



Planning Commission Meeting

AGENDA

Tuesday, January 16, 2024

6:00 PM

215 N. Broad St - City Hall

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **APPROVAL OF AGENDA**

IV. **MINUTES OF PREVIOUS MEETING**

- [1.](#) Previous Minutes 12-19-2023

V. **REPORT FROM CODE ENFORCEMENT OFFICER**

- [1.](#) Codeapalooza

VI. **OLD BUSINESS**

VII. **NEW BUSINESS**

- [1.](#) Request for COA - 400 S. Broad St - Signage
[2.](#) Request for COA - 1309 W Spring St - Signage
3. Policy Discussion CDO Signs

VIII. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MEETING MINUTES—December 19, 2023—DRAFT**

Present: Shauna Mathias, Rosalind Parks, Randy Camp

Absent: Mike Eckles, Nate Treadaway

Staff: Brad Callender—City Planner
Laura Wilson—Code Assistant

Visitors: Ned Butler, John Thompson, Chad Draper, S. Kim, Nekeshia Brooks Ward

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

Motion to Approve the Agenda

Motion Mathias. Second Parks.
Motion carried

Chairman Camp asked for any changes, corrections or additions to the November 16, 2023 minutes.

Motion to approve

Motion Mathias. Second Parks.
Motion carried

Chairman Camp asked for the Code Officer's Report: Brad Callendar

1. Tomorrow is the kickoff meeting for the rewrite of the zoning ordinance to form based code; it is zoom meeting
2. All of the interviews have been conducted with the City Council and planning commission members except for Rosiland who is scheduled for later this week

Old Business: None

The First Item of Business is Certificate of Appropriateness Case #2804, a request to add two wall signs at an existing truck stop at 1490 Hwy 78. One wall sign will be for the truck stop and the other for an adjacent restaurant. The signs will have halo or back lit illumination. The existing signs will be removed. Staff recommends approval with conditions. Seong Kim from Sign Tech spoke in favor of the project. Kim agreed to the conditions on internal illumination.

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

Motion to approve with conditions

Motion Mathias. Second Parks.
Motion Carried

The Second Item of Business is a request for a Conditional Use Permit at 907 Amber Trail for a child care home. It is in the Evergreen Estates subdivision. The applicant's intent is to provide care for up to six children from infant to 12 years of age, with hours of operation from 7 A.M to 7 P.M. Staff recommends approval with conditions. The applicant and property owner Nekeshia Brooks Ward spoke in favor of the project. Ward has worked with children for twenty years and would like to start a business in her home.

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

Motion to approve with conditions

Motion Parks. Second Mathias.

Motion Carried

The Third Item of Business is Certificate of Appropriateness Case #2806, a request to develop a car wash at 130 Bankers Blvd. Staff recommends approval with conditions. The site would be accessed from Liberty Ln which is a private drive. The site will be landscaped with trees and hedges to reduce headlight glare. The architectural drawings comply with the CDO requirements. The vacuum area will be covered and there is a proposed wall to shield the vacuum area from W. Spring St. Ned Butler with MFT Land Investments Inc (property owner) spoke in favor of the request.

Bulter: The wall and trees will help with the vacuum noise. Customers will enter the site off of Liberty Lane, near the backside of Pinnacle Bank.

Callender: There is a curb cut off of Bankers Blvd but we asked if the site could be entered off of Liberty Lane to meet the requirements of the CDO.

Chairman Camp: Anyone else here to speak in opposition? Yes

John Thompson—represents the Bankers Grove Commons of about 22 offices; Main concerns:

- Excessive light and noise as well as traffic and trash—how will these concerns affect the offices across the street; would like a continuance to discuss the situation further

Callender: This is a design procedure, not a decision on land use; The public was notified 30 days in advance—a sign was posted and an ad was put in the paper which are the minimum requirements. There is nothing in our ordinance that prohibits this land use in a B-3 zoned property. I did review the covenants (for Bankers Grove) and there were no restrictions for this type of land use.

Chairman Parks: What covenants would be impacted?

Thompson: Excessive noise, trash, runoff; concerned about businesses leaving the complex

Callender: Is there something in the covenants that requires approval beyond what the Planning Commission is doing tonight? A board vote or architectural committee?

Thompson: They need to come speak to the associations; it sounds like there may have been a discussion but I do not know to what extent or with whom

Butler: This past July, we sent a request to the Bankers Grover Property Owners Association Board with a layout that showed a coffee shop as well but that did not end up working out. They layout has change slightly due to the access point. It was approved by the Board; it is a five-person board. We will have trash receptacles and staff onsite to keep the area clean. The noise from the blowers will be projected towards Spring St not towards the offices across Bankers.

Motion to approve with conditions

Motion Mathias. Second Parks.

Motion Carried

The Fourth Item of Business is Certificate of Appropriateness Case #2807, a request to allow for exterior improvements to the adjacent building at 208 S. Broad St. The applicant proposes to construct a balcony, stairs and landing, entryways, retaining walls, as well as exterior seating areas and gathering spaces. Other improvements include walkways, sidewalks, landscaping, and on-street parking. The project already has Historic Preservation Commission approval. The parking prosed may need to be dedicated to the city. Staff recommends approval without conditions. Chad Draper with JEC Development spoke in favor of the project. The building is a 1920s Ford Dealership. It is 19,000 square feet and the intent is to create a mixed-use facility. It seems like there will be two users—one upstairs and one downstairs.

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

Motion to approve

Motion Mathias. Second Parks.

Motion Carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Mathias

Meeting adjourned; 5:59pm

Monroe CODEAPALOOZA™

Codeapalooza™ is completely open to the public. Presentations will be in person and online so everyone can safely and conveniently participate!

**WEDNESDAY
JANUARY 17**

6:00pm-8:00pm

Opening Presentation
& Hands-On Citizen
Workshop

City Hall
215 North Broad St
Monroe, GA

**THURSDAY
JANUARY 18**

Wayfarer Music Hall
123 N Lumpkin St,
Monroe, GA

9:00am-7:00pm

Open Studio
(Open to Public)

12:00pm-1:00pm

Topical Meeting #1
Walkable Streets

5:30pm-6:30pm

Topical Meeting #2
Downtown & Infill

**FRIDAY
JANUARY 19**

Team Up Mentoring
601 S Madison Ave Suite B,
Monroe, GA

9:00am-7:00pm

Open Studio
(Open to Public)

12:00pm-1:00pm

Topical Meeting #3
Greenfield Development

**SATURDAY
JANUARY 20**

City Hall
215 North Broad St
Monroe, GA

9:00am-12:00pm

Open Studio
(Open to Public)

6:00pm-8:00pm

Work-In-Progress
Presentation

City Hall
215 North Broad St
Monroe, GA

The Opening Presentation & Work-In-Progress Presentation will also be livestreamed via Zoom. Both presentations require registration. For Zoom registration links and project events, make sure to check out the City's Calendar at www.MonroeGA.com/calendar!



For more information, please email Brad Callender, Planning & Zoning Director: BCallender@MonroeGA.gov



**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 2858

DATE: January 8, 2024

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Mike Holt

PROPERTY OWNER: First United Methodist Church of Monroe, Inc.

LOCATION: South side of Alcovy St. and the west side of S. Broad St. – 400 S. Broad St.

ACREAGE: ±2.56

EXISTING ZONING: R-1 (Large Lot Residential District)

EXISTING LAND USE: Community church

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application for a new monument sign for the church.

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: January 16, 2024

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to replace an existing monument sign at the Monroe First United Methodist Church. The proposed replacement sign will be a monument sign with brick veneer approximately 64 square feet in size.

PROPOSED PROJECT SUMMARY:

- Monument sign for church
 - Total Signs Proposed – 1
 - Monument Sign – ±64 Sf
 - Brick veneer with metal letters and a non-illuminated changeable copy panel
 - Illumination – none proposed

STAFF ANALYSIS

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

643A.1 – Site Planning:

This standard is not affected by this request.

643A.2 – Architecture:

This standard is not affected by this request.

643A.3 – Pavement:

This standard is not affected by this request.

643A.4 – Landscaping:

This standard is not affected by this request.

643A.5 – Signs:

The applicant is requesting approval to replace the old monument sign along the S. Broad Street frontage of the Monroe First United Methodist Church. The proposed monument sign is going to be ±64 square feet in size. The sign will not have any internal illumination. The sign appears to meet the general requirements for signs as outlined in Sections 643A.5 and 1250.2(1) of the Zoning Ordinance.

643A.6 – Illumination:

This standard is not affected by this request.

