



Planning & Zoning Meeting

AGENDA

Tuesday, April 16, 2019

5:30 PM

215 N Broad Street, Monroe, GA 30655

-
- I. CALL TO ORDER**
 - II. ROLL CALL**
 - III. MINUTES OF PREVIOUS MEETING**
 - [1.](#) Minutes of Previous Meeting - March 19, 2019
 - IV. REPORT FROM CODE ENFORCEMENT OFFICER**
 - V. PUBLIC HEARINGS**
 - [1.](#) Request for Variance - 257 Boulevard
 - [2.](#) Request for Variance - 1415 E Church Street
 - VI. RECOMMENDATIONS ON REQUESTS**
 - VII. OLD BUSINESS**
 - VIII. NEW BUSINESS**
 - IX. ADJOURNMENT**

**MONROE PLANNING COMMISSION
MINUTES
MARCH 19, 2019**

Present: Mike Eckles, David Butler, Randy Camp, Kyle Harrison

Absent: Rosalind Parks

Staff: Debbie Adkinson – Code Dept Assistant
Patrick Kelley – Director of Code & Development
Darrell Stone – Director of Planning and Development
Logan Propes – City Administrator
Paul Rosenthal – City Attorney

Visitors: Lee Rowell, Charlie Massey

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

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

Code Officer Report: None

Public Hearing open 5:31 pm

The first item of business: is for petition # 19-00276 for a COA at Double Springs Church Road. The applicant is Robert Massey. The request is for a COA for the site plan for the 48 unit assisted living home on 3.5+/- ac.

Chairman Eckles asked for a representative of the request.

Charlie Massey a member of the development team for the assisted living home spoke to the request in his father's stead. The site plan was sent in and he was there to basically answer any questions they may have.

Chairman Eckles asked if the site plan has all the requirements on it.

Kelley commented on the site plan and stated that it was a good attempt at complying with the Corridor Design Overlay District. There are some specifics that aren't laid out but if it is approved in concept we can make sure those details are filled in,(i.e. irrigation plan and the percentage of impervious coverage, etc.) before the development permit is issued.

Chairman Eckles asked if there were any questions concerning the site plan. Being none he closed the public hearing at 5:33 pm.

Chairman Eckles entertained a motion.

Motion made by Harrison to approve.
Seconded by Camp
Motion Carried. COA for site plan granted.

Public Hearing opened at 5:33 pm

The seconded item of business: is for petition # 19-00257 is for a Zoning Ordinance Text Amendment to create a new Infill Overlay District.

Chairman Eckles asked for someone to speak to the text amendment.

Darrell Stone, the Director of Planning and Development spoke to this request. The new Infill Overlay District is designed to fill parcels within proximity of the Central Business District for high density single family detached dwelling units to encourage in town living with specific focus on a walk-able community central to the business district. It will also be a tool to incentivize on existing R1A, R2 and MH parcels. It's designed to create small community dwelling units around pedestrian access with parking and vehicular access that's located to the rear of the dwelling unit. R1A, R2 and MH are allowed up to 10 single family detached dwelling units per gross acre. It can only be applied up to 3 acres. If it goes beyond the 3 acres it will only be allowed in R2 and MH. The max for those areas will not exceed 100 units. All existing infill will require a total structural removal on the R2 and MH unless specific Historic structures are approved to remain by the Code Officer. Developments that exceed 30 units shall be required to have open space. Elements include for recreation such as a pool, play ground, club house, fitness center, play courts not limited to tennis, volley ball, basketball, are required. There are charts that spell out the total square footage for lots, setbacks, etc.

Chairman Eckles asked if everyone had a chance to look over all the details.

Camp asked if there is a map to detail all areas included in this overlay district. Stone stated he has one in his office. There are 700 parcels that are the R2, MH district and 900+ parcels of the R1A. This doesn't include what is developed on the parcels. The hope is to provide quality housing for all.

Chairman Eckles asked for any questions or comments.

Camp stated he thought it was a good thing that creates a healthy environment for Monroe. Stone stated there are also architectural standards in place. Listed materials are hardi plank, brick, stone, & architectural singles, with no percentages dictated. No vinyl allowed.

Harrison if requirements in Table 9 deviated extensively from any of the R1 or R1A requirements. Kelley: yes it is significant departure from what has been done traditionally.

Chairman Eckles opened the floor for any comments or objections from the public. There was none.

Public Hearing closed at 5:42 pm

Chairman Eckles entertained a motion.

Motion to approve by Camp Seconded by Butler
Motion Carried. Recommendation for Approval

Old Business: none
New Business: none

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn Harrison Seconded Butler
Motion Carried – Meeting adjourned at 5:43 pm



To: City Council
From: Patrick Kelley
Department: Planning, Zoning and Code
Date: 03-26-19
Description: Variance requests 257 Boulevard

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Denial of the requested variances.

Background: This request would require the subdivision of an existing lot of record, which has been in existence since 1945 irrespective of the original Monland plat and which has been recorded as a singular tax parcel as recently as 12-10-2014, into two non-conforming lots. The average lot frontage in this R-1 zoned neighborhood approaches 100 linear feet as developed. R-1 Zoning requires 100' of frontage on perpendicular lots. This request would divide an existing lot with 95' of road frontage (already non-conforming) into two lots with increased non-conformity. The Zoning code prohibits increasing the non-conformity of existing non-conforming properties or uses. In addition, this lot has existed in its current configuration since the inception of Zoning regulations within the City in 1963. The subdivision of this lot, in rough calculations, as described in the petition, would also not allow conformance with building setbacks required by the Zoning ordinance. Other parameter that this request would not meet are minimum lot size (14,000 Sq. ft.), minimum square footage of "new construction" R-1 requires 1600 sq. ft. heated. Further, the ordinance states that if moved voluntarily for any reason for any distance, it must then be altered to conform to the requirements of the district to which it is moved. This request is contrary to the zoning ordinance in almost every instance.

Attachment(s):



City of Monroe
215 N. Broad Street

Plan Report

Plan NO.: VAR-000002-2019

Plan Type: Variance

Work Classification: Variance

Plan Status: Fees Paid

Apply Date: 03/15/2019

Expiration:

Location Address

257 BOULEVARD, MONROE, GA 30655

Parcel Number

M0180125

Contacts

JAMES HOLDER
120 SECOND ST STE 101, MONROE, GA 30655
(678)256-9185

Applicant

Description: Request for Variance of Sect 700.1 Table 11 - P&Z Mtg 4/16/19 @ 5:30 PM - Council Mtg 5/14/19 @ 6:00 PM 215 N Broad Street

Valuation: \$0.00

Total Sq Feet: 0.00

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

Payments	Amt Paid
Total Fees	\$100.00
Check # 1372	\$100.00
Amount Due:	\$0.00

Condition Name

Description

Comments

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

Debbie Adkinson

Issued By: Debbie Adkinson

March 15, 2019

Date

James Holder

Plan_Signature_1

March 26 2019

Date

Plan_Signature_2

Date



Variance/Conditional Use Application

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

Meeting of: _____

Your representative must be present at the meeting

Street address 257 BOULEVARD Council District 4 / 8 Map and Parcel # 18-125
Zoning R-1 Acreage .56 Proposed Use Lot For Single Road Frontage 50 ft. / on
BOULEVARD (street or streets) FAMILY

Applicant
Name JAMES R HOLDER
Address 120 2nd Suite 101
Phone # 678-256-9185
246

Owner
Name _____
Address SAME
Phone # _____

Request Type: (check one) Variance ☒ Conditional Use _____

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

I propose to use the vacant portion
(Lot 21) to locate a house at 21st Blvd

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

This house is a historic home in a historic district
compatible with other homes

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):

See attached narrative

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

This home to be moved has
extended exposed rafter tails which makes the
footprint 32' - 30 ft would give the 10' setbacks - square feet

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

The hardship is that the lot would go unused
the house would go unmoved - see narrative

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

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

Documents to be submitted with request:

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

Application Fees:

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

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

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

Signature *[Signature]* Date: March 15 - 2019

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

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

Signature _____ Date: _____

_____ Date: _____

Notary Public

Commission Expires: _____

I hereby withdraw the above application: Signature _____ Date _____

I AM asking that my copy of Patrick's
LETTER BE ATTACHED AS I ATTEMPT TO
MAKE REFERENCE TO CERTAIN SECTIONS
AS I EXPLAIN MY REASONING FOR
THIS VARIANCE REQUEST.

