



Planning Commission Meeting

AGENDA

Tuesday, October 17, 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. Planning Commission Minutes 9-19-2023
 - V. **REPORT FROM CODE ENFORCEMENT OFFICER**
 - VI. **OLD BUSINESS**
 - VII. **NEW BUSINESS**
 1. Request for COA - Sign Modifications - 1547 S. Broad St
 2. Request for Preliminary Plat Approval - Rivers Edge - 302 Michael Etchison Rd
 3. Request for Preliminary Plat Approval - Carson Pointe - 707 S. Madison Ave
 4. Request for Rezone - Blasingame Properties LLC R-1 to PID - 415 Pannell Rd
 5. Request for Approval - 2024 Planning Commission Meeting Schedule
 - VIII. **ADJOURNMENT**

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

Present: Shauna Mathias, Randy Camp, Rosalind Parks, Mike Eckles, Nate Treadaway

Absent: None

Staff: Brad Callender—City Planner
Logan Propes—City Administrator
Donnie Wright—City Attorney
Laura Wilson—Code Assistant

Visitors: Connie Bentley, Janice Baldwin, Mercedes Pridgen, MaryAnn East, Patricia Sullivant, TuVatta Howard, Ralph Corona, Mike Elrod, Donald Huff, Ricky Emerick, William Coleman, Jeff Carter, Brian Elrod, George Baker III, Cindy Melton, David Melton

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

Motion to Approve the Agenda

Motion Mathias. Second Treadaway.
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the August 15, 2023 minutes.

Motion to approve

Motion Parks. Second Camp
Motion carried

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

Old Business:

The First Item of Old 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.

The open hearing for the rezone was held on August 15, 2023. The item was tabled to address two issues—a wetlands feature and a potential cemetery on the property.

- There was a report from 2006 when the property was originally rezoned and annexed in the City that addresses the pond in question. The information provided in the report identifies the pond in question as being for storm water collection and cattle watering. It is not identified as a spring fed pond. If the project moves forward for development, the applicant will be required to prepare a new report and if the pond is found to be spring fed, buffers will be required based on City ordinances.
- Regarding a potential cemetery, genealogical research was provided to staff from the book Walton County Georgia Cemeteries (East) which places the cemetery in question on an adjoining property north of the site.

Staff recommends approval of the rezone with the two conditions listed in the staff report.

Chairman Eckles: Any questions from the Planning Commissioners only?

Parks: Has there been a report done since 2006?

Callender: No, not since 2006; when they move forward with development, they will be required to do another environmental study to identify potential springs on the property. If it is determined to be a spring pond, it would change their plan or they could apply for an Army Corps permit to mitigate the wetland.

Motion to approved with conditions

Motion Treadaway. Second Mathias.
Motion Carried 3-1 (Parks denied)

The First Item of Business is Certificate of Appropriateness Case #2622, a request to modify the existing site at 195 Martin Luther King Jr. Blvd to allow for additional drive thru lanes. To accommodate additional drive thru lanes, the applicant proposes to reduce parking spaces and the landscaped island. The applicant also proposes to install canopies over the drive thru window and drive thru lanes for taking orders. Staff recommends approval without conditions. Jeff Carter with Carter Engineering spoke in favor of the request. The applicant would like to improve the drive thru to prevent traffic from backing up into the road.

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

Motion to approved

Motion Mathias. Second Camp.
Motion Carried

The Second Item of Business is Preliminary Plat approval request #2621 for Hambrick Station at 1301 Alcovy St. The previous preliminary plat for the project was approved by City Council in 2021. The previous preliminary plat and land disturbances permits have expired which is the basis for this request. The project consists of 56 single-family detached residential lots. Staff recommends approval without conditions. Brian Elrod spoke in favor of the request.

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

Motion to approved

Motion Camp. Second Treadaway.
Motion Carried

The Third Item of Business is Conditional Use request #2623 to establish a child care home at 839 Overlook Trail. It would be for care up to six children for less than 24 hours. The hours would be from 5am-7pm Monday – Friday. Parking would be limited to 2-3 cars at a time and not interfere with the residential street. The child care home would be operated on the first floor of the home and in the backyard. Staff recommends approval with two conditions as listed in the staff report dated September 13, 2023. Property owner and applicant, Mercedes Pridgen spoke in favor of the request. Pridgen is a certified teacher and previously operated a child care home business in Florida for over 5 years.

Commissioner Camp: Will these children be in distressed situations or families?
Pridgen: No, I try my best to work with children in good homes. If children are distressed, I have to report that immediately to DFCS.

Chairman Eckles: Besides our approval, are there other approvals from the state needed?
Pridgen: I have formed an LLC and I plan on being licensed by the state of Georgia through Bright from the Start. I have to have the residence inspected by the fire marshal and there will be unannounced inspections by the state. The state license will be renewed annually and kept current through professional development.

Commissioner Treadaway: What is the basis for the extended hours? Is it based on current needs?
Pridgen: Based on the two children I am legally allowed to take care of now, I would adjust the hours to 7am to 4pm.

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

Motion to approve with two conditions listed

Motion Treadaway. Second Mathias
Motion carried

The Fourth Item of Business is Development Regulations Update #7 (Note: The previous update #7 approved by Planning Commission was withdrawn at the Council level)

Revised Sections in Update #7 include:

- 4.2.4—Development permits will expire 24 months after issuance with an option of 1 six-month extension; work must be started within 6 months; if there is a lapse of work for 90 days, permit will expire

- 6.1.2—clarifies number of copies that need to be submitted for Preliminary plats and who is qualified to prepare them; the approval authority will be the Planning Commission instead of City Council
- 7.2—Change approval stamps

Propes: The sixth month option for an administrative extension is for special circumstances such as the City is unable to provide electric or gas meters; it is not an automatic extension

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

Motion to approve

Motion Camp. Second Parks
Motion carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Treadaway
Meeting adjourned; 5:54pm



**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 2662

DATE: October 11, 2023

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Joshua Gray

PROPERTY OWNER: Linda Y. & Bill Gray

LOCATION: East side of S. Broad Street – 1547 S. Broad Street

ACREAGE: ±2.76

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

EXISTING LAND USE: Motor vehicle body repair

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application to replace an existing non-conforming sign on the site for a monument sign.

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: October 17, 2023

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to replace the existing non-conforming sign on the site with a monument sign. The site is currently developed as a motor vehicle body repair business.

PROPOSED PROJECT SUMMARY:

- Monument signage for motor vehicle body repair business
 - Total Signs Proposed – 1
 - 1 Monument Sign – S Broad Street frontage
 - Masonry monument sign – 9' X 12'; 108 Sf
 - Illumination – Not specified

STAFF ANALYSIS

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

643A.1 – Site Planning:

This standard is not affected by this request.

643A.2 – Architecture:

This standard is not affected by this request.

643A.3 – Pavement:

This standard is not affected by this request.

643A.4 – Landscaping:

This standard is not affected by this request.

643A.5 – Signs:

The applicant is requesting approval to replace an existing sign on the site of a motor vehicle body repair business by constructing one (1) monument sign. The proposed monument sign will be a masonry sign with a block wall and stone face. The applicant indicated the sign would be illuminated but did not provide a description of the illumination type. The proposed monument sign is 9’ X 12’, or 102 square feet in size. The dimension of the sign is substantially larger than allowed in Section 1250.2(1) of the Zoning Ordinance, which limits ground or monument signs to a sign face of 35 square feet and a maximum height of 8 feet above normal grade. The sign is allowed to be 12 feet in width, but cannot contain a sign face higher than 6 feet on the sign itself per the CDO Sign criteria in Section 643A.5. Staff has included a condition at the end of this report to address the sign size and illumination of the sign.

643A.6 – Illumination:

This standard is not affected by this request.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Certificate of Appropriateness application to construct a monument sign, subject to the following conditions:

1. The monument sign shall not have any internal illumination. The maximum height of the sign shall be 8 feet above the normal grade of the site with a maximum width of 12 feet in width. The sign face shall be a maximum of 35 square feet in size and a maximum of 6 feet in height on the sign.



