



Planning Commission Meeting

AGENDA

Tuesday, September 19, 2023

5:30 PM

City Hall - 215 N. Broad St.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. MINUTES OF PREVIOUS MEETING

- [1.](#) Minutes of Previous Meeting

V. REPORT FROM CODE ENFORCEMENT OFFICER

VI. OLD BUSINESS

- [1.](#) Rezone Request - R-1A to PRD - 635 James Huff Rd, Madison Ridge

VII. NEW BUSINESS

- [1.](#) Request for COA - Site Modifications - 195 MLK Jr. Blvd, Zaxby's
- [2.](#) Request for Preliminary Plat Approval - Hambrick Station, 56 lots - 1301 Alcovy St.
- [3.](#) Request for Conditional Use Permit - Child Care House - 839 Overlook Trail
- [4.](#) Development Regulation Update #7

VIII. ADJOURNMENT

MONROE PLANNING COMMISSION
MEETING MINUTES—August 15, 2023—Draft

Present: Shauna Mathias, Randy Camp, Rosalind Parks

Absent: Mike Eckles, Nate Treadaway

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

Visitors: Timothy Kemp, Connie Bentley, Harvey Lawson, Akil Lawson, Gertha Lawson, John Raines, Teresa Raines, Laura Campbell, Amy Pieroni, Chad Locklear, No Tutus-Witler, Patrick Witler, Ray Bostwick, Janice Baldwin

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

Motion to Approve the Agenda

Motion Parks. Second Mathias.
 Motion carried

Chairman Camp asked for any changes, corrections or additions to the July 18, 2023 minutes.
 Motion to approve

Motion Mathias. Second Parks
 Motion carried

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

Old Business: None

The First Item of Business is Certificate of Appropriateness Case #2557, a request to modify the existing site at 703 W. Spring St. to allow for additional accessory uses and features. The applicant proposes to reduce parking to accommodate a shaded outdoor platform for outdoor sales, a propane tank, pallet rack storage, pine straw storage, and an enclosed storage area. The existing parking will be reduced from 69 to 45 spaces to accommodate the additional accessory and outdoor features. The metal storage container under the former drive thru will be screened as described in the application. Staff recommends approval as submitted. John Raines spoke in favor of the project.

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

Motion to approved

Motion Mathias. Second Parks.
 Motion Carried

The Second Item of Business is Conditional Use Permit #2558; a request to convert an existing single-family residence into a Family Personal Care Home at 313 Ash St. Per the Zoning Ordinance, a Family Personal Care Home is conducted in a residential setting and provides care for two through six persons. 313 Ash St. is currently zoned R-1A. The property shares a driveway with 311 Ash St. Due to the shared driveway, there is a maximum potential for only two cars to be parked at each property. Lack of available parking in the driveway could potentially negatively impact neighborhood traffic and adjacent properties through overflow parking occurring on Ash St. Staff recommends denial of the request. The applicant and property owner Nikeisha Titus Witter and Patrick Witter spoke in favor of the request.

N. Witter indicated they will add a second driveway on the other side of the house in alleviate any concerns with inadequate parking.

Callendar: By the City's Code of Ordinances, parking is not permitted in front of a residence. Also, this house touches the property line on the right side so it would be impossible to construct a driveway on this side of the house. It might be best to withdraw the application until you can reach an agreement with the property owner at 311 Ash St. If City Council denies the application, it will be a year before you can apply again.

The applicant withdrew the application.

The Third Item of Business is Rezone request #2559 for Madison Ridge Subdivision located at 635 James Huff Rd. The request is to change from R-1A (Medium Lot Residential) to PRD (Planned Residential District). The property was annexed into the City in 2006 and zoned R-1A at that time. The basis of the request is to comply with Section 820 of the Zoning Ordinance requiring all new single-family residential development be rezoned to a planned district. The applicant proposes to develop the site with 129 lots and an amenity area. A second entrance has been added off of Old Athens Hwy to comply with current regulations. The applicant proposes to meet the minimum requirements for housing as regulated in Section 910 of the Zoning Ordinance. Staff recommends approval with conditions. Taylor Anderson spoke on behalf of the applicants; they are in agreement with staff's recommendation and accept the conditions listed in the staff report.

Commissioner Mathias: What are the prices of the homes?

Anderson: In the 4s (\$400,000s)

Commissioner Parks: Square footage of each? Of the smallest house?

Anderson: It would be in compliance with the PRD standards under R-1A so 1500 sq ft

Chairman Camp: Anyone else here to speak in opposition? Yes—please come forward

1. Janice Baldwin—585 James Huff Rd

a. Our biggest concern is what are they going to do with the creek that runs along the back and about the southern border—would like to see a buffer

i. Callender: The applicant is proposing to mitigate the bond and floodplain along the southern border

- b. We would like to see a buffer as well; the pond is a spring fed pond. It's not just a wet weather pond. It's always filled with water.
 - i. Callender: If that is the case, then a bunch of environmental restrictions will kick in and the development may lose 7 or 8 lots in that area of the development; development is not permitted in the city around a spring; we will research that further;
 - ii. Response from developer, William Coleman—the property has been through an environmental test and wetlands test; there are no wetlands in the property along the southern border
 - iii. Callender: You do have a wetlands permit to remove that pond
 - iv. Coleman: Yes we do, because it was dry
- 2. Connie Bentley—1358 Old Athens Highway
 - a. The original rezone was a mix of ranch and two story with a minimum size of 1800 and 2000 square feet. Each house would have a two-car garage and the development density was 2.65. The current proposal has a minimum house size of 1500 sq ft, a density of 4, and no mention of garages.
 - b. The current proposal also does not meet City Ordinances (no traffic study); lots of traffic already on James Huff Rd
 - c. Fire & Police response times will be longer
- 3. Amy Pieroni—1400 Old Athens Highway
 - a. A large tree (8 feet in diameter or larger) on property—please preserve the tree
- 4. Tim Kemp—946 James Huff Rd
 - a. As cited in Cemeteries of Walton County, potential unmarked cemetery on property with potential slave graves
 - b. Restated terrible traffic; has requested a traffic study from Walton County
 - i. Chairman Camp: Is the cemetery you described on the property or adjacent to it? It's on the property
 - c. Would like to see this tabled

Applicant Response by William Coleman—no cemetery identified on surveys; asking for just as many houses as in 2006; the made changes to the approval process so this is not rezone—just complying with City's policies

Motion to table to verify the spring and cemetery; applicant to provide information to staff prior next Planning Commission meeting

Motion Mathias. Second Parks

Motion carried

The Fourth Item of Business is Preliminary Plat approval request #2560, for The Vines of Monroe Subdivision located at 455 Vine St. Development of the site has started. It needs reapproval because the preliminary plat and land disturbance permit have expired. The project was originally approved in 2021. Staff recommends approval without conditions. The applicant, Chad Locklear spoke in favor of the project.

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

Motion to approve

Motion Mathias. Second Parks
Motion carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Mathias. Second Parks
Meeting adjourned; 6:13pm

To: Monroe Planning Commission
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 9/13/2023
Subject: Rezone #2559 – 635 James Huff Road – PRD Rezone – 129 Single-Family Residential Lots



Background:

At the August 15, 2023 Planning Commission meeting, the case described above was tabled by the Planning Commission in response to two concerns raised by citizens during the public hearing. The two issues specifically were regarding the possibility of a cemetery being located on the property and the possibility that the existing farm pond on the site was spring fed.

Findings:

Wetlands: A report prepared on February 15, 2006 when the property was originally tracking to be developed contains an ecology survey of the potential environmental features of the site. The farm pond is identified as being an isolated farm pond for storm water collection and cattle watering. No spring was identified as being a source of water for the farm pond. The report is attached with this memo.

Cemetery: The citizen who raised concerns regarding a potential cemetery provided staff with genealogical research and information regarding the cemetery's location. Based upon the information provided and subsequent mapping of the site, there is no cemetery located on the subject property. The family cemetery is located on an adjoining property north of the site across Jacks Creek.

Recommendation:

The staff's recommendation for this rezone request remains unchanged from the original report for approval subject to the 2 conditions outlined in the original staff report.

Attachment(s):

Original Staff Report
Application Documents
JJG Ecological Survey 2/15/2006
Cemetery Info & Maps



JORDAN JONES & GOULDING

6801 Governors Lake Parkway
Building 200
Norcross, Georgia 30071
T 770.455.8555
F 770.455.7391
www.jjg.com

February 15, 2006

Mr. Jim Huffstetler
D.R. Horton Homes
8200 Roberts Drive
Suite 400
Atlanta, Georgia 30350

RE: Ecology Survey
James Huff Road Site
Walton County, Georgia

Dear Mr. Huffstetler,

As part of the due diligence evaluation for a proposed residential development site in Walton County, Georgia, Jordan, Jones & Goulding, Inc. (JJG) conducted a stream and wetland delineation on an approximate 50-acre site. The subject property is located in the northeast corner of the James Huff Road and Old Athens Highway intersection. The project area is situated on the Monroe, Georgia 7.5 minute United States Geological Survey (USGS) topographic map (Figure 1).

Field studies identified the presence of one wetland, two streams, and one palustrine open water farm pond. The wetland was classified as a palustrine forested/ emergent system. The farm pond appears to be an isolated depressional area used for cattle watering and storm water collection. There was no obvious connection to a jurisdictional feature observed within the property boundary. The isolated status of this farm pond would need to be verified by the United States Army Corps of Engineers (USACE). One stream was classified as a riverine, lower perennial system and one was classified as riverine, intermittent system. Wetland boundaries were identified with pink flagging marked "Wetland Boundary". The centerlines of streams were marked with blue and white striped flagging. The locations of wetlands and streams were surveyed with a Trimble Pro XH Global Positioning System (GPS) and field mapped. Please refer to Figure 1 for the locations of these features. Each jurisdictional system is briefly described below.

Jurisdictional Areas

Jurisdictional Wetland 1

Jurisdictional Wetland 1 is located on the north portion of the site immediately south of the lower perennial drainage noted as Stream 1. The wetland is classified as a palustrine, forested/

emergent, broad-leaved deciduous system with a seasonally flooded hydrologic regime (PFO/PEM1E). Dominant vegetation included soft rush (*Juncus effusus*), bushy seedbox (*Ludwigia alternifolia*), sweet gum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), and box elder (*Acer negundo*). Wetland hydrology indicators included saturated soils, inundation, water-stained vegetation, oxidized root channels, and drainage patterns. In addition, there are two small springs located within the wetland. Soils sampled from a depth of 0 to 12 inches had a matrix color of 2.5Y 6/1 with mottles of 2.5Y 5/2 and a texture of sandy loam.

Jurisdictional Stream 1

Jurisdictional Stream 1, an unnamed tributary to Jacks Creek, makes up the north border of the site. The stream is classified as a riverine, lower perennial, unconsolidated bottom system with a substrate consisting of cobble, gravel, and sand (R2UB12) with areas of bedrock. The drainage is approximately four to six feet wide at ordinary high water and approximately ten to fifteen feet in width at the top of channel.

Jurisdictional Stream 2

Jurisdictional Stream 2 is a small tributary to Stream 1. This drainage is classified as a riverine, intermittent, streambed system with a substrate consisting of sand and mud (R4SB45). The stream is approximately one foot wide at ordinary high water and approximately three to four feet in width at the top of channel. Within the wetland boundary, Stream 2 does not have a defined channel.

Pond 1

Pond 1 is a small open water feature currently used for storm water collection and cattle watering. The pond is classified as palustrine, open water. The pond appears to be an isolated, depressional area with no defined channel exiting the feature. However, the isolated status of this farm pond would need to be verified by the United States Army Corps of Engineers (USACE) if this pond would be impacted by the development.

Please refer to Table 1 for a summary of the features identified.

Table 1.
Summary of Features Identified

Water Feature	USGS Stream Association	Community / Flow Regime	Cowardin Classification	Approx. Area Surveyed (ac)	Approx. Length Surveyed (ft)
Wetland					
Wetland 1	Tributary to Jacks Creek	emergent/forested	PFO/PEM1E	0.55	N/A
Approximate Total Wetland Area Surveyed				0.55 ac	N/A
Streams					
Stream 1	Tributary to Jacks Creek	lower perennial	R2UB12	N/A	1,314
Stream 2	Tributary to Jacks Creek	intermittent	R4SB45	N/A	105
Approximate Total Linear Stream Length Surveyed				N/A	1,419
Ponds					
Pond 1	Tributary to Jacks Creek	open water	POW	0.15	N/A
Approximate Total Pond Area Surveyed				0.1 ac	N/A

Mapped Soils within the Project Area

The *Soil Survey of Walton County, Georgia* (USDA, 1961) was consulted to determine soil-series within the project area. These soil series were compared to the *Hydric Soils of the United States* (USDA-SCS, 1991) to determine if hydric soils are known to occur within the study area. According to the soil survey, soils within the site limits consist of Alluvial Land and Lloyd Series. Neither of these soil series are considered hydric. Refer to Figure 2 for a map of soils in the project area.

Anticipated U.S. Army Corp of Engineers Permit Requirements

If the proposed project would impact jurisdictional areas, coordination with the USACE could be required if impacts exceed 0.1 acre of wetland, 100 linear feet of intermittent stream, or any length of perennial stream. If the USACE determines Pond 1 to be isolated, then the USACE does not have jurisdiction over this pond and impacts to this feature would not require a USACE permit. Minor jurisdictional impacts are typically eligible for the Nationwide Permit Program (NWP). Specifically, development projects such as this one qualify for NWP 39 (residential, commercial, and institutional development). This permit has an impact threshold of 0.5 acre of wetlands and 300 linear feet of streambed. Impacts exceeding 0.10-acre of wetland or impacts to any length of perennial stream require formal USACE notification. Compensatory mitigation would be required if impacts exceed 0.1 acre of wetland or 100 linear feet require of stream. This permit cannot be used for impacts associated with fill activity to jurisdictional areas within a 100-year floodplain. Typically, a Nationwide Permit can be obtained in 45 to 60 days.

Impacts exceeding 300 linear feet of stream or greater than 0.5 acres of wetland would require an Individual Permit. This permit typically takes from 6 to 12 months to obtain and requires a

public notice process. Individual Permits take longer to obtain due to agency coordination and required USACE internal documentation that impacts have been avoided and minimized.

Permit requirements cannot be determined until a final concept has been prepared.

State and Local Buffer Issues

The Georgia Erosion and Sedimentation Act of 1975 as amended requires that a 25-foot buffer be maintained along state waters. The majority of proposed land disturbing activities within the 25-foot buffer require obtaining a stream buffer variance from the Georgia Environmental Protection Division (EPD). The local issuing authority is responsible for determining if state waters are on site and is responsible for determining if a stream buffer variance is required. As of January 1, 2005, procedures for evaluating stream buffer variances applications were revised. Based on those revisions, the best approach to obtaining a 25-foot buffer variance for this project is to apply under criterion (h), which is discussed below.

Criteria (h) states that – “for non-trout waters, the proposed land disturbing activity within the buffer will require a permit from the United States Army Corps of Engineers under Section 404 of the Federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344, and the Corps of Engineers has approved a mitigation plan to be implemented as a condition of such a permit”. This criteria requires the Section 404 permit to be issued prior to EPD accepting the stream buffer application. This means that the stream buffer process cannot begin until the USACE permitting is complete.

Other application criteria area available if a variance is needed but an USACE permit is not required. After receiving the completed permit application, EPD has three weeks to request additional information or proceed with the public notice. The legal notice must be published in the local legal paper. The public then has 30 days to comment before EPD can proceed with the permit process. In addition, EPD is likely to conduct a site visit prior to approving the permit. Based on recent projects, the EPD has been taking from 3 to 5 months to issue stream buffer variances. On a case by case basis, EPD could require additional mitigation beyond USACE requirements.

The EPD focuses their evaluation of the stream buffer variance application on documenting avoidance and minimization of buffer impacts. Even though a project may have a USACE permit, the EPD is not required to approve the buffer variance application.

Conclusion

Field studies conducted by JJG determined that one wetland, one pond, and two jurisdictional streams occur within the site boundary. If the proposed project requires these areas to be impacted, coordination with the USACE could be required. Impacts to these jurisdictional areas could be permitted under Nationwide Permit 39 (Residential, Commercial, and Institutional Developments) if the final design cannot avoid jurisdictional impacts. Impacts exceeding 0.5-acres or 300 linear feet would require an Individual Permit.

Mr. Jim Huffstetler
February 15, 2006
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EPD requires a 25-foot buffer along state waters. The local issuing authority is responsible for determining if state waters are on site and is responsible for determining if a stream buffer variance is required. If a variance is required, a buffer variance application must be submitted to EPD for review. Even though a project may have a USACE permit, the EPD is not required to approve the buffer variance application.

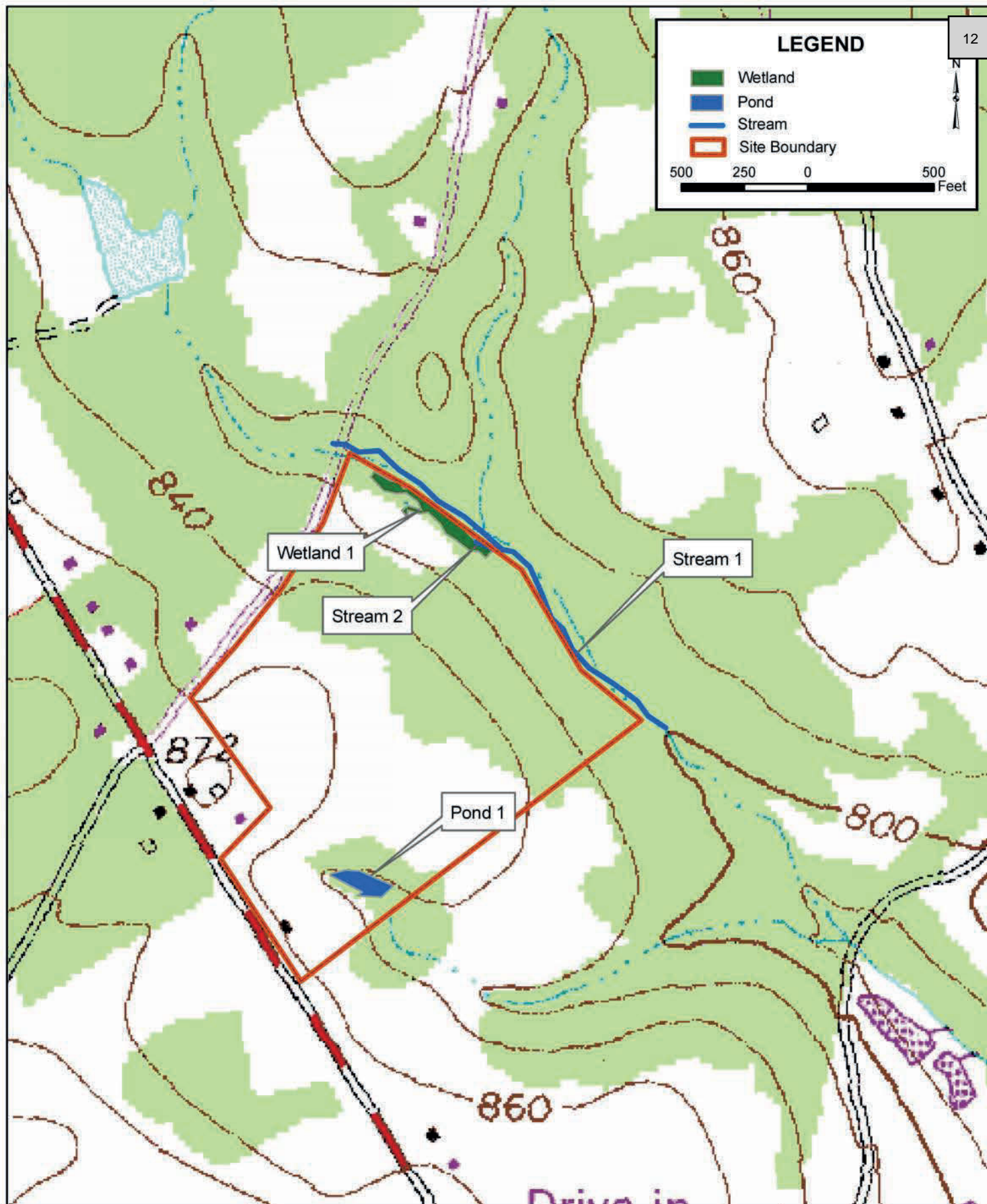
We appreciate the opportunity to be of continued service to you. If you have questions or comments concerning these issues, please call me at (678) 333-0445.