STAFF RECOMMENDATION

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



City of Monroe

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

PLANNING & ZONING COA PERMIT

PERMIT #:	2858	DESCRIPTION:	COA-PLANNING & ZONING - SIGANGE
JOB ADDRESS:	400 S Broad St	LOT #:	
PARCEL ID:	M0160089	BLK #:	
SUBDIVISION:		ZONING:	R-1
ISSUED TO:	MIKE HOLT	CONTRACTOR:	MIKE HOLT
ADDRESS:	400 S BROAD ST	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	1/09/2024
VALUATION:	\$ 25,000.00	EXPIRATION:	7/07/2024
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-01	PLANNING COMMISSION REGULAR MEETING	\$ 100.00
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00


NOTES:

The Planning Commission will hear and make a decision on this request for a Certificate of Appropriateness for an signage at 400 S. Broad St. on January 16, 2023 at 6:00pm. The meeting will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

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

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


(APPROVED BY)

1/9/24
DATE



Certificate of Appropriateness Application

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

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

Project Address: 400 South Broad Street Parcel # _____

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

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

Property Owner: Monroe First Methodist Church

Address: 400 South Broad Street

Telephone Number: 770-267-6525 Email Address: lisa@sumcmonroe.org

Applicant: <u>Mike Holt</u>	
Address: <u>807 Overlook Trail, Monroe, GA 30655</u>	
Telephone Number: <u>770-365-4504</u>	Email Address: <u>michaelholt@bellsouth.net</u>

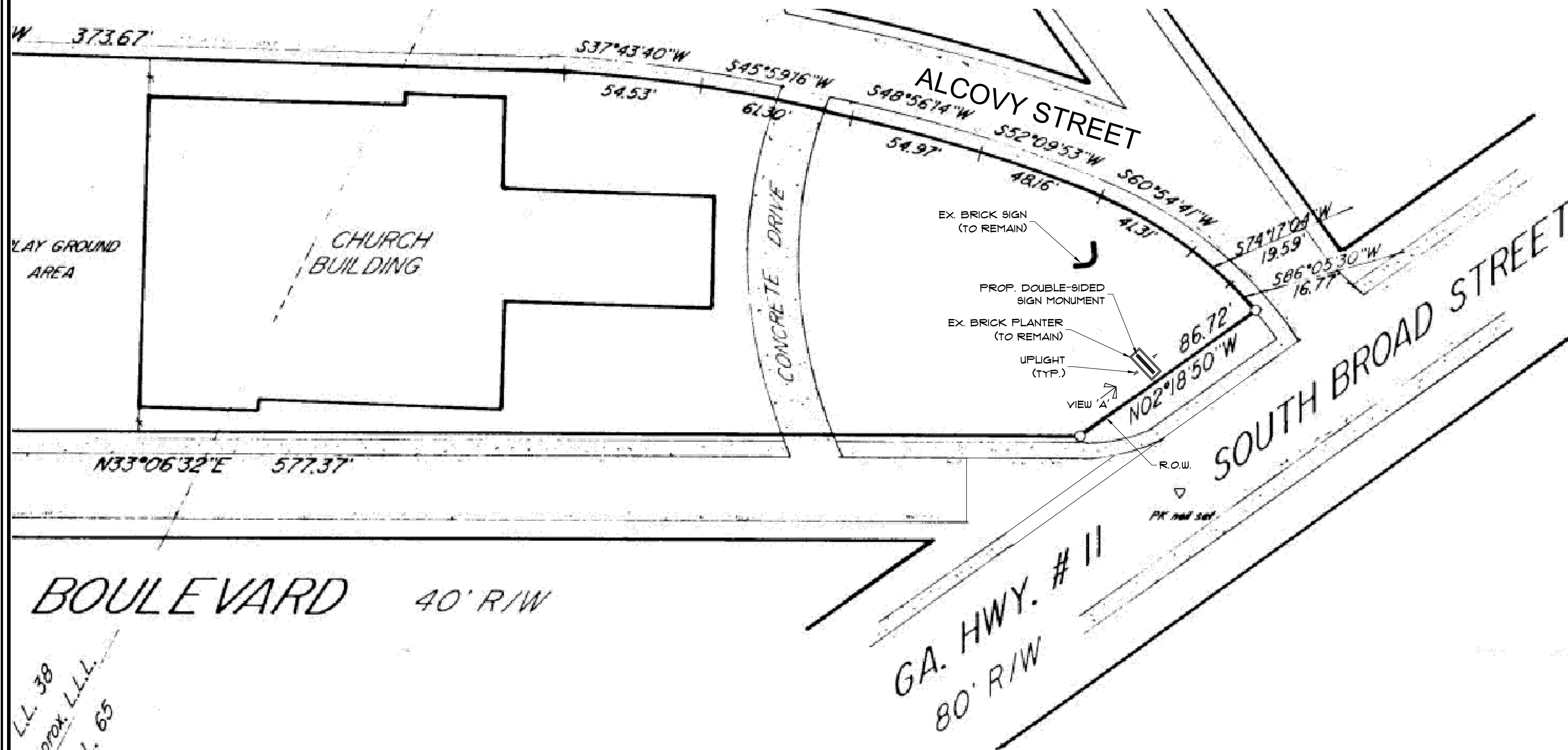
Estimated cost of project: \$25,000

Please submit the following items with your application:

