



Planning Commission Meeting

AGENDA

Tuesday, February 15, 2022

5:30 PM

215 N. Broad St.

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

[1.](#) Previous Meeting Minutes January 18, 2022

IV. **REPORT FROM CODE ENFORCEMENT OFFICER**

V. **PUBLIC HEARINGS**

[1.](#) Request for COA: Wall Signs--703 W. Spring St.

[2.](#) Request for COA: Site Improvements--118 N. Wayne St.

[3.](#) Request for COA: Demolition and Site Redevelopment--730 Hwy 138

VI. **RECOMMENDATIONS ON REQUESTS**

VII. **OLD BUSINESS**

VIII. **NEW BUSINESS**

IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MEETING MINUTES—January 18, 2022
DRAFT**

Present: Mike Eckles, Randy Camp, Chase Sisk, Rosalind Parks

Absent: Nate Treadaway

Staff: Patrick Kelley—Director of Code
Brad Callender—City Planner
Logan Propes—City Administrator

Visitors: Rick Huszack, Wesley Sisk, Hunter Blair, Buck Holder

Call to Order by Chairman Eckles at 5:30pm

Chairman Eckles asked for any changes, corrections, or additions to the December 21, 2021 minutes.

Motion to approve minutes

Motion Camp. Second Sisk.
Motion carried

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

Public Hearing Opened at 5:33pm

First Item of Business: is Rezone Case #569, a request to rezone ±16.442 acres at 120 Vine St from MH (Manufactured Housing District) to PID (Planned Industrial District). The property is currently developed as a manufactured home park, but has not functioned as an operating manufactured home park since late 2019. The applicant, Down to Earth Properties, is requesting a rezone to develop the property into a planned industrial development for a clean energy biofuels facility and a bulk oil and gas distribution facility. Staff recommends approval. Representatives from Brown Oil and Down to Earth Properties spoke on behalf of the project.

Chairman Eckles: Will Brown Oil be moving everything out to Vine St?

Wesley Sisk: Yes, except for the convenience store. We hope to the have downtown property redeveloped in two years into something more conforming for downtown.

Chairman Eckles: What are going to do with your warehouse?

W. Sisk: Not sure yet, we have been talking to DDA for ideas on redevelopment.

Hunter Blair had one correction for the PID under NAICS #311613—Rendering and Meat Byproduct Processing. Down to Earth Properties would like to exclude any animal carcasses, hides, bones, meat scraps, blood, or organs. Collecting and processes used cooking oil from

restaurants falls under the definition of rendering but they are not a true rendering facility. They are not a slaughterhouse and would not like to bring a slaughterhouse to Monroe. Their specialty is grease traps—restaurant, industrial, and commercial. Some of the grease collected by Down to Earth Properties has to be reheated to return the cooking oil back into a liquid which meets the definition of rendering.

Propes: We want to make sure the way the language is crafted, that we do not end up allowing raw source rendering.

Camp: Will the plant on Jersey Rd remain as is?

Blair: It will remain as is except all of the semi traffic will move to the new location.

Camp: Does what you are doing emit fumes?

Blair: It can, but not typically.

Parks: What happens to the product once you are done with it?

Blair: It gets shipped to Louisiana. Two of the largest biodiesel facilities in the United States are outside of New Orleans. Our product is shipped to a subsidiary of Valero to be turned into a renewable diesel.

Chairman Eckles: Is anyone present to speak in opposition? None

Public Hearing Closed at 5:50pm

Chairman Eckles entertained a motion:

Motion to approve with the condition to remove NAICS #311613—Rendering and Meat Byproduct Processing from the land uses within the PID

Motion Camp. Second Parks
Motion Carried

Note: Due to a direct relationship with the applicant, Commissioner Sisk recused himself from voting and questions. He recused himself after the Code Officer’s report on Rezone Case #569 but before the applicant presented any information to the Commission.

Public Hearing Opened at 5:51pm

Second Item of Business: is Zoning Code Text Amendment #13. The proposed amendment covers Section 644.2—to reduce the minimum parcel size requirement for Monroe and Walton Mills Historic Overlay District developments from one acre to four-tenths (0.4) of an acre or 17,424 sf and Section 643.3 to remove the Central Business District from the Corridor Design Overlay standards. The CBD has its own standards for obtaining a COA and it is redundant to make applicants go through the process twice. Staff crafted the amendments and recommends approval as presented.

Chairman Eckles: Are there any questions?

Parks: Any reason you went for four-tenths of an acre instead of half an acre?

Callender: The goal is to create flexibility inside the MHDO for those properties that are less than one acre in size.

Kelley: In the 15 or 16 years since this language has been in the ordinance, it has never been used. We are hoping to spur some development by lowering the minimum acreage.

Sisk: Where do these properties exist?

Kelley: The MHDO is in the area surrounding the old mills.

Chairman Eckles: Is anyone present to speak in opposition? None

Public Hearing Closed at 5:56pm

Chairman Eckles entertained a motion;
Motion to Approve as presented

Motion Parks. Second Sisk
Motion carried

Old Business: None
New Business: None

Chairman Eckles entertained a motion to adjourn

Motion Sisk. Second Camp
Motion Carried, 5:57pm



To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 02-04-2022
Subject: CERTIFICATE OF APPROPRIATENESS CASE #567, 703 W Spring St for wall signage

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

Recommendation: Staff recommends approval of this Certificate of Appropriateness request with the condition that prior to the issuance of any sign permits, the existing non-conforming pylon sign located in the Northwest corner of the property shall be removed.

Background: Formerly a pharmacy / drug store being repurposed as a hardware store.

Attachment(s): Application, Staff report and supporting documentation.



**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 567

DATE: February 4, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Signs Unlimited, Inc.

PROPERTY OWNER: RJV Corp

LOCATION: South side of W Spring Street – 703 W Spring Street

ACREAGE: ±1.57

EXISTING ZONING: B-1 (Neighborhood Commercial District)

EXISTING LAND USE: Hardware store

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application in order to allow new wall signs on the hardware store.

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: February 15, 2022

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to allow new wall signs on an existing building. The building was formerly occupied by a pharmacy. The building will now be occupied by a hardware store. There are two street frontages for the existing building. The applicant proposes to place a wall sign facing each street frontage. The previous wall signs for this building were removed by the former occupant which now requires the new signs to undergo consideration for a Certificate of Appropriateness application.

PROPOSED PROJECT SUMMARY:

- Wall Signs – Ace Hardware
 - Proposed Wall Signs
 - 1 Sign per street frontage
 - Sign Face Areas – ±96.15 Sf (6’6”X14’9.5”)
 - Materials – painted aluminum with backlit LED lighting

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:

Examples of signage to be placed on the building were included on the building elevations. The proposed wall signs appear to meet the general criteria for signs outlined in Sections 643A.5 and 1250.2(2) of the Zoning Ordinance. No examples of any proposed ground or monument signs were included in the elevations. An existing non-conforming free standing sign is located in the northwest corner of the property. Prior to granting permits to construct the new signs, the existing non-conforming sign should be removed. Staff has added a condition at the end of this report to address this issue.

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 install new wall signs, subject to the following conditions:

1. Prior to the issuance of any sign permits, the existing non-conforming free standing sign located in the northwest corner of the property shall be removed.



City of Monroe

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

PLANNING COMMISSION COA REQUEST

PERMIT #:	567	DESCRIPTION:	COA-PLANNING & ZONING
JOB ADDRESS:	703 W SPRING ST	LOT #:	
PARCEL ID:	M0060296	BLK #:	
SUBDIVISION:		ZONING:	B-1
ISSUED TO:	Signs Unlimited Inc	CONTRACTOR:	SIGNS UNLIMITED
ADDRESS:	6801 Mt. Hermon Church Rd	ADDRESS:	
CITY, STATE ZIP:	Durham NC 27705	CITY, STATE ZIP:	00000
PHONE:	919-552-8689	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	1/07/2022
VALUATION:	\$ 0.00	EXPIRATION:	7/06/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

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 new signage at 703 W Spring St on February 15, 2022 at 5:30pm 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)

1/17/22
DATE



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

Receipt Number: R00313989

Cashier Name: LAURA WILSON

Terminal Number: 34

Receipt Date: 1/7/2022 2:04:26 PM

9

Transaction Code: BP - Building Projects Payment

Name: Signs Unlimited Inc \$100.00

Total Balance Due: \$100.00

Payment Method: Credit Card Reference: Visa-Authorized Amount: \$100.00

Total Payment Received: \$100.00

Change: \$0.00

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the issuer.

X _____

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness for proposed signs at 703 W Spring St. A public hearing will be held before the Monroe Planning Commission at the City Hall Auditorium at 215 N. Broad St. on February 15, 2022 at 5:30 P.M. All those having an interest should be present.

Please run on the following date:

January 30, 2022



Certificate of Appropriateness Application

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

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

Project Address: 703 W Spring St Parcel # _____

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

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

Property Owner: John Raines

Address: Same as project.

Telephone Number: 770 757 9770 Email Address: jsraines@att.net

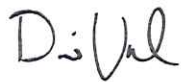
Applicant: <u>Signs Unlimited, Inc</u>	
Address: <u>6801-C Mt Hermon Church Rd, Durham NC 27705</u>	
Telephone Number: <u>919 552 8689</u>	Email Address: <u>desi@signsunlimitedusa.com</u>

Estimated cost of project: \$6000

Please submit the following items with your application:

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

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


Digitally signed by Desi Varsel
 DN: cn=Desi Varsel, o=Signs Unlimited, Inc,
 ou=Permit Technician,
 email=desi@signsunlimitedusa.com, c=US
 Date: 2022.01.07 10:54:21 -05'00'
1/7/22

Signature of Applicant Date

Section 1240(2) – Application for Permits. Revised 07/17/14

Applications for sign permits required by the City of Monroe Zoning Ordinance shall be filed by the sign owner or the owner’s agent with the City Code Enforcement Office.

All sign permit applications shall be processed for approval or denial within 45 days of receipt.

The application shall describe and set forth the following:

- (a) Name, address and telephone number of the property owner and applicant;
- (b) Address of building, structure, or lot to which or upon which the sign is to be attached or erected;
- (c) Position of the sign in relation to nearby buildings or structures and other signs. Setbacks from right-of-ways, property lines and easements;
- (d) One accurate scale drawing of the sign plans, specifications, and method of construction and attachment to the building or ground for the sign as well as scale drawing of the site showing driveways, structures, existing and proposed signs and any other limiting site features;
- (e) Name of person, firm, corporation, or association erecting the sign;
- (f) Name of business or activity at the address where the sign is to be erected if any;
- (g) Complete calculations establishing the area of sign;
- (h) Such other information as the Code Enforcement Officer shall require to show full compliance with this and all other ordinances of the city;
- (i) Written consent of the owner of the building or lot upon which the sign is to be erected; and
- (j) A written description of all signs located on the lot indicating the sign type, size and placement.

Thank You,
City of Monroe
Code Department

CITY OF MONROE CODE OFFICE
SIGN PERMIT APPLICATION
215 North Broad Street/P.O. Box 725
Monroe, Georgia 30655
PHONE: (770) 207-4674 email: dadkinson@monroega.gov

OFFICE HOURS: 8:00 a.m. – 5:00 p.m. PERMIT HOURS TIL 4:00PM

Property Address: 703 W Spring St

Owner Name: John Raines

Owner Address: Same as Project Telephone # (770) 757-9770

Business Name: Ace Hardware

Contractors Name: Signs Unlimited, Inc

Complete Current Address: 6801-C Mt Hermon Church Rd

City: Durham State: NC Zip: 27705

Phone # _____ Cell # (919) 552-8689 Fax# _____

Attach Business License

Permit type: (Commercial or Residential)

Sq. Ft. 96.15 Dimensions 78" x 177.5" Height _____

Monument/Ground Billboard Projected Wall Awning Banner Other

Lighted Electronic Aggregate area _____ Building Width _____

Site Plan must be included Distance of Sign from other signs _____

Total acreage of parcel _____ Consent of Owner

VALUE OF THE SIGN 3000


Digitally signed by Desi Varsel
DN: cn=Desi Varsel, o=Signs Unlimited, Inc,
ou=Permit Technician,
email=desi@signsunlimitedusa.com, c=US
Date: 2021.12.17 14:39:17 -0500

Desi Varsel

12/17/21

Signature of Applicant

Print Name

Date

**CITY OF MONROE CODE OFFICE
SIGN PERMIT APPLICATION**

215 North Broad Street/P.O. Box 725

Monroe, Georgia 30655

PHONE: (770) 207-4674 email: dadkinson@monroega.gov

OFFICE HOURS: 8:00 a.m. – 5:00 p.m. PERMIT HOURS TIL 4:00PM

Property Address: 703 W Spring St

Owner Name: John Raines

Owner Address: Same as Project Telephone # (770) 757-9770

Business Name: Ace Hardware

Contractors Name: Signs Unlimited, Inc

Complete Current Address: 6801-C Mt Hermon Church Rd

City: Durham State: NC Zip: 27705

Phone # _____ Cell # (919) 552-8689 Fax# _____

Attach Business License

Permit type: (Commercial or Residential)

Sq. Ft. 96.15 Dimensions 78" x 177.5" Height _____

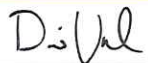
Monument/Ground Billboard Projected Wall Awning Banner Other

Lighted Electronic Aggregate area _____ Building Width _____

Site Plan must be included Distance of Sign from other signs _____

Total acreage of parcel _____ Consent of Owner

VALUE OF THE SIGN 3000



Digitally signed by Desi Varsel
DN: cn=Desi Varsel, o=Signs Unlimited, Inc,
ou=Permit Technician,
email=desi@signsunlimitedusa.com, c=US
Date: 2021.12.17 14:40:04 -0500

Desi Varsel

12/17/21

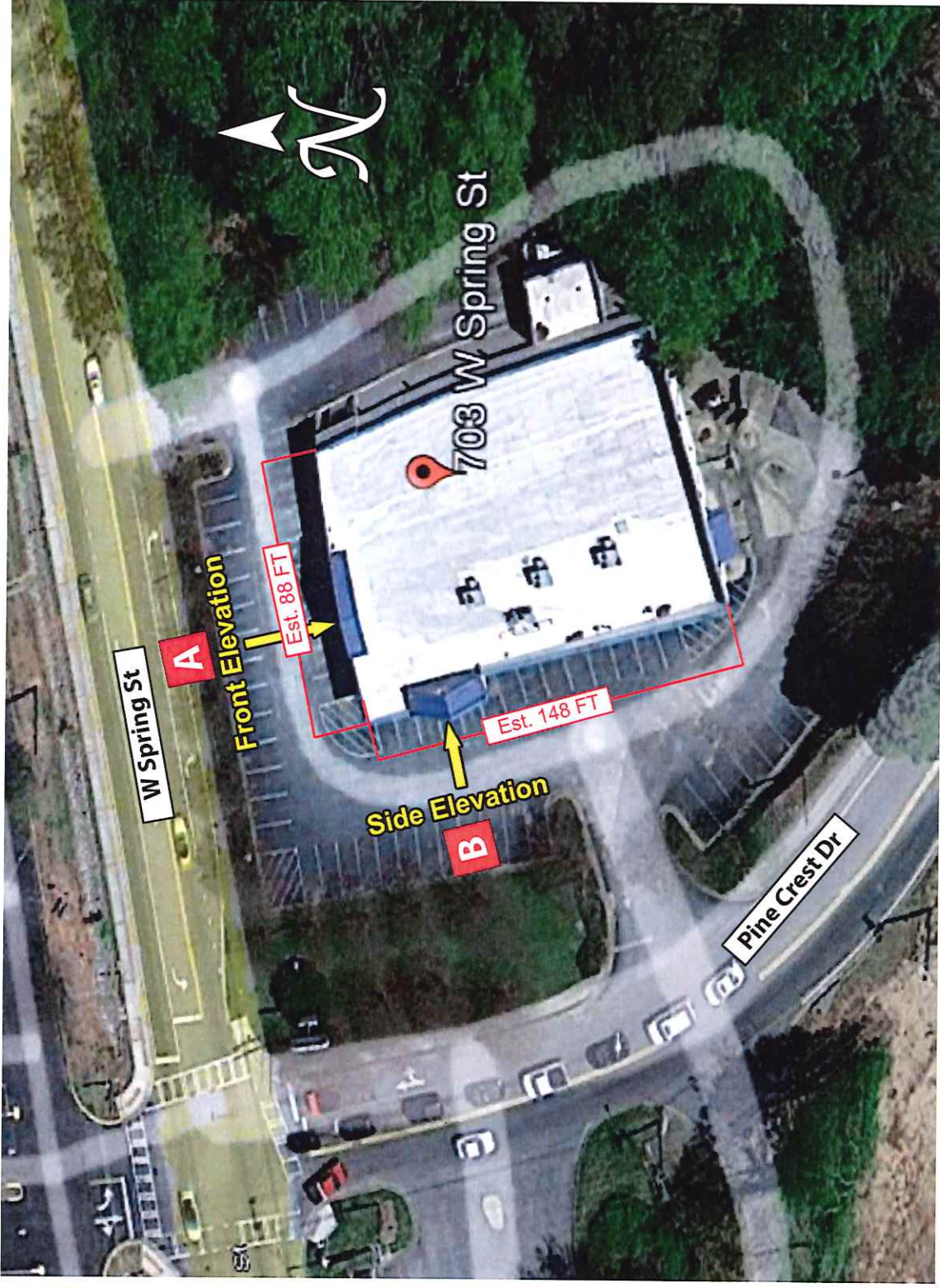
Signature of Applicant

Print Name

Date

ACE Hardware
 703 W Spring St
 Monroe, GA 30655

Site Plan



Claude Ballbe
 919-552-8689
 12.17.21

Approval Signature:

Please check all spelling, quantities, colors, and materials before approving

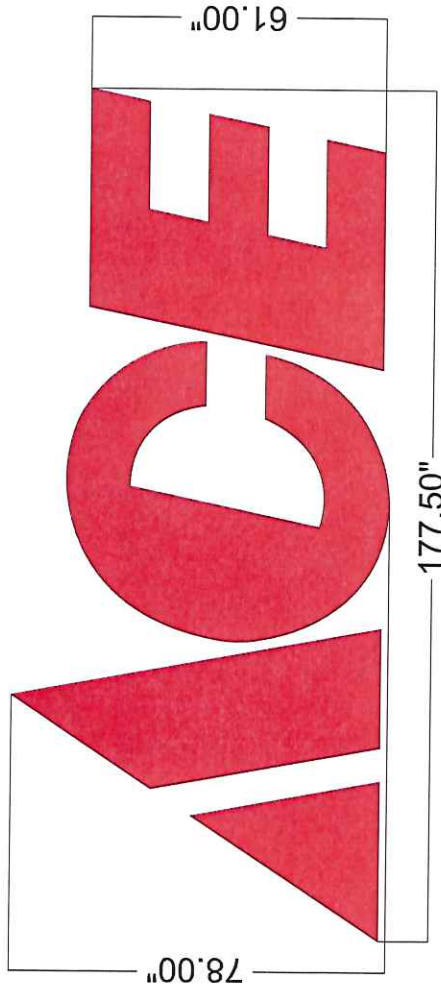
claude@signsunlimitedusa.com
 www.signsunlimitedusa.com
 Underwriters Laboratories Inc. • UL File # E228670

Notes:

SIGNS UNLIMITED
 communicate your identity
 6801 Mount Hermon Church Rd, Building C
 Durham, NC 27705

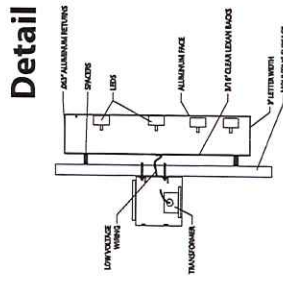
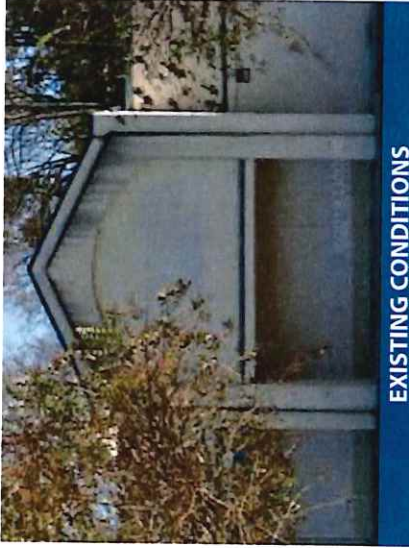
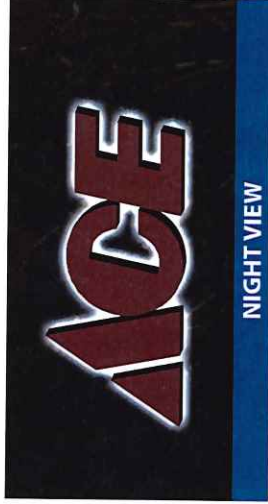
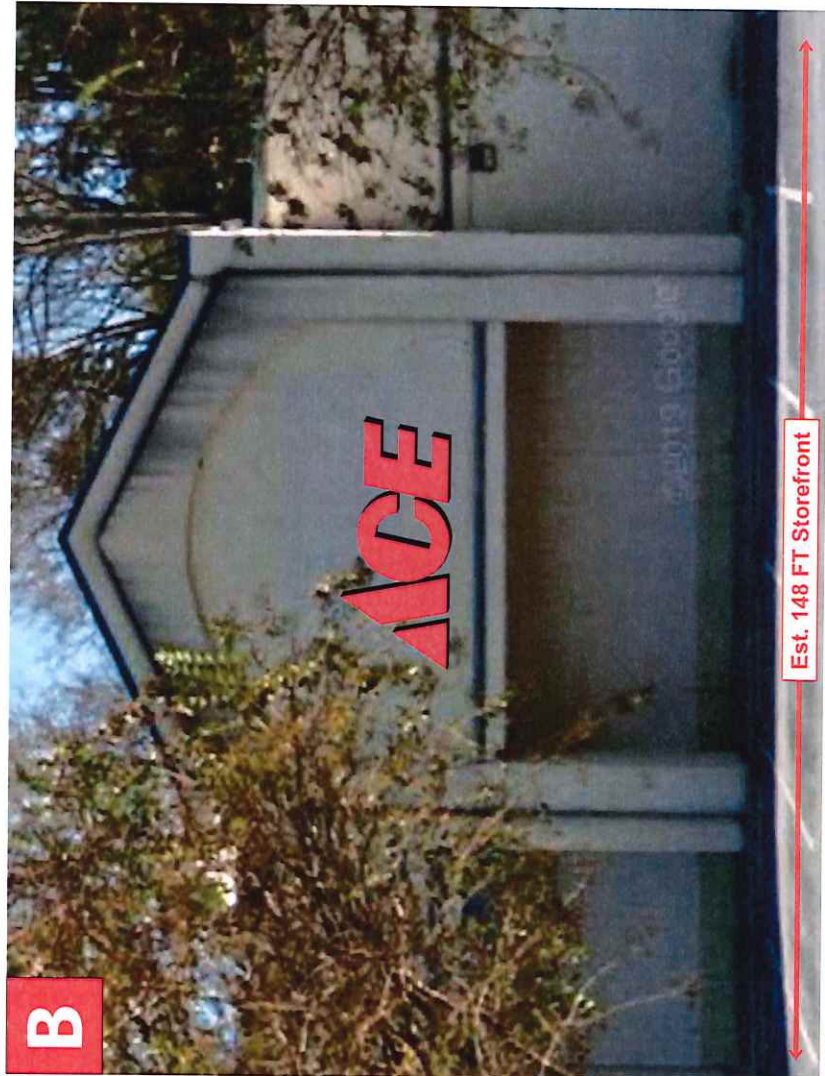
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ACE Hardware
703 W Spring St
Monroe, GA 30655



Channel Letters - Halo-Lit
Side Facade

- Quantity:** 1
- Material:** .063 Painted Aluminum
- Letter Depth:** 3"
- Letter Front:** Painted To Match PMS 186 C (Red)
- Letter Exterior:** Painted Black
- Letter Interior:** Gloss White
- Internal Illumination:** White LED's
- Spacers:** 1.50"
- Mounting:** Studded w/ Spacers to Fascia
- Sq. Ft. Signage:** 96.15
- Sq. Ft. Allowance:** TBD



EXISTING CONDITIONS

Please check all spelling, quantities, colors, and materials before approving

Approval Signature:

claude@signsunlimitedusa.com

www.signsunlimitedusa.com

10/22/21



UL File # E228870

NEED SURVEY TO CONFIRM SCALE PRIOR TO MANUFACTURE

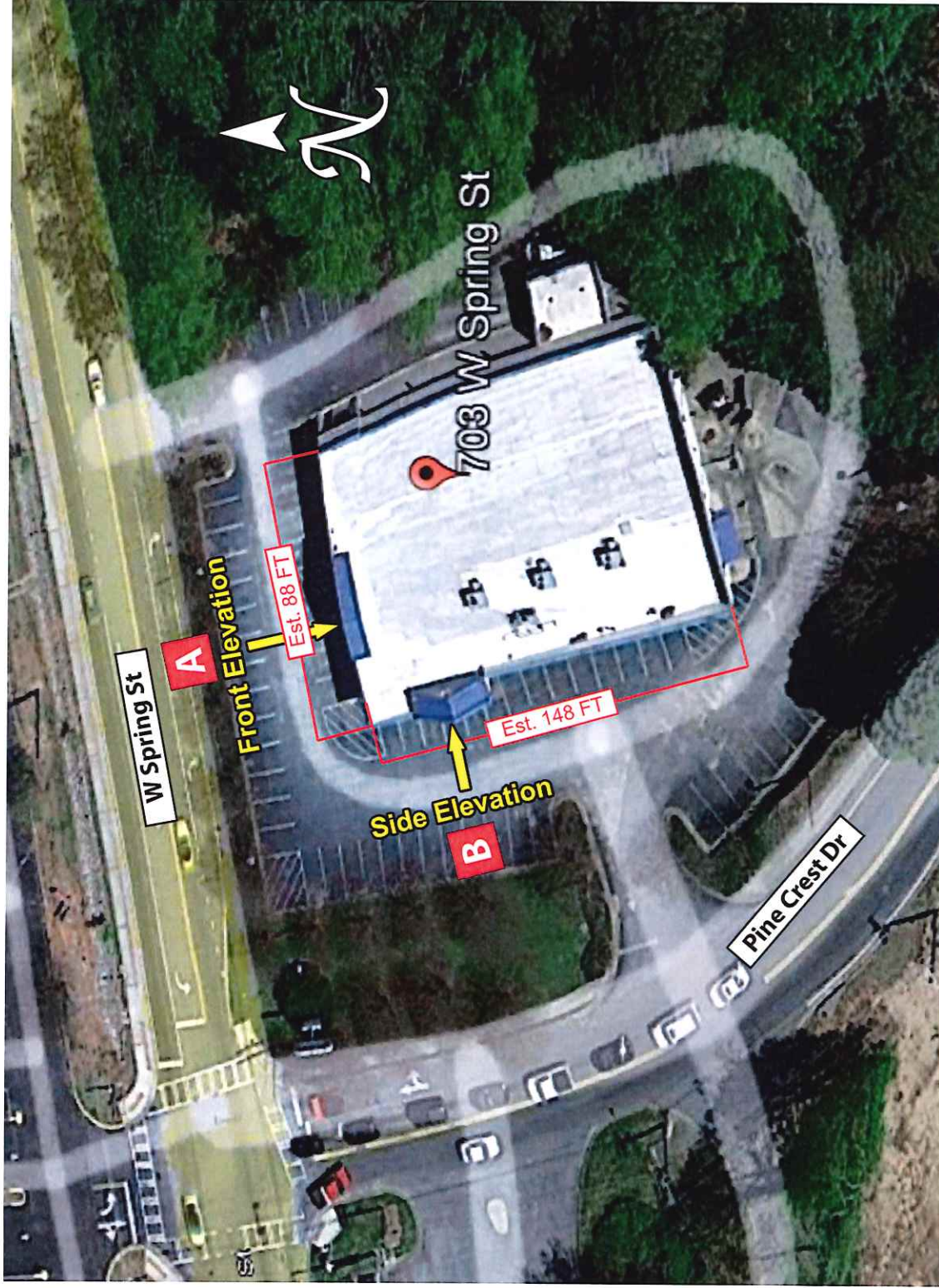
Notes:

SIGNS UNLIMITED
communicate your identity

6801 Mount Hermon Church Rd, Building C
Durham, NC 27705

ACE Hardware
 703 W Spring St
 Monroe, GA 30655

Site Plan



Claude Ballbe
 919-552-8689
 12.17.21

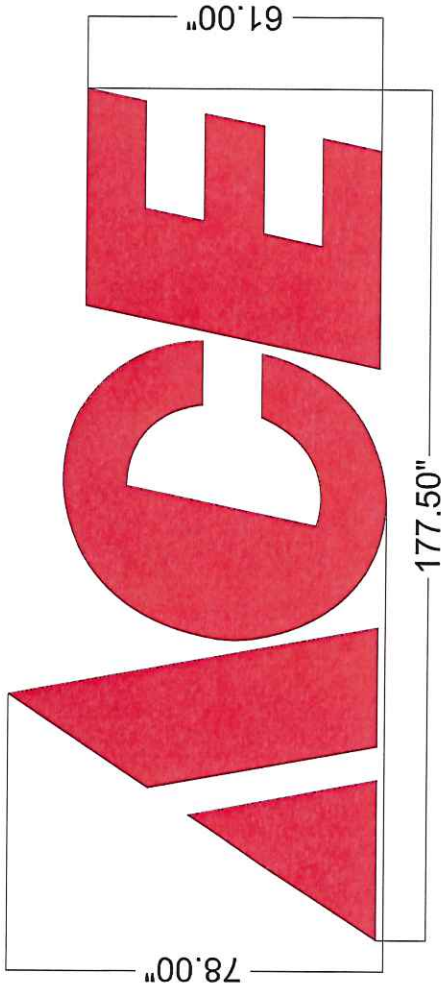
Approval Signature:

Please check all spelling, quantities, colors, and materials before approving

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 communicate your identity
 6801 Mount Hermon Church Rd, Building C
 Durham, NC 27705

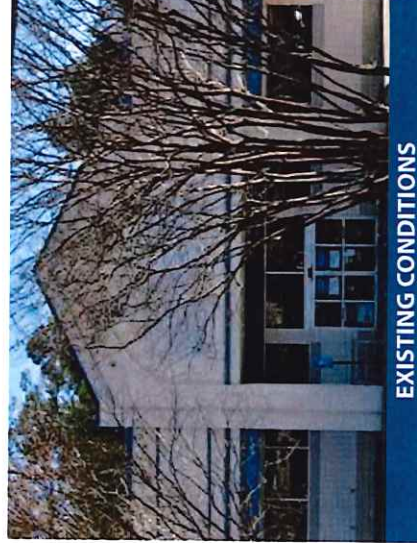
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ACE Hardware
 703 W Spring St
 Monroe, GA 30655

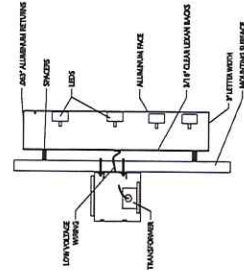


Channel Letters - Halo-Lit
Front Facade

- Quantity:** 1
- Material:** .063 Painted Aluminum
- Letter Depth:** 3"
- Letter Front:** Painted To Match PMS 186 C (Red)
- Letter Exterior:** Painted Black
- Letter Interior:** Gloss White
- Internal Illumination:** White LED's
- Spacers:** 1.50"
- Mounting:** Studded w/ Spacers to Fascia
- Sq. Ft. Signage:** 96.15
- Sq. Ft. Allowance:** TBD



Detail



Please check all spelling, quantities, colors, and materials before approving

NEED SURVEY TO CONFIRM SCALE PRIOR TO MANUFACTURE

Approval Signature:

Claude Ballbe	claude@signsunlimitedusa.com
919-552-8689	www.signsunlimitedusa.com
10/22/21	UL Underwriters Laboratories Inc. • UL File # E226670

SIGNS UNLIMITED
 Communicate your Identity
 6801 Mount Hermon Church Rd, Building C
 Durham, NC 27705



To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 02-04-2022
Subject: CERTIFICATE OF APPROPRIATENESS CASE #610, 118 N. Wayne St. Parcel #M0140058 & M0140059 (AKA Kaity's Diner)

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

Recommendation: Staff recommends approval of this Certificate of Appropriateness request as submitted without conditions.