City of Monroe

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

PLANNING & ZONING COA PERMIT

PERMIT #:	2662	DESCRIPTION:	COA-PLANNING & ZONING for signage
JOB ADDRESS:	1547 S BROAD ST	LOT #:	67
PARCEL ID:	M0200284A00	BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	JOSHUA GRAY	CONTRACTOR:	JOSHUA GRAY
ADDRESS:	1547 S. Broad St.	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE		DATE ISSUED:	9/27/2023
VALUATION:	\$ 16,500.00	EXPIRATION:	3/25/2024
SQ FT	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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

NOTES:

The Planning Commission will hear this request for a Certificate of Appropriateness for sign modifications at 1547 S. Broad St. on October 17, 2023 at 5:30pm. The meeting will be held in the Council Chambers at City Hall, 215 N. Broad St. Monroe, GA 30655

NOTICE

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

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

Sam E. Harris
(APPROVED BY)

9/27/23
DATE





Planning
City of Monroe, Georgia
PRELIMINARY PLAT REVIEW

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: 2663

DATE: October 11, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

PROJECT NAME: Rivers Edge, Phase 1

DEVELOPER: Reliant Homes GA, LLC

PROPERTY OWNER: Reliant Homes GA, LLC

DESIGN CONSULTANT: Sullins Engineering, LLC

LOCATION: West side of Michael Etchison Road – 302 Michael Etchison Road

ACREAGE: ±56.06

EXISTING ZONING: PRD (Planned Residential Development)

EXISTING LAND USE: Partially developed with roadway and stormwater infrastructure

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: October 17, 2023

CITY COUNCIL: November 14, 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 the City Council on August 3, 2021. The previous Preliminary Plat has expired which is the basis for this request. The project will have a total of 3 phases. The proposed Preliminary Plat is for the first phase of the development and consists of 105 single-family detached residential lots.

PROJECT SUMMARY:

- Project Name – Rivers Edge Phase 1
- Development Type – single-family detached residential subdivision
- Total Site Area – ±197.201
 - Phase 1 Site Area – ±56.06
- Total Lots – 325
 - Phase 1 Lots - 105



City of Monroe

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

MAJOR SUBDIVISION PERMIT

PERMIT #:	2663	DESCRIPTION:	PRELIMINARY PLAT - 105 lots
JOB ADDRESS:	302 MICHAEL ETCHISON RD	LOT #:	
PARCEL ID:	M0030001	BLK #:	
SUBDIVISION:		ZONING:	PRD
ISSUED TO:	RELIANT HOMES GA., LLC	CONTRACTOR:	RELIANT HOMES GA., LLC
ADDRESS:	PO BOX 2655	PHONE:	
CITY, STATE ZIP:	LOGANVILLE GA 30052	OWNER:	
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	9/27/2023
VALUATION:	\$ 0.00	EXPIRATION:	3/25/2024
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)	\$3,150.00
FEE TOTAL		\$ 3,150.00
PAYMENTS		\$-3,150.00
BALANCE		\$ 0.00

NOTES:

The Planning Commission will hear this request for Preliminary Plat approval for Rivers Edge S/D at 302 Michael Etchison Rd on October 17, 2023 at 5:30pm. The meeting will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

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(APPROVED BY)

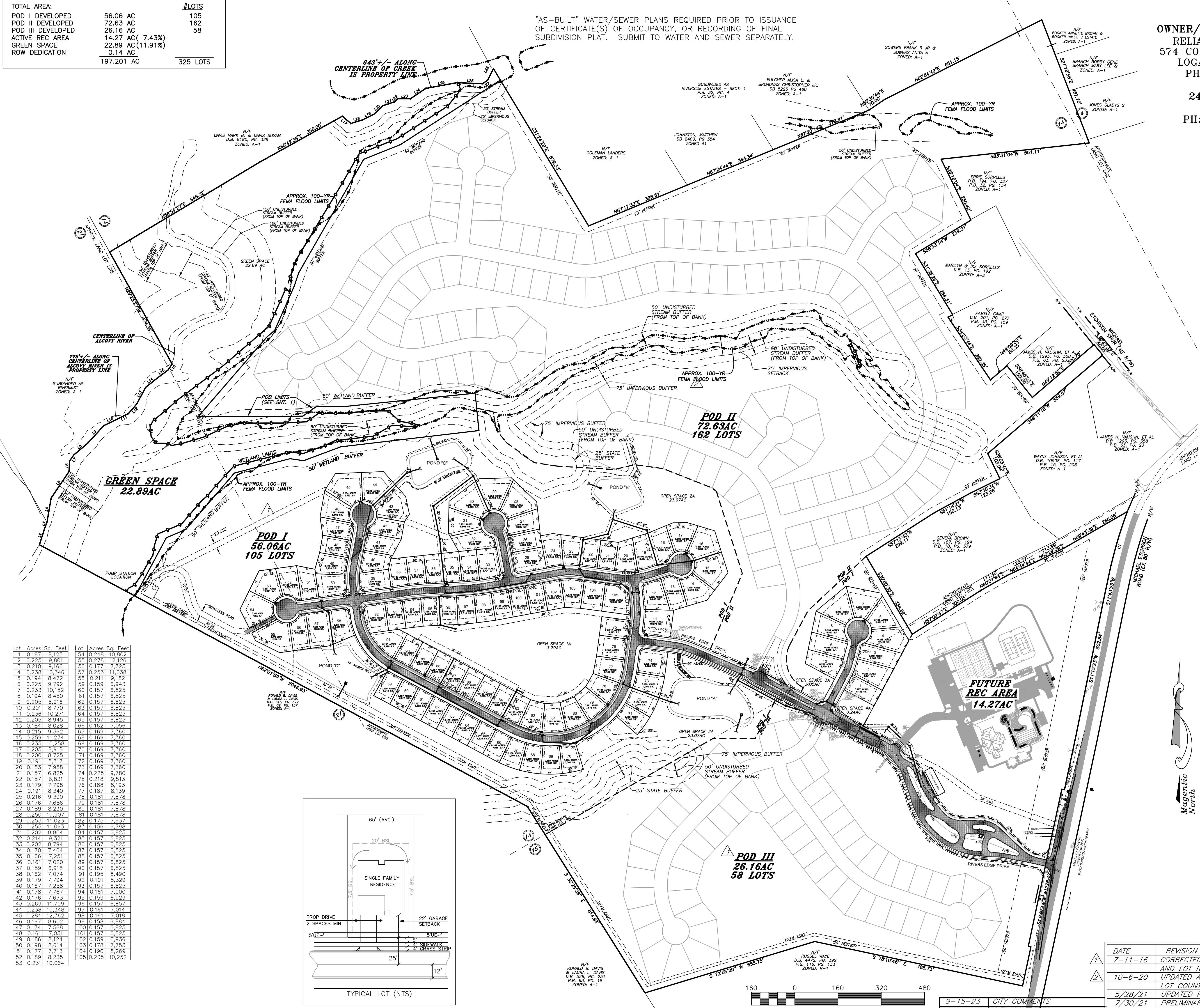
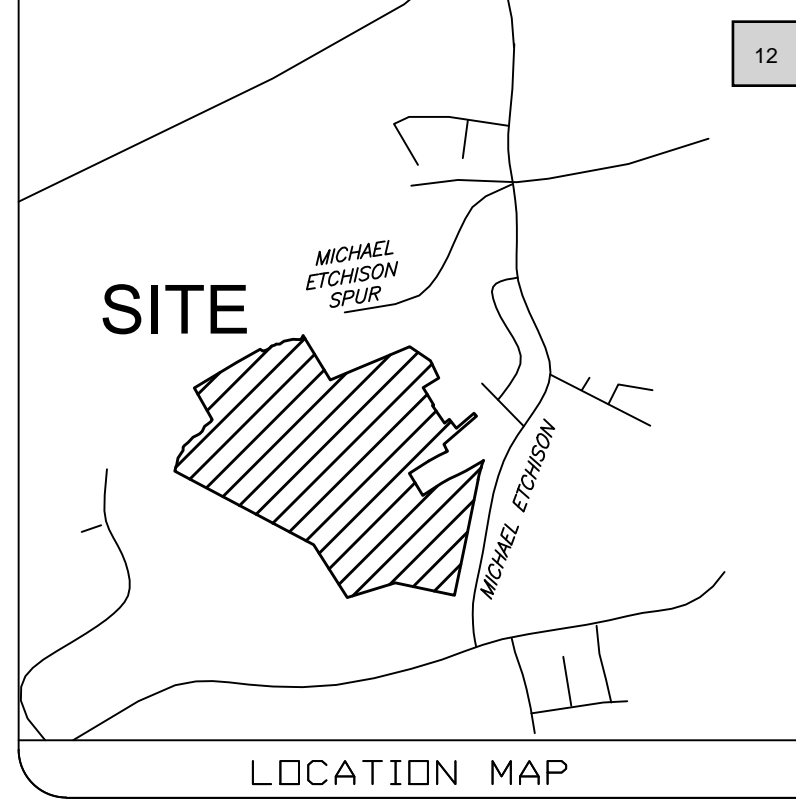
9/27/23
DATE

TOTAL AREA:	#LOTS	
POD I DEVELOPED	56.06 AC	105
POD II DEVELOPED	72.63 AC	162
POD III DEVELOPED	26.16 AC	58
ACTIVE REC AREA	14.27 AC (7.43%)	
GREEN SPACE	22.89 AC (11.91%)	
ROW DEDICATION	0.14 AC	
	197.201 AC	325 LOTS

"AS-BUILT" WATER/SEWER PLANS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY, OR RECORDING OF FINAL SUBDIVISION PLAT. SUBMIT TO WATER AND SEWER SEPARATELY.