IT MAY BE HELPFUL IN
CONSIDERING THE MERITS OF MY
NARRATIVE

[Signature]

Variance Request

I am asking for a variance on the side set backs on a lot I currently own located at 257 Boulevard. I am asking that this lot be approved for the relocation of a historic home. The house is currently located at 211 Boulevard and is owned by the Methodist church.

This historic home was built in the early 1900's and its distinct architectural details have been preserved. The house has unique exposed rafter tails that are very long and scalloped and extend to the edge of the house footprint. These scalloped rafter tails are also present on the attic dormer making this home singular in its design within the historic district.

The lot I own is 50 ft wide as platted in 1906 in the Monland Subdivision as Lot 21. (see attached plat) I contend that my lot is a lot of record. This lot has been preserved as a lot by deed and plat but more importantly by its preservation as a vacant lot clearly intended for future use. I own the adjacent home and lot on the right side of the property and Robert Carter owns the house and lots to the left of the property. Mr. Carter is aware of my intention to move the historical home to my lot and has not made any objections known to me.

In order to preserve the specific design features of this historical home I would need a variance on the side set back from 10 ft to 9ft. This variance would prevent having to remove or distort the design details that are unique to this home.

Addressing The Ordinance As It Relates
To Moving The Historical Home Located At
211 Boulevard

Article 5 Section 500

Non-Conformities are defined as incompatible within the District involved with permitted uses. The uses are single family homes on lots as described on a plat of Monland Subdivision.

-What could be more compatible than moving a house within the historic district and not only keeping it in the same historic district but relocating it on the same street within the district?

1) The **Intent** of the ordinance is not to encourage the survival of non-conforming properties

- My lot has been called non-confirming by the code office. I am asking to move a conforming house from a non-conforming lot to another non-confirming lot. I contend that moving a historic home to a lot on the same street, same neighborhood, same historic district, and same mill district is not a non-conformity. The historic district guidelines encourage the survival of historic homes. Their goal is to protect and preserve history rather than the current trend to allow homes to fall into disrepair and then be condemned.

500.1- Non-Conforming Lots of Record

-I maintain the subject lot to which I intend to move the historical house is a lot of record. Clearly it was never built upon. This lot has been preserved as a vacant lot for future intent . The home I own on the adjacent lot was built within the footprint of the original lot. Not centered between the two lots as several houses on the street were built using two lots. Looking at 257 Boulevard you can clearly see one house built on a lot and one vacant lot next door.

500.2- Non-Conforming Uses

1. No use change
2. No increase
3. No increase in house size. No addition
4. Current owner has not abandoned. They are actively seeking a solution to remove the house

5. The City CAN consider a variance. This instance DOES provide a necessary improvement for the welfare of the general public.

a. The lot from which the house is to be moved will become a public neighborhood playground built and maintained by the church

b. A historic home with unique design details would be saved from falling into disrepair and being condemned.

c. The spirit of the City's Historic District Regulations and Guidelines would be served by protecting and preserving a historic structure that is unique in design. The entire structure would be saved from future demolition and kept intact in its original neighborhood. The opportunity to maintain the historical integrity of an entire structure is a highly valued proposition in preservation.

500.3- Non-Conforming Structures

(2) Residential Structures

Not applicable. The structure already conforms. The ordinance does not limit or forbid moving

(H) Nothing prevents **You** from considering a variance. The house move is able to provide a necessary improvement for the welfare of the General Public and preserve a historic home.

(1) Moving the historic home down the street would free up land for a Community Playground

(2) Moving the historic home down the street would enable the church to expand its ministry and serve the community by providing a greatly needed Community Space in the Neighborhood

(3) If it is necessary for the Public Welfare for the City to establish protections for Historic Structures by creating Historic Districts. Then it is in the Welfare of the General Public to consider variances within reason to protect those structures.

There are times when ordinances and regulations can be counter productive to the established desire and intent of the City to preserve and protect its historic homes. These homes are not replaceable and a short drive around the City will find many of these homes in disrepair waiting to be condemned because the owner could not afford renovation and the option to move the home was not available. It is my hope the City will allow this unique home to be moved and preserved rather than losing another home that could have been saved.

I ask that you recommend granting this variance.

Thank You For Your Consideration

James R Holder



Whit Holder <whit@georgiareclaimed.com>

Fwd: NON-CONFORMING USE PROVISIONS

1 message

Rick Holder <j.rickholder@gmail.com>
To: Whit Holder <whit@georgiareclaimed.com>

Wed, Feb 20, 2019 at 12:00 PM

----- Forwarded message -----

From: **Rick Holder** <j.rickholder@gmail.com>
Date: Wed, Feb 20, 2019 at 11:59 AM
Subject: Fwd: NON-CONFORMING USE PROVISIONS
To: Amy Zapatka <amyz@socialcirclelawyer.com>

----- Forwarded message -----

From: **Pat Kelley** <PKelley@monroega.gov>
Date: Fri, Feb 15, 2019 at 2:48 PM
Subject: NON-CONFORMING USE PROVISIONS
To: Rick Holder <j.rickholder@gmail.com>
Cc: Logan Propes <LPropes@monroega.gov>

Mr. Holder,

Below please find the excerpts from the City of Monroe zoning ordinance relied upon in determining the feasibility of the house move you have inquired about.

The request made would increase the non-conformity of the target lot which would be contrary to the intent of the ordinance and its prohibition of increasing non-conformity of existing non-conformities.

The most pertinent sections to this instance are highlighted but, the sections have been included in their entirety.

It should be clear why it is believed that the request as submitted will not work or why the extent of variances needed is beyond the extent of anything anticipated by the ordinance.

In any case, it has been an enjoyable exercise - 11 - us far and if you develop any persuasive argument that has yet not been considered, we'll be happy to listen,

2

-PK

Permitted

City of Monroe, Georgia Page | 16 ZONING ORDINANCE

ARTICLE V

ARTICLE V: GENERAL STANDARDS FOR ALL DISTRICTS

Section 500 Non-Conforming Buildings and Uses.

WAS the last Mill district

Within the districts established by this Ordinance or later amendments, there exist lots, uses, structures, and characteristics of use lawful before this Ordinance was passed or amended, but not in conformity with this Ordinance or future amendments. Non-conformities are declared by this Article to be incompatible with permitted uses in the districts involved.

(1) Intent. It is the intent of these regulations to permit these non-conformities to continue until they are removed or ceased, but not to encourage their survival. It is further the intent that non-conformities shall not be used as grounds for adding other uses, structures, or characteristics of uses prohibited elsewhere in the same district, and that non-conformities shall not be enlarged, expanded or extended in any manner except as herein provided.

(2) Avoidance of Undue Hardship. To avoid undue hardship, nothing in these regulations shall be deemed to require a change in the plans, construction, or designated use of any building for which a building permit was issued as provided under Section 455 prior to the adoption of this Ordinance.

500.1 Non-Conforming Lots of Record.

The intent of the Regulation not to cause undue hardship

(1) Single Non-Conforming Lots of Record. A single lot of record existing at the effective date of adoption or

3
amendment of this Ordinance that does not meet requirements for area, width, or both may only be built on if:

(a) yard dimensions and lot coverage requirements, except requirements for area, width, or both,

conform to the applicable regulations;

(b) variance for yard dimensions and lot coverage requirements are obtained in accordance with Section

variance may be obtained

1430;

(c) such lot does not have continuous frontage with other lots in the same ownership; and

(d) all other requirements of this Ordinance are met.

