



## Planning Commission Meeting

### AGENDA

Tuesday, May 19, 2020

5:30 PM

CITY HALL (VIA TELECONFERENCE ZOOM)

Join Zoom Meeting <https://us02web.zoom.us/j/86713258417>

Meeting ID: 867 1325 8417

- 
- I. **CALL TO ORDER**
  - II. **ROLL CALL**
  - III. **MINUTES OF PREVIOUS MEETING**
    - [1.](#) Minutes of Previous Meeting - 2/18/2020
  - IV. **REPORT FROM CODE ENFORCEMENT OFFICER**
  - V. **PUBLIC HEARINGS**
    - [1.](#) Request for Rezone from R2 to R1A - 1020 S Madison Avenue
    - [2.](#) Request for Rezone from P/R1A to PRD - 603 & 606 Alcovy Street
    - [3.](#) Request for Rezone from MH to PRD - 120 W Vine Street
    - [4.](#) Request for COA - 2050 W Spring St
  - VI. **RECOMMENDATIONS ON REQUESTS**
  - VII. **OLD BUSINESS**
  - VIII. **NEW BUSINESS**
  - IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION  
MINUTES  
February 18, 2020**

**Present:** Nate Treadaway, David Butler, Mike Eckles, Rosalind Parks

**Absent:** Randy Camp

**Staff:** Pat Kelley – Director of Planning and Code  
Debbie Adkinson – Code Department Assistant

**Visitors:** None

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

Chairman Eckles asked for any changes, corrections or additions to the January 21, 2020 minutes. Hearing none he entertained a motion. Butler made a motion to approve. Parks seconded. Motion carried. Minutes approved.

Chairman Eckles asked for a Code Officer Report  
Kelley: The Monroe Pavilion has started breaking ground. The Roe at 100 S Broad Street has submitted their plans which should be approved soon.

Public Hearing: None

Old Business: None

New Business:

- 1. Review of Phase II Stonecreek Subdivision final plat at 1050 Good Hope Road.

Kelley stated this is the Phase II of a previously approved preliminary plat for Stonecreek Subdivision. The 2<sup>nd</sup> phase is completely constructed except for a few things that are bonded in the development agreement which is on file and signed by the attorneys. This is just to record the final plat.

Chairman Eckles entertained a motion.

Butler made motion to approve.  
Treadaway second. Motion Carried

Chairman Eckles entertained a motion to adjourn.

Parks made a motion to adjourn.  
Butler second. Meeting adjourned 5:34 pm



**To:** Planning and Zoning / City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning, Code and Development  
**Date:** 03-10-2020  
**Description:** Rezone request 1020 South Madison Ave. from R2 multifamily to R1A single family

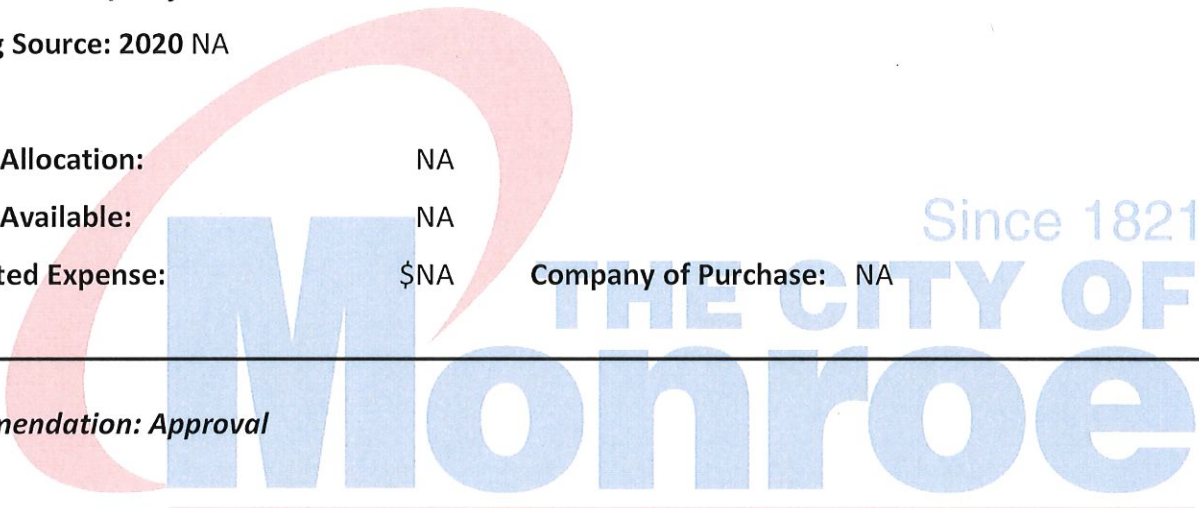
**Budget Account/Project Name:** NA

**Funding Source:** 2020 NA

**Budget Allocation:** NA

**Budget Available:** NA

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



**Recommendation:** *Approval*

**Background:** This is a R2 zoned property which is an existing non-conforming use. The owners wish to subdivide the property and sell the house which is located on this parcel with a Church. Subdividing under this zoning classification would increase the non-conformity and is therefore prohibited. By rezoning, we would be eliminating non-conforming R2 zoning and be encouraging single family residential use in an established residential area. The Church is allowed in any zoning category and would therefore no longer be on a non-conforming parcel.

**Attachment(s):** Application and supporting documents.



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

# Plan Report

Plan NO.: RZ-000052-2 **4**

Plan Type: Re-Zoning Request All Types

Work Classification: Request for Rezone

Plan Status: In Review

Apply Date: 03/10/2020

**Expiration:**

**Location Address**

**Parcel Number**

1020 S MADISON AVE, MONROE, GA 30655

M0190053

**Contacts**

WILLIAM MITCHELL  
 869 JOHN DEERE RD, MONROE, GA 30656

**Applicant**

**Description:** Request for Rezone from R2 to R1A - P&Z Mtg 4/21/20 @ 5:30 PM, Council Mtg 5/12/20 @ 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
<b>Total:</b>	<b>\$100.00</b>

Payments	Amt Paid
<b>Total Fees</b>	<b>\$100.00</b>
Check # 4541	\$100.00
<b>Amount Due:</b>	<b>\$0.00</b>

Condition Name

Description

Comments

*Shirley Robinson*

Issued By:

*William D. Mitchell* 3-10-2020

Plan\_Signature\_1

March 10, 2020

Date

3-10-2020

Date

Plan\_Signature\_2

Date

REZONE APPLICATION FORM

PERMIT NUMBER \_\_\_\_\_

- I. LOCATION 1020 S. Madison Ave. Monroe GA 30655  
 COUNCIL DISTRICT 5 & 8  
 MAPNUMBER \_\_\_\_\_  
 PARCEL NUMBER M0190053
- II. PRESENT ZONING R-2 REQUESTED ZONING R1-A
- III. ACREAGE 1.16 PROPOSED USE same as existing
- IV. OWNER OF RECORD Straight Street Family Center Inc  
 ADDRESS 544 Palimino Pass, Monroe, GA 30655  
 PHONE NUMBER 770 266 0434 ) or W. Mitchell @ 770 312 5442

The following information must be supplied by the applicant. (attach additional pages if needed)

V. ANALYSIS:

- 1. A description of all existing uses and zoning of nearby property  
R-2 single family residential
- 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification  
Property under current zoning not able to be subdivided.
- 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification  
Tax assessment - 2019 \$405,850.00
- 4. The value of the property contained in the application for rezoning under the proposed zoning Classification  
N/A
- 5. A description of the suitability of the subject property under the existing zoning classification  
N/A
- 6. A description of the suitability of the subject property under the proposed zoning classification of the property  
N/A

Rezoning Application

Page Two (2)

- 7. A description of any existing use of property including a description of all structures presently occupying the property Church and Fellowship hall and single family residence.
- 8. The length of time the property has been vacant or unused as currently zoned Church has continued use, SF house about 2yrs vacant
- 9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification Has not attempted sell of whole property.

Applications found to be incomplete or incorrect will be rejected. See the attached calendar for deadline dates. It is the responsibility of the applicant and not the staff to ensure that a complete and accurate application is submitted.

LEGAL DESCRIPTION OF PROPERTY

see warranty deed (Attached)

Rezoning Application  
Page five (5)

For any application for P, B-1, B-2, B-3 or M-1 districts the site plan shall identify: (circle the appropriate district applied for)

- the maximum gross square footage of building area
- the maximum lot coverage of building area
- the minimum square footage of landscaped area
- the maximum height of any structure
- the minimum square footage of parking and drive areas
- the proposed number of parking spaces

For any application for the R-1, R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for)

- the maximum number of residential dwelling units
- the minimum square footage of heated floor area for any residential dwelling unit
- the maximum height of any structure
- the minimum square footage of landscaped area
- the maximum lot coverage of building area
- the proposed number of parking spaces
- on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- yes no Applicant site plan indicates a variance requested
- for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
- any other information as may be reasonably required by the Code Enforcement Officer.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance as shown on the required site plan shall identify the variance(s) and identify for each variance shown the following information which shall confirm that the following condition(s) exist:

1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
5. Information that the special circumstances are not the result of the actions of the applicant.
6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.

Rezoning Application  
Page Three (3)

Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

Owner of property (signature) Willie Mae Savage  
Address 544 Palmetto Pass Monroe, Ga 30655  
Phone Number 770 266 0434

Attorney/Agent (signature) William D. McCreath  
Address 869 John Deere Rd Monroe GA 30656  
Phone Number 770 312-5442

Personally appeared before me the above applicant named Willie Mae Savage who on oath says that he/she is the owner for the foregoing, and that all the above statements are true to the best of his/her knowledge.

Kimberly McCord (Notary Public) 3-9-2020 (Date)

My Commission Expires Feb. 3, 2023







COMMENTS

This request for rezone is solely for  
the single family residence to be sold separately  
from the whole parcel

Disclosure of Campaign Contributions and/or gifts:

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 filing shall be within ten (10) days after the application is made, and in the case of a supporter or opponent, filing shall be at least five (5) days before the first public hearing.

I hereby withdraw the above application: Signature: \_\_\_\_\_ Date: \_\_\_\_\_

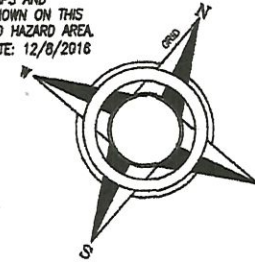
**BOOK 117 PG-13-13**  
 Filed and Recorded  
 Oct-15-2019 04:03 PM  
 DOCH# 2019 - 000286  
 KAREN P. DAVID  
 CLERK OF SUPERIOR COURT  
 WALTON COUNTY, GA  
 Participant ID: 9586767899

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

CITY OF MONROE \_\_\_\_\_ DATE \_\_\_\_\_

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND DETERMINED THAT, IN MY OPINION, THE AREA AS SHOWN ON THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD HAZARD AREA. COMMUNITY PANEL NO. 13297C0137E EFFECTIVE DATE: 12/8/2018



**SURVEY FOR  
 NEW LIFE  
 BAPTIST  
 CHURCH INC**

STATE OF GEORGIA  
 WALTON COUNTY  
 CITY OF MONROE  
 LAND LOT 66  
 3RD DISTRICT  
 DATE OF SURVEY 10/10/2019  
 DATE OF PLAT 10/14/2019  
 SCALE 1"=60'  
 JOB #19071-NEW LIFE  
 REVISIONS

REFERENCES:  
 -DEED BOOK 1485 PAGE 223  
 -PLAT BOOK 45 PAGE 96  
 -PLAT BOOK 3 PAGE 32

OWNER OF RECORD:  
 NEW LIFE BAPTIST CHURCH INC  
 PO BOX 1301  
 MONROE GA 30655

**SURVEYORS CERTIFICATE**  
 1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,587 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.  
 2. THE DATA SHOWN HEREON HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 163,243 FEET AND WAS ADJUSTED BY USING THE COMPASS RULE.  
 3. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USING A TOPCON GPT 3002S...

- LEGEND:**
- INT. - INTERSECTION
  - BC - BACK OF CURB
  - S.E. - SANITARY SEWER EASEMENT
  - OTP - OPEN TOP PIPE
  - C.B. - CATCH BASIN
  - R/W - RIGHT OF WAY
  - D.E. - DRAINAGE EASEMENT
  - B.L. - BUILDING LINE
  - R. - RADIUS
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE
  - L.L. - LAND LOT
  - L.L.L. - LAND LOT LINE
  - C.L. - CENTER LINE
  - SSMH - SANITARY SEWER MANHOLE
  - FD - FIRE HYDRANT

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT  
 THIS SURVEY DOES NOT INTEND TO REPRESENT A DIVISION OF AN EXISTING TAX PARCEL.

