



## Planning Commission Meeting

### AGENDA

Tuesday, May 16, 2023  
5:30 PM  
215 N. Broad St. - City Hall

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- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **APPROVAL OF AGENDA**
- IV. **MINUTES OF PREVIOUS MEETING**
  1. Minutes from Previous Meeting 4/18/2023
- V. **REPORT FROM CODE ENFORCEMENT OFFICER**
- VI. **OLD BUSINESS**
- VII. **NEW BUSINESS**
  1. Request for Rezone: B-2/PRD to R-1A - 414 Davis St.
  2. Request for Conditional Use Permit - Telecommunications Tower - 121 Victory Dr.
- VIII. **ADJOURNMENT**

**MONROE PLANNING COMMISSION  
MEETING MINUTES—April 18, 2023**

**Present:** Mike Eckles, Shauna Mathias, Randy Camp

**Absent:** Rosalind Parks, Nate Treadaway

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

**Visitors:** Winston White, Greg Thompson

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

Motion to Approve the Agenda

Motion Mathias. Second Camp.  
Motion carried

Chairman Eckles asked for any changes, corrections or additions to the March 21, 2023 minutes.

Motion to approve

Motion Camp. Second Mathias.  
Motion carried

Chairman Eckles asked for the Code Officer’s Report: There will be no City Council meeting in July; because of this, it is unclear if there will be a Planning Commission meeting in June. If we get a COA application, we will have a meeting but if there is a public hearing item, we may have to delay. I will let you know for sure at the May meeting.

Old Business: None

**The First Item of Business** is COA Case #2204, a request for a Corridor Design Overlay Certificate of Appropriateness, to allow for development of a shared parking area. The parking lot is currently gravel and the applicant would like to pave the lot. There is a personal care home on the front of the lot. The applicant, Greg Thompson spoke in favor of the project. The parking lot will be for the apartments above John’s Supermarket. Staff recommends approval without conditions.

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

Motion to approve

Motion Mathias. Second Camp.  
Motion Carried

**The Second Item of Business** is Rezone Case #2220, a request for a rezone of 1203 S. Madison Ave. from R-2 to R-1A. The purpose is to subdivide the property into two lots. There are two existing houses on the property. The property existed as one lot prior to 1972. Staff recommends approval without conditions. Applicant and owner of the property, Winston White spoke in favor of the project.

Chairman Eckles: Are the two homes currently occupied?

White: No, they are vacant. The one on the corner is being renovated and we plan on doing the same to the other house.

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

Motion to approve

Motion Camp. Second Mathias  
Motion carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Mathias. Second Camp  
Meeting adjourned; 5:36pm



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

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**APPLICATION SUMMARY**

**REZONE CASE #:** 2329

**DATE:** May 5, 2023

**STAFF REPORT BY:** Brad Callender, Planning & Zoning Director

**APPLICANT NAME:** Anjer Construction, Inc.

**PROPERTY OWNER:** Anjer Construction, Inc.

**LOCATION:** Southwest corner of Davis Street and Bell Alley – 414 Davis Street

**ACREAGE:** ±0.273

**EXISTING ZONING:** B-2 (General Commercial District) & PRD (Planned Residential District)

**EXISTING LAND USE:** Neighborhood church

**ACTION REQUESTED:** Rezone B-2 and PRD to R-1A (Medium Lot Residential District)

**REQUEST SUMMARY:** The owner is petitioning for a rezone of in order to construct two single-family dwellings and the property to be subdivided into lots in the Infill Overlay District (IOD).

**STAFF RECOMMENDATION:** Staff recommends approval of this rezone request as submitted without conditions.

**DATES OF SCHEDULED MEETINGS**

**PLANNING COMMISSION:** May 16, 2023

**CITY COUNCIL:** June 13, 2023

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**REQUEST SUMMARY**

**REZONE REQUEST SUMMARY:**

The applicant is requesting approval of a rezone to R-1A (Medium Lot Residential District) in order to construct two single-family dwellings that will be subdivided into infill lots within the Infill Overlay District. The property currently contains a single-family residence that was converted into a neighborhood scale church. The existing building was constructed in 1930. The applicant proposes to raze the existing structure to construct two new single-family dwellings. The majority of the subject property has been zoned B-2 (General Commercial District) since the City adopted zoning. The applicant purchased a small portion of the adjoining property that was rezoned to PRD (Planned Residential District) back in 2017.

**PROPOSED PROJECT AMENDMENT SUMMARY:**

- Rezone – Subdivide into two (2) R-1A single-family residential lots in the Infill Overlay District
  - Site Area – ±0.273 Acres
  - Proposed Lots - ±0.128 Acres/5,574 Sf and ±0.145 Acres/6,314 Sf
  - Proposed Dwellings – 1,670 Sf ranch style dwelling and 1,800 Sf two-story dwelling

**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 B-2 (General Commercial District) and PRD (Planned Residential District). The majority of the property has been zoned B-2 since the City adopted zoning with a small portion of the property zoned PRD. The PRD portion of the property was recently rezoned in 2017 as part of the Madison Davis Planned Residential Development. One single-family residence has been on the property since 1930. The dwelling was converted into a neighborhood scale church. Under the current B-2 zoning, the property is unable to be subdivided for single-family residential lots within the Infill Overlay District (IOD).
- (1) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to R-1A (Medium Lot Residential District) in order to construct two single-family residences and subdivide the property into two Infill Overlay District (IOD) lots. Single-family residences are permitted uses in the R-1A zoning district and the proposed lots conform to the IOD dimensional requirements.
- (2) 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:** Properties located north and east of this site along Davis Street and Bell Alley are zoned B-2. Properties south and west of the site are zoned PRD. Surrounding land uses are predominantly single-family residences with a neighborhood scale church across from the site on Davis Street. The requested rezone to allow for subdividing the property into two IOD lots should not adversely affect any of the adjacent or nearby properties.
- (3) 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 requested rezone to subdivide the property into two IOD lots for single-family residences should not adversely affect any existing infrastructure or City services.
- (4) Whether the zoning proposal is consistent with the Comprehensive Plan:** The subject property is located in the Downtown Sub-Area as identified in the Monroe Comprehensive Plan. The existing character of this vicinity of the Downtown Sub-Area is predominantly residential. The future character will be predominantly residential smaller lot and multi-family focused in this

vicinity of the sub-area. The proposed rezone to subdivide the property into two IOD lots for new single-family residences meets the intent of the goals of the Comprehensive Plan.

- (5) 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:** Under the existing B-2 zoning, the subject property cannot be subdivided into individual single-family lots under the provisions of the Infill Overlay District. The requested R-1A zoning is necessary in order to subdivide the property into individual lots under the provisions allowed in the Infill Overlay District.

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### **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 two single-family dwellings on lots within the Infill Overlay District.



# City of Monroe

215 N. Broad Street  
Monroe, GA 30655

## REZONE PERMIT

PERMIT #:	2329	DESCRIPTION:	REZONING B-2 TO R-1A
JOB ADDRESS:	414 DAVIS ST	LOT #:	
PARCEL ID:	M0170177	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	ANJER CONSTRUCTION INC	CONTRACTOR:	ANJER CONSTRUCTION INC
ADDRESS:	249 POPPIFIELD FARM DR	PHONE:	
CITY, STATE ZIP:	GOOD HOPE GA 30641	OWNER:	
PHONE:		PHONE:	
PROP. USE		DATE ISSUED:	4/25/2023
VALUATION:	\$ 0.00	EXPIRATION:	10/22/2023
SQ FT	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-01	REZONE REQUEST TO R-1/R-1A	\$ 300.00
<b>FEE TOTAL</b>		\$ 300.00
<b>PAYMENTS</b>		\$- 300.00
<b>BALANCE</b>		\$ 0.00

NOTES:

The Planning Commission will hear and make recommendation on this request for a Rezone from B-2 to R-1A at 414 Davis St on May 16, 2023 at 5:30pm. The Monroe City Council will hear and make a decision on this request on June 13, 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.

*Ann E. Warren*  
\_\_\_\_\_  
(APPROVED BY)

5/12/23  
DATE



# CITY OF MONROE REZONE APPLICATION

RECEIVED  
#2329

### REZONE LOCATION & DESCRIPTION

Address (or physical location): 414 DAVIS STREET  
MONROE, GA 30655 Parcel #(s): MO170177  
 Acreage/Square Feet: .25 AC Council Districts: 4 / 8  
 Existing Zoning: B2 & PRD Proposed Zoning: R-1A  
 Existing Use: CHURCH  
 Proposed Use: RESIDENCE (2)

### PROPERTY OWNER & APPLICANT INFORMATION

Property Owner: BRIAN ZEIS dba ANJER CONST, INC. Phone #: 678-472-5733  
 Address: 249 POPPYFIELD FARM DR City: GOOD HOPE State: GA Zip: 30641  
 Applicant (if different than owner): SAME 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)): B2 BUILDING USED AS A CHURCH ON THE CORNER OF R1A, 100 BUILDINGS OF MADISON DAVIS.

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)): DEMOLISH BUILDING, IN POOR CONDITION, AND REPLACE WITH TWO RESIDENCES TO MATCH EXISTING HOMES IN MADISON DAVIS INFILL HOMES SURROUNDING THE PROPERTY.



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)): COMPLETE AND BLEND IN WITH NEW HOMES OF THE NEW EXISTING HOMES OF BELL ST & DAVIS ST.

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)): CHURCH IS VACANT

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: [Handwritten Signature] DATE: 1/26/23

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.

**Request for rezoning property at 414 Davis Street, Monroe, Georgia**

Request is to demolish the existing poorly constructed residence that was changed into a church, subdivide as two lots in the infill Overlay District and build two residences like the adjoining Madison Davis MDPDRD development. Homes will face Davis Street with rear parking pads accessed from Bell Street in the rear of the property by an access easement driveway. The dwellings will be a 1,670 sq.ft. ranch and a 1,800 sq.ft. two story dwelling. Façade for the dwellings will be cement board with brick or stone accents. General construction will comply with Section 645 Infill Overlay District and specifically Design Elements in Section 645.5 for size, design and elements.

I am requesting a rezoning from the current B2 to R1A.

