



Planning & Zoning Meeting

AGENDA

Tuesday, May 21, 2019

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 - April 16, 2019

IV. **REPORT FROM CODE ENFORCEMENT OFFICER**

V. **PUBLIC HEARINGS**

[1.](#) Request for Variance - 1415 E Church Street

[2.](#) Request for Conditional Use - 1031 Charlotte Rowell Blvd

[3.](#) Request for Variance - 2130 West Spring St

[4.](#) Request for COA - 2130 West Spring Street

VI. **RECOMMENDATIONS ON REQUESTS**

VII. **OLD BUSINESS**

VIII. **NEW BUSINESS**

IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MINUTES
April 16, 2019**

Present: Mike Eckles, Rosalind Parks, Randy Camp, Kyle Harrison

Absent: David Butler

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

Visitors: Rick Holder, Vicki Tuttle, Donald Jackson, Lee Rowell, Blake Leznote, Jerry Cole, Whit Holder
Gabel Holer

CALL TO ORDER –CHAIRMAN MIKE ECKLES at 5:30 pm

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

Code Officer Report: None

Public Hearing open 5:31 pm

The first item of business: is for petition # VAR-2-2019 for a variance at 257 Boulevard. The applicant is Rick Holder. The request is for a variance of sect 700 table 11 of the City of Monroe Zoning Ordinance.

Chairman Eckles asked for a recommendation from Code.
Darrell Stone read the recommendation to deny the variance.

Chairman Eckles asked for a representative to speak for the request.
Chairman Eckles then asked if there were anyone opposed to the request?
There were none.

Rick Holder, Owner of the property spoke to the request. He stated he would like to move the house at 211 Boulevard to a lot at 257 Boulevard that now has an existing structure on it. He discussed the idea in depth with the Code Office. He stated the Code Office had been very good to him and had written a letter explaining he was free to ask for a variance if it is for the public good. He feels this move would be due to the property at 211 being transformed into a playground for the community. This would also restore and keep a historic structure. The two lots at 257 Boulevard are both lots of record.

Camp: Do I understand that the Methodist Church will be placing a public playground on the lot at 211 Boulevard if the house is removed?

Holder: Correct.

Harrison: have you looked at moving the house down on the other lot to come off of Barrett Street as opposed to facing Boulevard?

Holder: Yes, it has been considered but I don't own any road frontage past the end of the existing structure. He requested the owner to sell him the land and she wouldn't.

Camp asked what the Methodist Church do if the house wasn't moved.

Jerry Cole Chairman of the trustees at the church spoke for the church. He stated the long-range plan when they bought the houses was to expand. They would like to continue to be a vital part of the downtown area.

Chairman Eckles asked if anyone else would like to speak either for or against the request.

There was none.

Chairman Eckles entertained a motion.
public hearing at 5:51 pm.

After more discussion.

Motion made by Camp to approve.
Seconded by Harrison
Motion Carried with 2 yeas and 1 nay
Recommended to Council for Approval

Public Hearing opened at 5:52 pm

The seconded item of business: is for petition # VAR-1-2019 is for a Zoning Variance of set 700.1 Table 11 of the City of Monroe Zoning Ordinance. The location for this variance is at 1415 E Church Street. The applicant is Terrastone Development.

Chairman Eckles asked if there is a representative to speak to this request.

Chairman Eckles asked if there is anyone to speak opposed to the request?

Steve Lee with Terrastone Development spoke to the request. He asked that the request be tabled until the next available meeting while he works with the Code office toward something more fitting to the Zoning Code.

Public Hearing closed at 5:58 pm

Chairman Eckles entertained a motion.

Motion to table until May 21, 2019 meeting made by
Harrison Seconded by Camp
Motion Carried.

Old Business: none
New Business: none

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn Parks Seconded Harrison
Motion Carried – Meeting adjourned at 5:59 pm



To: City Council
From: Patrick Kelley
Department: Planning, Zoning and Code
Date: 04-01-19
Description: Variance request 1415 East Church St. / Minimum lot size reduction from 14,000 to 10,000 sq. ft.

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: *Approval of reduced lot size pending conformance with the remainder of Zoning and Development requirements related to access and interconnectivity.*

Background: This is currently undeveloped land with R1 zoning. The developer wishes to maintain the lot yield of up to 3 units per acre while reducing the lot size due to market trends towards smaller lot size. This reduces maintenance for the property owner and keeps the home prices lower as well. The remainder of the property will be set aside as open space. Necessary market study, analysis and street right of way will be required before development will be permitted.

Attachment(s): See submittal below.



Use text bank for a
Plan_Municipality_Name
 Report Text Library:
 Plan_Municipality_Address

Use text bank for a
Plan_Report_Title

Plan NO.: VAR-000001-2019
 Plan Type: Variance
 Work Classification: Variance
 Plan Status: Issued

Apply Date: 03/19/2019

Expiration:

Location Address

Parcel Number

1415 E CHURCH ST, MONROE, GA 30655

M0240106

Contacts

TERRASTONE DEVELOPMENT **Applicant**
 3245 Peachtree Pkwy Suite D278, Suwanee, GA 30024
 (678)779-0363 slee@terrastonedev.com

Description: REQUEST FOR VARIANCE OF SECT 700.1 TABLE 11-P&Z MTG 4/16/19 @ 5:30 PM-COUNCIL MTG 5/14/19 @ 6:00 PM 215 N BROAD STREET

Valuation: \$0.00
 Total Sq Feet: 0.00

Fees	Amount
Single Family Rezone or Variance Fee	\$100.00
Total:	\$100.00


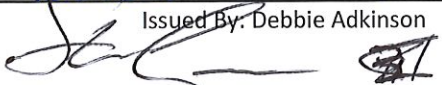
Payments	Amt Paid
Total Fees	\$100.00
Check # 1006	\$100.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Insert a Plan notice prefix in the report text bank, entry: Plan_Notice_Prefix


 Issued By: Debbie Adkinson

 Plan_Signature_1

March 19, 2019
 Date
 3/19/19
 Date

Plan_Signature_2

Date



Variance/Conditional Use Application

Application must be submitted to the Code Department 45 days prior to the Planning & Zoning

Meeting of: _____

Your representative must be present at the meeting

Street address 1415 E Church St Council District ___/___ Map and Parcel # M10240106
Zoning R1 Acreage +/- 52 Proposed Use Residential Dev Road Frontage 1304.47 ft. / on Church (street or streets)

Applicant Name TERRA STONE DEVELOPMENT Address 3245 Peachtree Pkwy Ste D 278 Phone # 678.779.0343

Owner Name MARK & MARIA MEADOWS Address 1340 BELL CREEK RD, WATKINSVILLE, GA Phone # 770.316.7722

Request Type: (check one) Variance [checked] Conditional Use ___

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters: Residential development using R1 standards with the exception of reducing lot size minimums to 7500 sf similar to R1A. Do not want to increase # of lots but want to utilize natural green space buffers and open areas.

State relationship of structure and/or use to existing structures and uses on adjacent lots; Neighboring properties are residential. Subdivision to the west is R1A

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8): Want to utilize green space buffers, open area and not disturb natural areas as much. Want to lessen impact on natural environment. Public utilities serve the site and wouldn't overburden. Development won't cause "domino effect"

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways: Development area comprises +/- 52 acres consisting of approx 125 lots with main entrance on Church St.

State the particular hardship that would result from strict application of this Ordinance: Current market conditions favor smaller lots w/ natural areas. Developer feels larger lots will price the finished lots out of market price & become a non desired product

Check all that apply: Public Water: [checked] Well: ___ Public Sewer: [checked] Septic: ___ Electrical: [checked] Gas: [checked]

For any application for an overlay district, a Certificate of Appropriateness or a letter of support from the Historic Preservation Commission or the Corridor Design Commission for the district is required.

Documents to be submitted with request:

- Recorded deed
- Survey plat
- Site plan to scale
- Proof of current tax status

Application Fees:

- \$100 Single Family
- \$300 Multi Family
- \$200 Commercial

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years.

The above statements and accompanying materials are complete and accurate. Applicant hereby authorizes Code department personnel to enter upon and inspect the property for all purposes allowed and required by the zoning ordinance and the development regulations.

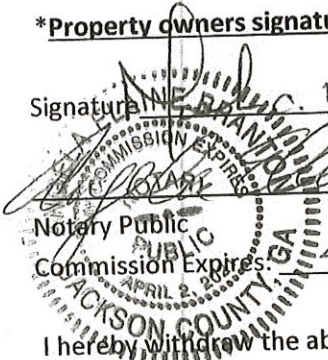
Signature [Signature] Date: 3/14/19

**PUBLIC NOTICE WILL BE PLACED AND REMOVED BY THE CODE DEPARTMENT
SIGN WILL NOT BE REMOVED UNTIL AFTER THE COUNCIL MEETING.**

***Property owners signature if not the applicant**

Signature [Signature] Date: 3-18-19

Signature [Signature] Date: 3/18/19



ANGELA ELAINE BRANTON
5931 WATERWORKS RD.
04/02/2021

I hereby withdrew the above application: Signature _____ Date _____

2018 Property Tax Statement

Tax Commissioner
 303 South Hammond Drive STE 100
 Walton County Government Building
 Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

BURDETT MARIA MEADOWS &
 MEADOWS MARK ANTHONY
 1340 BENT CREEK RD
 WATKINSVILLE, GA 30677

RETURN THIS PORTION WITH PAYMENT
 (Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-0000005399	11/15/2018	\$0.00	\$5174.80	\$0.00	Paid 11/15/2018

Map: M0240-00000-106-000
 Location: 1415 E CHURCH STREET
 Account No: 107980 010

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner
 303 South Hammond Drive STE 100
 Walton County Government Building
 Monroe, Georgia 30655
 Ph: 770-266-1736, Fax: 770-267-1416



Tax Payer: BURDETT MARIA MEADOWS &
Map Code: M0240-00000-106-000
Description: 52.36AC
Location: 1415 E CHURCH STREET
Bill No: 2018-0000005399

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	0.0000	\$328,500.00	11/15/2018	08/08/2018		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.001979	\$260.04	\$0.00	\$260.04
CITY TAX	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.005298	\$1,231.62	-\$535.46	\$696.16
COUNTY	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.010905	\$1,748.28	-\$315.36	\$1,432.92
SCH BOND	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.0026	\$341.64	\$0.00	\$341.64
SCHOOL	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.0186	\$2,444.04	\$0.00	\$2,444.04
TOTALS					0.039382	\$6,025.62	-\$850.82	\$5,174.80

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	\$5,174.80
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$5,174.80
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/15/2018

3-4
HB

*

Return to:
PRESTON & MALCOM, P. C.
POST OFFICE BOX 984
MONROE, GA 30655
File No. 06-20951



Deed Doc: ESTD Rec# 140314
Recorded 06/08/2007 02:58PM
Georgia Transfer Tax Paid : \$0.00

KATHY K. TROST
CLERK SUPERIOR COURT, WALTON COUNTY
Bk 02739 Pg 0117-0119

DEED OF ASSENT OF CO-EXECUTORS

NTC/RPP

STATE OF GEORGIA
COUNTY OF WALTON

WHEREAS, WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS died a resident of Walton County, Georgia, on the 13th day of November, 2005, leaving a Will which has been probated in Solemn Form in said County at the December Term, 2005 of the Probate Court thereof; and

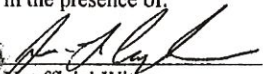
WHEREAS, under the terms of said Will the property described in Exhibit A was devised to MARIA MEADOWS BURDETT and MARK ANTHONY MEADOWS; and

WHEREAS, the undersigned duly qualified as Co-Executors of the Estate of WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS, and they are now administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW, THEREFORE, the undersigned as Co-Executors of the Will of the said WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS, hereby assent to the devise of said property under the terms of said Will so that the title thereto is now vested in the said MARIA MEADOWS BURDETT and MARK ANTHONY MEADOWS, as provided in said Will.

WITNESS my hand and seal, this the 25th day of May, 2007.


Signed, sealed and delivered in the presence of:


Unofficial Witness



Signed, sealed and delivered in the presence of:


Unofficial Witness

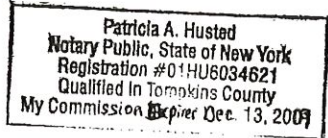

Notary Public

SEAL AFFIXED

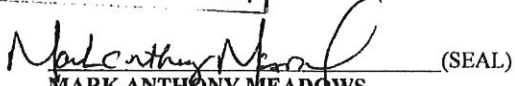


 16 May 2007 (SEAL)
MARIA MEADOWS BURDETT

As Co-Executor under the Last Will and Testament of WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS, deceased



SEAL AFFIXED

 (SEAL)
MARK ANTHONY MEADOWS

As Co-Executor under the Last Will and Testament of WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS, deceased

EXHIBIT "A"

All of the Estate's undivided right, title, interest and equity in and to:

All that tract or parcel of land, lying or being in the County of Walton, said State of Georgia and in Town District formerly known as the Jett Phillips place, located on the North side of the Monroe and Good Hope public road, about one and one-half miles East of Monroe, GA., containing fifty-six and fifty-five hundredths (56.55) acres, more or less, and bounded, now or formerly, as follows: North by lands of George W. Baker formerly J. H. Felker land; East by private road and land of Ezra Chick; South by Monroe-Good Hope public road; West by land of Frank Hannay and Harold L. Davis formerly the Tom Harris land.

This deed is given subject to a right of way easement to the State Highway Board and an easement to the Georgia Power Co. for a power line across said land.

