that is likely over \$5,000 so the answer is yes

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve with conditions
Motion Parks. Second Mathias
Motion carried

Chairman Eckles entertained a motion to adjourn.
Motion to adjourn
Motion Treadaway. Second Camp
Meeting adjourned; 5:45pm



**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 2204

DATE: April 11, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Green Thumb Development Group LLC

PROPERTY OWNER: John Kenneth & Susan P Still

LOCATION: West side of S. Broad St. – 422 S. Broad St.

ACREAGE: ±0.71

EXISTING ZONING: B-2 (General Commercial District) & R-1 (Large Lot Residential District)

EXISTING LAND USE: Personal care home with paved and unpaved parking areas

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application in order to allow development of a shared parking area.

STAFF RECOMMENDATION: Staff recommends approval of this Certificate of Appropriateness as submitted without conditions.

DATE OF SCHEDULED MEETING

PLANNING COMMISSION: April 18, 2023

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to upgrade an existing parking lot. The existing parking lot behind the personal care home on the subject property is mostly unpaved. The applicant proposes to pave all of the parking and install landscaping. The parking will be shared with the adjoining supermarket, apartments, and bistro.

PROPOSED PROJECT SUMMARY:

- Install shared paved parking and landscaping
 - Parking Spaces – 40
 - Pervious parking pavers will be utilized for the parking spaces

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE "CORRIDOR DESIGN STANDARDS AND GUIDELINES" AS SET FORTH IN SECTION 643A OF THE *CITY OF MONROE ZONING ORDINANCE*.

643A.1 – Site Planning:

The site contains an existing personal care home with unpaved and paved parking. A majority of the site contains unpaved parking areas. The applicant proposes to upgrade the parking in the site by installing paved parking and drive aisles. The personal care home and parking for that operation will remain largely unchanged by this request. The development appears to meet the general intent of the Site Planning Requirements in Section 643A.1(1) of the Zoning Ordinance.

643A.2 – Architecture:

This standard is not affected by this request.

643A.3 – Pavement:

There is existing unpaved parking in the location of the proposed parking lot improvement. The applicant proposes to install use of pervious pavers for the parking spaces. The drive aisle and access to the parking will be improved with a concrete surface. All of the proposed parking area improvements will occur behind the existing personal care home. A recent parking study performed for the Central Business District and Downtown Development Authority recommends changes to our parking requirements outlined in the Zoning Ordinance, specifically the dimensions of parking spaces. The size of the proposed parking spaces in this request are similar to the recommend changes. An amendment to the Zoning Ordinance in the near future will allow for the parking space dimensions proposed in this request. The pavement areas proposed throughout the site appears to comply with the general and area specific criteria outlined in Section 643A.3 of the Zoning Ordinance.

643A.4 – Landscaping:

Improvements to the site include the addition of planting strips and shade trees around the proposed parking lot. The landscaping proposed in the submitted site plans appears to comply with the landscaping criteria outlined in Section 643A.4 of the Zoning Ordinance.

643A.5 – Signs:

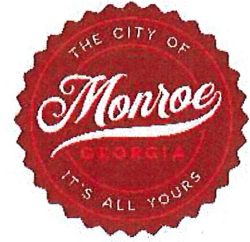
This standard is not affected by this request.

643A.6 – Illumination:

A lighting plan was not included with the development plans. Any lighting added to the site will be required to comply with the Illumination Criteria for the Corridor Design Standards and Guidelines outlined in Section 643A.6 of the Zoning Ordinance.

STAFF RECOMMENDATION

Based upon the City Council's policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Certificate of Appropriateness application to improve the parking area as submitted without conditions.



Certificate of Appropriateness Application

Please fill out each section completely and provide all necessary documentation. Incomplete applications will not be accepted.

Under the Zoning Ordinance for the City of Monroe, properties located within the Corridor Design Overlay or the Central Business District are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change on the property.

Project Address: 422 S Broad Street, Monroe, Georgia 30655 Parcel # M0160144

Property listed above is located in (circle) Corridor Design Overlay or Central Business District

Project Type (circle): New Construction, Renovation of Existing Structure, Demolition, Signage

Property Owner: John Kenneth & Susan P. Still

Address: 3501 Moina Michael Road, Good Hope, Georgia 30641

Telephone Number: 678-788-4283 Email Address: _____

Applicant: <u>Green Thumb Development Group, LLC</u>	
Address: <u>412 S Broad Street, Monroe, Georgia 30655</u>	
Telephone Number: <u>770-317-1045</u>	Email Address: <u>thompsongreg723@yahoo.com</u>

Estimated cost of project: \$300,000.00

Please submit the following items with your application:

- Photographs of existing condition of the property to show all areas affected
- Plans, sketches, drawings, and diagrams of the project which detail the materials that will be used
- Written description of the project
- Owner authorization statement, if applicant is not the property owner
- Application Fee \$100

RECEIVED
2204

Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov; Please submit two physical copies.

Greg Thompson
Signature of Applicant

1-31-2023
Date

Project Description

John's Supermarket Southern Parking Lot Expansion and Improvement

422 S Broad Street, Monroe, Georgia 30655

Map/Parcel: M0160144

This project involves the expansion and improvement of the southern parking lot of John's Supermarket and Bistro South. The parking lot will be on property owned by Mr. John Kenneth and Susan P. Still under a shared parking arrangement. The purpose of the parking lot improvement and expansion is to provide additional overflow parking for John's Supermarket and Bistro South as well as the Lofts at John's Supermarket to be built out in 2023. The plan calls for significant reduction of impervious surfaces and utilization of alternative pervious parking surfaces to improve stormwater runoff and water quality for the property and the surrounding areas. The project also calls for the addition of overstory trees and professionally landscaped landscaping strips around the perimeter of the parking area.