Background: Former restaurant is being renovated for a new restaurant and site improvements.

Attachment(s): Application, Staff report and supporting documentation.



**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 610

DATE: February 4, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: E+E Architecture, Inc

PROPERTY OWNER: JEC Development, LLC

LOCATION: East side of N Wayne Street – 118 N Wayne Street

ACREAGE: ±0.25

EXISTING ZONING: B-2 (General Commercial District)

EXISTING LAND USE: Developed downtown parcel with a commercial building fronting on N Wayne Street and N Broad Street and associated parking on N Wayne Street

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application in order to allow for renovation of the N Wayne Street side of the existing building and redevelopment of the parking area for outdoor dining and landscaping.

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: February 15, 2022

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to renovate an existing building. The portion of the building in this request was formerly occupied by a restaurant. The building will be renovated to allow for a new restaurant. The applicant proposes to renovate the building with multiple changes from window installation to site redevelopment. A detailed summary of the requested changes is identified below and included with the submitted application.

PROPOSED PROJECT SUMMARY:

- Renovation – 118 N Wayne Street
 - Windows
 - New windows to be installed to match historic windows adjacent to building
 - Wood Awning
 - New awnings will be constructed with a metal roof
 - Fenestration
 - New fenestration to be installed at ground level for a new restaurant
 - Will include reclaimed wooden doors
 - New windows to be installed to match adjacent buildings
 - New Signage
 - New signs to be placed on the building are proposed to be in compliance with the sign regulations in the Zoning Ordinance
 - Outdoor Smoke Shack
 - Proposed outdoor smoke shack to be constructed out of wood with horizontal siding and metal screening
 - Each wall will include a horizontal awning that can be raised and lowered
 - Roof will be a combination of slope and parapet
 - Landscape Plan
 - Existing parking for the building will be replaced with a landscaped area that will include an outdoor dining area and shared green space, sidewalks, and a fire pit

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “SPECIAL DESIGN STANDARDS AND EXCEPTIONS FOR THE CBD OVERLAY” AS SET FORTH IN SECTION 646.6 OF THE *CITY OF MONROE ZONING ORDINANCE*.

646.6.1 Because of the pedestrian nature of the CBD Overlay, the presence of ample on-street and public lot parking, and the allowance of commercial parking garages within the CBD, new buildings and uses within the CBD shall not be subject to the off-street parking requirements as required in Section 520 of this Ordinance upon granting of a COA by the Planning Commission allowing such reduced or eliminated off-street parking requirements: The applicant does propose to remove parking from the site. However, this standard of the CBD exempts the development from being required to comply with the off-street parking requirements.

646.6.2 To continue the existing historical building pattern of the CBD Overlay and to encourage traditional zero lot line construction throughout the CBD Overlay, the lot coverage restrictions of Section 570 of this Ordinance shall not apply to property located within the CBD Overlay upon granting of a COA by the Planning Commission allowing such lot coverage proposed: The existing building footprint is part of the original central business district, with zero lot construction to adjacent buildings. The site is already 100% impervious, but the applicant does propose to reduce existing hardscape on the site by install landscaping around an outdoor seating area for the restaurant.

646.6.3 To continue the existing historical building pattern of the CBD Overlay and to encourage traditional zero lot line construction throughout the CBD Overlay, the dimensional requirements of the underlying zoning district contained in Section 700.2-Table 11 of this Ordinance shall not apply to property located within the CBD Overlay upon the granting of a COA by the Commission allowing different dimensional requirements. Said dimensional requirements shall be consistent with the minimums contained herein in Table 9: As previously mentioned, the existing building on the site maintains a zero lot line construction style with adjacent buildings. The proposed improvements on this site are unaffected by the standards in Table 9 of Section 646.6 in the Zoning Ordinance.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Certificate of Appropriateness application to allow renovation of the existing building for a new restaurant as submitted without conditions.



Certificate of Appropriateness Application

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

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

Project Address: 118 N Wayne Street Parcel # _____

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

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

Property Owner: JEC DEvelopment LLC -- Chad Draper

Address: 127.5 N Braod St Monroe, GA

Telephone Number: 503-927-6321 Email Address: chad@placeportland.com

Applicant: <u>E+E Architecture, Inc - Christopher Evans</u>	
Address: <u>297 Prince Ave Suite 28b, Athens Georgia</u>	
Telephone Number: <u>706-850-1330</u>	Email Address: <u>chris@enarchitecture.com</u>

Estimated cost of project: \$45,0000

Type text here

Please submit the following items with your application:

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

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

Signature of Applicant

01/12/22

Date



City of Monroe

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

PLANNING COMMISSION MTG PERMIT

PERMIT #:	610	DESCRIPTION:	COA-PLANNING & ZONING Exterior Changes
JOB ADDRESS:	118 N WAYNE STREET	LOT #:	
PARCEL ID:	M0140158	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	DEVELOPMENT, LL JEC	CONTRACTOR:	DEVELOPMENT, LL JEC
ADDRESS:	127.5 N BROAD ST	ADDRESS:	127.5 N BROAD ST
CITY, STATE ZIP:	MONROE GA 30655	CITY, STATE ZIP:	MONROE GA 30655
PHONE:		PHONE:	
PROP. USE:	COMMERICAL	DATE ISSUED:	2/01/2022
VALUATION:	\$ 0.00	EXPIRATION:	7/31/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

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

NOTES:

The Monroe Planning Commission will hear this request for exterior changes at 118 N. Wayne St. on February 15, 2022 at 5:30pm 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)

2/1/22
DATE

Project Description

118 N. Wayne Street, Monroe Georgia



Date: January 14, 2022

COA Central Business District (CBD) & Corridor Design Overlay (CDO) Supplemental Information.

The project being submitted includes adding new exterior wood windows to an existing facade, new wood awnings, new fenestration, signage, and ground-up new construction for a smoke shack. Within this set of drawings, we are proposing new landscape elements, including an outdoor dining patio and a fire pit.

New Windows

The proposed new windows will match existing historic windows adjacent to the work area. The windows are to be painted wood with an arched transom. The windows to be operable.

Wood Awnings

The proposed new awnings will be constructed with a metal roof and supported by wood. To be anchored to the existing building.

New Fenestration

The proposed new fenestration is to be installed on the ground level where existing opens occur. The new fenestration is to be constructed out of reclaimed wood doors. New windows to be either wood or metal-framed to match adjacent conditions. As indicated in the plans

New Signage

The proposed sign is to be permitted separately to meet the City of Monroe Sign ordinance. The graphic shown in the drawings is a placeholder to represent scale and proportion. The sign is to be painted directly onto the building.

Smoke Shack

The proposed ground-up smoke shack is to be constructed out of wood of various sizes. The lower part of the exterior wall's will be light wood framing with horizontal siding. The upper part of the exterior wall is to be a metal screen. Each elevation will have a horizontal awning that can be lifted during business hours and lowered during non-business hours. The structure has a single sloped roof with a short parapet that is not visible from Wayne Street.

Landscape Plan

The proposed landscape plan includes a new hardscape area (masonry) and new plantings. The firepit is to be constructed out of masonry. Additional curbs will be installed with the area work to separate vehicles and pedestrians.

118 N WAYNE STREET DOWNTOWN ENHANCEMENTS



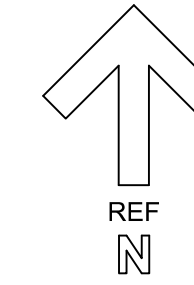
EXISTING CONDITIONS
N.T.S.



EXISTING CONDITIONS
N.T.S.

AREA OF
WORK

SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	DETAILS INDICATES DETAIL NUMBER INDICATES SHEET NUMBER
	SECTIONS INDICATES SECTION NUMBER INDICATES SHEET NUMBER
	ELEVATIONS INDICATES ELEVATION NUMBER INDICATES SHEET NUMBER
	DRAWING TITLE
	REVISION MARK
	INTERIOR ELEVATIONS
	DOOR NUMBER
	WINDOW TYPE
	ELEVATION MARK
	WALL TAG INDICATES WALL/PARTITION NUMBER REFER TO SHEET A-0.3



VICINITY MAP
N.T.S.

DRAWING INDEX		CITY OF MONROE COA 12.17.21	
118 WAYNE STREET		CITY OF MONROE COMMISSION 01.14.22	
MONROE, GEORGIA			
GENERAL			
A-0.0	COVER + EXISTING CONDITIONS	●	●
A-800	WAYNE STREET ELEVATIONS	●	●
A-801	SMOKE SHACK ELEVATIONS AND NOTES	●	●

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CONSULTING ENGINEERS:

JEC DEVELOPMENT
118 N WAYNE ST
DOWNTOWN MONROE

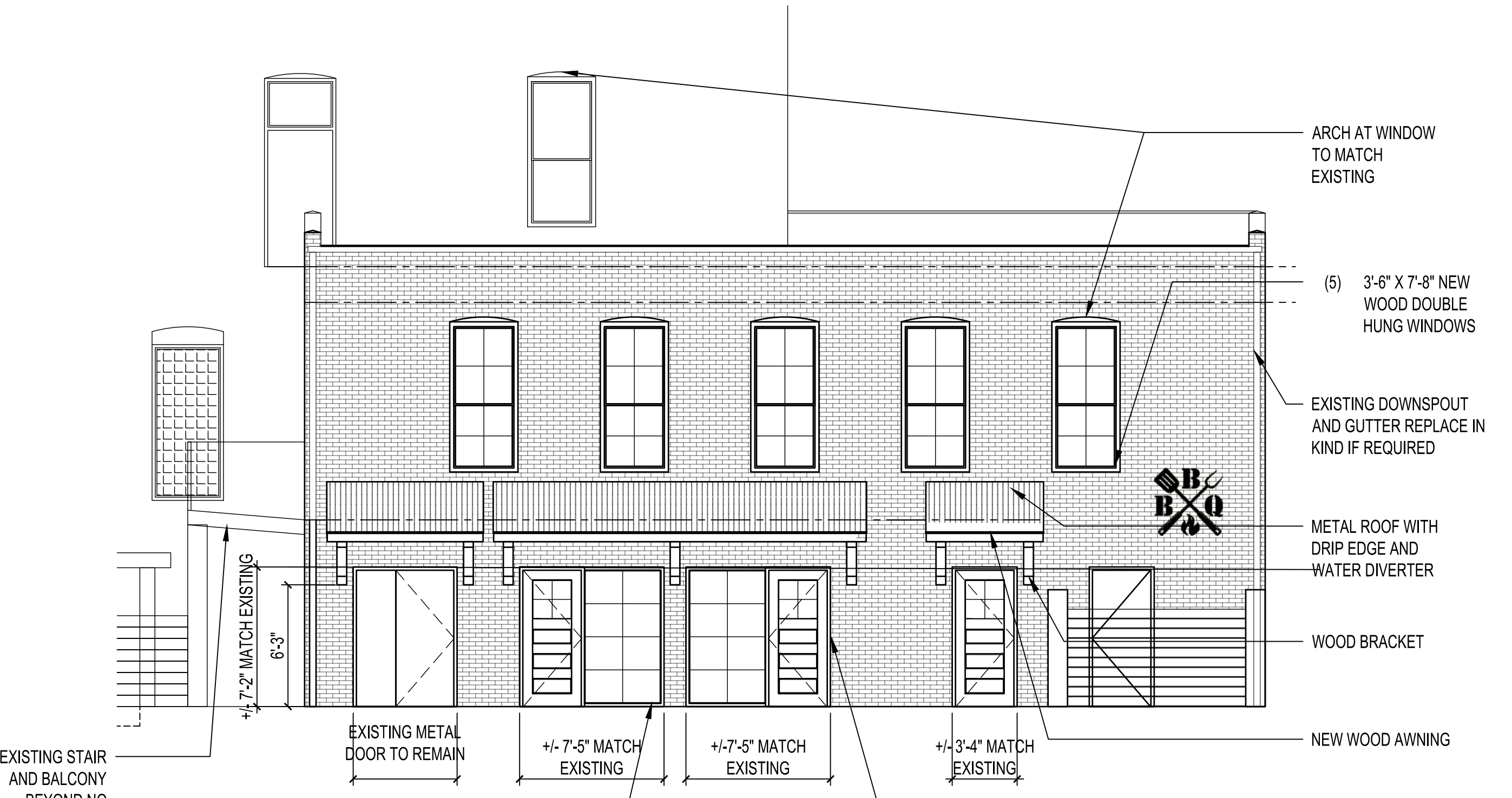
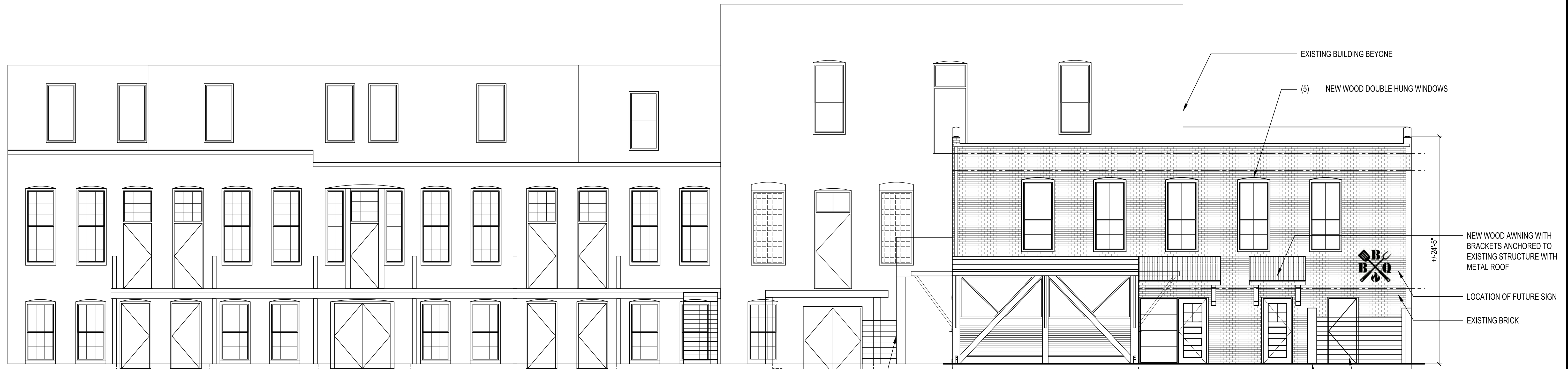
Seal:

No.	Date	Issue Notes
2	01.14.22	PLANNING COMMISSION
1	12.17.21	COA MONROE

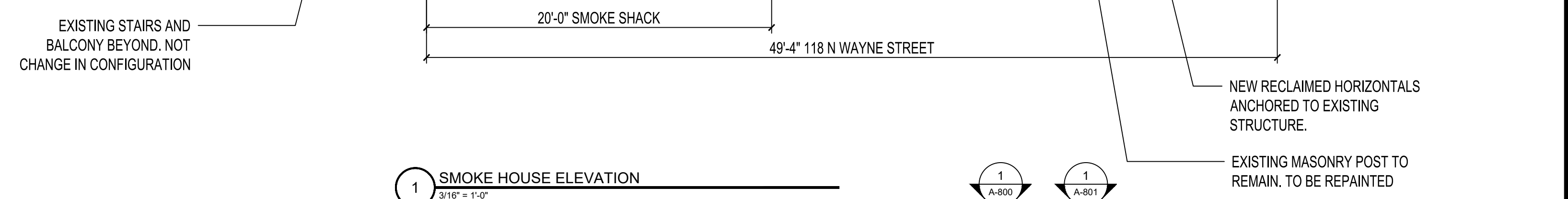
297 PRINCE AVE, SUITE 288
ATHENS, GEORGIA
O: 706.850.1330