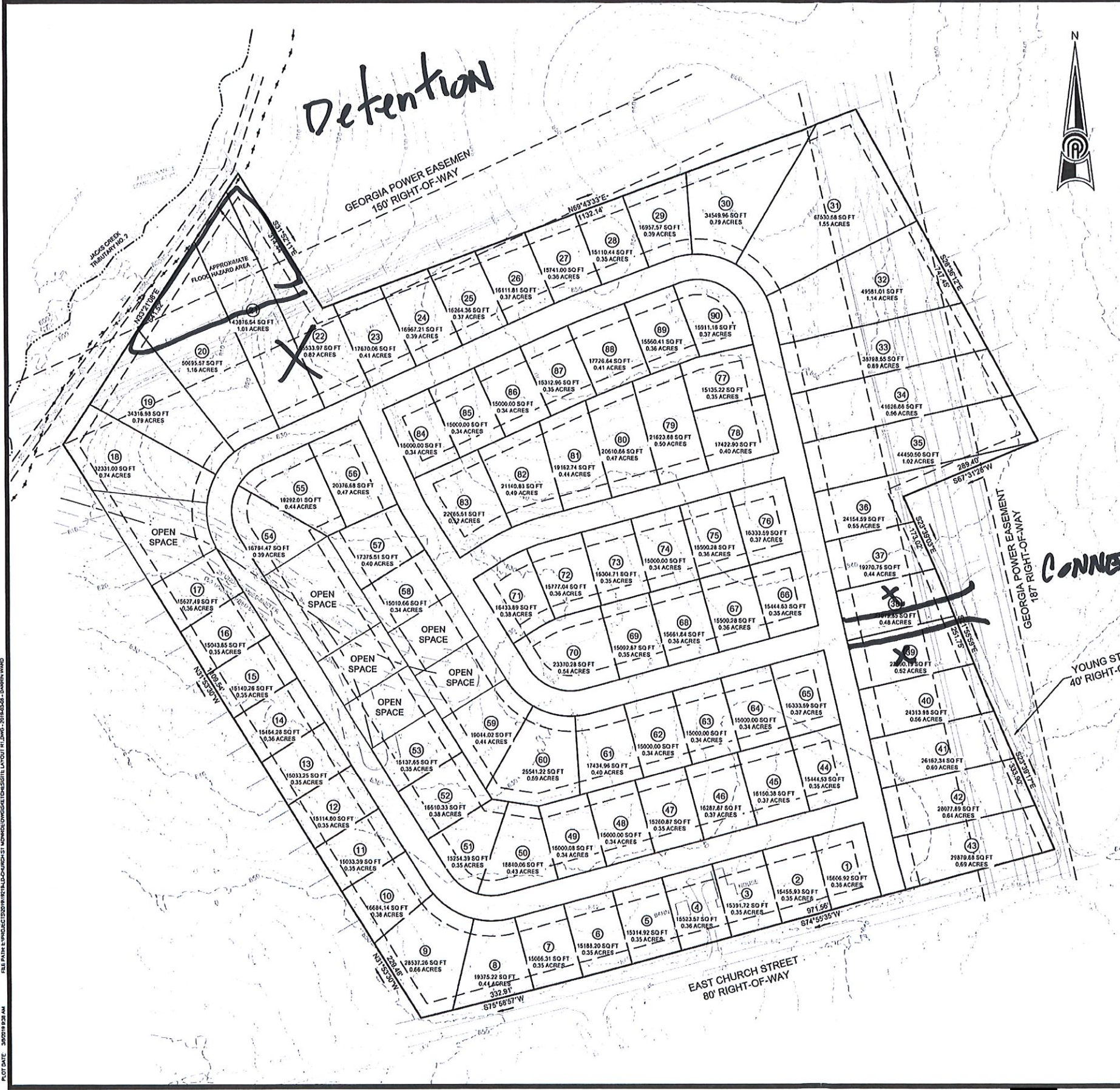
Being the same property conveyed to Woodrow Meadows by Warranty Deed dated November 24, 1945, recorded in Deed Book 29, page 154, Clerk's Office, Walton Superior Court.

R1 with 14,000 sq.ft. Lots -VS- R1 with 10,000 sq.ft. Lots

The following chart is for comparison for the proposed variance in lot size (14,000 vs 10,000 sqft) at 1415 E. Church Street. The total gross area is **52.35 acres**. This development will be required to comply with providing 15% open green space with amenities for recreation, impact studies, and connectivity.

Note: The applicant initially assumed 75' frontage showing 125 lots. Applicant now understands that all the setbacks must comply with the R1 standard. This rendered lots unsuitable for placing house footprint. Now with the frontage meeting the R1 (with 14,000 sq.ft) requirement, frontage would be 100' reducing total lots by approximately 25%. Total lot count is under 100 lots.(estimate approx. 95 lots once you factor in detention and connectivity)

R-1 14,000 sq.ft. lots	R-1 10,000 sq.ft. lots
Total lot density 1.81 lots/acre	Total lot density 2.01 lots/acre
Length of Roads 6,450 lf	Length of Roads 6,602 lf
Under 100 lots - (15% open space with amenities not required)	105 lots – (15% open space with amenities required)
Connectivity Required (250' road)	Connectivity Required
Impact Study for utilities, traffic, school system capacity required	Impact Study for utilities, traffic, school system capacity required
Environmental Quality Approximately 1.5 acres of creeks, trees, and vegetation not impacted	Environmental Quality Approximately 7.08 acres of creeks, trees, and vegetation not impacted
Architectural Standards Apply	Architectural Standards Apply
Additional Conditions can not be required	Can be Conditioned



TOTAL GROSS AREA	
TOTAL GROSS AREA	82,356 ACRES
ZONING	
ZONING JURISDICTION	CITY OF MONROE
EXISTING ZONING	R-1
DATA SUMMARY	
TOTAL RESIDENTIAL UNITS	90 LOTS
TOTAL SITE DENSITY	1.7 LOTS/ACRE
MAX SITE DENSITY ALLOWED	3 LOTS/ACRE
LENGTH OF ROADS	6,200 LF
SETBACK REQUIREMENTS	
MAJOR/MINOR FRONT SET BACK	30 FEET
SIDE YARD	10 FEET
REAR YARD SETBACK	25 FEET
MAX BUILDING HEIGHT	35 FEET
MIN LOT WIDTH	76 FEET
MIN LOT SIZE TYPICAL LOT SIZE PROVIDED	15,000 SQ. FT.

1.81
LOTS/
ACRE

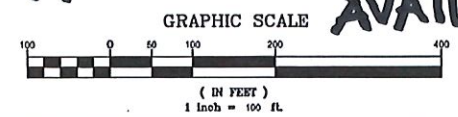
- NOTE
- A PORTION OF SUBJECT PROPERTY LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA PER FEMA 1329(C)12E & 1329(C)14D.
 - THIS PROPERTY IS HAS APPROXIMATELY 13 AC PARTIALLY WOODED AND HAS APPROXIMATELY 35 AC OF PASTURE LAND. THIS PROPERTY HAS APPROXIMATELY 7 ACRES OF POWER LINE EASEMENT ENCROACHING, STREAMS AND BUFFERS EXIST ON THE SITE ON THE NORTHERN AND WESTERN PORTION OF THE PROJECT.
 - SANITARY SEWER TO BE PROVIDED BY THE CITY OF MONROE. CONNECTION IS PROPOSED AT NORTHERN PORTION OF SITE. AN EASEMENT WILL BE REQUIRED FOR CONNECTION.
 - WATER TO BE PROVIDED BY THE CITY OF MONROE.
 - EXISTING STRUCTURE IS SHOWN ON SITE PLAN AND THE INTENT IS TO DEMOLITION EXISTING STRUCTURE.

Existing with
14,000 Sq Ft
Lots

NOTE. Lots shown @
75' width frontage

If shown 100'/R1
standard. 25% REDUCTION
IN total lots.

Approx, 95 Lots
AVAILABLE



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PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pine Boulevard, Lawrenceville, GA 30046
770.338.8000 • www.ppi.us

TERRASTONE DEVELOPMENT
E. CHURCH STREET / MONROE

CONCEPT SITE PLAN
ZONED R-1

SHEET TITLE
DRAWN: DW
DESIGN: DW
CHECKED: ES
DATE: 3/7/2019

RELEASE

3/7/2019
DATE
R19219
PPPROJECT NO.

2

105 lots

R-1 / 10,000 sqft

w/ 15% GREENSPACE

2.01 LOTS/ACRE

15%
open green
space



**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a variance of section 700.1 Table 11 of the Zoning Ordinance for 1415 E Church St. A public hearing will be held on April 16, 2019 before the Planning & Zoning Commission, at 5:30 P. M.

The City of Monroe has received a request for a variance of section 700.1 Table 11 of the Zoning Ordinance for 1415 E Church St. A public hearing will be held on May 14, 2019 before the Mayor and Council, at 6:00 pm.

The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.

**Please run on the
following date:**

March 31, 2019



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 04-11-19
Description: Conditional use 216 unit apartment development

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: Denial

The comprehensive plan shows this property to be commercial/retail.

Background: This land had a proposed apartment project which was withdrawn by the previous applicant in 2016. That original had 128 units. This iteration has 216. This plan does not indicate meeting zoning requirements recently passed related to aesthetics or materials to be utilized in construction. Planning and zoning recommended denial on the previous application on this parcel prior to its withdrawal.

Attachment(s):

- Application
- Site plan
- Survey



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

Plan Report

Plan NO.: LDU-000003-2019

Plan Type: Land Use

Work Classification: Conditional Use

Plan Status: Issued

Apply Date: 04/05/2019

Expiration:

Location Address

1031 CHARLOTTE ROWELL BLVD, MONROE, GA 30656

Contacts

HILLPOINTE **Applicant**
 8830 MACON HWY BLDG 300, ATHENS, GA 30606
 (678)628-4678

Description: Request for Conditional Use - P&Z MTG 5/21/2019 @ 5:30 PM, COUNCIL
 MTG 6/11/2019 @ 6:00 PM 215 N BROAD STREET

Valuation: \$0.00
Total Sq Feet: 0.00

Fees	Amount
Multifamily Rezone or Variance Fee	\$300.00
Total:	\$300.00

Payments	Amt Paid
Total Fees	\$300.00
Check # 9080	\$300.00
Amount Due:	\$0.00

Condition Name Description Comments

Issued By: Debbie Adkinson

Plan_Signature_1

Plan_Signature_2

April 05, 2019

Date

Date

Date



Variance/Conditional Use Application

Application must be submitted to the Code Department 45 days prior to the Planning & Zoning

Meeting of: May 21st 2019

Your representative must be present at the meeting

Street address Charlotte Rowell Blvd Council District 1 / 7 Map and Parcel # M0050045
Zoning B3 Acreage 16.495 Proposed Use Multi Family Road Frontage 722.29 ft. / on
Charlotte Rowell Blvd (street or streets)

Applicant

Name Hillpointe
Address 8830 Macon hwy building 300
Phone# (678)-628-4678

Owner

Name Rowell Family p'ship & Jane Still
Address Po Box 1378 Monroe Georgia
Phone# (770)-318-6153

Request Type: (check one) Variance Conditional Use

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar

Create (9) 24 unit buildings with two-bedroom apartments with associated parking, infrastructure and landscaping. Amenities include: Clubhouse, Swimming Pool, Pool House, (2) Pavilions, Playground, Garage parking, Mail Kiosk, Trash / Recycling Service and Greenspace. Residential operation 24 hrs. Office and maintenance operation 9 to 5 with (3) employees. Vehicle trips per day: 1296, Water: 43,200 GPD, Sewer: 34,560 GPD

State relationship of structure and/or use to existing structures and uses on adjacent

There is currently no development on the adjacent lots. A portion of the lot in the floodplain is adjacent to an 8 acre tract owned by the Thompson Woods home owner's association at Hemingway drive which is zoned R-1.

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-

- 1) the proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood;
- (2) the required number of applicable standards in Article X shall be met or exceeded;
- (3) the proposed use is compatible with the Comprehensive Plan due to its specific location, and the conditional use is compatible with the community's residential development pattern;
- (4) a rezoning to allow the requested use as a permitted use would not be appropriate;
- (5) the proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood;
- (6) off-street parking and loading, and access thereto, will be adequate;
- (7) public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability;
- (8) the use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem;
- (9) the use would not significantly increase congestion, noise, or traffic hazards; and,
- (10) granting this request would not have a "domino effect," in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan.

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:

Area of buildings:

Residential	79,038 square feet	Each building is 166 by 58 feet	Height approx. 40 feet
Clubhouse	4,711 square feet	93 x 65 feet	Height approx. 26 feet
Maintenance bld.	853 square feet	41 x 21 feet	Height approx. 18 feet
Garages	5,040 square feet	105 x 24 feet	Height approx. 18 feet

Parking: 330 Spaces with HC spaces per code
Parking Design: 24 foot wide drive aisles with 9 x 20 foot parking spaces

Landscaping: landscaping shall meet or exceed all current code requirements.

Setbacks: Front 35 feet Side 15 feet Rear 20 feet

State the particular hardship that would result from strict application of this Ordinance:

No significant hardships exist regarding the development of this site other than the multifamily use being 100% consistent with the current comprehensive plan designation for the area as commercial.

We believe that the conditional use is appropriate and compatible for this site due to its specific location and its proximity to other residential land in the area. There will remain an abundant amount of land adjacent to the site that is better suited for commercial development than our site. Our residential development can blend with the steep terrain falling towards the floodplain with a series of terraces for building and parking areas that step down the hillside, reducing its visual impact from the Charlotte Rowell Boulevard corridor. And, additional residential density in the area will provide customers for future commercial uses as projected in the comprehensive plan.