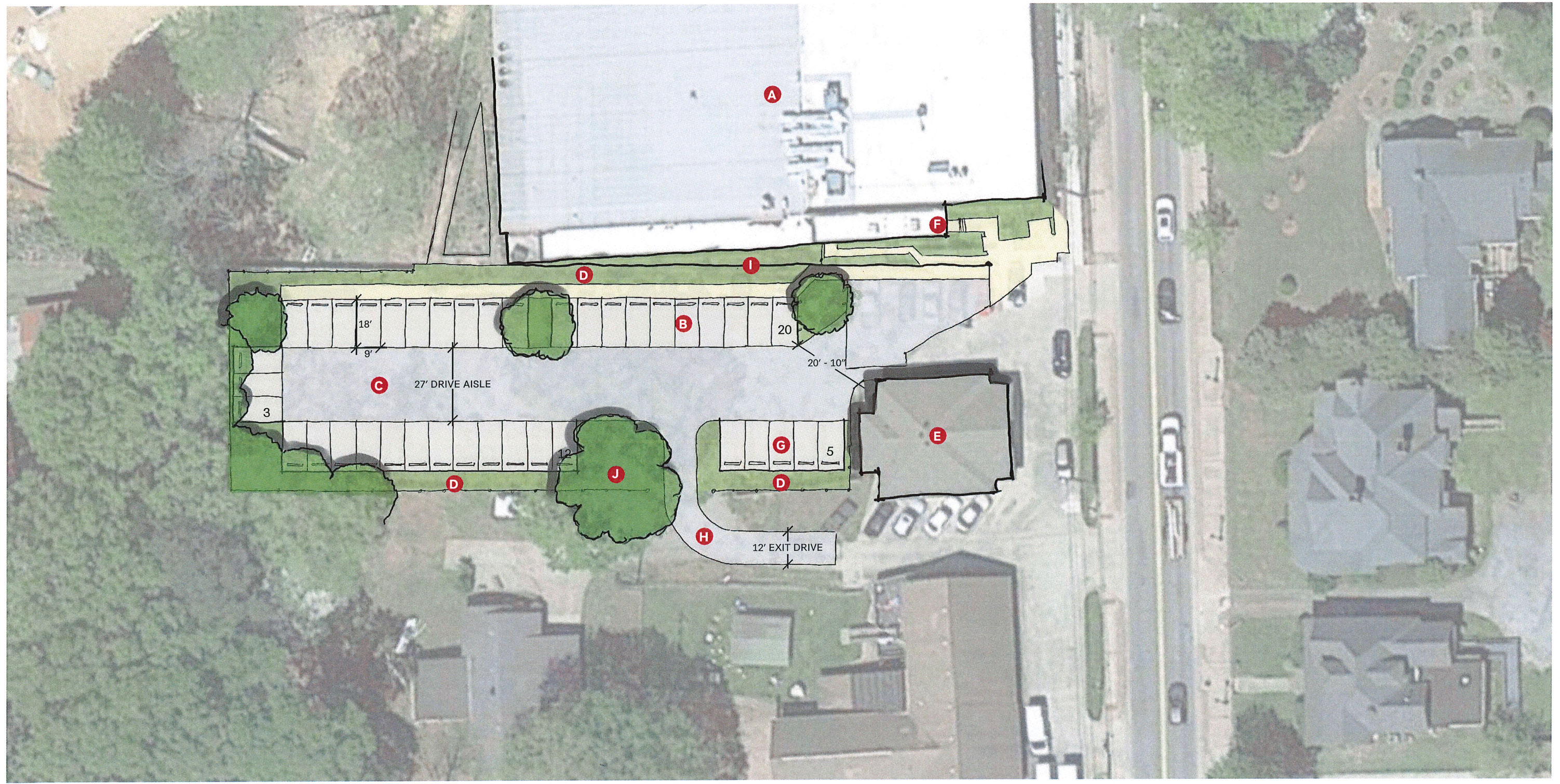












SITE PLAN
John's Supermarket
Monroe, Georgia

KEY MAP

- | | |
|---|--|
| A JOHN'S SUPERMARKET | F THE LOFTS AT JOHN'S ENTRANCE |
| B PERVIOUS PAVERS PARKING SPACES (40) | G PERSONAL CARE HOME PARKING SPACES (5) |
| C CONCRETE DRIVE AISLE | H PARKING LOT EXIT DRIVE |
| D PLANTING STRIPS | I EXISTING RETAINING WALL |
| E ADJACENT BUILDING (PERSONAL CARE HOME) | J EXISTING OAK TREE |



LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

1022 TWELVE OAKS PLACE, STE 201
WATKINSVILLE, GA 30677
706.769.9515
706.769.9595 FAX
www.smithplanninggroup.com

**JOHN'S SUPERMARKET
PARKING EXPANSION**
MONROE, GEORGIA

SEALS:



SHEET TITLE:

SITE PLAN

SHEET ISSUE: 9/13/2022 PROJECT NO. 21-3105

SHEET NO.

C-20

UNIT PAVER MATERIALS SCHEDULE

SYMBOL	MATERIAL	PATTERN	DETAIL REF.
[Symbol]	BELOARD PERMEABLE PAVERS (2-3/4" X 4" X 8')	HERRINGBONE W/ STRETCHER COURSE EDGE	GD-10

PAVING LEGEND

- HD - HEAVY DUTY 80+ STANDARD DUTY
 - SD CONCRETE PAVING
 - HD CONCRETE PAVING
 - PEDESTRIAN CONCRETE PAVING
- REFER TO DETAILS FOR SECTION REQUIREMENTS.