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

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

Mike Holt 11/14/2023
Signature of Applicant Date



L.L. 38
approx. L.L.L.
L.L. 65

0000000000
DATE:
COMMENTS:

MICHAEL BRENT HARDMAN

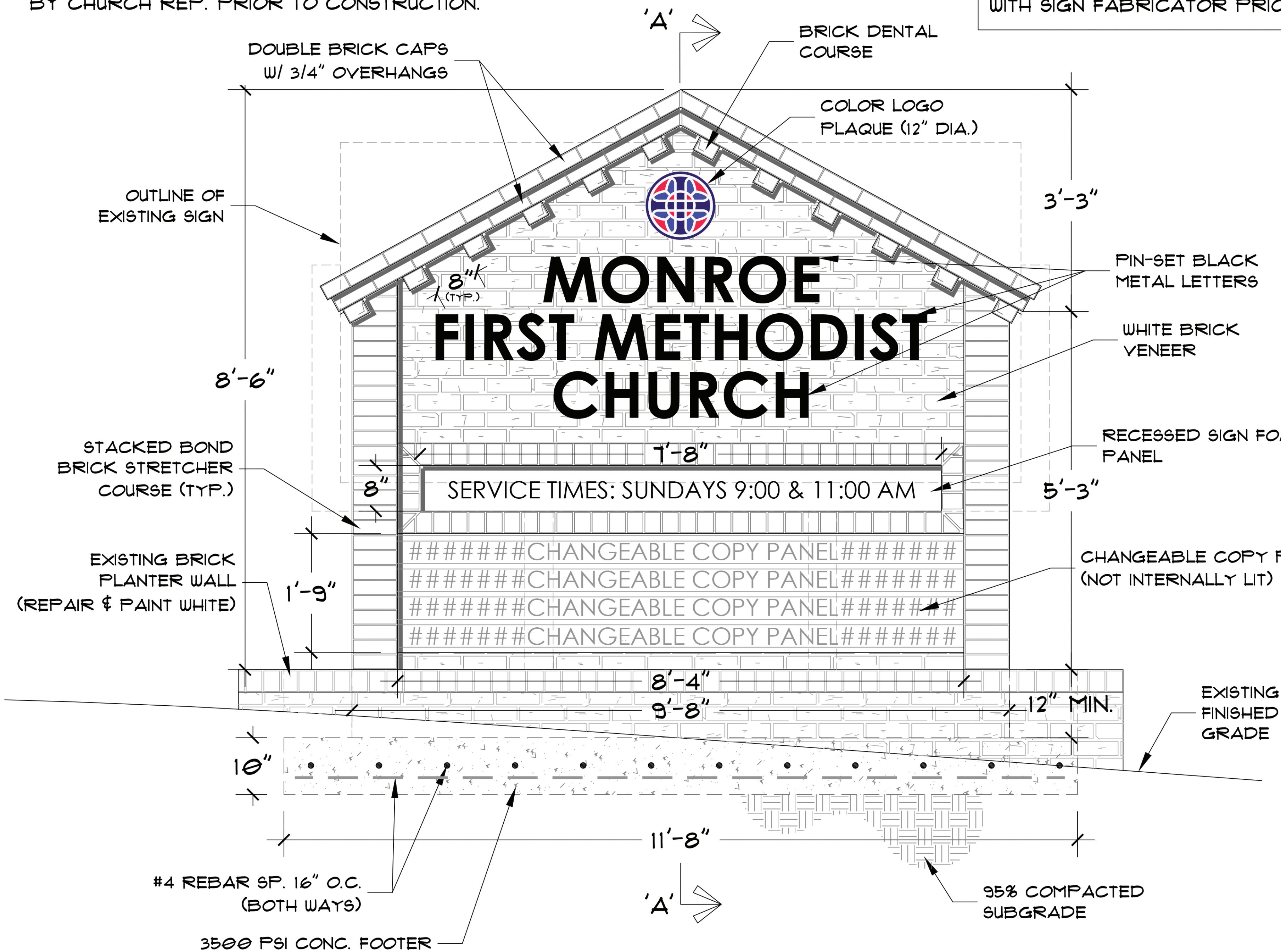
REGISTERED LANDSCAPE ARCHITECT
678-116-0310
MICHAELBRENTHARDMAN@YAHOO.COM

ENTRANCE CONSTRUCTION PLANS FOR
MONROE FIRST METHODIST CHURCH



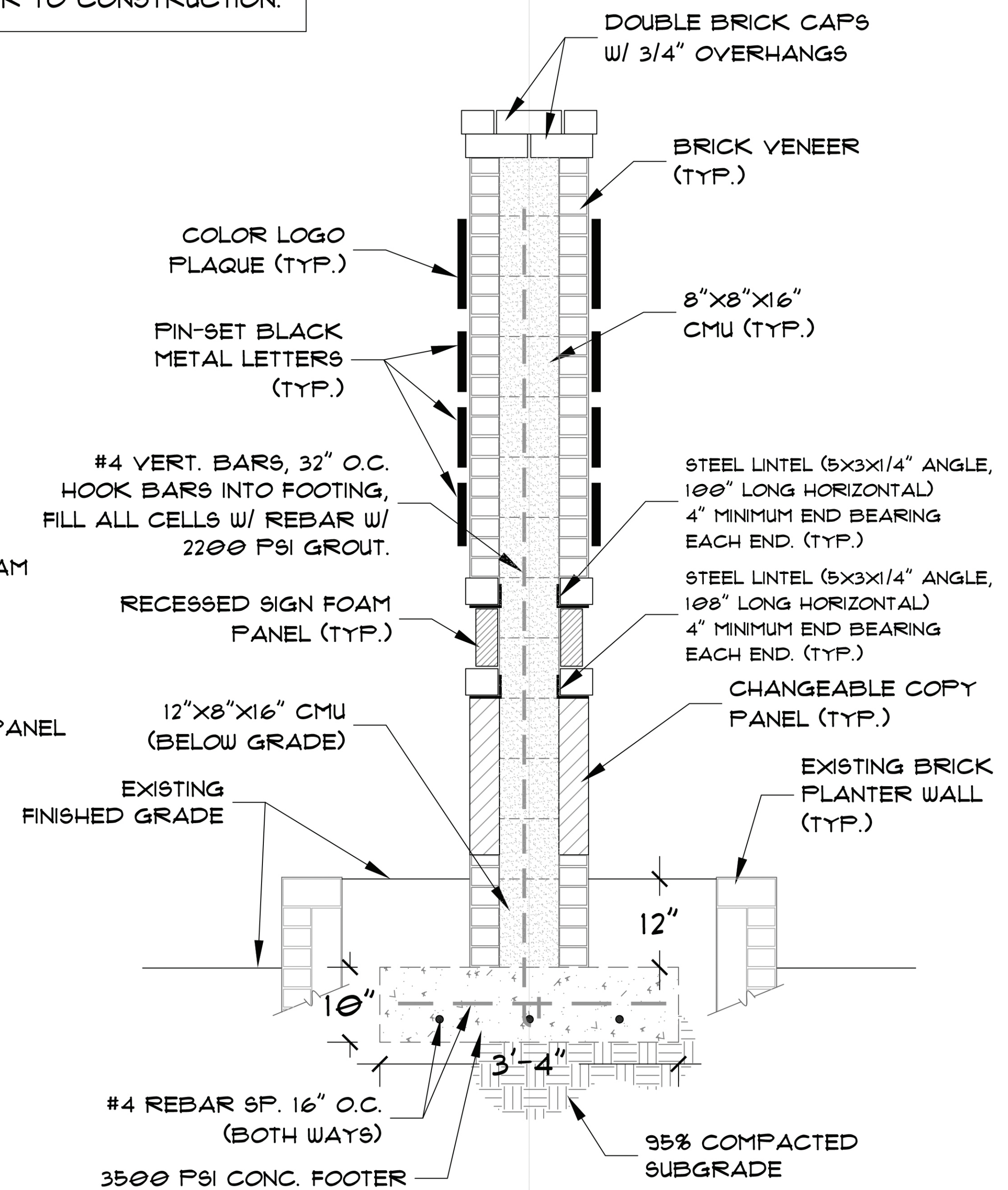
DRAWN BY: MBH
DRAWING DATE: 9/15/23
SCALE: 1"=20'-0"
SHEET NUMBER: 1 OF 3

NOTE:
BRICK AND MORTAR SELECTION TO BY APPROVED
BY CHURCH REP. PRIOR TO CONSTRUCTION.



VIEW 'A'
SIGN ELEVATION
1"=1'-0"

NOTE:
ALL SIGN PANEL OPENING SIZES TO BE CONFIRMED
WITH SIGN FABRICATOR PRIOR TO CONSTRUCTION.



SIGN SECTION 'A-A'
1"=1'-0"

0000000000
COMMENTS:
DATE:
MICHAEL BRENT HARDMAN
H
B
M
REGISTERED LANDSCAPE ARCHITECT
618-116-0310
MICHAELBRENTHARDMAN@YAHOO.COM

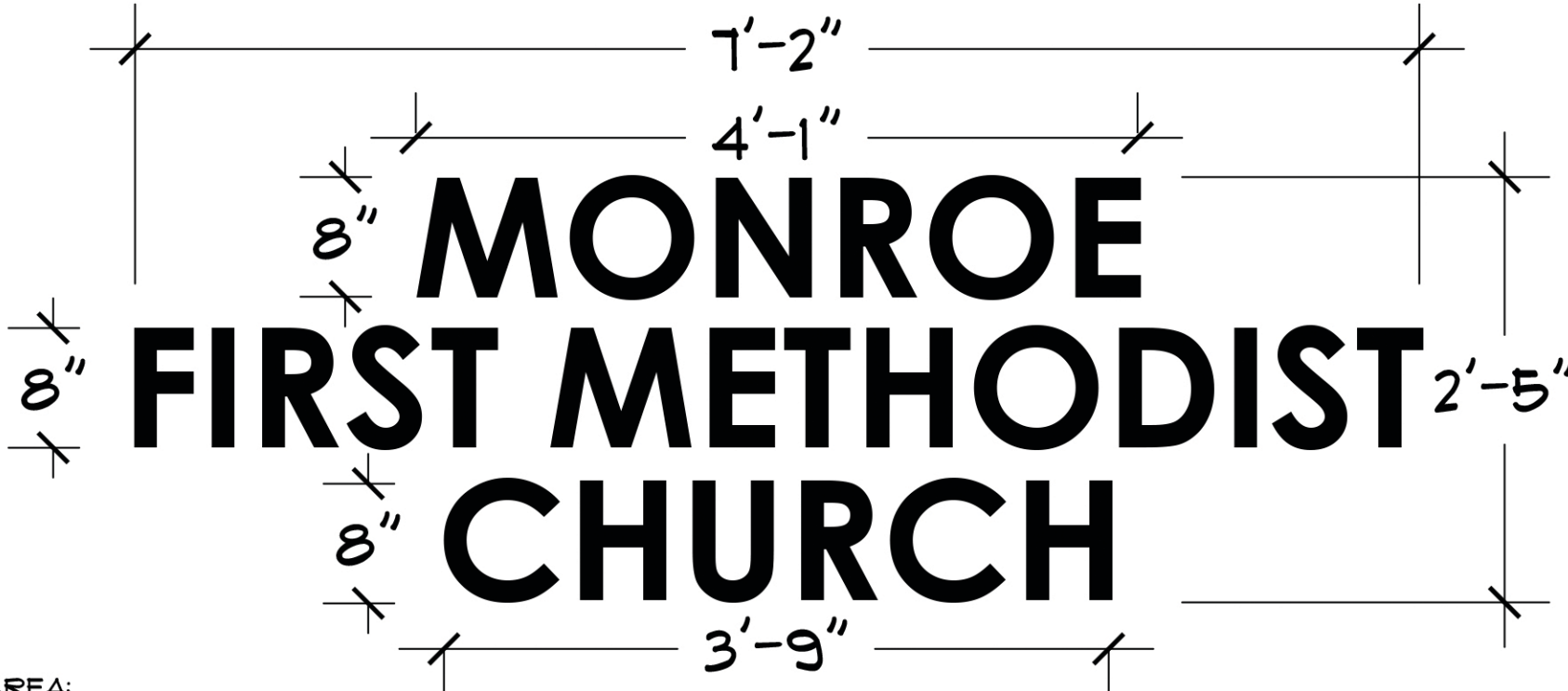
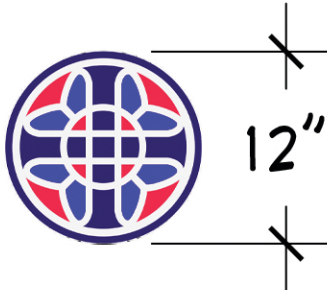
ENTRANCE CONSTRUCTION PLANS FOR
MONROE FIRST METHODIST CHURCH

DRAWN BY:
MBH
DRAWING DATE:
9/15/23
SCALE: 1"=1'-0"

SHEET NUMBER:
2 OF 3

SIGN AREA:
.8 S.F.
LOGO ARTWORK TO BE
PROVIDED BY CHURCH REP.