Check all that apply: Public Water: X Well: Public Sewer: X Septic: Electrical: X Gas: X

For any application for an overlay district, a Certificate of Appropriateness or a letter of support from the Historic Preservation Commission or the Corridor Design Commission for the district is required.

Documents to be submitted with request:

- Recorded deed
- Survey plat
- Site plan to scale
- Proof of current tax status

Application Fees:

- \$100 Single Family
- \$300 Multi Family
- \$200 Commercial

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years.

The above statements and accompanying materials are complete and accurate. Applicant hereby authorizes 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: 4/5/19

**PUBLIC NOTICE WILL BE PLACED AND REMOVED BY THE CODE DEPARTMENT
SIGN WILL NOT BE REMOVED UNTIL AFTER THE COUNCIL MEETING.**

***Property owners signature if not the applicant**

Signature [Handwritten Signature] Date: 4/5/19

Deborah M Adkinson Date: 4/5/19

Notary Public
Commission Expires: Sept 8, 2020



I hereby withdraw the above application: Signature _____ Date _____

FILED AND RECORDED
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA

00 MAR 22 PM 4: 24

BOOK 1070 PAGE _____
KATHY K. TROST, CLERK

WALTON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 197.00
DATE 3-22-00
Kathy K. Trost
CLERK SUPERIOR COURT

AFTER RECORDING RETURN TO:
WILLIAM C. MCFEE, JR.
SIMMONS, WARREN, SZCZECKO & MCFEE, P.A.
315 W. PONCE DE LEON AVENUE, SUITE 850
DECATUR, GEORGIA 30030

LIMITED WARRANTY DEED

THIS INDENTURE, made this 20 day of March, 2000, between EPS RETIREMENT PLAN, L.P., as Grantor, and MICHAEL LEE ROWELL, as Grantee.

WITNESSETH:

That the said Grantor, for and in consideration of Ten Dollars and other valuable consideration, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, and the heirs, successors and assigns of Grantee, the following:

An undivided 16.2744% interest (such interest being the entire interest of the Grantor) in and to all those tracts or parcels of land lying and being Land Lots 7, 8, 27, 28, 29, 40, 41, 42, 62 and 63 of the 3rd District of Walton County, Georgia, and partially in the City of Monroe and shown on a survey of Breedlove Property prepared by Hannon Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986, last revised May 11, 1988, including Tracts 1-6, and all right, title and interest of Grantor in Tracts 7, 8 and 9, as shown on such survey, less and except a sell-off from Tract 2, which sell-off contains approximately 9.7846 acres. Such property is more particularly described on Exhibit A attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee, and the heirs, successors and assigns of Grantee, forever, in fee simple.

And the said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee, and the heirs, successors and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor.

This conveyance is made subject to the permitted title exceptions attached hereto as Exhibit B.

(CONTINUED)

The terms "Grantor" and "Grantee", and any pronouns relating to Grantor and Grantee, shall be construed and interpreted with such changes in gender and number as the context requires.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be duly executed, sealed and delivered, the day and year first above written.

EPS Retirement Plan, L.P.

By: Eye Physicians & Surgeons, P.C., general partner

Signed, sealed and delivered in the presence of:

Ann Yearwood
Witness

By: *Peter A. Gordon*
Peter A. Gordon, President

William C. McFee, Jr.
Notary Public
My Commission Expires

Attest: *Charles W. McDowell, Jr.*
Charles W. McDowell, Jr., Secretary

(Corporate Seal)

Eye Physicians/EPS PS LWD



CONTINUED

TRACT NO. 1

All that tract or parcel of land lying and being in Land Lots 28, 29, 40, 41, 42, 62 and 63 of the 3rd Land District, Walton County, Georgia (partly in the City of Monroe) and being more particularly described as follows:

BEGINNING at a corner marking the intersection of the Westerly right of way line of Georgia Highway No. 11 with the Southerly right of way line of Breedlove Circle also known as Double Springs Road (80-foot right of way); proceed thence along the aforesaid right of way line of Georgia Highway No. 11 in a generally southeasterly direction an arc distance of 429.11 feet to a point, said arc having a radius of 5769.578 feet and being subtended by a chord length of 429.01 feet bearing South 29 degrees 08 minutes 10 seconds East; continuing along the aforesaid right of way line of Georgia Highway No. 11, proceed thence South 31 degrees 16 minutes 00 seconds East a distance of 336.04 feet to an iron pin set; leaving said right of way line, proceed thence South 84 degrees 14 minutes 28 seconds West a distance of 296.52 feet to an iron pin set; proceed thence South 02 degrees 26 minutes 48 seconds West a distance of 280.00 feet to a 1 inch hollow tube found; proceed thence South 86 degrees 23 minutes 48 seconds East a distance of 515.61 feet to an iron pin set on the aforementioned right of way line of Georgia Highway No. 11; proceed thence along the aforesaid right of way line, South 31 degrees 16 minutes 00 seconds East a distance of 287.28 feet to an iron pin set; leaving said right of way, proceed thence South 61 degrees 03 minutes 55 seconds West a distance of 293.98 feet to an axle found; proceed thence South 31 degrees 00 minutes 59 seconds East a distance of 305.34 feet to a 1 inch square rod found; proceed thence South 32 degrees 11 minutes 58 seconds East a distance of 212.48 feet to a 1 inch hollow tube found; proceed thence North 60 degrees 42 minutes 14 seconds East a distance of 291.78 feet to an iron pin set on the aforesaid right of way line of Georgia Highway No. 11; proceed thence along the aforesaid right of way line in a generally southeasterly direction an arc distance of 211.95 feet to a point, said arc having a radius of 21445.917 feet and being subtended by a chord length of 211.95 feet bearing South 30 degrees 57 minutes 43 seconds East; leaving said right of way line, proceed thence South 61 degrees 02 minutes 15 seconds West a distance of 1,111.05 feet to an axle found; proceed thence North 38 degrees 31 minutes 48 seconds West a distance of 101.97 feet to a 1 inch hollow tube found; proceed thence South 58 degrees 29 minutes 54 seconds West a distance of 448.45 feet to a 1 inch hollow tube found; proceed thence North 32 degrees 00 minutes 01 seconds West a distance of 63.14 feet to a 1 inch hollow tube found at fence corner in base of 8 inch oak; proceed thence South 59 degrees 45 minutes 27 seconds West a distance of 1,192.59 feet to an iron pin set; proceed thence North 20 degrees 51 minutes 38 seconds West a distance of 90.45 feet to a 1 inch pipe found; proceed thence South 61 degrees 11 minutes 35 seconds West a distance of 75.75 feet to a 1 inch pipe found; proceed thence North 31 degrees 02 minutes 29 seconds West a distance of 375.58 feet to a nail found in a post; proceed thence South 62 degrees 03 minutes 21 seconds West a distance of 735.08 feet to an iron pin set at bent 1 inch pipe; proceed thence South 30 degrees 56 minutes 25 seconds East a distance of 1800.63 feet to a point on the Northerly right of way line of By Pass Ramp "D"; proceed thence along the aforesaid right of way line of Ramp "D" in a generally Southwesterly direction an arc distance of 264.60 feet to a point, said arc having a radius of 1004.93 feet and being subtended by a chord length of 263.84 feet bearing South 71 degrees 08 minutes 13 seconds West; proceed thence North 26 degrees 24 minutes 22

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Exhibit A
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seconds West a distance of 20.00 feet; proceed thence along the Northerly right of way line of Ramp "D" in a generally Southwesterly direction an arc distance of 502.84 feet to a point, said arc having a radius of 1024.930 feet and being subtended by a chord length of 497.81 feet bearing South 49 degrees 32 minutes 20 seconds West; proceed thence South 54 degrees 30 minutes 58 seconds East a distance of 15.00 feet to a point; continuing along the aforesaid right of way line of Ramp "D", proceed thence in a generally southwesterly direction an arc distance of 24.98 feet to a point, said arc having a radius of 1009.930 feet and being subtended by a chord length of 24.98 feet bearing South 34 degrees 46 minutes 31 seconds West; continuing along the aforesaid right of way line of Ramp "D", proceed thence South 34 degrees 04 minutes 00 seconds West a distance of 144.77 feet to a point where the North right of way line of Ramp "D" intersects with the North right of way line of U. S. Highway No. 78; proceed thence along the aforesaid right of way line of U. S. Highway No. 78 in a generally southwesterly direction an arc distance of 371.34 feet to a point, said arc having a radius of 5639.578 feet and being subtended by a chord length of 371.27 feet bearing South 88 degrees 26 minutes 49 seconds West; proceed thence South 00 degrees 20 minutes 00 seconds West a distance of 5.00 feet to a point; proceed thence along the aforesaid right of way line of U. S. Highway No. 78, North 89 degrees 40 minutes 00 seconds West a distance of 330.40 feet to a point; proceed thence North 00 degrees 20 minutes 00 seconds East a distance of 30.00 feet to a point; continuing along the aforesaid right of way line of U. S. Highway No. 78, proceed thence North 89 degrees 40 minutes 00 seconds West a distance of 150.00 feet to a point; proceed thence North 00 degrees 20 minutes 00 seconds East a distance of 55.00 feet to a point; continuing along the aforesaid right of way line of U. S. Highway No. 78, proceed thence North 89 degrees 40 minutes 00 seconds West a distance of 247.07 feet to a point in the center of Mountain Creek (iron pin set 16.5 feet from centerline); proceed thence in a generally northerly direction along the centerline of Mountain Creek a distance of 2,850.00 feet, more or less, to a point (said points being joined by a traverse line of North 81 degrees 43 minutes 41 seconds West a distance of 163.89 feet; thence North 29 degrees 31 minutes 14 seconds West a distance of 143.41 feet to a point; thence North 24 degrees 44 minutes 22 seconds East a distance of 285.52 feet to a point; thence North 37 degrees 07 minutes 02 seconds East a distance of 326.09 feet to a point; thence North 13 degrees 05 minutes 09 seconds East a distance of 235.27 feet to a point; thence North 25 degrees 08 minutes 29 seconds East a distance of 169.39 feet to a point; thence North 13 degrees 43 minutes 34 seconds East a distance of 231.18 feet to a point; thence North 33 degrees 48 minutes 08 seconds East a distance of 138.95 feet to a point; thence North 03 degrees 12 minutes 10 seconds East a distance of 277.17 feet to a point; thence North 04 degrees 09 minutes 03 seconds East a distance of 264.35 feet to a point; thence North 03 degrees 37 minutes 26 seconds East a distance of 160.77 feet to a point; thence North 08 degrees 09 minutes 07 seconds West a distance of 184.55 feet to a point); leaving the said centerline of Mountain Creek, proceed thence North 32 degrees 03 minutes 21 seconds West a distance of 2,885.00 feet to a 1-1/2 inch solid rod found at Land Lot corner common to Land Lots 27, 28, 41 and 42; proceed

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Exhibit A
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thence along the Land Lot line common to Land Lots 27 and 28, South 60 degrees 39 minutes 16 seconds West a distance of 767.40 feet to an iron pin set on the Easterly edge of the right of way of Cedar Ridge (apparent 70-foot right of way); proceed thence along the aforesaid right of way line of Cedar Ridge, North 10 degrees 20 minutes 00 seconds East a distance of 1,244.39 feet to a point marking the intersection of the aforesaid right of way line of Cedar Ridge with the Southerly right of way line of Breedlove Circle also known as Double Springs Road (80-foot right of way); proceed thence along the aforesaid right of way line of Breedlove Circle South 71 degrees 05 minutes 00 seconds East a distance of 149.78 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally Southeasterly direction an arc distance of 663.61 feet to a point, said arc having a radius of 1949.859 feet and being subtended by a chord length of 660.42 feet bearing South 80 degrees 50 minutes 00 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 89 degrees 25 minutes 00 seconds East a distance of 300.87 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 89 degrees 02 minutes 00 seconds East a distance of 322.82 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 88 degrees 40 minutes 00 seconds East a distance of 638.04 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 88 degrees 55 minutes 00 seconds East a distance of 421.98 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 89 degrees 35 minutes 00 seconds East a distance of 206.10 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally southeasterly direction an arc distance of 377.08 feet to a point, said arc having a radius of 2251.831 feet and being subtended by a chord length of 376.64 feet bearing South 85 degrees 37 minutes 10 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally southeasterly direction an arc distance of 538.01 feet to a point, said arc having a radius of 3779.719 feet and being subtended by a chord length of 537.56 feet bearing South 76 degrees 44 minutes 40 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 72 degrees 40 minutes 00 seconds East a distance of 361.00 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally southeasterly direction an arc distance of 374.76 feet to a point, said arc having a radius of 1472.394 feet and being subtended by a chord length of 373.75 feet bearing South 79 degrees 57 minutes 30 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 87 degrees 15 minutes 00 seconds East a distance of 522.89 feet back to THE TRUE POINT OF BEGINNING.

Said tract or parcel of land is identified as Tract No. 1 containing 364.0389 acres according to a "Survey of Breedlove Property" prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986.