NOTES

- ALL STRIPING SHOWING INCLUDING ARROWS, STOPBARS, AND PARKING SPACES REFLECTS STRIPING TO BE DONE BY CONTRACTOR.
- ALL PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO ACCEPTANCE BY THE LD AND/OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL INSTALLATION OF STOP SIGNS.

OWNER

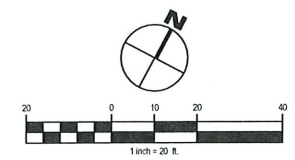
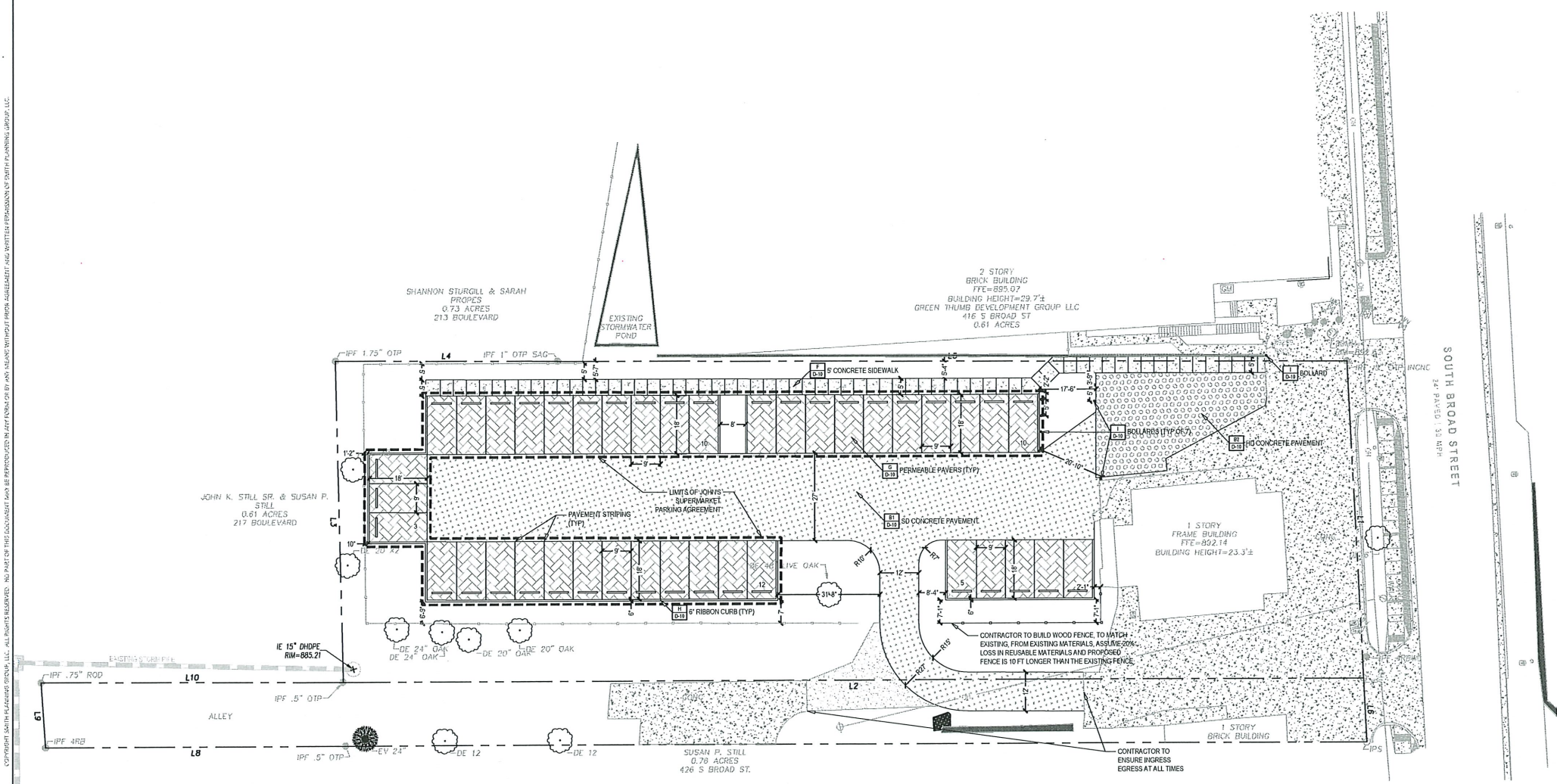
JOHN KENNETH & SUSAN P STILL
3501 MONIA MICHAEL ROAD
GOOD HOPE, GA 30641

PROJECT INFORMATION

ADDRESS	422 SOUTH BROAD STREET
PARCEL NUMBER	M0160144
ACREAGE	0.71 ACRES
EXISTING ZONING	MX
PROPOSED ZONING	SAME AS EXISTING
EXISTING USE	PERSONAL CARE HOME & PARKING LOT
PROPOSED USE	SAME AS EXISTING
FEMA FLOOD	NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FEMA MAP NUMBERS 1302270131E & 1301850131E DATED 10/09/06. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.
SIGNAGE	NO SIGNS ARE PROPOSED AT THIS TIME. A SEPARATE PERMIT WILL BE FILED FOR SIGNS.
SURVEY INFO	BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY SMITH PLANNING GROUP FOR GREEN THUMB DEVELOPMENT GROUP LLC DATED 2/22/22. TOPOGRAPHIC INFORMATION FROM SURVEY.
LIGHTING	THIS PROJECT SHALL MEET ALL MONROE, GEORGIA ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY SHIELDED IN ACCORDANCE WITH MONROE, GEORGIA STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
STORMWATER	STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH MONROE, GEORGIA ORDINANCES AND REGULATIONS.
PHASING	THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.