EXCEPT AS SPECIFICALLY SHOWN OR STATED THIS SURVEY DOES NOT PURPORT TO REFLECT ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAT SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, BUFFERS AND COVENANTS SHOWN OR NOT SHOWN ON THIS SURVEY

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

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

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

**SURVEYORS CERTIFICATION:**

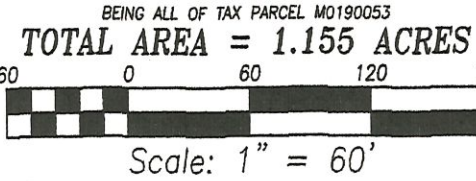
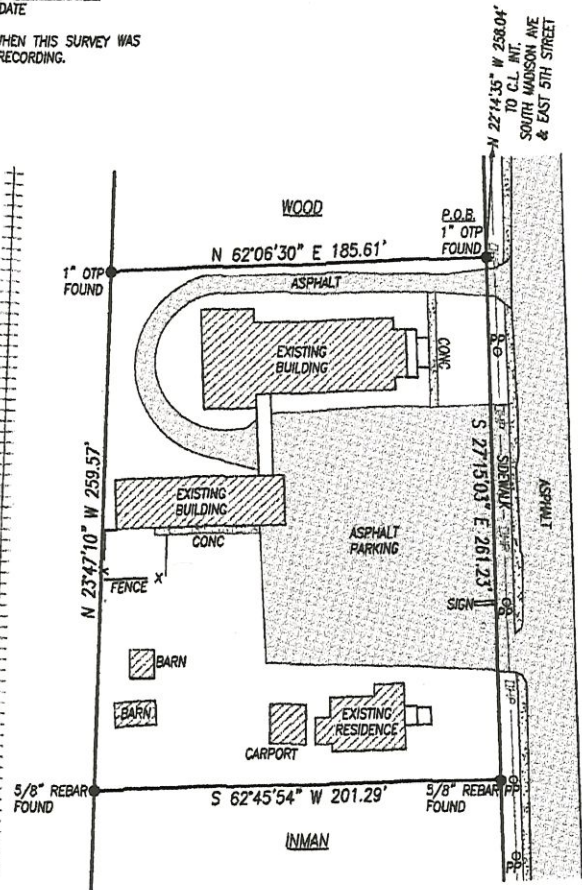
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*John F. Brewer, III*  
 JOHN F. BREWER, III RLS#2905  
 10/14/2019  
 DATE



GEORGIA RAILROAD 100' R/W

SOUTH MADISON AVENUE 52' R/W



THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF JOHN F. BREWER AND ASSOC AND ARE NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR PART WITHOUT HIS WRITTEN PERMISSION.

THIS DRAWING WAS PREPARED FOR THE BENEFIT AND EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. NO WARRANTY IS EXTENDED TO ANY UNNAMED THIRD PARTY.

**JOHN F. BREWER  
 &  
 ASSOCIATES**  
 LAND SURVEYING  
 LAND PLANNING  
 DEVELOPMENT SUPERVISION  
 1002 S. BROAD STREET  
 MONROE, GEORGIA 30655  
 TEL (770) 287-4703  
 EMAIL INFO@GASURVEYING.COM

After recording return to  
DICKINSON & WILLIS, L.L.C.  
ATTORNEYS AT LAW  
338 NORTH BROAD STREET  
MONROE, GEORGIA 30655  
FILE #19-

**WARRANTY DEED  
(No Title Certificate)**

STATE OF GEORGIA  
COUNTY OF WALTON

THIS INDENTURE, Made the 18<sup>th</sup> day of December in the year two thousand and nineteen, between **ALBERT SAVAGE and WILLIE MAE SAVAGE**, of the County of Walton and State of Georgia as party or parties of the first part, hereinafter called "Grantors," and **STRAIGHT STREET FAMILY CENTER, INC.** , a Georgia Corporation, as party or parties of the second part, hereinafter called "Grantee" (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors for and in consideration of the sum of Ten (\$ 10.00) Dollars and other 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 66, of the 3rd District, in the City of Monroe, of Walton County, Georgia, being containing 1.155 Acres, of the Survey for New Life Baptist Church, Inc., prepared by John P. Brewer, III, G.R.L.S. No. 2905, dated October 14, 2019, as per plat thereof recorded in Plat Book 117, Page 13, of the Walton County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description, as more particularly described as follows:


Commencing at the intersection of the center lines of South Madison Avenue and East 5<sup>th</sup> Street; thence traveling South 22° 14' 35" East 258.04 feet to an open top pipe located on the Southwestern right of way of South Madison Avenue which is the True Point of Beginning. From said True Point of Beginning travel South 27° 15' 03" East 261.23 feet to a 5/8 inch rebar found; running thence South 62° 45' 54" West 201.29 feet to a 5/8 inch rebar found; running thence North 23° 47' 10" West 259.57 feet to a 1 inch open top pipe found; running thence North 62° 06' 30" East 185.61 feet to a 1 inch open top pipe found which is the True Point of Beginning.

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.

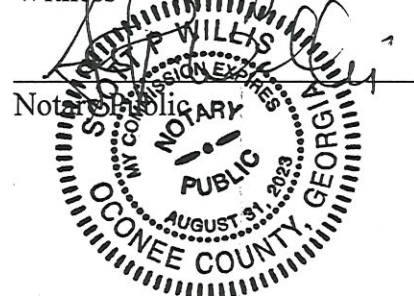
AND THE SAID Grantors will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whosoever.

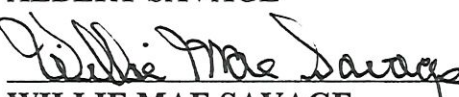
IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

  
\_\_\_\_\_  
Witness

 (SEAL)  
\_\_\_\_\_  
ALBERT SAVAGE



 (SEAL)  
\_\_\_\_\_  
WILLIE MAE SAVAGE

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the  
City of Monroe requesting the  
property at 1020 S Madison Ave to  
be rezoned from R2 to R1A  
A public hearing will be held before  
the Monroe Planning and Zoning  
Commission at City Hall Auditorium at  
215 N. Broad Street on April 21, 2020  
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 1020 S Madison Ave to  
be rezoned from R2 to R1A  
A public hearing will be held before  
The Mayor and City Council  
at the City Hall Auditorium at  
215 N. Broad Street on May 12, 2020  
at 6:00 P.M. All those having an  
interest should be present to voice  
their interest.**

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**April 5, 2020**



**To:** Planning and Zoning / City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning, Code and Development  
**Date:** 03-31-2020  
**Description:** Rezone request for 603 and 606 Alcovy Street from Professional and R1A to PRD

**Budget Account/Project Name:** NA

**Funding Source:** 2020 NA

**Budget Allocation:** NA

**Budget Available:** NA

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

**Recommendation: Table with recommendations**

- Change setback along Alcovy Street to 25' and provide a landscaped and opaque buffer
- Remove allowance form plan for 20 units and let the parameters determine unit quantity
- Specify exact front setback of 15' minimum on interior street
- Provide 1.5 Parking spaces per unit
- Require asphalt or concrete driveways and parking areas/no alternative materials
- Prohibit on street parking
- Remove all ambiguities that require Code Officer approval to be permitted
- Specify roofing materials required
- Remove raised slab provision which requires steps unless ramps are provided.
- Provide amenities per P&Z as may be desired.
- Provide landscape and irrigation plans with minimum tree planting schedule
- Change street dimensions to those required in the development regulations including cul de sac

And any other recommendations of the Commission

**Background:** This is previously Undeveloped land excepting the residence to be demolished. The current owner seeks to develop a 55 and older duplex community.

**Attachment(s):** Application and supporting documents.





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

# Plan Report

Plan NO.: RZ-000053 **16**

Plan Type: Re-Zoning Request All Types

Work Classification: Request for Rezone

Plan Status: In Review

Apply Date: 03/20/2020

**Expiration: 09/28/2020**

**Location Address**

**Parcel Number**

603 ALCOVY ST, MONROE, GA 30655

M0200025

**Contacts**


Pinehurst Homes Llc 992 Holly Hill Rd, Monroe , GA 30655 duane.wilson@mcf.com	<b>Owner</b>	DUANE WILSON 992 HOLLY HILL RD, MONROE, GA 30655 duane.wilson@mcf.com	<b>Applicant</b>
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**Description:** Request for Rezone from P/R1A to PRD - P&Z Meeting 4/21/20 @ 5:30 PM - Council Meeting 5/12/2020 @ 6:00 PM 215 N Broad Street

<b>Valuation:</b>	\$0.00
<b>Total Sq Feet:</b>	0.00

Fees	Amount
Single Family Rezone or Variance Fee	\$100.00
<b>Total:</b>	<b>\$100.00</b>

Payments	Amt Paid
<b>Total Fees</b>	<b>\$100.00</b>
Credit Card	\$100.00
<b>Amount Due:</b>	<b>\$0.00</b>

<u>Condition Name</u>	<u>Description</u>	<u>Comments</u>
	 Issued By:	March 20, 2020 Date
	_____ Plan_Signature_1	_____ Date
	_____ Plan_Signature_2	_____ Date



**REZONE APPLICATION FORM**

PERMIT NUMBER \_\_\_\_\_

- I LOCATION 603 Alcovy Street, Monroe, GA 30655
- I COUNCIL DISTRICT 6 & 8  
 MAPNUMBER M0200027  
 PARCEL NUMBER M0200027
- II PRESENT ZONING PR1A REQUESTED ZONING PRD
- III ACREAGE 2.26 PROPOSED USE PRD (Planned Residential District)
- IV OWNER OF RECORD Pinehurst Homes, LLC – Duane Wilson
- V ADDRESS 992 Holly Hill Road, Monroe GA 30655
- PHONE NUMBER 404-427-7920

The following information must be supplied by the applicant. (attach additional pages if needed)

- VI ANALYSIS:
1. A description of all existing uses and zoning of nearby property  
The existing uses of nearby property are PRD East of the site, R1A directly to the South & North of the site.
  2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification The proposed land use change represents a fair balance and will not adversely affect the existing use or usability of adjacent or nearby property. The surrounding tracts are already zoned PRD and the property cannot be developed to a similar extent as the nearby property.
  3. The existing value of the property contained in the petition for rezoning under the existing zoning classification Under current zoning classification, the owner can not economically develop their land.
  4. The value of the property contained in the application for rezoning under the proposed zoning Classification If rezoned to PRD, the property can be developed in a similar fashion as the nearby Cottages of Monroe or Clubside Estates which are currently zoned PRD.
  5. A description of the suitability of the subject property under the existing zoning classification  
As currently zoned, the owner cannot develop their land in a similar fashion as nearby properties, which are mostly zoned PRD.
  6. A description of the suitability of the subject property under the proposed zoning classification of the property If rezoned the property will be consistent with the trend of current and future land use of the surrounding area, which are mostly PRD zoned properties.

Rezoning Application  
Page Two (2)

7. A description of any existing use of property including a description of all structures presently occupying the property \_\_\_\_\_  
Property is currently vacant. \_\_\_\_\_
8. The length of time the property has been vacant or unused as currently zoned \_\_\_\_\_  
As currently zoned, the property has been vacant for 2 ½ years. \_\_\_\_\_
9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification We have consulted Alcovy Surveying & Engineering, Inc. to provide a single family residential development, but it is not feasible for the cost that would be incurred. \_\_\_\_\_

Applications found to be incomplete or incorrect will be rejected. See the attached calendar for deadline dates. It is the responsibility of the applicant and not the staff to ensure that a complete and accurate application is submitted.

**LEGAL DESCRIPTION OF PROPERTY**

See attached Legal Description

Rezoning Application  
Page Three (3)

Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

Owner of property (signature) Duane Wilson  
Address 992 Holly Hill Road, Monroe GA 30655  
Phone Number 404-427-7920

Attorney/Agent (signature) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_

Personally appeared before me the above applicant named Duane Wilson who on oath says that he/she is the \_\_\_\_\_ for the foregoing, and that all the above statements are true to the best of his/her knowledge.

Amy Potter (Notary Public) Amy Potter (Date) 3/19/2020  
My Commission Expires \_\_\_\_\_





Page five (5)

For any application for P, B-1, B-2, B-3 or M-1 districts the site plan shall identify: (circle the appropriate district applied for)

- the maximum gross square footage of building area
- the maximum lot coverage of building area
- the minimum square footage of landscaped area
- the maximum height of any structure
- the minimum square footage of parking and drive areas
- the proposed number of parking spaces

For any application for the R-1, R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for)

- the maximum number of residential dwelling units
- the minimum square footage of heated floor area for any residential dwelling unit
- the maximum height of any structure
- the minimum square footage of landscaped area
- the maximum lot coverage of building area
- the proposed number of parking spaces
- on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- N/A  yes  no Applicant site plan indicates a variance requested
- for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
- any other information as may be reasonably required by the Code Enforcement Officer.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance as shown on the required site plan shall identify the variance(s) and identify for each variance shown the following information which shall confirm that the following condition(s) exist: N/A

- 1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
- 2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
- 3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
- 4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
- 5. Information that the special circumstances are not the result of the actions of the applicant.
- 6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
- 7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.

Rezoning Application

Page six (6)

COMMENTS

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Disclosure of Campaign Contributions and/or gifts:

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 filing shall be within ten (10) days after the application is made, and in the case of a supporter or opponent, filing shall be at least five (5) days before the first public hearing.