Legal Description  
414 Davis Street

All that tract or parcel of land, together with all improvements thereon, situated, lying and being in the State of Georgia, County of Walton, and in the City of Monroe, at the southwest corner of the intersection with the right-of-way of Davis Street and Bell Alley and more particularly described as follows: Beginning at an iron pin set at said southwest corner of the intersection with the right-of-way of Davis Street and Bell Alley, running thence South 10 degrees 1 minute 6 seconds East a distance of 112.00 feet to an iron pin, running thence South 81 degrees 9 minutes 19 seconds West a distance of 102.54 feet to an iron pin, running thence South 79 degrees 28 minutes 4 seconds West a distance of 6.01 feet to an iron pin, running thence North 7 degrees 53 minutes 42 seconds West a distance of 111.53 feet to an iron pin with said pin located on the southern right-of-way of Davis Street, running thence North 80 degrees 58 minutes 11 seconds East a distance of 6.00 feet to an iron pin set, running thence North 80 degrees 47 minutes 41 seconds East a distance of 98.40 feet to an iron pin set, said iron pin is the Point of Beginning.

**BK:5257 PG:107-108**  
Filed and Recorded  
Jan-10-2023 11:12 AM  
DOC# 2023 - 000224  
Real Estate Transfer Tax  
Paid: \$ 100.00  
1472023000071  
KAREN P. DAVID  
CLERK OF SUPERIOR COURT  
WALTON COUNTY, GA  
Participant ID: 8846450835

Record and Return to:  
Lueder, Larkin & Hunter, LLC  
304 N. Broad Street  
Monroe, GA 30655  
File No.: GA-MN-22-0526-PUR

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF WALTON  
APN/Parcel ID: M0170-00000-177-000

THIS INDENTURE, made this 10th day of January, 2023, between

Jimmie Lee Jackson

as party or parties of the first part, hereinafter called Grantor, and

Anjer Construction, Inc.

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**W I T N E S S E T H:** That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, and in the City of Monroe, at the corner of Bells Alley and Davis Street and more particularly described as follows: Beginning at an iron pin at the corner of Davis Street and Bells Alley, the beginning point being 21 feet southwesterly from the center of the intersection of Davis Street and Bells Alley and running along the south side of Davis Street South 79 degrees 15 minutes West 98.4 feet to an iron pin; running thence South 12 degrees East 111.5 feet to an iron pin; thence North 79 degrees East 100.3 feet to an iron pin at Bells Alley; running thence along the west side of Bells Alley North 14 degrees 15 minutes West 112 feet to the beginning point. Said land is bounded, now or formerly, as follows; on the Northeast by Bells Alley; on the Southeast by Land of Mrs. Rosa M. Walker; on the Southwest by Land of Clifford Walker; and on the Northwest by Davis Street; Said Land is shown by plat made by E.M. Wayne, Jr., C.E., December 14, 1946, recorded in Plat Book 4, Page 25, Clerk's Office,

Walton County, to which plat and the record thereof reference is hereby made.

Being a portion of the property conveyed to Grantor herein by Warranty Deed filed July 24, 2006, recorded in Deed Book 2514, Pages 496-497, Walton County, Georgia.

Subject to all easements and restrictions of record.


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

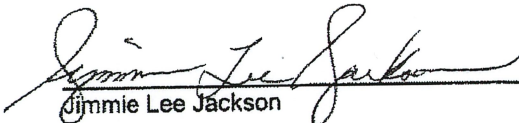
AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

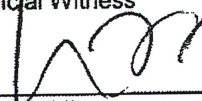
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

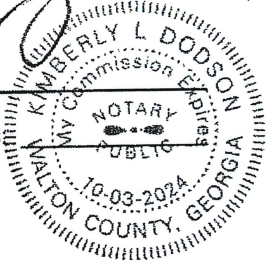
Signed, sealed and delivered in the presence of:

GRANTOR:

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
Jimmie Lee Jackson (SEAL)

  
\_\_\_\_\_  
Notary Public  
My Commission Expires  
[Notary Seal]



**BK:5281 PG:62-63**  
Filed and Recorded  
Mar-16-2023 04:40 PM  
DOC# 2023 - 002433  
Real Estate Transfer Tax  
Paid: \$ 1.00  
1472023001006  
KAREN P. DAVID  
CLERK OF SUPERIOR COURT  
WALTON COUNTY, GA  
Participant ID: 8846450835

Record and Return to:  
Lueder, Larkin & Hunter, LLC  
304 N. Broad Street  
Monroe, GA 30655  
File No.: GA-MN-23-0105-PUR

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF WALTON  
APN/Parcel ID: M0170-00000-176-000

THIS INDENTURE, made this 16th day of March, 2023, between

Madison Davis of Monroe Homeowners Association, Inc.

as party or parties of the first part, hereinafter called Grantor, and

Anjer Construction, Inc.

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:** That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 65 of the 3rd Land District of Walton County, City of Monroe, Georgia and being more particularly described as follows: Begin at the intersection where the right-of-way of Davis Street and the centerline of Bell Alley meet; Thence South 80 degrees 47 minutes 41 seconds West for a distance of 107.34 feet to a point, said point being the true point of beginning; Thence South 07 degrees 53 minutes 43 seconds East for a distance of 111.37 feet to a 1/2" rebar found; Thence South 79 degrees 28 minutes 04 seconds West for a distance of 6.01 feet to a 3/4" rebar found; Thence North 07 degrees 53 minutes 42 seconds West for a distance of 111.53 feet to a 1/2" rebar found; Thence North 80 degrees 58 minutes 11 seconds East for a distance of 6.00 feet to a point; Said point being the true point of beginning. Having an area of 669 Square feet.

Subject to all easements and restrictions of record.

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

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

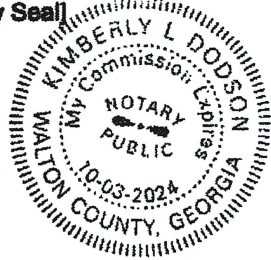
GRANTOR:

Unofficial Witness

Notary Public


My Commission Expires: \_\_\_\_\_

[Notary Seal]



Madison Davis of Monroe Homeowners Association, Inc.

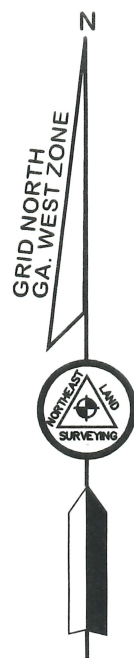
By:  (SEAL)  
Sarah Krawczyk, CFO

By:  (SEAL)  
Ryan LaPlante, Secretary

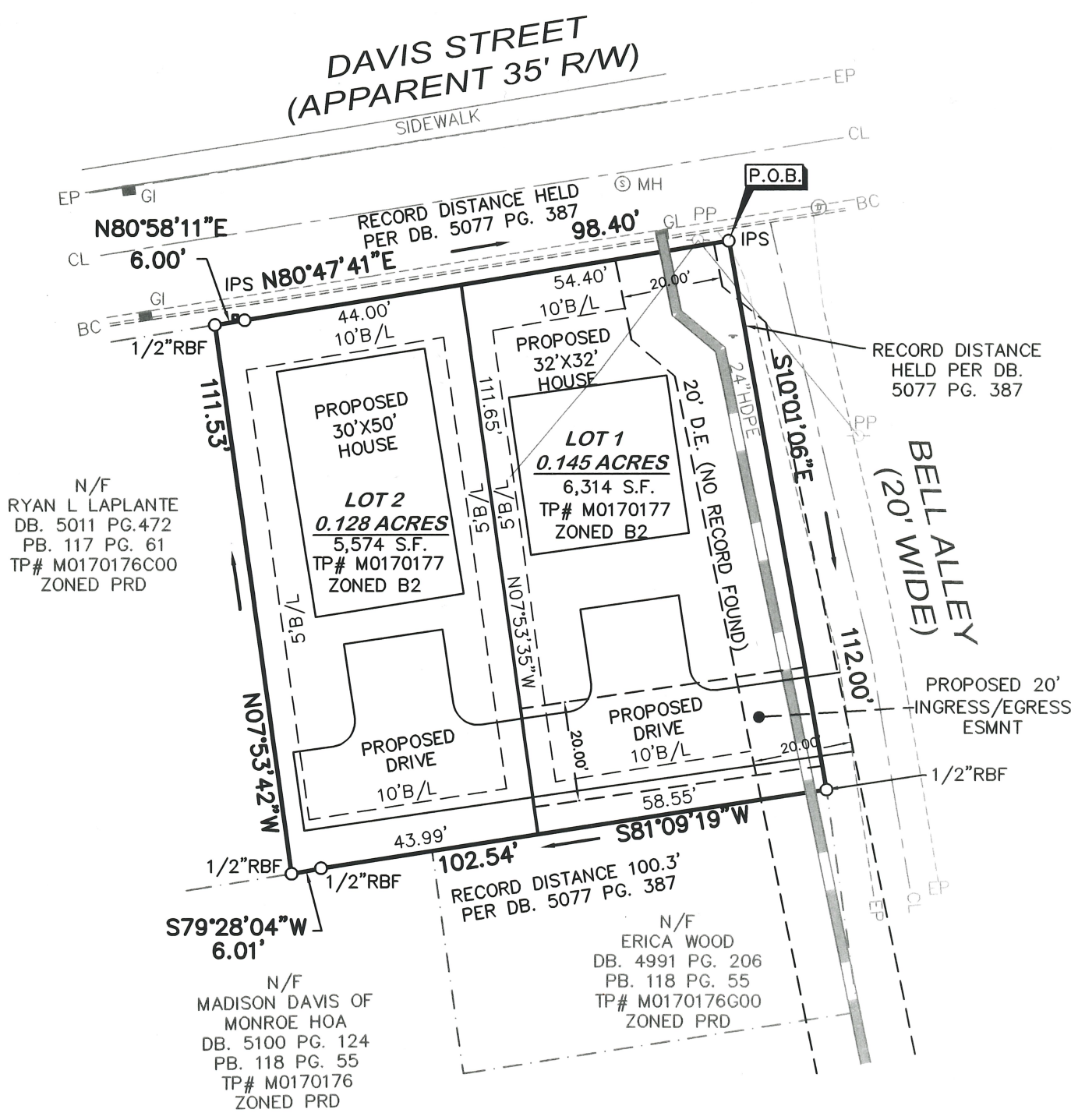


**NOTES:**

1. SUBJECT ADDRESS: 414 DAVIS STREET
2. TAX PARCEL: M0170177
3. CURRENT ZONING: B2 AND PRD
4. TOTAL ACREAGE: 0.25 ACRES
5. PROPOSED ZONING: R-1A "INFILL OVERLAY DISTRICT"  
 FRONT SETBACK: 10'  
 REAR SETBACK: 10'  
 SIDE SETBACK; 5' (10' BETWEEN BUILDINGS)