PARKING

	REQUIRED	PROVIDED
PERSONAL CARE HOME (PCH)	0	5
JOHN'S SUPERMARKET (JSM)	0	35
TOTAL	0	40



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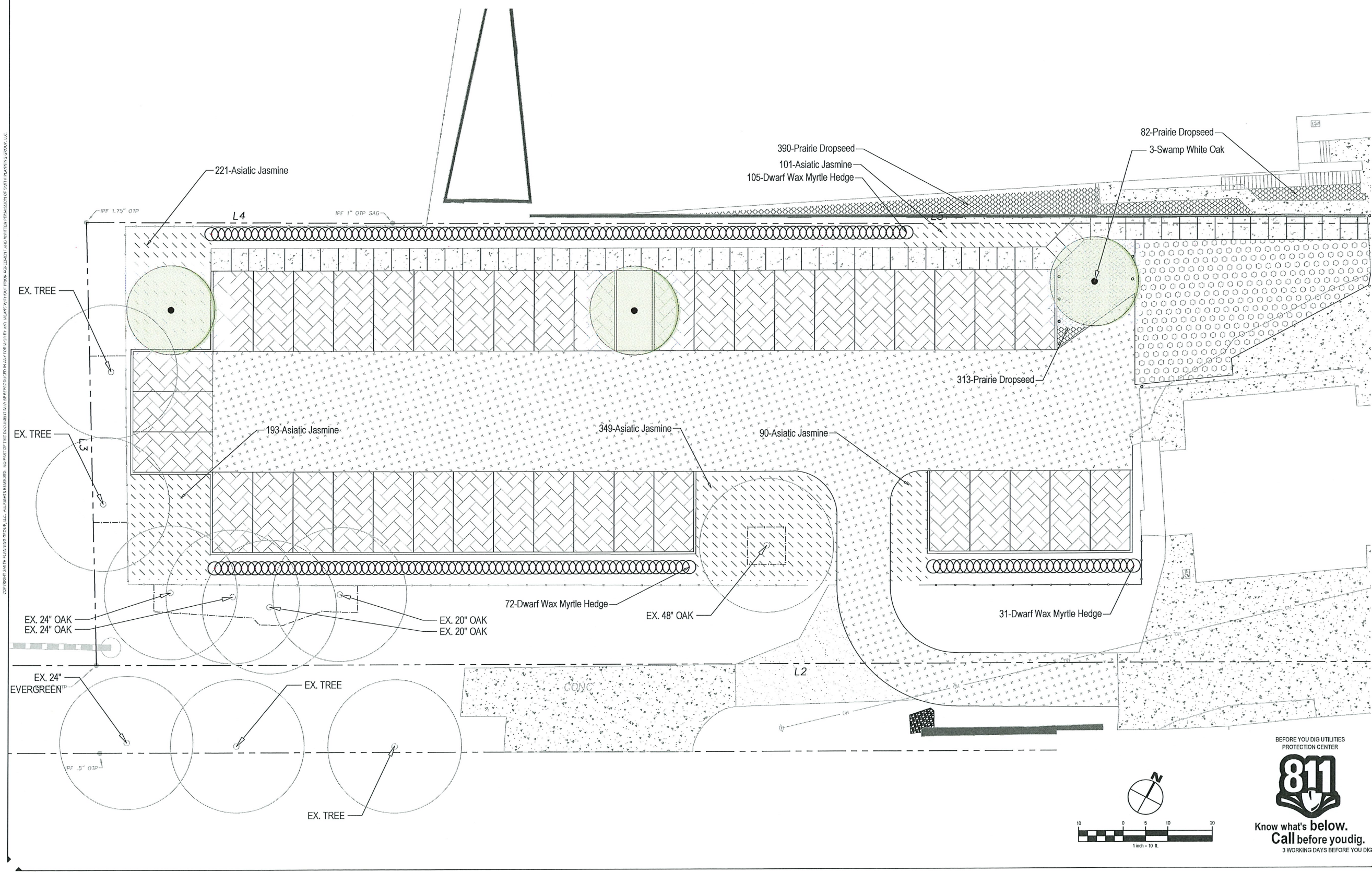
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**JOHN'S SUPERMARKET
 PARKING EXPANSION**
 MONROE, GEORGIA

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SPACING	SIZE	CONDITION	
3	Quercus bicolor / Swamp White Oak	B & B			
SHRUBS	BOTANICAL / COMMON NAME	SPACING	SIZE	CONDITION	
208	Myrica pumila / Dwarf Wax Myrtle	1'-4" O.C.	3 Gal.	Container	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SPACING	SIZE	CONDITION
	954	Trachypogon asiaticus / Asiatic Jasmine	18" O.C.	4" Pot	Flag
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SPACING	SIZE	CONDITION
	785	Sporobolus heliopsis / Prairie Dropseed	12" O.C.	4" Pot	Container



SEALS:



SHEET TITLE:

PLANTING PLAN

SHEET ISSUE: 9/13/2022 PROJECT NO. 21-3105

SHEET NO.

L-10

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**Planning
City of Monroe, Georgia
REZONE STAFF REPORT**

APPLICATION SUMMARY

REZONE CASE #: 2220

DATE: April 11, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: WVV Investments LLC

PROPERTY OWNER: WVV Investments LLC

LOCATION: Southeast corner of S. Madison Ave. and Towler St. – 1203 S. Madison Ave.