I hereby withdraw the above application: Signature: Jim Wilson Date: 3/19/2020

**LEGAL DESCRIPTION**

A portion of that tract or parcel of land lying and being in Land Lots 37 of the 3Rd Land District of Walton County, Georgia and being more particularly described as follows;

Commencing the mag nail at the centerline intersection fo Glenwood Drive and Alcovy Street. thence South 04 degrees 11 minutes 06 seconds West a distance of 279.64 feet to iron pin located at Southeasterly corner of said tract , said beginning point beging also located South 72 degrees 25 minutes 23 seconds West a distance of 200.80 feet to a point , thence North 10 degrees 36 minutes 25 seconds East distance of 79.98 feet to a point, thence South 66 degrees 29 minutes 30 seconds West a distance of 115.76 feet to a point, thence South 66 degrees 25 minutes 53 seconds West a distance of 105.26 feet to a point, thence North 22 degrees 46 minutes 03 seconds East a distance of 159.91' to a concrete monument, thence North 22 degrees 36 minutes 57 seconds East a distance of 160.03' to a point, thence North 23 degrees 10 minutes 15 seconds East a distance of 365.10' to a concrete monument, thence South 64 degrees 52 minutes 52 seconds East a distance 289.10 feet to a concrete monument, thence continuing along said right of way South 20 degrees 02 minutes 12 seconds West a distance 276.92 feet to a point, thence 187.88 feet along the arc of a 1514.20 foot radius curve to the right said curve being subtended by a chord of South 17 degrees 07 minutes 21 seconds West a distance of 187.76 feet to a point, to The True Point of Beginning.





**REZONE APPLICATION FORM**

PERMIT NUMBER \_\_\_\_\_

I LOCATION 606 Alcovy Street, Monroe GA 30655I COUNCIL DISTRICT 6 & 8MAPNUMBER M0200028PARCEL NUMBER M0200028II PRESENT ZONING PR1A REQUESTED ZONING PRDIII ACREAGE 2.15 PROPOSED USE PRD (Planned Residential District)IV OWNER OF RECORD Pinehurst Homes, LLC – Duane WilsonV ADDRESS 992 Holly Hill Road, Monroe GA 30655PHONE NUMBER 404-427-7920

The following information must be supplied by the applicant. (attach additional pages if needed)

## VI ANALYSIS:

1. A description of all existing uses and zoning of nearby property  
The existing uses of nearby property are PRD east of the site, R1A directly to the south & north of the site.
2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification The proposed land use change represents a fair balance and will not adversely affect the existing use or usability of adjacent or nearby property. The surrounding tracts are already zoned PRD and the property cannot be developed to a similar extent as the nearby property.
3. The existing value of the property contained in the petition for rezoning under the existing zoning classification Under current zoning classification, the owner can not economically develop their land.
4. The value of the property contained in the application for rezoning under the proposed zoning Classification If rezoned to PRD, the property can be developed in a similar fashion as the nearby Cottages of Monroe or Clubside Estates, which are currently zoned PRD.
5. A description of the suitability of the subject property under the existing zoning classification  
As currently zoned, the owner cannot develop their land in a similar fashion as nearby properties, which are mostly zoned PRD.
6. A description of the suitability of the subject property under the proposed zoning classification of the property If rezoned, the property will be consistent with the trend of current and future land use of the surrounding area, which are mostly PRD zoned properties.

Rezoning Application  
Page Two (2)

7. A description of any existing use of property including a description of all structures presently occupying the property \_\_\_\_\_  
Structures currently occupying the property include 1176 sq ft house, which is vacant and is to be demolished.
8. The length of time the property has been vacant or unused as currently zoned \_\_\_\_\_  
As currently zoned, the property has been vacant for 2 years & 3 months.
9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification We have consulted Alcovy Surveying & Engineering, Inc. to provide a single family residential development, but it is not feasible for the cost that would be incurred.

Applications found to be incomplete or incorrect will be rejected. See the attached calendar for deadline dates. It is the responsibility of the applicant and not the staff to ensure that a complete and accurate application is submitted.

**LEGAL DESCRIPTION OF PROPERTY**

Rezoning Application  
Page Three (3)

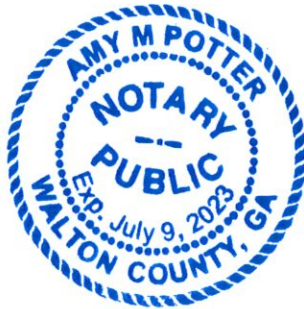
Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

Owner of property (signature) Duane Wilson  
Address 992 Holly Hill Road, Monroe GA 30655  
Phone Number 404-427-7920

Attorney/Agent (signature) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_

Personally appeared before me the above applicant named Duane Wilson who on oath says that he/she is the \_\_\_\_\_ for the foregoing, and that all the above statements are true to the best of his/her knowledge.

Amy Potter (Notary Public) Amy Potter (Date) 3/19/2020  
My Commission Expires July 9, 2023



Rezoning Application  
Page Four (4)

What method of sewage disposal is planned for the subject property?

Sanitary Sewer                       Septic Tank

The following information must be included in the application material requesting an annexation or zoning change from PR1A to PRD located at 606 Alcovy Street, Monroe GA 30655, containing 2.15 acre(s), property owner being Pinehurst Homes, LLC filed on \_\_\_\_\_.

CHECK LIST - APPLICATION MATERIAL

- Application Fee (\$100.00 Application Fee Single Family Rezoning)  
(\$300.00 Application Fee Multi Family Rezoning)  
(\$200.00 Application Fee Commercial Rezoning)  
(Application fee For Annexation is the same as a Rezone)
- The completed application form (one original with original signatures)
- Special Conditions made part of the rezoning/annexation request
- Legal Description
- Survey plat of property showing bearings and distances and:
- abutting property owners
  - the zoning of abutting property
  - the current zoning of the subject property
- Development Plan (two full size and one 11x17)
- Site plan of the property at an appropriate scale
- the proposed use
  - internal circulation and parking (proposed number of parking spaces)
  - landscaping minimum square footage of landscaped area
  - grading
  - lighting
  - drainage (storm water retention structures)
  - amenities (location of amenities)
  - buildings (maximum gross square footage and height of structures)
  - N/A buffers
  - Additional information that may be required by the Code Enforcement Officer:
- 
- 

Monroe Utilities Network Availability Letter

Application Material-Section 1421.4 of the Zoning Ordinance outlines the specific items to be included on the site plan:

Rezoning Application

Page five (5)

For any application for P, B-1, B-2, B-3 or M-1 districts the site plan shall identify: (circle the appropriate district applied for)

- the maximum gross square footage of building area
- the maximum lot coverage of building area
- the minimum square footage of landscaped area
- the maximum height of any structure
- the minimum square footage of parking and drive areas
- the proposed number of parking spaces

For any application for the R-1, R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for)

- the maximum number of residential dwelling units
- the minimum square footage of heated floor area for any residential dwelling unit
- the maximum height of any structure
- the minimum square footage of landscaped area
- the maximum lot coverage of building area
- the proposed number of parking spaces
- on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- N/A  yes  no Applicant site plan indicates a variance requested
- for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
- any other information as may be reasonably required by the Code Enforcement Officer.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance as shown on the required site plan shall identify the variance(s) and identify for each variance shown the following information which shall confirm that the following condition(s) exist: N/A

- 1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
- 2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
- 3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
- 4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
- 5. Information that the special circumstances are not the result of the actions of the applicant.
- 6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
- 7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.

Rezoning Application



**LEGAL DESCRIPTION**

A portion of that tract or parcel of land lying and being in Land Lots 37 of the 3Rd Land District of Walton County, Georgia and being more particularly described as follows;

Commencing the mag nail at the centerline intersection fo Glenwood Drive and Alcovy Street. thence South 04 degrees 11 minutes 06 seconds West a distance of 279.64 feet to iron pin located at Southeasterly corner of said tract , said beginning point beging also located South 72 degrees 25 minutes 23 seconds West a distance of 200.80 feet to a point , thence North 10 degrees 36 minutes 25 seconds East distance of 79.98 feet to a point, thence South 66 degrees 29 minutes 30 seconds West a distance of 115.76 feet to a point, thence South 66 degrees 25 minutes 53 seconds West a distance of 105.26 feet to a point, thence North 22 degrees 46 minutes 03 seconds East a distance of 159.91' to a concrete monument, thence North 22 degrees 36 minutes 57 seconds East a distance of 160.03' to a point, thence North 23 degrees 10 minutes 15 seconds East a distance of 365.10' to a concrete monument, thence South 64 degrees 52 minutes 52 seconds East a distance 289.10 feet to a concrete monument, thence continuing along said right of way South 20 degrees 02 minutes 12 seconds West a distance 276.92 feet to a point, thence 187.88 feet along the arc of a 1514.20 foot radius curve to the right said curve being subtended by a chord of South 17 degrees 07 minutes 21 seconds West a distance of 187.76 feet to a point, to The True Point of Beginning.

OAKS AT ALCOVY PRD  
 TOTAL AREA = 3.97 AC  
 PROPOSED 20 RESIDENTIAL UNITS  
 PROPOSED DENSITY = 5.04 UNITS/AC

**Density; Open Space; Set Back; Parking Requirements**

- The permitted usage for a PRD development is two family attached dwellings for 55 and older development.
- The maximum permitted density in the PRD shall be 5.04 dwelling units per gross acre.
- A minimum separation of [10] feet shall be provided between all principal buildings and structures.
- All PRD developments shall have set backs consistent with the form and style of set backs of similar properties in the PRD. Setbacks generally should be at least 15 feet from the public right of way unless surrounding forms suggest otherwise.
- The PRD shall provide one and one half (1.0) parking spaces per dwelling unit. A PRD development may also provide on street parking for some of the units if the on street parking area is contiguous to the PRD development and the PRD development is located on a city maintained street not defined as an arterial or collector street. Any such on street parking shall be specifically designated in the PRD development site plan, and may not encroach upon the paved width of the street, and must be specifically approved by the Code Enforcement Officer. All PRD developments shall be permitted to utilize materials other than concrete and asphalt for driveways and parking areas for on site parking and ingress and egress that are approved by the Code Enforcement Officer.
- Development shall be gated.