LEGEND	
B/L=	BUILDING LINE
C/L=	CENTERLINE
C&G=	CURB & GUTTER
CTP=	CRIMP TOP PIPE
DE =	DRAINAGE EASEMENT
EP =	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
IE=	INVERT ELEVATION
IPF=	IRON PIN FOUND
IPS =	IRON PIN SET
LL =	LAND LOT
LLL=	LAND LOT LINE
MFFE=	MINIMUM FINISHED FLOOR ELEV.
N/F =	NOW OR FORMERLY
NTS=	NOT TO SCALE
OTP=	OPEN TOP PIPE
P/L=	PROPERTY LINE
RBF=	REBAR PIN FOUND
R/W=	RIGHT OF WAY
SSE=	SANITARY SEWER EASEMENT
⊙ MH =	SANITARY SEWER MANHOLE
⊙ DWCB=	DOUBLE WING CATCH BASIN
⊙ SWCB=	SINGLE WING CATCH BASIN
● JB =	JUNCTION BOX
■ DI =	DROP INLET
— HW =	HEADWALL
— FES=	FLARED END STRUCTURE
⊙ PP =	POWER POLE
⊙ FH =	FIRE HYDRANT
-X-	FENCE
—	FLOOD LIMITS
—	SWALE



**WITHIN IN THE CITY OF MONROE**

**414 DAVIS STREET**

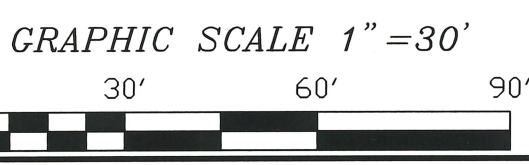
REZONING EXHIBIT PLAT FOR:  
**ANJER CONSTRUCTION, INC.**



**NORTHEAST SURVEYING, LLC**  
 A Georgia Land Surveying Firm # 1240  
 P.O. BOX 384  
 Braselton, Ga. 30517  
 Phone: 678-776-7494

No.	REVISION	DATE
1.		
2.		
3.		
4.		
5.		

Date: 2/17/23 Land Lot: 65 District: 3rd  
 County: Walton, Ga. Scale: 1"=50'  
 Drawn By: KLC Checked By: CDN  
 Date of Field Work: 1/11/23 Job #: 23-004





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

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**APPLICATION SUMMARY**

**CONDITIONAL USE CASE #:** 2330

**DATE:** May 5, 2023

**STAFF REPORT BY:** Brad Callender, Planning & Zoning Director

**APPLICANT NAME:** Atlas Tower 1, LLC

**PROPERTY OWNER:** Sturgill Family, LLC

**LOCATION:** East side of Victory Drive – 121 Victory Drive

**ACREAGE:** ±4.15

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

**EXISTING LAND USE:** Wholesale and retail sand and gravel hauling operation

**REQUEST SUMMARY:** The owner is petitioning for Conditional Use approval on this property in order to allow for a telecommunications facility.

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

**DATES OF SCHEDULED PUBLIC HEARINGS**

**PLANNING COMMISSION:** May 16, 2023

**CITY COUNCIL:** June 13, 2023

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**REQUEST SUMMARY**

**CONDITIONAL USE PERMIT REQUEST SUMMARY:**

The applicant is requesting approval of a Conditional Use in order to allow a telecommunications tower on a property currently being used as a wholesale and retail sand and gravel hauling operation. Telecommunication towers are conditional uses in the M-1 (Light Industrial/Manufacturing) and B-3 (Highway Commercial Zoning) zoning districts. The subject property has been zoned M-1 since the City adopted zoning. The existing sand and gravel hauling operation has been located on the property for the past few years. A concrete mixing operation was formerly located on the property. The proposed telecommunication tower will be 150 feet in height, with the potential to have 4 carriers.

**PROPOSED PROJECT SUMMARY:**

- Telecommunications Tower
  - Tower Height – 150 Feet
    - Includes a total of 4 co-locatable carrier antenna locations
      - No specific carriers identified

- Additional 4-foot lightning rod on top of tower
- Tower Compound and Lease Area – ±1,500 Sf
  - Landscaping will be provided around the compound

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**STAFF ANALYSIS**

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR CONDITIONAL USE DECISIONS” AS SET FORTH IN SECTION 1120.2 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) **The height of the proposed tower:** The proposed telecommunication tower will be 150 feet in height with an additional 4-foot lightning rod. The tower is proposed to be a typical galvanized metal monopole style tower, without guyed wires. The tower will accommodate up to 4 potential carriers.
- (2) **The proximity of the tower to residential structures and residential district boundaries:** The proposed telecommunication tower will be located near the southern boundary of the site, outside of the existing sand and gravel hauling operation. The proposed tower will be located approximately 40 feet from the southern boundary of the site adjacent to a property currently zoned R-1A (Medium Lot Residential). The owner of the subject property also owns the adjoining R-1A zoned property. There are no residential structures located on the adjoining R-1A property. The closest residential structure to the proposed tower is located at 135 Victory Drive. The existing residential structure on that property will be approximately 150 feet from the base of the proposed tower. Section 1130.2 requires telecommunication towers to be set back distance equal to the height of the tower from any off-site residence. The proposed tower is 150 feet in height with a 4-foot lightning rod.
- (3) **The type of uses on adjacent and nearby properties:** The use on the subject property is a wholesale and retail sand and gravel hauling operation. Directly east of the site is the Great Walton Railroad right-of-way. Beyond the railroad r-o-w east of the site, properties along S. Madison Ave. are zoned M-1 (Light Industrial/Manufacturing) and contain a variety of non-residential uses including a neighborhood scale church and a motorcycle club. Properties south and west of the site along Victory Drive are zoned R-1A (Medium Lot Residential) and contain single-family residences. Properties north of the site along E. Fambrough St. are zoned M-1, but primarily contain single-family residences.
- (4) **The surrounding topography:** The surrounding topography is gently sloping and relatively level terrain. The subject property and surrounding properties are located on a gentle natural ridge that runs north and south through the center of the City.
- (5) **The design of the tower, particularly as to visual obtrusiveness:** The proposed tower will be a monopole style tower without any guyed wires. The appearance of the tower will be an unpainted galvanized metal. No stealth or camouflaging techniques are proposed for the tower, such as a simulated tree.
- (6) **The proposed ingress and egress:** The construction and maintenance of the tower will be via a 12-foot wide access easement from Victory Drive to the tower compound. An additional 20-foot wide utility easement is included with the 12-foot wide access easement from Victory Drive.

- (7) The availability of suitable existing towers and other structures as discussed in Section 1120.1(3):** The closest structure in proximity to the proposed location is the City’s elevated water tank located on Norris St. approximately 1,860 feet (±0.353 miles) from the site. There are no other radio towers in this vicinity of the City. The applicant is required to provide an inventory of all existing towers and structures within one-quarter (1/4) mile from the proposed site along with this application per Section 1120.1(2) of the Zoning Ordinance. Section 1120.1(3) dictates requirements for administrative approval of towers and the responsibility of the applicant to demonstrate that no other tower or structure can accommodate the applicant’s proposed antenna. With the closest structure located more than one-quarter (1/4) mile away from the site, the applicant has technically satisfied the requirements of Sections 1120.1(2) and 1120.1(3).
- (8) Whether the tower is designed to accommodate additional antennas:** The tower elevation provided in the conditional use application indicates the proposed telecommunication tower can accommodate up to 4 carriers.

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**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 telecommunications facility, subject to the following conditions:

1. The proposed telecommunication tower shall not be taller in height than described in the Conditional Use application and supporting documents.
2. The developer shall submit a Structural Tower Analysis with the building permit application. The analysis shall be signed and sealed by a professional structural engineer licensed in the State of Georgia. The analysis shall include a structural analysis, drawings, calculations and supporting documentation that includes the following:
  - a. Tower height and design, including technical, engineering, and other pertinent factors governing selection of the proposed design. A cross-section of the tower structure shall be included.
  - b. Total anticipated capacity of the structure, including number and types of antennae which can be accommodated on the tower.
  - c. Evidence of structural integrity of the tower structure.
  - d. Failure characteristics of the tower and demonstration that site and setbacks are of adequate size to contain debris.
3. The developer shall provide satisfactory evidence that FAA, FCC and any appropriate state review authority requirements for the proposed tower are met or that the tower is exempt from those regulations with the building permit application.



# City of Monroe

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

## CONDITIONAL USE PERMIT

PERMIT #:	2330	DESCRIPTION:	CONDITIONAL USE - TELECOMMUNICATIONS FACILITY
JOB ADDRESS:	121 VICTORY DR	LOT #:	
PARCEL ID:	M0200242	BLK #:	
SUBDIVISION:		ZONING:	M-1
ISSUED TO:	ATLAS TOWER 1 LLC	CONTRACTOR:	ATLAS TOWER 1 LLC
ADDRESS:	3002 BLUFF ST	PHONE:	
CITY, STATE ZIP:	BOULDER CO 80301	OWNER:	
PHONE:		PHONE:	
PROP.USE:	COMMERCIAL	DATE ISSUED:	4/25/2023
VALUATION:	\$ 0.00	EXPIRATION:	10/22/2023
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
<b>FEE TOTAL</b>		\$ 300.00
<b>PAYMENTS</b>		\$- 300.00
<b>BALANCE</b>		\$ 0.00

### NOTES:

The Planning Commission will hear and make recommendation on this request for a Conditional Use for a telecommunications facility at 121 Victory Dr on May 16, 2023 at 5:30pm. The Monroe City Council will hear and make a decision on this request on June 13, 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)

5/10/23  
DATE



# CITY OF MONROE

## CONDITIONAL USE APPLICATION

**CONDITIONAL USE LOCATION & DESCRIPTION**

Address: 121 VICTORY DR, Monroe GA 30655

Parcel #: M0200242 Council Districts: 6 / 8

Zoning: M1 Acreage/Square Feet: 4.15 acres

Type of Conditional Use Requested: Telecommunications Facility

**PROPERTY OWNER & APPLICANT INFORMATION**

Property Owner: STURGILL FAMILY LLC Phone #: (404) 391-7572

Address: P O BOX 650 City: Monroe State: GA Zip: 30655

Applicant (If different than owner): Atlas Tower 1, LLC Phone #: 303-448-8896

Address: 3002 Bluff Street Suite 300 City: Boulder State: CO Zip: 80301

**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)):

Proposed 155' telecommunications facility to provide mobile cellular coverage to City of Monroe.