COVER AND PROJECT INFORMATION

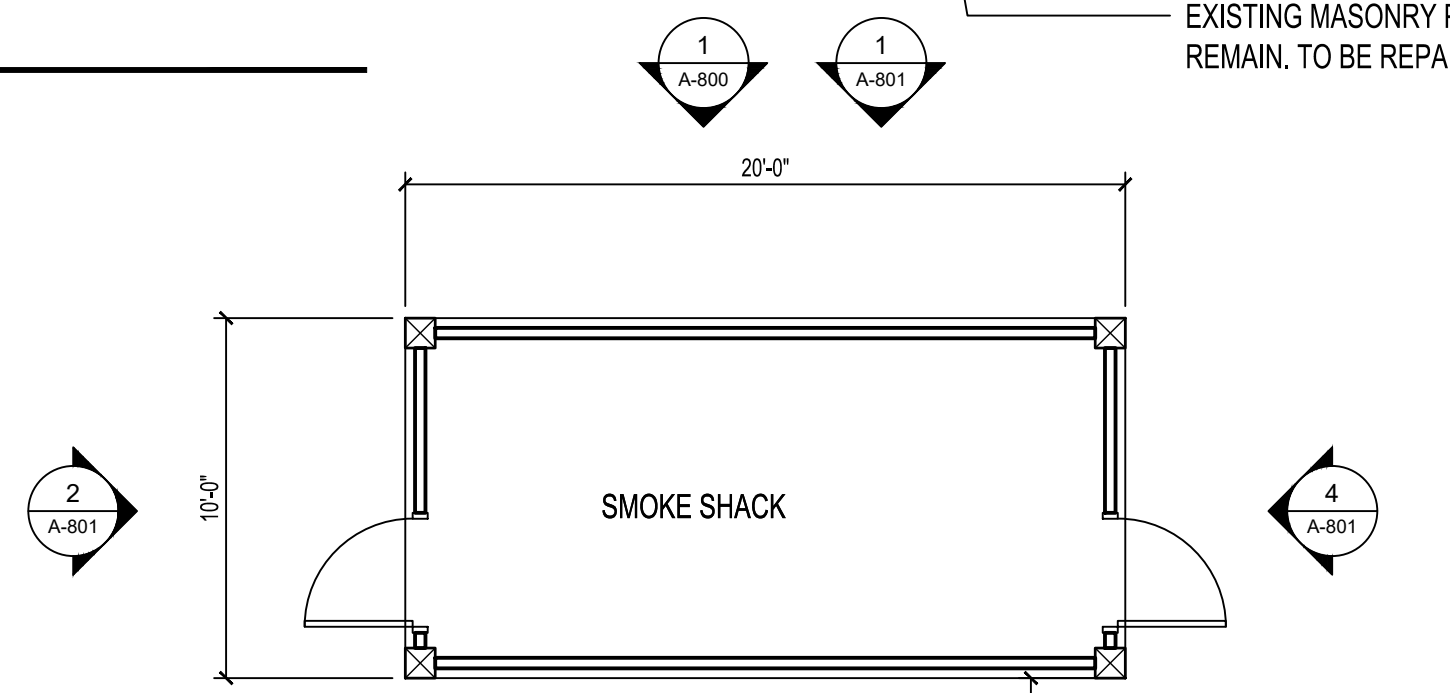
Date	12.17.21	Project Number	2020-36
CAO File Name	A-0-0 COVER AND PROJECT INFORMATION.DWG		
Drawing Number	A-0-0		



2 EXISTING ELEVATION WITH NEW FENESTRATION
3/16" = 1'-0"



1 SMOKE HOUSE ELEVATION
3/16" = 1'-0"



2 A-801

4 A-801

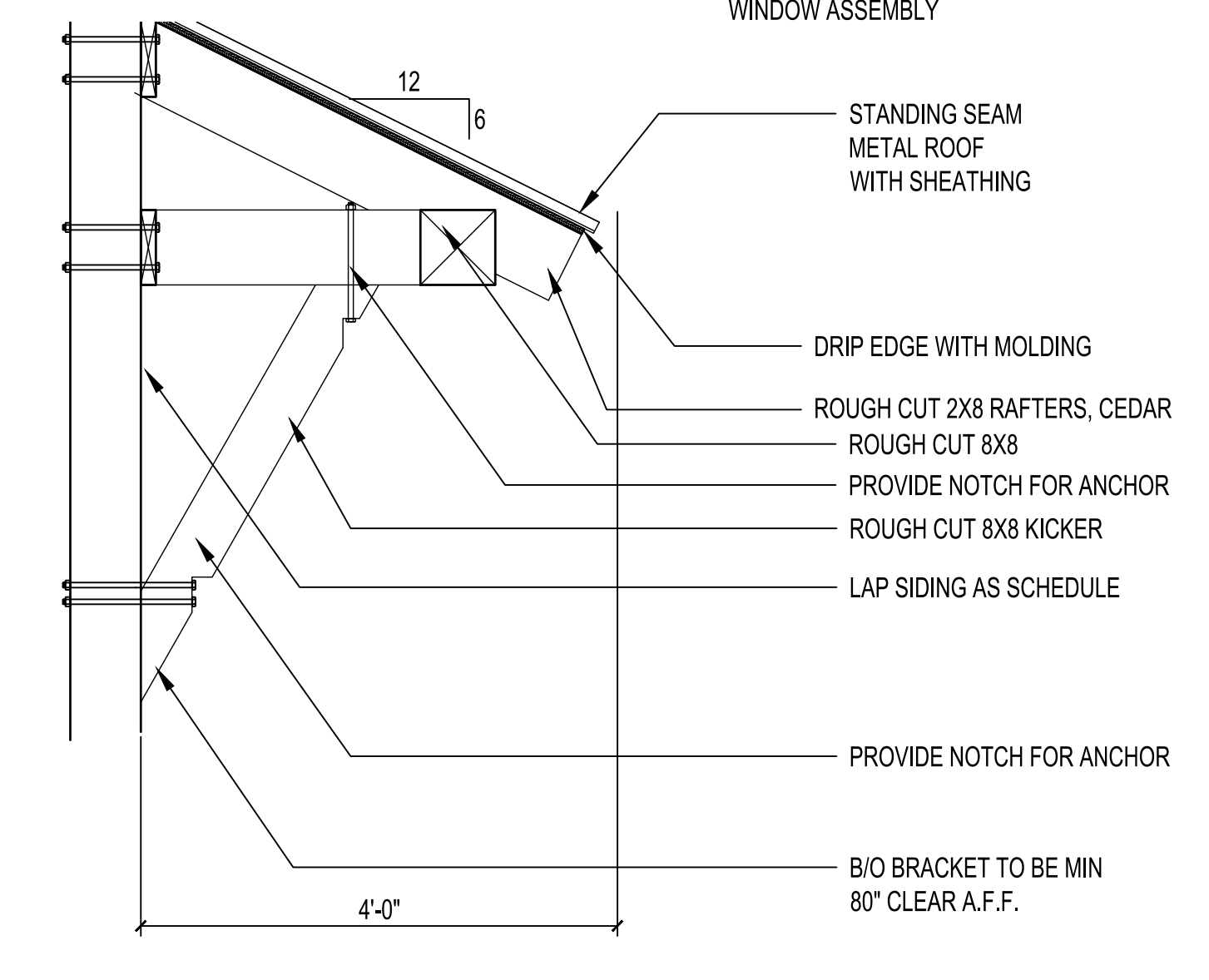
3 A-801

EXISTING STAIR AND BALCONY BEYOND NO CHANGE
NEW DOOR AND WINDOW ASSEMBLY

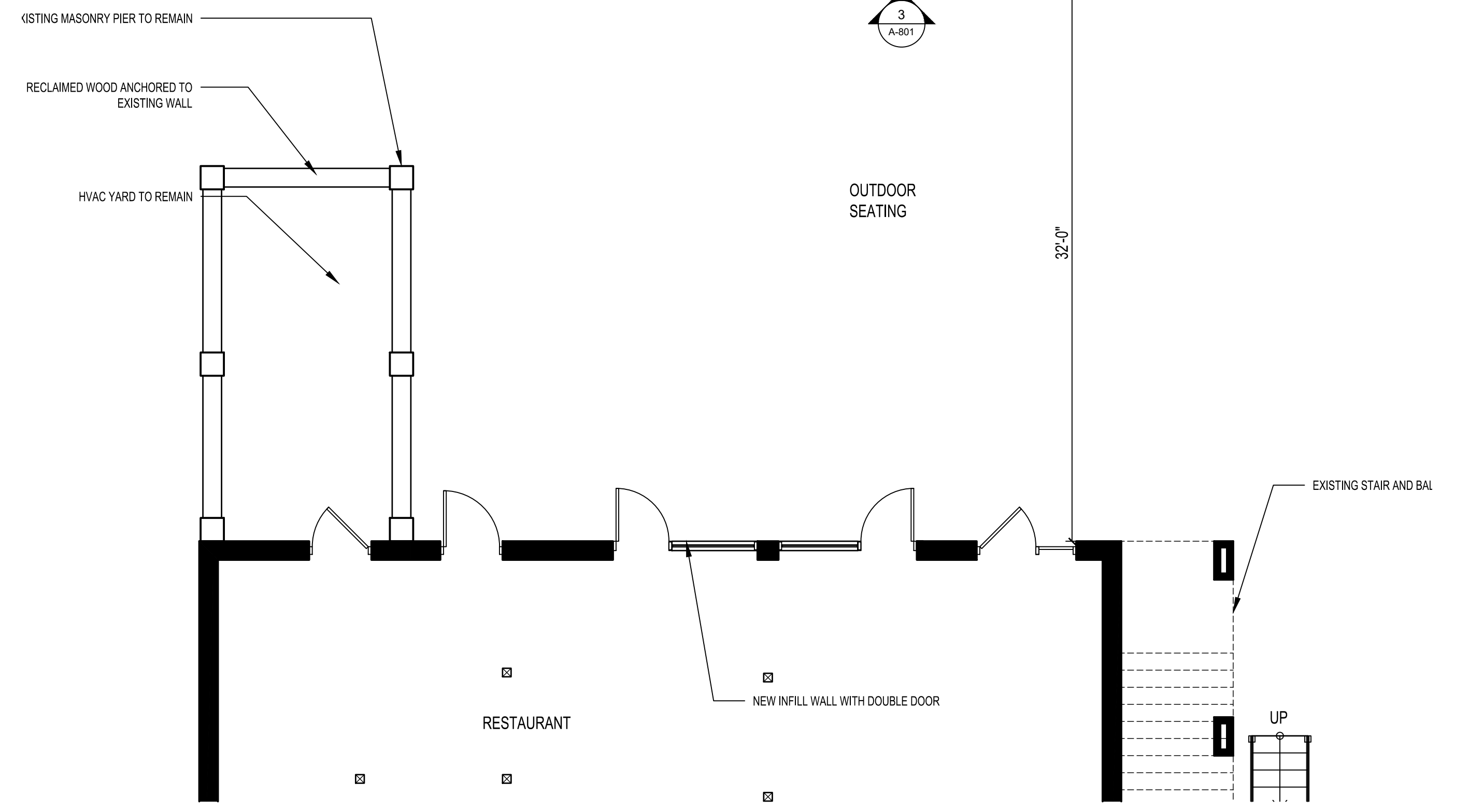
NEW DOOR AND WINDOW ASSEMBLY



EXISTING DOORS TO BE REUSED



4 WOOD CANOPY DETAIL - SECTION
3/4" = 1'-0"



3 WAYNE STREET PLAN BBQ
3/16" = 1'-0"

JEC DEVELOPMENT
118 N WAYNE ST
DOWNTOWN MONROE

Seal:

No.	Date	Issue Notes
2	01.14.22	PLANNING COMMISSION
1	12.17.21	COA MONROE

297 PRINCE AVE, SUITE 288
ATHENS, GEORGIA
O: 706.850.1330

Wayne St

WAYNE STREET ELEVATION

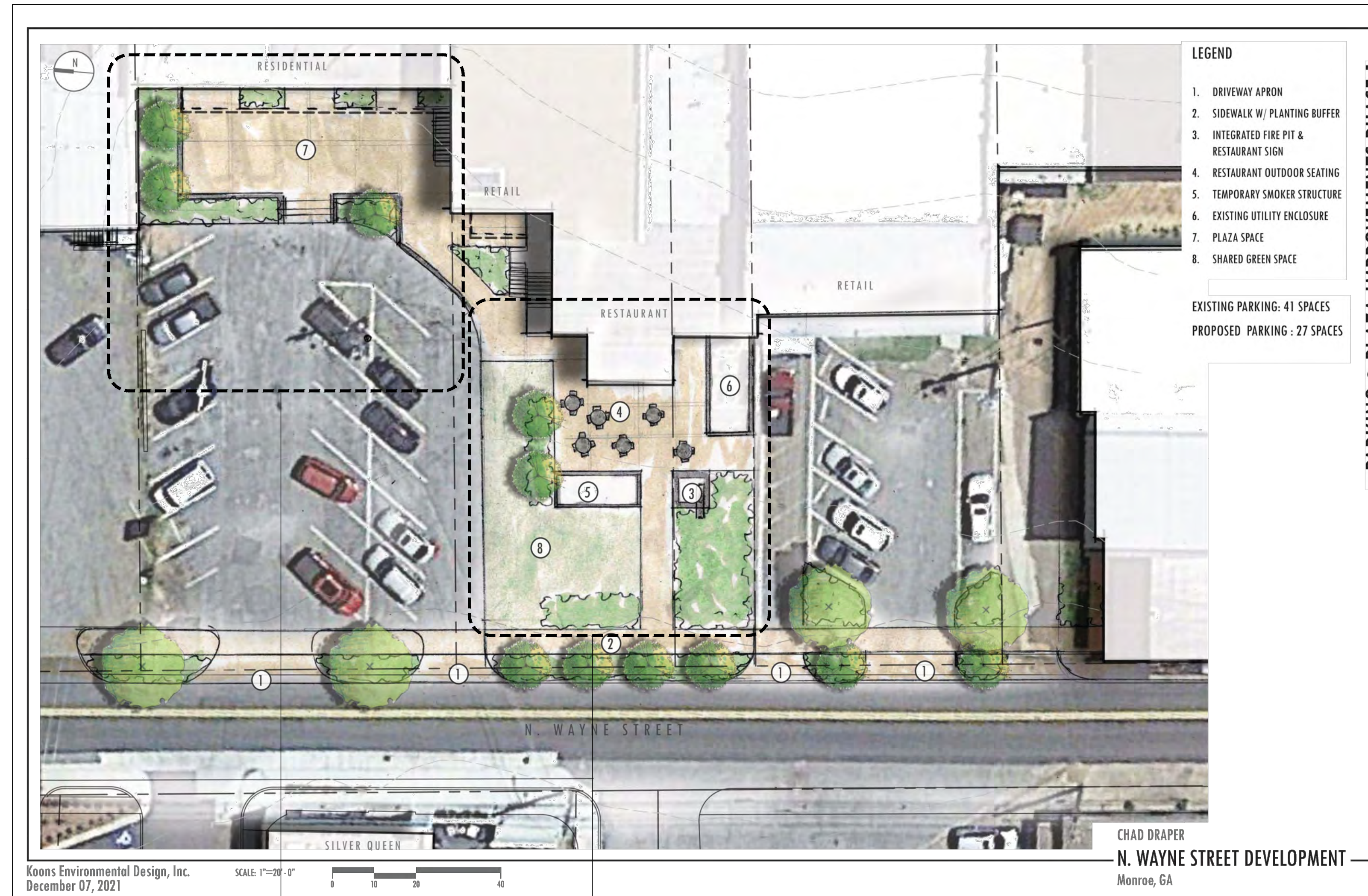
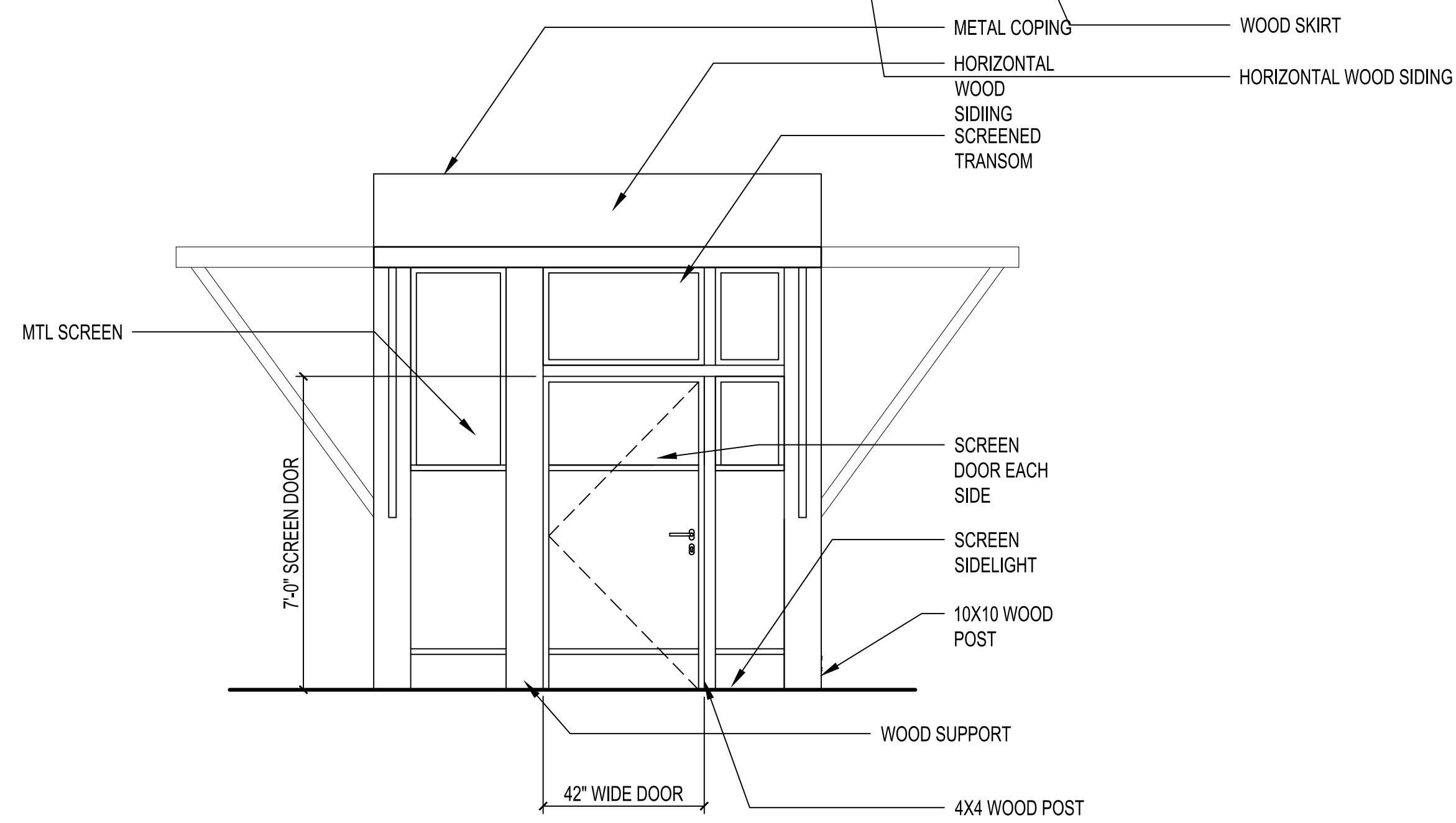
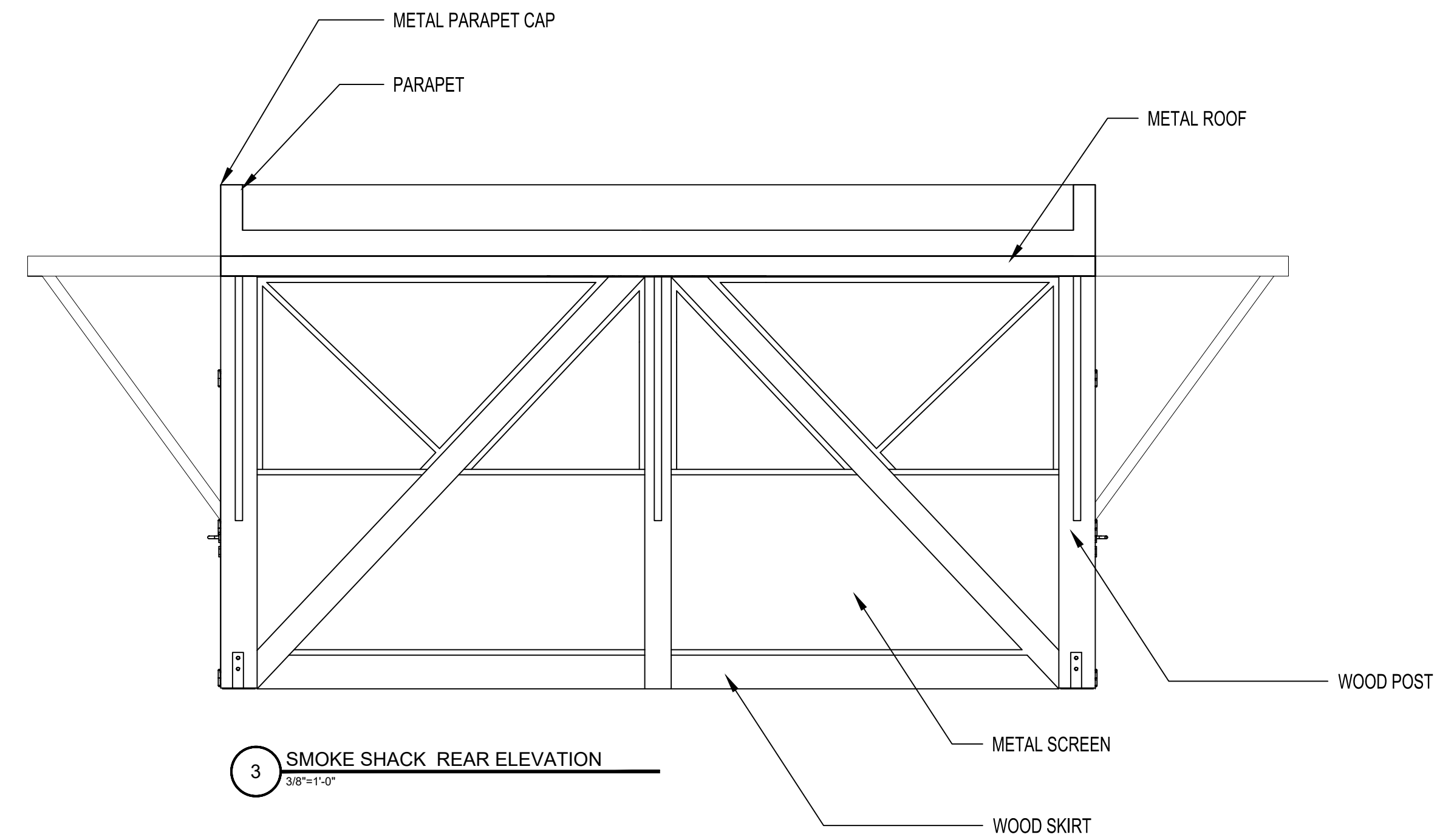
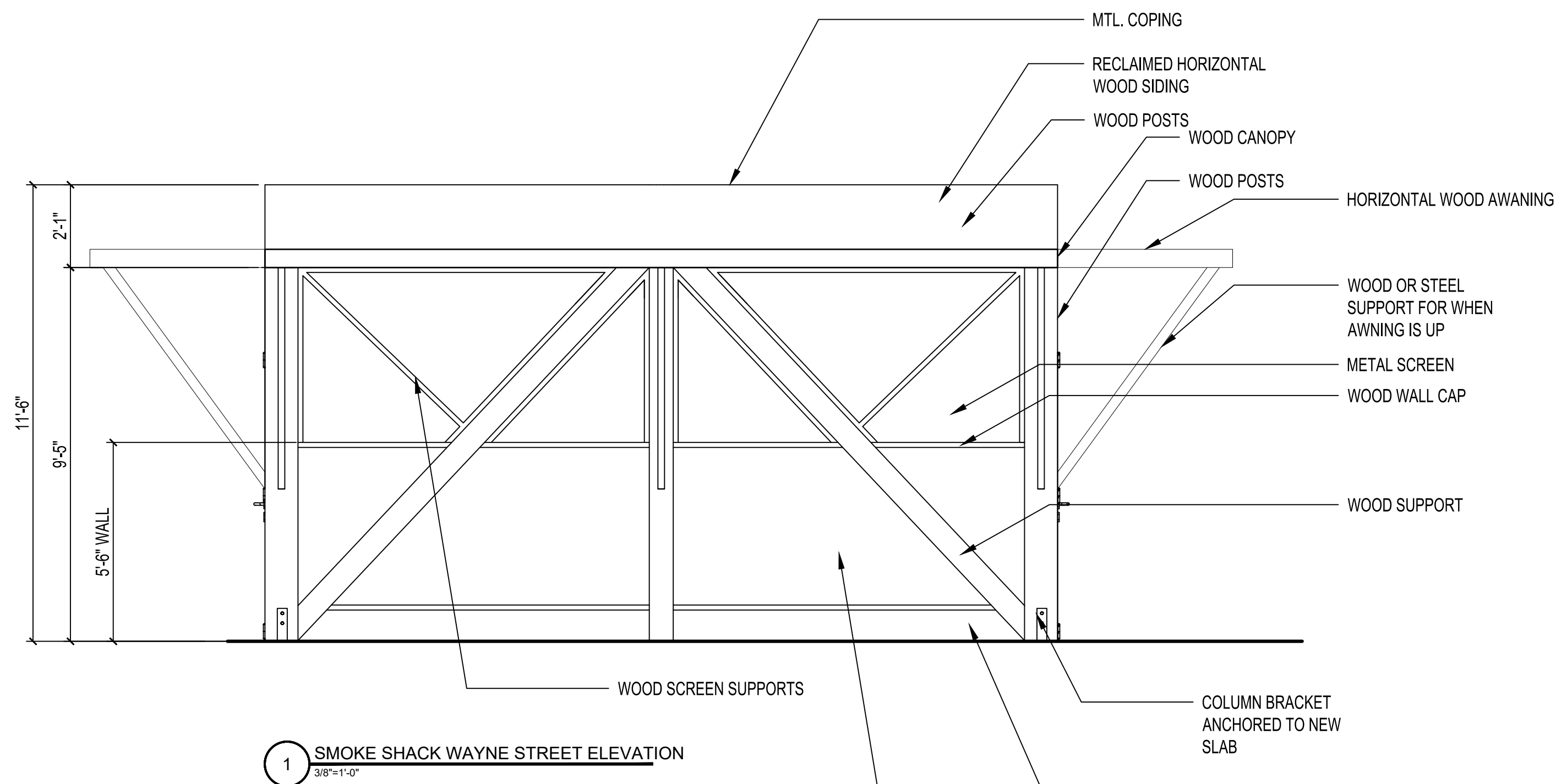
Date	Project Number
12.17.21	2020-36

CAO File Name: A-800 WAYNE STREET ELEVATION.DWG
Drawing Number:

A-800

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CONSULTING ENGINEERS:



JEC DEVELOPMENT
118 N WAYNE ST
DOWNTOWN MONROE

PARKING & PLAZA IMPROVEMENTS PHASE 1

Seal:

No.	Date	Issue Notes
2	01.14.22	PLANNING COMMISSION
1	12.17.21	COA MONROE



297 PRINCE AVE, SUITE 288
ATHENS, GEORGIA
O: 706.850.1330

SMOKE SHACK
ELEVATIONS +
NOTES

Date	Project Number
12.17.21	2020-36

CAO File Name: A-801 SMOKE_SHACK1.DWG
Drawing Number

A-801



To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 02-04-2022
Subject: CERTIFICATE OF APPROPRIATENESS CASE #611, 730 Hwy 138 COA application for redevelopment of this site.

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

Recommendation: Staff recommends approval of this Certificate of Appropriateness request with a condition.

1. Prior to the issuance of any sign permits, the developer shall submit a Certificate of Appropriateness application for consideration of approval of all signage to be placed on the site. The existing non-conforming free-standing sign located in the southwest corner of the site shall be removed.

Background: This is a defunct former restaurant/pawn shop site which the applicant intends to redevelop for a Starbucks Restaurant. The building will be razed and the site will be completely redeveloped.

Attachment(s): Application, Staff report and supporting documentation.



**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 611

DATE: February 4, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: PRH 730 Monroe, LLC

PROPERTY OWNER: PRH 730 Monroe, LLC

LOCATION: East side of Hwy 138 – 730 Hwy 138

ACREAGE: ±1.26

EXISTING ZONING: B-3 (Highway Commercial District)

EXISTING LAND USE: Developed site with unoccupied commercial building and associated parking

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application in order to allow for the demolition of the existing building and redevelopment of the site for a drive-through coffee shop.

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: February 15, 2022

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to allow for demolition of the existing, unoccupied commercial building on the site. In addition to the demolition, the applicant is also requesting approval to redevelop the site with a drive-through coffee shop. The existing building was formerly occupied by a restaurant, followed by a pawn shop and outdoor supply store. The applicant proposes to completely redevelop the site to accommodate the new drive-through coffee shop. The site will utilize the existing access at the southwest corner of the site.

PROPOSED PROJECT SUMMARY:

- Demolition – Balmar Outdoors
 - Complete demolition of the existing building and parking area

- Redevelopment – Starbucks
 - Complete redevelopment of the site for drive-through coffee shop, associated parking, and landscaping
 - Proposed Building Floor Area – 2,500 Sf
 - To include indoor dining as well as drive-through service
 - Building Façade Materials – stucco and fiber cement panel
 - Proposed Parking – 24 spaces

STAFF ANALYSIS

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

643A.1 – Site Planning:

The proposed commercial building is a drive-through service restaurant style building. The building is oriented on the lot in a perpendicular manner to Hwy 138 with parking on the side and rear of the lot. The development appears to meet the general intent of the Site Planning Requirements in Section 643A.1(1) of the Zoning Ordinance.

643A.2 – Architecture:

The proposed commercial building will have façade materials of stucco and fiber cement panels. The roof style will be a parapet roof form. The portion of the building fronting Hwy 138 will have wall sconces, a canopy over the drive-through service and windows. The submitted conceptual elevations of the proposed building contain elements which appear to comply with the architectural requirements under Section 643A.2 of the Zoning Ordinance.

643A.3 – Pavement:

The pavement proposed throughout the site appears to comply with the general and area specific criteria outlined in Section 643A.3 of the Zoning Ordinance. The site plan does propose to develop the site with 24 parking spaces. This number of spaces for 2,500 Sf restaurant may trigger the need to obtain a variance to exceed 120% of the minimum number of off-street parking spaces required. The spaces are determined by the floor area of the restaurant and number of seats provided to patrons.

643A.4 – Landscaping:

The submitted development plans include extensive landscaping which appears to comply with the landscaping criteria outlined in Section 643A.4 of the Zoning Ordinance. At the time of site development plan submittal, compliance with landscaping requirements in Section 643A.4 will need to be verified.

643A.5 – Signs:

No examples of signage were included in the request. An existing non-conforming free standing sign is located in the southwest corner of the property. Prior to granting permits to construct any signs on the site, the existing non-conforming sign should be removed. Staff has added a condition at the end of this report to address this issue and to require all future signage to undergo consideration of a Certificate of Appropriateness.

643A.6 – Illumination:

A lighting plan was not included with the development plans. Any lighting added to the site will be required to comply with Illumination requirements for the Corridor Design Standards and Guidelines outlined in Section 643A.6 of the Zoning Ordinance.

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 drive-through coffee shop, subject to the following conditions:

1. Prior to the issuance of any sign permits, the developer shall submit a Certificate of Appropriateness application for consideration of approval of all signage to be placed on the site. The existing non-conforming free-standing sign located in the southwest corner of the site shall be removed.