ACREAGE: ±1.00

EXISTING ZONING: R-2 (Multi-Family, High-Density Residential District)

EXISTING LAND USE: Two single-family dwellings

ACTION REQUESTED: Rezone R-2 to R-1A (Medium Lot Residential District)

REQUEST SUMMARY: The owner is petitioning for a rezone of in order to subdivide the property into two lots for each existing single-family dwelling.

STAFF RECOMMENDATION: Staff recommends approval of this rezone request as submitted without conditions.

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: April 18, 2023

CITY COUNCIL: May 9, 2023

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone in order to subdivide a property with two existing single-family residences. The subject property is zoned R-2 (Multi-Family, High-Density Residential District). One single-family residence has been on the property since 1924, with the other single-family residence dating back to 1950. The applicant is requesting a rezone to R-1A (Medium Lot Residential District) in order to subdivide the property into two lots, one for each existing dwelling.

PROPOSED PROJECT AMENDMENT SUMMARY:

- Rezone – Subdivide into two (2) R-1A single-family residential lots
 - Site Area – ±1.00 Acre
 - Existing Single-Family Dwelling – 1,392 Sf and 1,043 Sf
 - Proposed Lots - ±0.489 Acres/21,301 Sf and ±0.511 Acres/22,260 Sf

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR ZONING MAP AMENDMENT APPLICATION DECISIONS” AS SET FORTH IN SECTION 1421.8 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned:** The subject property is currently zoned R-2 (Multi-Family, High-Density Residential District) since the City adopted zoning and contains two single-family dwellings. One single-family residence has been on the property since 1924, with the other single-family residence dating back to 1950. Under the current zoning, the property is unable to be subdivided due to the minimum required lot size for an R-2 property.
- (1) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to R-1A (Medium Lot Residential District) to subdivide the property so each existing dwelling can be on an individual lot. Single-family residences are permitted uses in the R-1A zoning district and the proposed lots conform to the R-1A dimensional requirements.
- (2) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** Properties located north and west of this site along S. Madison Ave. are zoned a mixture of R-1A and M-1 (Light Industrial/Manufacturing District). Properties south and east of the site along Towler St. and S. Madison Ave. are zoned a mixture of R-2 and R-1 (Large Lot Residential District). Surrounding land uses are predominantly single-family residences with a multi-family development near the site on Towler St. and limited non-residential uses along S. Madison Ave. The requested rezone to allow for subdividing the property into two lots should not adversely affect any of the adjacent or nearby properties.
- (3) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The requested rezone to subdivide the existing dwellings into two lots should not adversely affect any existing infrastructure or City services.
- (4) Whether the zoning proposal is consistent with the Comprehensive Plan:** The subject property is located in the East Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the East Sub-Area is predominantly residential. The future character will be predominantly residential smaller lot and multi-family focused in this vicinity of the sub-area. The proposed rezone to subdivide the property into two lots for the existing single-family residences meets the intent of the goals of the Comprehensive Plan.
- (5) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The requested R-1A zoning is necessary in order to subdivide the property into individual lots for the existing single-family residences. The subject property cannot be subdivided due to the minimum 5-acre lot size requirement of the underlying R-2 zoning.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone to allow for the subdivision of the existing single-family residences as submitted without conditions.



City of Monroe

215 N. Broad Street
Monroe, GA 30655
(770) 207-4674

REZONE REQUEST PLANNING COMMISSION MTG

PERMIT #:	2220	DESCRIPTION:	REZONING R-2 to R-1A
JOB ADDRESS:	1203 S MADISON AVE	LOT #:	
PARCEL ID:	M0200179	BLK #:	
SUBDIVISION:		ZONING:	R-2
ISSUED TO:	WWW Investments LLC	CONTRACTOR:	WWW Investments LLC
ADDRESS:	118 Bold Springs Ave	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	3/28/2023
VALUATION:	\$ 0.00	EXPIRATION:	9/24/2023
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-01	REZONE REQUEST TO R-1/R-1A	\$ 300.00
FEE TOTAL		\$ 300.00
PAYMENTS		\$- 300.00
BALANCE		\$ 0.00

NOTES:

The Planning Commission will hear and make recommendation on this request for a Rezone from R-2 to R-1A at 1203 S. Madison Ave on April 18, 2023 at 5:30pm. The Monroe City Council will hear and make a decision on this request on May 9, 2023 at 6:00pm. Both meetings will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

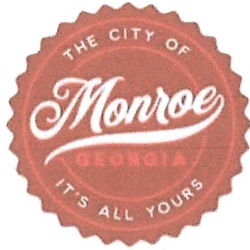
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



 (APPROVED BY)

4/14/23
 DATE



CITY OF MONROE REZONE APPLICATION

RECEIVED
#2220

REZONE LOCATION & DESCRIPTION

Address (or physical location): 1203 S Madison Ave Monroe, GA 30655 / 1207 S. Madison Ave Monroe GA 30655 Parcel #(s): M0200179

Acreage/Square Feet: 1 Acre Council Districts: District 5 / District 8

Existing Zoning: R2 Proposed Zoning: R1A

Existing Use: Two single family residences

Proposed Use: Two single family residences / Subdivide the properties.

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: WVW Investments LLC / Winston Phone #: 678-227-4638

Address: 118 Bold Springs Ave City: Monroe State: GA Zip: 30655

Applicant (If different than owner): _____ Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

REZONE INFORMATION

Describe the current zoning of the subject property and abutting properties. Describe all existing uses on abutting properties (1421.4(2)(c)): Current zoning of the subject property is multi-family R2. The current zoning of the abutting properties is a R1 Residential being used as a single family residence and multifamily R-2 which is a vacant lot.