Will be in operation 24/7 but require no employees on site. Vehicle trips will occur 1-4 times a year.

No sewer or water services will be required, only power and data utilities will need to be connected.

---

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)):

Proposed facility is located on a sand and gravel pit business

surrounded by low density residential areas.

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)): a 155' telecom tower within a 1,500 sq ft compound. No parking spaces proposed.

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

- Completed Application
- Site Plan; Drawn to scale
- Fee (see Fee Schedule)
- Deed
- Survey Plat
- Proof of all property taxes paid in full
- Typed Detailed Description of the Request
- 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: Cordius Whitehead DATE: 4-5-23

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: [Signature] DATE: 4-7-23

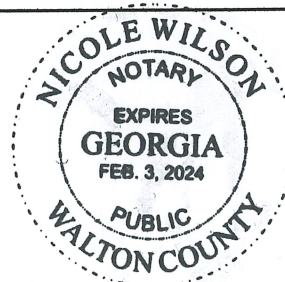
NOTARY PUBLIC:

SWORN TO AND SUBSCRIBED BEFORE THIS 7 DAY OF April, 2023

NOTARY SIGNATURE: [Signature]

DATE: 2/3/24

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.

Atlas Tower 1, LLC  
3002 Bluff Street, Suite 300  
Boulder, CO 80301  
(303) 448-8896



April 24, 2023

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

RE: Zoning Narrative for Telecommunications Facility  
Site Name: Walton County-Sturgill

To Whom It May Concern:

Atlas Tower 1, LLC is submitting an Conditional Use Application to the City of Monroe Planning and Zoning Department for review of a new proposed wireless telecommunications facility build on the property of 121 VICTORY DR, Monroe GA 30655 in Walton County, Parcel #: **M0200242**. This letter shall serve as a narrative for the proposed 155 Monopole telecommunications facility and how this project will provide the needed mobile network coverage while reducing the need for additional cellular facilities in the future. This project is being proposed and this justification is being provided in an effort to alleviate current mobile network voice, data, and first responder issues in an area that is severely lacking reliable network coverage and capacity.

**SITE DETAILS**

**Land Owner:**

Sturgill Family LLC  
PO BOX 650  
MONROE, GA 30655

**Site Address:**

121 VICTORY DR, Monroe GA 30655  
Walton County  
Parcel #: **M0200242**.

**Applicant:**

Atlas Tower 1, LLC  
3002 Bluff St., Suite 300  
Boulder, CO 80301

**Coordinates:**

Latitude: 33.77992  
Longitude: -83.70392  
Ground Elevation: 891 (NAVD '88)\*

**Zoning:**

**Lease Area:**

(30 feet x 50 feet, measuring 1500 sq. feet.)

**PROPOSAL SUMMARY**

The purpose of this request is to build a 155 Monopole telecommunications tower within a (30 feet x 50 feet, measuring 1500 sq. feet.) wireless facility. This facility will provide critical wireless coverage to the surrounding area. The proposed site is located where coverage is lacking, and the capacity of the existing infrastructure is reaching its limit. As the area develops further, and the existing users demand more data for their existing devices, existing infrastructure will reach capacity limits and be unable to meet coverage needs. This tower and facility will be used for structural support of up to four wireless providers. Each provider will install antennas and on-the-ground base-station equipment.



**WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS**

Visual Effect

We strive to design our facilities and locate parcels that create the least amount of community disturbance. The surrounding area is a sand and gravel pit business surrounded by low density residential zones nearby.

Frequency Of Maintenance Work On The Proposed Facility

On average, after initial installation, a carrier or its contactors would likely visit the facility about one to four times a year for maintenance, though this number could vary depending on the specific circumstances of the facility.

The Average Number Of Vehicles Visiting The Facility

The average maintenance visit by a carrier or its contractors would likely involve one pickup truck. With an average of one to four visits a year and one truck a visit, there would likely be about one pickup truck visiting the site a month, per carrier, if at full capacity.

The Average Duration Work Visits On The Facility

For typical maintenance visits, a carrier or its contactors would only be at the site a few hours, but this number could increase depending on the work that needed to be completed at the site.

Expected Noise Levels

Telecommunications facilities are essentially silent. This would be true whether there were one or four carriers. A generator could be operated on site in the rare instance that power went out. The generator would create noise, but it would not be noticeable or audible in the location the telecommunications facility is proposed to be.

Building Codes; Safety Standards

Atlas Tower will ensure the structural integrity of towers, ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, City of Monroe concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards, unless a longer time is reasonably necessary. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

FAA/FCC Compliance

*The proposed facility shall conform to the requirements of this title, this code, and other laws, including pertinent federal regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).*

This narrative represents required and supplementary information to document the technological, economic, and social necessity and benefits of a new 155 Monopole telecommunications tower in . The information provided highlights the advantages associated with a telecommunications facility at our proposed site. See attached documents to showing our survey and tower drawings.

Atlas Tower 1, LLC respectfully requests the acceptance of our application for a Conditional Use Application review for the proposed communications tower facility.

Best Regards,

Cornelius Whitehead  
Territory Manager  
303-448-8896  
[www.atlastowers.com](http://www.atlastowers.com)  
3002 Bluff St. Suite 300 Boulder, CO 80301

WT GROUP  
**SITE: MONROE/STURGILL**  
**SITE NUMBER TBD**  
**ADDRESS:**  
121 VICTORY DRIVE  
MONROE, GA, 30655  
WALTON COUNTY

**RAMAKER**

NATIONAL SURVEY SERVICES COORDINATION BY:

**GEOLINE**  
SURVEYING, INC.  
13430 NW 104th Terrace, Suite A, Alachua, FL 32615  
Office: (386) 418-0500 Fax: (386) 462-9986  
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

**William R. Gore**  
PROFESSIONAL LAND SURVEYORS, INC.  
1804 CENTRAL AVE AUGUSTA, GEORGIA 30904  
TEL: (706) 738-8771 FAX: (706) 736-6249

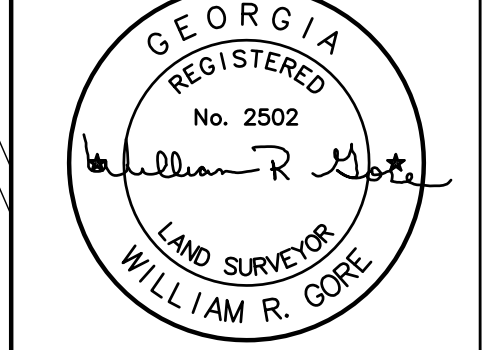
DRAWN BY: WRG CHECKED BY: WRG JOB #:

- SURVEYOR'S NOTES**
1. BASIS OF BEARING GRID NORTH
  2. SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN WERE MARKER BY GPRS UNDERGROUND LOCATION SERVICE.
  3. THIS IS A SITE SPECIFIC PURPOSE SURVEY AND DOES NOT INCLUDE THE PARENT PARCEL.
  4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
  5. SYMBOLS DEPICTED NOT TO SCALE.
  6. LAND OWNER/CLIENT: CSX, 500 WATER STREET JACKSONVILLE, FL, 32202
  7. TITLE REPORT

**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY TO

WILLIAM R. GORE PROFESSIONAL LAND SURVEYING  
*William R. Gore*

WILLIAM R. GORE  
LAND SURVEYOR - GA. 2502  
Date: 03/31/2023



- LEGEND**
- (---) : CENTERLINE OF ROAD.
  - C/L : CENTERLINE OF ROAD.
  - R/W : RIGHT OF WAY.
  - P.O.B. : POINT OF BEGINNING.
  - P.O.C. : POINT OF COMMENCEMENT.
  - X : FENCE AS NOTED.
  - OH : OVER HEAD UTILITY LINES.
  - : WOOD UTILITY POLE.
  - : ELECTRIC TRANSFORMER.
  - ▭ : FIBEROPTIC BOX.
  - ⊞ : TELCO PEDESTAL.
  - WM : WATER METER.
  - CTV : CABLE TELEVISION

NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO EASEMENTS, SETBACKS, OR REGULATIONS NOT SHOWN ON THIS PLAT BUT WHICH MAY BE ON RECORD IN THE CLERK OF COURT'S OFFICE

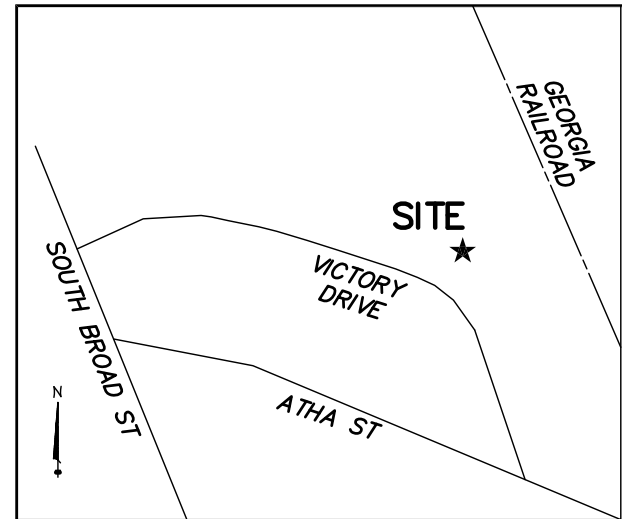
**FLOOD NOTE:** THE PORTION OF THIS PROPERTY USED FOR PROPOSED CELL TOWER IS NOT LOCATED IN A 100-YR. FLOOD PLAIN ACCORDING TO FEMA MAP NO. 13157C0275C, DATED 12/17/2010.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 435,009 FEET.