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TRACT NO. 2

All that tract or parcel of land lying and being in Land Lots 41, 42, and 62 of the 3rd Land District, Walton County, Georgia and being more particularly described as follows:

BEGINNING at a corner marking the intersection of the Westerly right of way line of Georgia Highway No. 11 with the Northerly right of way line of Breedlove Circle also known as Double Springs Road (80-foot right of way); proceed thence along the aforesaid right of way line of Breedlove Circle North 87 degrees 15 minutes 00 seconds West a distance of 478.00 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally northwesterly direction an arc distance of 354.40 feet to a point, said arc having a radius of 1,392.394 feet and being subtended by a chord length of 353.45 feet bearing North 79 degrees 57 minutes 30 seconds West; continuing along the aforesaid said right of way line of Breedlove Circle, proceed thence North 72 degrees 40 minutes 00 seconds West a distance of 361.00 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally northwesterly direction an arc distance of 549.40 feet to a point, said arc having a radius of 3859.719 feet and being subtended by a chord length of 548.93 feet bearing North 76 degrees 44 minutes 40 seconds West; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally northwesterly direction an arc distance of 390.48 feet to a point, said arc having a radius of 2331.831 feet and being subtended by a chord length of 390.02 feet bearing North 85 degrees 37 minutes 10 seconds West; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 89 degrees 35 minutes 00 seconds West a distance of 206.57 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 88 degrees 55 minutes 00 seconds West a distance of 422.62 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 88 degrees 40 minutes 00 seconds West a distance of 637.96 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 89 degrees 02 minutes 00 seconds West a distance of 322.30 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 89 degrees 25 minutes 00 seconds West a distance of 300.60 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally northwesterly direction an arc distance of 636.39 feet to a point, said arc having a radius of 1869.859 feet and being subtended by a chord length of 633.32 feet bearing North 80 degrees 50 minutes 00 seconds West; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 71 degrees 05 minutes 00 seconds West a distance of 191.23 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 69 degrees 20 minutes 00 seconds West a distance of 161.89 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally northwesterly direction an arc distance of 266.46 feet to a point; said arc having a radius of 5689.578 feet and being subtended by a chord length of 266.44 feet bearing North 67 degrees 59 minutes 30 seconds West; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally northwesterly direction an arc distance of 370.49 feet to a point, said arc having a radius of 778.511 feet and being subtended by a chord length of 367.00 feet bearing North 53 degrees 01 minutes 00 seconds West; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence North 39 degrees 23 minutes 00 seconds West a distance of 312.39 feet to a 1/2 inch r-bar found; leaving said right of way line, proceed thence North 59 degrees 49 minutes 20 seconds East a distance of

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1040.32 feet to a 3/4 inch hollow tube found; proceed thence South 17 degrees 39 minutes 24 seconds East a distance of 206.80 feet to a 3/4 inch hollow tube found; proceed thence North 60 degrees 19 minutes 18 seconds East a distance of 669.15 feet to an iron pin set at a 1 inch pipe found; proceed thence North 64 degrees 05 minutes 35 seconds East a distance of 1,183.75 feet to a 1/2 inch r-bar found; proceed thence North 68 degrees 35 minutes 48 seconds East a distance of 92.70 feet to a 1 inch split top found; proceed thence South 60 degrees 42 minutes 10 seconds East a distance of 76.46 feet to a 1 inch C.T.F.; proceed thence South 00 degrees 29 minutes 30 seconds East a distance of 1160.75 feet to a 1 inch pipe found; proceed thence South 74 degrees 34 minutes 59 seconds East a distance of 770.10 feet to a 1/4 inch r-bar found; proceed thence North 80 degrees 42 minutes 28 seconds East a distance of 370.89 feet to a 5/8 inch galvanized tube found; proceed thence along the Land Lot line common to Land Lots 41 and 42, North 60 degrees 51 minutes 58 seconds East a distance of 568.82 feet to a 7/8 inch tube found at the Land Lot corner common to Land Lots 41, 42, 61 and 62; proceed thence along the Land Lot line common to Land Lots 41 and 62, South 29 degrees 40 minutes 50 seconds East a distance of 346.82 feet to a 1 inch pipe found; continuing along the aforesaid Land Lot line, proceed thence South 29 degrees 51 minutes 37 seconds East a distance of 410.70 feet to a 3/8 inch r-bar found in a tree; leaving said Land Lot line, proceed thence North 61 degrees 45 minutes 40 seconds East a distance of 603.04 feet to a corner on the Westerly right of way line of Georgia Highway No. 11; proceed thence along the aforesaid right of way line of Georgia Highway No. 11, South 24 degrees 20 minutes 00 seconds East a distance of 775.55 feet to a point; continuing along the aforesaid right of way line, proceed thence in a generally southeasterly direction an arc distance of 177.33 feet back to THE TRUE POINT OF BEGINNING, said arc having a radius of 5769.578 feet and being subtended by a chord length of 177.32 feet bearing South 25 degrees 12 minutes 50 seconds East.

Said tract or parcel of land is identified as Tract No. 2 containing 123.7482 acres according to a "Survey of Breedlove Property" prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986.

TRACT NO. 3

All that tract or parcel of land lying and being in Land Lots 7, 8, 27 and 28 of the 3rd Land District, Walton County, Georgia, and being more particularly described as follows:

Commencing at a corner marking the intersection of the Westerly right of way line of Cedar Ridge (apparent 70-foot right of way) with the Southerly right of way line of Breedlove Circle also known as Double Springs Road (80-foot right of way); proceed thence from the aforesaid point of beginning along the aforesaid right of way line of Cedar Ridge, South 10 degrees 20 minutes 00 seconds West a distance of 1,313.88 feet to an iron pin set at the intersection of the Westerly right of way line of Cedar Ridge with the Land Lot line common to Land Lots 27 and 28; leaving said right of way, proceed

(CONTINUED)

thence along the Land Lot line common to Land Lots 27 and 28, South 60 degrees 42 minutes 47 seconds West a distance of 1,018.51 feet to an r-bar found at a bent 1 inch hollow tube found; proceed thence South 30 degrees 05 minutes 18 seconds East a distance of 503.30 feet to the centerline of a branch and ditch; proceed thence in a generally northwesterly, southwesterly, northwesterly and southwesterly direction along the centerline of the branch and ditch a distance of 2,990 feet, more or less, to a point (said centerline between the two points following a traverse line of South 73 degrees 57 minutes 45 seconds West a distance of 152.10 feet to a point, thence North 82 degrees 48 minutes 11 seconds West a distance of 148.77 feet to a point, thence North 88 degrees 56 minutes 49 seconds West a distance of 182.42 feet to a point, thence South 61 degrees 16 minutes 42 seconds West a distance of 159.10 feet to a point, thence South 60 degrees 15 minutes 31 seconds West a distance of 298.82 feet to a point, thence South 48 degrees 16 minutes 01 seconds West a distance of 167.26 feet to a point, thence South 25 degrees 05 minutes 08 seconds West a distance of 167.12 feet to a point, thence South 46 degrees 26 minutes 41 seconds West a distance of 104.63 feet to a point, thence South 38 degrees 41 minutes 15 seconds West a distance of 103.98 feet to a point, thence South 69 degrees 38 minutes 15 seconds West a distance of 124.61 feet to a point, thence South 75 degrees 49 minutes 11 seconds West a distance of 144.73 feet to a point, thence South 69 degrees 19 minutes 38 seconds West a distance of 146.80 feet to a point, thence South 78 degrees 35 minutes 46 seconds West a distance of 128.79 feet to a point, thence South 70 minutes 18 seconds 37 seconds West a distance of 158.87 feet to a point, thence North 89 degrees 57 minutes 03 seconds West a distance of 175.93 feet to a point, thence South 46 degrees 50 minutes 24 seconds West a distance of 129.90 feet to a point, thence North 79 degrees 56 minutes 51 seconds West a distance of 121.27 feet to a point); leaving the centerline of said branch and ditch, proceed thence South 59 degrees 57 minutes 55 seconds West a distance of 245.00 feet to a 1-1/2 inch hollow tube found; proceed thence South 34 degrees 57 minutes 55 seconds West a distance of 133.97 feet to a nail found; proceed thence South 38 degrees 13 minutes 46 seconds West a distance of 142.08 feet to a 1-1/2 inch hollow tube found; proceed thence South 32 degrees 13 minutes 11 seconds West a distance of 175.09 feet to a 1-1/2 inch hollow tube found; proceed thence South 20 degrees 28 minutes 50 seconds West a distance of 131.14 feet to a 1-1/2 inch hollow tube found; proceed thence South 21 degrees 22 minutes 38 seconds West a distance of 105.03 feet to a point; proceed thence South 09 degrees 24 minutes 00 seconds West a distance of 131.50 feet to a point in the center of the Alcovy River; proceed thence in a generally Northwesterly direction along the centerline of Alcovy River a distance of 1,360 feet, more or less, to a point (said centerline following a traverse line between the two points of North 12 degrees 35 minutes 59 seconds West a distance of 192.46 feet to a point, thence North 26 degrees 51 minutes 34 seconds West a distance of 270.05 feet to a point, thence North 24 degrees 53 minutes 57 seconds West a distance of 285.90 feet to a point, thence North 25 degrees 47 minutes 47 seconds West a distance of 293.29 feet to a point, thence North 23 degrees 01 minutes 43 seconds West a distance of 176.56 feet to a point, thence North 49 degrees 01 minutes 13 seconds West a distance of 149.10 feet to a point); leaving centerline of the Alcovy River, proceed

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thence in a generally northeasterly direction along the centerline of a branch 310 feet, more or less, to a point (said centerline of the creek following a traverse line between the two points of North 35 degrees 17 minutes 23 seconds East a distance of 74.13 feet to a point, thence North 48 degrees 23 minutes 15 seconds East a distance of 199.59 feet to a point); proceed thence in a generally Northeasterly direction along the centerline of a branch 2100 feet, more or less, to a point (said creek following a traverse line between the two points of North 18 degrees 27 minutes 35 seconds East a distance of 131.42 feet to a point, thence North 25 minutes 56 seconds 46 seconds East a distance of 134.27 feet to a point, thence North 11 degrees 53 minutes 55 seconds East a distance of 196.87 feet to a point, thence North 28 degrees 37 minutes 44 seconds East a distance of 223.36 feet to a point, thence North 18 degrees 26 minutes 31 seconds East a distance of 328.96 feet to a point, thence North 46 degrees 05 minutes 25 seconds East a distance of 176.89 feet to a point, thence North 37 degrees 52 minutes 25 seconds East a distance of 156.28 feet to a point, thence North 31 degrees 16 minutes 03 seconds East a distance of 155.57 feet to a point, thence North 55 degrees 38 minutes 06 seconds East a distance of 201.64 feet to a point, thence North 77 degrees 57 minutes 52 seconds East a distance of 147.16 feet to a point, thence North 22 degrees 11 minutes 01 seconds East a distance of 101.91 feet to a point); leaving the centerline of said branch, proceed thence North 29 degrees 55 minutes 22 seconds West a distance of 150.00 feet to a 1-1/2 inch hollow tube found; proceed thence North 59 degrees 57 minutes 31 seconds East a distance of 2,488.33 feet to a 5/8 inch tube found; proceed thence North 58 degrees 04 minutes 28 seconds East a distance of 297.03 feet to a point on the Southerly right of way line of Breedlove Circle also known as Double Springs Road; proceed thence along the aforesaid right of way line of Breedlove Circle, South 39 degrees 23 minutes 00 seconds East a distance of 133.64 feet to a point; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence in a generally southeasterly direction an arc distance of 408.56 feet to a point, said arc having a radius of 858.511 feet and being subtended by a chord length of 404.72 feet bearing South 53 degrees 01 minutes 00 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed in a generally southeasterly direction an arc distance of 270.21 feet, said arc having a radius of 5769.578 feet and being subtended by a chord length of 270.18 feet bearing South 67 degrees 59 minutes 30 seconds East; continuing along the aforesaid right of way line of Breedlove Circle, proceed thence South 69 degrees 20 minutes 00 seconds East a distance of 134.86 feet back to THE TRUE POINT OF BEGINNING.

Said tract or parcel of land is identified as Tract No. 3 containing 200.0439 acres according to a "Survey of Breedlove Property" prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986.