Provide a statement explaining the intent of the requested zoning change, the proposed use, and any special or unusual parts of the rezoning request (1412.4(2)(d)): The intent of the zoning change is to separate two homes that are on a large multi-family lot and make them suitable for single family use.

We intend to fully renovate both existing dwellings.

REZONE INFORMATION CONT.

Describe the suitability for development under the existing zoning vs. the proposed zoning. Describe all existing uses and structures (1421.4(2)(e)): Under the existing zoning, the two existing "historical" homes would likely be demolished and a multi-family complex would take their place. The proposed zoning supports the homes being renovated and used by families that will likely enrich the home values of neighboring residences.

Describe the duration of vacancy or non-use if the property is vacant and unused at the time the application is submitted (1421.4(2)(f)): 1203 S Madison has been vacant for 6+ years. 1207 S. Madison has been vacant for 10+ years.

Select all existing utilities available and/or describe proposed utilities (1425.1(1)(k)):

- City Water
- Private Well
- City Sewer
- Septic Tank
- Electrical
- Gas
- Telecom

REQUIRED SUBMITTAL ITEMS (1421.4(2))

SELECT THE APPLICABLE ITEMS FOR THE REQUEST

- Completed Application
- Fee (see Fee Schedule)
- Typed Legal Description
- Typed Detailed Description of the Request
- Survey Plat
- Deed
- Proof of all property taxes paid in full
- Site Plan

Drawn to scale, showing the following:

- Proposed Uses/Buildings
- Proposed Improvement Information
- Parking
- Traffic Circulation
- Landscaping/Buffers
- Stormwater/Detention Structures
- Amenities

Commercial & Industrial Rezoning Site Plans shall also include the following in addition to the items listed for Site Plans:

- Maximum Gross Square Footage of Structures
- Minimum Square Footage of Landscaped Area
- Maximum Structure Height
- Minimum Square Footage of Parking & Drives
- Proposed Number of Parking Spaces
- Required Buffers

Residential Rezoning Sites Plans shall also include the following in addition to the items listed for Site Plans:

- Maximum # of Dwelling Units/Lots
- Maximum Structure Height
- Minimum Square Footage of Dwellings
- Minimum Lot Size
- Maximum Lot Coverage
- Maximum Structure Height
- Location of Amenities
- Required Buffers

For Planned Districts, the applicant must submit a pattern book for review before submitting any rezoning application. Any submittal of a rezone application for a Planned District which has not undergone a preliminary review by staff will be considered incomplete. The pattern book and rezoning site plan shall include all of the applicable items listed above as well as any identified by staff during the preliminary review process:

- Pattern Book Review Completed
- Other Items as identified as required by the Code Enforcement Officer

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENT AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. APPLICANT HERBY AUTHORIZES THE CODE DEPARTMENT PERSONNEL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS.

SIGNATURE: [Handwritten Signature] DATE: 03/02/23

A PUBLIC NOTICE SIGN WILL BE PLACED ON THE SUBJECT PROPERTY PRIOR TO THE PUBLIC HEARING AND REMOVED BY THE CODE DEPARTMENT. THE PUBLIC NOTICE SIGN MUST REMAIN ON THE SUBJECT PROPERTY UNTIL AFTER THE CITY COUNCIL MEETING DECIDES THE MATTER.

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: _____ DATE: _____

NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS _____ DAY OF _____, 20_____

NOTARY SIGNATURE: _____

DATE: _____

SEAL:

It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected. Each applicant is responsible for compliance with the Disclosure of Campaign Contributions and/or Gifts outlined in Section 1450 of the Zoning Ordinance.



Official Tax Receipt
Walton County, GA
303 S. Hammond Dr, Suite 100
Monroe, 30655
--Online Receipt--

Phone: 770-266-1736

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022-9295	M0200-00000-179-000	LOT	\$2,490.85	\$0.00 Fees: \$0.00	\$0.00	\$2,490.85	\$0.00
Totals:			\$2,490.85	\$0.00	\$0.00	\$2,490.85	\$0.00

Paid Date: 09/28/2022

Charge Amount: \$2,490.85

COWN LEWIS C SR
2531 U S HIGHWAY 78
LOGANVILLE, GA 30052



Scan this code with your mobile phone to view this bill

BK:5255 PG:105-107
Filed and Recorded
Jan-04-2023 08:03 AM
DOC# 2023 - 000046
Real Estate Transfer Tax
Paid: \$ 90.00
1472023000007
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 8846450835

Record and Return to:
Lueder, Larkin & Hunter, LLC
304 N. Broad Street
Monroe, GA 30655
File No.: GA-MN-22-0488-PUR

**EXECUTOR'S DEED
(UNDER POWER)**

STATE OF GEORGIA
COUNTY OF WALTON
APN/Parcel ID: M0200-00000-179-000 and M0200-00000-178-000

THIS INDENTURE, made this 3rd day of January, 2023, between

Lewis C Cown, John F Cown and Robert Michael Cown

as Executor of the Last Will and Testament of Lewis C Cown, Sr, late of the State of Georgia and County of Walton, deceased, as party or parties of the first part (hereinafter called "Grantor") and

WWW Investments, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, assigns, and successors where the context requires or permits).