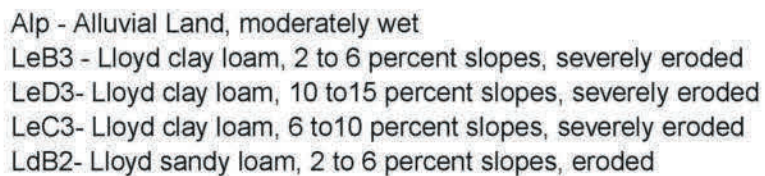
Sincerely,

JORDAN, JONES & GOULDING, INC.

A handwritten signature in black ink, appearing to read "Mark Ballard".

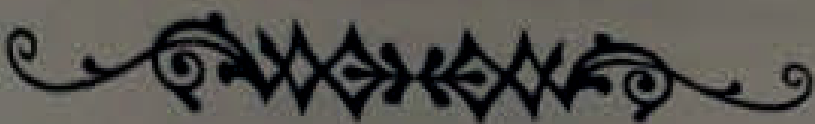
Mark Ballard, PWS
Ecology Department Manager





Rezone #2559 - 635 James Huff Road PRD Rezone

Cemetery Info & Maps



Glasson Family Cemetery

Located 1 mile northeast of Monroe in Land Lot 130, 3rd District
GPS coordinates: N 33°49'38.2", W 83°40'58.6"

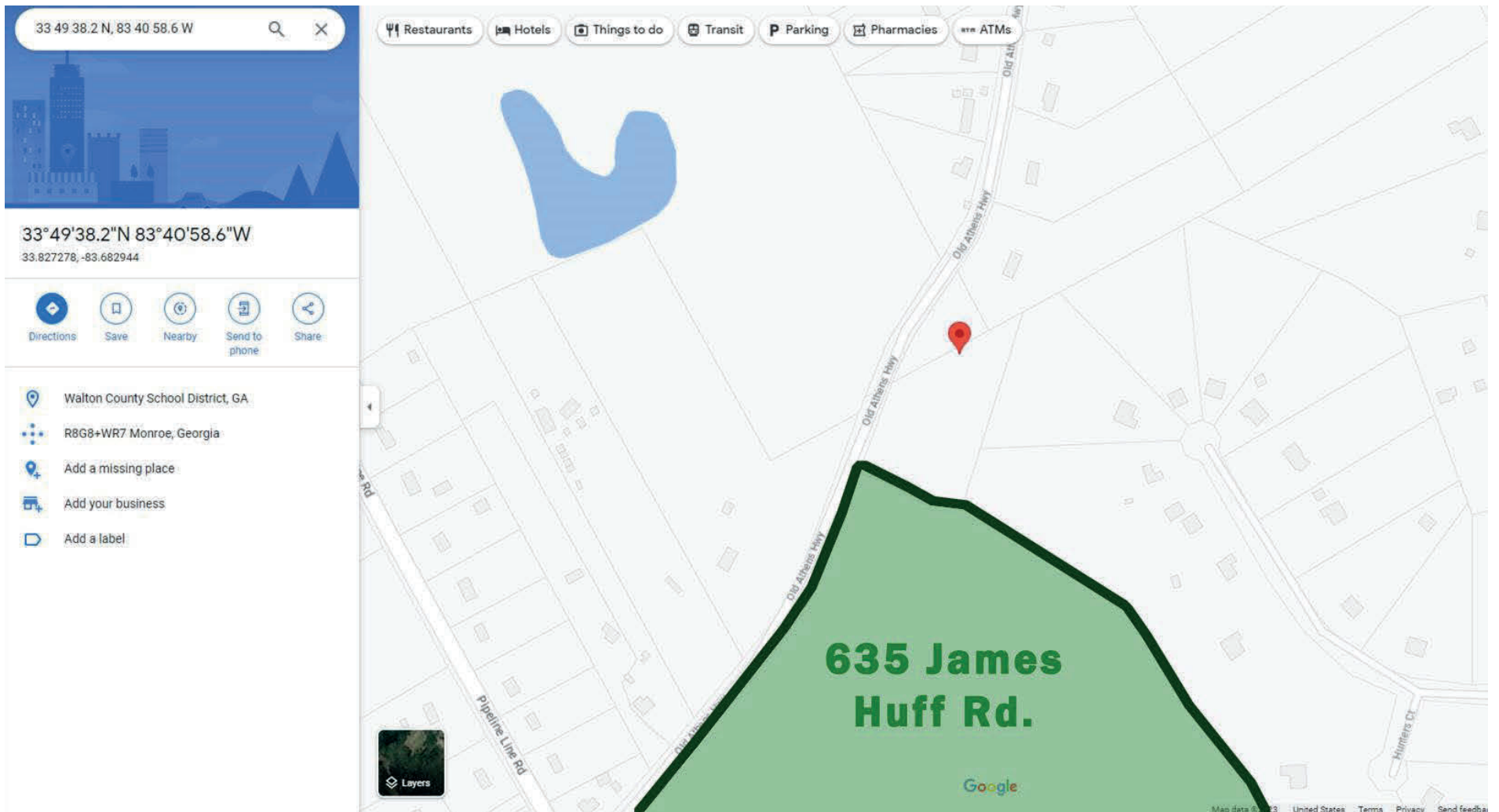
Directions: From intersection of James Huff Road and Old Athens Hwy., go one-third mile northeast on Old Athens Hwy. to cemetery located 100 feet on the right (south) side of road.

Prior survey/publication: None found.

Notes: Surveyed 30+ graves 4 July 2000. Reported as the Glasson Family Cemetery on 23 June 2000 by descendant, Mr. Julian D. Kelly, Jr., of Savannah, GA. He submitted a detailed report of the cemetery from which is excerpted: "John Glasson was born in North Carolina between 1770 and 1774 and came to Jackson County, GA, by 1801. He married Elizabeth 'Betsey,' dau. of Philip Awbrey, by about 1803. In 1823 Glasson purchased Lot No. 130 in the

Gr codes: B=Broken D=Double F=Foot FH=Funeral Home L=Loose M=Military Q=Multiple T=Triple U=Uninscribed UG=None

Walton County Georgia Cemeteries (East) © 2002 East Georgia Genealogical Society



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☐ Lot Numbers
☐ Gas Service Territories
☐ Electric Service Territories
☒ **Roads**
☐ Highway Mile Markers
☐ Future Land Use Plan 2022
☐ Hwy 11 Project
☐ Hwy 20 Project
☒ **USA Major Highways**
☐ Railroads
☒ **Zoning**
☐ County Zoning
☐ City of Monroe
☐ Social Circle
☐ Loganville
☐ Watershed Protection Overlay
☒ **City Labels**
☐ City Limits
☐ Soils
☐ Trees
☐ Law Enforcement Zones
☐ Fire Department Zones
☐ Fire Stations

C1230063

RODGERS JULIA JOHNSTON KELLY & KELLY RABURN BLANC MONROE
OLD ATHENS HWY
3.02 Acres Value \$66,400

[View: Report](#) | [Field Definitions](#) | [Google Maps](#)

Parcel ID: M0220001
Class Code: Agricultural
Taxing District: Monroe
Acres: 49.03

Owner: MADISON RIDGE LAND LLC
P O BOX 1796
MONROE, GA 30655

Physical Address: 635 JAMES HUFF RD
Appraised Value: Value \$557260

200 ft

Monroe

2

(Note: Not to be used on legal documents)

Last 2 Sales

Date	Price	Reason	Qual
10/22/2021	\$2250000	TR	U
2/17/2016	0	UI	U



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

APPLICATION SUMMARY

REZONE CASE #: 2559

DATE: August 9, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Madison Ridge Land LLC

PROPERTY OWNER: Madison Ridge Land LLC

LOCATION: East side of James Huff Road and the south side of Old Athens Hwy – 635 James Huff Rd.

ACREAGE: ±49.03

EXISTING ZONING: R-1A (Medium Lot Residential District)

EXISTING LAND USE: Single-family dwelling and accessory buildings

ACTION REQUESTED: Rezone R-1A to PRD (Planned Residential District)

REQUEST SUMMARY: The owner is petitioning for a rezone in order to develop the property for a single-family detached residential subdivision.

STAFF RECOMMENDATION: Staff recommends approval of this rezone request with conditions.

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: August 15, 2023

CITY COUNCIL: September 12, 2023

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone from R-1A (Medium Lot Residential District) to PRD (Planned Residential District) in order to develop a single-family detached residential subdivision. The basis for this rezone is to comply with Section 820 of the Zoning Ordinance requiring all new single-family residential development be rezoned to a planned district. The subject property was annexed into the City on June 13, 2006 and zoned to R-1A. The subject property currently contains one single-family residence. County tax records indicate the existing residence was constructed in 1962. The existing single-family dwelling will be razed for the new development. The applicant proposes to develop the site with 129 single-family detached residential lots and an amenity area.

PROPOSED PROJECT AMENDMENT SUMMARY:

- Rezone – Planned Residential Development
 - Site Area – ±49.03 Acres

- Proposed Lots – 129; minimum lot sizes will be $\pm 8,000$ Sf abutting public streets and landscaped areas and the remaining minimum lot sizes will be $\pm 10,000$ Sf
- Dwelling Sizes – min. $\pm 1,500$ Sf
- Architecture – no architectural examples were provided in the request; the applicant proposes the default design for single-family dwellings will be built in accordance with the requirements of Section 910 of the Zoning Ordinance

STAFF ANALYSIS

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

- (1) **The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned:** The subject property is currently zoned R-1A (Medium Lot Residential District). The subject property has been zoned R-1A since annexation into the City on June 13, 2006. A single-family residence has been on the property since 1962. The basis for this rezone request is to comply with the requirement to rezone all new single-family residential development to a planned district.
- (2) **The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to PRD (Planned Residential District) to develop the property for 129 single-family detached residential dwellings.
- (3) **The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** All of the properties surrounding the site are unincorporated Walton County and contain single-family residences on medium sized properties. The original intent to develop the property as a single-family residential subdivision remains unchanged from the original annexation into the City in 2006. The primary basis for this rezone request is to comply with the requirement to rezone all new single-family residential development to a planned district. The submitted pattern book for the rezone request does not propose any landscaping details for the landscape buffer adjacent to the public roadways. In order to minimize the visual impacts of the backs of homes facing the existing roadways, staff has included conditions regarding the minimum lot sizes in those locations as well as minimum landscape standards to include in the landscape buffer.
- (4) **Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The submitted development plan illustrates a single-family residential subdivision with a network of streets connected to existing streets adjacent to the development. Two entrances are proposed into the development with one entrance off James Huff Road and one entrance off Old Athens Highway. Additional traffic will be generated by the development with increased vehicular trips. A traffic study was not submitted with this rezone request. With the exception of approximately 250 feet of frontage on Janes Huff Road, the roadways are under the authority of Walton County. Sanitary sewer, water, natural gas

and telecommunications are available to serve the development. At the time of this report, sanitary sewer and water services infrastructure do not require upgrades to serve the proposed development. Due to the location of the property at the City's edge and accessed through mostly unincorporated areas, fire and police response times to the development will be prolonged. Additional City services should be adequate to serve the proposed development.

- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The subject property is located in the North Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the North Sub-Area is predominantly undeveloped with single-family residential and limited non-residential uses near Hwy 78. The future character of this sub-area will be predominantly single-family residential. The proposed rezone to develop the property for a single-family residential subdivision meets the intent of the goals of the Comprehensive Plan.
- (6) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** The underlying basis for this rezone request is to comply with the requirement to rezone all new single-family residential development to a planned district.

STAFF RECOMMENDATION

Based upon the City Council's policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone to allow for the development of the property for a single-family residential subdivision and that it be subject to the following conditions:

1. The minimum lot size in the development shall be 10,000 Sf.
2. The landscape buffer planting scheme shall be subject to the approval of the Planning & Zoning Director at the time of Preliminary Plat approval. The landscape buffer shall include at a minimum:
 - a. An earthen berm no less than 6 feet in height and a maximum slope of 50 percent.
 - b. Tree plantings with a density of one tree every planted every 40 feet of linear distance within the landscape buffer. Trees shall be a minimum of 2-inch caliper and 6-feet in height at the time of planting.
 - c. Evergreen plant material in the form of large and small shrubs staggered throughout the landscape buffer.



City of Monroe

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

REZONE PERMIT

PERMIT #:	2559	DESCRIPTION:	Rezone from R-1A to PRD
JOB ADDRESS:	635 JAMES HUFF RD	LOT #:	
PARCEL ID:	M0220001	BLK #:	
SUBDIVISION:		ZONING:	R-1A
ISSUED TO:	MADISON RIDGE LAND LLC	CONTRACTOR:	MADISON RIDGE LAND LLC
ADDRESS:	PO Box 1796	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	7/19/2023
VALUATION:	\$ 0.00	EXPIRATION:	1/15/2024
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-08	REZONE TO PLANNED DISTRICT	\$ 600.00
FEE TOTAL		\$ 600.00
PAYMENTS		\$ -600.00
BALANCE		\$ 0.00

NOTES:

NOTICE

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

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

Sam E. Harris
(APPROVED BY)

7/19/23
DATE



215 North Broad Street
Monroe, GA 30655
Tel (770) 267-3429
Fax (770) 267-3698

Receipt Number:

R00539093

21

Cashier Name:

LAURA WILSON

Terminal Number:

34

Receipt Date: 7/19/2023 2:46:30 PM

Transaction Code: BP - Building Projects Payment

Payment Method: Check Payn Reference:

Name: MADISON RIDGE LAND LLC \$600.00

Total Balance Due: \$600.00

Amount: \$600.00

Total Payment Received: \$600.00

Change: \$0.00



CITY OF MONROE

REZONE APPLICATION

RECEIVED
#2559

22

REZONE LOCATION & DESCRIPTION

Address (or physical location): 635 James Huff Rd Monroe, GA 30655

Parcel #(s): M0220001

Acreage/Square Feet: 49.03 Council Districts: 24 / 7 8

Existing Zoning: R1A Proposed Zoning: PRD

Existing Use: Undeveloped

Proposed Use: Residential subdivision

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Madison Ridge Land LLC Phone #: 678-670-1222

Address: PO Box 1796 City: Monroe State: GA Zip: 30655

Applicant (If different than owner): N/A Phone #: _____

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

REZONE INFORMATION

Describe the current zoning of the subject property and abutting properties. Describe all existing uses on abutting properties (1421.4(2)(c)): The current zoning of the property is R1A. The property is bounded to the north by

Old Athens Highway. The property is bounded to the east by properties in unincorporated Walton County in the Hunters Crossing subdivision

which is zoned R1. The property is bounded to the south by a single residential property in unincorporated Walton County zoned A2.

The property is bounded to the west by James Huff Road and two residential parcels in unincorporated Walton County zoned A2.

Provide a statement explaining the intent of the requested zoning change, the proposed use, and any special or unusual parts of the rezoning request (1412.4(2)(d)): _____

The applicant is requesting zoning to PRD largely consistent within the existing zoning and character of R1A.

The proposed use is a residential subdivision.

REZONE INFORMATION CONT.

Describe the suitability for development under the existing zoning vs. the proposed zoning. Describe all existing uses and structures (1421.4(2)(e)): The property is currently undeveloped. The existing zoning is R1A

and the proposed PRD zoning request is consistent with the existing zoning.

Describe the duration of vacancy or non-use if the property is vacant and unused at the time the application is submitted (1421.4(2)(f)): The property is undeveloped at this time.

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

☒ City Water ☐ Private Well ☒ City Sewer ☐ Septic Tank ☒ Electrical ☐ Gas ☒ Telecom

REQUIRED SUBMITTAL ITEMS (1421.4(2))

SELECT THE APPLICABLE ITEMS FOR THE REQUEST

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

Drawn to scale, showing the following:

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

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

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

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

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

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

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

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

SIGNATURE: _____

DATE: 4/8/23

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

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: _____

DATE: _____

NOTARY PUBLIC:

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

NOTARY SIGNATURE: _____

DATE: _____

SEAL:

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

Land Description

James Huff Road – Tract 1

All that tract or parcel of land lying and being in City of Monroe Land Lots 130 and 131 of the 3rd Land District of Walton County Georgia containing 49.00 acres more or less, as shown in a survey prepared by Blue Landworks LLC and being more particularly described as follows:

Beginning at an iron pin found (1/2" rebar) being on the Northeastern margin of James Huff Road (80' R/W) and having a State Plane Coordinate of N:1390101.19 E:2443003.23 Georgia West Zone. Said 1/2" Rebar being the **True Point of Beginning**.

Thence 761.47 feet along the arc of a curve to the right having a radius of 24161.92 feet and chord bearing and distance of North 31 degrees 55 minutes 39 seconds West 761.44 feet to an iron pin set (1/2" Rebar w/ cap);

Thence departing said margin North 59 degrees 29 minutes 44 seconds East 208.71 feet to an iron pin set (1/2" Rebar w/ cap);

Thence North 30 degrees 37 minutes 53 seconds West 424.50 feet to an iron pin set (1/2" Rebar w/ cap) said pin being on the Southeastern margin of Old Athens Hwy (70' R/W);

Thence North 40 degrees 05 minutes 42 seconds East 337.43 feet to a point;

Thence North 38 degrees 47 minutes 04 seconds East 255.61 feet to a point;

Thence 325.21 feet along the arc of a curve to the left having a radius of 875.51 feet and chord bearing and distance of North 29 degrees 28 minutes 03 seconds East 323.34 feet to a point;

Thence North 20 degrees 05 minutes 52 seconds East 116.56 feet to a point;

Thence North 18 degrees 10 minutes 00 seconds East 134.23 feet to an iron pin found (Axle);

Thence departing said margin along the centerline of a creek the following courses and distances.