(CONTINUED)

EXHIBIT "A"
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LEGAL DESCRIPTION
Tract 4

All that tract or parcel of land lying and being in Land Lot 8 of the 3rd Land District of Walton County, Georgia, and being more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING, commence at a point located at the intersection of the southern right-of-way line of Breedlove Circle, also known as Double Springs Road (having an 80-foot right-of-way) with the western right-of-way of Cedar Ridge (having a 70-foot right-of-way); run thence in a generally northwesterly direction along said southern right-of-way line of Breedlove Circle the following courses and distances: North 69 degrees 20 minutes 00 seconds West a distance of 134.86 feet to a point; along the arc of a 5769.578-foot radius curve an arc distance of 270.21 feet to a point (said arc being subtended by a chord bearing North 69 degrees 59 minutes 30 seconds West an arc length of 270.18 feet); along the arc of an 858.511-foot radius curve an arc distance of 408.56 feet to a point (said arc being subtended by a chord bearing of North 53 degrees 01 minutes 00 seconds West and a length of 404.72 feet); North 39 degrees 23 minutes 00 seconds West a distance of 133.64 feet to a point; and leaving said southerly right-of-way line of Breedlove Circle, run thence South 58 degrees 04 minutes 28 seconds West a distance of 297.03 feet to a 5/8-inch tube found; run thence South 59 degrees 57 minutes 31 seconds West a distance of 2488.33 feet to a 1 1/2-inch hollow tube found; run thence South 29 degrees 55 minutes 22 seconds East a distance of 150.00 feet to a point in the center of a branch; run thence in a generally southwesterly direction along a traverse line the following courses and distances: South 22 degrees 11 minutes 01 seconds West a distance of 101.91 feet; South 77 degrees 57 minutes 52 seconds West a distance of 147.16 feet; South 55 degrees 38 minutes 06 seconds West a distance of 201.64 feet; South 31 degrees 16 minutes 03 seconds West a distance of 155.57 feet; South 37 degrees 52 minutes 25 seconds West a distance of 156.28 feet; South 46 degrees 05 minutes 25 seconds West a distance of 176.89 feet to the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING as thus established, run thence along the centerline of a branch in a generally southwesterly direction 1050 feet, more or less, to a point where the centerline of said branch intersects with the centerline of Beaver Dam Creek (said branch runs along a traverse line the following courses and distances: South 18 degrees 26 minutes 31 seconds West, a distance of 328.96 feet; South 28 degrees 37 minutes 47 seconds West a distance of 223.36 feet; South 11 degrees 53 minutes 55 seconds West a distance of 196.87 feet; South 25 degrees 56 minutes 46 seconds West a distance of 134.27 feet; South 18 degrees 27 minutes 35 seconds West a distance of 131.42 feet); proceed thence in a generally northwesterly direction along the centerline of Beaver Dam Creek a distance of 600 feet, more or less, to a point (said centerline of Beaver Dam Creek runs along a traverse line the following courses and distances: North 17 degrees 50 minutes 58 seconds West a distance of 152.03 feet; North 11 degrees 14 minutes 38 seconds West a distance of 157.08 feet; North 01 degrees 46 minutes 06 seconds West a distance of 215.56 feet); leaving the centerline of Beaver Dam Creek, run thence North 45 degrees 15 minutes 50 seconds East a distance of 613.65 feet back to the TRUE POINT OF BEGINNING.

Said tract or parcel of land is identified as Tract No. 4 containing 3.8202 acres according to a plat of survey of Breedlove property dated October 31, 1986, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc.

(CONTINUED)

Exhibit A
Page 9 of 13
Tract 5

All that tract or parcel of land lying and being in Land Lot 40 of the 3rd Land District, Walton County, Georgia, being more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING, commence at a stone found marking the corner common to Land Lots 28, 29, 40 and 41; proceed thence along the Land Lot line common to Land Lots 40 and 41 North 62 degrees 30 minutes 26 seconds East a distance of 329.34 feet to an iron pin set at a bent 1 inch pipe found marking THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED, proceed thence along the Land Lot line common to Land Lots 40 and 41 North 62 degrees 03 minutes 21 seconds East a distance of 735.08 feet to a nail found in a post; proceed thence South 31 degrees 02 minutes 29 seconds East a distance of 375.58 feet to a 1 inch pipe found; proceed thence South 30 degrees 34 minutes 33 seconds East a distance of 1,817.81 feet to a point on the Northwesterly right of way line U. S. Hwy. No. 78 By Pass Ramp "D"; proceed thence in a generally Northwesterly direction along the aforesaid right of way line North 87 degrees 28 minutes 00 seconds West a distance of 582.73 feet to a point; proceed thence South 02 degrees 32 minutes 00 seconds West a distance of 10.00 feet to a point; continuing along the aforesaid right of way and proceeding in a generally Northwesterly direction, proceed thence North 87 degrees 28 minutes 00 seconds West a distance of 17.68 feet to a point; proceed thence in a generally Northwesterly direction an arc distance of 242.98 feet to a point, said arc having a radius of 1004.930 feet and being subtended by a chord length of 242.39 feet bearing South 85 degrees 36 minutes 24 seconds West; leaving said right of way line, proceed thence North 30 degrees 56 minutes 25 seconds West a distance of 1800.63 feet back to THE TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 33.2308 acres and is identified as Tract No. 1 according to a plat of survey for Douglas Harden & J. O. Mayfield Properties, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 10, 1986.

(CONTINUED)

Exhibit A
Page 10 of 13
Tract 6

All that tract or parcel of land lying and being in Land Lot 40 of the 3rd Land District of Walton County, Georgia, and being more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING, commence at a stone marking the corner common to Land Lots 28, 29, 40 and 41, proceed thence along the Land Lot line common to Land Lots 40 and 41 North 62 degrees 30 minutes 26 seconds East a distance of 329.34 feet to an iron pin set at bent 1 inch pipe found; proceed thence along said common Land Lot line North 62 degrees 03 minutes 21 seconds East a distance of 735.08 feet to a nail in post found; leaving said common Land Lot line, proceed thence South 31 degrees 02 minutes 29 seconds East a distance of 375.58 feet to a 1 inch pipe found and the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED, proceed thence North 61 degrees 11 minutes 35 seconds East a distance of 75.75 feet to a 1 inch pipe found; proceed thence South 20 degrees 51 minutes 38 seconds East a distance of 207.09 feet to a 1 inch pipe found; proceed thence South 71 degrees 38 minutes 11 seconds East a distance of 257.33 feet to a scrape blade found; proceed thence North 89 degrees 12 minutes 20 seconds East a distance of 218.69 feet to a 3/4 inch tube found; proceed thence South 76 degrees 21 minutes 29 seconds East a distance of 73.41 feet to an iron pin set; proceed thence South 45 degrees 00 minutes 59 seconds East a distance of 618.05 feet to an iron pin set; proceed thence South 43 degrees 15 minutes 17 seconds East a distance of 30.45 feet to an iron pin set; proceed thence South 45 degrees 09 minutes 19 seconds East a distance of 385.64 feet to a 3/4 inch pipe found; proceed thence South 34 degrees 21 minutes 50 seconds East a distance of 326.46 feet to a 1 inch rod found; proceed thence North 76 degrees 53 minutes 18 seconds East a distance of 425.89 feet to a R-bar found; proceed thence South 28 degrees 26 minutes 44 seconds East a distance of 107.26 feet to a point on the Northerly right of way of U. S. Hwy. No. 78; proceed thence along the aforesaid right of way line South 61 degrees 02 minutes 00 seconds West a distance of 340.96 feet to a right of way monument found; proceed thence North 28 degrees 58 minutes 00 seconds West a distance of 9.00 feet to a point; proceed thence along the Northerly right of way line of By Pass Ramp "D" in a generally Southwesterly direction an arc distance of 355.90 feet, said arc having a radius of 1382.394 feet and being subtended by a chord length of 354.92 feet bearing South 68 degrees 24 minutes 31 seconds West to a point; proceed thence North 14 degrees 12 minutes 57 seconds West a distance of 10.00 feet; continuing thence along the aforesaid right of way line an arc distance of 401.19 feet, said arc having a radius of 1,372.394 feet and being subtended by a chord length of 399.76 feet bearing South 84 degrees 09 minutes 31 seconds West to a point; continuing along the aforesaid right of way, proceed thence North 87 degrees 28 minutes 00 seconds West a distance of 98.54 feet to a point; leaving said right of way line, proceed thence North 30 degrees 34 minutes 33 seconds West a distance of 1,817.81 feet to a 1 inch pipe found and the TRUE POINT OF BEGINNING.

(CONTINUED)

Exhibit A Continued
Page 11 of 13
Additional Rights Conveyed

TOGETHER WITH all rights of Grantor to remove an existing metal building from property now or formerly owned by Ella B. Adams, as more particularly set forth in that certain Limited Warranty Deed in Favor of Ella B. Adams dated June 14, 1988, recorded in Deed Book 272, Page 57, Walton County, Georgia records.

ALSO TOGETHER WITH all rights of Grantor in and to a right of refusal contained in Exhibit D to that certain Limited Warranty Deed in Favor of Ella B. Adams dated June 14, 1988, recorded in Deed Book 272, Page 57, Walton County, Georgia records.

TOGETHER WITH all rights of Grantor in easement reserved in Exhibit E to that certain Limited Warranty Deed in Favor of Ella B. Adams dated June 14, 1988, recorded in Deed Book 272, Page 57, Walton County, Georgia records.

(CONTINUED)

Exhibit A
Tracts 7, 8 and 9
(Designated on prior plat as Tracts 3, 4 and 5)
Page 12 of 13

All that tract or parcel of land lying and being in Lot 40 of the 3rd District of Walton County, Georgia, being designated as Tract 3 containing 0.2491 acres, Tract 4 containing 0.1223 acres and Tract 5 containing 0.0045 acres, according to a plat of survey of Douglas Harden and J. O. Mayfield Properties, dated October 10, 1986, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., recorded in Plat Book 40, Page 116, Walton County, Georgia records.

(CONTINUED)

Exhibit A
Page 13 of 13

LESS AND EXCEPT THE FOLLOWING:

All that tract or parcel of land lying and being in Land Lots 27 and 42 of the 3rd District, Walton County, Georgia, containing 9.7846 acres as shown on boundary survey for Monroe 800MHz Tower Site prepared for Georgia Power Co., Atlanta, GA., Land Department, by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., being Drawing Number L-588-25 dated November 9, 1995, and more particularly described as follows:

To find the place or point of beginning, begin at a point in the center of Breedlove Circle (an 80-foot right of way) a/k/a Double Springs Road, which point is located 436.68 feet northwesterly as measured along said centerline and following the curvature thereof from its intersection with the centerline of Cedar Ridge; run thence North 30 degrees 50 minutes 46 seconds East 40.32 feet to an aluminum monument set on the northerly right of way line of Breedlove Circle, WHICH IS THE PLACE OR POINT OF BEGINNING; from said beginning point run thence along the northerly and northeasterly right of way line of Breedlove Circle and following the arc of a curve having a radius of 778.418 feet and a chord bearing and distance of North 53 degrees 01 minutes 00 seconds West 366.96 feet, an arc distance of 370.44 feet to a point; continue thence along said right of way line North 39 degrees 23 minutes 00 seconds West 312.35 feet to a 1/2" x-bar found; run thence North 59 degrees 49 minutes 20 seconds East 1040.20 feet to a 3/4" hollow tube found; run thence South 17 degrees 39 minutes 24 seconds East 206.78 feet to a 3/4" hollow tube found; run thence South 30 degrees 50 minutes 46 seconds West 917.87 feet to an aluminum monument set on the northerly right of way line of Breedlove Circle and the place or point of beginning.

ALSO LESS AND EXCEPT property conveyed to Ella B. Adams by deed recorded in Deed Book 272, Page 57, Walton County, Georgia records, which property is identified as Tract 11 containing 2.1261 acres on a survey of Breedlove Property prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986, last revised May 11, 1988.

ALSO LESS AND EXCEPT property conveyed to Maxie Price Chevrolet Olds, Inc., by deed recorded in Deed Book 259, Page 70, Walton County, Georgia records, which property is identified as Tract 10 containing 5.3701 acres on a survey of Breedlove Property prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 31, 1986, last revised May 11, 1988.

(CONTINUED)

Exhibit B
Permitted Title Exceptions

1. Taxes for 2000 and subsequent years, not yet due and payable.
2. Rights of upper and lower riparian owners in and to the waters of any streams crossing the captioned property, and the natural flow thereof, free from diminution or pollution.
3. Right of Way Easement to City of Monroe recorded in Deed Book 87, Page 163, Walton County, Georgia records.
4. Right of Way Agreements in favor of Transcontinental Gas Pipeline Corporation recorded as follows:
 - (a) Deed Book 31, Page 96, aforesaid records;
 - (b) Deed Book 31, Page 218, aforesaid records;
 - (c) Deed Book 35, Page 64, aforesaid records;
 - (d) Deed Book 40, Page 145, aforesaid records;
 - (e) Deed Book 53, Page 18, aforesaid records;
 - (f) Deed Book 35, Page 67, aforesaid records.
5. Easement to City of Monroe recorded in Deed Book 87, Page 159, aforesaid records.
6. Right of Way Easements in favor of Walton Electric Membership Corporation recorded as follows:
 - (a) Deed Book 23, Page 128, aforesaid records;
 - (b) Deed Book 23, Page 467, aforesaid records;
 - (c) Deed Book 23, Page 408, aforesaid records;
 - (d) Deed Book 23, Page 407, aforesaid records.
7. Easement for Slope Maintenance in favor of State Highway Department of Georgia recorded in Deed Book 19, Page 248, and Deed Book 19, Page 553, aforesaid records.
8. Easement for Slope Maintenance and Drainage in favor of Walton County recorded in Deed Book 69, Page 297, aforesaid records.
9. Easements to Georgia Power Company recorded as follows:
 - (a) Deed Book 109, Page 224, aforesaid records;
 - (b) Deed Book 109, Page 335, aforesaid records;
 - (c) Deed Book 109, Page 222, aforesaid records.
10. Easement acquired by Order in judgment in condemnation, Civil Action File No. 95-0434 in favor of Municipal Gas Authority of Georgia and Consent Order and Final Judgment, which is recorded in Deed Book 976, Page 156, aforesaid records.