*be specific  
 1.5/unit  
 no on street parking  
 no Alternative materials*

**Dwelling Unit Size; Dwelling Unit Design; Private Open Space Requirements**

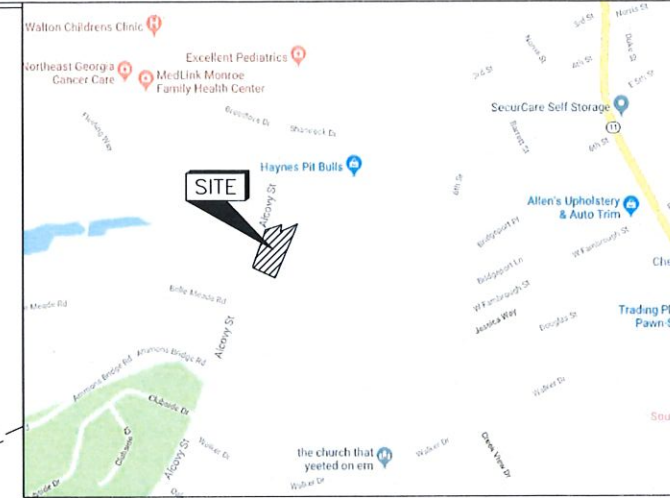
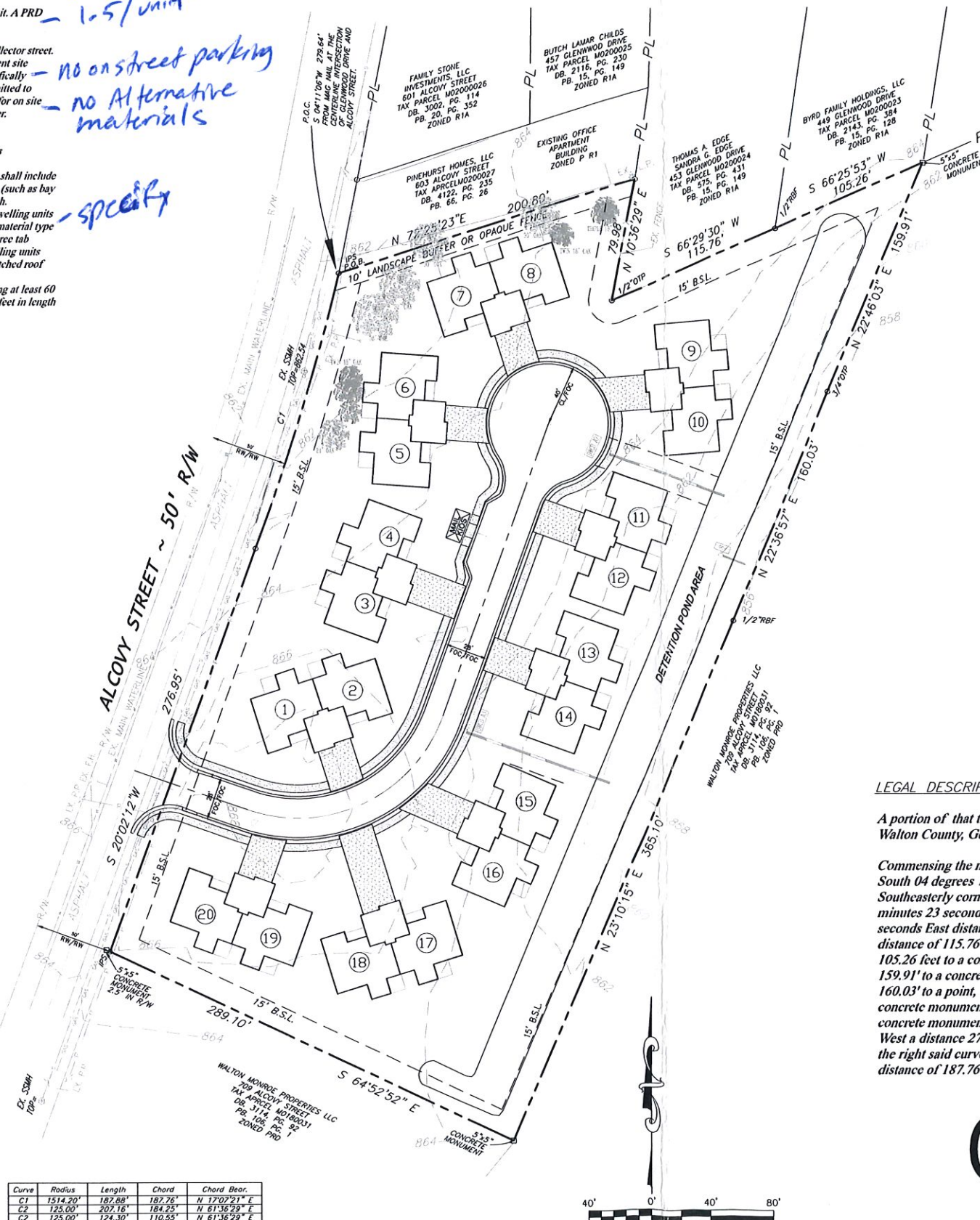
- All single story dwelling units shall have a minimum of 1,200 square feet.
- Areas of the dwelling unit that do not count toward the total floor calculation shall include unheated storage space, unheated porches or patio areas, architectural projections (such as bay windows), attached roof porches, detached garages or utility buildings and so forth.
- All dwelling units shall have pitched roofs with a minimum 6/12 pitch. All dwelling units shall have roofing of an architectural type asphalt shingle, metal or other similar material type roofing approved by the Code Enforcement Officer. Standard non-dimensional three tab asphalt shingles are prohibited. The maximum building height permitted for dwelling units shall be eighteen (18) feet excluding the pitched roof. The highest point of any pitched roof may not exceed twenty-five (25) feet.
- All dwelling units shall have a covered entry porch with a floor area measuring at least 60 square feet in size and the floor having minimum dimensions of not less than six feet in length or width.
- All dwelling units in a PRD development shall be constructed on raised contained slab, and all foundation walls shall be brick veneered.

*specify*

**LEGEND**

- R.B.F. = REBAR FOUND
- I.P.S. = IRON PIN SET WITH CAP STAMPED "ALCOVY"
- C.M.F. = CONCRETE MONUMENT FOUND
- O.T.P. = OPEN TOP PIPE
- C.T.P. = CRIMPED TOP PIPE
- R.O.W. = RIGHT OF WAY
- P.L. = PROPERTY LINE
- C.L. = CENTER LINE
- B.S.L. = BUILDING SETBACK LINE
- L.L. = LAND LOT LINE
- L.L.L. = LAND LOT LINE
- G.M.D. = GEORGIA MILITA DISTRICT
- T.B.M. = TEMPORARY BENCH MARK
- R. = RADIUS
- CH. = CHORD
- TAN. = TANGENT
- N/O.F. = NOW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- PAGE = PAGE
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- F.F.E. = FINISHED FLOOR ELEVATION
- MH. = MANHOLE
- DI. = DRAIN INLET
- F.H. = FIRE HYDRANT
- L.P. = LIGHT POLE
- P.P. = POWER POLE
- P.L. = POWER LINE
- X- = FENCE LINE
- W- = WATER LINE
- G- = GAS LINE
- V. = VALVE
- W. = WELL
- (DISTANCE) = DEED OR PLAT CALL
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

Curve	Radius	Length	Chord	Chord Bear.
C1	1514.20'	187.88'	187.76'	N 17°07'21" E
C2	125.00'	207.16'	184.25'	N 61°36'29" E
C2	125.00'	124.30'	110.55'	N 81°36'29" E



VICINITY MAP  
 N.T.S.  
 REZONE REQUEST: CURRENTLY ZONED R1 AND R1 A (RESIDENTIAL DISTRICT) REQUESTING PRD (PLANNED RESIDENTIAL DEVELOPMENT) ZONING TO ALLOW FOR A 20 UNITS DWELLING UNITS DEVELOPMENT.

TOTAL SITE AREA = 3.97 ± ACRES  
 PROPOSED USE = PLANNED RESIDENTIAL DEVELOPMENT (PRD)

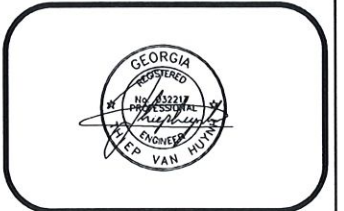
- NOTES:**
- BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY ALCOVY SURVEYING AND ENGINEERING, INC.
  - THERE ARE NO NW WETLAND ON THE SITE.
  - THERE ARE NO STATE WATER ON SITE.
  - NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13297C0139E DATED 12/08/2016.
  - WATER AND SEWER SERVICE BY CITY OF MONROE.
  - SITE SHALL COMPLY WITH CITY OF MONROE ZONING ORDINANCE ARTICLE V SECTION 651.
  - PROPOSED USE IS PRD (PLANNED RESIDENTIAL DEVELOPMENT).
  - PROPOSED 20 UNITS.
  - MINIMUM HEATED FLOOR SPACE IS 1,200 SQ.FT.
  - MAXIMUM BUILDING HEIGHT IS 35 FEET.
  - MINIMUM BUILDING WIDTH IS 16 FEET.
  - MAXIMUM DENSITY IS 5 UNITS PER ACRE.
  - PROPOSED DENSITY IS 5.04 UNITS PER ACRE.
  - MAXIMUM LOT COVERAGE IS 40%.
  - PROPOSED LOT COVERAGE IS 38.57%.
  - MINIMUM 1 PARKING SPACES PER DWELLING.
  - MINIMUM OF 20% LANDSCAPED AREA.

**LEGAL DESCRIPTION OF BOUNDED**

A portion of that tract or parcel of land lying and being in Land Lots 37 of the 3Rd Land District of Walton County, Georgia and being more particularly described as follows;  
 Commencing the mag nail at the centerline intersection fo Glenwood Drive and Alcovy Street. thence South 04 degrees 11 minutes 06 seconds West a distance of 279.64 feet to iron pin located at Southeasterly corner of said tract, said beginning point beging also located South 72 degrees 25 minutes 23 seconds West a distance of 200.80 feet to a point, thence North 10 degrees 36 minutes 25 seconds East distance of 79.98 feet to a point, thence South 66 degrees 29 minutes 30 seconds West a distance of 115.76 feet to a point, thence South 66 degrees 25 minutes 53 seconds West a distance of 105.26 feet to a concrete monument, thence North 22 degrees 46 minutes 03 seconds East a distance of 159.91' to a concrete monument, thence North 22 degrees 36 minutes 57 seconds East a distance of 160.03' to a point, thence North 23 degrees 10 minutes 15 seconds East a distance of 365.10' to a concrete monument, thence South 64 degrees 52 minutes 52 seconds East a distance 289.10 feet to a concrete monument, thence continuing along said right of way South 20 degrees 02 minutes 12 seconds West a distance 276.92 feet to a point, thence 187.88 feet along the arc of a 1514.20 foot radius curve to the right said curve being subtended by a chord of South 17 degrees 07 minutes 21 seconds West a distance of 187.76 feet to a point, 1 to The True Point of Beginning.



**ALCOVY SURVEYING & ENGINEERING, INC.**  
 P.O.C. TIP HUYNH, P.E.  
 2205 Highway 81 South  
 Loganville, Georgia 30052  
 Phone: 770-466-4002  
 Fax: 770-466-4296  
 tip@alcovyse.com  
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 Alcovy Surveying & Engineering, Inc. - ALL RIGHTS RESERVED  
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**REZONE REQUEST**

**OAKS AT ALCOVY (PRD) PLANNED RESIDENTIAL DEVELOPMENT**

PARCEL: M0200027 & M0200028  
 LAND LOT: 37  
 DISTRICT 3RD  
 603-606 ALCOVY STREET  
 CITY OF MONROE, GA

DATE: 3/19/2020  
 SCALE: 1"=40'

**OWNER / DEVELOPER**

PINEHURST HOMES, LLC.  
 992 HOLLY HILL ROAD  
 MONROE, GA. 30655

24 HOUR - EMERGENCY CONTACT  
 DUANE WILSON  
 404-427-7920  
 DUANE.WILSON@MCFA.COM

**REVISIONS**

NO.	DATE	DESCRIPTION

JOB No. 17-178  
 RZ



**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the  
City of Monroe requesting the  
property at 603 & 606 Alcovy St to  
be rezoned from P/R1A to PRD  
A public hearing will be held before  
the Monroe Planning and Zoning  
Commission at City Hall Auditorium at  
215 N. Broad Street on April 21, 2020  
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 603 & 606 Alcovy Street to  
be rezoned from P/R1A to PRD  
A public hearing will be held before  
The Mayor and City Council  
at the City Hall Auditorium at  
215 N. Broad Street on May 12, 2020  
at 6:00 P.M. All those having an  
interest should be present to voice  
their interest.**

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**April 5, 2020**



**To:** Planning and Zoning / City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning, Code and Development  
**Date:** 03-30-2020  
**Description:** 120 W. Vine St. Rezone of property from Manufactured home park to PRD

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**Budget Account/Project Name:** NA

**Funding Source:** 2020 NA

**Budget Allocation:** NA

**Budget Available:** NA

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

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**Recommendation:** *Deny for high density on the outskirts of the city limits and lack of specificity regarding building square footage, materials and aesthetics, minimum lot size, common space ownership, parking provisions and requirements, and amenities.*

**Background:** This property was a defunct manufactured home park that has been cleared of all homes, trash and debris and is ready for redevelopment either as a manufactured home park or other use if properly planned and rezoned.

**Attachment(s):**

Application and supporting documents



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

# Plan Report

Plan NO.: RZ-000056 **35**

Plan Type: Re-Zoning Request All Types

Work Classification: Request for Rezone

Plan Status: In Review

Apply Date: 05/05/2020

**Expiration:**

**Location Address**

120 VINE ST, MONROE, GA 30655

**Contacts**

JACOB PRATHER **Applicant**  
 1020 GARLAND DR STE 100, BOGART , GA 30622  
 (770)294-6558

**Description:** REQUEST FOR REZONE FROM MH TO PRD - P&Z MTG 5/19/2020 5:30 PM - COUNCIL MTG 6/9/2020 6:00 PM VIA TELECONFERENCE ZOOM

**Valuation:**           \$0.00            
**Total Sq Feet:**           0.00          

Fees	Amount
Single Family Rezone or Variance Fee	\$100.00
<b>Total:</b>	<b>\$100.00</b>

Payments	Amt Paid
<b>Total Fees</b>	<b>\$100.00</b>
Credit Card	\$100.00
<b>Amount Due:</b>	<b>\$0.00</b>

Condition Name                      Description                                      Comments

*Jabre Robinson*

Issued By:

May 05, 2020

Date

Plan\_Signature\_1

Date

Plan\_Signature\_2

Date

**REZONE APPLICATION FORM**

PERMIT NUMBER \_\_\_\_\_

- I. LOCATION 120 W VINE STREET  
 COUNCIL DISTRICT 8 and 9  
 MAPNUMBER 20  
 PARCEL NUMBER 289
- II. PRESENT ZONING MH REQUESTED ZONING PRD
- III. ACREAGE 16.511 PROPOSED USE Single Family Detached
- IV. OWNER OF RECORD CONSESTOGA MOBILE HOME PARK LLC.  
 ADDRESS 3985 TWIN LAKES RD., CUMMING, GA 30040
- PHONE NUMBER (770)595-6163

The following information must be supplied by the applicant. (attach additional pages if needed)

## V. ANALYSIS:

1. A description of all existing uses and zoning of nearby property  
 Existing use has been a rental Mobile Home Lot Park. Adjoining Properties: SW- Industrial (old Universal Rundle)  
North-Mobile Home Park, East-Commercial Highway, South-Commercial Office/Warehouses
2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification The existing Mobile Home Park is in need of re-development to repair/replace underground utilities and park infrastructure.
3. The existing value of the property contained in the petition for rezoning under the existing zoning classification \$320000 or \$20,000 per acre.
4. The value of the property contained in the application for rezoning under the proposed zoning Classification \$640,000 or \$40,000 per acre.
5. A description of the suitability of the subject property under the existing zoning classification  
The existing zoning as a Mobile Home Park is suitable, however a new detached home development would be a higher and better use.
6. A description of the suitability of the subject property under the proposed zoning classification of the property  
Under the proposed zoning, the property will be developed into a nice clean community of detached farm-style cottages with new aesthetic architectural design and building materials. The community will provide safe, nice housing for the community with walkability to downtown Monroe's vast amenities, restaurants, retail and parks.