(2) Non-Conforming Lots of Record in Combination. If two (2) or more abutting lots or a combination of lots and

yes
portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this Ordinance, and if all or part of the lots do not meet the requirements established for lot width and area, said lots shall be considered an undivided parcel for the purpose of these regulations. No portion of said parcel shall be used or sold in a manner that diminishes compliance with lot width and area requirements established by these regulations. Nor shall any division of any parcel be made which creates a lot with a width or area less than specified by the requirements stated in this Ordinance. *2*

Lot of Record

500.2 Non-Conforming Uses.

Where, prior to adoption of this Ordinance or amendments thereto, a lawful use exists that would not be permitted by these regulations, such use may be continued so long as it remains otherwise lawful; however:

+ (1) no such use shall be changed to another non-conforming use;

+ (2) no such use shall be increased nor extended by acquiring more land area than was owned or leased at the effective date of adoption or amendment of this Ordinance;

+ (3) no such use shall be increased nor extended more than twenty-five (25%) percent greater gross floor area

+ by addition to any building occupied by such uses at the effective date of adoption or amendment of this

Ordinance or by construction of additional buildings;

4
(4) if any such use is abandoned, regardless of the intent to resume use by the one having the right to use the property, no non-conforming use may be resumed. It shall be prima facie evidence of abandonment for the owner and/or one having the right to use the property to:

(a) discontinue the non-conforming use for more than six (6) months;

(b) fail to obtain a new or renew an existing business license and remit the business occupation tax required by the Code of Ordinances for the non-conforming use; or,

(c) fail to declare and remit the sales tax required by state law for the non-conforming use.

(5) nothing in this Section shall prevent the City of Monroe from considering a variance from these provisions in specific instances where such a variance would provide a necessary improvement for the welfare of the general public.

500.3 Non-Conforming Structures.

Where prior to the adoption of this Ordinance or amendments thereto, a lawfully constructed structure exists that would not be permitted by these regulations, such structure may remain and continue to be used so long as it remains otherwise lawful provided that:

(1) Non-residential Structures

(a) no such structure shall be increased or extended to occupy additional gross floor area than was

occupied at the effective date of adoption or amendment of this Ordinance. Ordinary repairs, remodeling, repair or replacement of non-load bearing walls, fixtures, wiring, or plumbing are allowed provided that the gross floor area is not increased;

(b) no such structure shall be altered to increase its nonconformity, but any structure may be altered to

decrease its nonconformity. Any such alteration must comply with this Ordinance and must not in itself be nonconforming; and,

(c) should such a structure be hereafter damaged or destroyed by fire, explosion, windstorm, flooding, accident or calamity not caused by the owner or the one having the right to use the property, the owner may rebuild a structure having a gross floor area equal to or less than the destroyed structure. Any structure reconstructed by more than fifty percent (50%) of gross floor area must comply with this Ordinance and must not be itself non-conforming, with the exception of gross floor area;

(d) no such structure which has been legally condemned by the Code Enforcement Officer shall be used, altered or reconstructed except in accordance with the provisions of this Ordinance;

in conflict

5

(e) should such structure be voluntarily moved for any reason for any distance whatever, it must then be altered to conform to the requirements of the district to which it is moved;

(f) when non-conforming, accessory structures shall be subject to the same provisions that govern the principal structure to which they are an accessory; and,

(g) nothing in this Section shall prevent the strengthening or restoring to a safe condition of any

structure or part thereof declared unsafe by any official charged with protecting the public safety, upon order of such official.

no alterations

(2) Residential Structures

OK (a) no such structure shall be altered to increase its nonconformity, but any structure may be altered to

decrease its nonconformity. Any such alteration must comply with this Ordinance and must not in itself be nonconforming;

OK (b) ordinary repairs, remodeling, repair or replacement of non-load bearing walls, fixtures, wiring, or plumbing are allowed provided that the footprint of the structure is not increased;

NA (c) should such a structure be hereafter damaged or destroyed by fire, explosion, windstorm, flooding, accident or calamity not caused by the owner of the property, the owner may rebuild a structure in the building footprint less than or equal to the destroyed structure. Any structure reconstructed to exceed the original footprint must comply with this Ordinance and must not be itself non-conforming;

NA (d) no such structure which has been legally condemned by the Code Enforcement Officer shall be used, altered or reconstructed except in accordance with the provisions of this Ordinance;

ALREADY CONFORMS except - historic

historical (e) should such structure be voluntarily moved for any reason for any distance whatever, it must then be altered to conform to the requirements of the district to which it is moved;

MAY NOT BE ALTERED unless not alter -

NA (f) when non-conforming, accessory structures shall be subject to the same provisions that govern the principal structure to which they are an accessory;

OK (g) nothing in this Section shall prevent the strengthening or restoring to a safe condition of any

OK structure or part thereof declared unsafe by any official charged with protecting the public safety, upon order of such official; and

(h) nothing in this Section shall prevent the City of Monroe from considering a variance from these provisions in specific instances where such variance would provide a **necessary improvement for the welfare of the general public.**

yes necessary

historical district

intention

to



GRID NORTH GA. WEST ZONE

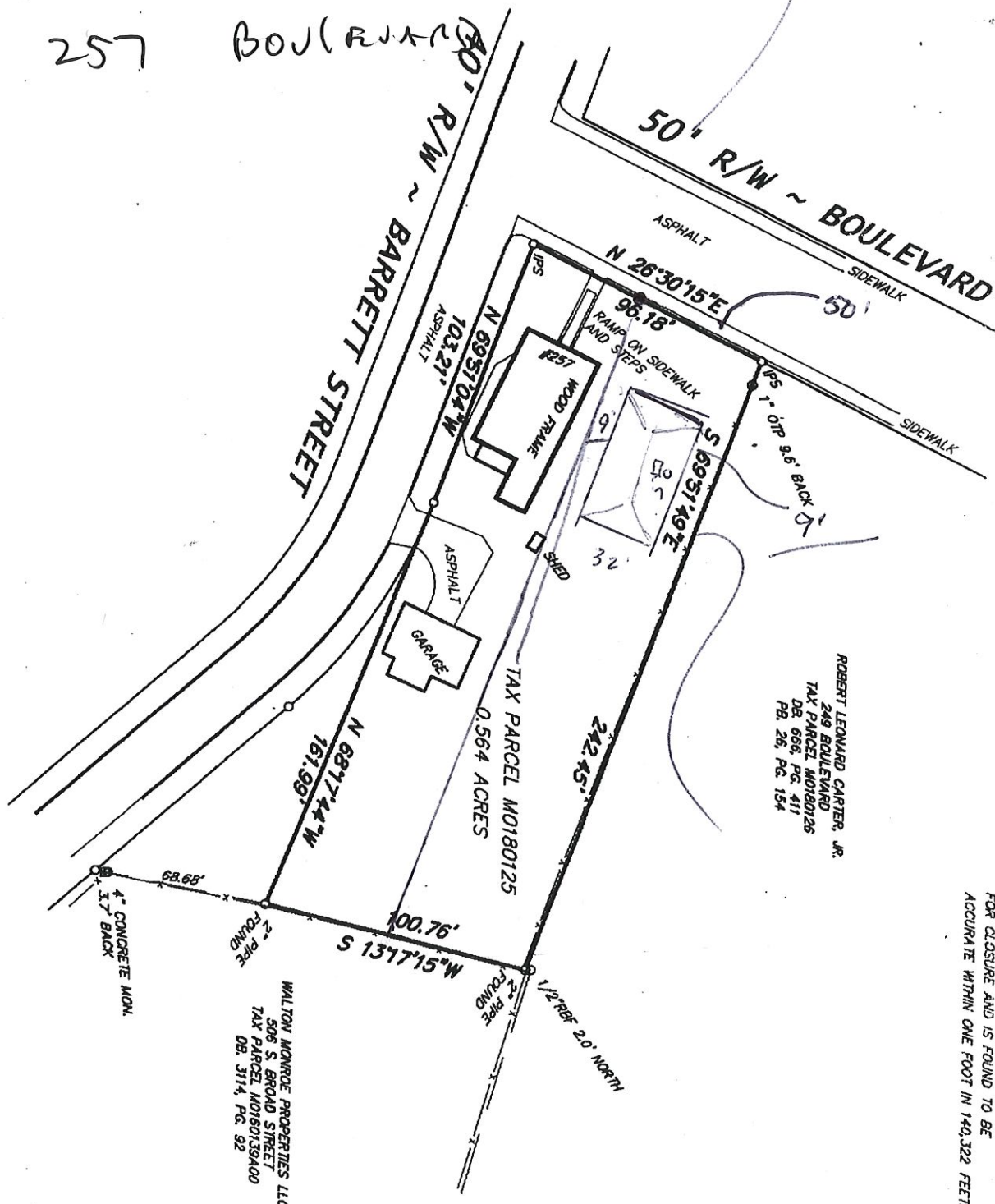
NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMPION TRO EQUIPMENT AND GPS SOLUTIONS REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