Certificate of Appropriateness Application

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

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

Project Address: 730 Highway 138, Monroe, GA Parcel # M0010016

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

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

Property Owner: PRH 730 Monroe LLC

Address: 2350 Hopewell Plantation Drive, Alpharetta, GA 30004

Telephone Number: 404.429.0175 Email Address: amitparkash@gmail.com

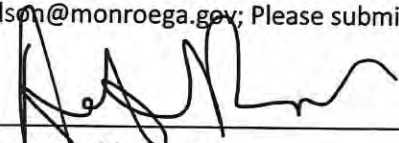
Applicant: <u>PRH 730 Monroe LLC</u>	
Address: <u>2350 Hopewell Plantation Drive, Alpharetta, GA 30004</u>	
Telephone Number: <u>404.429.0175</u>	Email Address: <u>amitparkash@gmail.com</u>

Estimated cost of project: TBD

Please submit the following items with your application:

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

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



Signature of Applicant

01/13/2022

Date

RECEIVED
#611

STARBUCKS – MONROE, GA

730 HIGHWAY 138, MONROE, WALTON COUNTY, GEORGIA

WRITTEN DESCRIPTION OF PROJECT

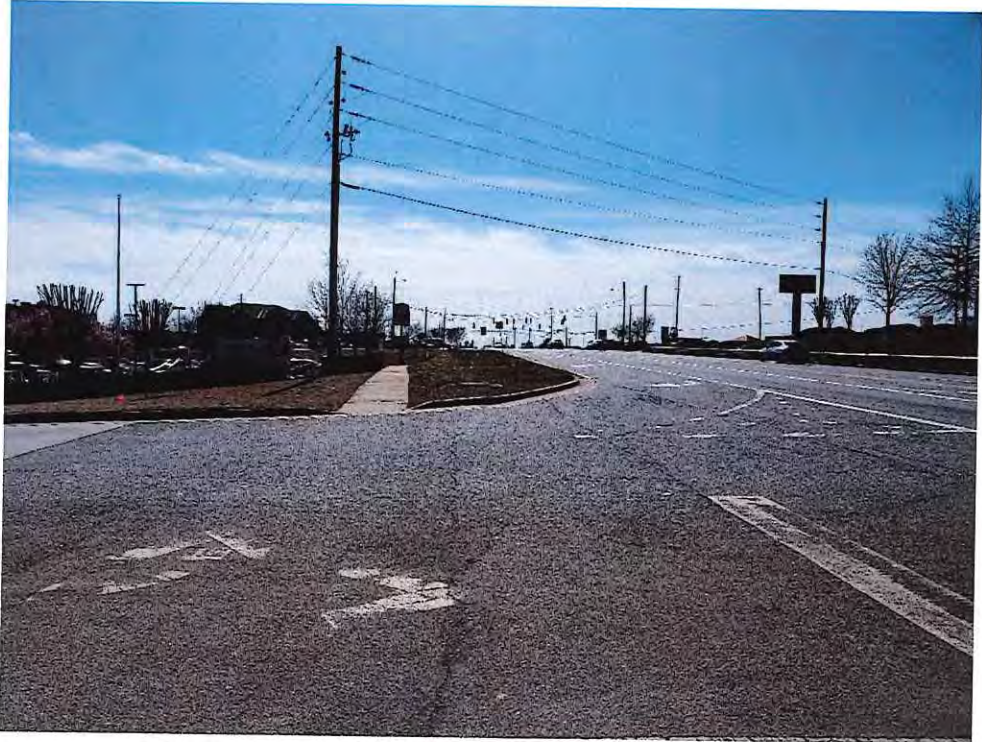
THE PROPOSED DEVELOPMENT, LCOATED AT 730 HIGHWAY 138, SHALL INCLUDE THE DEMOLITION OF THE EXISTING BUILDING AND PARKING LOT, ALONG WITH THE CONSTRUCTION OF A NEW 2,500 SQUARE FOOT STARBUCKS COFFEE SHOP WITH ASSOCIATED PARKING, REQUIRED UTILITY/STORMWATER INFRASTRUCTURE AND ASSOCIATED APPURTENANCES. THE APPLICANT AND THE APPLICANT'S ENGINEER AND ARCHTIECT WILL WORK WITH THE LOCAL JURISDICTION(S) TO ENSURE THE SITE IS DESIGNED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND REQUIREMENTS.



LOOKING NORTH FROM HIGHWAY 138



SHARED ENTRY WITH EXISTING CHICK-FIL-A



LOOKING SOUTH ALONG HIGHWAY 138 FROM ENTRY DRIVE



LOOKING AT SITE FROM HIGHWAY 138



EXISTING BUILDING FRONTING HIGHWAY 138



EXISTING DRAINAGE FLUME ALONG HIGHWAY 138



City of Monroe

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

PLANNING COMMISSION MTG PERMIT

PERMIT #:	611	DESCRIPTION:	COA-PLANNING & ZONING Demo & Site Redevelopment
JOB ADDRESS:	730 HWY 138	LOT #:	
PARCEL ID:	M0010016	BLK #:	
SUBDIVISION:		ZONING:	B-3
ISSUED TO:	PRH 730 Monroe LLC	CONTRACTOR:	PRH 730 Monroe LLC
ADDRESS:	2350 Hopewell Plantation Dr	ADDRESS:	2350 Hopewell Plantation Dr
CITY, STATE ZIP:	Alpharetta GA 30004	CITY, STATE ZIP:	Alpharetta GA 30004
PHONE:	404-429-0175	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	2/01/2022
VALUATION:	\$ 0.00	EXPIRATION:	7/31/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

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


NOTES:

The Monroe Planning Commission will hear this request for demolition and site redevelopment at 730 Hwy 138 on February 15, 2022 at 5:30pm 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)

2/11/22
DATE

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness for a proposed building demolition and site redevelopment at 730 Hwy 138. A public hearing will be held before the Monroe Planning Commission at the City Hall Auditorium at 215 N. Broad St. on February 15, 2022 at 5:30 P.M. All those having an interest should be present.

**Please run on the
following date:**

January 30, 2022

GENERAL NOTES

- A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.
- B. GENERAL CONTRACTOR SHALL COORDINATE ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.
- C. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT.

KEYED NOTES

- 1. PRIMARY ENTRANCE DOOR(S)
- 2. SECONDARY (PATIO) ENTRANCE DOOR
- 3. PRE-FINISHED METAL COPING, TYPICAL
- 4. OUTLINE OF ROOF BEYOND
- 5. STORE ADDRESS: PROVIDE 3" HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING ABOVE MAIN ENTRY DOOR.
- 6. ROOF SCREEN: SEE STRUCTURAL DRAWINGS FOR SUPPORT. PROVIDE ACCESS DOOR WITH LATCH. SEE ROOF PLAN.
- 7. PRE-ENGINEERED METAL CANOPY INSTALLED BY GC. BASIS OF DESIGN: 'SUPER LUMIDECK' BY MAPES ARCHITECTURAL CANOPIES. GC TO COORDINATE WITH CANOPY VENDOR.
- 8. CANOPY DOWNSPOUTS: CONNECT TO UNDERGROUND STORM DRAIN.
- 9. FUTURE SIGNAGE BY OTHERS (SHOWN FOR REFERENCE ONLY).
- 10. PROVIDE J-BOX WITH PULL STRING FOR FUTURE BUILDING SIGNAGE. COORDINATE LOCATION WITH SIGN VENDOR.
- 11. PROVIDE 3/4" MARINE GRADE PLYWOOD BLOCKING FOR EXTERIOR SIGNAGE. EXTEND BLOCKING 8" MINIMUM BEYOND EDGES OF SIGNAGE.
- 12. EXTERIOR SCENCE LIGHTING
- 13. EXTERIOR EGRESS LIGHTING
- 14. PROVIDE RECESSED LIGHTING IN CANOPY. SEE ROOF PLAN.
- 15. CLEVIS AND TIE-ROD BY CANOPY MANUFACTURER INSTALLED BY CONTRACTOR.
- 16. CEMENT PLASTER CONTROL JOINT.
- 17. TRIM BOARD. SEE DETAIL ON A5001.

EXTERIOR FINISH SCHEDULE		
FINISH ID	DESCRIPTION	SPECIFICATIONS
MTL-1	PREFINISHED COPING / BREAK METAL	PRE-FINISHED COLOR: MATCH RAL#7021 MATTE MT0028 - "FLAT BLACK"
MTL-3	H.M. DOOR AND FRAME	COLOR: MATCH RAL#7021 MATTE MT0028 - "FLAT BLACK"
MTL-4	METAL CANOPY	POWDERCOAT COLOR: MATCH RAL#7021 MATTE MT0028 - "FLAT BLACK" UNDERSIDE OF CANOPIES TO VARY. COORDINATE FINAL FINISH SELECTIONS WITH ARCHITECT.
MTL-5	METAL DOWNSPOUT	COLOR: MATCH RAL#7021 MATTE MT0028 - "FLAT BLACK"
MTL-6	ROOF ACCESS LADDER	COLOR: MATCH RAL#7021 MATTE MT0028 - "FLAT BLACK"
TB-1	TRIM BOARD	HARDIE TRIM BAORD 5/4 SMOOTH COLOR: MATCH RAL#7021 MATTE MT0028 - "FLAT BLACK"
SF-1	ANNODIZED STOREFRONT	COLOR: MATCH RAL#7021 MATTE MT0028 - "FLAT BLACK"
SP-1	CEMENT PLASTER, FINE FINISH	CEMENT PLASTER SYSTEM COLOR: MATCH SW7504 KEYSTONE GRAY
SP-2	CEMENT PLASTER, FINE FINISH	CEMENT PLASTER SYSTEM COLOR: MATCH SW7026 GRIFFIN
WA-1	FIBER CEMENT PANEL	NICHIHA VINTAGE WOOD COLOR: BARK, AWP 1818
SCRN	ROOFTOP EQUIPMENT SCREEN	PAINTED TO MATCH SW7026 GRIFFIN

REV.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

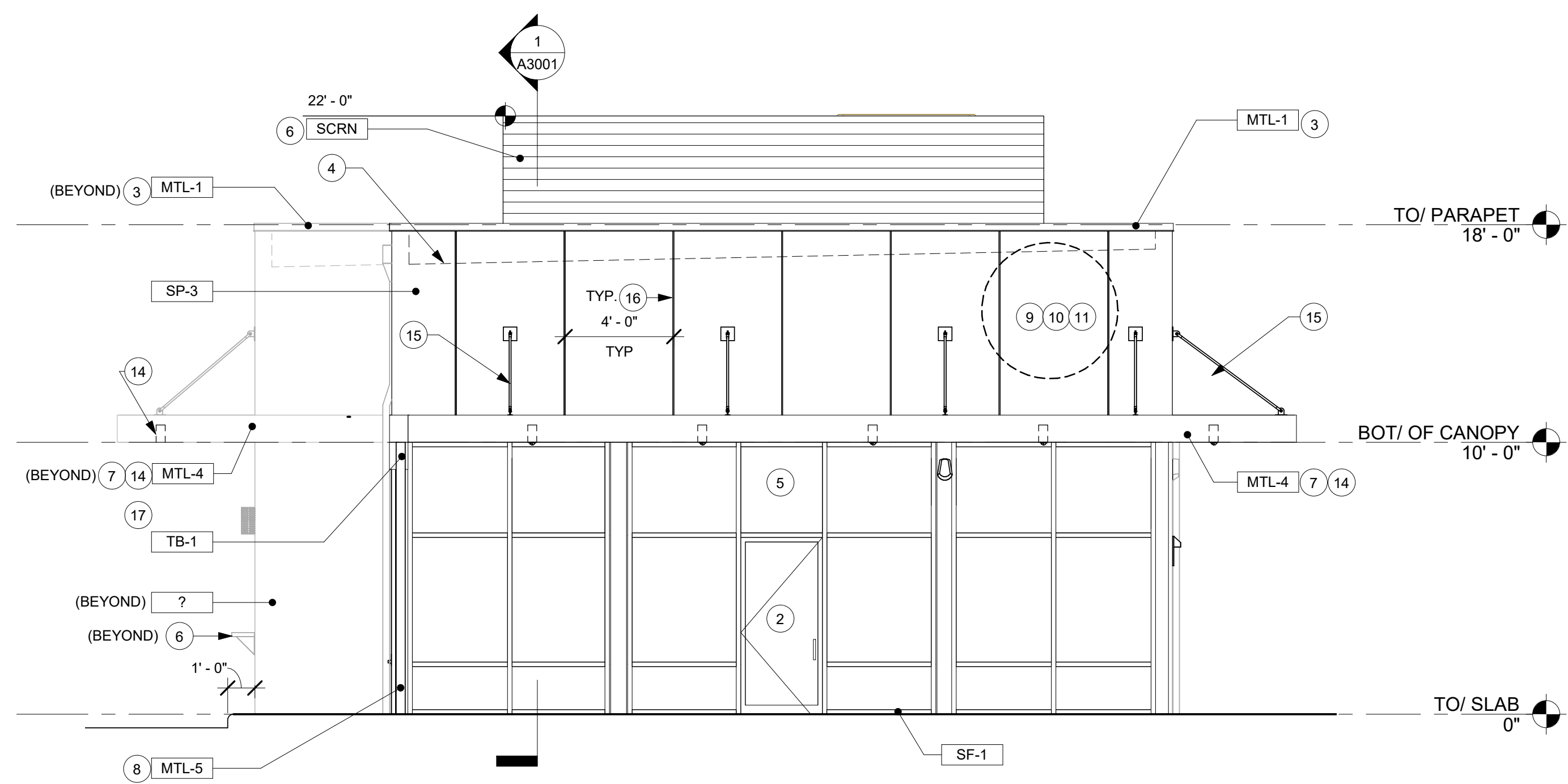
MONROE STARBUCKS SHELL
730 GA HWY 138
MONROE, WALTON COUNTY, GEORGIA 30655

EXTERIOR ELEVATIONS

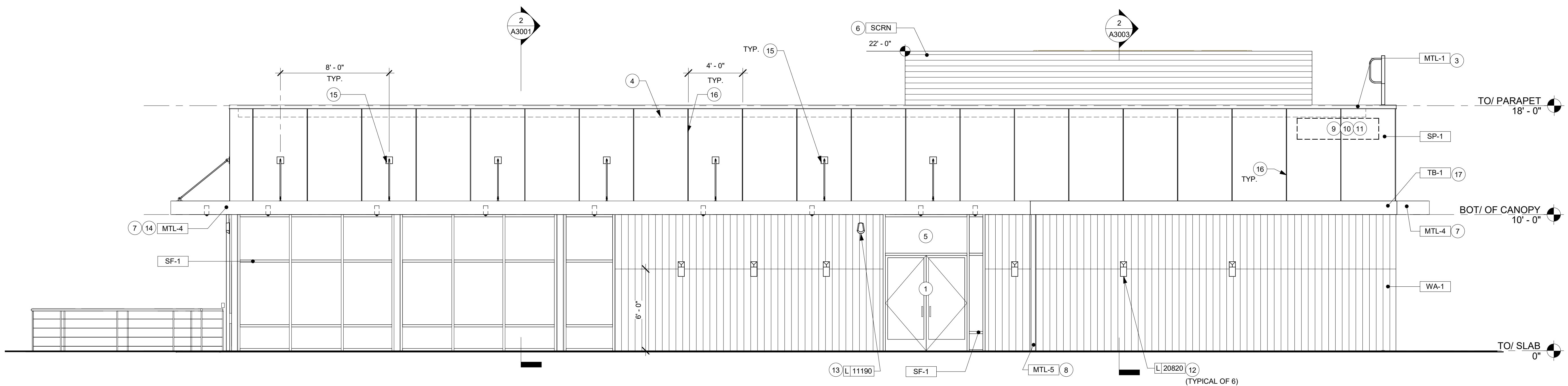
PERMIT	DATE
BID	---
PROJECT MANAGER	DESIGNER
AK	MG