COLOR LOGO DETAIL
1"=1'-0"



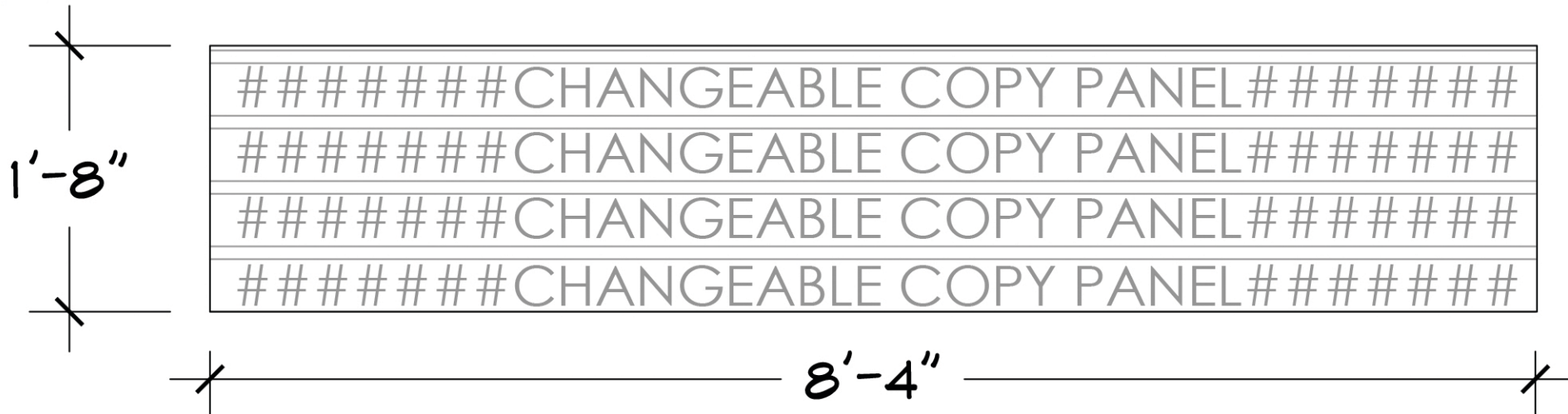
SIGN AREA:
17.3 S.F.
FONT/COLOR AND FINAL COPY TO
BE APPROVED BY CHURCH REP.
(CENTURY GOTHIC FONT SHOWN)

CHURCH LETTERS DETAIL
1"=1'-0"



SIGN AREA:
5.14 S.F.
FONT/COLOR AND FINAL COPY TO
BE APPROVED BY CHURCH REP.
(CENTURY GOTHIC FONT SHOWN)

SERVICE TIME PANEL DETAIL
1"=1'-0"



SIGN AREA:
14 S.F.
FONT/COLORS AND FINAL
LAYOUT TO BE APPROVED
BY CHURCH REP.

CHANGABLE COPY PANEL DETAIL
1"=1'-0"

0000000000

COMMENTS:

DATE:

MICHAEL BRENT HARDMAN

M B H

REGISTERED LANDSCAPE ARCHITECT

618-116-0310

MICHAELBRENTHARDMAN@YAHOO.COM

ENTRANCE CONSTRUCTION PLANS FOR
MONROE FIRST METHODIST CHURCH



DRAWN BY:
MBH

DRAWING DATE:
9/15/23

SCALE: 1"=1'-0"

SHEET NUMBER:
3 OF 3



**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 2859

DATE: January 8, 2024

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Lauren Gibbs

PROPERTY OWNER: AFAQ M Enterprise LLC

LOCATION: Southwest corner of W. Spring St. and Breedlove Dr. – 1309 W. Spring St.

ACREAGE: ±0.61

EXISTING ZONING: M-1 (Light Industrial/Manufacturing District)

EXISTING LAND USE: Convenience store with fuel pumps

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application for new signs for the convenience store.

STAFF RECOMMENDATION: Staff recommends approval of this Certificate of Appropriateness with conditions.

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: January 16, 2024

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to reface an existing non-conforming freestanding sign and to replace the signs on the canopy above the fuel pumps. The reface of the freestanding sign will not increase the non-conforming status of the sign. The proposed replacement signs for the fuel canopy are proposed to be internally illuminated.

PROPOSED PROJECT SUMMARY:

- Reface existing non-conforming freestanding sign; replace wall signs for fuel canopy
 - Total Signs Proposed – 5
 - Freestanding Sign – ±99.75 Sf, reface only
 - Currently internally illuminated
 - Wall Signs for fuel canopy – 4, replacements
 - Illumination – internal (prohibited) for signs and entire canopy

STAFF ANALYSIS

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

643A.1 – Site Planning:

This standard is not affected by this request.

643A.2 – Architecture:

This standard is not affected by this request.

643A.3 – Pavement:

This standard is not affected by this request.

643A.4 – Landscaping:

This standard is not affected by this request.

643A.5 – Signs:

The applicant is requesting approval to reface an existing non-conforming freestanding sign and replace the wall signs on the fuel canopy. The re-facing of an existing non-conforming freestanding sign is allowed in the Zoning Ordinance as long as the sign is not increased in size. The wall sign replacements on the canopy are proposed to be internally illuminated. Per Section 643A.5(1)(e) of the Zoning Ordinance, no signs in the Corridor Design Overlay shall be internally illuminated. The new wall sign replacements will not be allowed to be internally illuminated. Staff has included a condition at the end of this report to require external or back-lit illumination only. There are also a number of other non-conforming signs on the property that may or may not be permitted. All non-conforming signs that do not have permits should also be removed from the property.

643A.6 – Illumination:

This standard is not affected by this request.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Certificate of Appropriateness application to reface the nonconforming freestanding sign and replace the wall signs on the fuel canopy, subject to the following conditions:

1. Any sign illumination shall be external downward or upward facing illumination, or back-lit or halo lettering only.
2. All non-permitted, non-conforming signs shall be removed from the property.



City of Monroe

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

15

PLANNING & ZONING COA PERMIT

PERMIT #:	2859	DESCRIPTION:	COA-PLANNING & ZONING - SIGNAGE
JOB ADDRESS:	1309 W SPRING ST	LOT #:	30
PARCEL ID:	M0070015	BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	TOTAL IMAGING INC	CONTRACTOR:	TOTAL IMAGING INC
ADDRESS:	2054 ATLAS CIRCLE	PHONE:	
CITY, STATE ZIP:	GAINESVILLE GA 30501	OWNER:	
PHONE:		PHONE:	
PROP. USE:		DATE ISSUED:	1/09/2024
VALUATION:	\$ 4,000.00	EXPIRATION:	7/07/2024
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-01	PLANNING COMMISSION REGULAR MEETING	\$ 100.00
FEE TOTAL		\$ 100.00
PAYMENTS		\$ -100.00
BALANCE		\$ 0.00

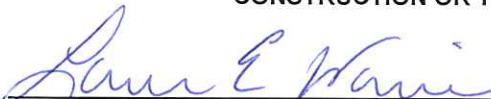
The Planning Commission will hear and make a decision on this request for a Certificate of Appropriateness for an signage at 1309 W. Spring St. on January 16, 2023 at 6:00pm. The meeting will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTES:

NOTICE

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

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(APPROVED BY)

1/9/24
DATE

Certificate of Appropriateness Application

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



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

Project Address: 1309 W Springs + Monroe, GA Parcel # MDU7000000 15000

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

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

Property Owner: Imran Malik

Address: 1309 W. Spring St Monroe, GA 30655

Telephone Number: 470-258-2418 Email Address: _____

Applicant: <u>Lauren Gibbs</u>	
Address: <u>2054 Atlas Circle Gainesville, GA 30501</u>	
Telephone Number: <u>770 536 7906</u>	Email Address: <u>lgibbs@totalimaginginc.com</u>

Estimated cost of project: 4,000

Please submit the following items with your application:

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

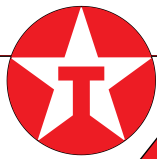
Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov; Please submit two physical copies.