WITNESSETH: That Grantor, (acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated and recorded in the Court of Probate of Walton County, State of Georgia) for and in consideration of the sum of TEN AND 00/100's DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee all the right, title, interest, claim or demand in and to the following described Property, with all the rights members and appurtenances to the said described premises in anywise appertaining to or belonging, to-wit:

SEE EXHIBIT A ATTACHED HERETO

Parcel ID No.: M0200-00000-179-000 and M0200-00000-178-000

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said grantee forever, IN FEE SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, the Grantor herein has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

Unofficial Witness

Lewis C Cown
As Executor Aforesaid

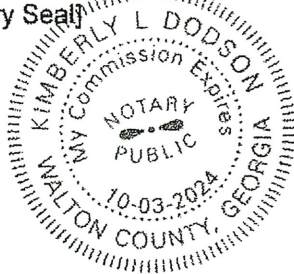
Notary Public

My Commission Expires:

[Notary Seal]

John F Cown
As Executor Aforesaid

Robert Michael Cown
As Executor Aforesaid



[Handwritten signature]
[Handwritten signature] 9/23/2023

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 67, 3rd District, City of Monroe, Walton County, Georgia, being **Tract #1**, containing 1.00 acre, more or less, as shown on that Survey for WVV Investments, LLC, dated 12/19/2022, recorded in **Plat Book 124, Page 38**, Walton County, Georgia records.

This being the same property described in Tract Two, conveyed in Year's Support to Lewis C Cown, SR, in Deed Book 3662, Page 145; and in Deed of Assent recorded in Deed Book 190, Page 640, Walton County, Georgia records.

For Informational Purposes Only:

Situs Address: 1203 S. Madison Avenue, Monroe, GA 30655

Map/Parcel #: M0200-00000-179-000

All that tract or parcel of land lying and being in Land Lot 67, 3rd District, City of Monroe, Walton County, Georgia, being **Tract #2**, containing 0.414 of an acre, more or less, as shown on that Survey for WVV Investments, LLC, dated 12/19/2022, recorded in **Plat Book 124, Page 38**, Walton County, Georgia records.

This being the same property described in Tract Three, conveyed in Year's Support to Lewis C Cown, SR, in Deed Book 3662, Page 145; and in Deed of Assent recorded in Deed Book 190, Page 640, Walton County, Georgia records.

For Informational Purposes Only:

Situs Address: Towler Street, Monroe, GA 30655

Map/Parcel #: M0200-00000-178-000

Tract 1

All that tract or parcel of land lying and being in land lot 67 of the 3rd land district, City of Monroe, Walton County Georgia being more particularly described as follows. Commencing at the centerline of the intersection of South Madison Avenue and Towler Street road go S 69°15'33" E a distance of 28.72' to a point and the true point of beginning, thence following along the Southern right of way of Towler Street (40' Right of Way) go N66°35'49"E a distance of 43.33' to a point on said right of way, thence along said right of way go N66°20'06"E a distance of 82.41' to a point, thence along said right of way go N65°41'31"E a distance of 72.65' to an ½" rebar set, thence leaving said right of way go S 30°13'23"E a distance of 208.54' to a ½" rebar set, thence go S 65°01'06" W a distance of 218.42' to a ½" rebar set on the right of way of South Madison Avenue (40' Right of Way) , thence go N24°29'40"W a distance of 88.82' to a point on said right of way, thence go N24°51'27"W a distance of 15.67' to a point, thence go N24°51'27"W a distance of 107.12' to a point and the true point of beginning. Said tract containing 1 Acre more or less and being shown on Plat of Survey by W&A Engineering dated 12/20/2022 recorded in plat book 124 page 38.

Detailed Description 1202 S Madison / 1207 S Madison

We intend to rezone and subdivide the current R2 multifamily property located at 1203 S Madison into two R1A lots measuring approximately .5 acres per lot. The reasoning for our rezone is to preserve the single family structures that currently exist on the property and fully renovate them in order to allow for the resale of said homes to individual families. As City of Monroe residents we feel that saving the homes and historical value makes logical sense and should add more value to the neighborhood than if we were to demolish both structures and create a multifamily development.



GA WEST, ZONE
1002 NAD 83

SURVEY NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 44,365 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 160,326 FEET BY MAP CHECK.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND LEICA TS16 TOTAL STATION INSTRUMENT.

HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE AND VERTICAL DATUM IS NAVD88, ESTABLISHED ON-SITE NETWORK GPS OBSERVATIONS WITH A LEICA GS16 GNSS RTK RECEIVER.

SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE SPECIAL FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13297C0139F AND WITH AN EFFECTIVE DATE OF 12/15/2022 FOR COMMUNITY NUMBER 130227, CITY OF MONROE, WALTON COUNTY, GEORGIA.

FIELDWORK COMPLETED: 12/3/2022.

THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO LEASES, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY.

NO EXISTING NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND TO BE WITHIN 500' OF SUBJECT PROPERTY.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

TOTAL AREA = 1.000 ACRES

TRACT#1 & TRACT#2 BEING A DIVISION OF TAX PARCEL M0200179, ZONED R2.

PROPOSED ZONING: R1A

R1A SETBACKS:

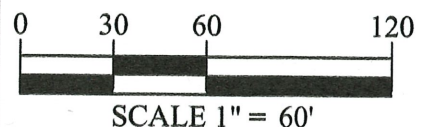
- FRONT: 40'
- SIDE: 10'
- REAR: 25'

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE HISTORICAL DISTRICT.