OWNER:
THE ESTATE OF ERASMUS WEBB
C/O FRANCES JACKSON
P.O. BOX 861

SITE PLAN

- == SANITARY SEWER EASEMENT
- == FINISHED FLOOR ELEVATION
- == MANHOLE
- == DRAIN INLET
- == FIRE HYDRANT
- == LIGHT POLE
- == POWER POLE
- == FENCE LINE
- == WATER LINE
- == GAS LINE
- == VALVE

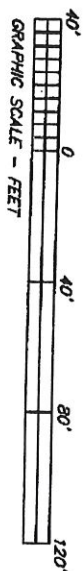
FOR LOCATING THE
HOUSE FROM 211
257 BOULEVARD



ROBERT LEONARD CARTER, JR.
249 BOULEVARD
TAX PARCEL M0180125
DB. 666, PG. 411
PB. 26, PG. 154

WALTON MOORE PROPERTIES LLC
506 S. BROAD STREET
TAX PARCEL M0180139A00
DB. 3114, PG. 92

NOTE:
THIS PLAT REPRESENTS A SURVEY OF EXISTING
WALTON COUNTY TAX PARCEL M0180125 AND
DOES NOT REQUIRE APPROVAL FOR RECORDING FROM THE
MUNICIPAL OR COUNTY PLANNING COMMISSION OR GOVERNING
AUTHORITY, PURSUANT TO O.C.G.A. 15-6-67(D).



FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 140,322 FEET.

1-1
58
Return recorded document to:
Preston & Malcom, P.C.
110 Court Square
Post Office Box 984
Monroe, Georgia 30655
File No.: 15-23808

Deed Doc: ESTD Rec#: 244766
Recorded 10/30/2015 04:25PM
Georgia Transfer Tax Paid : \$29.50
KATHY K. TROST
Clerk Superior Court, WALTON County, GA
Bk 03837 Pg 0469

[Space above this line for recording]

ADMINISTRATOR'S DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made the 26th day of October, 2015, between

FRANCES W. JACKSON,
as Administrator of the ESTATE OF ERASMUS H. WEBB, deceased,

Late of Walton County, State of Georgia, hereinafter called Grantor, and

J. RICK HOLDER

of the County of Walton and State of Georgia, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **Ten Dollars and NO/100 and Other Good and Valuable Consideration (\$10.00) DOLLARS** 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 of the Estate's undivided right, title, interest, and equity in and to the following described property:~~

All that tract or parcel of land, lying and being in the City of Monroe, Walton County, State of Georgia, and part of that Subdivision known as Monland Place and being lots No. 21 and 22, in Block Number 22, of Monland Place Subdivision, as shown by a Plat of the same made H. E. Burton, County Surveyor. Recorded in Deed Book I, page 287, Office of the Clerk of Walton Superior Court. Reference to said plat of survey and the record thereof being hereby made for a more complete description of the property conveyed.

Being the same property conveyed to Erasmus H. Webb dated October 16, 2002, recorded in Deed Book 29, page 195, Walton County, Georgia records.

Said property is sold and conveyed by virtue of an order of the Probate Court of Walton County entered after due notice of the application thereof by publication as required by law and pursuant to powers granted therein under O.C.G.A. §53-12-232 and after all requirements of law had been fully complied with; the property is conveyed pursuant to agreement of the heirs.

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

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

ADMINISTRATOR'S DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made the 26th day of October, 2015, between

FRANCES W. JACKSON,
as Administrator of the ESTATE OF ERASMUS H. WEBB, deceased,

Late of Walton County, State of Georgia, hereinafter called Grantor; and

J. RICK HOLDER

of the County of **Walton** and State of **Georgia**, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **Ten Dollars and NO/100 and Other Good and Valuable Consideration (\$10.00) DOLLARS** 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 of the Estate's undivided right, title, interest, and equity in and to the following described property:

All that tract or parcel of land, lying and being in the City of Monroe, Walton County, State of Georgia, and part of that Subdivision known as Monland Place and being lots No. 21 and 22, in Block Number 22, of Monland Place Subdivision, as shown by a Plat of the same made H. E. Burton, County Surveyor. Recorded in Deed Book I, page 287, Office of the Clerk of Walton Superior Court. Reference to said plat of survey and the record thereof being hereby made for a more complete description of the property conveyed.

Being the same property conveyed to Erasmus H. Webb dated October 16, 2002, recorded in Deed Book 29, page 195, Walton County, Georgia records.

Said property is sold and conveyed by virtue of an order of the Probate Court of Walton County entered after due notice of the application thereof by publication as required by law and pursuant to powers granted therein under O.C.G.A. §53-12-232 and after all requirements of law had been fully complied with; the property is conveyed pursuant to agreement of the heirs.

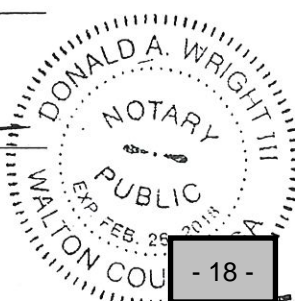
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

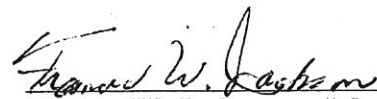
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the
presence of:


Unofficial Witness


Notary Public



 (SEAL)
Frances W. Jackson, as Administrator of
the Estate of Erasmus H. Webb, Deceased,
Late of Walton County, Georgia

SEAL AFFIXED

1-1
9/3

Return Recorded Document to:
PRESTON & MALCOM, P.C.
Attorneys at Law
Post Office Box 984
110 Court Street
Monroe, Georgia 30655
File #: 15-23808

Deed Doc: QCD Rec#: 244766
Recorded 10/30/2015 04:26PM
Georgia Transfer Tax Paid : \$0.00
KATHY K. TROST
Clerk Superior Court, WALTON County, GA
Bk 03837 Pg 0469

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, Made the 27th day of October, 2015, between Frances W. Jackson, as Administrator of the Estate of Erasmus H. Webb, Deceased, Late of Walton County, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and J. Rick Holder of the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

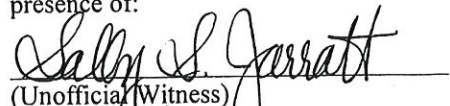
All of Grantor's right, title, interest, and equity in and to the following:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 37, 3rd Land District, containing 0.564 acres, more or less, as shown on a plat of survey entitled, "Boundary Survey For The Estate of Erasmus Webb," prepared by Alcovy Surveying and Engineering, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921, dated December 10, 2014, recorded in Plat Book 110, Page 81, Clerk's Office, Walton Superior Court, Georgia records. Reference to said plat of survey and the record thereof hereby made for a more complete description.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

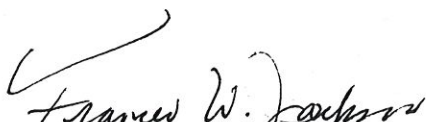
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:


(Unofficial Witness)


(Notary Public)




Frances W. Jackson, as Administrator of the Estate of Erasmus H. Webb, Deceased, Late of Walton County, Georgia (Seal)

STATE OF GEORGIA

COUNTY OF WALTON

THIS INDENTURE, Made the 27th day of October, 2015, between Frances W. Jackson, as Administrator of the Estate of Erasmus H. Webb, Deceased, Late of Walton County, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and J. Rick Holder of the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

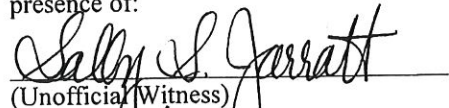
All of Grantor's right, title, interest, and equity in and to the following:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Monroe, located in Land Lot 37, 3rd Land District, containing 0.564 acres, more or less, as shown on a plat of survey entitled, "Boundary Survey For The Estate of Erasmus Webb," prepared by Alcovy Surveying and Engineering, Inc., certified by Ronald Calvin Smith, Georgia Registered Land Surveyor No. 2921, dated December 10, 2014, recorded in Plat Book 110, Page 81, Clerk's Office, Walton Superior Court, Georgia records. Reference to said plat of survey and the record thereof hereby made for a more complete description.