2018 Property Tax Statement

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

ROWELL FAMILY
PARTNERSHIP &
STILL FAMILY REALTY LLC
MONROE, GA 30655

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-31306	11/15/2018	\$0.00	\$87474.59	\$0.00	Paid 01/07/2019

Map: M0050-00000-045-000

Location: 1125 N BROAD STREET

Account No: 626120 010

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner
303 South Hammond Drive STE 100
Walton County Government Building
Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416



Tax Payer: ROWELL FAMILY
Map Code: M0050-00000-045-000
Description: 447.26ACRES
Location: 1125 N BROAD STREET
Bill No: 2018-31306

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	0.0000	\$5,484,400.00	11/15/2018	08/08/2018			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	\$0.00	\$2,193,760.00	\$0.00	\$2,193,760.00	0.001979	\$4,341.45	\$0.00	\$4,341.45
CITY TAX	\$0.00	\$2,193,760.00	\$0.00	\$2,193,760.00	0.005298	\$20,562.11	-\$8,939.57	\$11,622.54
COUNTY	\$0.00	\$2,193,760.00	\$0.00	\$2,193,760.00	0.010905	\$29,187.97	-\$5,265.02	\$23,922.95
SCH BOND	\$0.00	\$2,193,760.00	\$0.00	\$2,193,760.00	0.0026	\$5,703.78	\$0.00	\$5,703.78
SCHOOL	\$0.00	\$2,193,760.00	\$0.00	\$2,193,760.00	0.0186	\$40,803.94	\$0.00	\$40,803.94
TOTALS					0.039382	\$100,599.25	-\$14,204.59	\$86,394.66

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	\$86,394.66
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$1,079.93
Previous Payments	\$87,474.59
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	01/07/2019

**NOTICE TO THE PUBLIC
CITY OF MONROE**

**A petition has been filed with the
City of Monroe requesting
the property at 1031 Charlotte Rowell Blvd
to be considered for a Conditional Use
to allow a Multi Family Complex in a B-3 Zoning.**

**A public hearing will be held before
the Monroe Planning and Zoning
Commission at City Hall Auditorium at
215 N. Broad Street on May 21, 2019
at 5:30 P.M. All those having an
interest should be present to voice
their interest.**

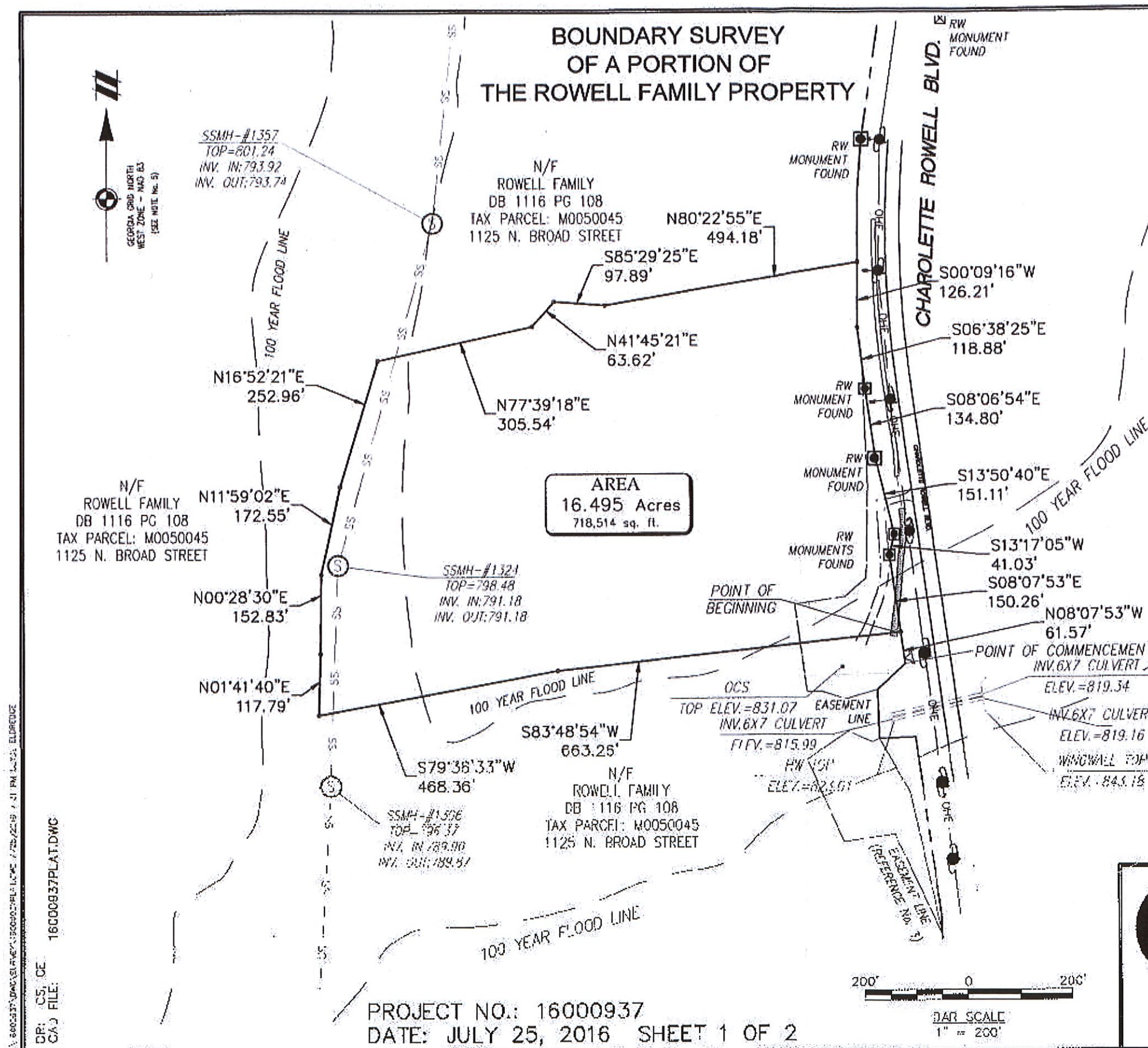
**A petition has been filed with the
City of Monroe requesting the
property at 1031 Charlotte Rowell Blvd to
be considered for a Conditional Use to
allow a Multi Family Complex in a B-3 Zoning.**

**A public hearing will be held before
The Mayor and City Council
at the City Hall Auditorium at
215 N. Broad Street on June 11, 2019
at 6:00 P.M. All those having an
interest should be present to voice
their interest.**

**PLEASE RUN ON THE
FOLLOWING DATE:**

May 5, 2019

**BOUNDARY SURVEY
OF A PORTION OF
THE ROWELL FAMILY PROPERTY**



AREA
16.495 Acres
718,514 sq. ft.

**CERTIFICATE OF EXEMPTION
FROM LOCAL APPROVAL PROCESS**

ACCORDING TO THE PROVISION WITHIN O.C.G.A. 15-6-67(d) FOR INSTANCES WHERE LOCAL APPROVAL IS NOT REQUIRED PRIOR TO RECORDING (SEE ALSO OPINIONS ISSUED BY THE GEORGIA ATTORNEY GENERAL'S OFFICE DATED MARCH 8, 2001 AND DECEMBER 20, 2005), THIS SURVEY IS NOT A "PLAT OF SUBDIVISION" AND IS ENTITLED TO BE RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT.

FLOOD NOTE

PORTIONS OF THE PROPERTY SHOWN HEREON ARE LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP OF WALTON COUNTY, PANEL 136 OF 300, MAP NUMBER 13297C0136D, REVISED MAY 18, 2009.

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



Clyde R. Eldredge
CLYDE R. ELDRIDGE
GEORGIA REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 2659

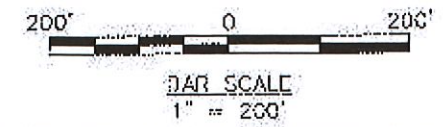
July 25, 2016
DATE

SURVEY FOR:
LEE COCHRAN
LAUREL STREET RESIDENTIAL

LOCATED IN
AND LOTS 28, 29, 40 & 41, 3RD DISTRICT,
TOWN G.M.D. 419, CITY OF MONROE
WALTON COUNTY, GEORGIA

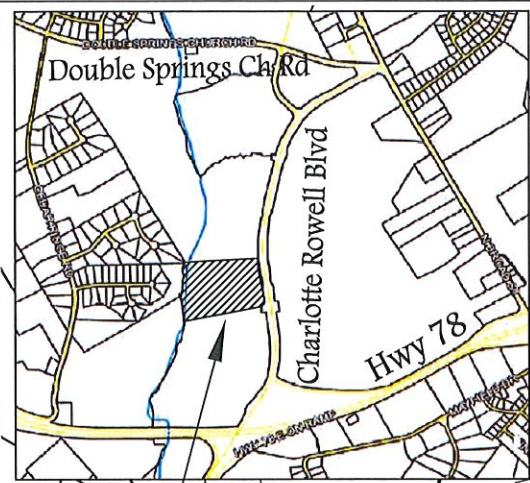
ATWELL
866.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
MARLETTA, GA 30067
770.423.0807
LSF 001218

PROJECT NO.: 16000937
DATE: JULY 25, 2016 SHEET 1 OF 2

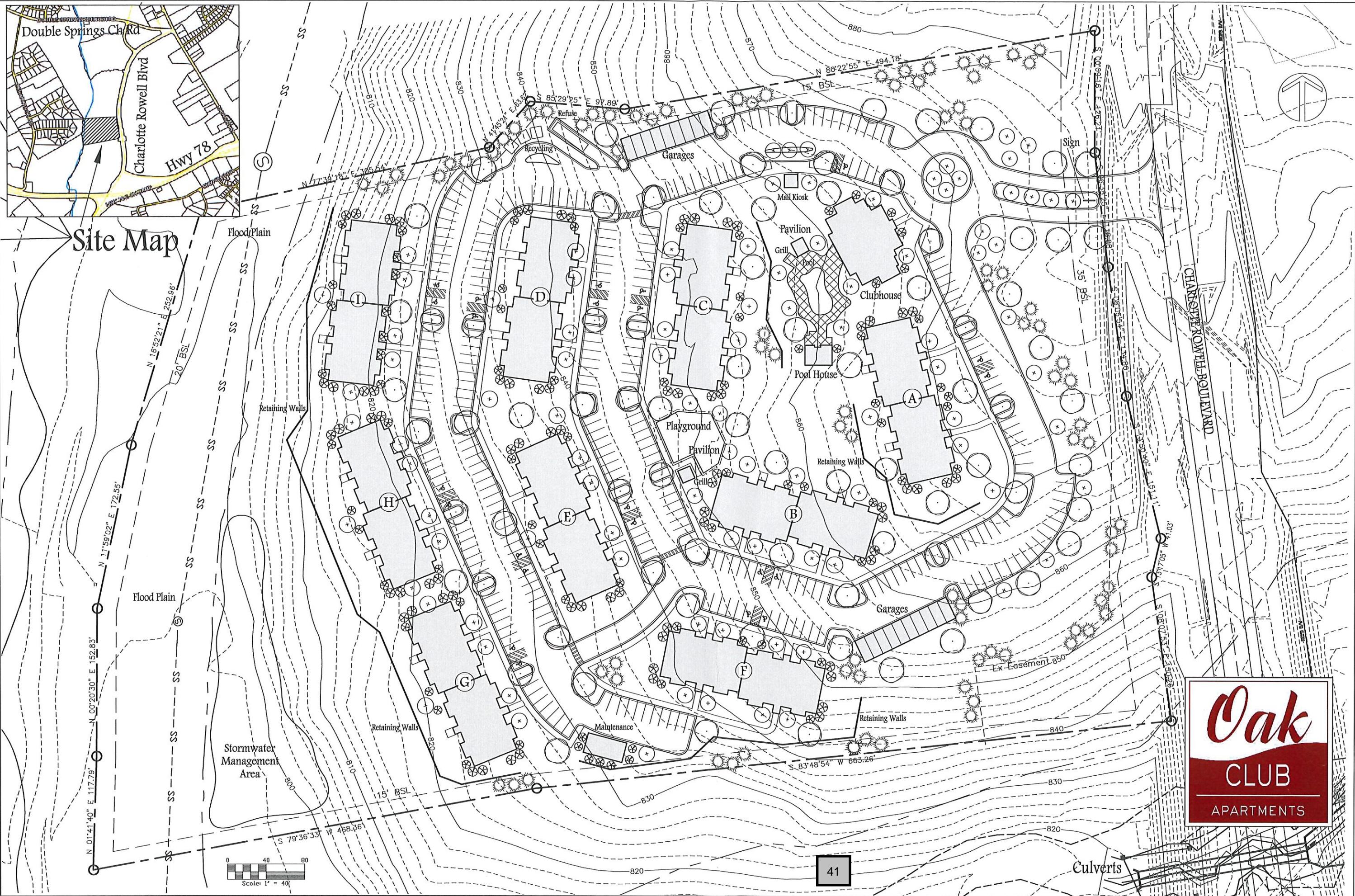


D:\16000937\DWG\16000937.PLT 16000937.DWG 7/25/2016 7:41 PM LANCE ELDRIDGE

DP: CS, CE
CA: FILE: 16000937PLAT.DWG



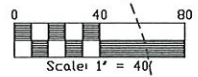
Site Map



Flood Plain

Flood Plain

Stormwater Management Area



Oak
CLUB
 APARTMENTS

Oak CLUB APARTMENTS

CHARLOTTE ROWELL BOULEVARD





To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 04-26-2019
Description: Zoning Variance requests 2130 West Spring St.

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Landscape buffer variance / approval: due to the existing landscaping on the Arby's side, the Transco pipeline easement on the other side and the existing access road to the rear.

Parking variance / Denial: due to the intended development pattern in the CDO section of the zoning ordinance which is aimed at limiting frontloaded parking with large expanses of asphalt fronting on the City street in the effort to improve the streetscape aesthetic. Also with the main entrance to this parcel being the existing access drive, patron and business security would be enhanced by parking on the sides or rear of the building where traffic is slower with the drivers able to better see customers and businesses.

Background: This is an undeveloped outparcel of the Home Depot development to the east of Arby's. The applicant request Two variances. One related to the required landscape buffer surrounding the parcel. The other is to disregard the requirements related to street fronting parking within the CDO. The proposed layout also lends itself to an alley style frontage on the existing access drive.