JOB NO.
2020379.14

A2001



2 PATIO ENTRY SOUTH ELEVATION
Scale: 1/4" = 1'-0"



1 MAIN ENTRY EAST ELEVATION
Scale: 1/4" = 1'-0"

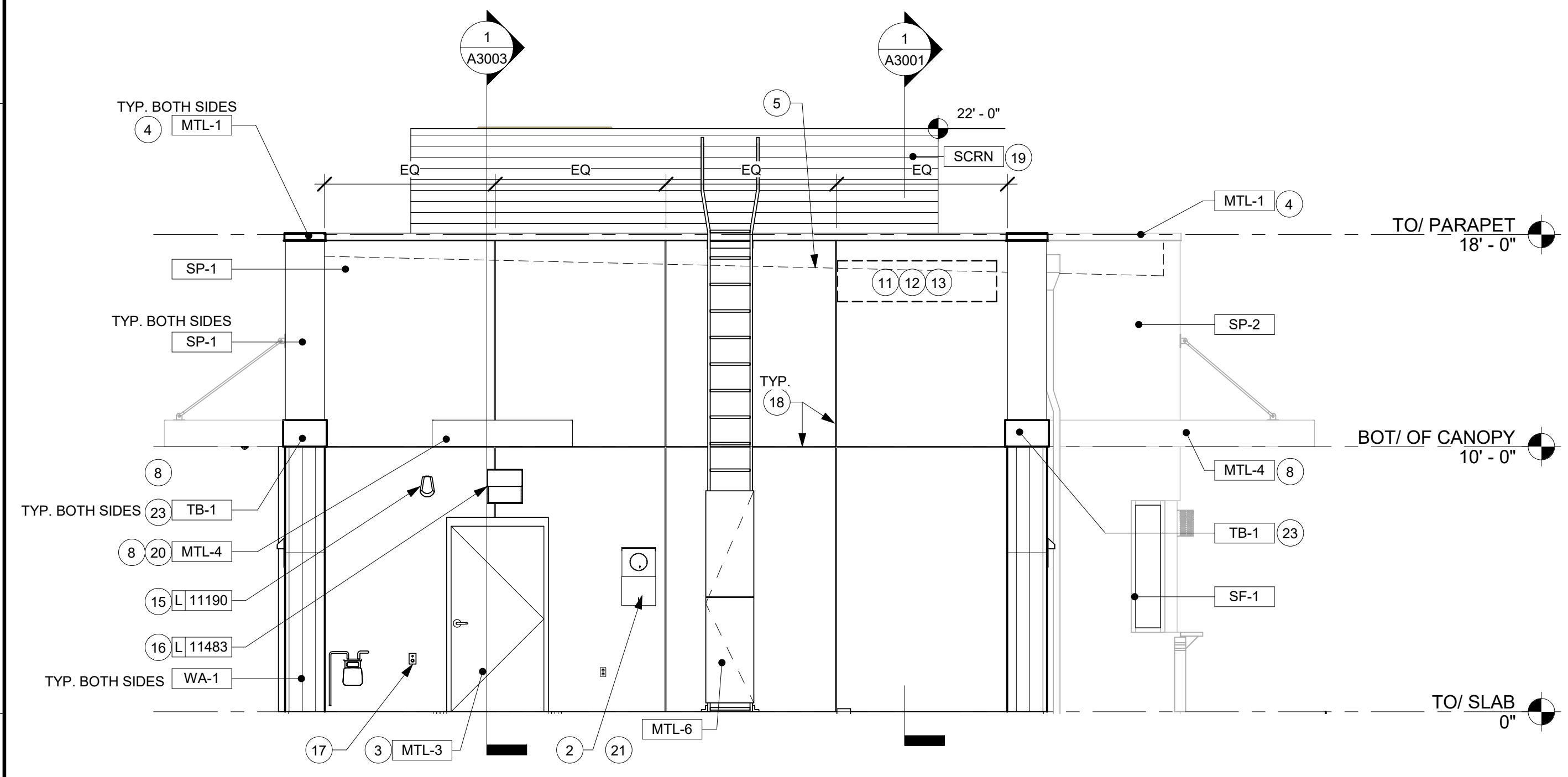
GENERAL NOTES

- A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.
- B. GENERAL CONTRACTOR SHALL COORDINATE ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.
- C. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT.

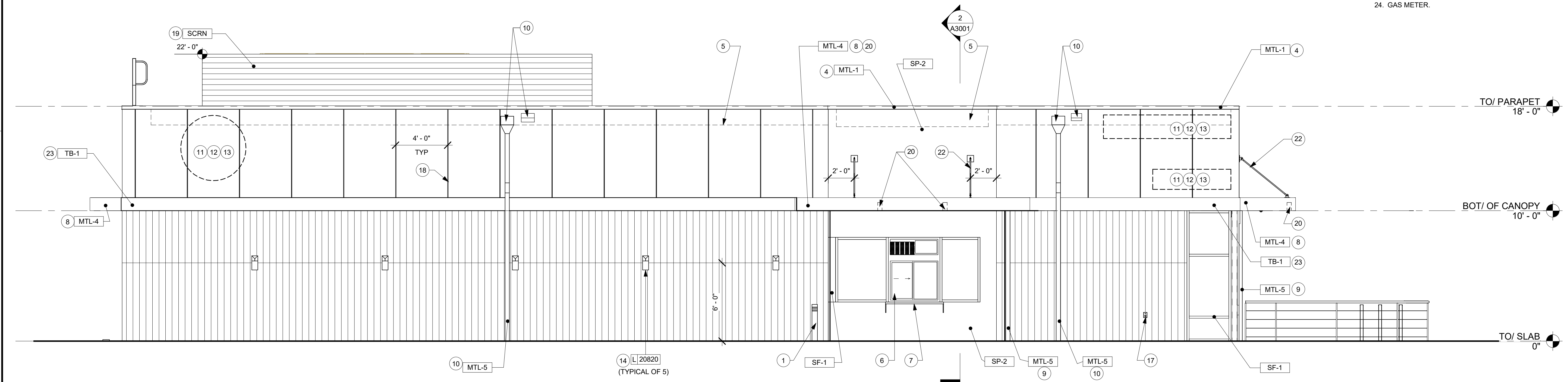
KEYED NOTES

- 1. NON-ILLUMINATED PROTECTIVE BOLLARD
- 2. ELECTRICAL METER
- 3. SERVICE DOOR
- 4. PRE-FINISHED METAL COPING, TYPICAL
- 5. OUTLINE OF ROOF BEYOND
- 6. DT WINDOW: PROVIDE READY ACCESS 800 SERIES SINGLE PANEL SLIDER WITH MOER, LOW E INSULATED GLASS AND 16" SPLIT TRANSOM. USE WITH AA100 AIR CURTAIN. WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT.
- 7. DT WINDOW SHELF: INSTALL SERVICE WINDOW SHELF AT 36" AFF INSIDE AND 42" AFF OUTSIDE, AS MEASURED ABOVE THE DT SURFACE.
- 8. PRE-ENGINEERED METAL CANOPY INSTALLED BY GC. BASIS OF DESIGN: "SUPER LUMIDECK" BY MAPES ARCHITECTURAL CANOPIES. GC TO COORDINATE WITH CANOPY VENDOR.
- 9. CANOPY DOWNSPOUTS: CONNECT TO UNDERGROUND STORM DRAIN.
- 10. ROOF SCUPPER AND EMERGENCY OVERFLOW: CONNECT VERTICAL LEADERS TO UNDERGROUND STORM DRAIN.
- 11. FUTURE SIGNAGE BY OTHERS (SHOWN FOR REFERENCE ONLY).
- 12. PROVIDE J-BOX WITH PULL STRING FOR FUTURE BUILDING SIGNAGE. COORDINATE LOCATION WITH SIGN VENDOR.
- 13. PROVIDE 3/4" MARINE GRADE PLYWOOD BLOCKING FOR EXTERIOR SIGNAGE. EXTEND BLOCKING 8" MINIMUM BEYOND EDGES OF SIGNAGE.
- 14. EXTERIOR SCENCE LIGHTING
- 15. EXTERIOR EGRESS LIGHTING
- 16. EXTERIOR SECURITY LIGHTING.
- 17. LOCKABLE HOSE BIB, SEE PLUMBING DRAWINGS
- 18. CEMENT PLASTER CONTROL JOINT. SEE DETAILS ON A5001.
- 19. ROOF SCREEN: SEE STRUCTURAL DRAWINGS FOR SUPPORT. PROVIDE ACCESS DOOR WITH LATCH. SEE ROOF PLAN.
- 20. PROVIDE RECESSED LIGHTING IN DT CANOPY.
- 21. ROOF ACCESS LADDER. SEE DETAILS ON A5003.
- 22. CLEVIS AND TIE-ROD BY CANOPY MANUFACTURER INSTALLED BY CONTRACTOR.
- 23. TRIM BOARD. SEE DETAIL ON A5001.
- 24. GAS METER.

EXTERIOR FINISH SCHEDULE		
FINISH ID	DESCRIPTION	SPECIFICATIONS
MTL-1	PREFINISHED COPING / BREAK METAL	PRE-FINISHED COLOR: MATCH RAL#7021 MATTE MT0028 - "FLAT BLACK"
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WA-1	FIBER CEMENT PANEL	NICHIHA VINTAGE WOOD COLOR: BARK, AWP 1818
SCRN	ROOFTOP EQUIPMENT SCREEN	PAINTED TO MATCH SW7026 GRIFFIN



2 REAR SERVICE NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 DRIVE-THRU WEST ELEVATION
Scale: 1/4" = 1'-0"

REV.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

MONROE STARBUCKS SHELL
730 GA HWY 138
MONROE, WALTON COUNTY, GEORGIA 30655

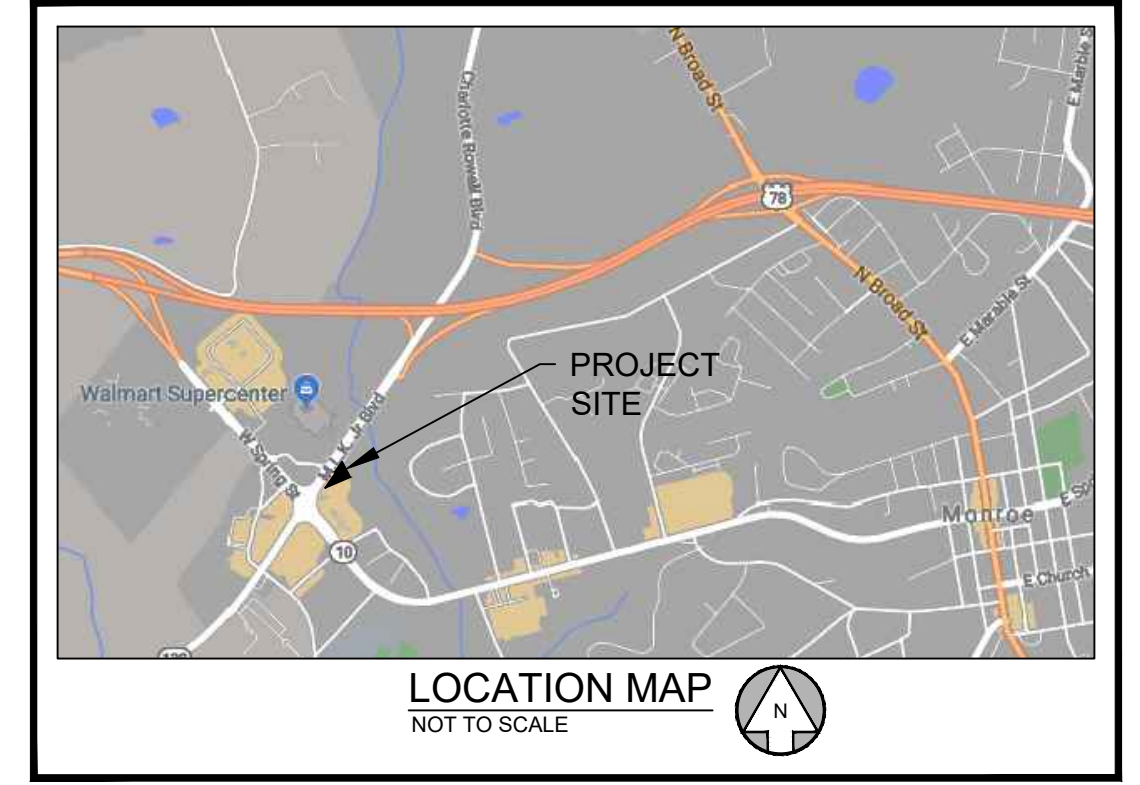
DATE	
PERMIT	---/---/---
BID	

PROJECT MANAGER	DESIGNER
AK	MG

JOB NO.
2020379.14

A2002

EXTERIOR ELEVATIONS



SITE SUMMARY

SITE AREA	
SITE AREA:	1.26 ACRES (54,850 S.F.)
IMPERVIOUS AREA:	--- SF (-%)
PERVIOUS AREA:	--- SF (-%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF MONROE
ZONING:	B-3 (HIGHWAY COMMERCIAL DISTRICT)
ADJACENT ZONING:	B-3
BUILDING SETBACKS	
FRONT:	35'
SIDE:	15'
REAR:	20'
BUILDING SUMMARY	
BUILDING AREA:	2,500 S.F.
BUILDING COVERAGE:	4.56%
PARKING SUMMARY	
PARKING REQ.: 1 SPACE / EMPLOYEE + 1 SPACE / 600 SF	
	12 SPACES
PARKING PROV.:	26 SPACES
STANDARD STALL DIMENSIONS:	9' x 20'
MIN. DRIVE WIDTH:	24'

KEY NOTES

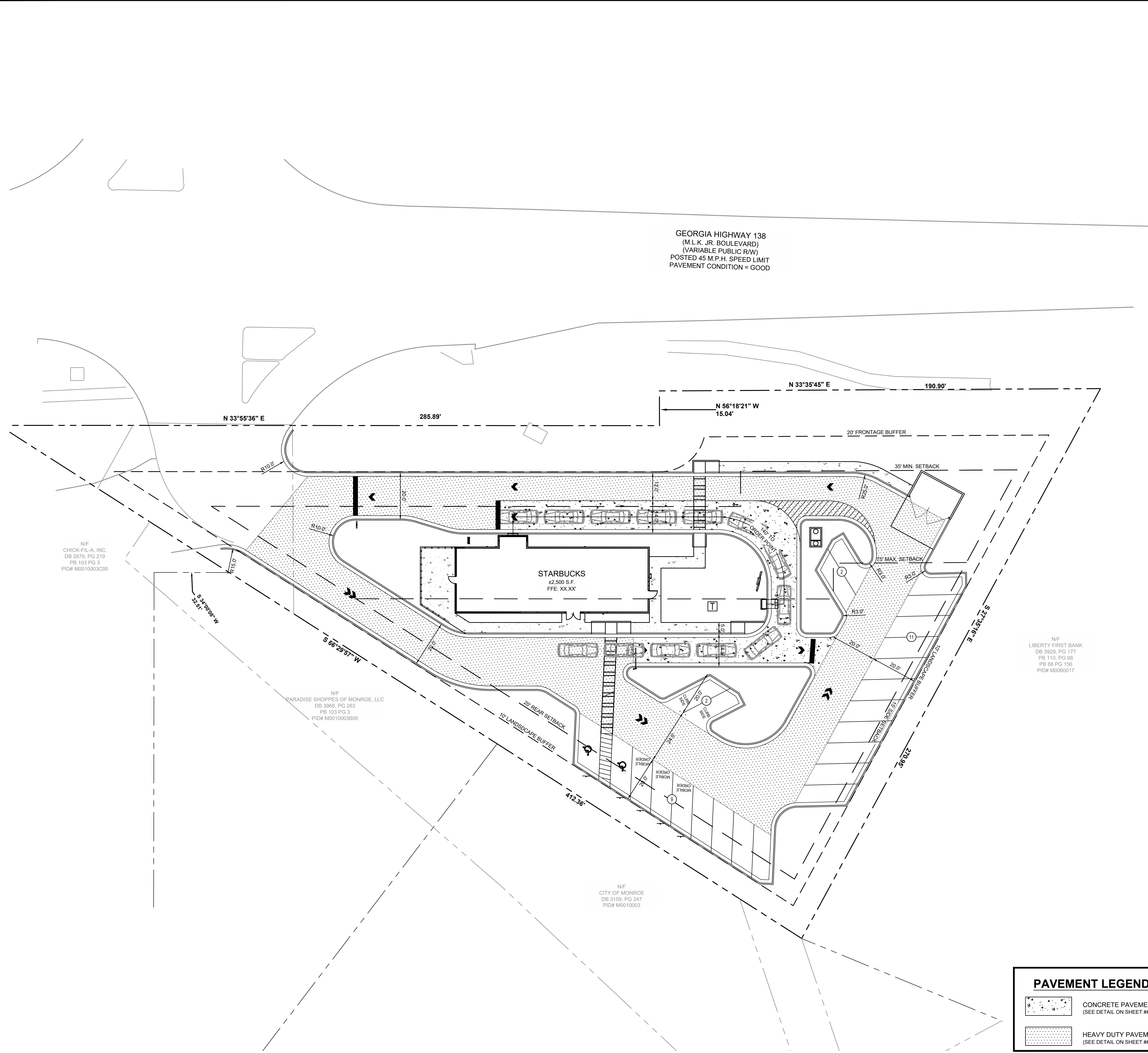
①	24" CURB & GUTTER, SEE SHEET C-8.0 FOR DETAIL
②	24" WHITE STOP BAR, SEE SHEET C-8.0 FOR DETAIL
③	HEAVY DUTY PAVEMENT, SEE SHEET C-8.0 FOR PAVEMENT SPECIFICATIONS
④	STANDARD DUTY PAVEMENT, SEE SHEET C-8.0 FOR PAVEMENT SPECIFICATIONS
⑤	X' WIDE CONCRETE SIDEWALK, SEE SHEET C-8.0 FOR DETAIL
⑥	TYPE 'X' ADA RAMP WITH DETECTABLE WARNING, SEE SHEET C-8.0 FOR DETAIL
⑦	CONTRACTOR TO TIE INTO AND MATCH EXISTING CURB & GUTTER
⑧	LANDSCAPE AREA, SEE SHEET L-1.0 FOR LANDSCAPE PLANTING DESIGN
⑨	ADA PARKING AREA, SEE SHEET C-8.0 FOR DETAIL(S)
⑩	ADA PARKING SIGN, SEE SHEET C-8.0 FOR DETAIL
⑪	DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR DETAILS
⑫	STOP SIGN (R1-1), SEE SHEET C-8.0 FOR MOUNTING DETAIL
⑬	DO NOT ENTER SIGN (R5-1), SEE SHEET C-8.0 FOR MOUNTING DETAIL
⑭	CONCRETE WHEEL STOP PLACED 2' FROM FACE OF CURB OR SIDEWALK, SEE SHEET C-8.0 FOR DETAIL
⑮	GGOT REQUIRED CONCRETE APRON, SEE SHEET C-8.X FOR DETAIL(S) AND PAVEMENT SPECIFICATIONS
⑯	TAPER CURB FROM 6" TO 0" OVER 5', SEE SHEET C-8.X FOR DETAIL
⑰	SIDEWALK TO BE FLUSH WITH PAVEMENT
⑱	CONCRETE FLUME (WIDTHS MAY VARY)
⑲	CONCRETE TRANSFORMER PAD PER UTILITY OWNER'S REQUIREMENTS
⑳	TYPICAL PAVEMENT MARKINGS, SEE SHEET C-8.X FOR DETAILS
㉑	4" WIDE SINGLE SOLID WHITE LINE (SSWL)
㉒	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)