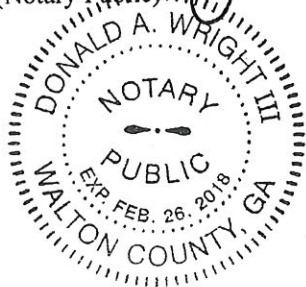
TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

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

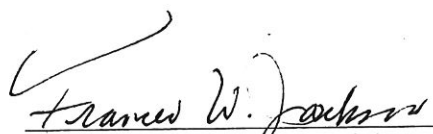
Signed, sealed and delivered in the presence of:

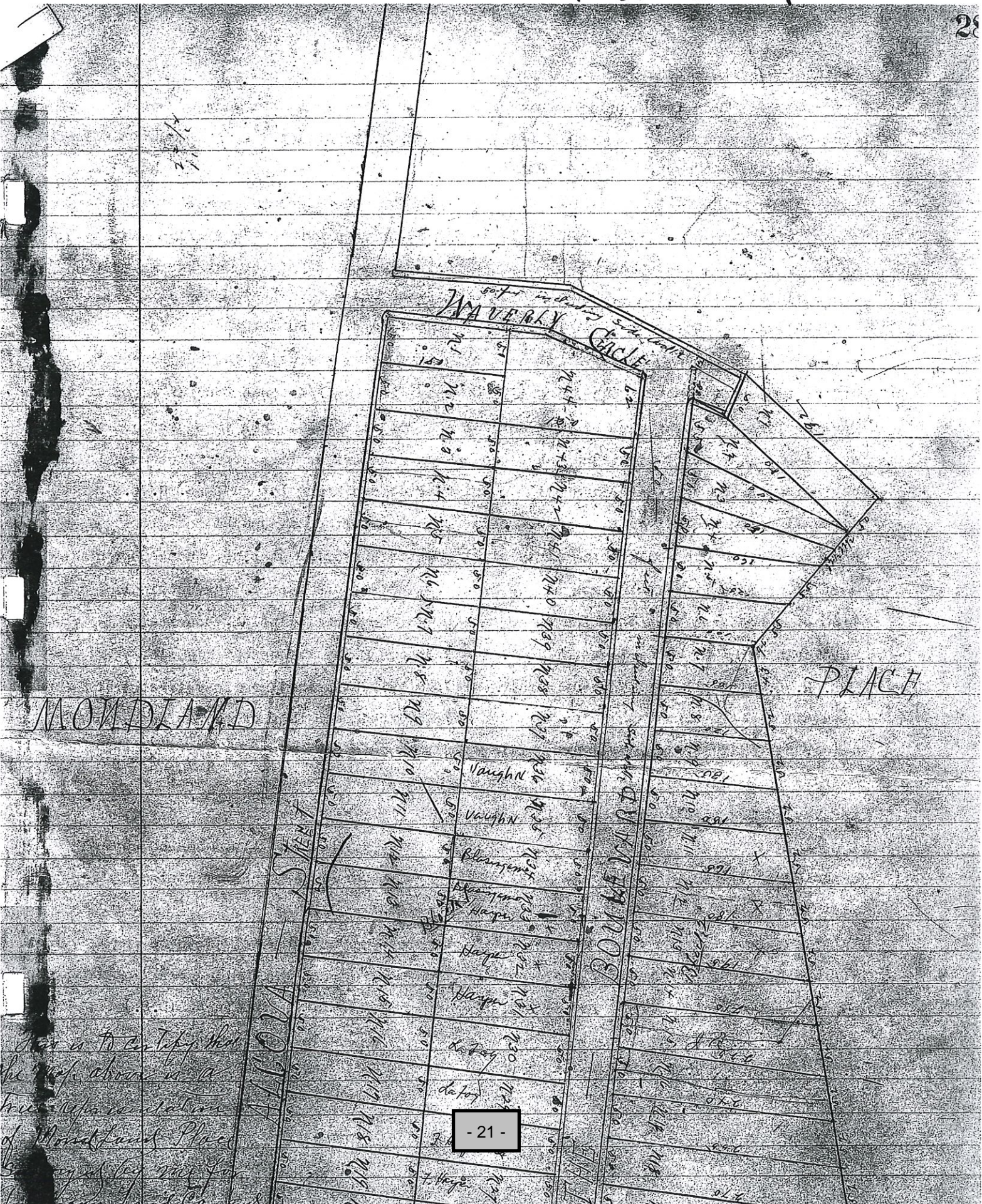

(Unofficial Witness)


(Notary Public)



SEAL AFFIXED


Frances W. Jackson, as Administrator of the Estate of Erasmus H. Webb, Deceased, Late of Walton County, Georgia (Seal)



MONDIAID

Waverly Circle

PLACE



This is to certify that the map above is a true representation of Mondiaid Place Survey of by me for the American Land Co. and others as shown on the above map.

Oct 22 1904

H. E. Burton C.S.





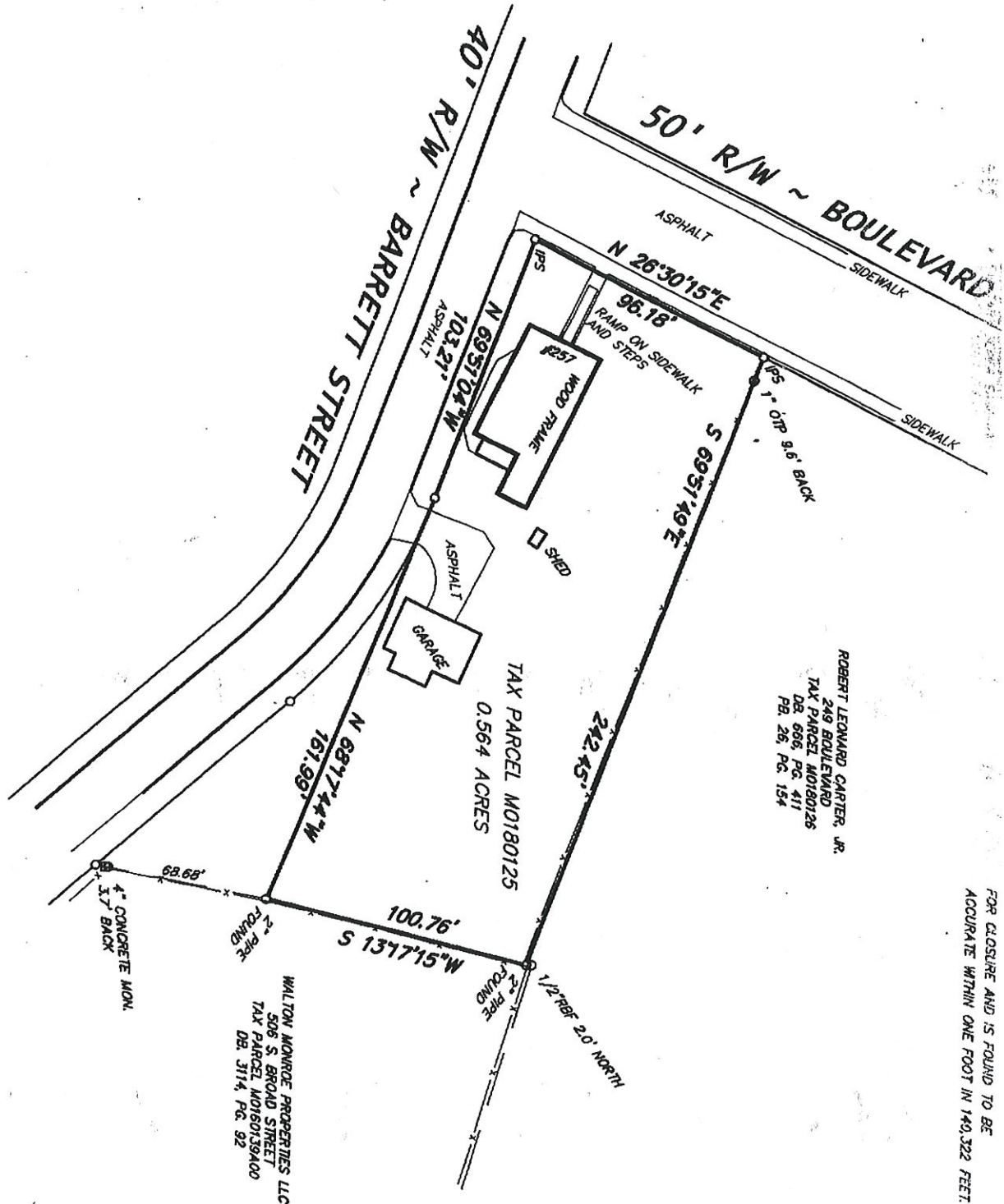
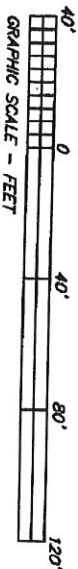
GRID NORTH GA. WEST ZONE