Lauren M Gibbs

Signature of Applicant

11/15/23

Date



1309 W Spring St.
Monroe, GA



Customer Approval:

Date

Print Name

Signature

I understand that by signing this drawing I am giving my approval for TII to proceed with this layout for my site as drawn for permitting & material procurement. I understand that any changes necessary due to permitting or Fuel Brand requirements will be communicated to me by TII and may require additional revisions.



IMAGING THE PETROLEUM
INDUSTRY FOR OVER 30 YEARS
1-866-246-1985

Revisions:	
Rev. 0 - Original Drawing	08/17/2023

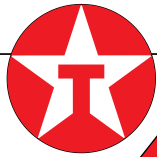
Address:	1309 W Spring Street Monroe, GA
Customer:	JONES PETROLEUM
Drawn by:	EG

Job Number:	JNP-27919-TX
Date:	08/17/2023
Customer Approval:	

This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission.

----- Please initial here

MAIN ID

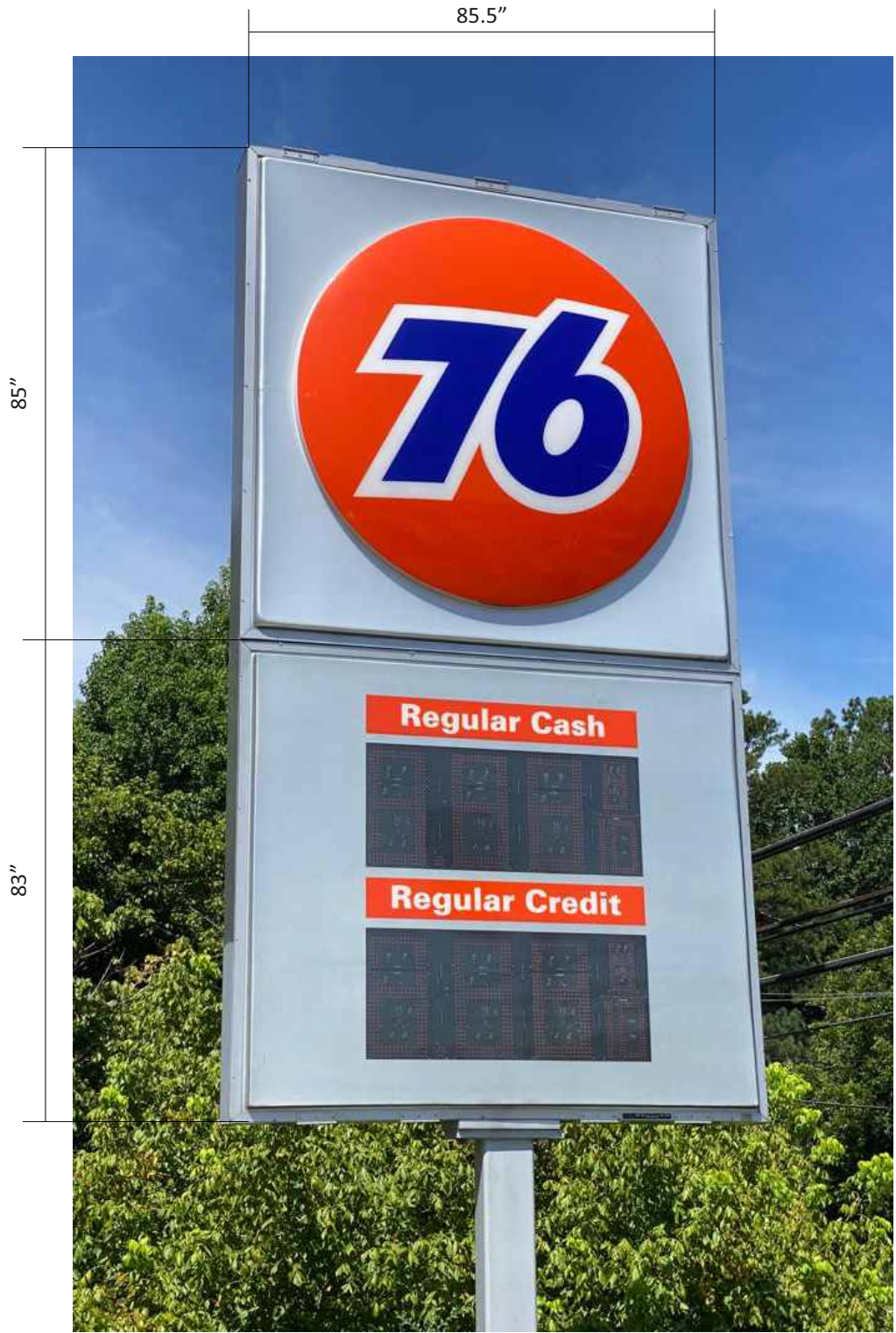


SCOPE OF WORK

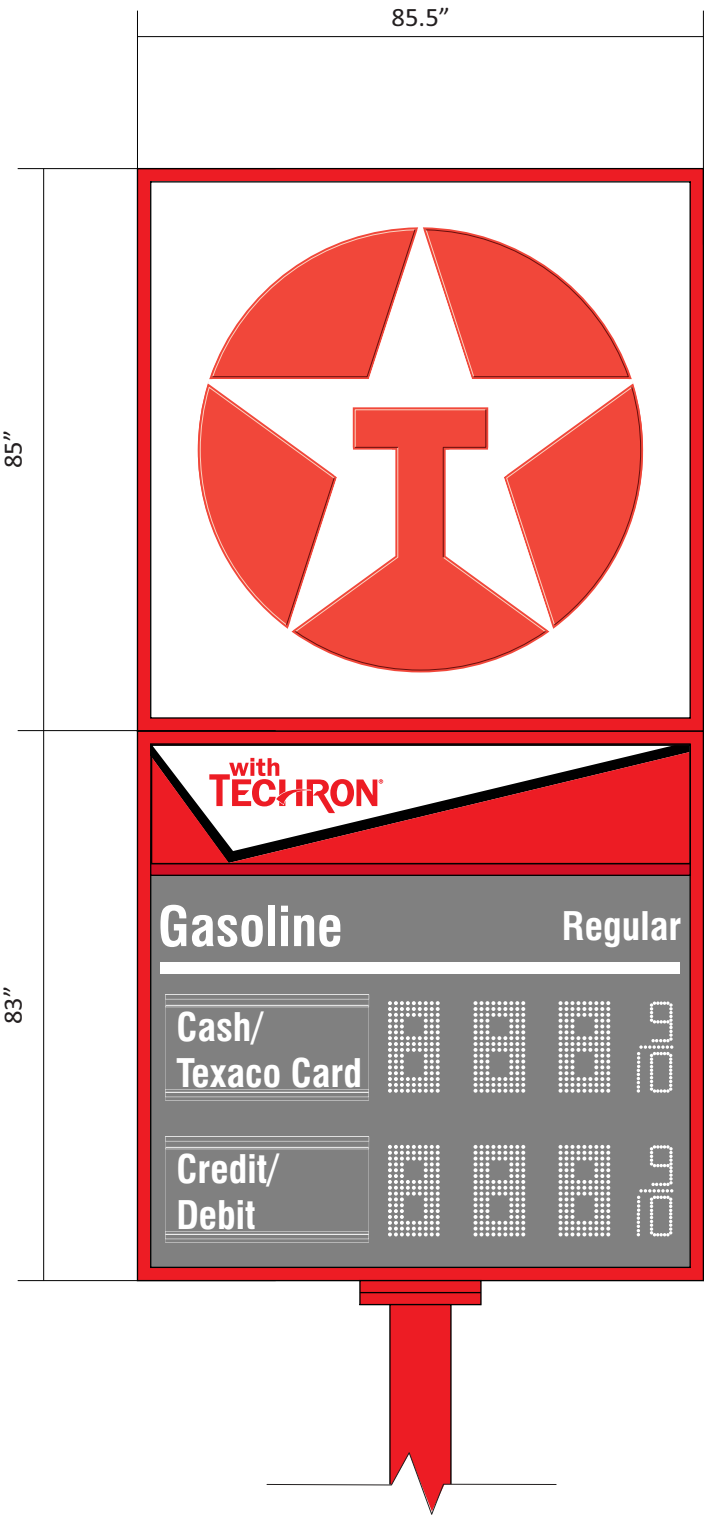
2.000	Softbrand: Remove and dispose of existing 76 brand logo faces. All other sign faces to remain.	1	EA
2.001	Remove and dispose of existing temporary Texaco logo faces and price sign faces.	1	EA
2.008	Retrofit existing Main ID sign: Install new Texaco logo w/ Techron sign faces and 1-product / 2-tier (Reg Cash/Reg Credit) LED price units.	1	EA
2.010	Supply new LED internal retrofit kit for existing sign cabinets (GE TetraStick)	72	LF
2.011	Retrofit existing MID cabinets with LED internal illumination	1	EA
2.070	Sand, prime and finish paint single pole MID sign pole to brand specification. (< 30 ft.)	1	EA
2.072	Sand, prime and finish single pole MID cabinets and retainers to brand specification.	1	EA
2.080	Softbrand: Supply temporary ACM sign faces with new Texaco vinyl logo decal	1	SF
2.081	Softbrand: Install temporary sign faces with new Texaco vinyl logo decal	1	EA