South 81 degrees 07 minutes 15 seconds East 30.57 feet to a point;

Thence North 30 degrees 45 minutes 35 seconds East 17.56 feet to a point;

Thence South 83 degrees 15 minutes 21 seconds East 38.98 feet to a point;

Thence South 33 degrees 31 minutes 38 seconds East 29.19 feet to a point;

Thence North 82 degrees 53 minutes 40 seconds East 62.04 feet to a point;

Thence South 33 degrees 59 minutes 17 seconds East 41.80 feet to a point;
Thence South 41 degrees 22 minutes 39 seconds East 41.66 feet to a point;
Thence South 48 degrees 04 minutes 32 seconds East 38.75 feet to a point;
Thence South 68 degrees 46 minutes 17 seconds East 83.88 feet to a point;
Thence South 48 degrees 43 minutes 30 seconds East 132.35 feet to a point;
Thence South 55 degrees 44 minutes 39 seconds East 111.92 feet to a point;
Thence South 60 degrees 07 minutes 21 seconds East 47.70 feet to a point;
Thence South 52 degrees 08 minutes 29 seconds East 128.73 feet to a point;
Thence South 32 degrees 43 minutes 57 seconds East 26.86 feet to a point;
Thence South 63 degrees 47 minutes 29 seconds East 61.63 feet to a point;
Thence South 39 degrees 13 minutes 07 seconds East 29.35 feet to a point;
Thence South 63 degrees 38 minutes 16 seconds East 42.94 feet to a point;
Thence South 12 degrees 00 minutes 45 seconds West 41.03 feet to a point;
Thence South 27 degrees 38 minutes 09 seconds East 65.64 feet to a point;
Thence South 26 degrees 50 minutes 35 seconds East 54.95 feet to a point;
Thence South 37 degrees 37 minutes 13 seconds East 23.63 feet to a point;
Thence South 26 degrees 11 minutes 59 seconds East 61.85 feet to a point;
Thence South 69 degrees 12 minutes 50 seconds East 40.29 feet to a point;
Thence South 04 degrees 59 minutes 32 seconds East 45.19 feet to a point;
Thence South 29 degrees 49 minutes 38 seconds East 50.10 feet to a point;
Thence South 38 degrees 42 minutes 00 seconds East 29.31 feet to a point;
Thence South 42 degrees 07 minutes 31 seconds East 73.13 feet to a point;
Thence South 58 degrees 01 minutes 34 seconds East 69.23 feet to a point;

Thence South 49 degrees 18 minutes 33 seconds East 96.99 feet to a point;

Thence South 63 degrees 29 minutes 02 seconds East 79.56 feet to a point;

Thence South 38 degrees 16 minutes 45 seconds East 68.18 feet to a point;

Thence South 51 degrees 43 minutes 45 seconds East 93.69 feet to a point;

South 35 degrees 07 minutes 27 seconds East 6.13 feet to a point;

Thence South 57 degrees 18 minutes 58 seconds West 1781.84 feet to an iron pin found (1/2" Rebar) said pin being on the Northeastern margin of James Huff Road (80' R/W) said 1/2" Rebar being the **True Point of Beginning**.

Pattern Book

for

Madison Ridge

Monroe, GA

Introduction

Madison Ridge is a 49-acre property located at the intersection of James Huff Road and Old Athens Highway. The property is within the North Sub-Area Planning Boundary of the **City of Monroe** Comprehensive Plan.

The Comprehensive Plan calls for the future character of this area to be “predominantly single-family larger lot” with a residential land use goal for the sub-area to be between 40% and 60%.

Madison Ridge meets the future character aspirations for the sub-area and fits within the residential land use goals.

Project Description

Madison Ridge would be a 129 lot subdivision with over 8 acres of common area and open space along with a recreation amenity area including a cabana, clubhouse and playground. The proposed zoning is **Planned Residential District (PRD)**. The character of the proposed subdivision would be suburban with side-entry garages and large backyards, attractive to young families with children.

The architectural elements of the subdivision would include traditional, craftsman with a mix of two-story and single-story homes. The subdivision would include two entrances - one on James Huff Road and another on Old Athens Highway. The subdivision would feature mostly connected streets, allowing for ease of circulation for both vehicles and pedestrians. The streets would include 4' sidewalks.

Proposed Standards for Development

The proposed standards for **Madison Ridge** are outlined in the table below.

Zoning	PRD
Minimum Lot Size	10,000 square feet internal; 8,000 square feet where abutting a public street adjoining a landscape strip
Maximum Lot Density	4.0 units/acre
Maximum Lot Impervious Coverage	40% internal; 45% where abutting a public street adjoining a landscape strip
Minimum Lot Width	75 feet (Measured at the front building line)
Minimum Lot Frontage	50 feet (Measured at the front property line)
Minimum Front Yard Setback	10 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	25 feet internal; 15 feet where abutting a public street adjoining a landscape strip
Maximum Building Height	35 feet
Minimum Building Area	1,500 square feet (single story) 1,500 square feet (two story)
Minimum Number of Bedrooms per unit	3
Minimum Building Width	24 feet
Minimum Common Area	15% with amenity area

Architectural requirements include a mix of stone, brick and fiber cement siding. Vinyl siding shall be prohibited. Home styles will be craftsman, farmhouse or traditional in compliance with 910.1 of the City's zoning ordinance.

The homes shall have a minimum 60 square foot covered front entry whose minimum dimensions are not less than 6 feet in length or width.

These minimum standards, along with a mandatory homeowners association, are necessary to protect the long-term character of the subdivision. These standards are largely consistent with the R-1A standards in the **City of Monroe's** zoning ordinance.

The subdivision's plan for water and sewer is through the City of Monroe's water and sewer service. The subdivision would be served by a pump station. Drainage would be handled by on-site storm drain system and stormwater management facilities. All utilities shall be underground.

Traffic Report

Per the Institute of Transportation Engineers trip generation charts, Madison Ridge is expected to generate 1 car trip per unit in the AM peak hour and PM peak hour for a total of 258 peak hour trips. The subdivision is located at the intersection of two roads, each having an entrance to the Madison Ridge. The project is located approximately 0.6 miles from the intersection with James Huff Road and US Highway 78, a major arterial. Overall traffic impact given the roads servicing the property and proximity to a major arterial are expected to be minor.

Abutting Property Protection

On two sides, Madison Ridge is abutted by the existing James Huff Road to the west and Old Athens Highway to the north.

The Hunter's Crossing subdivision in unincorporated Walton County to the east is buffered by a buffered state waters, featuring a 50 foot undisturbed buffer and 75 foot impervious setback.

To the south is an undeveloped property located in unincorporated Walton County that is zoned agricultural.

Use and Development Schedule

Madison Ridge is proposed to be 100% residential, with a minimum of 15% common area with amenity. The subdivision is expected to be completed with 12-18 months of approval. Home construction is expected to last between 2 and 3 years for final build out.

Site Plans and Survey

The Site Plan and Survey for Madison Ridge are on the following pages.

SUBDIVISION DEVELOPMENT PLANS FOR MADISON RIDGE

635 JAMES HUFF RD
MONROE, GA 30656

3rd LAND DISTRICT
LAND LOT 130 & 131
WALTON COUNTY
PARCEL M0220001

OWNER/DEVELOPER: MADISON RIDGE LAND, LLC
PO BOX 1796
MONROE, GEORGIA 30655
TEL: 678-670-1222
CONTACT: RALPH CORONA
EMAIL: ralph@generalholdingsunlimited.com

CIVIL ENGINEER: BLUE LANDWORKS LLC
5019 WEST BROAD STREET
SUITE M230
SUGAR HILL, GEORGIA 30518
TEL: 678-804-8586
CONTACT: TAYLOR ANDERSON, PE (GA PE #28657)
EMAIL: ta@bluelandworks.com

1. THIS PROPERTY IS ZONED R1A MEDIUM LOT RESIDENTIAL DISTRICT.
2. THIS PROPERTY IS SHOWN AS BEING PARCEL M0220001 IN THE CITY OF MONROE, WALTON COUNTY, LOCATED IN LAND LOTS 130 & 131 OF THE 3RD DISTRICT.
3. PROPOSED USE IS DETACHED SINGLE-FAMILY DWELLINGS WITH THE FOLLOWING REQUIREMENTS:
TOTAL NUMBER OF LOTS = 129
TOTAL AREA = 49.03 ACRES
LOT DENSITY = 2.6 UNITS PER ACRE

COMMON AREA OPEN SPACE REQUIREMENT FOR R1A ZONING
MINIMUM 15% GROSS ACREAGE WITH 3 AMENITIES
REQUIRED MINIMUM 15% COMMON AREA OPEN SPACE = 49.03 AC X 0.15 = 7.35 ACRES
PROVIDED COMMON AREA OPEN SPACE = 8.22 ACRES
PROVIDED AMENITIES = POOL, PLAYGROUND AND CLUBHOUSE

4. OPEN SPACE, DETENTION POND, LANDSCAPED ENTRANCE AREA, AND AMENITY AND RECREATION AREA SHALL BE OWNED AND MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.
5. WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF MONROE.
6. WATER AND SEWER INFRASTRUCTURE INSTALLATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, TO MONROE UTILITIES NETWORK STANDARDS.
7. ALL CONSTRUCTION TO CONFORM TO DEVELOPMENT REGULATIONS OF THE CITY OF MONROE, GEORGIA, AND TO MONROE UTILITIES NETWORK STANDARDS.
8. A PORTION OF THIS PROPERTY LIES IN ZONE "A" 100-YEAR FLOOD HAZARD AREA (NO BASE FLOOD ELEVATION DETERMINED) PER FEMA FIRM PANEL NO. 13297C01350, DATED MAY 18, 2009.
9. BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY, TRACTS 1 AND 2, FOR JAMES HUFF RD, MONROE, GA 30656 PREPARED BY BLUE LANDWORKS AND DATED 9/22/2021.
10. TOPOGRAPHIC INFORMATION IS TAKEN FROM A GROUND-RUN TOPOGRAPHIC SURVEY BY DEVELOPMENT CONSULTANTS GROUP, INC., DATED JULY 17, 2006. CONTOUR INTERVAL IS TWO FEET, VERTICAL DATUM NAVD 1988.
11. WETLAND CERTIFICATION: THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET [X] DOES / [] DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.
12. WETLANDS INFORMATION SHOWN HEREON TAKEN FROM AN ECOLOGICAL SURVEY BY JORDAN, JONES & GOULDING, DATED FEB 15, 2006. THE SURVEY IDENTIFIES THE EXISTING POND AS PALUSTRINE OPEN WATERS AND STATES THAT ANY IMPACT TO THIS POND PROPOSED BY THE DEVELOPMENT NEEDS TO BE VERIFIED BY THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE). A NATIONWIDE PERMIT HAS BEEN ISSUED BY THE USACE (FILE NUMBER 200601203), DATED JULY 24, 2006.
13. THIS SITE CONTAINS STATE WATERS REQUIRING AN UNDISTURBED 25' STATE WATERS BUFFER.
14. A 50-FOOT UNDISTURBED BUFFER AND A 75-FOOT IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
15. MAXIMUM CUT OR FILL SLOPE IS 2H:1V.
16. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
17. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY PRIOR TO THE ISSUANCE OF THE DEVELOPMENT PERMIT.

INSTRUCTIONS TO CONTRACTORS:

GENERAL PROVISIONS

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER.
2. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMAN LIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES. THE CONTRACTOR SHALL WARRANT ALL WORK TO THE OWNER FOR A MINIMUM PERIOD OF 18 MONTHS FOLLOWING COMPLETION OF CONSTRUCTION.
3. DEVIATIONS FROM THESE PLANS WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVES MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
4. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT READY FOR USE, AND ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB SHALL BE FURNISHED AND INSTALLED.
5. ALL MATERIALS SHALL BE NEW, UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER AND APPROPRIATE AUTHORITIES.
6. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS; HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY AND IS NOT GUARANTEED. THE CONTRACTOR IS TO CONTACT THE UTILITY COMPANIES FOR EXACT LOCATION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION.
8. CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBING CURBING, PAVING, AND COMPACTED SUBGRADE. ALL UNDERGROUND UTILITIES, INCLUDING THOSE INSTALLED BY OTHERS (ELECTRICAL CONDUIT, GAS, TELEPHONE, AND ANY OTHER MISCELLANEOUS) SHALL BE IN-PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, IF POSSIBLE.
9. IF THE CONTRACTOR, IN THE COURSE OF WORK, FINDS ANY DISCREPANCY BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
10. CONTRACTOR SHALL PROVIDE THE ENGINEER WITH ONE (1) RED-LINE COPY OF AN "AS-BUILT" PLAN OF ALL UNDERGROUND UTILITIES WITHIN PUBLIC EASEMENT OR RIGHT-OF-WAY SHOWING THE LOCATION OF EACH WITH ALL DIMENSIONS SHOWN NECESSARY TO ACCURATELY LOCATE EACH UNDERGROUND UTILITY, FOR USE BY THE ENGINEER IN PREPARING FORMAL RECORD DRAWINGS FOR GWINNETT COUNTY APPROVAL.
11. SIGNS (EXCEPT HANDICAPPED PARKING SIGNS), LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED.

GEOTECHNICAL

1. SOILS TESTING AND ON-SITE INSPECTION MAY BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER SELECTED AND PAID BY THE OWNER. IN THE EVENT OF CONFLICT BETWEEN INSTRUCTIONS BY THE ENGINEER AND RECOMMENDATIONS PROVIDED BY THE OWNER'S GEOTECHNICAL ENGINEER, THE CONTRACTOR WILL ADHERE TO THE MOST STRINGENT.
2. CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. GEOTECHNICAL ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR PROMPTLY SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
4. COMPACT SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 1557:
 - UNDER STRUCTURES, BUILDING SLABS, STEPS, AND PAVEMENTS, COMPACT THE TOP 12 INCHES BELOW SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL AT 95 PERCENT DRY DENSITY.
 - UNDER WALKWAYS, COMPACT THE TOP 6 INCHES BELOW THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL AT 95 PERCENT MAXIMUM DRY DENSITY.
 - UNDER LAWN OR UNPAVED AREAS, COMPACT THE TOP 6 INCHES BELOW SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL AT 90 PERCENT MAXIMUM DENSITY.

EARTHWORK/GRADING

1. EARTHWORK AND GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S SPECIFICATIONS AND RECOMMENDATIONS, OR WITH SECTIONS 201-221 OF GA DOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IF NOT COVERED BY THE GEOTECHNICAL ENGINEER'S SPECIFICATIONS, EXCEPT AS OTHERWISE NOTED.
2. MAXIMUM SLOPE OF FILL EMBANKMENT SHALL BE 2 FEET HORIZONTAL TO 1 FOOT VERTICAL UNLESS OTHERWISE SHOWN.
3. SEE NOTE 4 UNDER "PAVING AND CURBS".
4. SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.
5. EXCESS EARTH CUT MATERIALS, IF ANY, SHALL BE PLACED AT A LOCATION ON OR NEAR THE SITE AS DESIGNATED BY THE OWNER.

STORM DRAINAGE

1. ALL STORM DRAINAGE PIPE SHALL BE LAID ON SMOOTH, CONTINUOUS GRADES WITH NO VISIBLE BENDS AT THE JOINTS. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH GWINNETT COUNTY STANDARDS AND FEDERAL OSHA REGULATIONS.
2. CONSTRUCTION OF STORM DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH THE DETAILS INCLUDED IN THE CONSTRUCTION DRAWINGS, GWINNETT COUNTY AND RELATED GEORGIA D.O.T. STANDARDS AND SPECIFICATIONS.

SANITARY SEWER

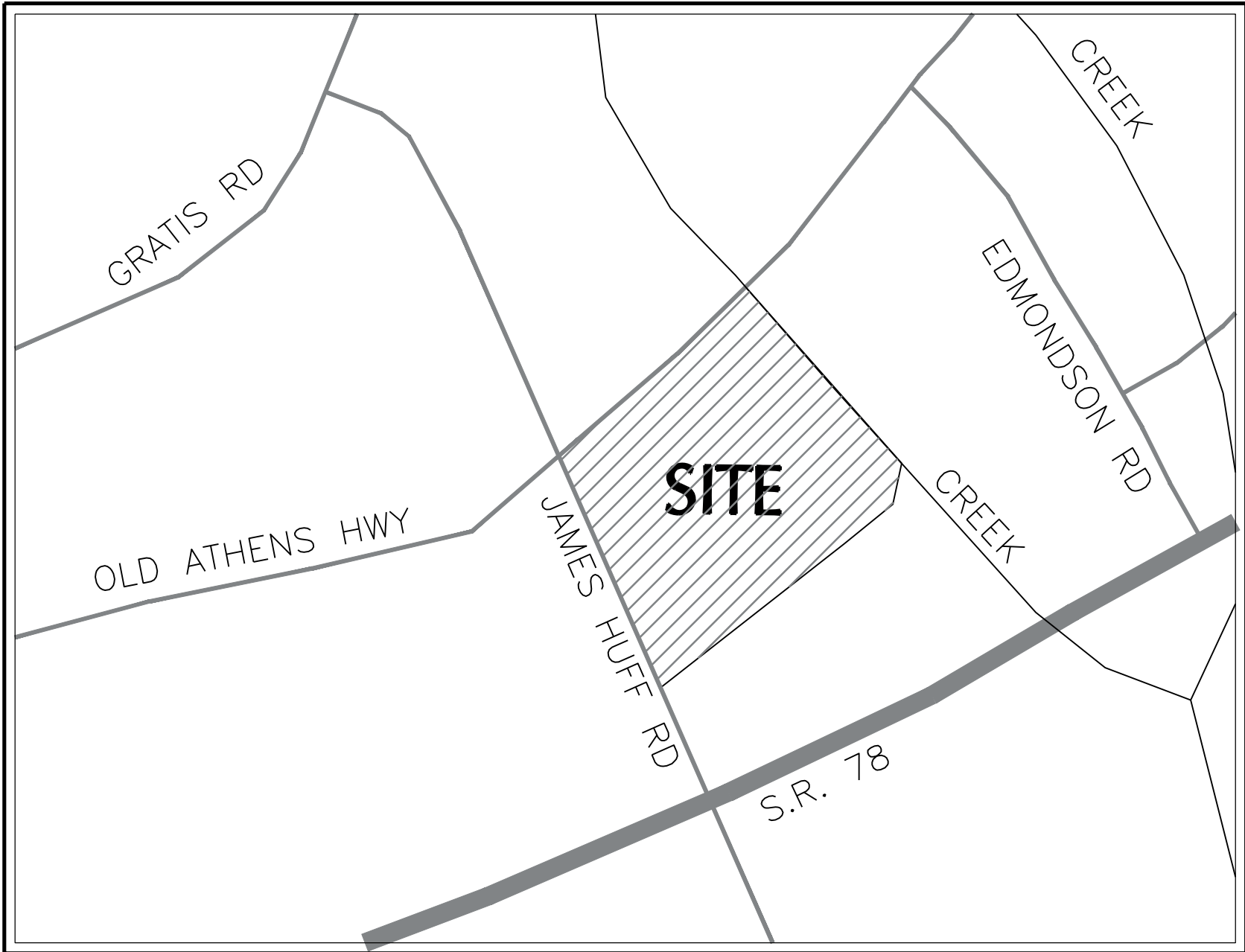
1. ALL SANITARY SEWER PIPE SHALL BE LAID ON SMOOTH, CONTINUOUS GRADES WITH NO VISIBLE BENDS AT THE JOINTS. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATION AND WITH THE APPLICABLE SECTIONS OF THE GWINNETT COUNTY SANITARY SEWER STANDARDS.
2. THE MINIMUM HORIZONTAL DISTANCE BETWEEN PUBLIC WATER AND SEWER LINES IS TEN FEET. THE MINIMUM VERTICAL CLEARANCE SHALL BE EIGHTEEN INCHES.
3. ALL SANITARY SEWER LATERALS SHALL BE PLUGGED AND MARKERS INSTALLED SO THAT THEY CAN BE EASILY FOUND AFTER BACKFILLING.
4. SEWER SERVICE LATERALS SHALL BE PERMANENTLY MARKED ON THE CURB.
5. ALL TIE-INS TO EXISTING MANHOLES SHALL BE CORED. ALL MANHOLES REQUIRE "KOR-N-SEAL" OR EQUAL RUBBER BOOTS.
6. CONTRACTOR SHALL SET THE SANITARY SEWER MANHOLE LIDS AT FINISHED GRADE.