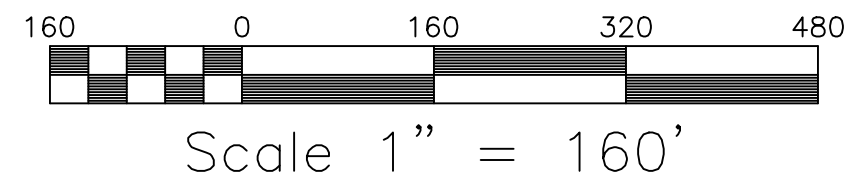
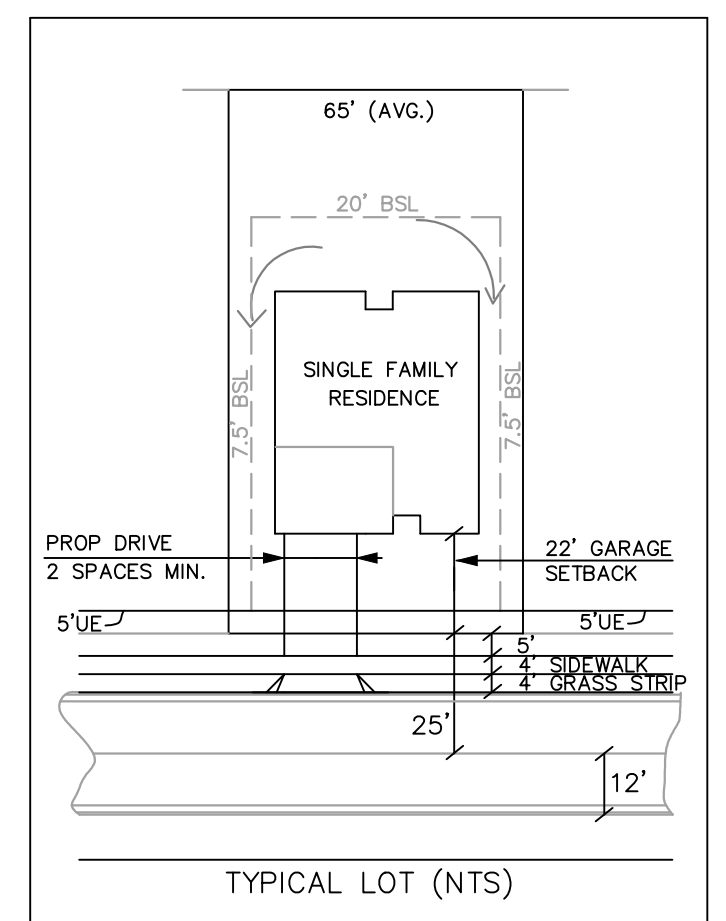
OWNER/DEVELOPER/APPLICANT
RELIANT HOMES GA, LLC
 574 CONYERS RD, SUITE 200
 LOGANVILLE, GA 30052
 PH: 770-715-2800

24 HOUR CONTACT
NED BUTLER
 PH: 770-601-8583



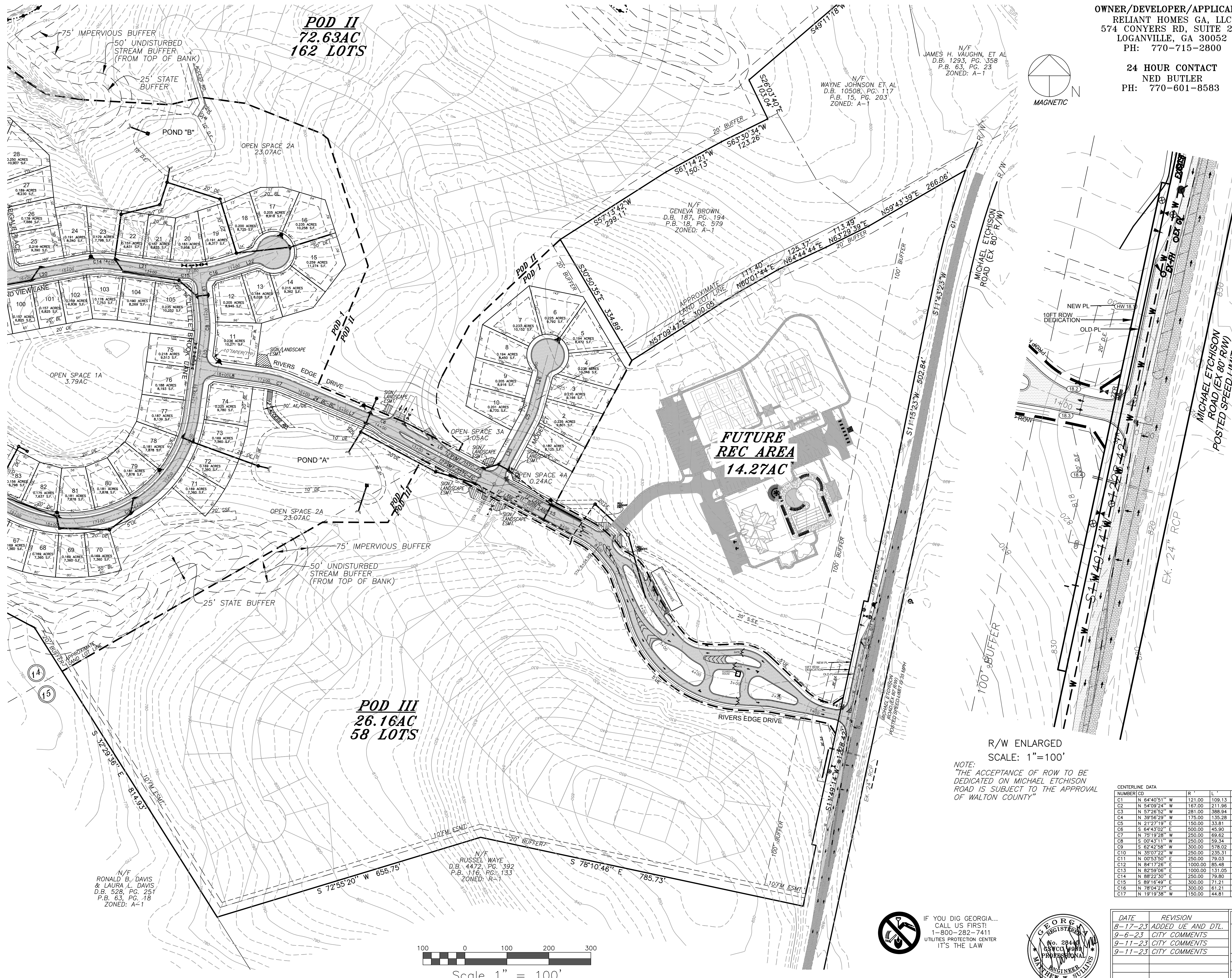
- GENERAL NOTES:**
- EXISTING ZONING: PRD ORDINANCE.
 MAX. LOT COVERAGE 60%
 MAX. BUILDING HEIGHT 35FT
 MIN. DWELLING SIZE 1600(HEATED)
 MIN. BUILDING SETBACKS: 0' FRONT BSL, 7.5' SIDE BSL, 20' REAR BSL.
 GREEN SPACE PROVIDED: 22.89
 MIN. LOT SIZE: 6,700 SF / MIN. BLDG. LINE: 60 FT / MIN. BLDG. WIDTH: 24FT
 MIN. LOT WIDTH TO BE: 40 FT
 PROPOSED USE: SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION WITH GREEN SPACE AND RECREATION AREAS
 - TOTAL GROSS AREA: 197.201 AC
 TOTAL NUMBER OF LOTS: 325
 GROSS DENSITY: 1.65
 - ALL UTILITIES TO BE UNDERGROUND.
 - THE TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED VIA AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY JACK BERR AND ASSOCIATES. CONTOUR INTERVAL IS 2 FEET.
 - BOUNDARY INFORMATION BASED ON BOUNDARY AND TOPOGRAPHIC INFORMATION SURVEY MERIDIAN HOMES, PREPARED BY TRAVIS PRUITT & ASSOC., INC. DATED 6/10/02.
 - PORTIONS OF THIS PROPERTY LIE IN THE FEMA FLOOD PLAIN.
 - WATER SERVICE TO BE PROVIDED BY THE CITY OF MONROE.
 - SEWER SERVICE TO BE PROVIDED BY THE CITY OF MONROE.
 - OPEN SPACE AND RECREATION AREA SHALL BE OWNED IN FEE-SIMPLE BY A MANDATORY PROPERTY OWNER'S ASSOCIATION.
 - THERE ARE NOT CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON SITE.
 - THE APPROVED STORMWATER MANAGEMENT STUDY SUBMITTED TO WALTON COUNTY ON 10-06-06, FOR RIVERS EDGE DATED 9-12-06, BY ROCHESTER & ASSOCIATES WILL BE UTILIZED FOR THE DEVELOPMENT.
 - THIS DEVELOPMENT IS TO BE GATED. THE STREETS WITHIN THIS DEVELOPMENT ARE TO BE PRIVATE.
- FLOOD NOTE:**
- FLOOD HAZARD ZONE EXISTS ON SITE AS PER F.I.R.M. COMMUNITY PANEL NO. 13297CO125E & 13297CO138E, DATED 12/8/2016.
 - THE 100 YEAR FLOOD ELEVATION IS PROVIDED FROM A STUDY PREPARED BY ROCHESTER & ASSOC. DATED FEBRUARY 24, 2006.
 - ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GA DEPT. OF COMMUNITY AFFAIRS.
 - LOTS RANGE FROM LARGEST LOT (12,362.37 SF) TO SMALLEST LOT (6,797.69 SF)
 - REC. AREA TO BE CONSTRUCTED IN PHASE 1 / GREEN SPACE TO BE DEDICATED IN PHASE 1
 - THERE ARE NO KNOWN EXISTING OR PREVIOUSLY EXISTING LANDFILLS.
 - THERE ARE EXISTING WETLANDS AS SHOWN ON THIS PLAN.
 - THE PROJECT SITE IS NOT PART OF A WATER SUPPLY WATERSHED.
 - THE PROJECT SITE IS NOT LOCATED IN A GROUNDWATER RECHARGE AREA.