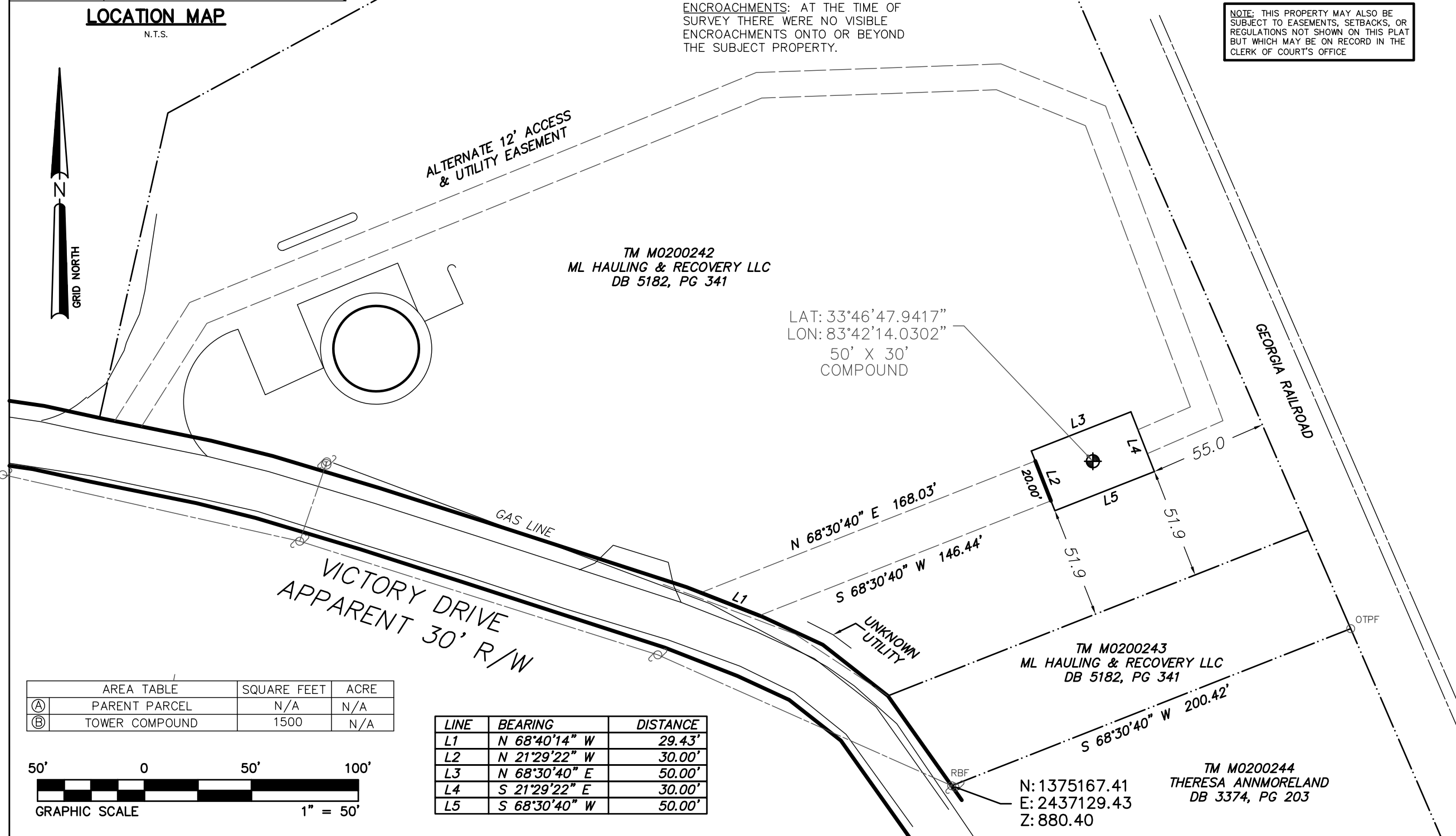
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,990 FEET, AND AN 0-00-03

POINT AND WAS ADJUSTED USING THE COMPASS RULE.

**ENCROACHMENTS:** AT THE TIME OF SURVEY THERE WERE NO VISIBLE ENCROACHMENTS ONTO OR BEYOND THE SUBJECT PROPERTY.

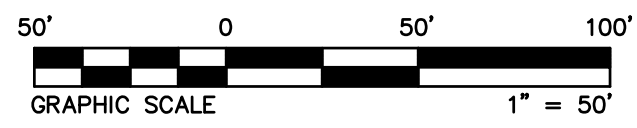


**LOCATION MAP**  
N.T.S.



AREA TABLE	SQUARE FEET	ACRE
(A) PARENT PARCEL	N/A	N/A
(B) TOWER COMPOUND	1500	N/A

LINE	BEARING	DISTANCE
L1	N 68°40'14" W	29.43'
L2	N 21°29'22" W	30.00'
L3	N 68°30'40" E	50.00'
L4	S 21°29'22" E	30.00'
L5	S 68°30'40" W	50.00'





**LEGEND**

- PARENT PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- EASEMENT/LEASE CORNER
- Ⓜ EXIST. METER
- Ⓣ EXIST. TRANSFORMER
- Ⓜ EXIST. UTILITY POLE
- Ⓜ EXIST. TELCO PEDESTAL
- ⊙ PROPERTY CORNER
- -4650- - EXIST. CONTOUR LINE
- /// EDGE OF PAVEMENT
- -OHW- - OVERHEAD WIRE
- - -F- - BURIED FIBER
- - -G- - GAS LINE
- -R/W- - RIGHT-OF-WAY
- X - FENCE
- ~ EXISTING TREE LINE

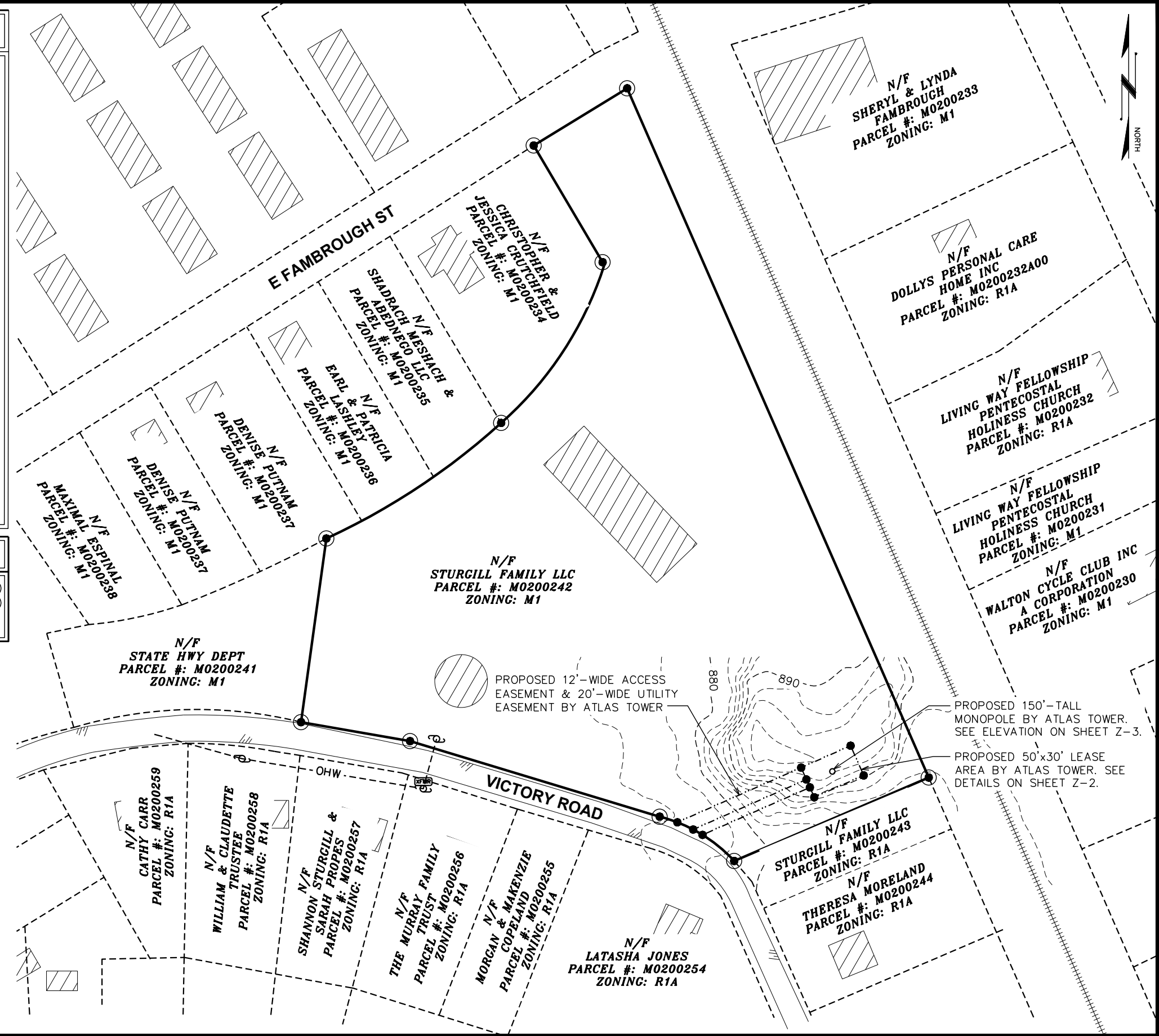
**TOWER COORDINATES**

LATITUDE: N 33° 46' 47.7006" (NAD '83)  
 LONGITUDE: W 83° 42' 14.1012" (NAD '83)

**NOTE:**  
 SITE LAYOUT WAS PREPARED USING AERIAL IMAGERY FROM GOOGLE MAPS AND GIS INFORMATION FROM WALTON COUNTY. FOR CORRECTIVE ACTION, PLEASE CONTACT TOWER ENGINEERING PROFESSIONALS.