PAVING AND CURBS

1. BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO "DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS", MOST RECENT EDITION, SECTION 301 AND OTHER SECTIONS REFERRED TO THEREIN.
2. ASPHALTIC CONCRETE SURFACE COURSE AND ASPHALT PRIME MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO "DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS", MOST RECENT EDITION, SECTION 400, 412, 413, AND OTHER SECTIONS REFERRED TO THEREIN.
3. CONCRETE CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS SHOWN ON THE PLANS. MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO "DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, STANDARD SPECIFICATIONS", MOST RECENT EDITION, SECTION 441 AND OTHER SECTIONS REFERRED TO THEREIN.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE BACKFILLING OF CURB.
5. ALL CONCRETE SHALL BE 3000 PSI AT 28 DAYS, WITH A MAXIMUM SLUMP OF 2", UNLESS NOTED OTHERWISE.
6. ALL EXPOSED CONCRETE TO HAVE A FINE HAIR-BROOMED FINISH.

EROSION AND SEDIMENT CONTROL

1. SET "EROSION NOTES & DETAILS" SHEETS FOR EROSION AND SEDIMENT CONTROL NOTES.
2. CONSTRUCTION EXIT PADS SHALL BE INSTALLED BY THE CONTRACTOR AT EACH CONSTRUCTION ACCESS POINT.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
4. PROVISIONS TO PREVENT EROSION OF THE SOIL FROM THE SITE SHALL CONFORM TO THE REQUIREMENTS OF THE "EROSION AND SEDIMENTATION ACT OF 1975" AS SHOWN HEREON AND STIPULATED IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" BY THE STATE SOIL AND WATER CONSERVATION COMMITTEE AND SHALL BE FOLLOWED AND INSTALLED IN A MANNER SO AS TO MINIMIZE EROSION OF THE DISTURBED AREAS AND PREVENT SEDIMENT FROM LEAVING THE SITE.
5. THE CONTRACTOR WILL BE REQUIRED TO INCORPORATE ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES INTO THE PROJECT AT THE EARLIEST PRACTICABLE TIME DURING CONSTRUCTION. THE EROSION CONTROL MEASURES DETAILED HEREON SHALL BE CONTINUED UNTIL THE GRASS ON PLANTED SLOPES IS SUFFICIENTLY ESTABLISHED TO BE AN EFFECTIVE EROSION DETERENT. THE SEDIMENT REMOVED FROM THE CONTROL STRUCTURES SHALL BE EVENLY DISTRIBUTED OUTSIDE CONSTRUCTION LIMITS. DISPOSED SEDIMENT SHALL BE PERMANENTLY GRASED.
6. TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 11, SECTIONS 2-11 AND 2-12 OF THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".



VICINITY MAP
not to scale

SHEET INDEX

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SANITARY SEWER OUTFALL PLAN AND PROFILE	C-133 - C-134
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STREET AND SANITARY SEWER PROFILES	C-200 - C-202
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ISSUE NO.	DATE	DESCRIPTION
1	03/15/2023	SUBMIT FOR GOVERNMENT REVIEW
2	05/10/2023	ADD DETAILS TO CONSTRUCTION PLANS
3	07/05/2023	REVISED LOTS TO EXCLUDE 25-FOOT PLANTED BUFFER ALONG RIGHT-OF-WAY

BLUE LANDWORKS LLC
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www.bluelandworks.com
PROJECT# 2021.023



B
BLUE
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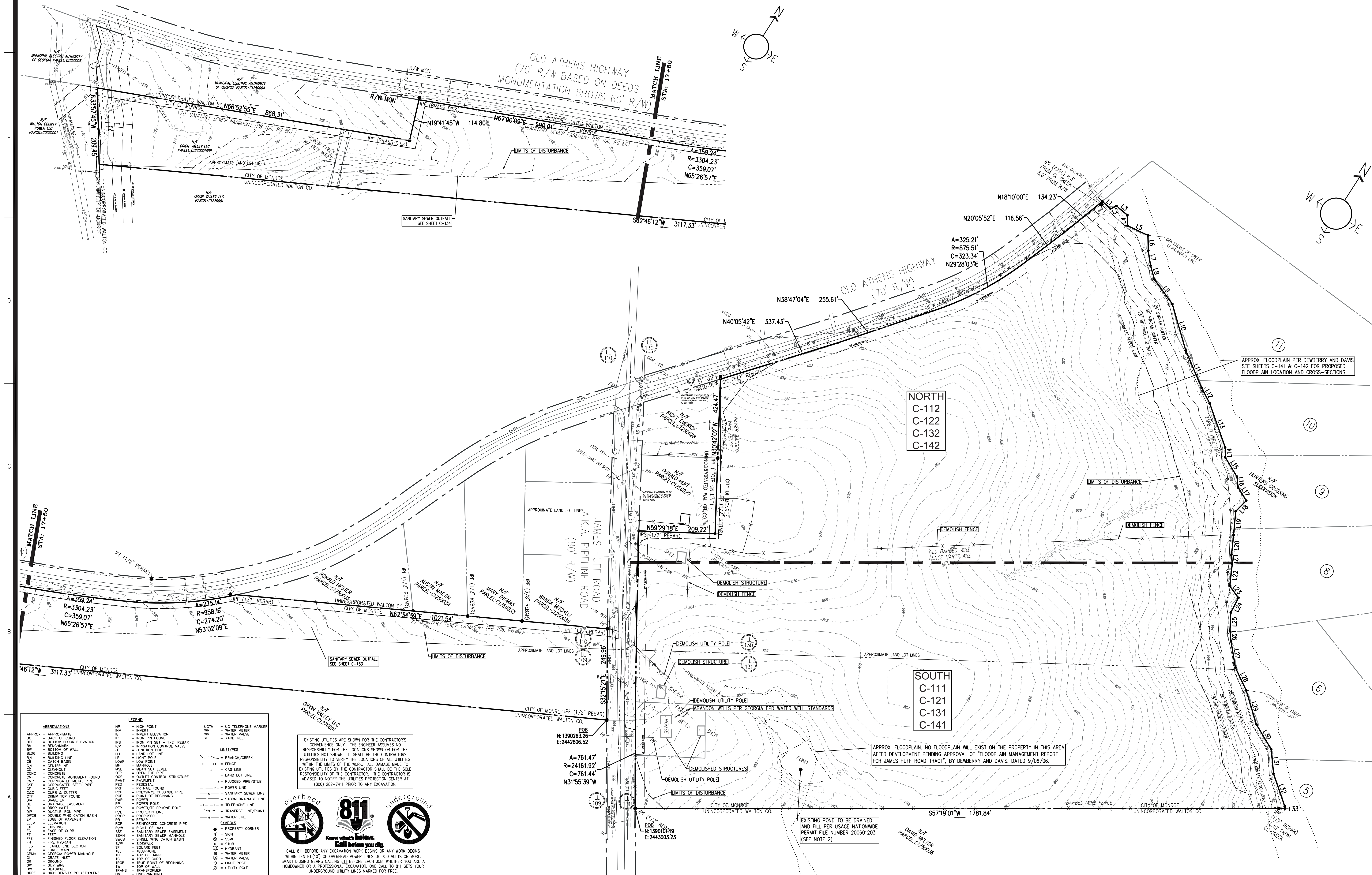
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SCALE: 1" = 100'

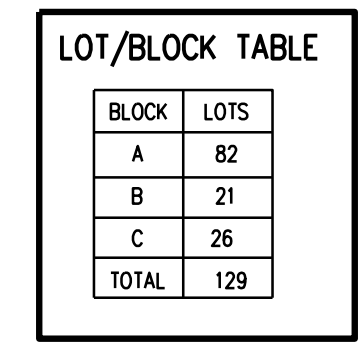
A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 100, 200, and 300. The word "feet" is written at the right end. Below the bar, the word "scale" is written.

3RD LAND E
PARCEL MO
CITY OF MO

EXISTING CONDITIONS &
DEMOLITION PLAN



EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR FOR THE UTILITIES NOT SHOWN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ADVISED TO NOTIFY THE UTILITIES PROTECTION CENTER AT (800) 282-7411 PRIOR TO ANY EXCAVATION.



<div style="text-align: center;"> <h1>OVERALL PRELIMINARY PLAT</h1> </div>	PROJECT# 2021.023	3RD LAND DC PARCEL 10223 CITY OF MOBILE DRAWING NO
	C-110	

\\nas21-023 - Modjeson Ridge\1000 - - Airt6C40\30 - Construction\2021-023 SITE.dwg, C-110 7/5/2023 4:00 PM by Grant Crost

ABBREVIATIONS	LEGEND	LEGEND
APPROX = APPROXIMATE	HP = HIGH POINT	UGTM = UG TELEPHONE MARKER
BC = BACK OF CURB	IN = INVERT	WM = WATER METER
BFE = BOTTOM FLOOR ELEVATION	IE = INVERT ELEVATION	WV = WATER VALVE
BM = BENCHMARK	IRP = IRON PIN FOUND	YI = YARD INLET
BW = BOTTOM OF WALL	ICV = IRRIGATION CONTROL VALVE	
BLOG = BUILDING	JB = JUNCTION BOX	
B/L = BUILDING LINE	LL = LAND LOT LINE	
CB = CATCH BASIN	LP = LIGHT POLE	
C/L = CENTERLINE	LWP = LOW POINT	
CM = CONCRETE	MH = MANHOLE	
CMC = CONCRETE MONUMENT FOUND	MSL = MEAN SEA LEVEL	
CMP = CORRUGATED METAL PIPE	OTR = OPEN TOP PIPE	
CSP = CORRUGATED STEEL PIPE	PCS = PLUGGED PIPE/STUB	
CUB = CURB	PE = PEDESTAL	
CUT = CURB & GUTTER	PKF = PK NAIL FOUND	
CTF = CURB TOP FOUND	PCP = POLYVINYL CHLORIDE PIPE	
DA = DRAINAGE	POB = POINT OF BEGINNING	
DE = DRAINAGE EASEMENT	PWR = POWER	
DI = DROP INLET	PP = POWER POLE	
DIP = DUCTILE IRON PIPE	PTP = POWER/TELEPHONE POLE	
DWCB = DOUBLE WING CATCH BASIN	P/L = PROPERTY LINE	
EF = EDGE OF PAVEMENT	PROP = PROPOSED	
ELEV = ELEVATION	REB = REBAR	
EX = EXISTING	RCP = REINFORCED CONCRETE PIPE	
FC = FACE OF CURB	R/W = RIGHT-OF-WAY	
FEE = FIRE EASEMENT	SSE = SANITARY SEWER EASEMENT	
FES = FINISHED FLOOR ELEVATION	SMH = SANITARY SEWER MANHOLE	
FM = FORCE MAIN	SWCB = SINGLE WING CATCH BASIN	
G = GEORGIA POWER MANHOLE	S/W = SIDEWALK	
GR = GRADE	SF = SQUARE FEET	
GRW = GROUND WIRE	TEL = TELEPHONE	
GW = GUY WIRE	TB = TOP OF BANK	
HW = HEADWALL	TOB = TOP OF CURB	
HOPE = HIGH DENSITY POLYETHYLENE	TPB = TRUE POINT OF BEGINNING	
	TR = TRANSFORMER	
	UG = UNDERGROUND	



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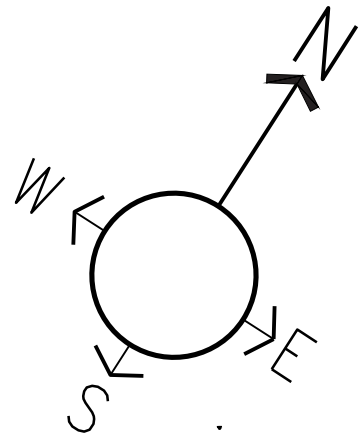
CENTERLINE CURVE TABLE				
CURVE #	RADIUS	LENGTH	BEG STA (PC)	END STA (PT)
#1	120.00'	188.50'	13+87.81	15+76.30
#2	120.00'	38.79'	17+63.68	18+02.47
#3	120.00'	8.55'	20+64.97	20+73.52
#4	200.00'	82.52'	22+94.25	23+76.77
#5	120.00'	21.32'	25+58.38	25+79.70
#6	120.00'	9.53'	27+25.55	27+35.08
#7	120.00'	145.14'	5+93.93	7+39.07
#8	120.00'	38.79'	3+19.91	3+58.69
#9	120.00'	9.54'	11+71.34	11+80.88
#10	375.00'	98.21'	13+10.75	14+08.96



EXISTING POND TO BE DRAINED AND FILL PER USACE NATIONWIDE PERMIT FILE NUMBER 200601203

APPROX. FLOODPLAIN. NO FLOODPLAIN WILL EXIST ON THE PROPERTY IN THIS AREA AFTER DEVELOPMENT PENDING APPROVAL OF "FLOODPLAIN MANAGEMENT REPORT FOR JAMES HUFF ROAD TRACT", BY DEWBERRY AND DAVIS, DATED 9/06/06

N/F
DAVID MELTON
PARCEL: C1250036

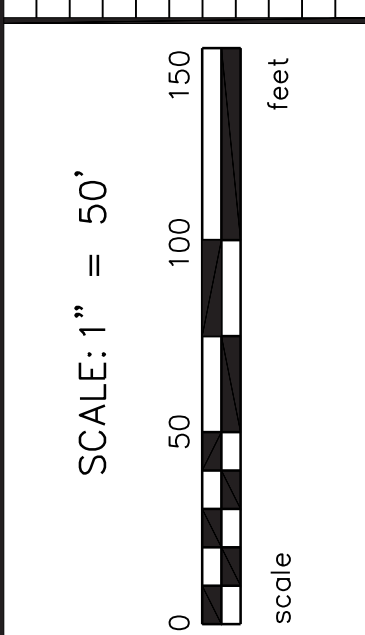


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LICENSE # S10705014
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	1	SUBMIT FOR REVIEW
03/15/23	2	ADD DETAILS TO CONSTRUCTION PLANS
05/10/23	3	REVISED LOTS TO EXCLUDE 25-FOOT PLANTED BUFFER ALONG RIGHT-OF-WAY
07/05/23		



MADISON RIDGE
635 JAMES HUFF ROAD
MONROE, GA 30656
3RD LAND DISTRICT
PARCEL M202001
CITY OF MONROE
WALTON COUNTY, GA
CHECKED: JMW

PRELIMINARY PLAT SOUTH

PROJECT# 2021.023
C-111

LEGEND

ABBREVIATIONS

HP = HIGH POINT
INV = INVERT
IE = INVERT ELEVATION
IPF = IRON PIN FOUND
IP5 = IRON PIN SET - 1/2" REBAR
ICV = IRRIGATION CONTROL VALVE
JB = JUNCTION BOX
LL = LAND LOT LINE
LLP = LAND LOT POINT
LWP = LOW POINT
MSL = MEAN SEA LEVEL
OTF = OPEN TOP FENCE
OCS = OUTLET CONTROL STRUCTURE
PMT = PAVEMENT
PKF = POWER LINE
PCP = POLYVINYL CHLORIDE PIPE
POB = POINT OF BEGINNING
PP = POWER POLE
PTP = POWER/TELEPHONE POLE
PPL = PROPERTY LINE
PROP = PROPOSED
RE = REBAR
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SSE = SANITARY SEWER EASEMENT
SWCB = SINGLE WING CATCH BASIN
FT = FEET
FEE = FINISHED FLOOR ELEVATION
FHL = FIRE HYDRANT
FES = FLARED END SECTION
FM = FORCE MAIN
GPMH = GEORGIA POWER MANHOLE
G = GRATE
GR = GROUND
HW = HEADWALL
HOPE = HIGH DENSITY POLYETHYLENE

LINE TYPES

— = BRANCH/CREEK
— = FENCE
— = GAS LINE
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— = PLUGGED PIPE/STUB
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— = STORM DRAINAGE LINE
— = TELEPHONE LINE
— = TRVERSE LINE/POINT