NOTE: BEARINGS & ELEVATIONS SHOWN HEREON ARE BASED UPON GPS SURVEY USING CHAMPION T/KO EQUIPMENT AND GPS SOLUTIONS. REAL TIME NETWORK ADJUSTMENT AS OF THE FIELD WORK DATE SHOWN.

- FINISHED FLOOR ELEVATION
- MANHOLE
- DRAIN INLET
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- FENCE LINE
- WATER LINE
- GAS LINE
- VALVE

OWNER:
THE ESTATE OF ERASMUS WEBB
C/O FRANCES JACKSON
P.O. BOX 867

NOTE:
THIS PLAT REPRESENTS A SURVEY OF EXISTING WALTON COUNTY TAX PARCEL M0180125 AND DOES NOT REQUIRE APPROVAL FOR RECORDING FROM THE MUNICIPAL OR COUNTY PLANNING COMMISSION OR GOVERNING AUTHORITY, PURSUANT TO O.C.G.A. 15-6-67(D).



ROBERT LEONARD CARTER, JR.
249 BOULEVARD
TAX PARCEL M0180125
DB. 606, PG. 411
PB. 26, PG. 154

WALTON MONROE PROPERTIES LLC
508 S. BROAD STREET
TAX PARCEL M0160139400
DB. 3114, PG. 92

FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 140,322 FEET.

2018 Property Tax Statement

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

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

HOLDER J RICK
1980 ALCOVY MOUNTAIN ROA

MONROE, GA 30655

RETURN THIS PORTION WITH PAYMENT

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

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-0000017366	11/15/2018	\$0.00	\$1153.12	\$0.00	Paid 11/15/2018

Map: M0180-00000-125-000

Location: 257 BOULEVARD

Account No: 347320 010

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

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

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

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



Tax Payer: HOLDER J RICK

Map Code: M0180-00000-125-000

Description: LOT

Location: 257 BOULEVARD

Bill No: 2018-0000017366

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	0.0000	\$73,200.00	11/15/2018	08/08/2018			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	\$0.00	\$29,280.00	\$0.00	\$29,280.00	0.001979	\$57.95	\$0.00	\$57.95
CITY TAX	\$0.00	\$29,280.00	\$0.00	\$29,280.00	0.005298	\$274.45	-\$119.32	\$155.13
COUNTY	\$0.00	\$29,280.00	\$0.00	\$29,280.00	0.010905	\$389.57	-\$70.27	\$319.30
SCH BOND	\$0.00	\$29,280.00	\$0.00	\$29,280.00	0.0026	\$76.13	\$0.00	\$76.13
SCHOOL	\$0.00	\$29,280.00	\$0.00	\$29,280.00	0.0186	\$544.61	\$0.00	\$544.61
TOTALS					0.039382	\$1,342.71	-\$189.59	\$1,153.12

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

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

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

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

Current Due	\$1,153.12
Discount	\$0.00
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$1,153.12
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/15/2018

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a variance of section 700.1 Table 11 of the Zoning Ordinance for 257 Boulevard. A public hearing will be held on April 16, 2019 before the Planning & Zoning Commission, at 5:30 P. M.

The City of Monroe has received a request for a variance of section 700.1 Table 11 of the Zoning Ordinance for 257 Boulevard. A public hearing will be held on May 14, 2019 before the Mayor and Council, at 6:00 pm.

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

**Please run on the
following date:**

March 31, 2019



To: City Council
From: Patrick Kelley
Department: Planning, Zoning and Code
Date: 04-01-19
Description: Variance request 1415 East Church St. / Minimum lot size reduction from 14,000 to 7500sq. ft.

Budget Account/Project Name: NA

Funding Source: 2019 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: Approval of reduced lot size pending conformance with the remainder of Zoning and Development requirements related to access and interconnectivity. Also limit this development to 125 units as proposed independent of final configuration.

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

Attachment(s): See submittal below.



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

Plan Report

Plan NO.: VAR-000001-2019

Plan Type: Variance

Work Classification: Variance

Plan Status: Issued

Apply Date: 03/19/2019

Expiration:

Location Address

Parcel Number

1415 E CHURCH ST, MONROE, GA 30655

M0240106

Contacts

TERRASTONE DEVELOPMENT

Applicant

3245 Peachtree Pkwy Suite D278, Suwanee, GA 30024

(678)779-0363

slee@terrastonedev.com

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

Valuation: \$0.00

Total Sq Feet: 0.00

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

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

Condition Name

Description

Comments

Issued By: Debbie Adkinson

March 19, 2019

Date

Plan_Signature_1

Date

Plan_Signature_2

Date



Use text bank for a
Plan_Municipality_Name
Report Text Library:
Plan_Municipality_Address

Use text bank for a
Plan_Report_Title

Plan NO.: VAR-000001-2019

Plan Type: Variance

Work Classification: Variance

Plan Status: Issued

Apply Date: 03/19/2019

Expiration:

Location Address

Parcel Number

1415 E CHURCH ST, MONROE, GA 30655

M0240106

Contacts

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

Applicant

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

Valuation: \$0.00

Total Sq Feet: 0.00

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

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

Condition Name

Description

Comments

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

Issued By: Debbie Adkinson

Plan_Signature_1

March 19, 2019

Date

Date

Plan_Signature_2

Date

- 28 -

March 19, 2019

Insert a Plan page footer in the report text bank, entry: Plan_Page_Footer

Page 1 of 1



Variance/Conditional Use Application

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

Meeting of: _____

Your representative must be present at the meeting

Street address 1415 E Church St Council District 1 / 1 Map and Parcel # M10240106
Zoning R1 Acreage 41-52 Proposed Use Residential Dev Road Frontage 1304.47 ft. / on
Church (street or streets)

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

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

Request Type: (check one) Variance ☒ Conditional Use ☐

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

Residential development using R1 standards with the exception of reducing lot size minimums to 7500 sf similar to R1A. Do not want to increase # of lots but want to utilize natural green space buffers and open areas.