Attachment(s):

Variance application

Proposed site plan for parking and building placement

Building elevations: Note the alley style elevations to front on the existing access drive.



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

Plan Report

Plan NO.: VAR-000005-2019

Plan Type: Variance

Work Classification: Variance

Plan Status: Issued

Apply Date: 04/17/2019

Expiration:

Location Address

2130 W SPRING ST, MONROE, GA 30655

Contacts

SOUTHBOUND MONROE, LLC 300 GALLERIA PKW 12TH FLOOR, ATLANTA, GA 30339	Owner	MIKE BIRNBREY 300 GALLERIA PKWY 12TH FLOOR, ATLANTA, GA 30339 (404)987-2402	Applicant
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Description: REQUEST FOR VARIANCE OF SECT 643A.3(2) PARKING & SECT 643A.4(2) LANDSCAPE BUFFER -P&Z MTG 5/21/19 @5:30 PM-COUNCIL MTG 6/11/19 @6:00 PM
 215 N BROAD ST

Valuation:	\$0.00
Total Sq Feet:	0.00

Fees	Amount
Commercial Rezone or Variance Fee	\$200.00
Total:	\$200.00

Payments	Amt Paid
Total Fees	\$200.00
Check # 1002	\$200.00
Amount Due:	\$0.00

<u>Condition Name</u>	<u>Description</u>	<u>Comments</u>
-----------------------	--------------------	-----------------

 Issued By: Debbie Adkinson

 Plan_Signature_1

 Plan_Signature_2

April 17, 2019

 Date

 Date

 Date



Variance/Conditional Use Application

Application must be submitted to the Code Department 45 days prior to the Planning & Zoning

Meeting of: 5/21/2019

Your representative must be present at the meeting

Street address 2130 W Spring St Council District 1 / 7 Map and Parcel # M0010025H00
Zoning B-3 Acreage 0.92 Proposed Use General Commission Road Frontage 157 ft. / on
W Spring St (street or streets)

Applicant

Name Mike Birnbrey
Address 300 Galleria Pkwy 12th Floor Atlanta, GA 30339
Phone # 404-987-2402

Owner

Name Southbound Monroe, LLC
Address 300 Galleria Pkwy 12th Floor Atlanta, GA 30339
Phone # 404-987-2402

Request Type: (check one) Variance Conditional Use

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:
Multi-use Retail- Employees =20. Hours of operation anticipated to be 10:00am-10:00pm. Utilities will be provided by City of Monroe or Walton County, GA. Variance Request 1. Double row of parking along the front. Variance Request 2. 5' Landscape buffer on side yards.

State relationship of structure and/or use to existing structures and uses on adjacent lots;
All surrounding properties are zoned B-3/Commercial. Proposed site is part of a master development

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):
By removing the parking between the building and Sprint St, the site would not have enough parking spaces required by code. in order for the site to meet parking code, we'd have to shift the building up to the front property line and put all the parking in the rear, and tenants concerned with safety.

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:
Please see attached site plan and elevation for above requested information

State the particular hardship that would result from strict application of this Ordinance:
The tenants committed to the project are concerned with security having the building close to the road, and not having their parking lot exposed. Arby's is not pleased with the idea of their building being blocked by ours, and concerned that it will hurt their business.

Check all that apply: Public Water: Well: Public Sewer: Septic: Electrical: Gas:

For any application for an overlay district, a Certificate of Appropriateness or a letter of support from the Historic Preservation Commission or the Corridor Design Commission for the district is required.

Documents to be submitted with request:

- Recorded deed
- Survey plat
- Site plan to scale
- Proof of current tax status

- Application Fees:
- \$100 Single Family
 - \$300 Multi Family
 - \$200 Commercial

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years.

The above statements and accompanying materials are complete and accurate. Applicant hereby authorizes 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 Michael Birnbrey Date: April 11, 2019

**PUBLIC NOTICE WILL BE PLACED AND REMOVED BY THE CODE DEPARTMENT
SIGN WILL NOT BE REMOVED UNTIL AFTER THE COUNCIL MEETING.**

***Property owners signature if not the applicant**

Signature _____ Date: _____

_____ Date: _____

Notary Public

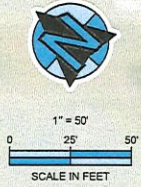
Commission Expires: _____

I hereby withdraw the above application: Signature _____ Date _____

PROJECT DATA (010.012) QL-1b

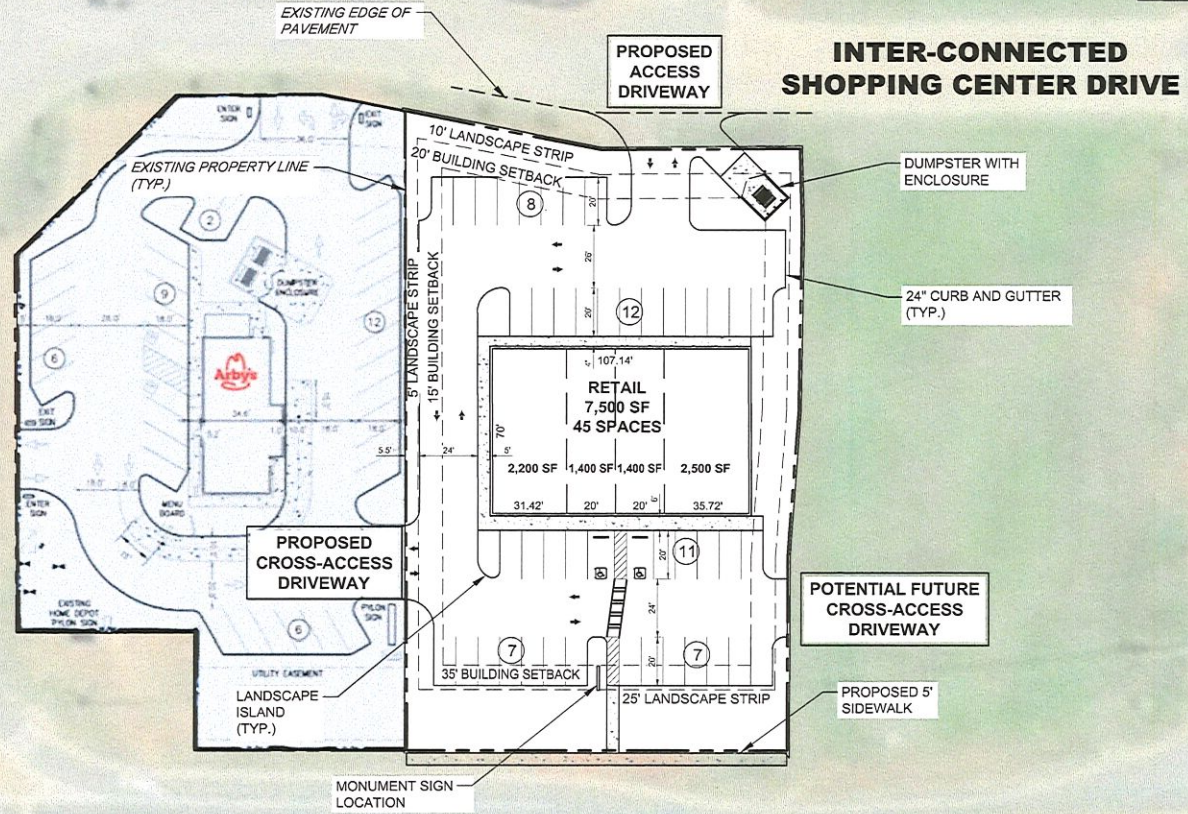
2130 WEST SPRING STREET MONROE (WALTON COUNTY), GA 30655	
SITE DATA	
TOTAL SITE AREA	0.85 ± AC
BUILDING DATA	
RETAIL AREA	7,500 SF
PARKING DATA	
PARKING REQUIRED: RETAIL: 1 SPACE / 500 SF AND 1 SPACE FOR EACH EMPLOYEE	
PARKING PROVIDED	45 SPACES

**HOME DEPOT
SHOPPING
PARKING**



**HOME DEPOT
SHOPPING CENTER DRIVE**

**WALMART
SHOPPING CENTER DRIVE**



**WEST SPRING ST
HWY 10**

D:\Projects\010.012 2100 BLK W Spring St - Monroe, GA.dwg, 4/9/2019 5:13:50 PM, 1:1

1-1
KB

After Recording Return To:
McMichael & Gray, P.C.
574 Conyers Road, Suite 100
Loganville, GA 30052

Order No.: LOG-170678-PUR

Recorded 10/20/2017 04:30PM
KATHY K. TROST
WALTON COUNTY CLERK OF COURT
Georgia Transfer Tax Paid : \$250.00
Bk04143 Pg 0167

Deed
Doc: WD

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, made this 18th day of October, 2017, between

Monroe WHZ Partners, LLC, a Georgia Limited Liability Company

of the County of Walton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

GA Greenlands, LLC
a Georgia Limited Liability Company

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

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations 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 that tract or parcel of land lying and being in Land Lot 6 and Land Lot 29 of the 3rd Land District, Walton County, City of Monroe, Georgia, being shown as Lot 2, containing 0.923 acres, on plat of survey prepared for Monroe WHZ Partners, LLC, by GeoSurvey, Ltd, dated August 16, 2017, and recorded in Plat Book 113, page 109, Walton County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]

Monroe WHZ Partners, LLC

BY: *[Signature]*
Van Westmoreland
Manager

My Commission Expires:



2018 Property Tax Statement

Tax Commissioner
 303 South Hammond Drive STE 100
 Walton County Government Building
 Monroe, Georgia 30655

Ph: 770-266-1736, Fax: 770-267-1416

GA GREENLANDS LLC
 426 W HIGHLAND AVE
 STE A
 MONROE, GA 30655

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-0000012865	11/15/2018	\$0.00	\$3938.20	\$0.00	Paid 11/14/2018

Map: M0010-00000-025-H00
 Location: 2130 W SPRING STREET
 Account No: 257300 010

The Tax Commissioner is the tax collector and is not responsible for values nor for rates. If you feel the assessed fair market value of your property is incorrect, please contact the Tax Assessors office at 770-267-1352.

Payments made after the due date are subject to interest and penalties governed by Georgia Code. State law requires all tax bills to be mailed to owner of record on January 1st. If property has been sold, please contact our office.

Tax Commissioner
 303 South Hammond Drive STE 100
 Walton County Government Building
 Monroe, Georgia 30655
 Ph: 770-266-1736, Fax: 770-267-1416



Tax Payer: GA GREENLANDS LLC
Map Code: M0010-00000-025-H00
Description: LOT#2 .92AC
Location: 2130 W SPRING STREET
Bill No: 2018-0000012865

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	0.0000	\$250,000.00	11/15/2018	08/08/2018		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	\$0.00	\$100,000.00	\$0.00	\$100,000.00	0.001979	\$197.90	\$0.00	\$197.90
CITY TAX	\$0.00	\$100,000.00	\$0.00	\$100,000.00	0.005298	\$937.30	-\$407.50	\$529.80
COUNTY	\$0.00	\$100,000.00	\$0.00	\$100,000.00	0.010905	\$1,330.50	-\$240.00	\$1,090.50
SCH BOND	\$0.00	\$100,000.00	\$0.00	\$100,000.00	0.0026	\$260.00	\$0.00	\$260.00
SCHOOL	\$0.00	\$100,000.00	\$0.00	\$100,000.00	0.0186	\$1,860.00	\$0.00	\$1,860.00
TOTALS					0.039382	\$4,585.70	-\$647.50	\$3,938.20

State law requires all tax bills to be mailed to the owner of record on January 1st. If property has been sold, please contact our office.

This bill is not sent to your mortgage company. If you have an escrow account, please forward a copy of this bill to your mortgage company. We encourage you to pay by mail or on our website at www.waltoncountypay.com

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition, certain elderly persons are entitled to additional homestead exemptions. Applications must be filed by April 1st.

For eligibility requirements regarding exemptions or questions about your value, contact the Tax Assessors office at 770-267-1352.

Current Due	\$3,938.20
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$3,938.20
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/14/2018

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a variance Sect 643A.3(2) parking and Sect 643A.4(2) landscape buffer of the Zoning Ordinance for 2130 W Spring St. A public hearing will be held on May 21, 2019 before the Planning & Zoning Commission, at 5:30 P. M.

The City of Monroe has received a request for a variance of section 643A.3(2) parking and Sec 643A.4(2) landscape buffer of the Zoning Ordinance for 2130 W Spring St. A public hearing will be held on June 11, 2019 before the Mayor and Council, at 6:00 pm.

The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.