Lot	Acres	Sq. Feet	Lot	Acres	Sq. Feet
1	0.187	8,125	54	0.248	10,807
2	0.225	9,801	55	0.278	12,126
3	0.210	9,166	56	0.177	7,723
4	0.238	10,346	57	0.253	11,038
5	0.194	8,412	58	0.211	9,192
6	0.225	9,792	59	0.159	6,943
7	0.233	10,152	60	0.157	6,825
8	0.194	8,450	61	0.157	6,825
9	0.205	8,916	62	0.157	6,825
10	0.201	8,770	63	0.157	6,825
11	0.236	10,271	64	0.157	6,825
12	0.205	8,945	65	0.157	6,825
13	0.184	8,028	66	0.162	7,056
14	0.215	9,362	67	0.169	7,360
15	0.239	10,274	68	0.169	7,360
16	0.235	10,258	69	0.169	7,360
17	0.205	8,918	70	0.169	7,360
18	0.200	8,725	71	0.169	7,360
19	0.191	8,317	72	0.169	7,360
20	0.183	7,958	73	0.169	7,360
21	0.157	6,825	74	0.225	9,780
22	0.157	6,831	75	0.218	9,513
23	0.179	7,798	76	0.188	8,193
24	0.191	8,340	77	0.187	8,139
25	0.216	9,390	78	0.181	7,878
26	0.176	7,686	79	0.181	7,878
27	0.189	8,230	80	0.181	7,878
28	0.250	10,907	81	0.181	7,878
29	0.253	11,023	82	0.175	7,637
30	0.255	11,093	83	0.156	6,798
31	0.202	8,804	84	0.157	6,825
32	0.214	9,321	85	0.157	6,825
33	0.202	8,794	86	0.157	6,825
34	0.170	7,404	87	0.157	6,825
35	0.166	7,251	88	0.157	6,825
36	0.161	7,020	89	0.157	6,825
37	0.159	6,918	90	0.157	6,825
38	0.162	7,074	91	0.159	6,920
39	0.179	7,794	92	0.191	8,329
40	0.167	7,258	93	0.157	6,825
41	0.178	7,767	94	0.161	7,000
42	0.176	7,613	95	0.159	6,920
43	0.269	11,709	96	0.157	6,825
44	0.238	10,348	97	0.161	7,014
45	0.284	12,362	98	0.161	7,018
46	0.197	8,602	99	0.158	6,884
47	0.174	7,568	100	0.157	6,825
48	0.161	7,031	101	0.157	6,825
49	0.186	8,124	102	0.159	6,936
50	0.198	8,614	103	0.178	7,753
51	0.177	7,713	104	0.190	8,269
52	0.189	8,235	105	0.235	10,252
53	0.231	10,064			



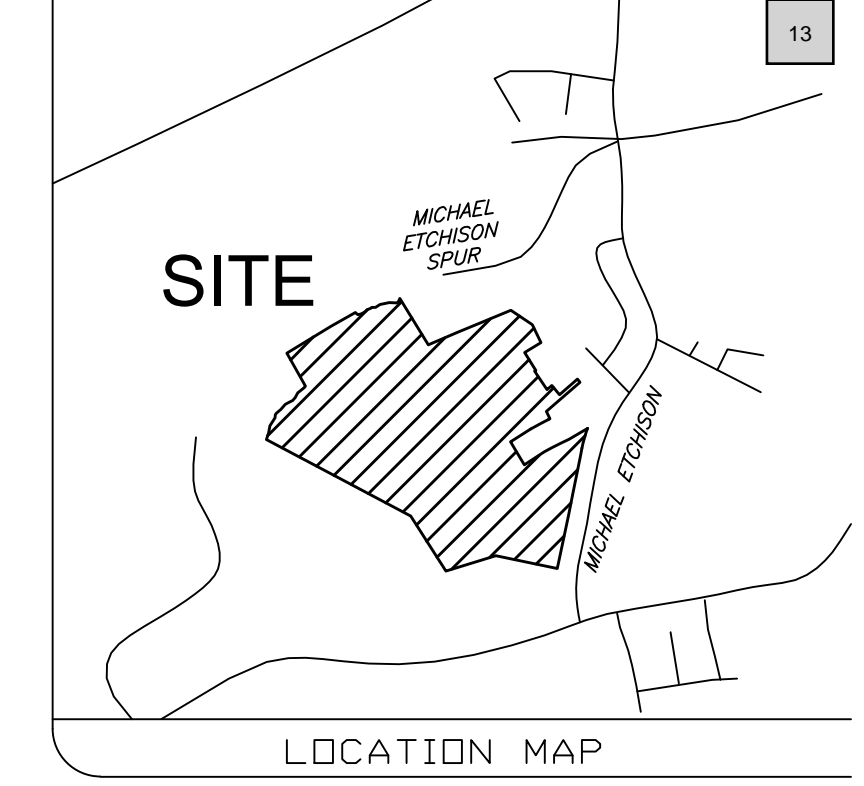
DATE	REVISION
7-11-16	CORRECTED POD ACREAGES AND LOT NUMBERS
10-6-20	UPDATED ADJOINERS AND LOT COUNT
5/28/21	UPDATED PLANS
7/30/21	PRELIMINARY PLAT REVIEW
8/11/21	PRELIMINARY PLAT REVIEW
8-17-23	ADDED UE AND DETAIL

OVERALL PRELIMINARY PLAT				
RIVERS EDGE - PH. 1				
LL & DIST	CITY	COUNTY	SCALE	DATE
14,15,21/4TH	MONROE	WALTON	1"=160'	4-27-16
SULLINS ENGINEERING, LLC				
302 WEST MAY STREET (678) 687-6219 WINDER, GEORGIA				



OWNER/DEVELOPER/APPLICANT
 RELIANT HOMES GA, LLC
 574 CONYERS RD, SUITE 200
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14	0.215	9,362	67	0.169	7,360
15	0.259	11,274	68	0.169	7,360
16	0.235	10,258	69	0.169	7,360
17	0.205	8,918	70	0.169	7,360
18	0.200	8,725	71	0.169	7,360
19	0.191	8,517	72	0.169	7,360
20	0.183	7,958	73	0.169	7,360
21	0.157	6,825	74	0.225	9,780
22	0.157	6,831	75	0.218	9,513
23	0.179	7,798	76	0.188	8,193
24	0.191	8,340	77	0.187	8,199
25	0.216	9,390	78	0.181	7,878
26	0.176	7,686	79	0.181	7,878
27	0.189	8,230	80	0.181	7,878
28	0.250	10,907	81	0.181	7,878
29	0.253	11,023	82	0.175	7,637
30	0.255	11,093	83	0.156	6,798
31	0.202	8,804	84	0.157	6,825
32	0.214	9,321	85	0.157	6,825
33	0.202	8,794	86	0.157	6,825
34	0.170	7,404	87	0.157	6,825
35	0.166	7,251	88	0.157	6,825
36	0.161	7,020	89	0.157	6,825
37	0.159	6,918	90	0.157	6,825
38	0.162	7,074	91	0.195	8,490
39	0.179	7,794	92	0.191	8,129
40	0.167	7,258	93	0.157	6,825
41	0.178	7,767	94	0.161	7,000
42	0.176	7,673	95	0.159	6,929
43	0.269	11,709	96	0.157	6,857
44	0.238	10,348	97	0.161	7,014
45	0.284	12,362	98	0.161	7,018
46	0.197	8,602	99	0.158	6,884
47	0.174	7,568	100	0.157	6,825
48	0.161	7,031	101	0.157	6,825
49	0.186	8,124	102	0.159	6,936
50	0.198	8,614	103	0.178	7,753
51	0.177	7,713	104	0.190	8,269
52	0.189	8,235	105	0.235	10,252
53	0.231	10,064			