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

Neighboring properties are residential. Subdivision to the west is R1A

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):

Want to utilize green space buffers, open area and not disturb natural areas as much. Want to lessen impact on natural environment. Public utilities serve the site and wouldn't overburden. Development won't cause "domino effect"

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

Development area comprises 41-52 acres consisting of approx 125 lots with main entrance on Church St.

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

Current market conditions favor smaller lots w/ natural areas. Developer feels larger lots will price the finished lots out of market price & become a non desired product

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

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

Documents to be submitted with request:

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

Application Fees:

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

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

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

Signature [Signature] Date: 3/14/19

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

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

Signature [Signature] Date: 3-18-19

Notary Public [Signature] Date: 3/18/19
ANGELA ELAINE BRANTON
5931 WATERWORKS RD.
04/02/2021

I hereby withdraw the above application: Signature _____ Date _____

2018 Property Tax Statement

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

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

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

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

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

Map: M0240-00000-106-000

Location: 1415 E CHURCH STREET

Account No: 107980 010

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

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

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

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



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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	0.0000	\$328,500.00	11/15/2018	08/08/2018			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY BOND	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.001979	\$260.04	\$0.00	\$260.04
CITY TAX	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.005298	\$1,231.62	-\$535.46	\$696.16
COUNTY	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.010905	\$1,748.28	-\$315.36	\$1,432.92
SCH BOND	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.0026	\$341.64	\$0.00	\$341.64
SCHOOL	\$0.00	\$131,400.00	\$0.00	\$131,400.00	0.0186	\$2,444.04	\$0.00	\$2,444.04
TOTALS					0.039382	\$6,025.62	-\$850.82	\$5,174.80

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

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

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

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

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

3-4
HB

*

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



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

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

DEED OF ASSENT OF CO-EXECUTORS

NTC/RPP

STATE OF GEORGIA

COUNTY OF WALTON

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

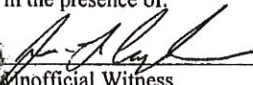
WHEREAS, under the terms of said Will the property described in Exhibit A was devised to **MARIA MEADOWS BURDETT and MARK ANTHONY MEADOWS;** and

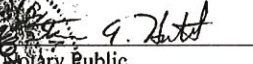
WHEREAS, the undersigned duly qualified as Co-Executors of the Estate of **WOODROW WILSON MEADOWS a/k/a WOODROW MEADOWS,** and **they** are now administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid.

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

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

Signed, sealed and delivered
in the presence of:



Notary Public


Notary Public

SEAL AFFIXED

Signed, sealed and delivered
in the presence of:

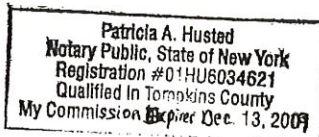

Notary Public


Notary Public

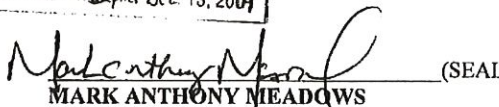
SEAL AFFIXED

 16 May 2007
MARIA MEADOWS BURDETT (SEAL)

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



SEAL AFFIXED

 (SEAL)
MARK ANTHONY MEADOWS

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



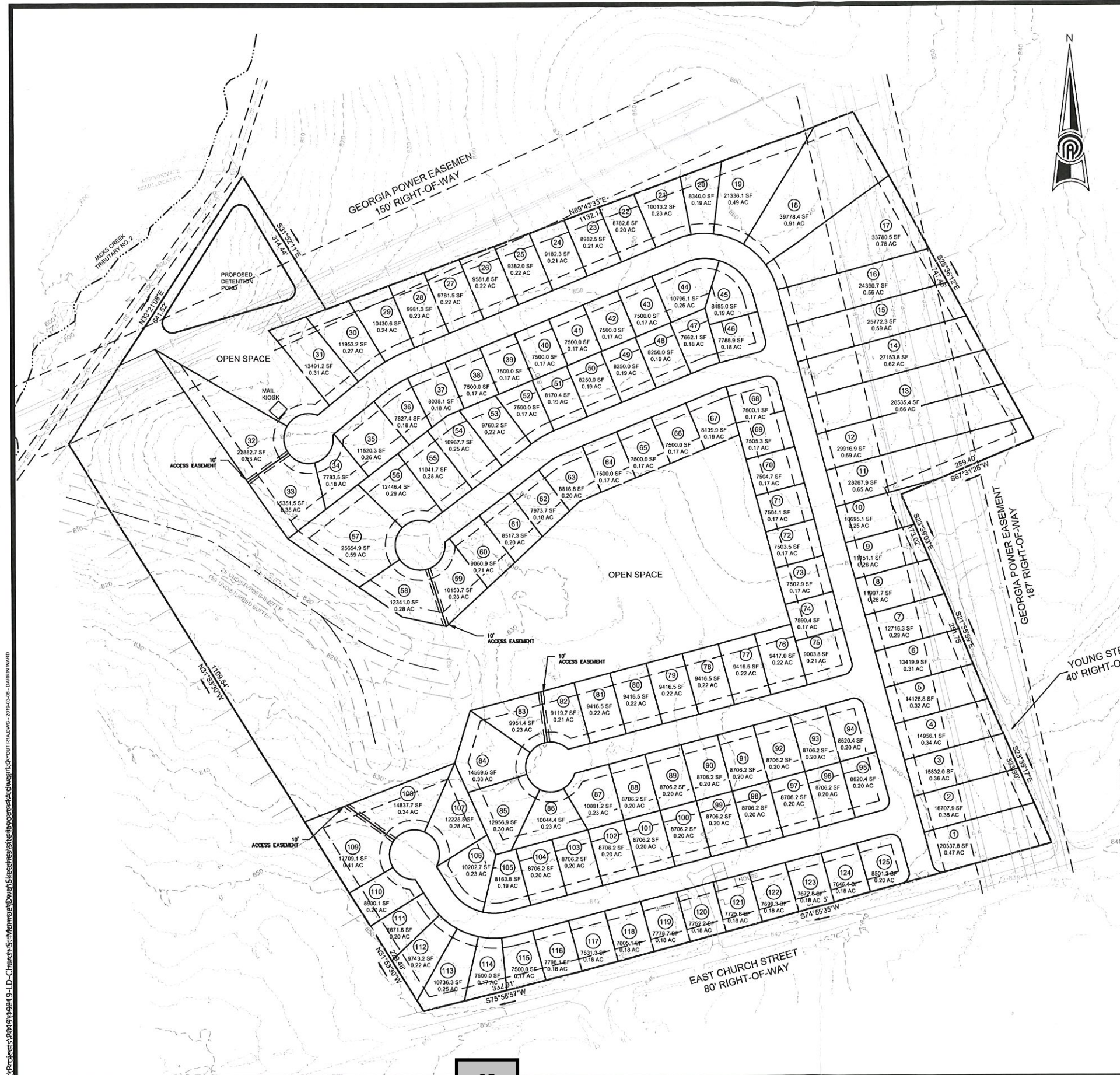
EXHIBIT "A"

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

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

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

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

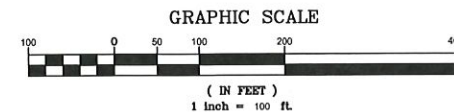


TOTAL GROSS AREA	
TOTAL GROSS AREA	52.356 ACRES
ZONING	
ZONING JURISDICTION	CITY OF MONROE
EXISTING ZONING	R-1 *
DATA SUMMARY	
TOTAL RESIDENTIAL UNITS	125 LOTS
TOTAL SITE DENSITY	2.4 LOTS/ACRE
MAX SITE DENSITY ALLOWED	3 LOTS/ACRE
LENGTH OF ROADS	5,000 LF
SETBACK REQUIREMENTS	
MAJOR/MINOR FRONT SET BACK	20 FEET
SIDE YARD	10 FEET
REAR YARD SETBACK	25 FEET
MAX BUILDING HEIGHT	35 FEET
MIN LOT WIDTH	75 FEET
MIN LOT SIZE TYPICAL LOT SIZE PROVIDED	7,500 SQ. FT.
OPEN SPACE	
OPEN SPACE PROVIDED	14.3 ACRES