EXISTING:



PROPOSED:



Sq. Ft. Calc

Existing:
99.75 sq ft

Proposed:
Retain Existing sq ft



IMAGING THE PETROLEUM
INDUSTRY FOR OVER 30 YEARS
1-866-246-1985

Revisions:

Rev. 0 - Original Drawing	08/17/2023

Address: **1309 W Spring Street
Monroe, GA**

Customer: JONES PETROLEUM

Drawn by: EG

Job Number: JNP-27919-TX

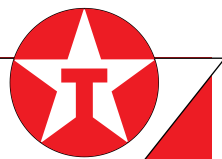
Date: 08/17/2023

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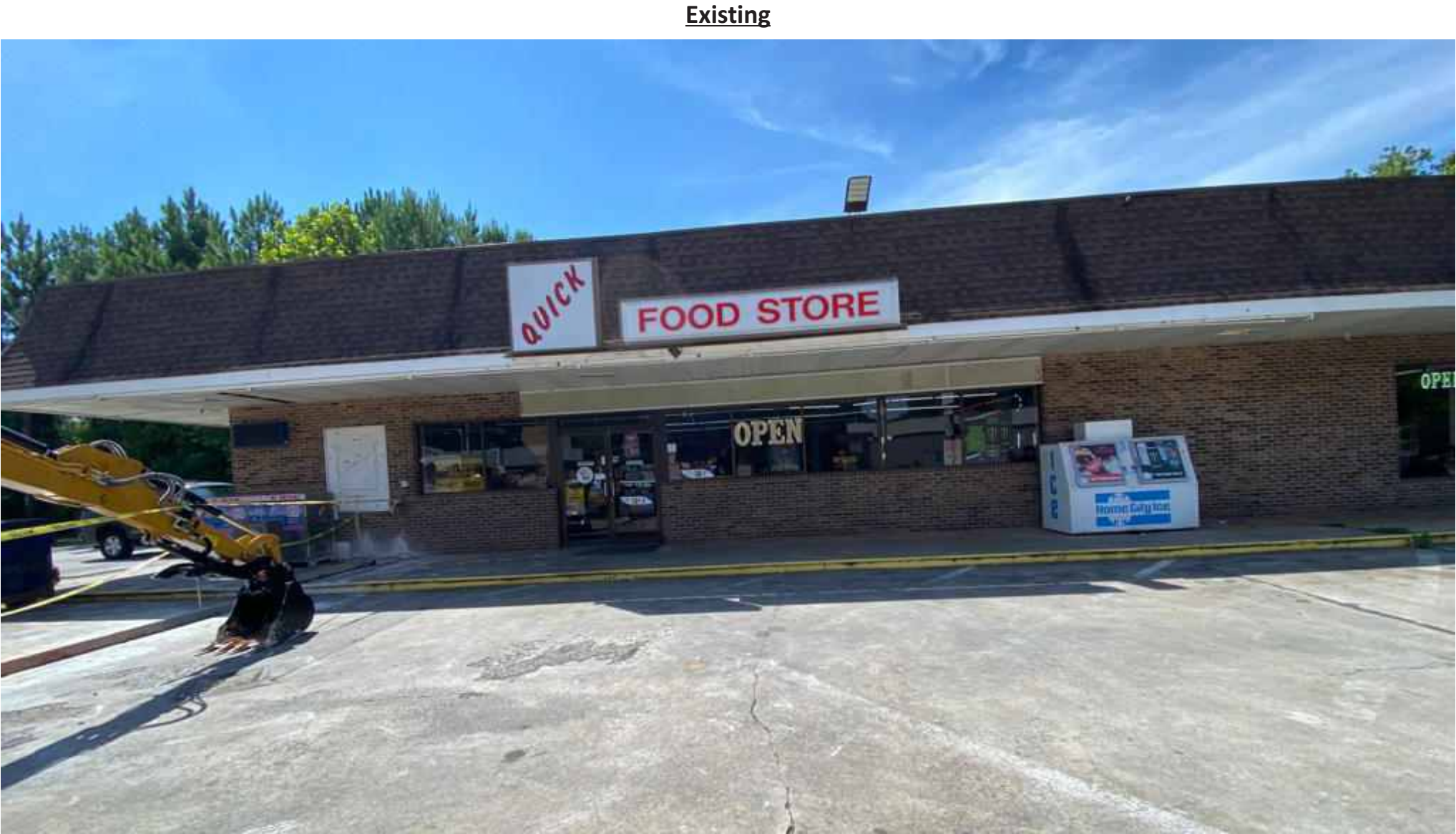
C-STORE



SCOPE OF WORK

3.062	Pressure wash sidewalk around C-Store building	1	LS
3.069	Sand, prime & finish paint C-store curbing.	180	LF

No C-Store Image Work



Existing

Sq. Ft. Calc

Existing:
TBV sq ft

Proposed:
N/A



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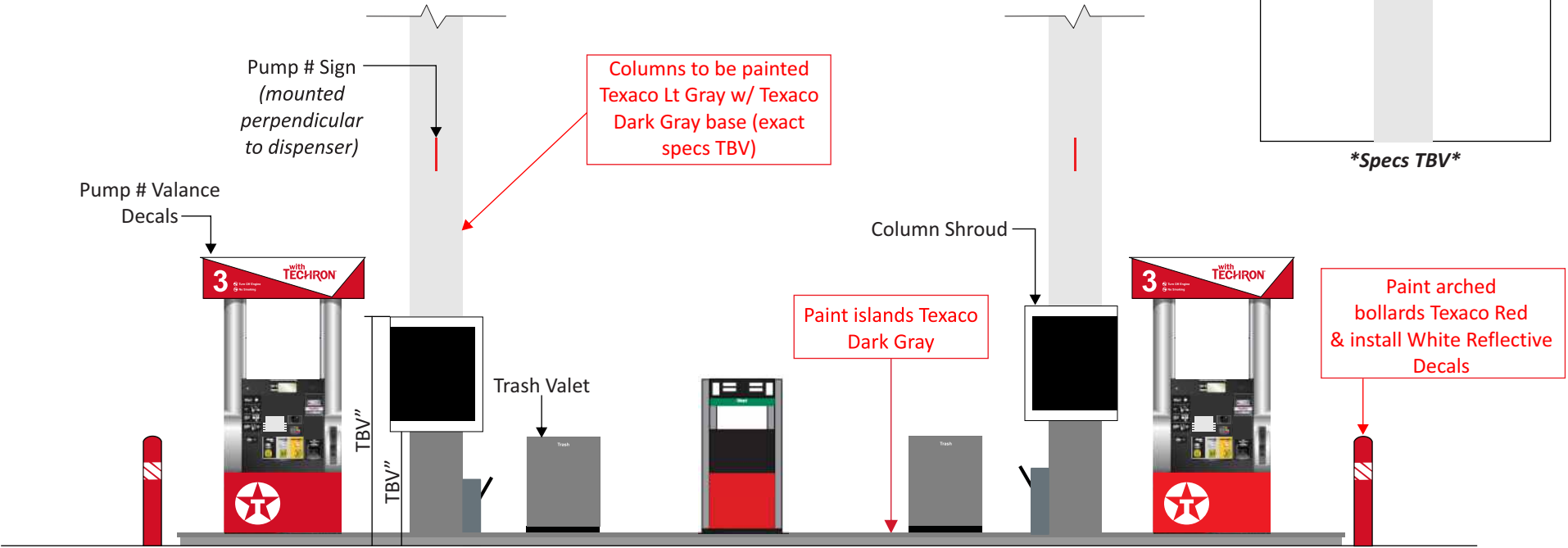
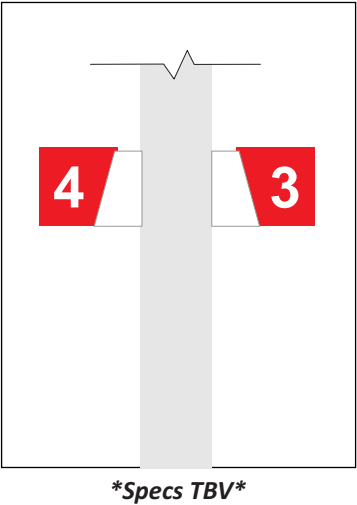
UNDER CANOPY