CERTIFICATE OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

CODE ENFORCEMENT OFFICER _____ DATE _____

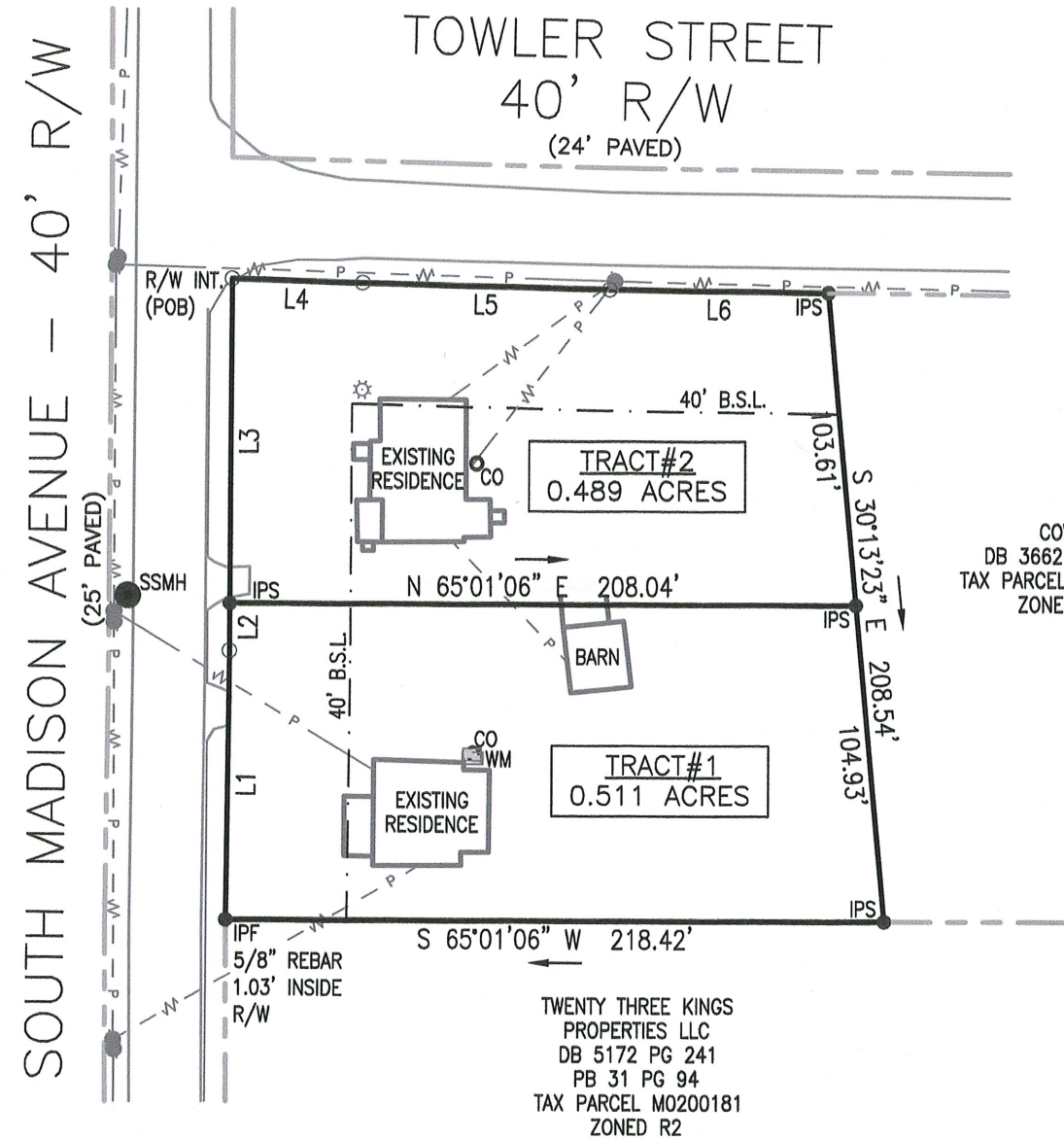


SURVEY LEGEND

- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- PB - PLAT BOOK
- B.S.L. - BUILDING SETBACK LINE
- CMF - CONCRETE MONUMENT FOUND
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (5/8" REBAR)
- OTF - OPEN TOP PIPE
- POC - POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- TPOB - TRUE POINT OF BEGINNING
- - PROPERTY CORNER FOUND
- - PROPERTY CORNER
- ⊗ - CONCRETE MONUMENT
- ⊕ - ELEVATION BENCHMARK
- ⊙ - DELTA (SURVEY CONTROL)
- CO (CLEANOUT)
- FH (FIRE HYDRANT)
- SSMH (SANITARY SEWER MANHOLE)
- WM (WATER METER)
- WV (WATER VALVE)
- ⊙ - UTILITY POLE
- FENCELINE - - - x - - - x - - -
- OVERHEAD UTILITY - - - w - - - w - - - UTL
- OVERHEAD POWER - - - w - - - w - - - P
- OVERHEAD TELEPHONE - - - w - - - w - - - T
- FLOODPLAIN - - - FP - - -
- SANITARY SEWER - - - SS - - -
- WATERLINE - - - w - - - w - - -

REFERENCES:
DEED BOOK 3662 PAGE 145

OWNER OF RECORD:
WWW INVESTMENTS LLC
118 BOLD SPRINGS AVE
MONROE, GA 30655



LINE CHART

LINE #	BEARING	DISTANCE
L1	N 24°29'40" W	88.82'
L2	N 24°51'27" W	15.67'
L3	N 24°51'27" W	107.12'
L4	N 66°35'49" E	43.33'
L5	N 66°20'06" E	82.41'
L6	N 65°41'31" E	72.65'

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

John F. Brewer, III
JOHN F. BREWER, III PLS#2905

3/6/2023
DATE

REZONE SITE PLAN FOR:
WWW INVESTMENTS LLC

PROJECT NO: 22-1543

DATED: 3/1/2023
REVISED: 3/16/2023

LAND LOT 67, 3RD DISTRICT
CITY OF MONROE,
WALTON COUNTY, GEORGIA



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