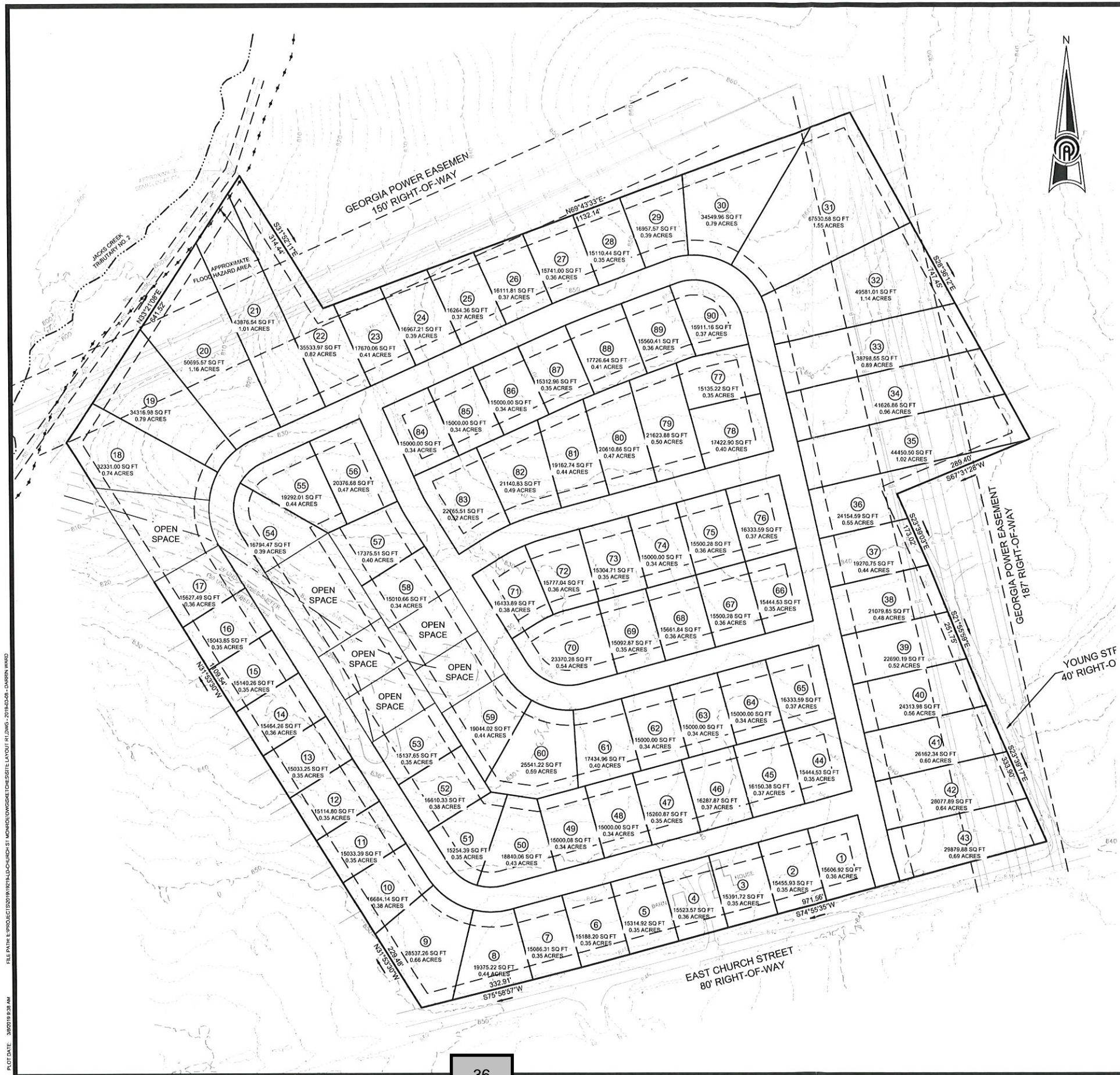
NOTE

1. A PORTION OF SUBJECT PROPERTY LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA PER FEMA 13297C0137E & 13297C0145D.
2. THIS PROPERTY IS HAS APPROXIMATELY 13 AC PARTIALLY WOODED AND APPROXIMATELY 39 AC OF PASTURE LAND. THIS PROPERTY HAS APPROXIMATELY 7 ACRES OF POWER LINE EASEMENT, CATCHMENT, STREAM, AND BUFFERS EXIST ON THE SITE ON THE NORTHERN AND WESTERN PORTION OF THE PROJECT.
3. SANITARY SEWER TO BE PROVIDED BY THE CITY OF MONROE. CONNECTION IS PROPOSED AT NORTHERN PORTION OF SITE. AN EASEMENT WILL BE REQUIRED FOR CONNECTION.
4. WATER TO BE PROVIDED BY THE CITY OF MONROE.
5. NO IMPACTS PROPOSED TO STREAM BUFFERS OR WETLANDS.
6. EXISTING STRUCTURE IS SHOW ON SITE PLAN AND THE INTENT IS TO DEMOLITION EXISTING STRUCTURE.

Proposed Variance
for 7500 sq Ft
Lots



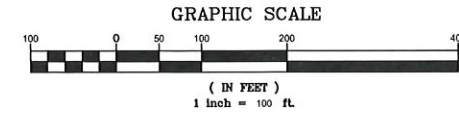
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PLOT DATE: 3/7/2019 2:38 PM



TOTAL GROSS AREA	
TOTAL GROSS AREA	52.356 ACRES
ZONING	
ZONING JURISDICTION	CITY OF MONROE
EXISTING ZONING	R-1
DATA SUMMARY	
TOTAL RESIDENTIAL UNITS	90 LOTS
TOTAL SITE DENSITY	1.7 LOTS/ACRE
MAX SITE DENSITY ALLOWED	3 LOTS/ACRE
LENGTH OF ROADS	6,200 LF
SETBACK REQUIREMENTS	
MAJOR/MINOR FRONT SET BACK	30 FEET
SIDE YARD	10 FEET
REAR YARD SETBACK	25 FEET
MAX BUILDING HEIGHT	35 FEET
MIN LOT WIDTH	75 FEET
MIN LOT SIZE TYPICAL LOT SIZE PROVIDED	15,000 SQ. FT.

- NOTE:
1. A PORTION OF SUBJECT PROPERTY LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA PER FEMA 13297C0137E & 13297C0145D.
 2. THIS PROPERTY IS HAS APPROXIMATELY 13 AC PARTIALLY WOODED AND HAS APPROXIMATELY 39 AC OF PASTURE LAND. THIS PROPERTY HAS APPROXIMATELY 7 ACRES OF POWER LINE EASEMENT ENCROACHING. STREAMS AND BUFFERS EXIST ON THE SITE ON THE NORTHERN AND WESTERN PORTION OF THE PROJECT.
 3. SANITARY SEWER TO BE PROVIDED BY THE CITY OF MONROE. CONNECTION IS PROPOSED AT NORTHERN PORTION OF SITE. AN EASEMENT WILL BE REQUIRED FOR CONNECTION.
 4. WATER TO BE PROVIDED BY THE CITY OF MONROE.
 5. EXISTING STRUCTURE IS SHOW ON SITE PLAN AND THE INTENT IS TO DEMOLITION EXISTING STRUCTURE.

Existing with
14,000 sq ft
Lots



PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pile Boulevard, Lawrenceville, Ga 30046
770.338.0000 • www.ppi.us

TERRASTONE DEVELOPMENT
CONCEPT SITE PLAN
ZONED R-1

E. CHURCH STREET / MONROE

DATE: 3/7/2019
DATE: R19219
PP1 PROJECT NO.

DESIGN: DW
DRAWN: DW
CHECKED: ES

RELEASE

2

**NOTICE TO THE PUBLIC
CITY OF MONROE**

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

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

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

**Please run on the
following date:**

March 31, 2019