SCOPE OF WORK

6.000	Remove and dispose of existing trash receptacles	2	EA
6.006	Degrease / pressure wash concrete pad under canopy	1	LS
6.008	Sand, prime & finish paint island forms.	1	EA
6.010	Sand, prime & finish paint straight bollards.	4	EA
6.011	Sand, prime & finish paint arched bollards.	2	EA
6.014	Install "Barricade" decals on bollards (double qty for arched bollards)	4	EA
6.016	Remove Gas Canopy column signs and patch holes in columns	2	EA
6.017	Sand, prime & finish paint square Gas canopy columns to brand specifications.	2	EA
6.021	Install Fueling Position Flags (2 per set).	2	SET
6.054	Install new Texaco Trash Valets.	2	EA
6.055	Install new Texaco Valet Wipe Shroud and Bucket	2	EA
6.056	Install new Texaco Column Valet and Towel Shroud	2	EA
6.059	Install Texaco specification bollard covers w/pre-applied reflective barricade decals.	4	EA

Existing:

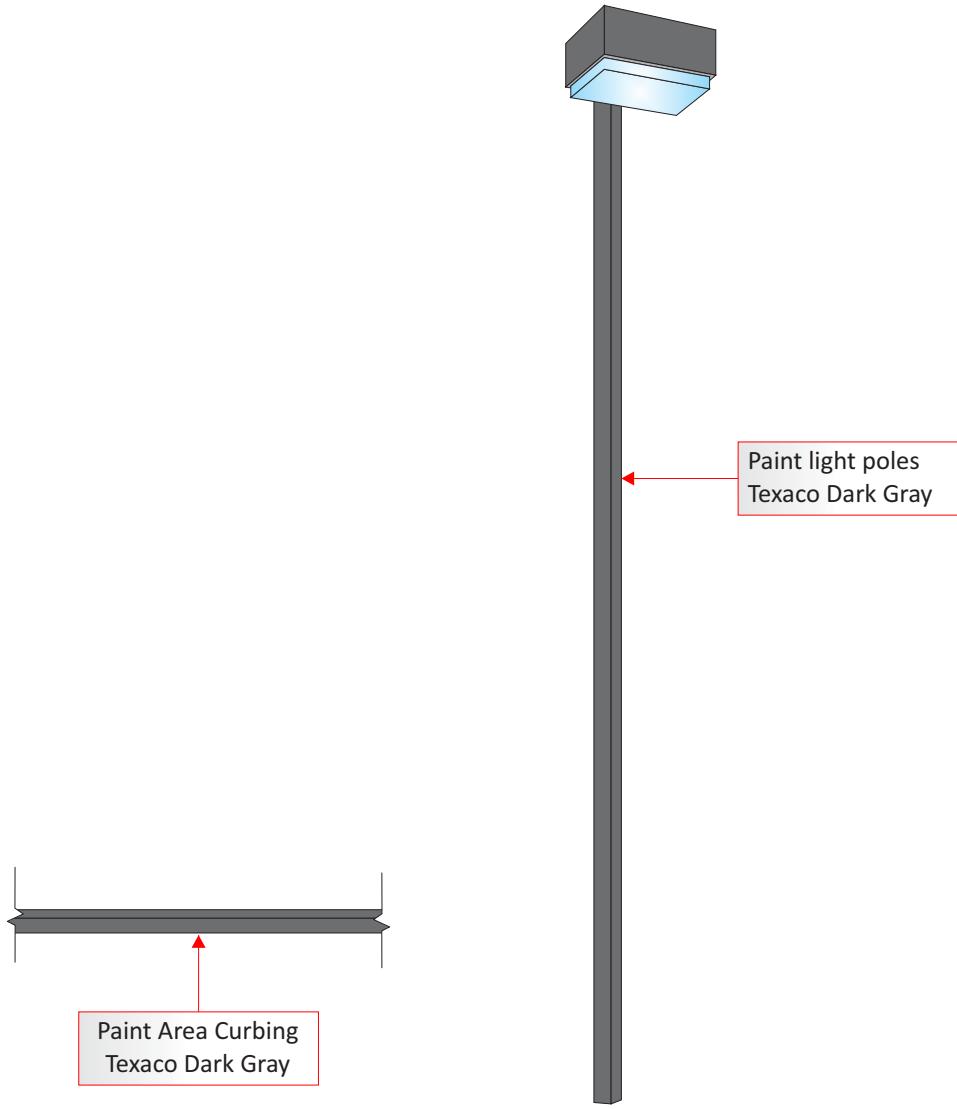


FORECOURT



SCOPE OF WORK

5.000	Sand, prime & finish paint area light poles.	1	EA
5.007	Sand, prime & finish paint yard curbing.	364	LF
5.008	Degrease / pressure wash parking area	1	LS
5.010	Repaint parking lot striping (10-15 spaces)	1	LS
5.014	Repaint handicap parking space	1	LS
5.015	Repaint parking lot crosshatching	1	LS



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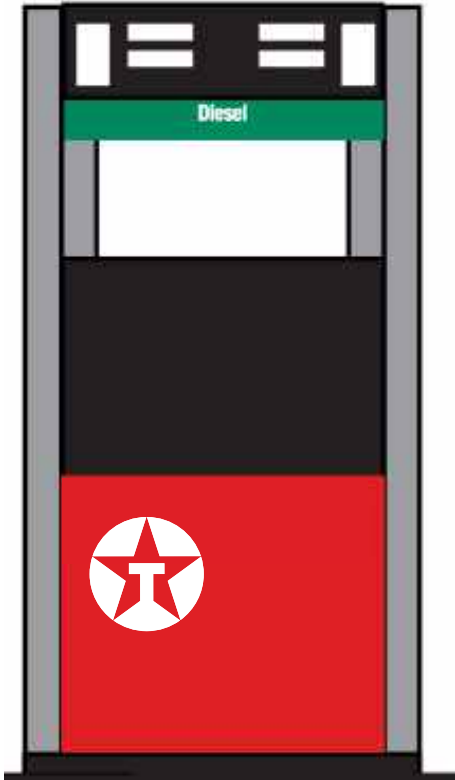
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DISPENSERS



SCOPE OF WORK

8.000	Softbrand: Remove and dispose of existing dispenser valances.	2	EA
8.001	Softbrand: Remove and dispose of existing pump toppers	2	EA
8.005	Softbrand: Paint over / cover existing dispenser door skins	2	EA
8.006	Softbrand: Inspect existing dispensers and remove cover any brand or trademarked logos (i.e. STP, Techron, Invigorate, V-Power, Credit card acceptance decals)	3	EA
8.007	Clean dispensers, remove old decals and prep for new dispenser graphics.	3	EA
8.021	Install dispenser door skins (2 per set).	2	SET
8.023	Install MPD dispenser PRODUCT/Instruction decals or overlays including product id, octane & regulatory, credit card info, etc.	2	EA
8.024	Detail paint bezel/display/readout/nozzle area to brand specifications (2 sides of disp).	2	SET
8.025	Install dispenser # valance decals	1	SET
8.026	Install "Contains up to 10% Ethanol" decals (2 per set)	1	SET
8.029	Install Warning decals on the dispenser risers (High Mileage warning, Fire hazard warning, Gas Safety warning, etc)	2	SET
8.036	Install dispenser decals on mechanical HWY Diesel (pump door, product id).	1	EA
8.037	Supply & install HWY Diesel PPM Sulfur decals. (2 per set).	1	SET



EXISTING:

21



Qty: 2
Wayne Ovation 2 3+0



Qty: 1
Wayne ??? DSL



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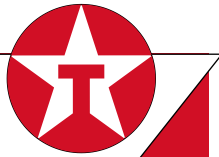
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GAS CANOPY