Rezoning Application  
Page Two (2)

7. A description of any existing use of property including a description of all structures presently occupying the property Currently, there are no structures as all existing mobile homes were removed to prepare for this rezoning and re-development however, old streets and utilities remain.
8. The length of time the property has been vacant or unused as currently zoned 6 months
9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification The property has been offered through real estate brokers as a mobile home park however, the list of code related items to repair were extensive and cost prohibitive to allow the property to remain in the same zoning with the old existing mobile homes.

Applications found to be incomplete or incorrect will be rejected. See the attached calendar for deadline dates. It is the responsibility of the applicant and not the staff to ensure that a complete and accurate application is submitted.

**LEGAL DESCRIPTION OF PROPERTY**

All that tract or parcel of land lying and being in the City of Monroe, County of Walton, State of Georgia, being Tract 2, containing 16.511 acres, as shown on a plat of survey prepared by William J. Gregg, Sr., R.P.L.S. No. 1438, dated August 16, 1978, and recorded in Plat Book 24, page 20, Clerks office, Walton Superior Court. Reference is made to the plat of said property and the record thereof and the same is incorporated herein by reference for a more complete description of the property.

Rezoning Application  
Page Three (3)

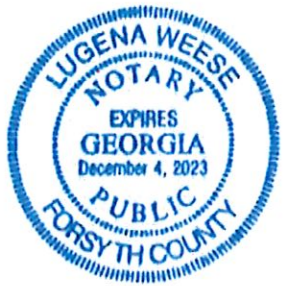
Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

Owner of property (signature) Anthony Gravitt  
Address 3985 Twin Lakes Road, Cumming, Georgia 30040  
Phone Number 770-595-6163

Attorney/Agent (signature) [Signature]  
Address 1020 GARLAND DR #100 BOGART GA 30622  
Phone Number 770 294 6558

Personally appeared before me the above applicant named Anthony Gravitt who on oath says that he/she is the \_\_\_\_\_ for the foregoing, and that all the above statements are true to the best of his/her knowledge.

Lugena Weese (Notary Public) 3/20/2020 (Date)  
My Commission Expires 12/04/2023





Page five (5)

For any application for P, B-1, B-2, B-3 or M-1 districts the site plan shall identify: (circle the appropriate district applied for)

- \_\_\_ the maximum gross square footage of building area
- \_\_\_ the maximum lot coverage of building area
- \_\_\_ the minimum square footage of landscaped area
- \_\_\_ the maximum height of any structure
- \_\_\_ the minimum square footage of parking and drive areas
- \_\_\_ the proposed number of parking spaces

For any application for the R-1, R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for)

- \_\_\_ the maximum number of residential dwelling units
- \_\_\_ the minimum square footage of heated floor area for any residential dwelling unit
- \_\_\_ the maximum height of any structure
- \_\_\_ the minimum square footage of landscaped area
- \_\_\_ the maximum lot coverage of building area
- \_\_\_ the proposed number of parking spaces
- \_\_\_ on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- \_\_\_ \_\_\_yes\_\_\_no Applicant site plan indicates a variance requested
- \_\_\_ for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
- \_\_\_ any other information as may be reasonably required by the Code Enforcement Officer.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance as shown on the required site plan shall identify the variance(s) and identify for each variance shown the following information which shall confirm that the following condition(s) exist:

- \_\_\_ 1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
- \_\_\_ 2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
- \_\_\_ 3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
- \_\_\_ 4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
- \_\_\_ 5. Information that the special circumstances are not the result of the actions of the applicant.
- \_\_\_ 6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
- \_\_\_ 7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.

Rezoning Application



Page six (6)

COMMENTS

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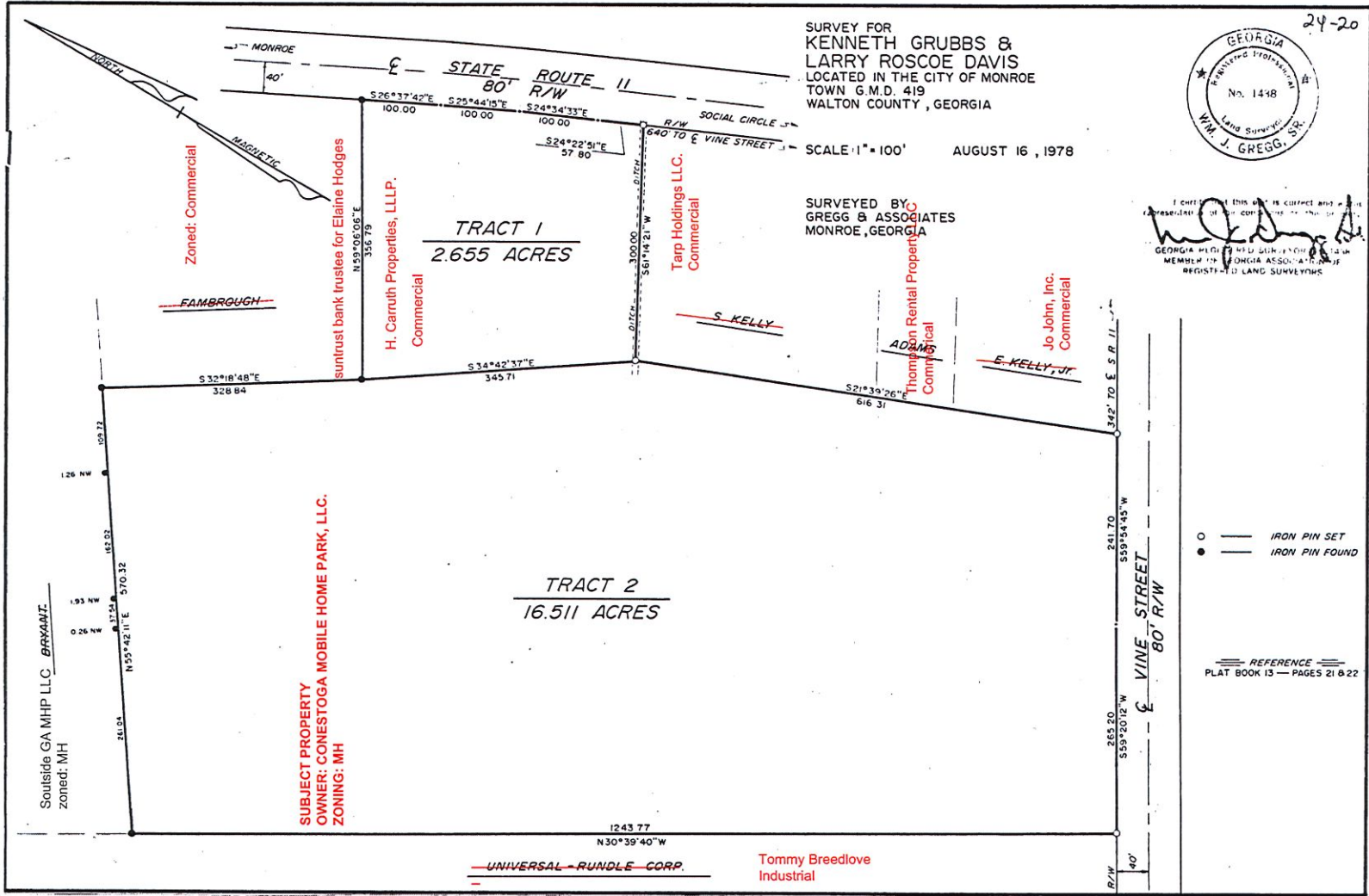


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Disclosure of Campaign Contributions and/or gifts:

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 filing shall be within ten (10) days after the application is made, and in the case of a supporter or opponent, filing shall be at least five (5) days before the first public hearing.

I hereby withdraw the above application: Signature: \_\_\_\_\_ Date: \_\_\_\_\_



SURVEY FOR  
KENNETH GRUBBS &  
LARRY ROSCOE DAVIS  
LOCATED IN THE CITY OF MONROE  
TOWN G.M.D. 419  
WALTON COUNTY, GEORGIA

SCALE: 1" = 100'      AUGUST 16, 1978

SURVEYED BY  
GREGG & ASSOCIATES  
MONROE, GEORGIA

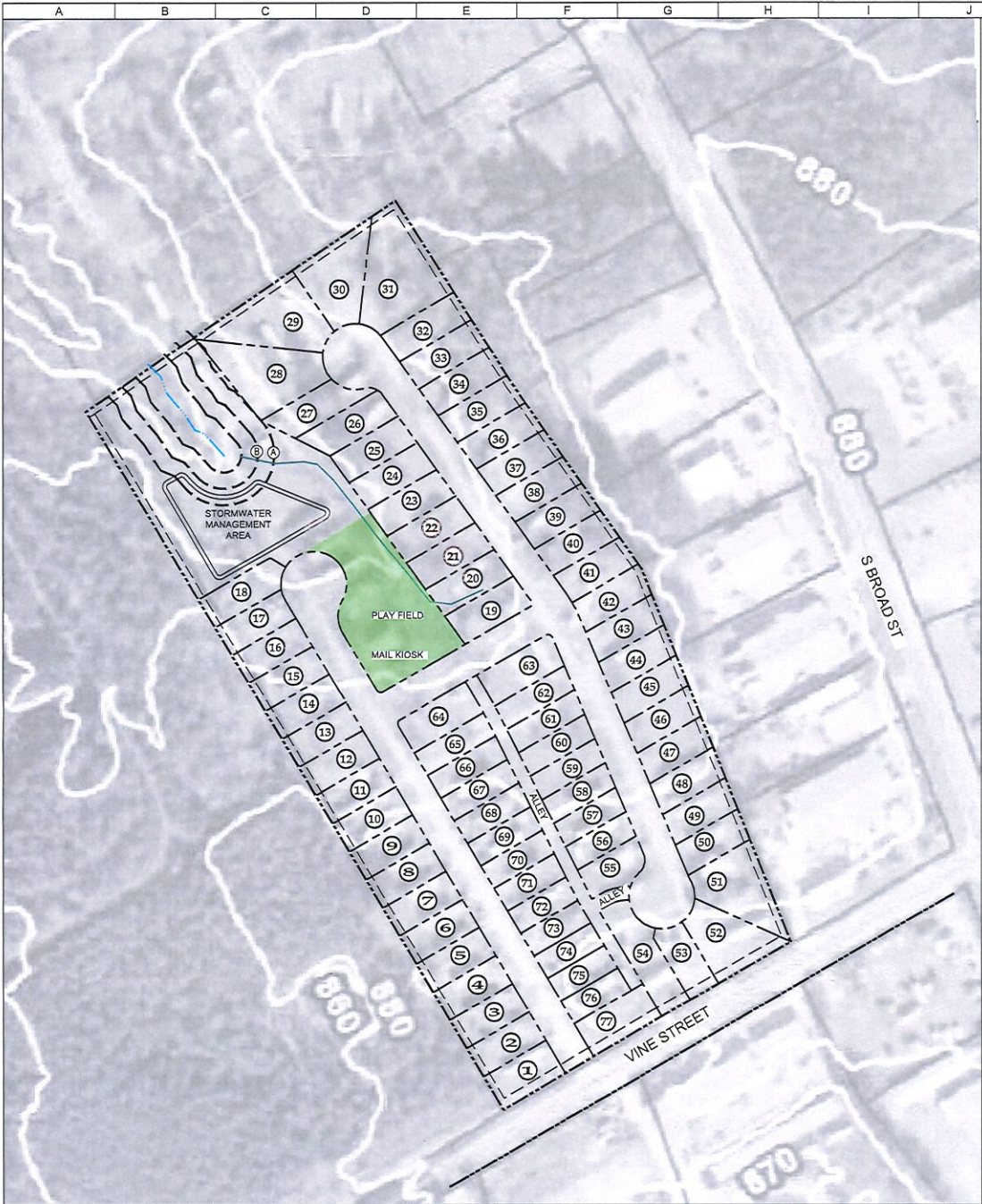


I certify that this is a correct and true representation of the conditions of the land surveyed.  
Wm. J. Gregg  
GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR  
MEMBER OF THE GEORGIA ASSOCIATION OF REGISTERED LAND SURVEYORS

○ — IRON PIN SET  
● — IRON PIN FOUND

== REFERENCE ==  
PLAT BOOK 13 — PAGES 21 & 22

RECORDED  
This 24 day of Aug 78  
Thomas S. Bredlove  
Clerk, Walton Superior Court



Ⓐ 75' COUNTY IMPERVIOUS SETBACK (AS MEASURED FROM TOP OF BANK)  
 Ⓑ 50' COUNTY UNDISTURBED BUFFER (AS MEASURED FROM TOP OF BANK)

VICINITY MAP - NOT TO SCALE



**FLOOD HAZARD NOTE**  
 BY GRAPHICAL FITTING ONLY. NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 13297C0139E, 12/08/2016.  
 THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

OVERALL SITE DATA	
NET/GROSS AREA	16.511 ACRES
TOTAL LOTS	77 LOTS
NET / GROSS DENSITY	4.66 U/A
EXISTING ZONING	MH
PROPOSED ZONING	PRD
DETACHED LOT DATA	
50' FRONT ENTRY (5,000 SF MIN.)	55 LOTS (1-54)
40' REAR ENTRY (4,000 SF MIN.)	22 LOTS (55-77)
SETBACKS	
FRONT YARD	15'
SIDE YARD	5'
REAR YARD	10'
STREETS, SIDEWALKS, DRIVEWAYS	
TYPICAL R/W	50' PUBLIC R/W
TYPICAL ALLEY	15' PRIVATE STREET

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**A petition has been filed with the  
City of Monroe requesting the  
property at 120 W Vine St to  
be rezoned from MH to PRD  
A public hearing will be held before  
the Monroe Planning and Zoning  
Commission at City Hall Auditorium at  
215 N. Broad Street on April 21, 2020  
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 120 W Vine Street to  
be rezoned from MH to PRD  
A public hearing will be held before  
The Mayor and City Council  
at the City Hall Auditorium at  
215 N. Broad Street on May 12, 2020  
at 6:00 P.M. All those having an  
interest should be present to voice  
their interest.**

**PLEASE RUN ON THE  
FOLLOWING DATE:**

**April 5, 2020**



**To:** Planning and Zoning / City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning, Code and Development  
**Date:** 04-22-2020  
**Description:** This is a COA application for the addition of a Health Services Clinic in connection with the existing Walmart Super center.