SITE DATA POD I

TOTAL ACREAGE: 56.06 AC

TOTAL LOTS: 105

TOTAL OPEN SPACE IN POD I: 26.86 AC

GREEN SPACE TO BE RECORDED WITH POD I: 22.89 AC

TOTAL AREA TO BE RECORDED IN POD I: 82.95 AC

DENSITY: (105/78.95=1.33) 1.33LOTS/AC

R/W ENLARGED SCALE: 1"=100'

NOTE: THE ACCEPTANCE OF ROW TO BE DEDICATED ON MICHAEL ETCHISON ROAD IS SUBJECT TO THE APPROVAL OF WALTON COUNTY

CENTERLINE DATA

NUMBER	CD	R	L	LC
C1	N 64°40'51" W	121.00	109.13	105.47
C2	N 54°09'24" W	167.00	211.96	198.02
C3	N 57°25'52" W	281.00	388.94	358.63
C4	N 39°56'29" W	175.00	135.28	131.94
C5	N 21°27'19" E	150.00	33.81	33.74
C6	S 64°43'02" E	500.00	45.90	45.88
C7	N 75°19'28" W	250.00	69.62	69.39
C8	S 00°43'11" W	250.00	59.34	59.20
C9	S 62°42'58" W	300.00	578.02	492.67
C10	N 35°07'22" W	250.00	235.31	226.72
C11	N 00°53'50" E	250.00	79.03	78.70
C12	N 84°17'26" E	1000.00	85.48	85.46
C13	N 82°59'06" E	1000.00	131.05	130.96
C14	N 88°22'30" E	250.00	79.80	79.46
C15	S 89°15'49" E	300.00	71.21	71.04
C16	N 78°04'27" E	300.00	61.21	61.11
C17	N 19°19'38" W	150.00	44.81	44.64

CENTERLINE DATA

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N 78°13'41" W	112.84	L15	N 09°57'11" E	196.35
L2	N 38°50'37" W	121.77	L16	N 81°50'30" E	234.47
L3	S 89°28'55" W	281.00	L17	N 81°50'30" E	189.94
L4	N 17°47'44" W	69.62	L18	N 86°44'22" E	111.83
L5	N 61°44'52" W	244.83	L19	N 79°13'51" E	58.00
L6	N 62°23'03" W	280.11	L20	N 79°13'51" E	178.86
L7	N 67°09'49" W	215.35	L21	S 82°28'50" E	135.29
L8	N 82°24'06" W	147.92	L22	N 72°13'43" E	120.30
L9	S 06°04'49" E	102.17	L23	N 10°46'09" W	145.66
L10	S 07°31'10" W	68.42	L24	N 27°53'07" W	35.62
L11	S 07°11'10" W	108.63	L25	N 27°54'46" E	170.96
L12	N 82°05'15" W	500.58	L26	N 14°59'52" E	128.14
L13	N 08°09'30" W	57.65	L27	S 82°54'00" W	121.58
L14	N 08°09'30" W	44.25	L28	N 17°47'44" W	73.32

REVISION

DATE	REVISION
8-17-23	ADDED UE AND DTL.
9-6-23	CITY COMMENTS
9-11-23	CITY COMMENTS
9-11-23	CITY COMMENTS

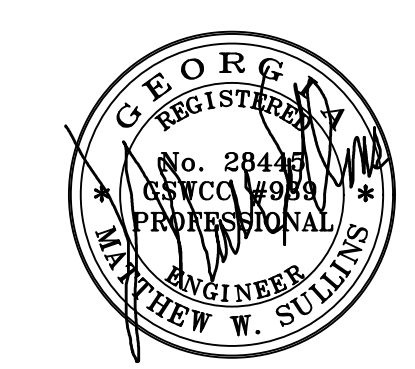
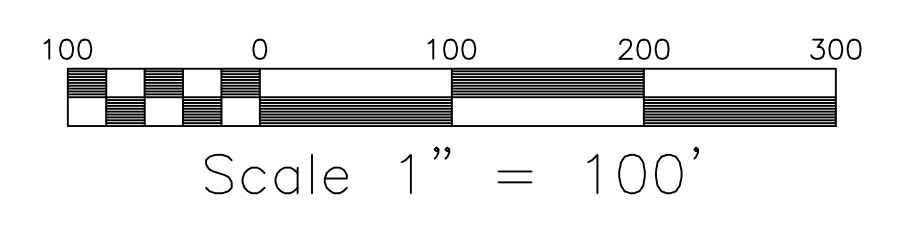
POD 1 PRELIMINARY PLAT

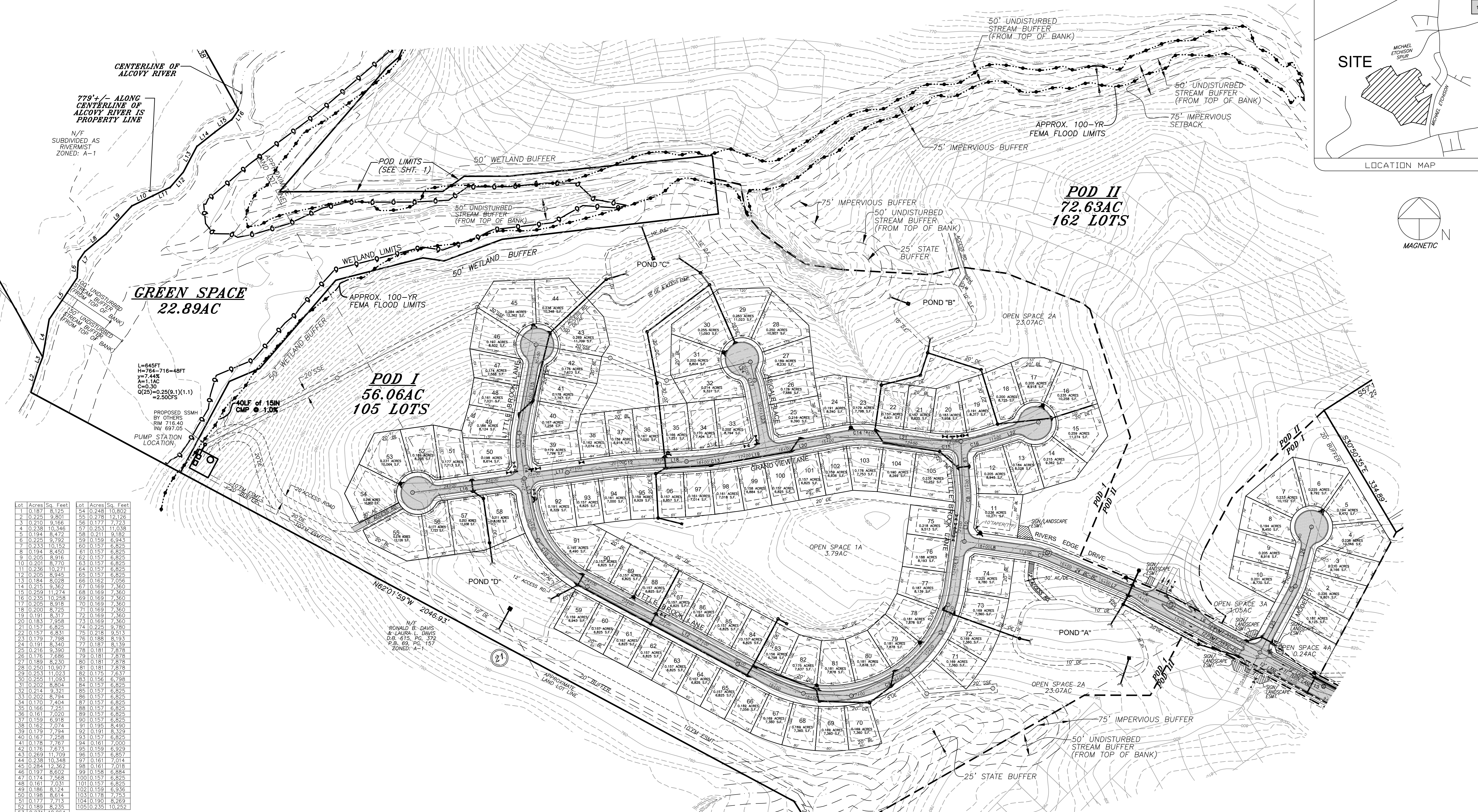
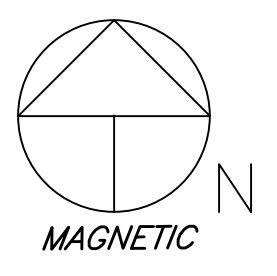
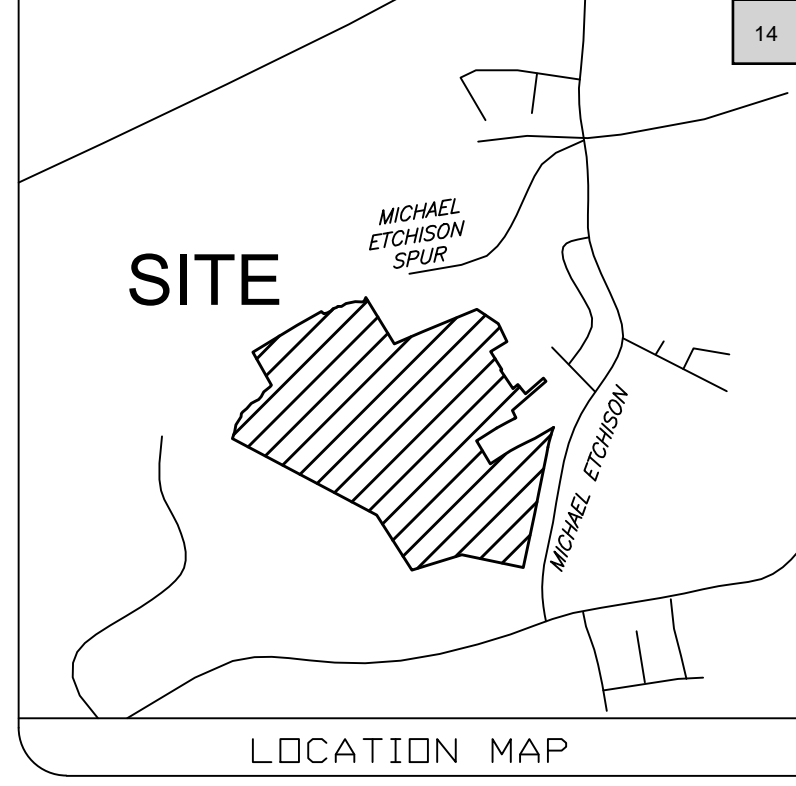
RIVERS EDGE - PH. 1