38' x 25' x 36"

SCOPE OF WORK

9.001	Softbrand: Remove and dispose of illuminated box signs/logos.	2	EA
9.003	Softbrand: Debrand existing gas canopy fascia (paint over existing vinyl graphics).	378	SF
9.004	Remove and dispose of existing fascia panels.	126	LF
9.012	Supply new top / bottom angle for mounting ACM	126	LF
9.013	Supply new Drip Edge for Gas canopy fascia.	126	LF
9.014	Install angle and/or Drip Cap for mounting ACM fascia	126	LF
9.090	Install new Texaco Fold Over image fascia system. Tier 1 DIMENSIONAL FASCIA with 3 sides of illumination.	126	LF
9.102	Install 22" Wordmark (Illuminated Texaco Letters) - Canopies 32" to 40" tall.	2	EA
9.106	Install illuminated Texaco Star logo sign.	2	EA
9.153	Pressure wash Gas canopy decking	950	SF
9.156	Prime & finish paint Gas canopy decking.	950	SF
9.157	Install Gas Canopy Clearance Decals	2	SET
9.172	Install new +Techron Under Canopy Deck decals	2	EA

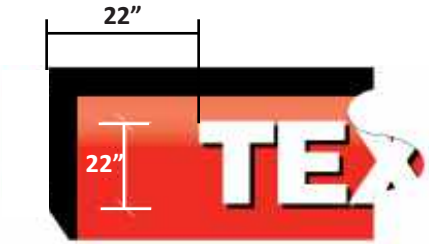


Existing:

22



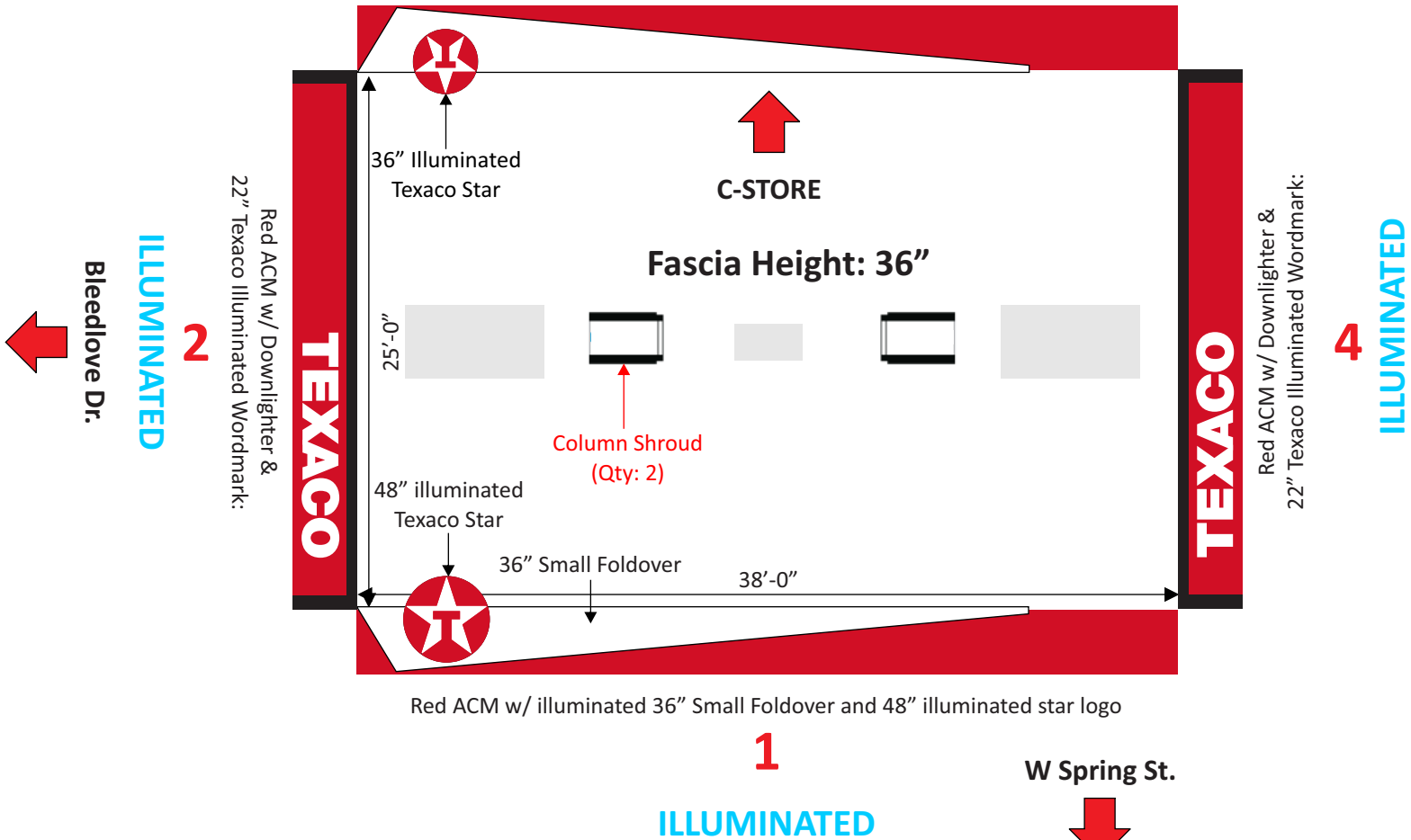
Wordmark placement varies based on elevation length.
Less than 20ft = Centered
20-30ft = 1x the height of the wordmark
+30ft = 1.5x the hight of the wordmark



NON-ILLUMINATED

3

Red ACM - 36" Small Foldover and 36" illuminated star logo



48" (4ft) x 48" (4ft) = 16 Sq Ft (Boxed)
12.5 Actual Sq Ft



36" (3ft) x 36" (3ft) = 9 Sq Ft (Boxed)
7.069 Actual Sq Ft

TEXACO

22" (1.83 ft) x 10'-11" (10.92 ft) = 20.01 sq ft

Sq. Ft. Calc

Existing:
XX sq ft

Proposed:
XX sq ft



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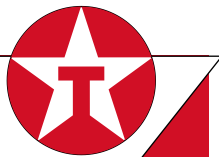
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DECKING/LIGHTS



SCOPE OF WORK

9.153	Pressure wash Gas canopy decking	950	SF
9.156	Prime & finish paint Gas canopy decking.	950	SF
9.157	Install Gas Canopy Clearance Decals	2	SET
9.172	Install new +Techron Under Canopy Deck decals	2	EA

Existing Canopy Decking & Lights:



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COLOR SPECS



Texaco Retail Color Specifications

Color		Pantone Color Match* (PMS)		Film	CMYK	Paint/Finishes	
Branded Fuel	Primary Colors						
	1	Red		PMS 485	N/A	0.3C, 99M, 97Y, 0K	PPG or Jones-Blair Texaco #31 Red
	2	Black		PMS Black	N/A	0C, 0M, 0Y, 100K	PPG or Jones-Blair Texaco #34 Black
	Secondary Colors						
	3	White		White	N/A	0C, 0M, 0Y, 0K	PPG or Jones-Blair Texaco #1 White
	4	Deck White		PMS Cool Gray 1	N/A	0C, 0M, 0Y, 6K	PPG Texaco #2 Deck White or Jones-Blair Texaco #2 White
	5	Dark Gray		PMS 431	N/A	11C, 1M, 0Y, 64K	PPG or Jones-Blair Texaco #8 Dark Gray
	6	Medium Gray		PMS 430	N/A	5C, 0M, 0Y, 45K	Jones-Blair Texaco #17 Aluminum
	7	Light Gray		PMS 428	N/A	0C, 0M, 0Y, 37K	PPG or Jones-Blair Texaco #7 Light Gray
	8	Silver		PMS 877	N/A	0C, 0M, 0Y, 40K	PPG or Jones-Blair Texaco #36 Silver
	Texaco PID Colors Note: Additional PID colors are included in the colors above						
	9	Gold		PMS 123	N/A	0C, 40M, 90Y, 0K	Jones-Blair Texaco #37 Gold
	10	Green		PMS 3415	N/A	100C, 0M, 77Y, 22K	Jones-Blair Texaco #35 Green
	TECHRON Colors						
	11	Techron Gradient		PMS 300**	N/A	Gradient from: 100C, 43M, 0Y, 0K to 30C, 13.2M, 0Y, 0K	
	12	Techron Blue		PMS 300	N/A	95.2C, 43.9M, 3.9Y, .7K	

*Closest Pantone Color match. There may be a slight difference if application is not a print type.
**Gradient from 100% Pantone 300 to 30% Pantone 300



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