SYMBOLS

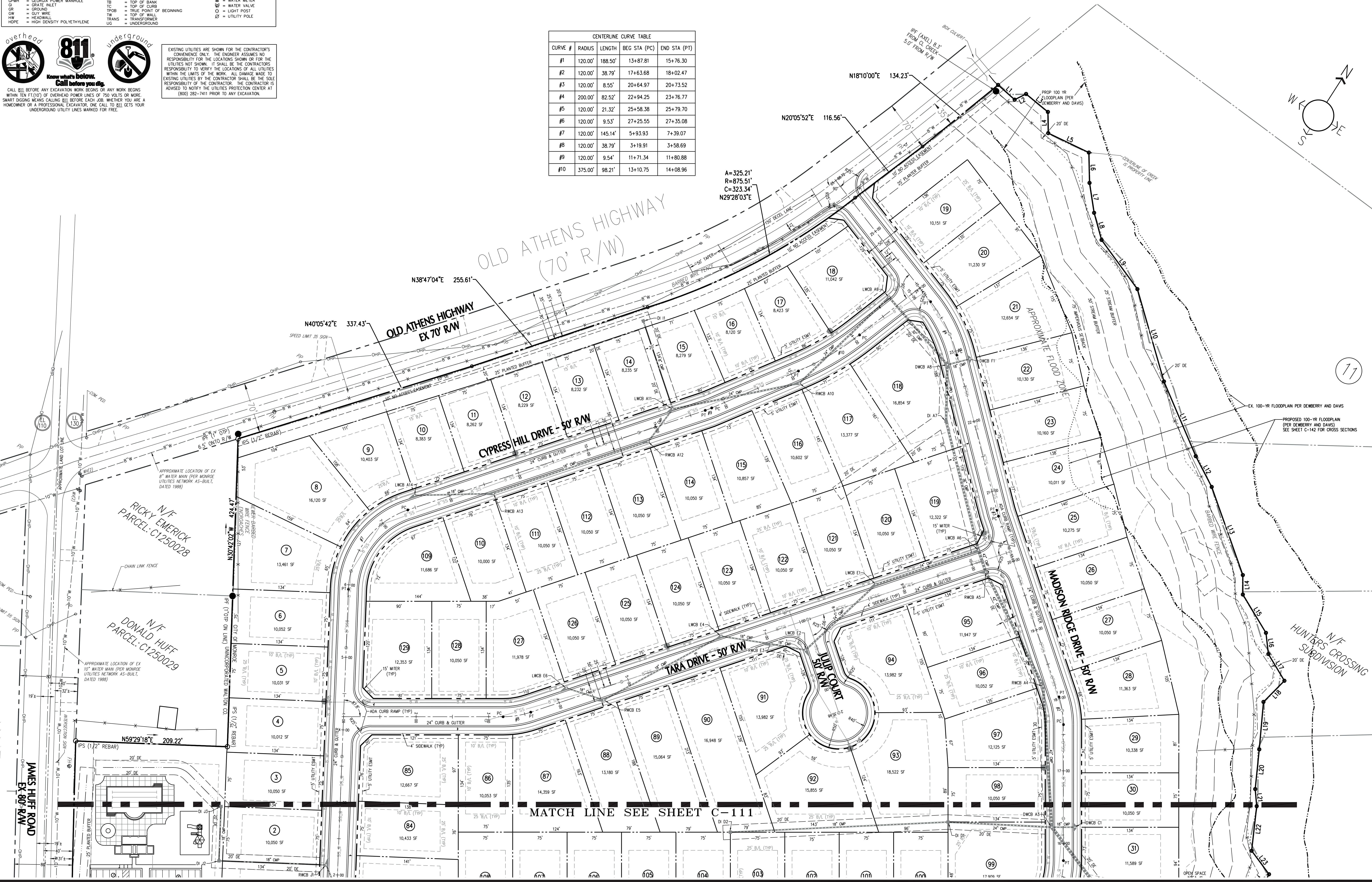
● = PROPERTY CORNER
○ = SIGN
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○ = STUB
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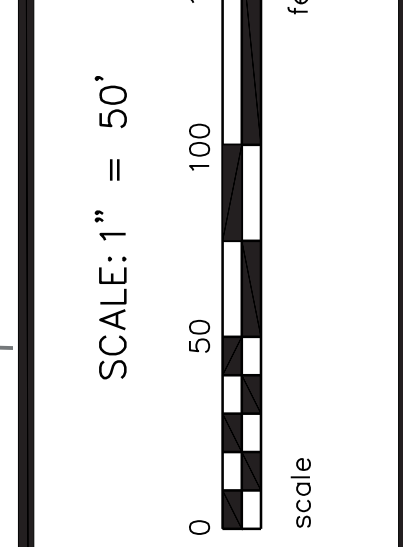
SHEET NOTES
1. SEE COVER SHEET FOR ADDITIONAL NOTES.

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LICENSE # S0700044
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100 BOX 1700
MONROE, GEORGIA 30655
CONTACT: RALPH CARLSON
EMAIL: rcarlson@blueland.com

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ISSUE #	DATE	REVISIONS
0	03/05/23	SUBMIT FOR REVIEW
1	05/10/23	ADD DETAILS TO CONSTRUCTION PLANS
2	07/05/23	REVISED LOTS TO EXCLUDE 25-FOOT PLANTED BUFFER ALONG RIGHT-OF-WAY
3		



MADISON RIDGE
635 JAMES HUFF ROAD
MONROE, GA 30656
3RD LAND DISTRICT
PARCEL M200001
CITY OF MONROE
WALTON COUNTY, GA
CHECKED: JMW

PRELIMINARY PLAT NORTH
PROJECT # 2021.023
C-112

GENERAL NOTES

1. IPS (IRON PIN SET) IS 1/2" REBAR; NS (NAIL SET) IS MAGNAIL.
2. PROPERTY CONTAINS 15.62 ACRES
3. NO PORTION ON SAID PROPERTY LIES WITHIN A FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13297C01350 AND 13297C0130E FOR COMMUNITY NUMBER 13297C, IN WALTON COUNTY, STATE OF GEORGIA, DATED DECEMBER 8TH 2016, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
4. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
5. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
6. THE LOCATIONS OF UNDERGROUND UTILITIES ARE TAKEN FROM VISIBLE EVIDENCE, CONSTRUCTION PLANS AND/OR PREVIOUS SURVEYS AND SHOULD BE CONSIDERED APPROXIMATE.

SURVEY REFERENCES

1. WALTON COUNTY DEED BOOK 3994 PAGE 313
2. WALTON COUNTY PLAT BOOK 80 PAGE 20

GPS STATEMENT

THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION TKO GNSS RECEIVER WITH CARLSON SURVCE DATA COLLECTION SOFTWARE. ALL COORDINATES ARE BASED ON NAD83(2011) AND GEOID12B. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

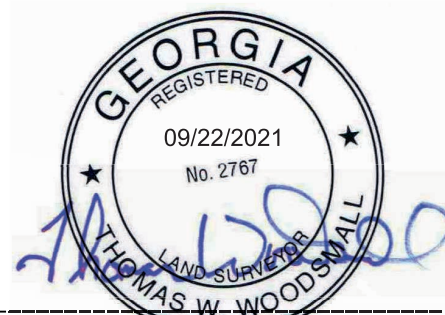
SURVEYOR'S CERTIFICATION BOUNDARY SURVEY

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. 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.

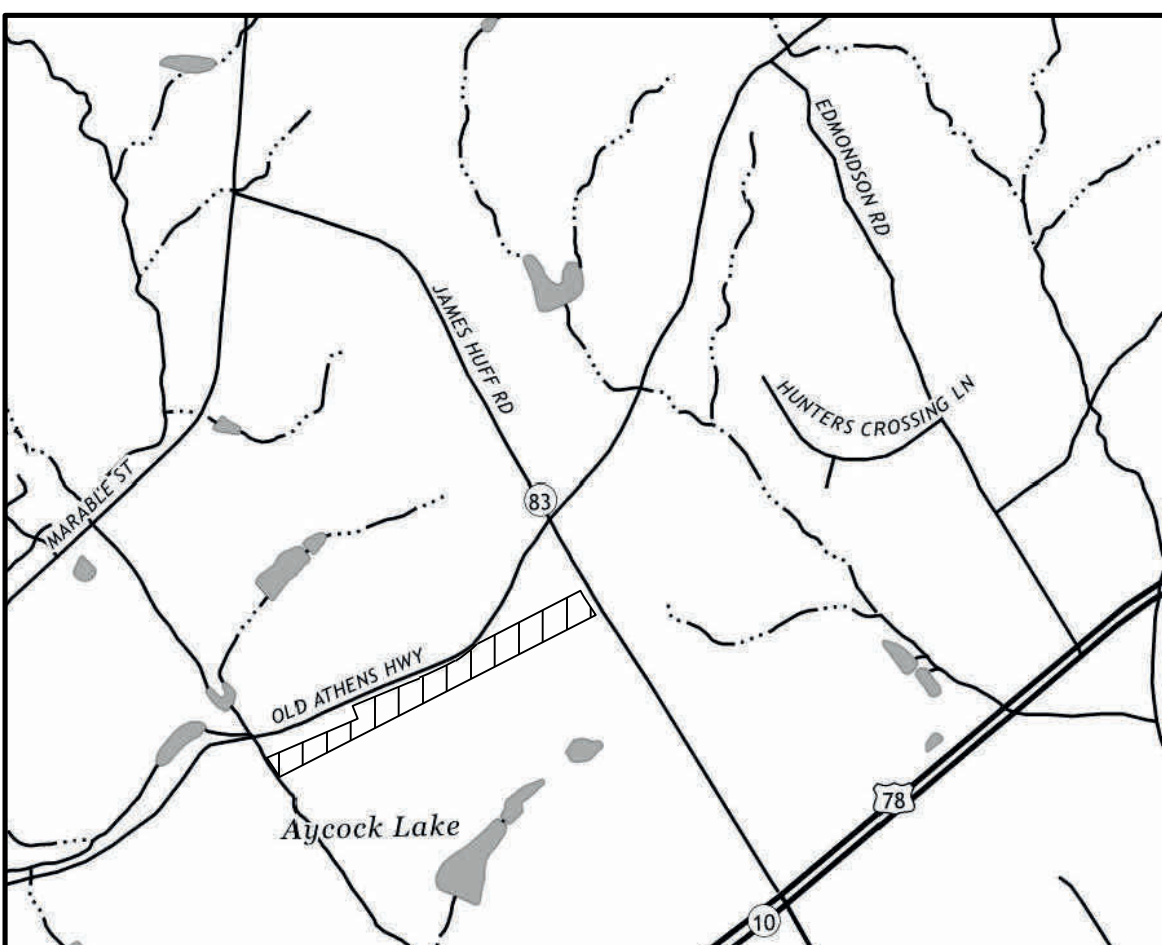
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S6 ROBOTIC TOTAL STATION ELECTRONIC INSTRUMENT. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,888 FEET AND AN ANGULAR ERROR OF 12 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 381,734 FEET.

DATE OF LAST FIELD WORK: 09/08/2021

DATE PLAT WAS SEALED: 09/22/2021

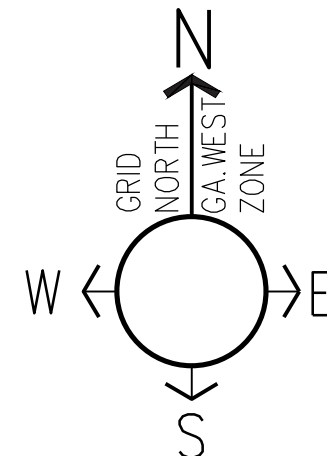


NAME: THOMAS W. WOODSMALL
REGISTRATION/LICENSE NUMBER: 2767 (GEORGIA)
DATE OF EXPIRATION: DECEMBER 31, 2022



VICINITY MAP

SCALE: NTS
SOURCE: USGS



15.62 ACRES
PARCEL: C12700010DP
TRACT: 2

OLD ATHENS HIGHWAY
(70' R/W BASED ON DEEDS
MONUMENTATION SHOWS 60' R/W)

ABBREVIATIONS

APPROX = APPROXIMATE
BC = BACK OF CURB
BFE = BOTTOM FLOOR ELEVATION
BM = BENCHMARK
BW = BOTTOM OF WALL
BLDG = BUILDING
B/L = BUILDING LINE
CB = CATCH BASIN
C/L = CENTERLINE
CO = CLEANOUT
CONC = CONCRETE
CMP = CONCRETE MONUMENT FOUND
CSP = CORRUGATED METAL PIPE
CF = CUBIC FEET
C&G = CURB & GUTTER
CTF = CRIMP TOP FOUND
DIA = DIAMETER
DE = DRAINAGE EASEMENT
DI = DROP INLET
DIP = DUCTILE IRON PIPE
DWCB = DOUBLE WING CATCH BASIN
EP = EDGE OF PAVEMENT
ELEV = ELEVATION
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---W--- = WATER LINE

SYMBOLS

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○ = STUB
⊕ = HYDRANT
⊕ = WATER METER
⊕ = WATER VALVE
⊕ = LIGHT POST
⊕ = UTILITY POLE



PREPARED FOR:
WILLIAM COLEMAN

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REVISIONS

ISSUE # DATE

1 09/22/21

SEALED SURVEY

SCALE: 1" = 100'

0 100 200 300 feet

0 100 200 300 scale

JAMES HUFF ROAD,
MONROE, GA 30656

BOUNDARY SURVEY
TRACT 2

PROJECT# 2021.023

SHEET 2 OF 2



**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 2622

DATE: September 13, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Carter Engineering Consultants Inc.

PROPERTY OWNER: Punt, LLC

LOCATION: Northeast corner of Martin Luther King Jr. Blvd. and Michael Etchison Road – 195 Martin Luther King Jr. Blvd.

ACREAGE: ±0.97

EXISTING ZONING: B-3 (Highway Commercial District)

EXISTING LAND USE: Fast food restaurant with drive thru and associated parking

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application in order to modify the existing site to allow for additional drive thru lanes.

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

DATE OF SCHEDULED MEETING

PLANNING COMMISSION: September 19, 2023

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to modify the existing site to allow for additional drive thru lanes. The applicant proposes to make minor site modifications to accommodate the drive-thru lanes such as reducing parking spaces and a landscaped island. The applicant also proposes to install canopies over the drive-thru window and drive-thru lanes for taking orders.

PROPOSED PROJECT SUMMARY:

- Modify existing site to allow for additional drive thru lanes and canopies
 - One additional drive thru lane will be installed by removing parking spaces and reduced the size of a landscaped island adjacent to the parking spaces
 - A canopy will be installed over both lanes for taking orders and a second canopy will be added over the drive thru window
 - Existing parking on the site reduced from 58 to 49 spaces

STAFF ANALYSIS

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

643A.1 – Site Planning:

The site contains an existing fast food restaurant building with a drive thru window. The applicant proposes to modify the site to accommodate an additional drive thru lane. Some parking spaces will be removed to allow for the modification. The changes to the existing site appears to meet the general intent of the Site Planning Requirements in Section 643A.1(1) of the Zoning Ordinance.

643A.2 – Architecture:

The proposed additional drive thru lanes will include the addition of canopies for taking orders and for the drive thru window. The canopies reflect simple architectural metal canopies with metal supports. The addition of canopies should not impact the overall architecture of the primary restaurant building. The canopy additions do not appear to conflict with the intent of the Architecture Requirements in Section 643A.2 of the Zoning Ordinance.

643A.3 – Pavement:

The existing parking lot will be slightly modified to accommodate the addition of a second drive thru lane. A total of 9 parking spaces will be removed to accommodate the new drive thru lane. The reduction in parking will have no impact on meeting the parking requirements outlined in Section 520. An existing landscaped island will be reduced in size near the beginning of the additional drive thru lane. The increase in paving does not affect compliance with the pavement requirements under this section. The addition of a second drive thru does not affect compliance with the intent of general and area specific criteria for Pavement outlined in Section 643A.3 of the Zoning Ordinance.

643A.4 – Landscaping:

This standard is not affected by this request.

643A.5 – Signs:

This standard is not affected by this request.

643A.6 – Illumination:

This standard is not affected by this request.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Certificate of Appropriateness application to allow for the site modifications described in this request as submitted without conditions.



Certificate of Appropriateness Application

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

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

Project Address: 195 Martin Luther King Jr. Boulevard Parcel # M0020002A00

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

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

Property Owner: Punt LLC

Address: P.O. Box 429, Bostwick, GA 30623

Telephone Number: 706-207-8305 Email Address: bdailey@becgrp.com

Applicant: Carter Engineering Consultants, Inc.

Address: 1010 Commerce Drive, Bogart, GA 30622

Telephone Number: 770-725-1200 Email Address: jessica@carterengineering.com

Estimated cost of project: \$100,000

Please submit the following items with your application:

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

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


Signature of Applicant

07/19/2023

Date



July 19, 2023

City of Monroe
Planning and Development Department
215 North Broad Street
Monroe, GA 30655

RE: Zaxby's
195 Martin Luther King Jr. Boulevard
Monroe, GA 30655

To Whom It May Concern:

Please accept the Certificate of Appropriateness Application for approval. The scope of this project includes the addition of a drive-through lane to the existing Zaxby's along Martin Luther King Jr. Boulevard. The double drive-through will prevent backup into the right-of-way and improve the overall traffic flow.

The attached photographs depict the proposed canopies and menu board.

Should you have any questions, please contact me at jeff@carterengineering.com or 770-725-1200.