CITY	GMD	COUNTY	SCALE	DATE
MONROE	249	WALTON	1"=100'	2-26-16

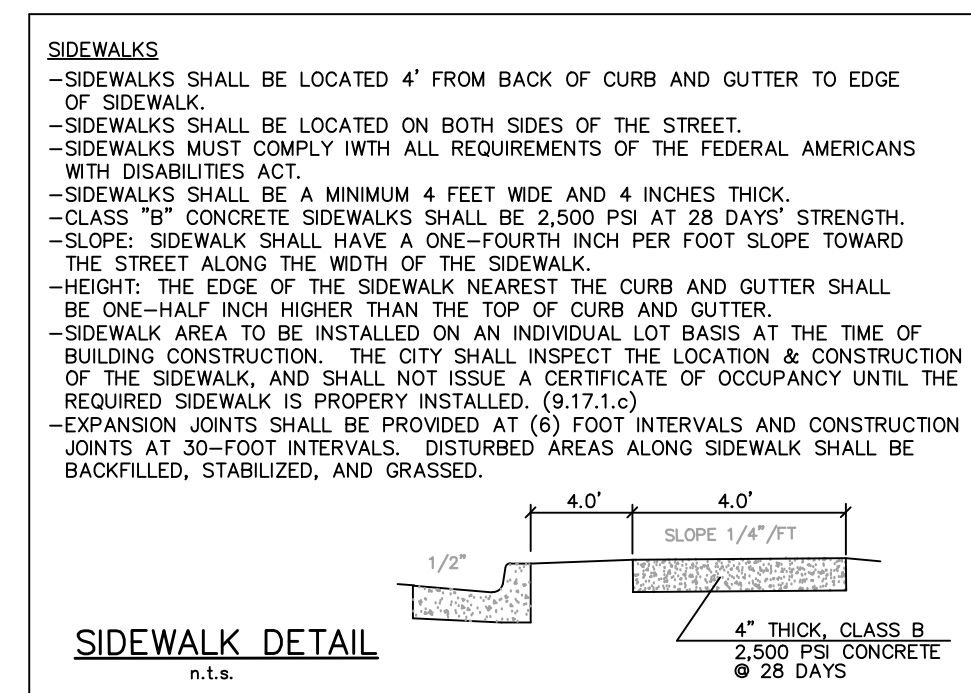
SULLINS ENGINEERING, LLC

302 WEST MAY STREET (678) 687-8219 WINDER, GEORGIA





Lot	Acres	Sq. Feet	Lot	Acres	Sq. Feet
1	0.187	8,125	54	0.248	10,802
2	0.225	9,801	55	0.278	12,126
3	0.210	9,166	56	0.171	7,423
4	0.238	10,346	57	0.253	11,038
5	0.194	8,472	58	0.211	9,182
6	0.228	9,792	59	0.159	6,943
7	0.233	10,152	60	0.157	6,825
8	0.194	8,450	61	0.157	6,825
9	0.205	8,916	62	0.157	6,825
10	0.201	8,770	63	0.157	6,825
11	0.236	10,271	64	0.157	6,825
12	0.205	8,945	65	0.157	6,825
13	0.184	8,028	66	0.162	7,056
14	0.215	9,362	67	0.169	7,350
15	0.259	11,274	68	0.169	7,350
16	0.235	10,258	69	0.169	7,350
17	0.209	9,318	70	0.169	7,350
18	0.200	8,725	71	0.169	7,350
19	0.191	8,317	72	0.169	7,350
20	0.183	7,958	73	0.169	7,350
21	0.157	6,825	74	0.225	9,780
22	0.157	6,831	75	0.218	9,513
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48	0.161	7,031	101	0.157	6,825
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 TOTAL AREA TO BE RECORDED IN POD I: 82.95 AC
 DENSITY: (105/78.95=1.33) 1.33LOTS/AC

OWNER/DEVELOPER/APPLICANT
 RELIANT HOMES GA, LLC
 574 CONYERS RD, SUITE 200
 LOGANVILLE, GA 30052
 PH: 770-715-2800

24 HOUR CONTACT
 NED BUTLER
 PH: 770-601-8583

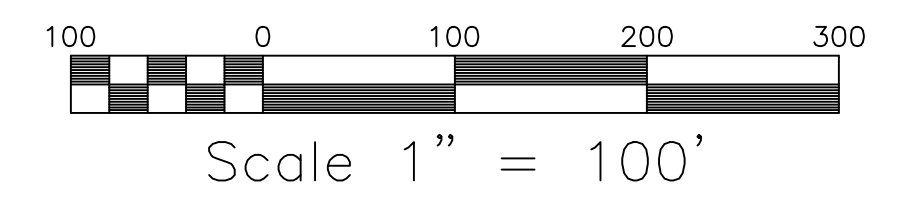


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C11	N 00°35'50" E	250.00	78.03	78.70
C12	N 84°17'26" E	1000.00	85.48	85.46
C13	N 82°59'06" E	1000.00	131.05	130.96
C14	N 86°22'30" E	250.00	79.80	79.46
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L3	S 89°28'55" W	90.27'	L17	N 81°50'30" E	189.94'
L4	N 17°47'44" W	69.62'	L18	N 86°44'22" E	111.83'
L5	N 61°44'52" W	244.83'	L19	N 79°13'51" E	58.00'
L6	N 62°23'03" W	280.11'	L20	N 79°13'51" E	178.86'
L7	N 67°20'49" W	215.35'	L21	N 82°28'50" E	135.29'
L8	N 82°24'06" W	147.92'	L22	N 72°13'43" E	120.30'
L9	S 06°04'49" E	102.17'	L23	N 10°46'09" W	145.66'
L10	S 07°31'10" W	69.42'	L24	N 27°54'46" E	35.02'
L11	S 07°31'10" W	108.03'	L25	N 27°54'46" E	170.98'
L12	N 62°05'15" W	500.58'	L26	N 14°59'52" E	128.14'
L13	N 08°09'30" W	57.65'	L27	S 82°54'00" W	121.58'
L14	N 08°09'30" W	44.25'	L28	N 17°47'44" W	73.32'



Scale 1" = 100'



DATE	REVISION
7/11/16	REV SITE DATA
5/28/21	UPDATED PLANS
7/30/21	PRELIM PLAT REVIEW
8/11/21	PRELIM PLAT REVIEW
8-17-23	ADDED UE AND DTL.
9-6-23	CITY COMMENTS
9-11-23	CITY COMMENTS
9-15-23	CITY COMMENTS

POD I PRELIMINARY PLAT (CONTINUED)

RIVERS EDGE - PH. 1

CITY	GMD	COUNTY	SCALE	DATE
MONROE	249	WALTON	1"=100'	4-27-16

SULLINS ENGINEERING, LLC
 302 WEST MAY STREET (678) 687-6219 WINDER, GEORGIA



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

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: 2664

DATE: October 11, 2023

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

PROJECT NAME: Carson Pointe

DEVELOPER: The Overlook of Monroe, LLC

PROPERTY OWNER: The Overlook of Monroe, LLC

DESIGN CONSULTANT: Alcovy Consulting Engineering

LOCATION: Northeast corner of S. Madison Ave. and Norris St. – 707 S. Madison Ave.