**SITE PLAN**

SCALE: 1" = 100'



PROJECT INFORMATION:  
**STURGILL**  
 121 VICTORY DR  
 MONROE, GA 30655  
 (WALTON COUNTY)

PLANS PREPARED FOR:  
  
 Office: (888) 609-9596

PLANS PREPARED FOR:  
  
 3002 BLUFF ST, SUITE 300  
 BOULDER, CO 80301  
 Office: (888) 609-9596

PLANS PREPARED BY:  
  
**TOWER ENGINEERING PROFESSIONALS**  
 500 E. 84TH AVE, SUITE C10  
 THORNTON, CO 80229  
 OFFICE: (303) 566-9914  
 www.tepgroup.net

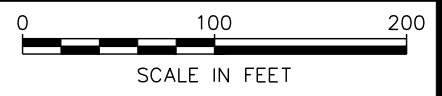
SEAL:

REV	DATE	ISSUED FOR:
I	04-05-23	ZONING
O	03-01-23	ZONING

DRAWN BY: KES CHECKED BY: NMC

SHEET TITLE:  
**SITE PLAN**

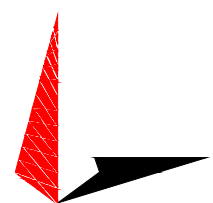
SHEET NUMBER: **Z-1** REVISION: **1**  
 TEP#329398.391269

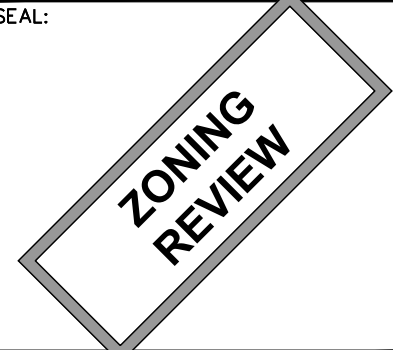


PROJECT INFORMATION:  
**STURGILL**  
 121 VICTORY DR  
 MONROE, GA 30655  
 (WALTON COUNTY)

PLANS PREPARED FOR:  
  
 Office: (888) 609-9596

PLANS PREPARED FOR:  
  
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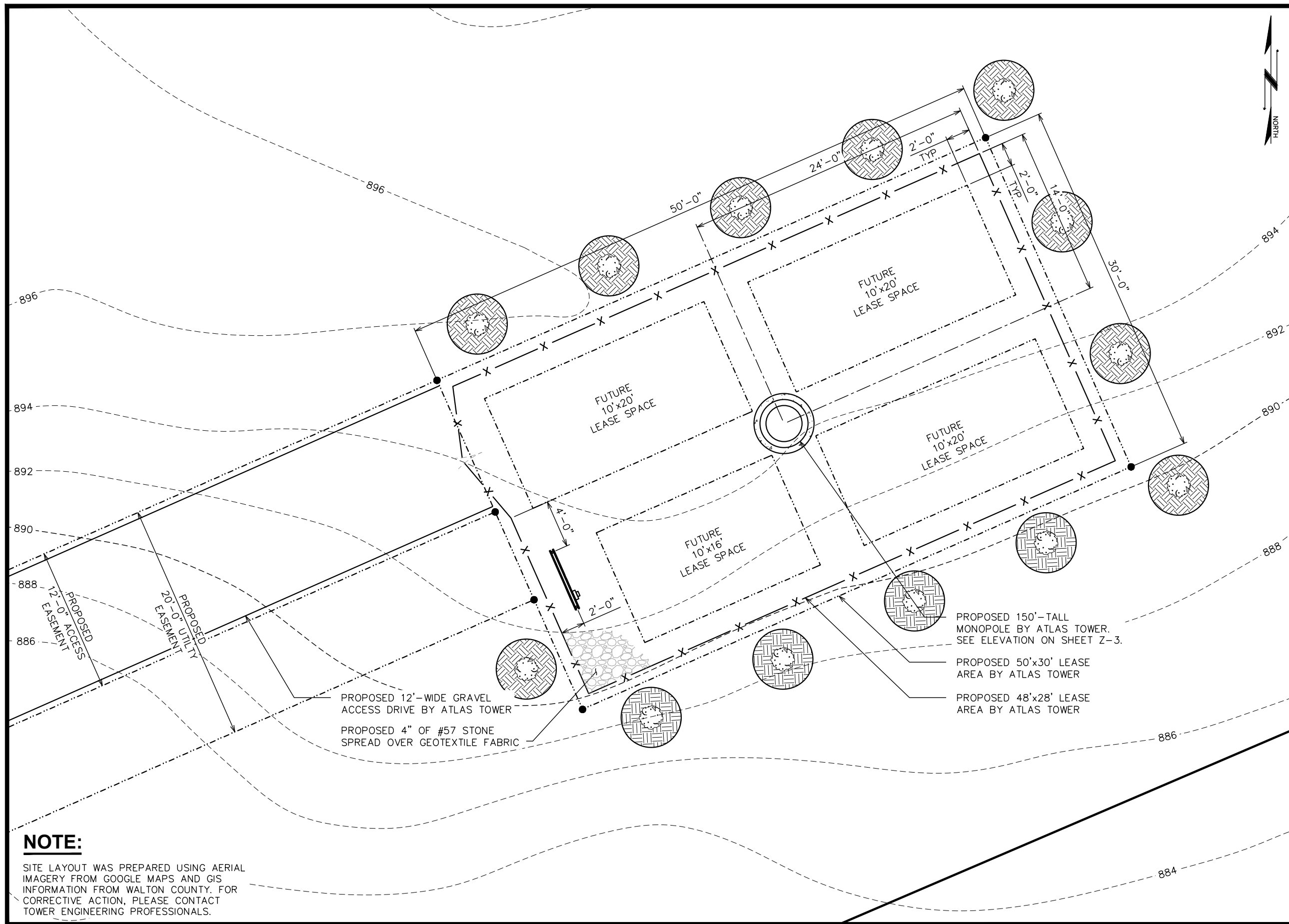
SEAL:  


REV	DATE	ISSUED FOR:
I	04-05-23	ZONING
O	03-01-23	ZONING

DRAWN BY: KES | CHECKED BY: KES

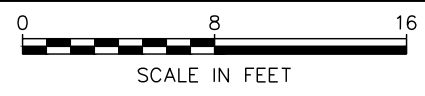
SHEET TITLE:  
**COMPOUND  
 DETAIL**

SHEET NUMBER: **Z-2** | REVISION: **1**  
 TEP#329398.391269



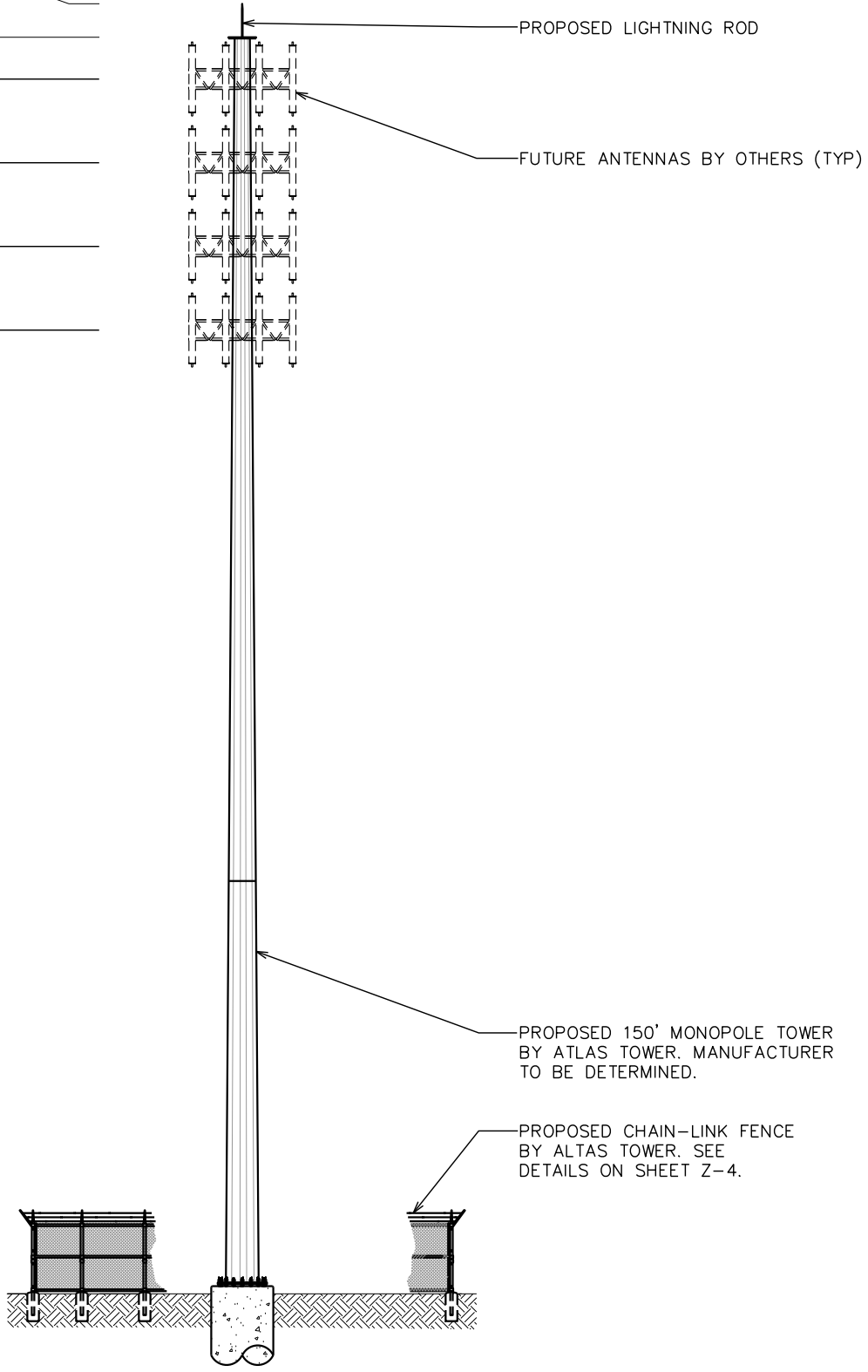
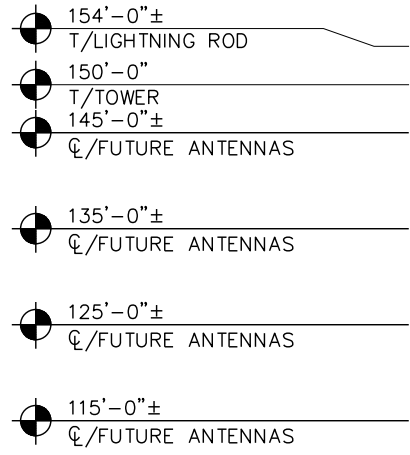
**NOTE:**  
 SITE LAYOUT WAS PREPARED USING AERIAL  
 IMAGERY FROM GOOGLE MAPS AND GIS  
 INFORMATION FROM WALTON COUNTY. FOR  
 CORRECTIVE ACTION, PLEASE CONTACT  
 TOWER ENGINEERING PROFESSIONALS.

**COMPOUND DETAIL**  
 SCALE: 1/8" = 1'-0"



**NOTES:**

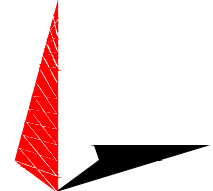
1. TOWER TO BE REMAIN GALVANIZED COLOR.
2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX ROUTED INSIDE TOWER WITH HOISTING GRIPS.
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.