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**Budget Account/Project Name:** NA

**Funding Source:** 2020 NA

**Budget Allocation:** NA

**Budget Available:** NA

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

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**Recommendation:** *Approval with recommendations as made by Staff and the Planning Commission regarding site and aesthetics.*

**Background:** This is a new project. There has been some concession of parking for an increase in landscaped islands in order to soften the expansive parking area already in place.

**Attachment(s):** Application and supporting documents



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

# Plan Report

Plan NO.: PCOM-000055 **46**

Plan Type: Planning Commission

Work Classification: Certificate of Appropriateness

Plan Status: Submitted

Apply Date: 04/21/2020

**Expiration:**

**Location Address**

2050 W SPRING ST, MONROE, GA 30655

**Contacts**

TROUTMAN SANDERS LLP **Applicant**  
 600 Peachtree St NE Ste 3000, Atlanta, GA 30308  
 (404)885-3415 david.kirk@troutman.com

**Description:** COA FOR ADDITION OF 6500 SQ FT CLINIC BUILDING ADJACENT TO EXISTING BUILDING-P&Z MEETING 5/19/20 @ 5:30 PM 215 N BROAD ST

**Valuation:** \$0.00  
**Total Sq Feet:** 0.00

Fees	Amount
Planning Commission Regular Meeting (COA)	\$50.00
<b>Total:</b>	<b>\$50.00</b>

Payments	Amt Paid
<b>Total Fees</b>	<b>\$50.00</b>
Check # 721272	\$50.00
<b>Amount Due:</b>	<b>\$0.00</b>

Condition Name                      Description                                      Comments

*Debbie Adkinson*

Issued By: Debbie Adkinson

April 21, 2020

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 45 through 52 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 3<sup>rd</sup> 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: April 10, 2020

APPLICANT: David C. Kirk, as Attorney for Walmart

APPLICANT'S ADDRESS: 600 Peachtree Street, NE; Suite 3000  
Atlanta, Georgia 30308

TELEPHONE NUMBER: 404-885-3415

**PROPERTY OWNER:** Wal Mart Real Estate Business Trust

OWNER'S ADDRESS: 2001 SE 10th Street  
Bentonville, Arkansas 72712-6489

TELEPHONE NUMBER: 479-273-4000

**PROJECT ADDRESS:** 2050 West Spring Street, Monroe, Georgia 30655

Brief description of project: Construction of a 6,500 square foot Clinic building adjacent to the existing Walmart Supercenter. The Clinic will provide primary medical care, dental services, optometry services, audiology services, and counseling services. Project will include use of pre-manufactured modular units in building construction and additional landscaping in existing parking field. Please see Letter of Intent for more details.

(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)]

David C. Kirk

Attorney for Walmart

Applicant

Date: April 10, 2020

Revised 9/23/19

troutman.com

---

**David C. Kirk**  
david.kirk@troutman.com

April 16, 2020

Mr. Patrick Kelley  
Director of Development and Codes  
The City of Monroe  
215 North Broad Street  
Monroe, Georgia 30655

**Re: Walmart Health Clinic Certificate of Appropriateness Application -  
2050 West Spring Street (Letter of Intent)**

Dear Mr. Kelley:

I am pleased to provide for your review, and for consideration by the City of Monroe Planning Commission, the attached Certificate of Appropriateness application and supporting documents in connection with Walmart's proposal to construct and operate an approximately 6,500 square foot medical and dental Clinic building adjacent to the existing Walmart Supercenter located in the Corridor Overlay District at the above-noted address in the City of Monroe.

In addition to this Letter of Intent, the following materials are being submitted.

- An "Application for Certificate of Appropriateness" form, completed and signed (electronically) by me as the Applicant on behalf of Walmart;
- Photographs of existing conditions of the subject property showing the areas affected by the proposed project;
- Conceptual Architectural Elevations of the Proposed Clinic Building including proposed materials, colors, and signage;
- Two Conceptual Site Plans for the project showing the proposed location of the Clinic Building as well as the proposed location of additional landscape islands in the existing parking field; and
- A check for the \$50.00 application fee (submitted to you separately by mail).

I believe these are all the materials required to be submitted in support of this application but, following your review, if you believe any additional materials or information would be helpful to you or the Planning Commission, please do not hesitate to let me or anyone else on the team know.

## **Background and Project Description**

This Clinic will be one of the first in the nation and will offer services including primary (non-emergency) medical care, routine dental care, counseling services, limited lab and x-ray services – such as would occur in a typical doctor’s office, optometry, and audiology. As shown on the site plan, the Clinic building will be located between the Supercenter’s southeast (“Home & Pharmacy”) entrance and the Garden Center, in an existing concrete-paved area. The Clinic will have an independent front entrance but will also have an interior connection to the existing Supercenter building. Limited interior work will be done to better integrate the Clinic with existing Supercenter operations and departments, particularly near the new entrance created from the Clinic to the Supercenter. Furthermore, a portion of the existing Garden Center will be demolished to accommodate the construction of the new Clinic building. Appropriate identifying signage is proposed on the exterior of the Clinic building to assist in customer wayfinding.

The Clinic building will be steel-framed and designed to include numerous modular components that are engineered, manufactured off-site, and shipped to the site for installation. These modules will be subject to all required State of Georgia inspections and certifications within the manufacturing facility. The Clinic building will be fully sprinklered Type IIB construction and is classified as Business Group B Occupancy. The proposed exterior cladding is a back-vented rainscreen system with high-quality integral color fiber-reinforced cementitious panels (“Swisspearl”). This system has no resemblance to an EIFS system; it is much higher quality in both appearance and performance than EIFS.

In addition to the proposed limited demolition and the construction of the Clinic building, site landscaping will be enhanced through the addition of 14 new landscape islands within the existing parking field. These new islands will replace 16 existing parking spaces and add approximately 6,300 square feet of landscaping to the interior parking field. These changes will reduce the overall parking ratio for the Walmart site to less than 3.8 parking spaces/1,000 square feet, which is less than Walmart’s standard minimum parking ratio, though still in conformity with the City of Monroe’s minimum parking requirements.

## **Certificate of Appropriateness Request**

The accompanying application and supporting documents seek approval of a Certificate of Appropriateness for the Conceptual Architectural Design of the new Clinic building (including signage) as well as proposed changes to the Conceptual Site Plan to include additional landscaping within the existing parking field. As you know, Walmart’s team has worked with you from the beginning of this process in a cooperative manner to consider and evaluate various options that accommodate Walmart’s desire to construct and operate the Clinic in an effective manner, reflect the City’s desire for improved site and building design, while recognizing the challenges created by an existing developed site with an operating business (the Supercenter) that has significant parking and circulation needs. We believe the documents submitted reflect that spirit of cooperation and respect the City’s desire for high quality building and site design.

### Demolition Permit Approval Request

As noted above, a portion of the existing Garden Center will be demolished in order to accommodate the construction of the new Clinic building. In addition, a new entrance is proposed to be created between the Clinic building and the existing Supercenter. To the extent a Demolition Permit is required for such activities pursuant to the requirements of Section 643.5 of the Zoning Ordinance, I respectfully request the Planning Commission approve such Demolition Permit.

### Conclusion

The proposed project will provide the citizens of Monroe with one of the first Walmart Clinics in the nation, offering accessible and affordable primary medical and dental care. As shown on the Conceptual Architectural Elevations, the 6,500 square foot Clinic building will utilize high quality design and materials, consistent with the requirements of the Corridor Overlay District. In addition to the construction of the Clinic building, Walmart proposes to add approximately 6,300 square feet of new landscape islands, as shown on the Conceptual Site Plan. Finally, the construction of the Clinic building will require a partial demolition of the existing Garden Center. Accordingly, on behalf of Walmart, I respectfully request the approval of a Certificate of Appropriateness for the Conceptual Clinic Design and the Conceptual Site Plan, as well as the approval of the necessary Demolition Permit.

Please let me know if you have any questions. Thank you for your continuing thoughtful assistance with this important matter.