GENERAL SITE NOTES:

- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3) BOUNDARY & TOPOGRAPHIC SURVEY BY LECRAW ENGINEERING, DATED MARCH 5, 2021. BENCHMARK IS NOTED ON SURVEY.
- 4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13298C0136E, DATED DECEMBER 8, 2016.
- 5) 1' HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
- 6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- 7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- 8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
- 9) ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY TERRACON DATED MARCH 24, 2014.

PAVEMENT LEGEND

	CONCRETE PAVEMENT (SEE DETAIL ON SHEET #####)
	HEAVY DUTY PAVEMENT (SEE DETAIL ON SHEET #####)



LECRAW ENGINEERING

© 2022 LECRAW ENGINEERING, INC.
SUITE A
DULUTH, GA 30096
PHONE - 678-548-8100
WWW.LECRAWENGINEERING.COM
PEFO05788

CLIENT: PARKASH REALTY, LLC
ALPHARETTA, GA 30004

PROJECT: RETAIL DEVELOPMENT

**LAND LOT 29, 3RD DISTRICT, PARCEL M00100016
MONROE, WALTON COUNTY, GEORGIA**

SEAL:

MICHAEL R. TOOTHAKER
REGISTERED PROFESSIONAL ENGINEER
No. 12503
State of Georgia
1/20/22

DESIGN TEAM:

DRAWN BY: _____

DESIGNED BY: _____

REVIEWED BY: _____

**Know what's below.
Call before you dig.**

SCALE & NORTH ARROW:

SCALE: 1"=20'

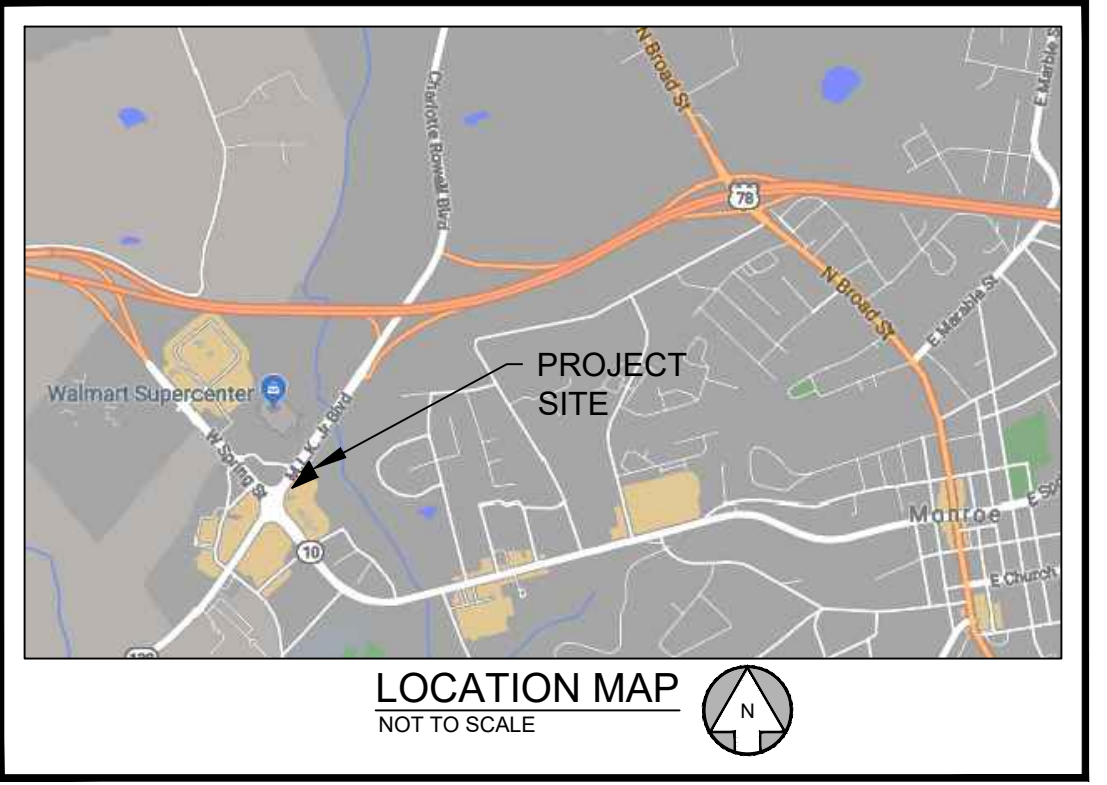
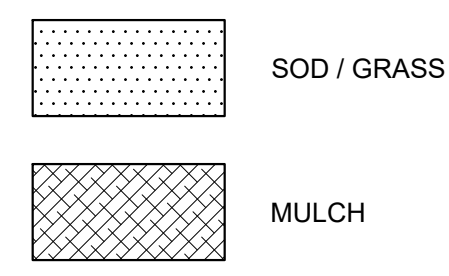
JOB #: 257002

DATE: _____

**SITE PLAN
C-3.0**

Drawing name: C:\Users\michael.boothaker\LeCraw\Engineering\Dropbox\Shared\Folder\LeCraw\Engineering\257002 - Parkash Realty, LLC - 730 GA 138 - Monroe, GA\CADD\CONSTRUCT\257002 - 06 - SITE.dwg C-3.0 SITE PLAN Jan 20, 2022 1:30pm by michael.boothaker

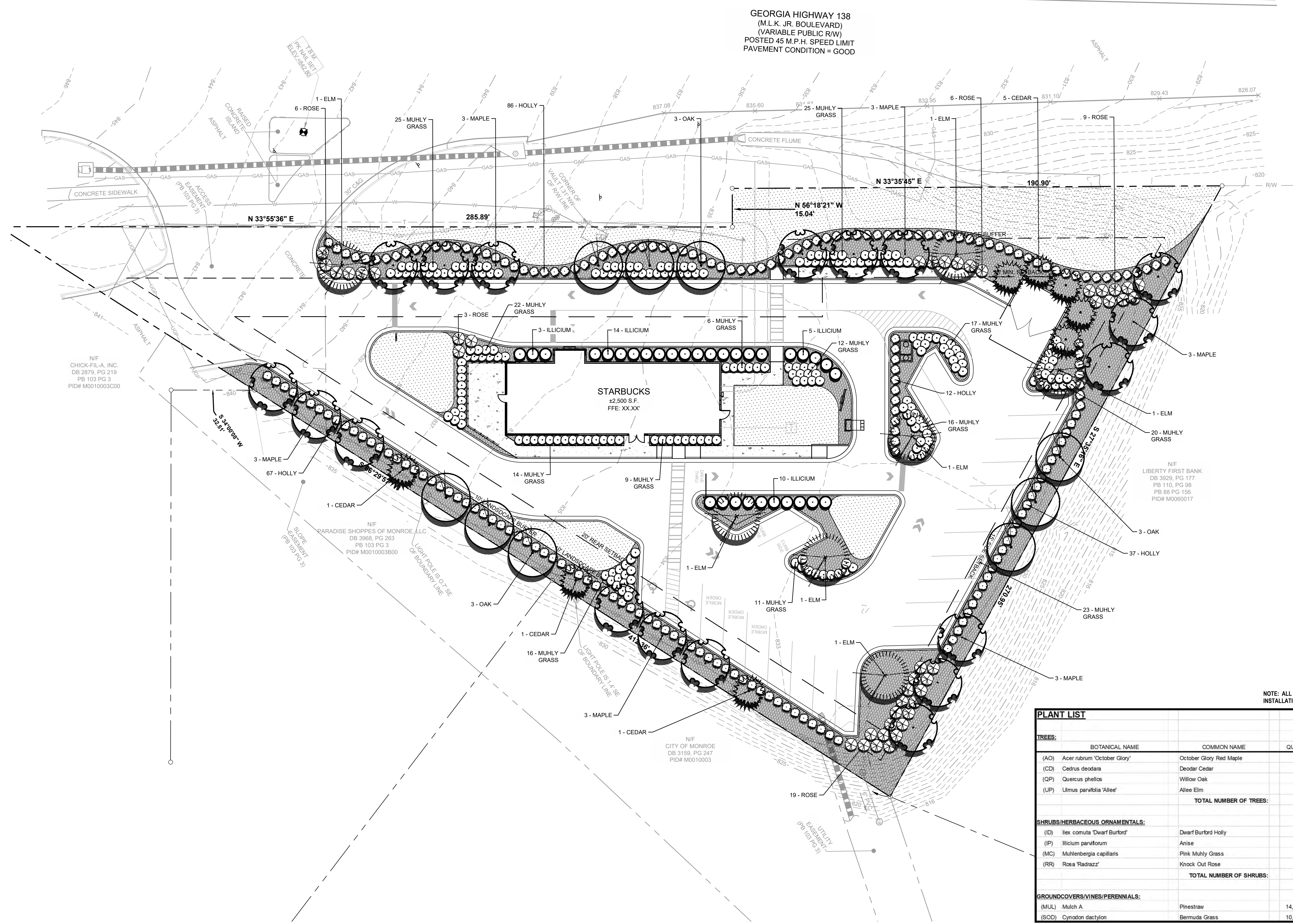
HATCH LEGEND



SITE SUMMARY

SITE AREA	
SITE AREA:	1.26 ACRES (54,850 S.F.)
IMPERVIOUS AREA:	-- SF (-%)
PERVIOUS AREA:	-- SF (-%)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF MONROE
ZONING:	B-3 (HIGHWAY COMMERCIAL DISTRICT)
ADJACENT ZONING:	B-3
BUILDING SETBACKS	
FRONT:	35'
SIDE:	15'
REAR:	20'
BUILDING SUMMARY	
BUILDING AREA:	2,500 S.F.
BUILDING COVERAGE:	4.56%
PARKING SUMMARY	
PARKING REQ.:	1 SPACE / EMPLOYEE + 1 SPACE / 600 SF
	12 SPACES
PARKING PROV.:	26 SPACES
STANDARD STALL DIMENSIONS:	9' x 20'
MIN. DRIVE WIDTH:	24'

ORDINANCE REQUIREMENTS	
PERIMETER LANDSCAPE BUFFERS	
HIGHWAY 138 (400' OF FRONTAGE)	20' WIDE
1 TREE/25 LINEAR FEET =	16 TREES
NORTH PROPERTY LINE (270' OF FRONTAGE)	10' WIDE
1 TREE/30 LINEAR FEET =	9 TREES
EAST PROPERTY LINE (350' OF FRONTAGE)	10' WIDE
1 TREE/30 LINEAR FEET =	12 TREES
PARKING LOT REQUIREMENTS	
	12% MINIMUM LANDSCAPE AREA



NOTE: ALL QUANTITIES ARE FOR A GENERAL GUIDE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO BIDDING AND INSTALLATION. LECRAW ENGINEERING, INC. SHALL TAKE NO RESPONSIBILITY FOR THE ACCURACY OF THE QUANTITIES PROVIDED.

PLANT LIST

TREES:	BOTANICAL NAME	COMMON NAME	QUANTITY	MIN. SIZE	SPACING	TREE TYPE	COMMENTS
(AO)	Acer rubrum 'October Glory'	October Glory Red Maple	18	3" CAL.	20' O.C.	DECIDUOUS CANOPY	6' CLEAR BELOW CANOPY
(CD)	Cedrus deodara	Deodar Cedar	8	3" CAL.	12' O.C.	EVERGREEN CANOPY	UPRIGHT HABIT
(QP)	Quercus phellos	Willow Oak	9	3" CAL.	20' O.C.	DECIDUOUS CANOPY	6' CLEAR BELOW CANOPY
(UP)	Ulmus parvifolia 'Allee'	Allee Elm	7	3" CAL.	20' O.C.	DECIDUOUS CANOPY	6' CLEAR BELOW CANOPY
	TOTAL NUMBER OF TREES:		42				
SHRUBS/HERBACEOUS ORNAMENTALS:							
(D)	Ilex comuta 'Dwarf Burford'	Dwarf Burford Holly	200	3 GAL.	4' O.C.		
(IP)	Illicium parviflorum	Anise	32	3 GAL.	5' O.C.		
(MC)	Muhlenbergia capillaris	Pink Muhly Grass	218	3 GAL.	3' O.C.		
(RR)	Rosa 'Radrazz'	Knock Out Rose	43	3 GAL.	5' O.C.		
	TOTAL NUMBER OF SHRUBS:		493				
GROUNDCOVERS/VINES/PERENNIALS:							
(MUL)	Mulch A	Pinestraw	14,000 S.F.				
(SOD)	Cynodon dactylon	Bermuda Grass	10,000 S.F.				

PREPARED IN THE OFFICE OF:

LECRAW ENGINEERING, INC.
© 2022 LECRAW ENGINEERING, INC.
3475 CORPORATE WAY, SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
WWW.LECRAWENGINEERING.COM
PEFD050768

DATE	2/22
CHECKED BY	
DRAWN BY	
REV #	

CLIENT
PARKASH REALTY, LLC
ALPHARETTA, GA 30004

PROJECT
RETAIL DEVELOPMENT
730 HIGHWAY 138
LAND LOT 29, 3RD DISTRICT, PARCEL M001001016
MONROE, WALTON COUNTY, GEORGIA

SEAL:

1/20/22

DESIGN TEAM:

DRAWN BY:	---
DESIGNED BY:	---
REVIEWED BY:	---

Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW

SCALE: 1"=20'