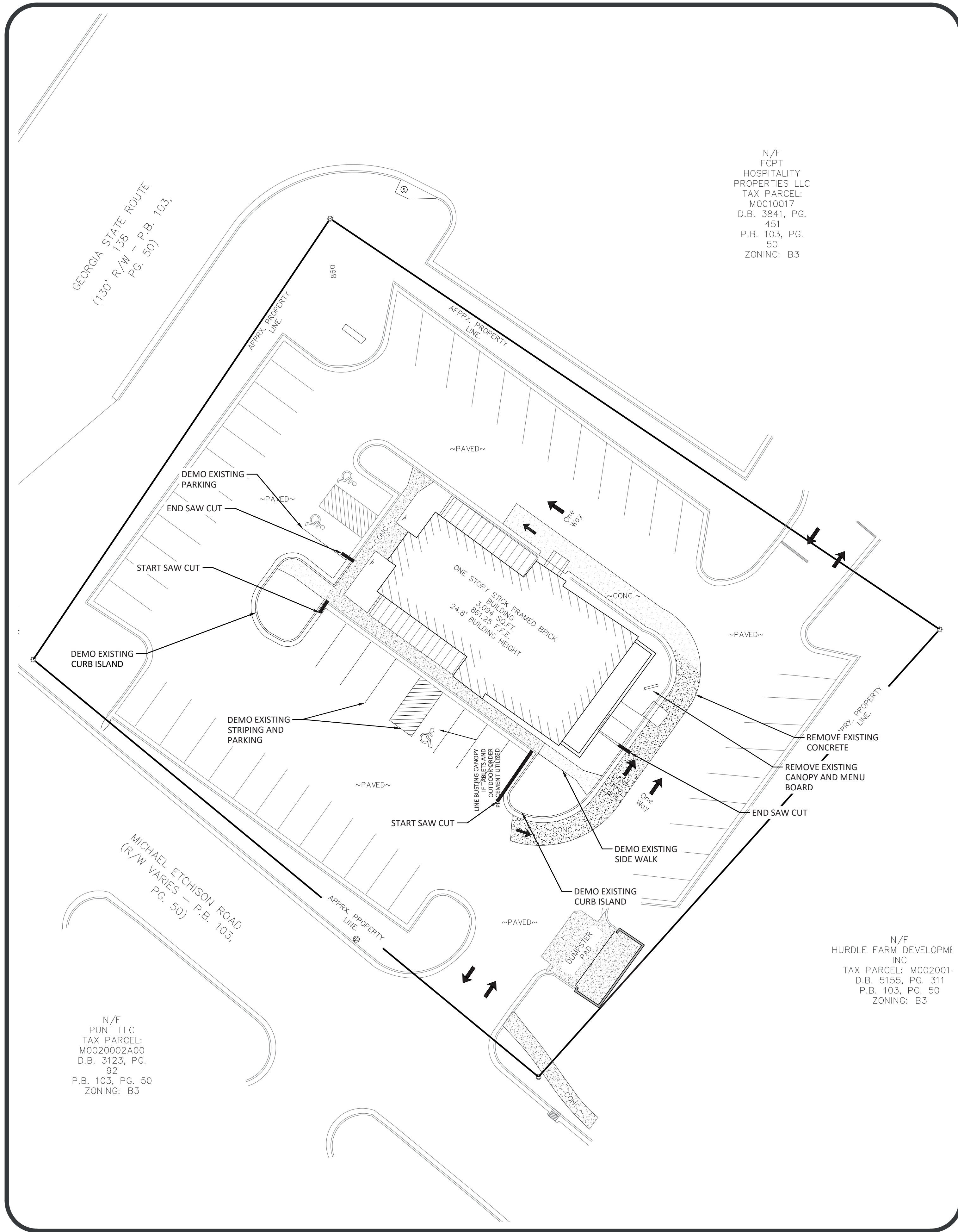
Sincerely,



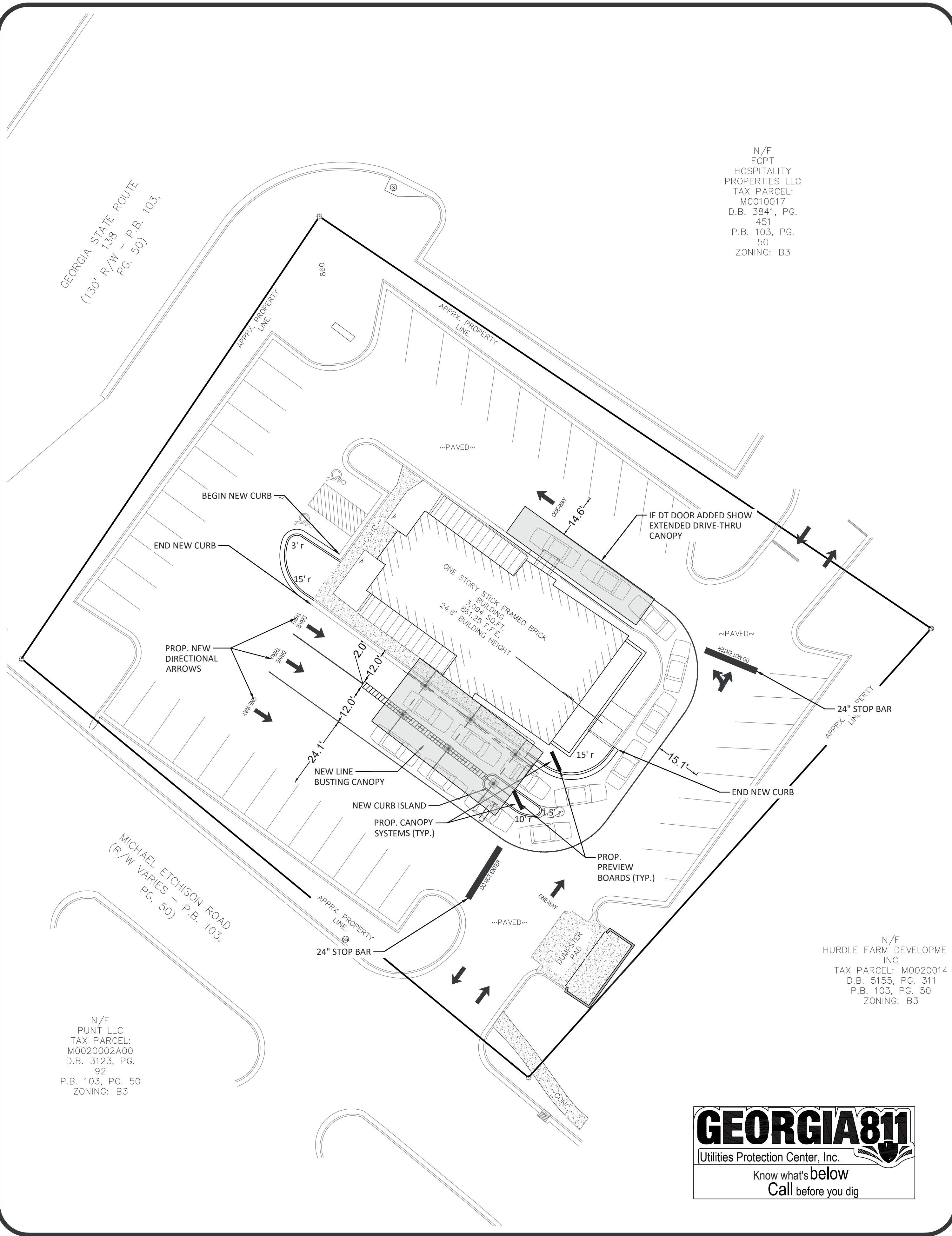
Jeff Carter, P.E.
Carter Engineering Consultants, Inc.



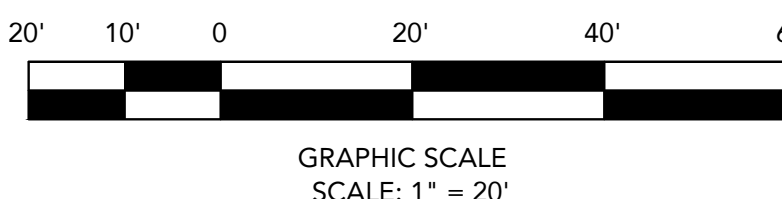




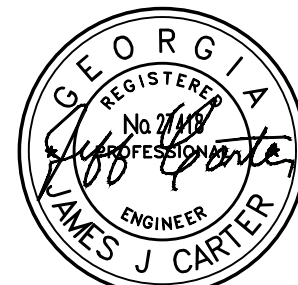
EXISTING CONDITIONS



PROPOSED CONDITIONS



REVISION BLOCK	ISSUE	REVISION DATE & DESCRIPTION
1
2
3
4
5
6
7
8



GSWCC Level II Certification
No. 000000000083



**CARTER
ENGINEERING**

CARTER ENGINEERING
3651 MARS HILL ROAD
SUITE 2000
WATKINSVILLE, GA 30677
P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

**SITE DEVELOPMENT PLANS
FOR
ZAXBY'S RESTAURANT**
195 M.L.K. JR BLVD - MONROE, GA 30655

SHEET TITLE:
SITE PLAN

PROJECT NAME:
ZAXBY'S

SHEET NUMBER:
C 3.0

PROJECT NUMBER:
23763ZAX

DATE:
06/29/2023

July 19, 2023

City of Monroe
Planning and Development Department
215 N. Broad Street
Monroe, GA 30655

RE: Zaxby's
195 Martin Luther King Jr. Boulevard
Monroe, GA 30655

To Whom It May Concern:

I, Brad Dailey, property owner of the subject parcel, authorize Carter Engineering Consultants, Inc. to submit the Certificate of Appropriateness Application on my behalf and represent me throughout permitting process.

Should you have any questions, please contact me at 706-207-8305

Sincerely,





**Planning
City of Monroe, Georgia
PRELIMINARY PLAT REVIEW**

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: 2621

DATE: September 13, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

PROJECT NAME: Hambrick Station

DEVELOPER: Hambrick Station, LLC

PROPERTY OWNER: Hambrick Station, LLC

DESIGN CONSULTANT: Bowman

LOCATION: South side of Vine Street, east side of Alcovy Street, and the north side of Criswell Road – 1301 Alcovy Street

ACREAGE: ±21.571

EXISTING ZONING: R-1A (Medium Lot Residential District)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: The owner is requesting Preliminary Plat approval to renew a previously approved Preliminary Plat for a single-family residential subdivision.

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat as submitted.

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: September 19, 2023

CITY COUNCIL: October 10, 2023

PRELIMINARY PLAT SUMMARY

The applicant is requesting approval of a Preliminary Plat to renew a previously approved Preliminary Plat. The previous Preliminary Plat for the development was approved by City Council on June 8, 2021. The previous Preliminary Plat has expired which is the basis for this request. The project consists of 56 single-family detached residential lots.

PROJECT SUMMARY:

- Project Name – Hambrick Station
- Development Type – single-family detached residential subdivision
- Site Area – ±21.571
- Total Lots – 56



City of Monroe

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

49

PRELIMINARY PLAT PERMIT

PERMIT #:	2621	DESCRIPTION:	PRELIMINARY PLAT 56 lots Hambrick Station
JOB ADDRESS:	1301 ALCOVY ST	LOT #:	
PARCEL ID:	M0090002	BLK #:	
SUBDIVISION:		ZONING:	R-1A
ISSUED TO:	Hambrick Station LLC	CONTRACTOR:	Hambrick Station LLC
ADDRESS:	3651 Mars Hill Rd	PHONE:	
CITY, STATE ZIP:	Watkinsville GA 30677	OWNER:	
PHONE:	706-765-7577	PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	8/28/2023
VALUATION:	\$ 0.00	EXPIRATION:	2/24/2024
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-05	PRELIMINARY PLAT REVIEW (PER LOT)	\$1,680.00
FEE TOTAL		\$ 1,680.00
PAYMENTS		\$ -1,680.00
BALANCE		\$ 0.00

NOTES:

The Planning Commission will hear and make recommendation on this request for Preliminary Plat Approval at 455 Vine Street on September 19, 2023 at 5:30pm. The Monroe City Council will hear and make a decision on this request on October 10, 2023 at 6:00pm. Both meetings will be held in the Council Chambers at City Hall, 215 N. Broad St. Monroe, GA 30655

NOTICE

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

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


(APPROVED BY)

8/28/23
DATE



CITY OF MONROE

PRELIMINARY PLAT APPLICATION

RECEIVED
#2621

Project Name: Hambrick Station

Project Location: 1301 Alcovy Street

Development Type: residential

Parcel #: M0090002 Acreage: 21.571 Total Lots or Units: 56

Applicant: Hambrick Station LLC Phone #: 706 553-1000

Address: 3651 Mars Hill Rd St. 2200 City: Watkinsville State: GA Zip: 30677

Property Owner: Hambrick Station LLC Phone #: 706 553-1000

Address: 3651 Mars Hill Rd St. 2200 City: Watkinsville State: GA Zip: 30677

Developer: Hambrick Station LLC Phone #: 706 765-7577

Address: 3651 Mars Hill Rd St. 2200 City: Watkinsville State: GA Zip: 30677

Designer: _____ Phone #: _____

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

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE OF APPLICANT: Mark Elrod DATE: 7/27/23

SIGNATURE OF OWNER: Mark Elrod DATE: 7/27/23

FEE: \$30 PER LOT/UNIT; \$150 MINIMUM

It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected.



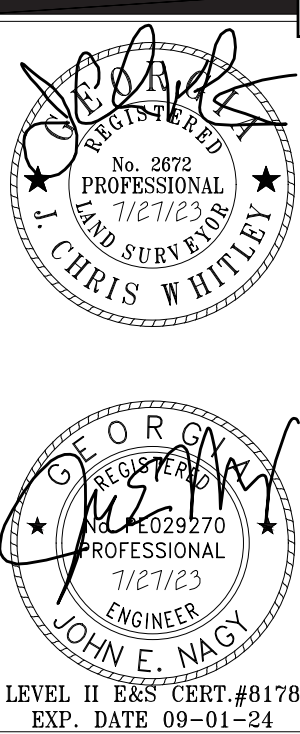
Parcel Area Table				
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
1	11784.26	434.10	77.00	51° 19' 12.92"E
			14.20	53° 26' 44.99"W
			09.98	53° 12' 26.90"W
			23.62	N57° 47' 33.74"E
			26.58	N13° 51' 57.37"W
2	10512.60	430.40	43.74	N14° 12' 19.13"W
			136.95	N77° 12' 42.90"E
			74.98	51° 29' 12.92"E
			135.98	N77° 12' 42.90"W
			141.44	N14° 12' 19.13"W
3	10695.66	435.00	75.00	51° 19' 12.92"E
			141.44	N77° 12' 42.90"W
			43.68	N14° 12' 19.13"W
			131.32	N13° 30' 23.73"W
			148.07	N77° 12' 25.12"E
4	10078.15	431.19	53.79	531° 29' 40.90"E
			19.27	334° 43' 08.52"E
			94.30	N77° 12' 25.12"W
			24.30	N1° 05' 13' 40.52"W
			106.76	S69° 05' 30.74"E
5	12928.32	500.31	40.34	52° 24' 10.63"W
			120.36	N89° 05' 30.74"W
			150.07	S37° 38' 02.31"W
			75.00	S53° 44' 33.74"E
			50.13	S49° 49' 49.81"E
6	12040.16	507.90	110.22	59° 43' 45.70"E
			40.15	S69° 01' 07.62"W
			50.13	N49° 49' 49.81"W
			199.00	N57° 42' 33.74"E
			160.40	N87° 11' 17.82"E
7	10430.45	497.05	118.31	51° 22' 34' 01.64"E
			47.63	N77° 22' 09.79"W
			17.45	N77° 34' 59.58"W
			68.56	N70° 16' 51.28"E
			110.22	N1° 05' 13' 40.52"W
8	10086.84	407.52	105.75	54° 40' 07.16"E
			47.82	S61° 38' 04.68"W
			15.89	S77° 29' 09.79"W
			32.43	N13° 30' 23.74"E
			67.22	N86° 57' 45.81"E
9	10250.70	408.49	114.37	50° 34' 57.89"W
			65.47	N90° 00' 00.00"W
			23.54	S57° 55' 29.99"E
			105.00	N1° 05' 13' 40.52"E
			99.26	N84° 19' 13.30"E
10	10093.27	410.67	84.73	N90° 00' 00.00"W
			14.61	N0° 34' 57.89"E
			146.37	N82° 30' 50.71"E
			68.26	N20° 59' 54.47"E
			127.70	S02° 21' 17.82"E
11	10041.09	410.47	128.06	51° 25' 33.03"E
			5.32	S23° 29' 45.54"W
			10.04	S49° 08' 18.14"W
			58.10	S53° 56' 50.41"W
			23.51	N90° 00' 00.00"E
12	12290.40	489.59	127.70	N5° 21' 14.75"E
			57.74	N77° 13' 52.44"E
			144.75	S18° 01' 32.82"W
			71.17	S67° 19' 04.22"E
			128.06	N1° 53' 03.28"E
13	19646.66	582.54	130.06	N79° 26' 45.81"E
			172.02	537° 43' 33.93"W
			25.44	S53° 55' 35.61"W
			55.41	N39° 01' 25.78"E
			44.75	N18° 01' 25.78"E
14	10954.66	428.75	43.65	N72° 47' 21.10"E
			64.96	N73° 33' 25.05"E
			74.21	51° 27' 23.35"E
			93.54	59° 53' 43.21"E
			86.46	S06° 31' 40.12"W
15	10759.73	424.77	93.54	N31° 28' 19.37"E
			53.92	S65° 38' 09.94"E
			20.97	S65° 15' 20.24"E
			50.49	S26° 46' 49.81"E
			41.06	N80° 50' 02.95"E
16	10759.73	424.77	9.02	S70° 56' 15.81"E
			36.98	S72° 16' 58.21"E
			123.37	S31° 28' 19.88"E
			6.39	S66° 31' 28.12"E
			28.22	S60° 23' 33.97"E
17	11338.52	439.52	24.36	S62° 25' 32.59"W
			15.67	N88° 54' 09.94"W
			137.49	N6° 04' 07.54"E
			51.02	N86° 54' 09.94"W
			41.98	N88° 54' 09.94"W
18	10672.42	424.60	133.45	N1° 11' 55.08"E
			31.46	N80° 00' 00.00"E
			131.91	N11° 11' 54.70"E
			80.02	N90° 00' 00.00"E
			133.45	51° 11' 55.08"E
19	10672.42	424.60	40.02	N88° 54' 09.94"W
			39.98	N88° 54' 09.94"W
			93.03	N1° 28' 50.06"W
			47.54	N85° 00' 00.00"E
			49.57	N90° 00' 00.00"E
20	11647.19	431.22	131.91	51° 11' 54.70"E
			80.02	N90° 00' 00.00"E
			133.45	51° 11' 55.08"E
			40.02	N88° 54' 09.94"W
			39.98	N88° 54' 09.94"W
21	10087.36	411.61	93.03	N1° 28' 50.06"W
			47.54	N85° 00' 00.00"E
			49.57	N90° 00' 00.00"E
			131.91	51° 11' 54.70"E
			80.02	N90° 00' 00.00"E
22	11647.19	431.22	36.56	N88° 54' 09.94"W
			83.35	N1° 28' 50.06"W
			14.17	N32° 32' 58.43"E
			126.36	N77° 29' 09.79"E
			102.85	N70° 45' 27.73"E
23	10087.36	411.61	93.03	51° 12' 28.50"E
			125.46	S77° 24' 31.39"W
			125.69	S77° 24' 31.39"W
			80.33	51° 19' 12.92"E
			125.46	N77° 24' 31.39"E
24	10087.36	411.61	36.56	51° 12' 28.50"E
			6.09	51° 22' 50.06"E
			37.69	51° 22' 50.06"E
			80.33	51° 19' 12.92"E
			125.46	N77° 24' 31.39"E

Parcel Area Table				
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
21	11677.97	432.15	115.94	S77° 12' 42.90"W
			14.08	N57° 33' 15.01"W
			83.43	N12° 19' 12.92"E
			83.43	N77° 24' 35.95"E
			93.00	S12° 28' 39.11"E
22	11544.01	441.60	123.53	S07° 47' 06.93"W
			75.31	S63° 53' 33.11"W
			93.00	N12° 26' 39.11"W
			37.69	N12° 26' 39.11"E
			6.29	N12° 26' 39.11"E
23	10084.44	410.52	66.00	S60° 54' 09.94"E
			39.98	S60° 54' 09.94"E
			123.99	S11° 14' 56.53"W
			75.00	N60° 03' 04.20"W
			5.21	N60° 00' 55.93"W
24	10270.97	419.30	40.52	N07° 47' 06.93"E
			123.99	S60° 54' 09.94"E
			41.98	S60° 54' 09.94"E
			104.83	S11° 12' 40.54"W
			60.15	S71° 35' 54.23"W
25	13801.86	461.73	9.48	S64° 17' 25.40"W
			29.60	N68° 33' 04.20"W
			123.99	N11° 14' 56.53"E
			51.02	S60° 54' 09.94"E
			15.87	S60° 54' 09.94"E
26	10028.16	419.31	24.36	S21° 32' 35.95"E
			64.79	S6° 55' 36.96"W
			91.92	S63° 37' 41.94"W
			48.51	N50° 09' 16.30"W
			104.83	N11° 12' 40.54"E
27	10037.67	410.81	21.22	S62° 32' 35.95"E
			8.39	N63° 31' 40.12"E
			66.46	N63° 31' 40.12"E
			15.60	S55° 53' 25.21"E
			107.67	S11° 09' 21.41"W
28	10028.16	419.31	67.67	N68° 50' 36.99"W
			20.73	N68° 50' 36.99"W
			120.30	N07° 50' 21.91"E
			78.31	N67° 51' 06.93"E
			25.00	S46° 59' 50.95"E
29	10037.67	410.81	120.30	S40° 59' 50.95"E
			11.73	N68° 50' 36.99"W
			14.27	N68° 50' 36.99"W
			133.26	N07° 50' 21.91"E
			9.48	S68° 33' 04.20"E
30	10986.96	433.10	11.37	S61° 23' 37.00"E
			7.90	S40° 44' 54.62"E
			9.30	N13° 23' 29.24"W
			37.67	N6° 41' 21.47"W
			28.30	N6° 41' 21.47"W
31	10986.96	433.10	48.33	N62° 24' 51.54"E
			43.26	S68° 33' 04.20"E
			35.34	S60° 50' 21.91"W
			15.27	N68° 50' 36.99"W
			21.42	S62° 49' 02.38"E
32	12176.88	451.01	71.13	N12° 19' 12.92"E
			14.20	N32° 26' 44.99"E
			116.12	N77° 12' 42.90"E
			80.90	N78° 17' 05.92"E
			140.65	S60° 33' 06.61"W
33	10336.10	424.72	66.87	N10° 14' 57.56"W
			8.16	N12°