**Please run on the
following date:**

May 5, 2019

PROJECT DATA (010.012) QL-1b

2130 WEST SPRING STREET
MONROE (WALTON COUNTY), GA 30655

SITE DATA

TOTAL SITE AREA 0.86 ± AC

BUILDING DATA

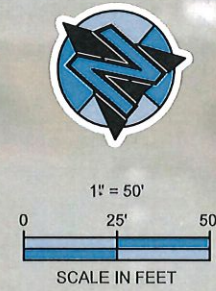
RETAIL AREA 7,500 SF

PARKING DATA

PARKING REQUIRED:
RETAIL: 1 SPACE / 500 SF AND 1 SPACE FOR EACH EMPLOYEE

PARKING PROVIDED 45 SPACES

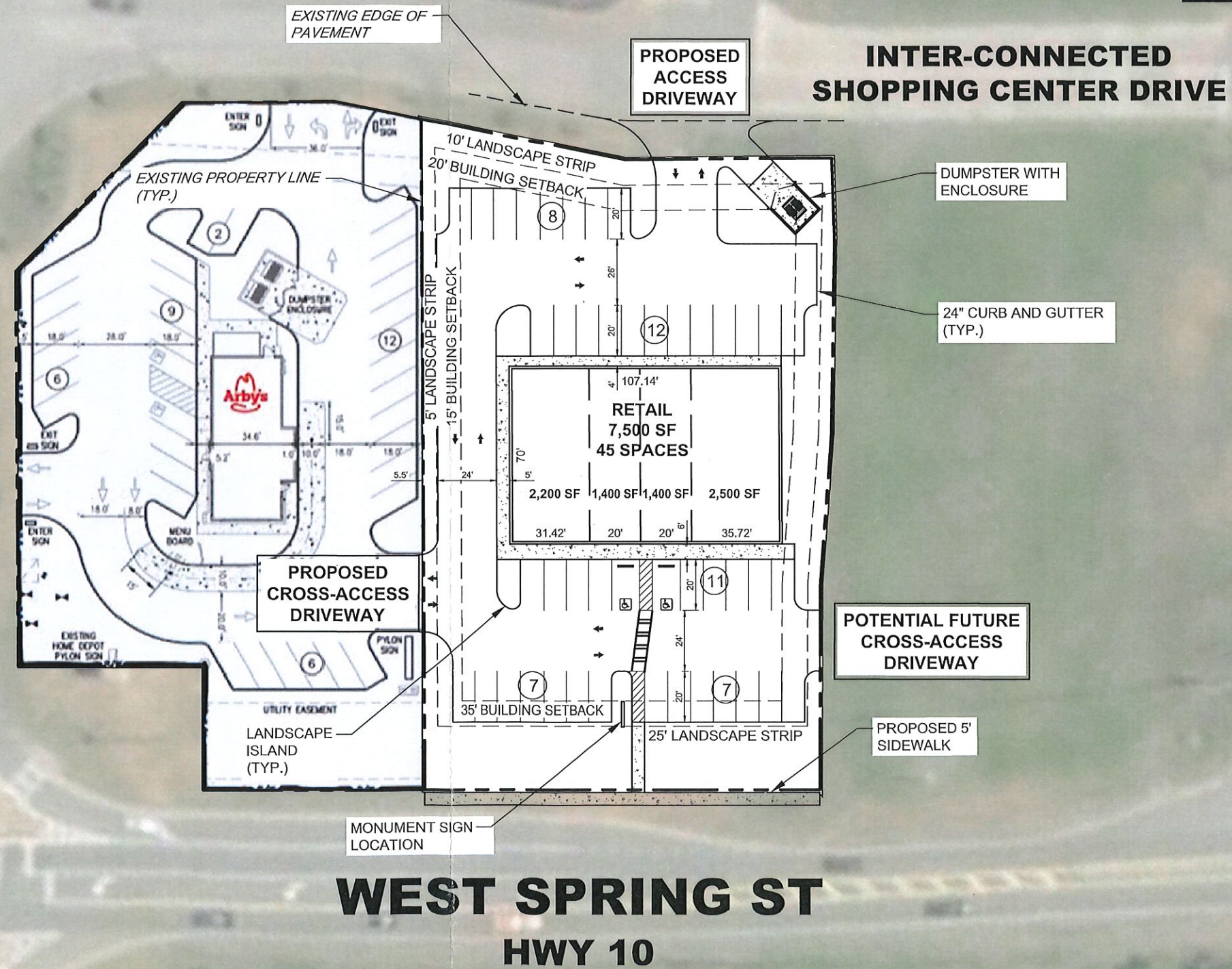
**HOME DEPOT
SHOPPING
PARKING**



D:\Projects\010.012 2100 Blk W Spring St - Monroe, GA\Drawing\QL-1b 2130 West Spring St - Monroe, GA.dwg, 4/9/2019 5:13:50 PM, 1:1

**HOME DEPOT
SHOPPING CENTER DRIVE**

**WALMART
SHOPPING CENTER DRIVE**





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

Plan Report

Plan NO.: PCOM-000006-2019

Plan Type: Planning Commission

Work Classification: Certificate of Appropriateness

Plan Status: Issued

Apply Date: 04/22/2019

Expiration:

Location Address

Parcel Number

2130 W SPRING ST, MONROE, GA 30655

M0010025H00

Contacts

SOUTHBOUND MONROE, LLC
 300 GALLERIA PKW 12TH FLOOR, ATLANTA, GA 30339

Applicant

Description: REQUEST FOR COA FOR NEW COMPLEX - P&Z MEETING 5/21/19

Valuation: \$0.00

Total Sq Feet: 0.00

Fees	Amount
Planning Commission Regular Meeting (COA)	\$50.00
Total:	\$50.00

Payments	Amt Paid
Total Fees	\$50.00
Check # 1001	\$50.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Debbie Adkinson

Issued By: Debbie Adkinson

April 22, 2019

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

Under Monroe's Zoning ordinance, you are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change you wish to make to your property if your property is located within a Corridor Design Overlay District. Please see pages 44 through 58 of the Zoning Ordinance.

The following steps must be taken in order to have your proposed change considered by the Planning Commission:

1. Stop by the Code Office at least 45 working days in advance of the next regular meeting of the Planning Commission (the Third Tuesday of each month at 5:30 pm), read the Zoning Ordinance, and request that your proposal be added to the agenda.
2. Fill out the application for a COA and turn it in to the Code Office.
3. Pay the \$50.00 fee. If you request a "special meeting" at some date or time (other than the 3rd Tuesday of every month), the fee is \$100.00.
4. Provide all documentation which will assist the Planning Commission in deciding if your proposed change(s) are in keeping with the Corridor Design Overlay District standards and guidelines. The more complete your presentation, the more efficiently your request can be handled. Please see the COA application for additional information.

Suggested documentation consists of all architectural drawings, sketches, pictures, diagrams, or actual examples. All documentation should be turned in to the Code Office at the time of your application, as it gives Planning Commission members time to consider your request prior to the meeting. Physical samples, if applicable, should be brought with you to the meeting.

5. Appear at the meeting on the scheduled day and time to present your proposal.

Thank you, the Planning Commission looks forward to considering your request.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE PLANNING COMMISSION

Please read the Zoning Ordinance (Corridor Sections 643-1 through 643A.6). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: 4/17/2019

APPLICANT: Mike Birnbrey

APPLICANT'S ADDRESS: 300 Galleria Pkwy 12th Floor Atlanta, GA 30339

TELEPHONE NUMBER: 404-987-2402

PROPERTY OWNER: Southbound Monroe, LLC

OWNER'S ADDRESS: 300 Galleria Pkwy 12th Floor Atlanta, GA 30339

TELEPHONE NUMBER: 404-987-2402

PROJECT ADDRESS: 2130 West Spring St Monroe, GA 30655

Brief description of project: The project consists of a 7,500 sf building with 4 tenants including retail and fast casual restaurant(s)

(Continue on separate sheet, if necessary.)

Attach photograph(s) of existing condition of property necessary to show all areas affected.

Attach plans, sketches, drawings, and diagrams of the project and detail the materials that will be used.

Provide such other information that is necessary for the Planning Commission to adequately consider the application in light of the following criteria.

In reviewing applications for COAs, the Planning Commission duties include taking into account all aspects of the exterior of the structure.

In its review, the Planning Commission shall also take into account the following elements to ensure that the exterior form and appearance of the structure is consistent with the historical and visual character of the District:

1. The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
2. The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite building;
3. Exterior construction materials, including textures and patterns.
4. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials;
5. Roof shapes, forms, and materials;
6. Proportions, shapes, positionings and locations, patterns and sizes of any elements of fenestration.

The **Code Office** will post a notice which will notify all affected property owners of the material change being requested not less than fifteen (15) days prior to the meeting at which the request for a COA is to be considered. The applicant and the affected property owners will be given an opportunity to be heard at the meeting in which the application is presented.

DEFINITIONS:

A “material change in appearance” means a change that will affect either the exterior architectural or environmental features of a corridor property or any structure, site, or work of art within a corridor design overlay district, and may include any one or more of the following:

1. A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
2. Demolition;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and

5. The erection, alteration, restoration, or removal of any building or other structure within a corridor district, including walls, fences, steps and pavements, or other appurtenant features.

[Sec 643.4(4) (a)]

“Exterior architectural features” means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing [Sec. 210(65)].

“Landscaping/landscape area” means a portion of lot or land area, either natural or modified for aesthetic or functional purposes through grading and planting, consisting of vegetation including but not limited to trees, shrubs, ground covers, grass, flowers, decorative rock, bark, mulch and other similar materials. [Sec. 210(86)].

Ordinary maintenance or repair of any exterior architectural feature in or on a corridor property that does not involve a material change in design, material, or outer appearance is excluded from review. [Sec. 643.4(3) (b)]

Michael Birnbrey
Applicant

Date: 4/17/2019

Effective July 1, 2014

View from West Spring St



View from back of Property



**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness. A public hearing will be held on May 21, 2019 before the Planning & Zoning Commission, at 5:30 P. M. for a retail complex at 2130 W Spring Street.

The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.

Please run on the following date:

May 5, 2019

PROJECT DATA (010.012) QL-1b

2130 WEST SPRING STREET
MONROE (WALTON COUNTY), GA 30655

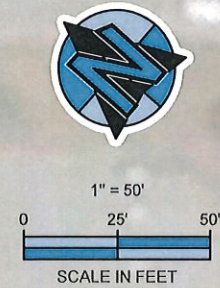
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TOTAL SITE AREA 0.86 ± AC

BUILDING DATA
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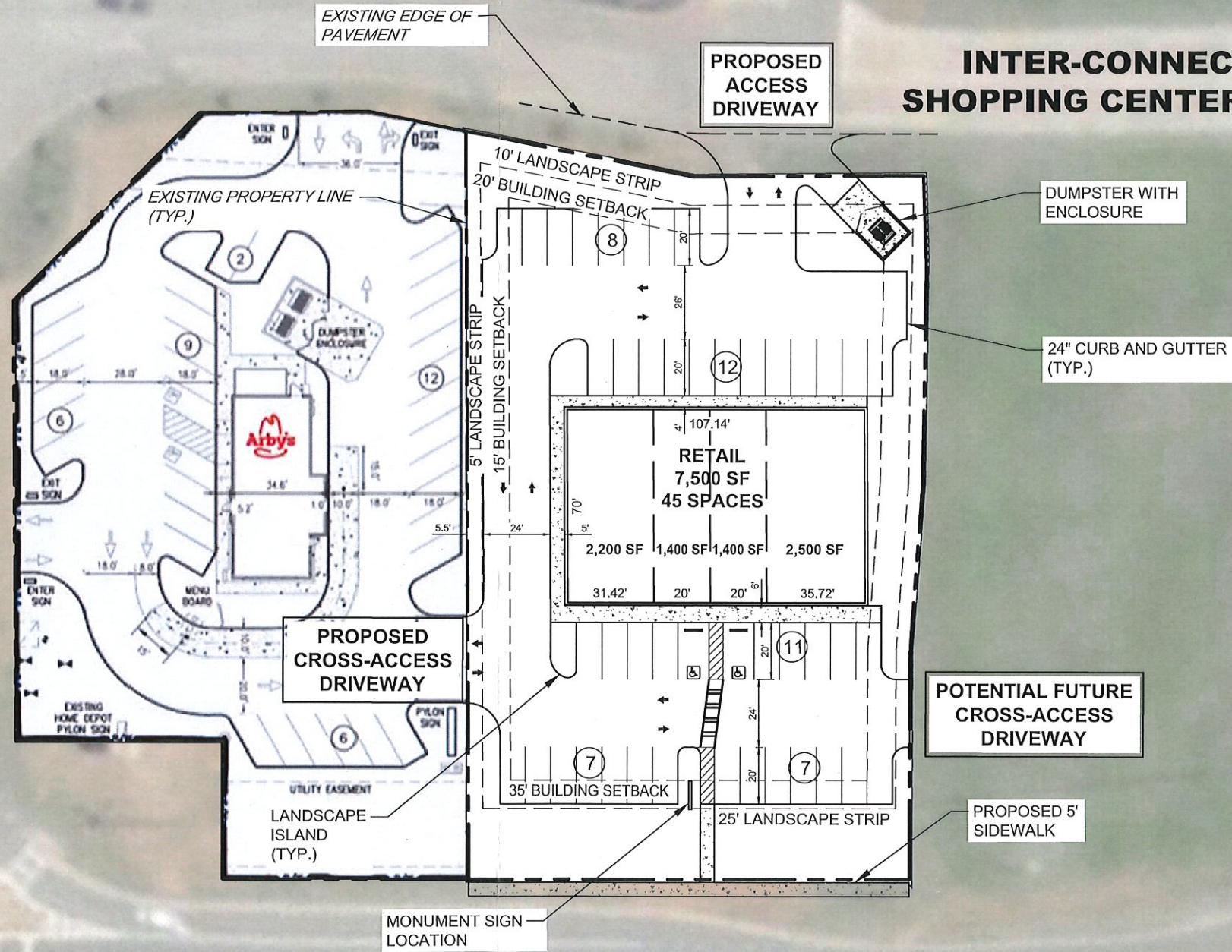
**HOME DEPOT
SHOPPING
PARKING**



**HOME DEPOT
SHOPPING CENTER DRIVE**

**INTER-CONNECTED
SHOPPING CENTER DRIVE**

**WALMART
SHOPPING CENTER DRIVE**



**WEST SPRING ST
HWY 10**