PROJECT INFORMATION:  
**STURGILL**  
121 VICTORY DR  
MONROE, GA 30655  
(WALTON COUNTY)

PLANS PREPARED FOR:  
**WiBlue Inc.**  
Office: (888) 609-9596

PLANS PREPARED FOR:  
**ATLAS TOWER**  
USA • INTERNATIONAL  
3002 BLUFF ST, SUITE 300  
BOULDER, CO 80301  
Office: (888) 609-9596

PLANS PREPARED BY:  
  
**TOWER ENGINEERING PROFESSIONALS**  
500 E. 84TH AVE, SUITE C10  
THORNTON, CO 80229  
OFFICE: (303) 566-9914  
www.tepgroup.net

SEAL:  
**ZONING REVIEW**

REV	DATE	ISSUED FOR:
I	04-05-23	ZONING
O	03-01-23	ZONING

DRAWN BY: KES | CHECKED BY: KES

SHEET TITLE:  
**TOWER ELEVATION**


SHEET NUMBER: **Z-3** | REVISION: **1**  
TEP#329398.391269

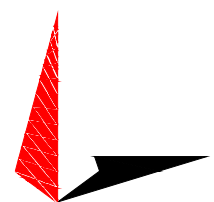
**TOWER ELEVATION**  
SCALE: 1" = 20'

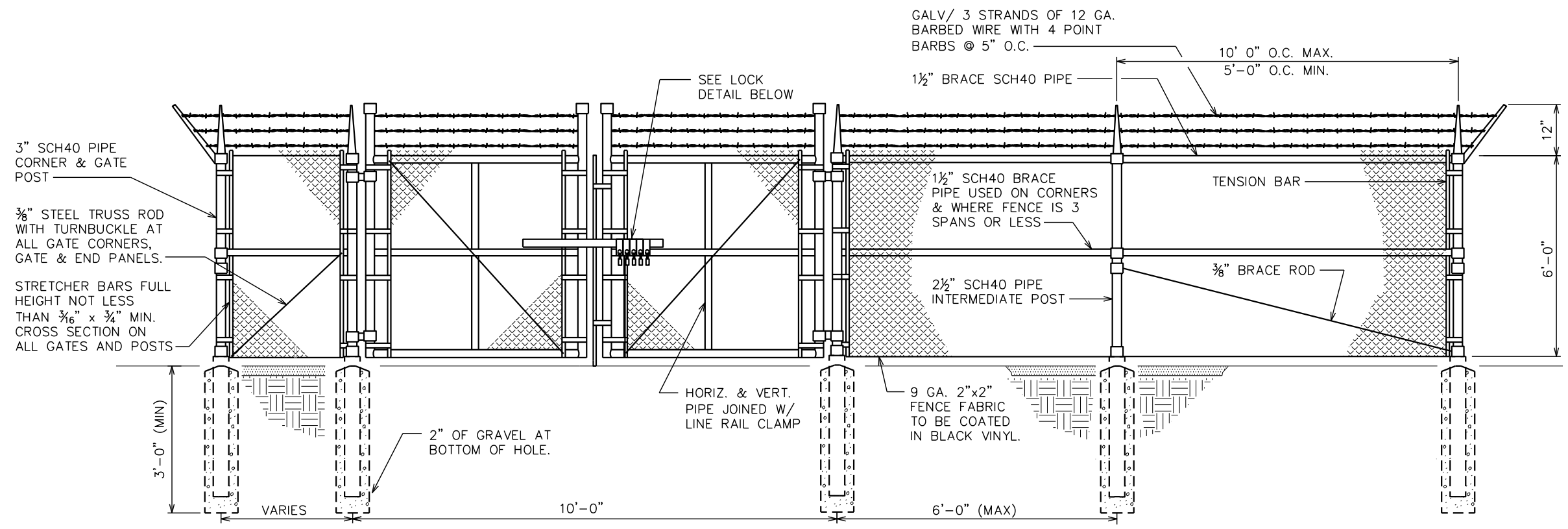


PROJECT INFORMATION:  
**STURGILL**  
 121 VICTORY DR  
 MONROE, GA 30655  
 (WALTON COUNTY)

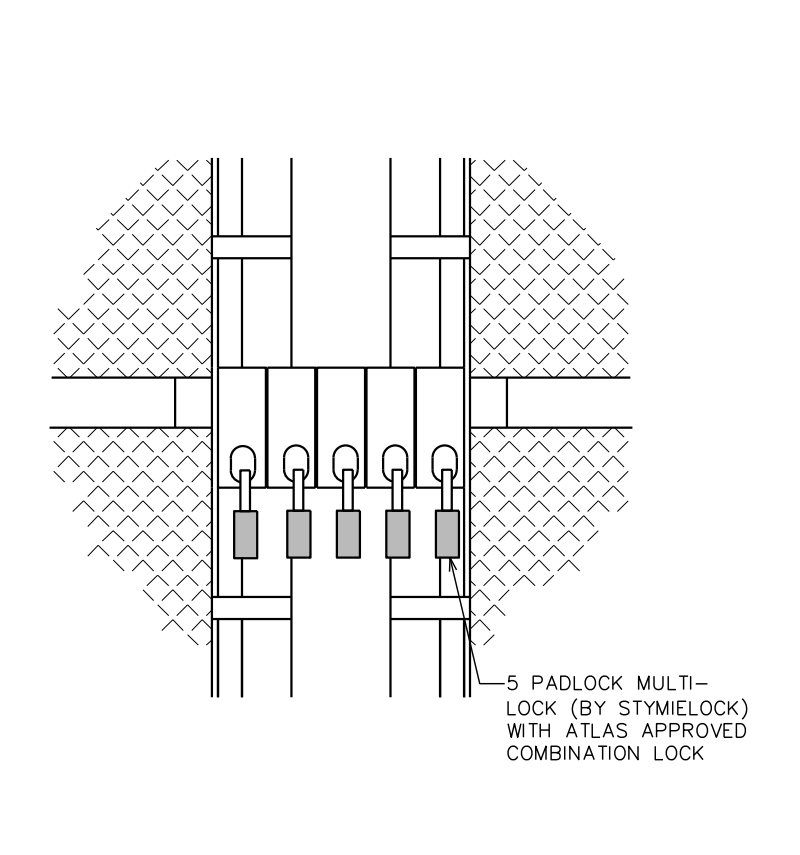
PLANS PREPARED FOR:  
  
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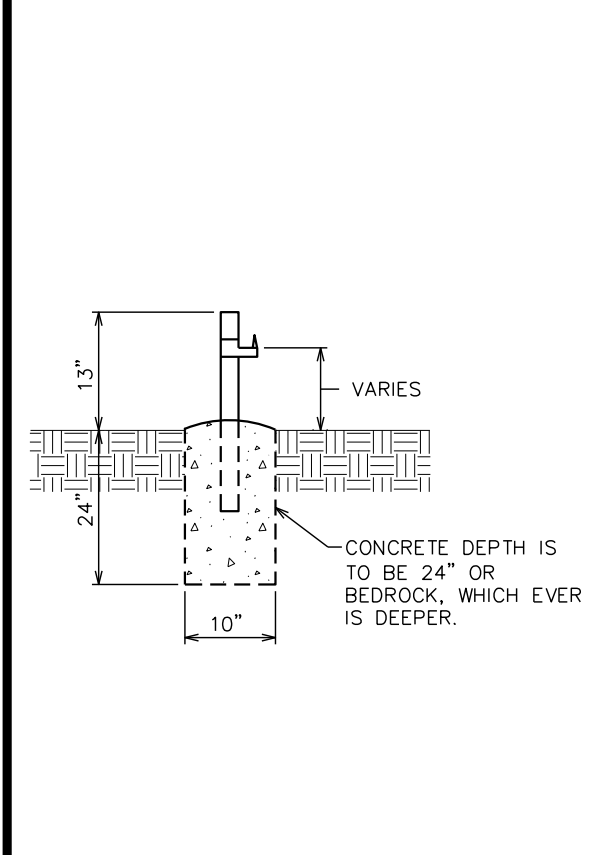
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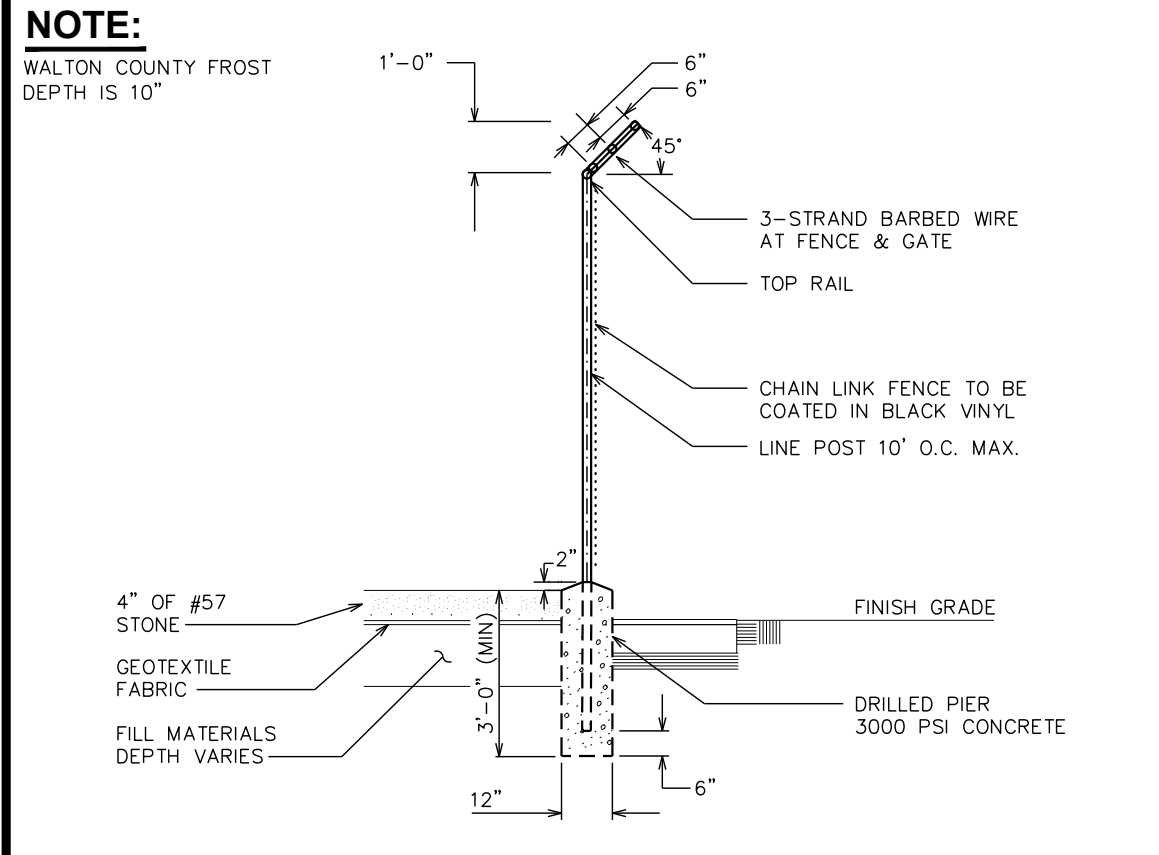
**TYPICAL FENCE ELEVATION**  
 SCALE: N.T.S.