Best regards,

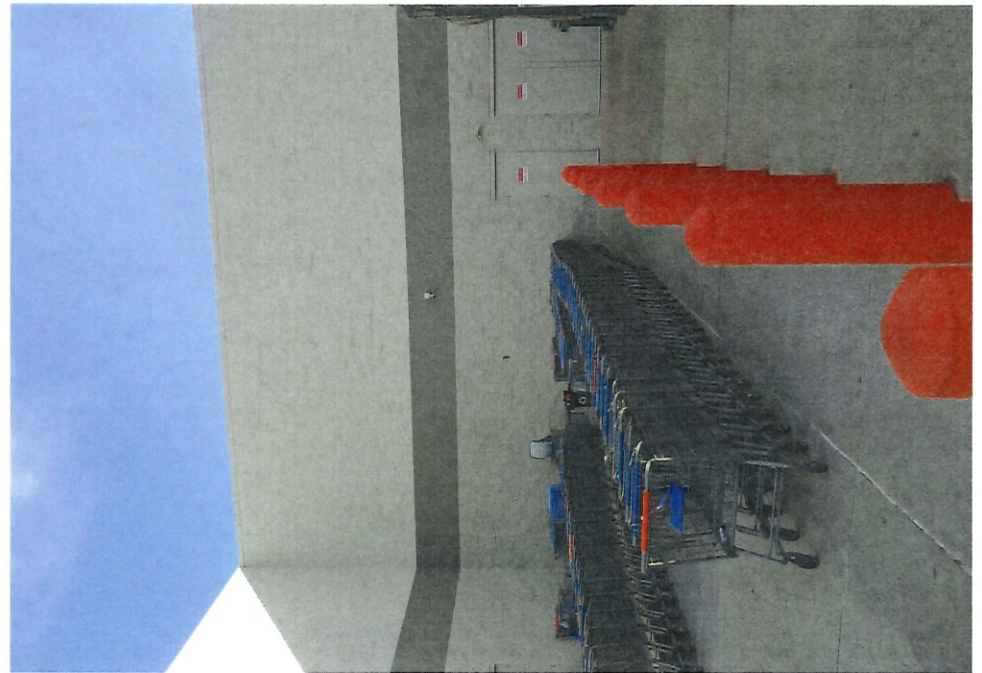
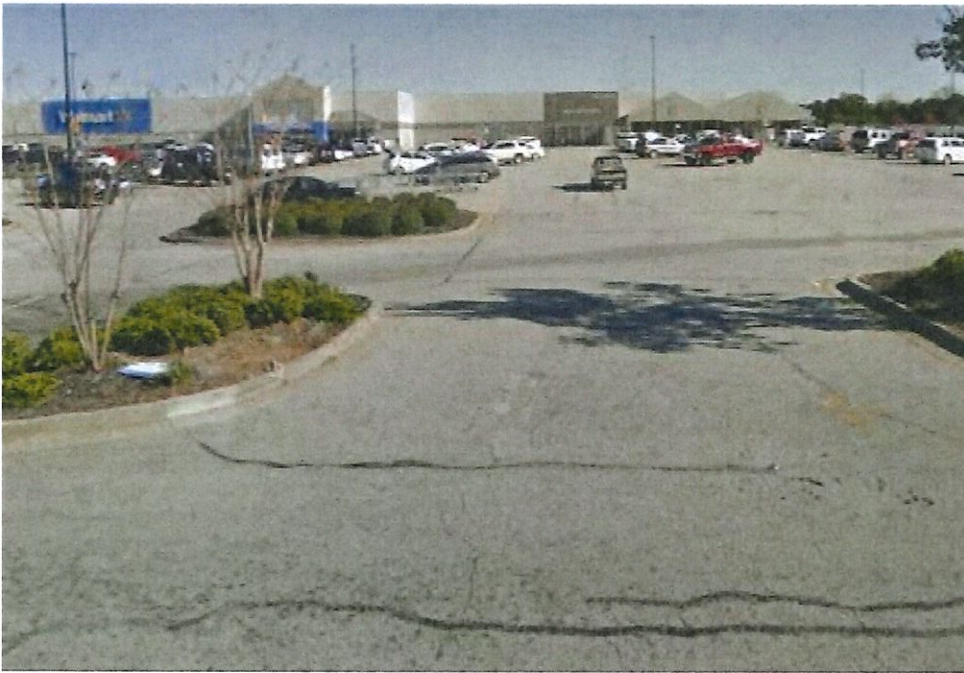
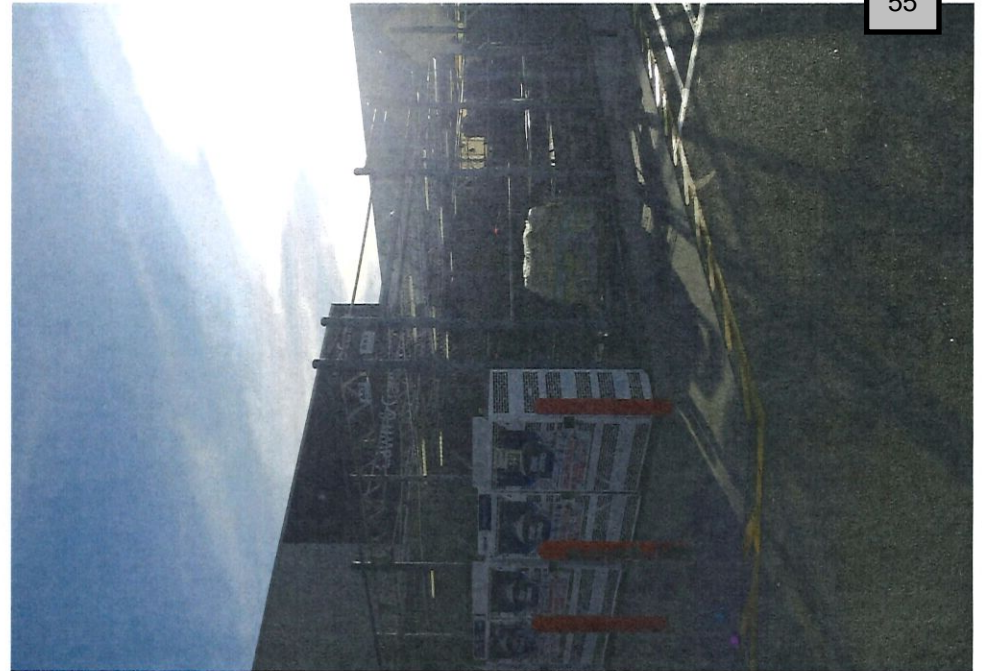
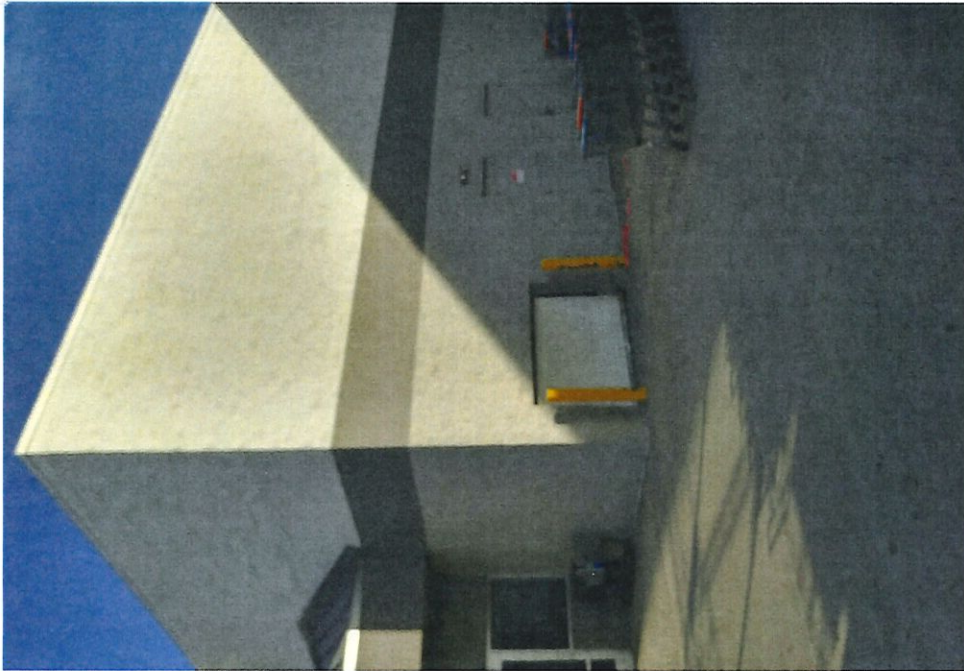


David C. Kirk

/dck  
Attachments

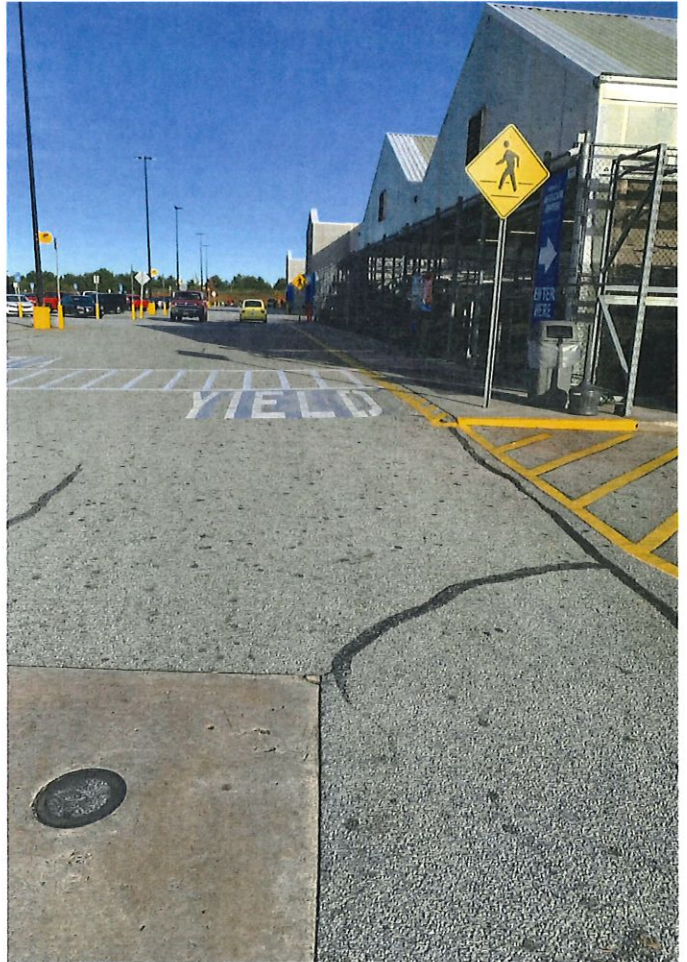
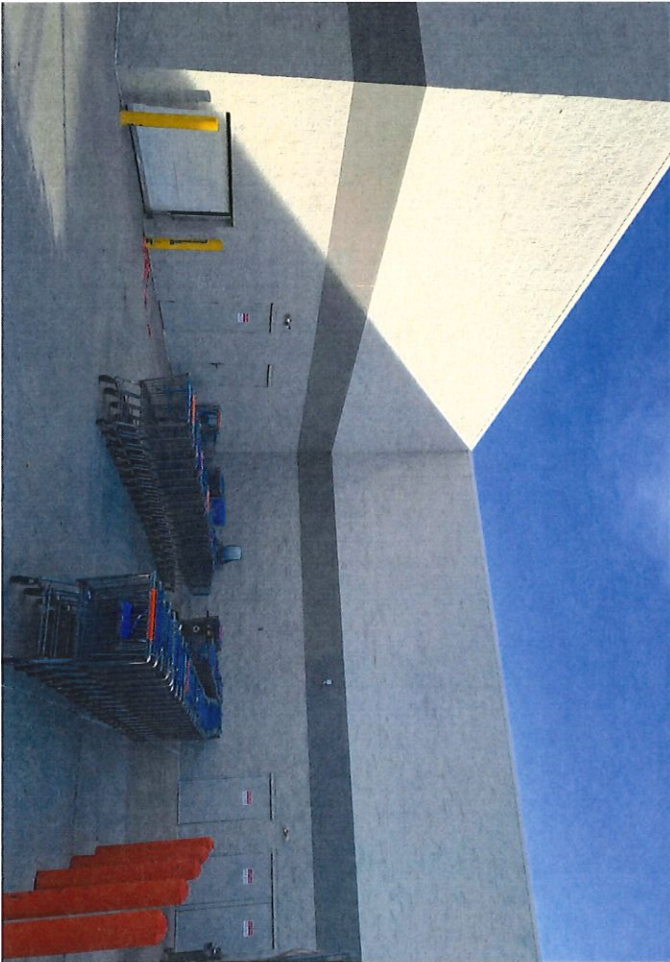
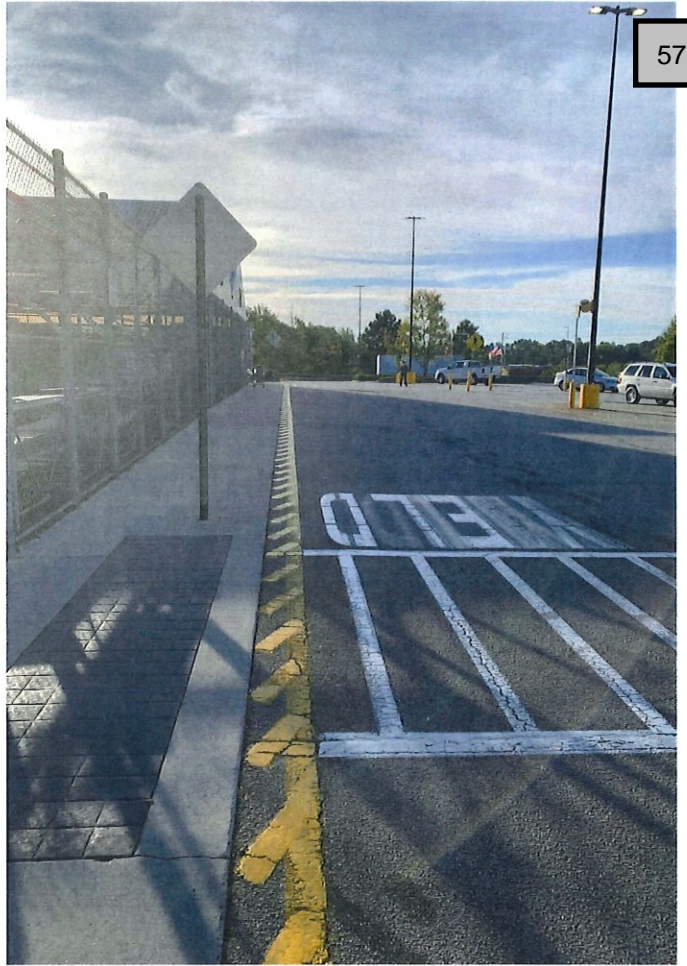
cc: Brett Buckland, P.E. (Bohler Engineering)  
Mr. John Kupstas (GA Studio/BLOX)











**RETAIL CLINIC  
ADDITION TO  
MONROE  
WALMART**

2050 W Spring St  
Monroe, GA 30655

GA PROJECT No: 1884

**GIATTINA AYCOCK  
ARCHITECTURE STUDIO INC.**  
2625 5th Avenue North, Building C  
Bessemer, AL 35020  
P: 205-933-3090  
GASTUDIO.COM

STAMP:

ISSUE SCHEDULE:

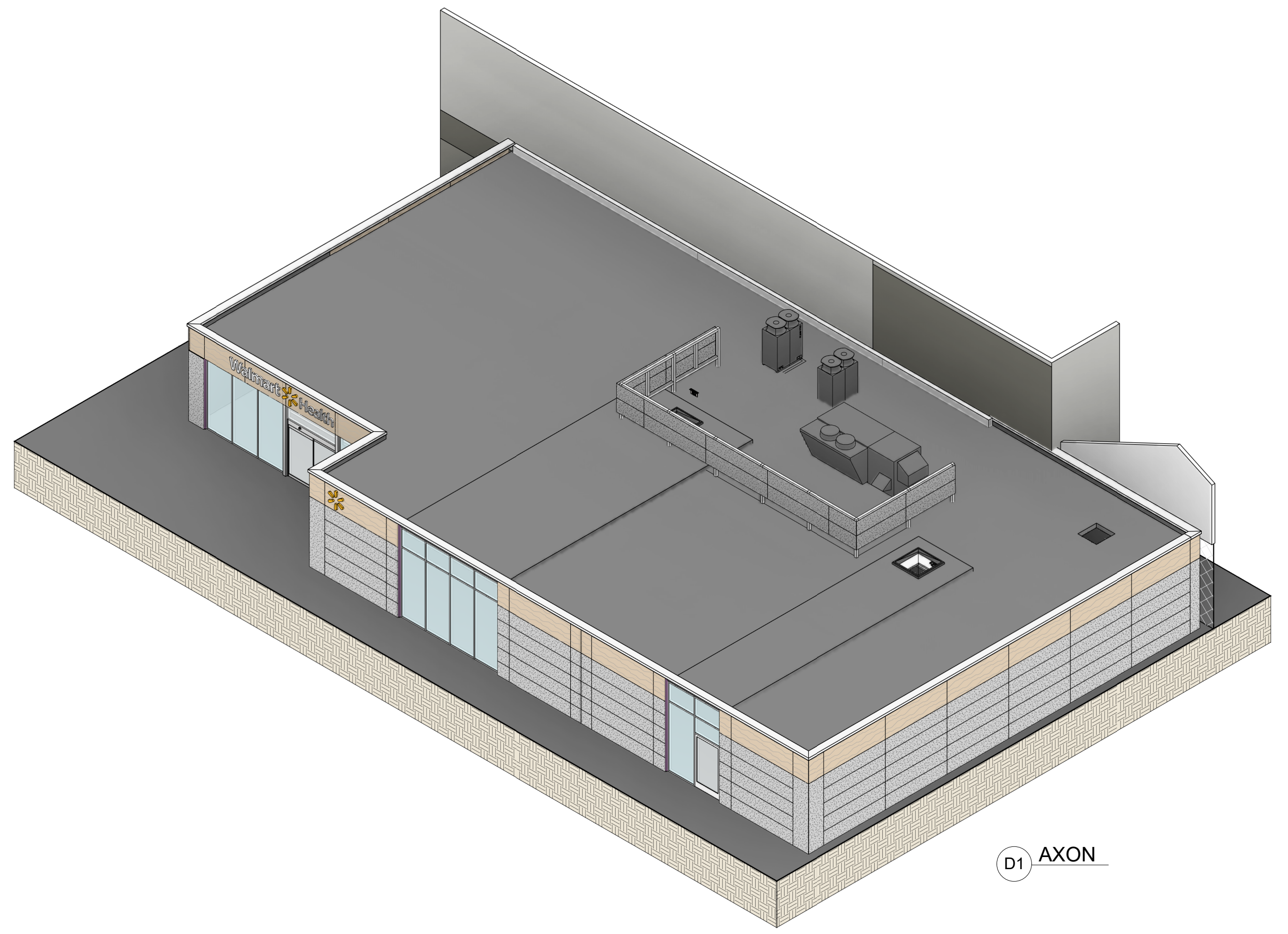
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REVISION SCHEDULE:

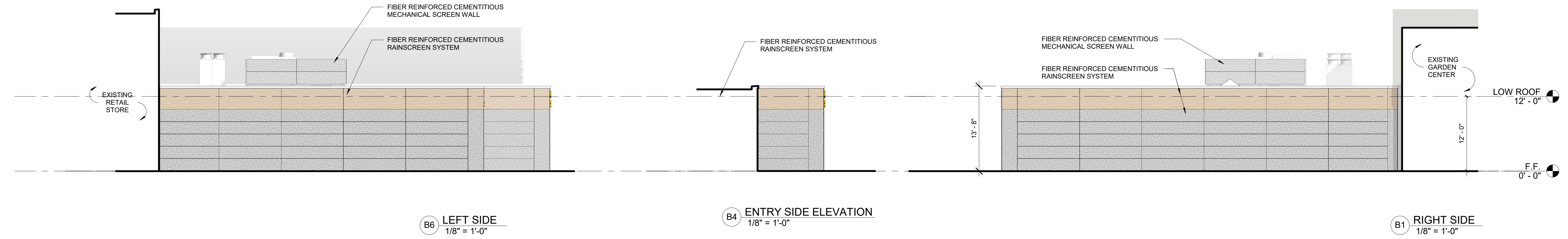
NUM.	DESCRIPTION	DATE
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NOTES & LEGEND

- SWISS PEARL CARAT Sahara 7000  
20% Coverage
- SWISS PEARL CARAT Crystal 7010  
65% Coverage
- Clear Anodized Alum Storefront and Glazing  
15% Coverage



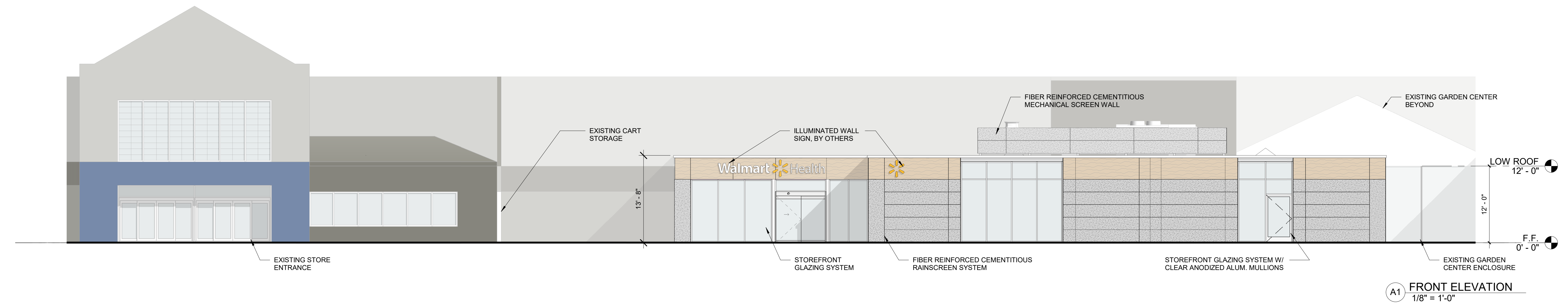
D1 AXON



B6 LEFT SIDE  
1/8" = 1'-0"

B4 ENTRY SIDE ELEVATION  
1/8" = 1'-0"

B1 RIGHT SIDE  
1/8" = 1'-0"



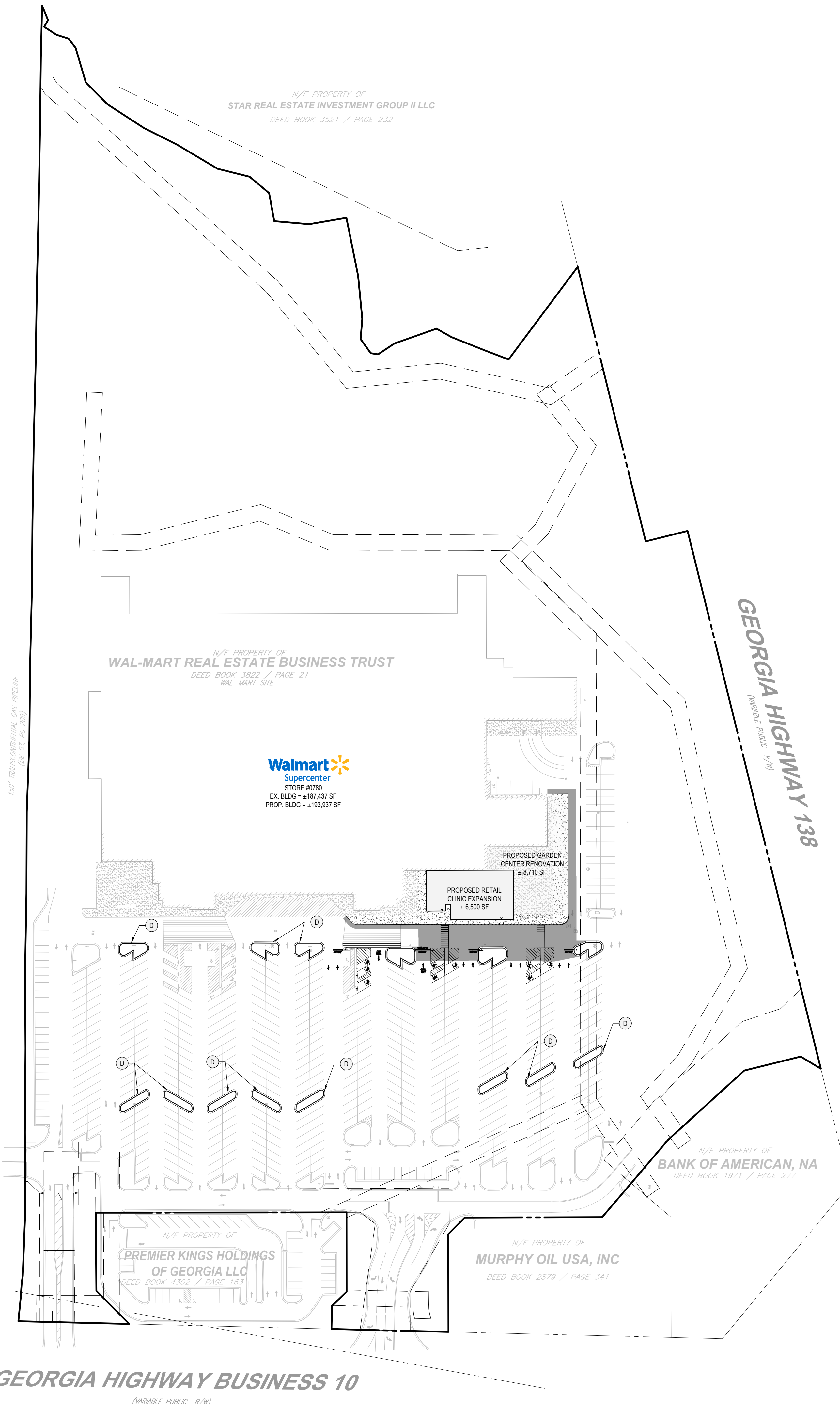
A1 FRONT ELEVATION  
1/8" = 1'-0"

CURRENT DRAWING SET:

ISSUE DATE: 4/10/20  
DRAWN BY: JLM

SHEET:  
**BUILDING  
ELEVATIONS**

**A201**



**SITE LEGEND (NOT ALL USED THIS SHEET)**

- (A) PROP CONCRETE LIMITS
- (B) PROP BOLLARD-MOUNTED STOP SIGN
- (C) PROP BOLLARD
- (D) PROP 2' CURB AND GUTTER (MIN. 5' RADIUS UNLESS OTHERWISE NOTED)
- (E) PROP DEPRESSED CURB
- (F) PROP TRANSITION CURB
- (G) PROP HEAVY DUTY ASPHALT
- (H) PROP STANDARD CONCRETE
- (I) PROP 8' FIRE LANE STRIPING
- (J) PROP 8' ROD IRON FENCE

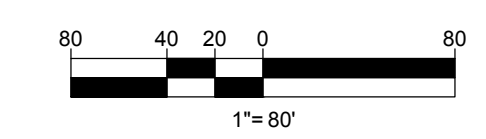
**STANDARD DRAWING LEGEND**

FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
	CONCRETE CURB & GUTTER	CURB AND GUTTER SPILL CURB    TRANSITION CURB DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	TEST PIT	
	STANDARD DUTY ASPHALT PAVEMENT	
	HEAVY DUTY CONCRETE	
	STANDARD CONCRETE	
	SAWCUT LINE	

**SITE DATA:**

SITE ADDRESS (S):	2050 WEST SPRING STREET, MONROE GA	
SITE AREA	1,106,431 SF (± 25.4AC)	
PARCEL ID NO (S):	M0010021	
ENGINEER:	BOHLER ENGINEERING 211 PERIMETER CENTER PKWY NE, SUITE 425 ATLANTA, GA 30346	
ZONING:	B3 - HIGHWAY BUSINESS DISTRICT CORRIDOR DESIGN OVERLAY DISTRICT	
BUILDING AREA:	EXISTING ±187,437 SF	PROPOSED ±193,937 SF
PARKING:	EXISTING	PROPOSED
TOTAL PROVIDED PARKING SPACES:	762 SPACES	739 SPACES
PARKING RATIO	4.06 / 1,000	3.76 / 1,000
MIN REQUIRED PARKING SPACES	563 SPACES	582 SPACES

REQUIRED PARKING: 1 SPACE FOR EACH FULL-TIME EMPLOYEE AND 1 SPACE PER 500 SF GFA



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**811**  
Know what's below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: GA191139  
DRAWN BY: BM  
CHECKED BY: BB  
DATE: 04/24/2020  
CAD ID: GA191139-SPP-0

**PROP. SITE PLAN DOCUMENTS**  
FOR

**Walmart**  
Save money. Live better.

PROPOSED DEVELOPMENT  
2050 WEST SPRING STREET  
MONROE, GA 30655  
WALTON COUNTY

**BOHLER**  
211 PERIMETER CENTER PKWY NE, SUITE 425  
ATLANTA, GEORGIA 30346  
Phone: (678) 695-6800  
GA@BohlerEng.com



SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**C-303**

ORG. DATE - 04/16/2020

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**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 19, 2020 before the Planning & Zoning Commission, at 5:30 P. M. for 2050 W Spring St.**

**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 3, 2020**