ACREAGE: ±0.59

EXISTING ZONING: PRD (Planned Residential District)

EXISTING LAND USE: Single-family dwelling and undeveloped

ACTION REQUESTED: The owner is requesting Preliminary Plat approval for small scale single-family residential development.

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: October 17, 2023

CITY COUNCIL: November 14, 2023

PRELIMINARY PLAT SUMMARY

The applicant is requesting approval of a Preliminary Plat for a new development. The site was zoned to PRD (Planned Residential Development) by the City Council on August 8, 2023. Access to the lots will be via private access easement with a paved driveway.

PROJECT SUMMARY:

- Project Name – Carson Pointe
- Development Type – small scale single-family detached residential development
- Site Area – ±0.59
- Total Lots – 5



City of Monroe

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

PRELIMINARY PLAT PERMIT

PERMIT #:	2664	DESCRIPTION:	PRELIMINARY PLAT - 5 lots
JOB ADDRESS:	707 SOUTH MADISON AVE	LOT #:	
PARCEL ID:	M0190107	BLK #:	
SUBDIVISION:		ZONING:	R-2
ISSUED TO:	THE OVERLOOK OF MONROE LLC	CONTRACTOR:	THE OVERLOOK OF MONROE LLC
ADDRESS:	PO Box 259	PHONE:	
CITY, STATE ZIP:	Statham GA 30666	OWNER:	
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	9/27/2023
VALUATION:	\$ 0.00	EXPIRATION:	3/25/2024
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)	\$ 150.00
FEE TOTAL		\$ 150.00
PAYMENTS		\$ -150.00
BALANCE		\$ 0.00

NOTES:

The Planning Commission will hear this request for Preliminary Plat approval for Carson Pointe at 707 S. Madison Ave. on October 17, 2023 at 5:30pm. The meeting will be held in the Council Chambers at City Hall; 215 N. Broad St. Monroe, GA 30655

NOTICE

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

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

Samuel Wilson
(APPROVED BY)

9/27/23
DATE

AUTHORIZATION STATEMENT

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 _____

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE

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 _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

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.

Dated this ____ day of _____, 20__

By: _____, Chairman

By: _____, Secretary

CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL

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.

Dated this ____ day of _____, 20__

By: _____, Mayor

By: _____, City Clerk

TOTAL SITE AREA = 0.60 ACRES
TOTAL DISTURBED AREA = 0.53 ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO NWI WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA ACCORDING TO THE F.I.R.M. NO. 13297C0137E DATED 12/08/2016



VICINITY MAP
N.T.S.

DEVELOPMENT CONTROLS:

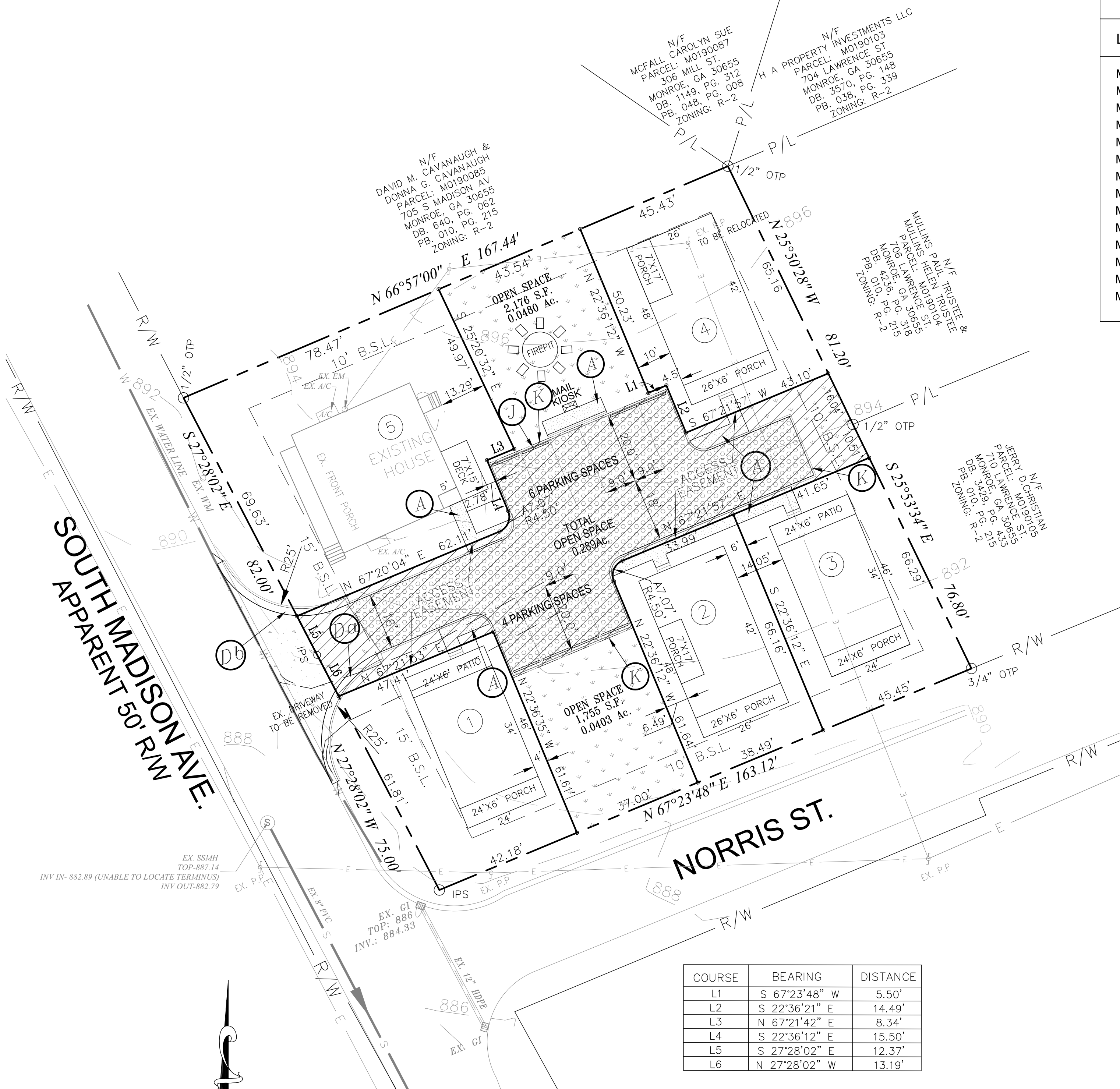
LOTS 1 - 4	LOT 5 - EXISTING HOUSE
Min. Lot Area: 2,541 S.F.	Lot Area: 5,372 S.F.
Min. Bedrooms: 3	Bedrooms: 3
Min. Setback Front: 10 ft. Norris St /15 ft. S. Madison Ave.	Setback Front: 15 ft.
Min. Setback Side: 4 ft. /15 ft. S. Madison Ave.	Setback Side: 10 ft.
Min. Setback Rear: 10 ft.	Setback Rear: 10
Max. Building Height: 35 ft.	Dwelling Height: 26
Min. Dwelling Size First Floor: 757 sf.	Dwelling Size First Floor: 1245 sf.
Max. Dwelling Size First Floor: 816 sf	Dwelling Size Total: 1,735 sf.
Min. Dwelling Width: 24 ft.	Dwelling Width: 37 ft.
Min. Dwelling Length: 46 ft. including porches	Dwelling Length: 49 ft. including porches
Min. Dwelling Size: 1,383 sf.	
Max. Total Dwelling Size: 1,632 sf.	
Max. Dwelling Width: 26 ft.	
Max Dwelling Length: 48 ft. including porches	

LOT CHART		
LOT #	AREA	
1	0.06 ACR.	2,759.00 S.F.
2	0.06 ACR.	2,542.00 S.F.
3	0.07 ACR.	2,882.00 S.F.
4	0.07 ACR.	2,987.00 S.F.
5	0.12 ACR.	5,196.00 S.F.