Parcel Area Table				
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
41	11002.24	425.00	42.01	50° 15' 11.64"E
			49.52	N89° 00' 00.00"W
			86.20	N70° 00' 00.68"W
			124.15	N78° 31' 17.92"E
			48.10	N89° 44' 47.64"E
42	12723.73	446.46	30.63	N80° 00' 00.00"W
			44.09	N89° 44' 46.17"W
			131.19	N75° 29' 33.78"W
			43.37	N114° 6' 12.58"E
			31.08	N10° 46' 27.22"E
43	10532.45	423.32	86.20	S78° 50' 00.68"E
			49.52	N80° 00' 00.00"W
			89.88	S0° 15' 11.64"E
			131.43	S0° 15' 16.97"E
			80.00	N80° 00' 00.00"W
44	10123.31	413.78	42.01	N0° 15' 11.64"E
			80.00	S89° 40' 03.04"E
			106.27	S0° 26' 06.66"W
			49.40	S68° 18' 42.11"W
			17.45	S63° 00' 09.36"W
45	14553.74	501.77	24.23	N80° 00' 00.00"W
			131.43	N0° 15' 16.97"W
			85.00	S89° 40' 03.04"E
			99.58	S49° 51' 11.93"W
			50.24	S57° 59' 37.39"W
46	10216.76	422.88	44.39	N57° 37' 50.00"E
			149.06	N0° 26' 06.66"E
			13.15	S89° 40' 03.04"E
			36.52	S11° 22' 19.86"W
			87.55	S0° 00' 00.00"E
47	13279.37	509.05	91.97	S60° 26' 42.62"W
			156.07	N0° 00' 00.00"E
			39.83	N89° 00' 09.36"E
			17.45	S63° 00' 09.36"E
			30.01	S57° 12' 07.93"E
48	14243.67	515.66	79.44	S60° 26' 42.62"W
			6.93	N58° 19' 09.09"W
			191.62	N0° 00' 00.00"E
			75.00	N80° 00' 00.00"E
			156.07	S0° 00' 00.00"E
49	10062.23	404.75	191.62	S0° 00' 00.00"W
			120.58	N57° 42' 09.18"W
			135.12	N14° 27' 59.38"E
			17.73	S85° 42' 16.47"E
			19.61	N89° 40' 03.04"E
50	10623.39	439.06	91.25	N56° 40' 41.13"W
			85.72	N14° 27' 59.38"E
			17.34	N64° 27' 02.48"E
			17.45	N79° 30' 37.02"E
			24.31	S78° 29' 33.78"E
51	10060.17	418.45	33.56	S78° 27' 01.64"E
			135.12	S14° 27' 59.38"E
			63.94	S25° 07' 48.76"W
			107.93	S48° 47' 25.09"W
			17.77	N59° 34' 34.11"E
52	10050.97	420.46	61.65	N14° 29' 31.10"E
			41.32	N12° 45' 13.45"E
			132.79	N79° 09' 49.83"W
			13.66	S49° 11' 35.76"W
			53.68	S10° 00' 45.30"W
53	10117.32	423.18	23.50	S11° 46' 12.59"E
			3.79	S17°

WARNING:

Contractors, subcontractors, vendors and suppliers are advised that the contract documents consist of Design Professional-reproduced printed, bound, and numbered specifications, Design Professional-reproduced printed, bound and numbered blue or black line prints, addenda, post-bid addenda, and change orders only. Documents reproduced by parties other than Design Professional, whether in hard copy or electronic format shall not be considered part of the contract documents and do not supersede the contract documents. The contractor, subcontractor, vendors, and suppliers are solely responsible for verification that information utilized in bidding, development of shop drawings and construction of facility are identical to contract documents.



74 SILVER PEAK PARKWAY
WYANEE, GEORGIA 30024
PHONE (770) 932-6550
FAX (770) 932-6551

2: HAMBRICK STATION, LLC

MARTIN, GEORGIA 30557
PH: 706-765-7577
CONTACT: MIKE ELROD

HAMBRIK
STATION

LAND LOT 1 & 2, 3RD DISTRICT
CITY OF MONROE
WALTON COUNTY, GEORGIA

DATE	DESCRIPTION
7-16-2021	1ST SUBMITTAL
9-16-2021	2ND SUBMITTAL
9-28-2021	3RD SUBMITTAL
10-14-2021	4TH SUBMITTAL
11-18-2021	5TH SUBMITTAL
12-03-2021	6TH SUBMITTAL
05-27-2022	7TH SUBMITTAL
06-08-2022	PERMIT REV I
08-04-2022	9TH SUBMITTAL
07-27-2023	UPDATE PRELIM PLAT

JOB NO: 06-0604
DRAWN BY: KR
CHECKED BY: JN

PARCEL
DATA
C-2.1



**Planning
City of Monroe, Georgia
CONDITIONAL USE STAFF REPORT**

APPLICATION SUMMARY

CONDITIONAL USE CASE #: 2623

DATE: September 13, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Matthew & Mercedes Pridgen

PROPERTY OWNER: Matthew & Mercedes Pridgen

LOCATION: North side of Overlook Trail – 839 Overlook Trail

ACREAGE: ±0.34

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

EXISTING LAND USE: Single-family residence

REQUEST SUMMARY: The owner is petitioning for Conditional Use approval on this property in order to establish a child care home.

STAFF RECOMMENDATION: Staff recommends approval of this Conditional Use request with conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: September 19, 2023

CITY COUNCIL: October 10, 2023

REQUEST SUMMARY

CONDITIONAL USE PERMIT REQUEST SUMMARY:

The applicant is requesting approval of a Conditional Use in order to allow a Child Care Home at an existing single-family residence. The subject property is currently zoned R-1 (Large Lot Residential District). The site contains a single-family residence constructed in 2003 and is approximately 2,028 Sf. Child Care Homes are allowed in the R-1 zoning district as Conditional Uses. Per the Zoning Ordinance definition, a Child Care Home is a facility in a private residence providing for the care, supervision, and protection (with or without academic instruction) of children in which the dwelling is occupied by the provider of these services and where no more than six (6) children under eighteen (18) years of age are received for group care without transfer of custody for more than four (4) hours and less than twenty-four (24) hours per day. The applicant's narrative states the intent is to provide child care for no more than six (6) children, ages infant to 12-years old, with hours of operation from five (5) a.m. to seven (7) p.m., in the first floor of the home.

PROPOSED PROJECT SUMMARY:

- Child Care Home in a Single-Family Residence
 - Site Area – ±0.34 Acres (14,810 Sf)
 - Existing Residential Floor Area – ±2,028 Sf
 - Proposed Child Care Home Operation
 - Care for up to six (6) children, ages infant to 12-years old, with hours of operation from five (5) a.m. to seven (7) p.m., in the first floor of the home

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR CONDITIONAL USE APPLICATION DECISIONS” AS SET FORTH IN SECTION 1425.5 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) The proposed use will not be detrimental to adjacent properties or the general neighborhood, the proposed use will not significantly adversely affect public health, safety, morality and welfare, and the proposed use as designed will minimize adverse effects on the surrounding neighborhood:** If operated properly and within the intent of the Zoning Ordinance, a Child Care Home should not be detrimental to adjacent properties or the general neighborhood. The definition of a Child Care Home in Section 210 of the Zoning Ordinance is as follows:

“A facility in a private residence providing for the care, supervision, and protection (with or without academic instruction) of children in which the dwelling is occupied by the provider of these services and where no more than six (6) children under eighteen (18) years of age are received for group care without transfer of custody for more than four (4) hours and less than twenty-four (24) hours per day.”

In other words, a Child Care Home is permitted within a residence as long as the operator is the owner of the property and care is limited to six (6) children for more than four (4) hour and less than twenty-four (24) hour care. The subject property is a single-family residence located inside the Evergreen Estates subdivision. The applicant is proposing to only provide care for six (6) children, aged from infant to twelve (12) years old. The applicant proposes care will only occur from five (5) a.m. to seven (7) p.m. If the child care home is operated in the manner proposed in the application, adjoining properties and the general neighborhood should not be adversely affected.

- (2) The applicable standards in Article X have been met:** There are no standards applicable to Child Care Homes in Article X of the Zoning Ordinance.
- (3) The proposed use is consistent with the Comprehensive Plan, and the conditional use is compatible with the community development pattern:** The subject property is located in the South Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the South Sub-Area is predominantly single-family residential. The requested Conditional Use does not conflict with the land use goals for the sub-area.
- (4) A rezoning to allow the requested use as a permitted use would not be appropriate:** Rezoning the property to a zoning district where the use would be allowed by right requires rezoning to the B-2 or B-3 zoning district. With this property located well inside an established neighborhood, a rezone to a B commercial district would be inappropriate.

- (5) **The proposed use will not be injurious to the natural environment or the other property in the immediate vicinity, or unconstitutionally diminish property values within the surrounding neighborhood:** The conversion of the existing single-family residence to a child care home should generally not be injurious to the natural environment or diminish adjoining property values if operated as described in the applicant's narrative.
- (6) **Off-street parking and loading, and access thereto, will be adequate:** The subject property has driveway wide enough to accommodate two vehicles, side by side, at the same time. Overlook Trail has a pavement width of twenty-eight (28) feet and is capable of supporting on-street parking in front of the residence. Parking and access into the property is adequate for the proposed child care home.
- (7) **Public facilities and utilities are capable of adequately serving the proposed use, and the use would not lead to a major negative change in existing levels of public service, or fiscal stability:** Public services and utilities are currently serving the existing single-family residence. The conversion from a single-family residence to a child care home should not have any impact on the City's abilities to continue to provide public services and utilities.
- (8) **The use will not be an extension of a use which will cause a damaging volume of (a) agricultural, (b) commercial, (c) industrial, or (d) higher density residential use into a stable neighborhood of well-maintained single-family homes, nor likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, or additional requests of a similar nature which would expand the problem:** There are no other child care homes on record in the Evergreen Estates subdivision. If operated in the manner described in the applicant's narrative, the child care home should not negatively impact adjoining properties.
- (9) **The use would not significantly increase congestion, noise, or traffic hazards:** The use of the property for a Child Care Home itself may not significantly increase congestion or noise. A limit of six (6) children can be at the home for care at any given time during a 24-hour period. The assumed traffic impacts from the residence would be a maximum of twelve (12) additional trips to the residence daily. This limited number of vehicle trips should not be considered a significant traffic impact or hazard to Overlook Trail or the neighborhood itself.
- (10) **Granting this request would not have a "domino effect," in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan:** Child Care Homes are allowed as Conditional Uses in the R-1 zoning district. Granting this Conditional Use request should not have a "domino effect" which negatively affects the adjoining residences.

STAFF RECOMMENDATION

Based upon the City Council's policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Conditional Use for a child care home, subject to the following conditions:

1. The child care home shall operate as described in applicant's narrative and shall not provide care to more than six (6) children at any time.
2. If the property is transferred to a new owner (if the property is sold), this Conditional Use approval shall become null and void and shall not transfer to the new owner of the property.



City of Monroe

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

57

CONDITIONAL USE PERMIT

PERMIT #:	2623	DESCRIPTION:	CONDITIONAL USE - CHILD CARE
JOB ADDRESS:	839 OVERLOOK TRAIL	LOT #:	
PARCEL ID:	NM03A096	BLK #:	
SUBDIVISION:	EVERGREEN ESTATES	ZONING:	R-1
ISSUED TO:	MATTHEW PRIDGEN	CONTRACTOR:	MATTHEW PRIDGEN
ADDRESS:	839 OVERLOOK TRAIL	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	8/28/2023
VALUATION:	\$ 0.00	EXPIRATION:	2/24/2024
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-09	CONDITIONAL USE PERMIT	\$ 300.00
FEE TOTAL		\$ 300.00
PAYMENTS		\$ -300.00
BALANCE		\$ 0.00


NOTES:

The Planning Commission will hear and make recommendation on this request for a Conditional Use Permit at 839 Overlook Trail on September 19, 2023 at 5:30pm. The Monroe City Council will hear and make a decision on this request on October 10, 2023 at 6:00pm. Both meetings will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

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

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


(APPROVED BY)

8/28/23
DATE



215 North Broad Street
Monroe, GA 30655
Tel (770) 267-3429
Fax (770) 267-3698

Receipt Number: R00553361 58
Cashier Name: LAURA WILSON
Terminal Number: 34
Receipt Date: 8/28/2023 3:47:15 PM

Transaction Code: BP - Building Projects Payment

Payment Method: Check Payn Reference: 1578

Name: PRIDGEN, MATTHEW	\$300.00
Total Balance Due:	\$300.00
Amount:	\$300.00
Total Payment Received:	\$300.00
Change:	\$0.00



CITY OF MONROE

RECEIVED
#2023

59

CONDITIONAL USE APPLICATION

CONDITIONAL USE LOCATION & DESCRIPTION

Address: 839 Overlook Trl
Parcel #: NM03A096 Council Districts: /
Zoning: R1 Acreage/Square Feet: 0.34 Acres
Type of Conditional Use Requested: Family Child Care Learning Home

PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: Matthew/Mercedes Bridgen Phone #: 770-417-7567
Address: 839 Overlook Trl City: Monroe State: FL Zip: 30655
Applicant (If different than owner): _____ Phone #: _____
Address: _____ City: _____ State: _____ Zip: _____

CONDITIONAL USE INFORMATION

Describe the nature of the proposed use, including without limitation the type of activity proposed, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters (1425.1(1)(b)): We would like to operate a Family Child Care

Learning Home from this site with a capacity of 6 children enrolled
and one employee. The hours of operation would be 5am - 7pm,
Mondays thru Fridays. Childcare would be provided for children
ages birth - 12 years old.

Describe the location of the proposed structure(s) or use(s) and its relationship to existing adjacent uses or structures, and use of adjacent properties (1412.1(1)(c)): The Family Child Care Learning

Home would be located on the bottom floor of the two-story
Home.

CONDITIONAL USE INFORMATION CONT.

Describe the area, dimensions and details of the proposed structure(s) or uses(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 (1425.1(1)(d)): The

structure is the owner's residential home. The first floor of the building (home) will be used for business. The parking space is the existing residential driveway.

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

☒ City Water ☐ Private Well ☒ City Sewer ☐ Septic Tank ☒ Electrical ☒ Gas ☐ Telecom

REQUIRED SUBMITTAL ITEMS

- | | |
|---|--|
| <input checked="" type="checkbox"/> Completed Application | <input checked="" type="checkbox"/> Site Plan; Drawn to scale |
| <input checked="" type="checkbox"/> Fee (see Fee Schedule) | <input checked="" type="checkbox"/> Deed |
| <input checked="" type="checkbox"/> Survey Plat | <input checked="" type="checkbox"/> Proof of all property taxes paid in full |
| <input checked="" type="checkbox"/> Typed Detailed Description of the Request | <input type="checkbox"/> Other information as required by Code Enforcement |

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

SIGNATURE: [Signature]

DATE: 8/4/2023

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

PROPERTY OWNER'S AUTHORIZATION SIGNATURE IF NOT THE APPLICANT

SIGNATURE: _____

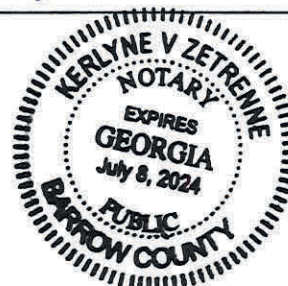
DATE: _____

NOTARY PUBLIC:

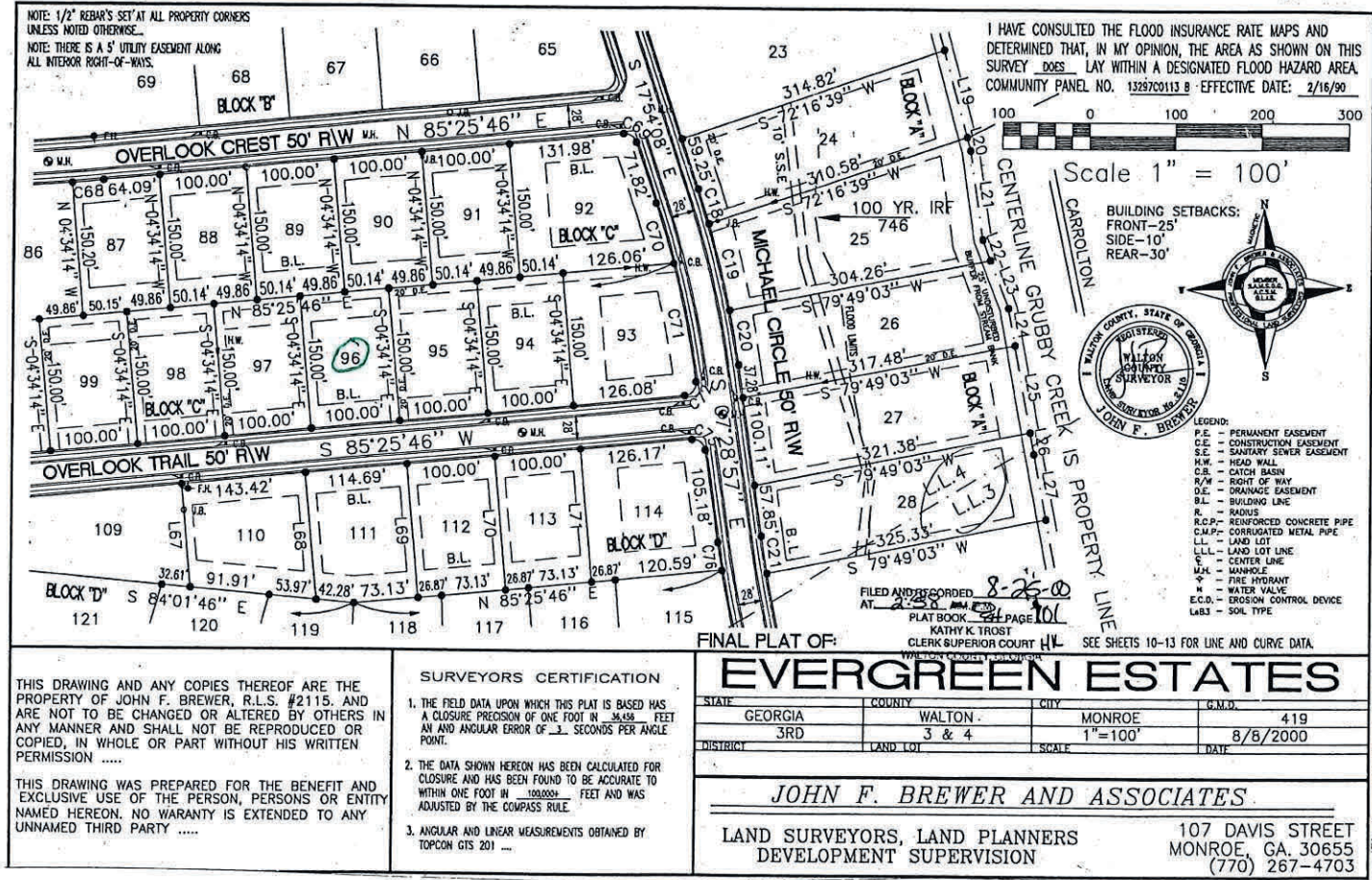
SWORN TO AND SUBSCRIBED BEFORE THIS 4th DAY OF August, 20 23