**GATE LOCK DETAIL**  
 SCALE: N.T.S.




**GATE STOP/KEEPER DETAIL**  
 SCALE: N.T.S.



**FENCE / BARBED WIRE ARM DETAIL**  
 SCALE: N.T.S.

**NOTE:**  
 WALTON COUNTY FROST DEPTH IS 10"

SEAL:  


REV	DATE	ISSUED FOR:
1	04-05-23	ZONING
0	03-01-23	ZONING

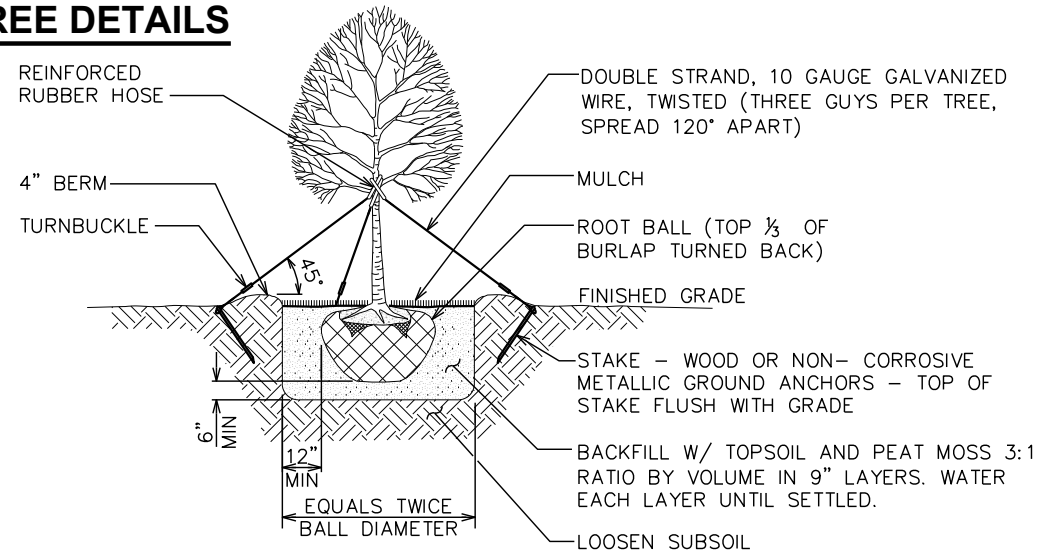
DRAWN BY: KES CHECKED BY: KES

SHEET TITLE:  
**FENCE DETAILS**

SHEET NUMBER: **Z-4** REVISION: **1**  
 TEP#329398.391269



**TREE DETAILS**

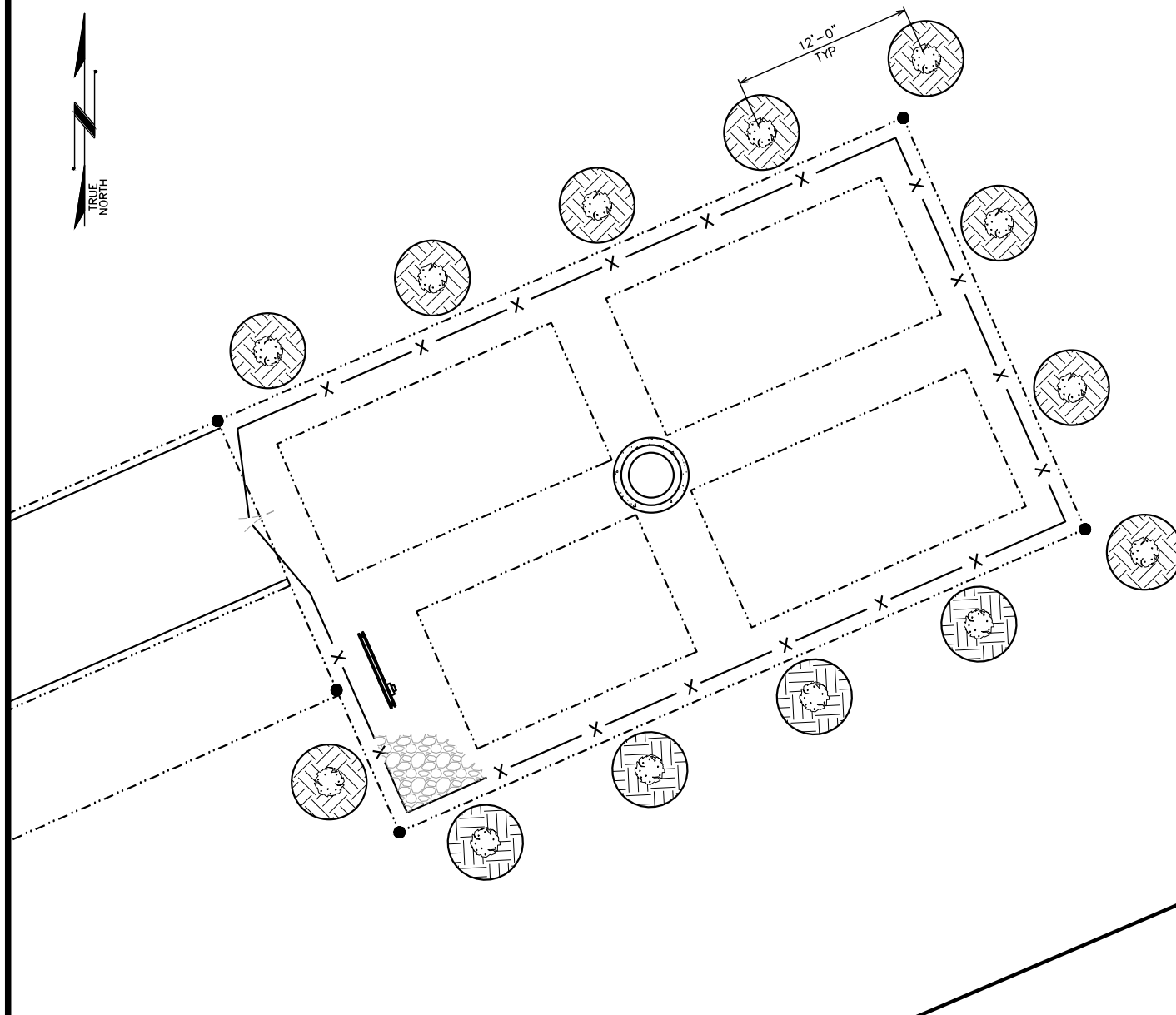


**GENERAL LANDSCAPING NOTES**

1. TOPSOIL TO BE PROVIDED BY SITE CONTRACTOR IN ROUGH GRADE TO WITHIN 1" OF FINISH GRADE.
2. EACH PLANT TO BE IN THE TOP OF ITS CLASS AFTER SHEARING AND PRUNING.
3. EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, AND MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
4. PLANTS SHALL CONFORM TO THE AMERICAN STANDARD OF NURSERY STOCK, ANSI Z60.1-1973 IN REGARD TO SIZING, GROWING, AND B&B SPECIFICATIONS.
5. CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION AREA IDENTIFIED AS "TO REMAIN" FROM DAMAGE BY EQUIPMENT AND CONSTRUCTION ACTIVITIES.

**TREE PLANTING NOTES:**

1. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6" OVER THE ENTIRE AREA.
2. FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
3. DURING THE DESIGN PHASE, CONFIRM THAT THE WATER DRAINS OUT OF THE SOIL; USE TOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATIVE DRAINAGE SYSTEM AS REQUIRED.
4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS UNTIL ESTABLISHED.
5. BEFORE PLANTING, ADD 3-4" OF WELL COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO 6" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL.
6. DO NOT WRAP TRUNK; MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH SIDE IN THE FIELD.
7. AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.



**LANDSCAPING PLAN**

SCALE: 3/32" = 1'-0"

PROJECT INFORMATION:

**STURGILL**

121 VICTORY DR  
MONROE, GA 30655  
(WALTON COUNTY)

PLANS PREPARED FOR:



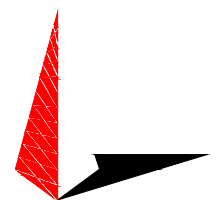
Office: (888) 609-9596

PLANS PREPARED FOR:



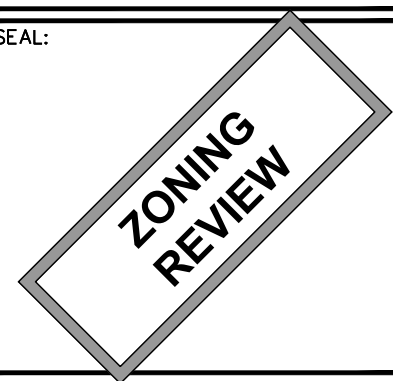
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SEAL:



**PLANTING SCHEDULE**

ITEM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT REQ.	SPREAD/CALIPER	SPACING	REMARKS
<b>TREES</b>							
①	13	ACER RUBRUM	MAPPLE RED	4'-0" (MIN)	5' (MAX)	15'-0"	SHOWN AS TREE
<b>MULCH</b>							
②	1,025± SQ FT	-	MULCH	-	-	-	APPLY 3"-4" DEEP FROM THE TRUNKLINE TO THE DRIPLINE IN 5' RINGS AROUND THE TREES. FOR GROUND COVER APPLY 1"-2" DEEP.

REV	DATE	ISSUED FOR:
1	04-05-23	ZONING
0	03-01-23	ZONING

DRAWN BY: KES | CHECKED BY: NMC

SHEET TITLE:  
**LANDSCAPING PLAN**

SHEET NUMBER: **Z-5** | REVISION: **1**  
TEP#329398.39 | 269