- SITE PLAN NOTES:**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF MONROE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL DISTURBED AREAS ARE TO RECEIVE SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 - ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER.
 - ALL CURBED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - HERE ARE EXISTING STRUCTURES TO BE REMOVED AS SHOWN. CONTACT ENGINEER IF ANY ADDITIONAL STRUCTURES ARE FOUND.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY BASELINE SURVEYING AND ENGINEERING, INC. DATED 15-13-22.
 - TOTAL SITE AREA IS 0.60 ACRES.
 - SITE HAS NO EXISTING OR PREVIOUSLY EXISTING LANDFILLS AND NO PROPOSED ON-SITE BURIAL PITS.
 - THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON THE SITE.
 - SITE SHALL COMPLY WITH CITY OF MONROE R-2 ZONING AND THE CONDITIONS APPROVED BY CITY COUNCIL.
 - WATER AND SEWER SERVICE BY CITY OF MONROE.
 - HANDICAP RAMPS REQUIRED AT ALL SIDEWALK CROSSINGS.
 - THE PROPERTY OWNER ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM OUTSIDE OF THE RIGHT-OF-WAY INCLUDING DETENTION AND WATER QUALITY FACILITIES, LAKES, STORM DRAINAGE, AND/OR WATER COURSES.
 - NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING OF AND CONSTRUCTION ON ROADS IN CITY OF MONROE.
 - STREETLIGHTS ARE TO BE DESIGNED AND INSTALLED BY POWER PROVIDER.
 - THERE ARE NO NWI WETLAND ON THE SITE.
 - THERE ARE NO STATE WATER ON THE SITE.
 - N/A REQUIRED.
 - PROPOSED USE: TOWNHOMES WITH COMMON AREA.
 - SITE SETBACK: FRONT SETBACK - 15' SIDE SETBACK - 10' REAR SETBACK - 10'

SITE PLAN KEYED NOTES

- (A) AREA STRIPED WITH SWSL/4"ACMP @ 45° AT 2'-0" O.C.
- (DB) 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.
- (DK) 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.
- (C) 4' CONCRETE SIDEWALK.
- (J) PARKING CURB/WHEEL STOP
- (K) 6" RIBBON CURB.

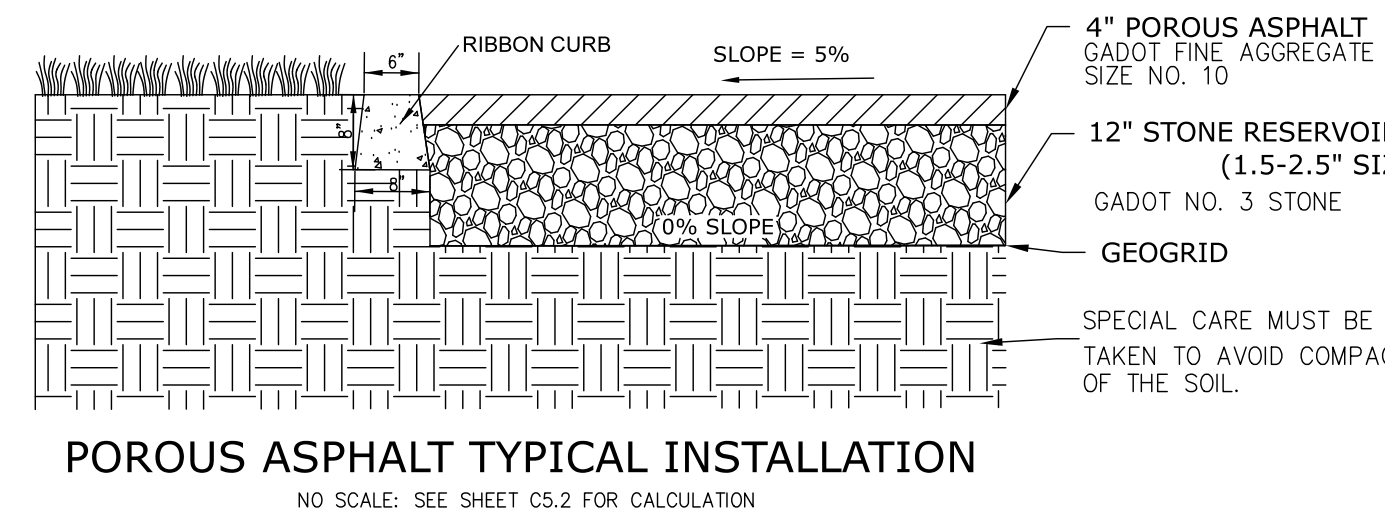


COURSE	BEARING	DISTANCE
L1	S 67°23'48" W	5.50'
L2	S 22°36'21" E	14.49'
L3	N 67°21'42" E	8.34'
L4	S 22°36'12" E	15.50'
L5	S 27°28'02" E	12.37'
L6	N 27°28'02" W	13.19'

PAVEMENT LEGEND

- (Pattern) POROUS ASPHALT
- (Pattern) CONCRETE PAVEMENT

- A. 5.0 INCH CONCRETE W/ FIBER MESH
 - B. STABILIZED SUBGRADE RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 100% STD. PROCTOR
- CONCRETE PAVEMENT
NO SCALE



- LEGEND**
- R.B.F. = REBAR FOUND
 - I.P.S. = IRON PIN SET WITH CAP STAMPED "ALCOVY"
 - C.M.F. = CONCRETE MONUMENT FOUND
 - R/W = RIGHT OF WAY
 - P.L. = PROPERTY LINE
 - C.L. = CENTER LINE
 - L.L.L. = LAND LOT LINE
 - (M) = MANHOLE
 - (S) = DRAIN INLET
 - (H) = FIRE HYDRANT
 - (L) = LIGHT POLE
 - (P) = POWER POLE
 - (P) = POWER LINE
 - (X) = FENCE LINE
 - (W) = WATER LINE
 - (G) = GAS LINE
 - (V) = VALVE
 - (W) = WELL
 - (DISTANCE) = DEED OR PLAT CALL
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING

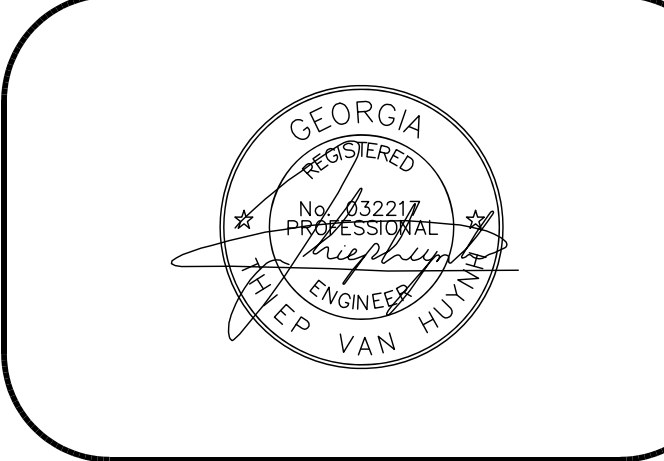


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PRELIMINARY PLAT

PROPOSED CARSON POINTE

PARCEL: M0190107
LAND LOT: 66
DISTRICT: 3rd
707 S MADISON AVE
CITY OF MONROE, GA

DATE: 9/7/2023
SCALE: 1"=20'

OWNER/DEVELOPER/
PRIMARY PERMITTEE

THE OVERLOOK OF MONROE, LLC.
P O BOX 259
STATHAM, GA 30666
BRUCE HENDLEY
706-424-0999
bruce@hendleyhomesga.com

24 HOUR - EMERGENCY CONTACT
BRUCE HENDLEY
706-424-0999
bruce@hendleyhomesga.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. 21-047
C-1



To: City Council
From: Brad Callender, Planning & Zoning Director
Department: Planning & Zoning
Date: 10/13/2023
Subject: Rezone #2665 – Blasingame Properties LLC – R-1 to PID

Budget Account/Project Name: N/A
Funding Source: N/A
Budget Allocation: N/A
Budget Available: N/A
Requested Expense: N/A **Company of Record:** N/A

Description:

An error in the application for Rezone #2665, Blasingame Properties LLC, R-1 to PID, causes the need to postpone the application until the next Planning Commission meeting. Public notification of the request will re-occur with a revised sign, notification to the public and notification to adjoining property owners.

Recommendation:

The Planning Commission will need to remove the item from the agenda prior to approval of the agenda at the Planning Commission meeting on Tuesday, October 13, 2023.

2024 Planning Commission Proposed Schedule

- January 16, 2024
- February 20, 2024
- March 19, 2024
- April 16, 2024
- May 21, 2024
- June 18, 2024
- July 16, 2024
- August 20, 2024
- September 17, 2024
- October 15, 2024
- November 19, 2024
- December 17, 2024

Meetings will be held in the Council Chambers starting at 6:00pm