NOTARY SIGNATURE: [Signature]

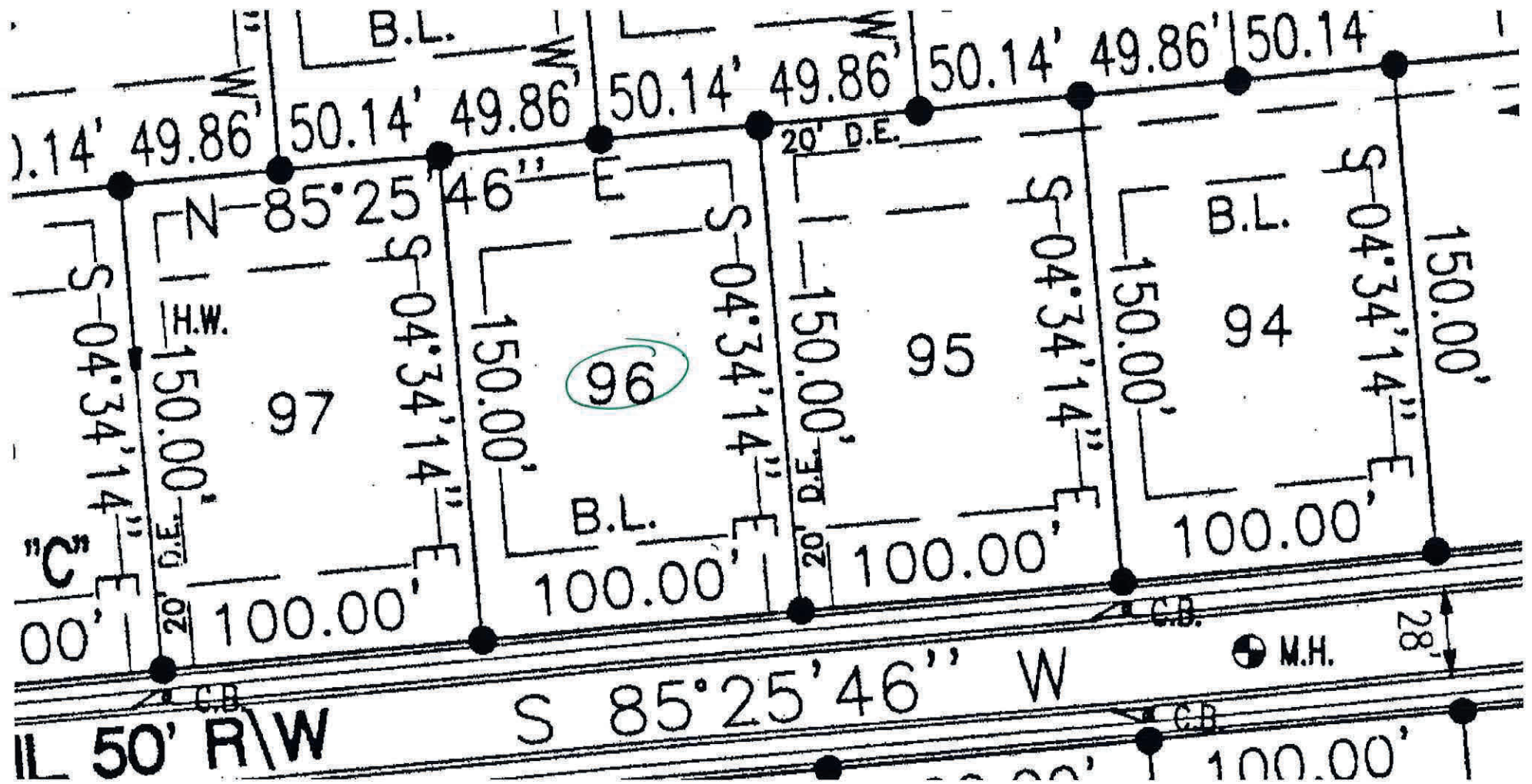
DATE: 8-4-23 SEAL: _____



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



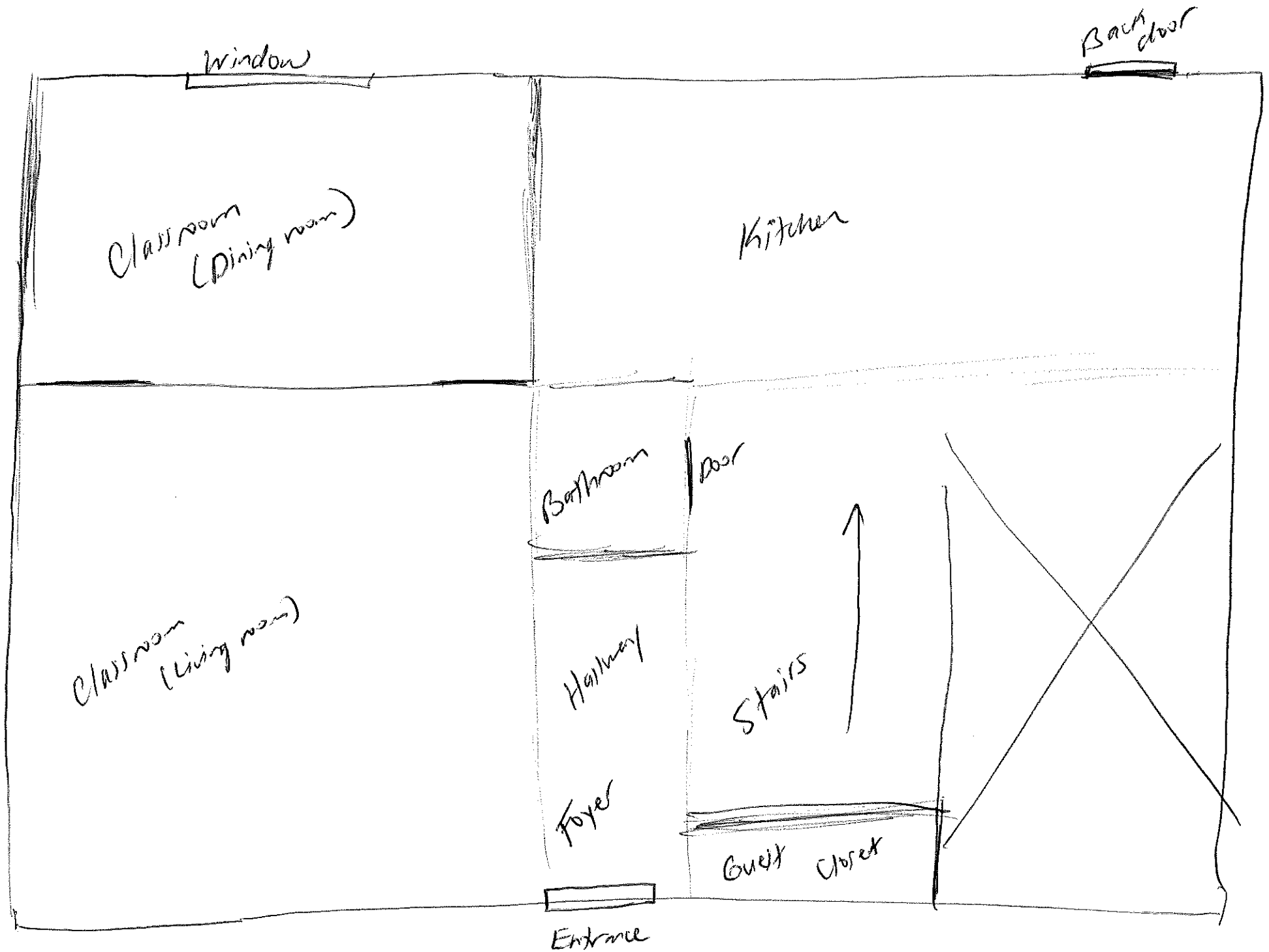
(CONTINUED)



Description of Business Request

We would like to operate a Family Child Care Learning Home from this site with a capacity of 6 children at a time with one employee and several substitutes as needed. The hours of operation would be 5 am - 7 pm, Mondays thru Fridays. Childcare would be provided for children ages birth - 12 years old. Parking would be limited to 2-3 cars at a time, not to interfere with normal residential street operations. The Family Child Care Learning Home would be located on the first floor of the two-story home, only. The backyard would also be used as the play area for the children.

Site Plan



Proposed Amendments to the Development Regulations – 7th Update

September 19 – Planning Commission

October 10 – City Council 1st Reading

November 14 – City Council 2nd Reading

Amendment Key

Blue – Language to be added

Red – Language to be removed

Green – Amendment description

- **Article 4, Section 4.2.4: Amend Development Permit language to extend expiration of valid Development Permits and to clarify when Development Permits expire.**

4.2 LAND DISTURBANCE PERMITS

4.2.4 Development Permit

A Development Permit may not be issued prior to Preliminary Plat approval for subdivisions or approval of Site Development Plans for non-subdivision projects. A Development Permit shall expire ~~twelve (12)~~ **twenty-four (24)** months after issuance. ~~unless development activity as authorized by the permit is initiated within the twelve (12) month period or if such authorized activities lapse for a period exceeding one (1) month. Provided, however, that the Code Enforcement Officer may approve one (1) extension not to exceed three (3) months within which time development activity must commence or the permit shall expire.~~ **The Code Enforcement Officer may approve one (1) extension not to exceed six (6) months within which time the development activity must be completed or said permit shall expire.** Said permit shall be issued to authorize all activities associated with land development process, including clearing and grubbing, grading, and the construction of such improvements as streets, surface parking areas and drives, sewer systems, storm water drainage facilities, sidewalks, or other structures permanently placed on or in the property except for buildings or other structures requiring the issuance of a building permit. **The Development Permit shall automatically expire if land development activity as authorized by this permit has not commenced within six (6) months from the date of issuance or if there is a lapse in land development activity as authorized by this permit for a period of ninety (90) consecutive days.** Water system improvements shall be authorized solely by the City of Monroe Water & Gas Department.

Article 6, Section 6.1.2: Amend Preliminary Plat procedures to clarify the number of plats to be submitted, align the submittal and review procedure with Section 7.2, and to modify the approval authority from the City Council to the Planning Commission.

6.2 SUBDIVISION REVIEW PROCEDURE

6.1.2 Preliminary Plat

- a) An application for Preliminary Plat approval shall be submitted to the Code Enforcement Office using an application form as available from said office along with ~~six (6)~~ **two (2)** copies and one (1) digital copy of the Preliminary Plat.

- b) The Preliminary Plat shall be sealed by a Professional Engineer, Surveyor or Landscape Architect currently registered in the State of Georgia in accordance with the provisions of Georgia law.
- c) Said applications ~~for approval shall be submitted at least thirty (30) days prior to the next scheduled Planning Commission meeting in order to be placed on their agenda for consideration~~ shall be complete in all respects, including submission of all required documents to accompany the preliminary plat submittal. The Code Enforcement Officer shall have thirty (30) days to review preliminary plat submittals for completeness and accuracy. Incomplete submittals requiring correction will be scheduled for the first available Planning Commission meeting no less than thirty (30) days from the date the preliminary plat and submitted documents are considered complete.
- d) The Planning Commission shall review and consider the Preliminary Plat for its conformance with the city's Comprehensive Plan, Zoning Ordinance, Official Street Plan, this ordinance and other applicable city ordinances. Based on its review of the preliminary plat, the Planning Commission may ~~recommend approval, recommend denial~~ approve, deny, or table for further consideration. The subdivider may not proceed further with the plat approval and site development process until approval is received from the Planning Commission.
- e) ~~The Preliminary Plat shall be forwarded with a recommendation from the Planning Commission to the Mayor and council for their review and approval.~~
- f) ~~The Mayor and Council shall review and consider the Preliminary Plat for its conformance with the city's Comprehensive Plan, Official Street Plan, this ordinance and other applicable city ordinances. Based on its review of the preliminary plat, the Mayor and Council may approve, deny, or table for further consideration. The subdivider may not proceed further with the plat approval and site development process until approval is received from the Mayor and Council.~~
- g) Upon approval of the Preliminary Plat, the subdivider may proceed with Site Development Plans, based upon the approved Preliminary Plat drawings and data.
- h) Copies of the approved Preliminary Plat shall be provided in a number as determined by the Code Enforcement Officer for permanent record.

Article 7, Section 7.2: Amend Preliminary Plat procedures to modify the approval authority from the City Council to the Planning Commission.

7.2 PRELIMINARY PLAT SPECIFICATIONS

An application for a Preliminary Plat Approval for a subdivision shall consist of the Preliminary Plat, a certified boundary survey, and such other Development Plans as may be required by these Regulations.

The Preliminary Plat and application shall be complete in all respects, including submission of all required documents to accompany the preliminary plat submittal. The Code Enforcement Officer shall have thirty (30) days to review preliminary plat submittals for completeness and accuracy. Incomplete submittals or submittals requiring correction will be scheduled for the first available Planning Commission meeting no less than thirty (30) days from the date the preliminary plat and submitted documents are considered complete.

7.2.1 Conformance to Sketch Plat

The Preliminary Plat shall generally conform to the Sketch Plat. The Preliminary Plat shall include all of the contiguous property under one (1) ownership.

7.2.2 Scale

The Preliminary Plat shall be clearly and legibly drawn at a scale of not less than one hundred (100) feet to one (1) inch. Sheet size shall not exceed twenty-four (24) inches by thirty-six (36) inches. The Code Enforcement Officer may approve other scales as deemed appropriate.

7.2.3 Certified Boundary Survey

- a) The Preliminary Plat shall be based on a certified boundary survey delineating the entirety of the property contained within the Preliminary Plat, and tied to a point of reference (tie point) with the same degree of accuracy as the boundary survey itself. The survey shall have an accuracy of no less than one (1) in ten thousand (10,000), and shall meet all requirements of Georgia Law regarding the recording of maps and plats.
- b) Each Preliminary Plat shall be drawn on, accompanied by, or referenced to a boundary survey.

7.2.4 Preliminary Plat Specifications.

The Preliminary Plat shall contain the following:

- a) Name of the subdivision, unit number, Land District, Land Lot number, and total acreage of tract.
- b) Name, address, and telephone number of owner or agent.
- c) Name, address and telephone number of individual responsible for subdivision design and surveys.
- d) Date, graphic scale, and north point.
- e) Location sketch of tract showing major surrounding features.
- f) Proposed use of the subdivision.

- g) Minimum building setback lines along streets, with dimensions.
- h) Location of existing property lines, major easements, rights of way, water courses, drainage areas and ditches, distinctive natural features, and existing buildings.
- i) The location, names, and width of all existing or proposed streets within or directly adjacent to the subject property.
- j) Lots numbered in numerical order and blocks lettered alphabetically.
- k) Total number of lots proposed in tabular form.
- l) The approximate location of all proposed or existing lots and the site of the smallest lot.
- m) The location of flood plain areas.
- n) Statement of proposed water and/or sewer supply or collection method.
- o) Zoning of subject property and adjacent property.
- p) Names of adjacent property owners.
- q) Topography with contours no greater than two (2) feet.
- r) Location of all known existing or previously existing landfills.
- s) Location of all known existing groundwater recharge areas.
- t) Location of all known existing wetlands.
- u) Location of all known flood hazard areas.
- v) Location of all known Protected River Corridors.
- w) Location of all known Water Supply Watershed areas.
- x) AUTHORIZATION STATEMENT (text follows):

I hereby submit this Preliminary Plat as authorized agent/owner of all property shown thereon, and certify that all contiguous property under my ownership or control is included within the boundaries of this Preliminary Plat, as required by the Development Regulations.

Signature of Authorized Agent/Owner

Date

- r) CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE (text follows):

This Preliminary Plat has been reviewed and approved for general compliance with the Zoning Ordinance and Development Regulations of the City of Monroe.

Code Enforcement Officer

Date

s) CERTIFICATE OF APPROVAL BY PLANNING COMMISSION (text follows):

The Preliminary Plat shown hereon has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Monroe and is hereby given ~~Preliminary~~ Approval by the City of Monroe Planning Commission. This ~~Preliminary~~ Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void one (1) year from the date of this Certificate of Approval if no Site Development Plans are approved and no Final Plat is recorded. If Site Development Plans are approved within one (1) year from the date of this Certificate of Approval, this Certificate of Approval shall extend to the expiration of Site Development Plans. If no Final Plat is recorded by the expiration of the Site Development Plans, then this Certificate of Approval shall expire and be null and void in its entirety and shall require a new Preliminary Plat Approval by the City of Monroe Planning Commission.

Dated this _____ day of _____, 20____

By: _____, Chairman

By: _____, Secretary

~~t) CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL (text follows):~~

~~The Preliminary Plat shown hereon has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Monroe and is hereby given Preliminary Approval by the City of Monroe Mayor and Council. This Preliminary Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void one (1) year from the date of this Certificate of Approval if no Site Development Plans are approved and no Final Plat is recorded. If Site Development Plans are approved within one (1) year from the date of this Certificate of Approval, this Certificate of Approval shall extend to the expiration of Site Development Plans. If no Final Plat is recorded by the expiration of the Site Development Plans, then this Certificate of Approval shall expire and be null and void in its entirety and shall require a new Preliminary Plat Approval by the City of Monroe Mayor and Council.~~

~~Dated this _____ day of _____, 20____~~

~~By: _____, Mayor~~

~~By: _____, City Clerk~~